

**CITY OF SARATOGA SPRINGS  
CITY COUNCIL MEETING**

Tuesday, September 15, 2015

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

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**CITY COUNCIL AGENDA**

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

**PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY CHANGE WITH THE ORDER OF THE MAYOR.**

Commencing at 7:00 p.m.

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

**POLICY ITEMS:** (All items are scheduled for consideration and possible approval unless otherwise noted)

1. **Departmental Financial Update.**
2. **PUBLIC HEARING ITEMS:**
  - a. General Plan, Land Use and Code Amendments-Mixed Lakeshore to Mixed Waterfront Designation and Zone.
  - b. Amendments to the City of Saratoga Springs Land Development Code.
    - i. Ordinance 15-26 (9-15-15): adopting amendments to the Saratoga Springs Land Development Code and General Plan.
  - c. General Plan, Land Use Map, and Zone Map Amendments (Rezone) from Low Density Residential and R-3 to Mixed Waterfront located between Redwood Road and Jordan River, north of Dalmore Meadows; City of Saratoga Springs, applicant.
    - i. Ordinance 15-27 (9-15-15): adopting amendments to the City's Official Zoning Map and Land Use Map of the General Plan.
3. **ACTION ITEMS:**
  - a. Amending the Cul-de-Sac details in Engineering Standards Technical Specifications and Drawings manual.
    - i. Ordinance 15-28 (9-15-15): adopting a modified Cul-de-Sac detail for certain projects in the City of Saratoga Springs.
  - b. Final Plat for Talus Ridge Plat F located at approximately 1100 West Talus Ridge Blvd; Edge Homes, applicant.
    - i. Resolution R15-41 (9-15-15): adding lots to the City Street Lighting Special Improvement District for Talus Ridge Plat F.
  - c. Final Plat for Talus Ridge Plat G located at approximately 1100 West Talus Ridge Blvd; Edge Homes, applicant.
    - i. Resolution R15-42 (9-15-15): adding lots to the City Street Lighting Special Improvement District for Talus Ridge Plat G.
  - d. Code Enforcement Extension Fees.
    - i. Resolution R15-43 (9-15-15): amending the Consolidated Fee Schedule to add fees for code enforcement extensions.
  - e. Culinary Water Leak Forgiveness Program:
    - i. Resolution R15-44 (9-15-15): adopting a Culinary Water Leak Forgiveness Policy.
  - f. City Council Minutes:
    - i. August 25, 2015.
    - ii. September 1, 2015.
4. **REPORTS:**
  - a. Mayor
  - b. City Council
  - c. Administration communication with Council
  - d. Staff updates: inquires, applications, and approvals
5. **REPORTS OF ACTION.**
6. **Motion to enter into closed session for the following: purchase, exchange, or lease of real property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual.**
7. **Adjournment.**

Notice to those in attendance:

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

Individuals needing special accommodations under the Americans with Disabilities Act (including auxiliary communicative aids and services) during this meeting please notify the City Recorder at 766-9793 at least three day prior to the meeting.

# City Council Staff Report

**Author:** Chelese Rawlings, Finance Manager  
**Subject:** FY2015 Fourth Quarter Budget Financial Statements  
**Date:** September 15, 2015  
**Type of Item:** Informational



## Description

### A. Topic

Attached are the fourth quarter budget financial statements for the fiscal year 2014-2015.

### B. Background

The budget document was adopted by the Council on June 17, 2014. The attached reports show the actuals in comparison to the budget up to June 30, 2015 before year end closing entries. The Comprehensive Financial Statement Report for FY2014-15 will be brought to the Council later in the fall for approval.

### C. Analysis/Overview of the General Fund

Revenues in comparison to last year fourth quarter:

- Property Tax revenue collected approximately \$92,947 more than last fiscal year.
- Sales tax revenue collection is more by over \$286,374.
- Franchise and energy taxes are less by \$7,230
- Licenses and Permits are higher by more than \$167,685
- Collected over \$454,034 more in charges for services, a majority in plan checking fees, engineer's inspection fees, protective inspection fees, ambulance service revenue, and Wiland revenue

Expenditures in comparison to last year third quarter:

- Total General Fund expenditures increased by \$103,962. This is mainly due to an increase in general liability insurance, membership dues, one time parks equipment purchases, Wiland fire expenses, increased personnel costs in police with the addition of an 1.5 FTE's, increased personnel costs in fire due to an addition of a .67 FTE, the creation of the public improvements department and the addition of 2 FTE's.

- Another reason for the increase is benefits that incrementally increase every year that are not controlled by council or staff, such benefits are: URS retirement, health benefits, dental benefits, etc.

#### D. Summary

The City of Saratoga Springs is under the 100 percent threshold of expenditures to date. The threshold is determined to be 100 percent because the fourth quarter reflects the whole of our budget. In the General Fund we are currently at 97.9 percent of budgeted expenses.

The revenues are over the 100 percent threshold, in the General Fund we are currently at 108.5 percent of budgeted revenues.

Due to the way our current general ledger structure is set up, the beginning fund balance is added as budgeted revenue to be included with the revenues currently received. These monies were collected in previous years and are being used in the current year to balance the budget for projects in which will now be using the funds. The following chart shows what the current revenue percentage is without the beginning fund balance.

<b>Fund</b>	<b>Percent of Total Revenue Collected without Beginning Fund Balance included in Total Revenue</b>
Street Lighting SID S. R. Fund	120.70%
SSD Street Light SID S. R. Fund	100.20%
Storm Drain - Capital Proj Fund	93.30%
Parks - Capital Projects Fund	140.80%
Roads - Capital Projects Fund	187.00%
Public Safety - Capital Projects Fund	102.90%
Capital Projects Fund	70.60%
Sewer Fund	125.70%
Waste Water	83.20%
Storm Drain Enterprise Fund	102.20%
Culinary Water Capital Project Fund	94.70%
2ndary Water Capital Project Fund	305.30%
Water Rights Fund	132.80%

### 4th Quarter FY2015 Budget Analysis - General Fund

General Fund				
Account	YTD Actual	YTD Budget	% Variance	\$ Variance
<b>Revenue</b>				
TAX REVENUE	6,692,615	5,960,150	12.3%	(732,465)
LICENSES AND PERMITS	749,910	582,100	28.8%	(167,810)
INTERGOVERNMENTAL REVENUE	817,283	807,884	1.2%	(9,399)
CHARGES FOR SERVICES	1,960,772	1,528,778	28.3%	(431,994)
OTHER REVENUE	1,374,794	1,329,693	3.4%	(45,101)
ADMINISTRATIVE CHARGES	1,968,044	1,968,044	0.0%	0
CONTRIBUTIONS AND TRANSFERS	0	330,264	-100.0%	330,264
<b>TOTAL REVENUE</b>	<b>13,563,418</b>	<b>12,506,913</b>	<b>8.4%</b>	<b>(1,056,505)</b>
<b>Expenditures</b>				
LEGISLATIVE DEPARTMENT	105,547	115,772	-8.8%	10,225
ADMINISTRATIVE DEPARTMENT	501,350	560,488	-10.6%	59,138
UTILITY BILLING DEPARTMENT	111,201	141,723	-21.5%	30,522
TREASURER DEPARTMENT	158,281	148,183	6.8%	(10,098)
RECORDER DEPARTMENT	89,216	124,211	-28.2%	34,995
ATTORNEY DEPARTMENT	264,477	268,485	-1.5%	4,008
JUSTICE COURT DEPARTMENT	222,330	222,946	-0.3%	616
NON-DEPARTMENTAL	439,981	506,033	-13.1%	66,052
GENERAL GOV'T BLDGS & GROUNDS	172,798	186,516	-7.4%	13,718
PLANNING AND ZONING DEPARTMENT	335,542	345,027	-2.7%	9,485
COMMUNICATIONS DEPARTMENT	109,908	109,510	0.4%	(398)
POLICE DEPARTMENT	2,682,473	2,821,057	-4.9%	138,584
POLICE DEPARTMENT - BLUFFDALE	686,558	788,677	-12.9%	102,119
FIRE DEPARTMENT	1,636,667	1,682,807	-2.7%	46,140
BUILDING INSPECTION	440,800	525,606	-16.1%	84,806
GRANT EXPENDITURES	7,627	109,463	-93.0%	101,836
STREETS DEPARTMENT	517,262	659,915	-21.6%	142,653
PUBLIC WORKS DEPARTMENT	473,134	467,925	1.1%	(5,209)
ENGINEERING DEPARTMENT	398,518	415,564	-4.1%	17,046
PUBLIC IMPROVEMENTS	475,555	512,371	-7.2%	36,816
PARKS & OPEN SPACES DEPT	688,204	879,668	-21.8%	191,464
RECREATION DEPARTMENT	107,028	179,302	-40.3%	72,274
CIVIC EVENTS	106,678	119,065	-10.4%	12,387
LIBRARY SERVICES	173,646	185,805	-6.5%	12,159
OTHER USES	0	100,934	-100.0%	100,934
TRANSFERS	1,344,074	329,860	307.5%	(1,014,214)
TOTAL EXPENSES	12,248,855	12,506,913	-2.1%	258,058
<b>NET REVENUE OVER EXPENDITURES</b>	<b>1,314,563</b>			<b>(1,314,563)</b>

**Revenues**

2) Contributions & Transfers - This is beginning fund balance to be appropriated, was collected in previous years.

**Expenses**

- 1) Treasurer Department - Administration Bank fees were considerably more than budget, fees continue to grow due to increased usage of credit for payment on utility bills combined with the increasing number of bills.
- 2) Transfers, includes a \$1,000,000 transfer to fund 35 to keep General Fund balance below the 25% threshold.

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

GENERAL FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TAX REVENUE	6,692,615	5,960,150	( 732,465)	112.3
LICENSES AND PERMITS	749,910	582,100	( 167,810)	128.8
INTERGOVERNMENTAL REVENUE	817,283	807,884	( 9,399)	101.2
CHARGES FOR SERVICES	1,960,772	1,528,778	( 431,994)	128.3
OTHER REVENUE	1,374,794	1,329,693	( 45,101)	103.4
ADMINISTRATIVE CHARGES	1,968,044	1,968,044	0	100.0
CONTRIBUTIONS & TRANSFERS	0	330,264	330,264	.0
	<u>13,563,418</u>	<u>12,506,913</u>	<u>( 1,056,505)</u>	<u>108.5</u>
<u>EXPENDITURES</u>				
LEGISLATIVE DEPARTMENT	105,547	115,772	10,225	91.2
ADMINISTRATIVE DEPARTMENT	501,350	560,488	59,138	89.5
UTILITY BILLING DEPARTMENT	111,201	141,723	30,522	78.5
TREASURER DEPARTMENT	158,281	148,183	( 10,098)	106.8
RECORDER DEPARTMENT	89,216	124,211	34,995	71.8
ATTORNEY DEPARTMENT	264,477	268,485	4,008	98.5
JUSTICE COURT DEPARTMENT	222,330	239,946	17,616	92.7
NON-DEPARTMENTAL	439,981	506,033	66,052	87.0
GENERAL GOV'T BLDGS & GROUNDS	172,798	189,516	16,718	91.2
PLANNING AND ZONING DEPARTMENT	335,542	345,027	9,485	97.3
COMMUNICATIONS DEPARTMENT	109,829	109,510	( 319)	100.3
POLICE DEPARTMENT	2,682,473	2,821,057	138,584	95.1
POLICE DEPARTMENT - BLUFFDALE	686,558	788,677	102,119	87.1
FIRE DEPARTMENT	1,636,667	1,682,807	46,140	97.3
BUILDING INSPECTION	440,800	525,606	84,806	83.9
GRANT EXPENDITURES	7,627	109,463	101,836	7.0
STREETS DEPARTMENT	517,262	659,915	142,653	78.4
PUBLIC WORKS DEPARTMENT	473,134	467,925	( 5,209)	101.1
ENGINEERING DEPARTMENT	398,518	415,564	17,046	95.9
PUBLIC IMPROVEMENTS	475,555	512,371	36,816	92.8
PARKS & OPEN SPACES DEPT	688,204	879,668	191,464	78.2
RECREATION DEPARTMENT	107,028	179,302	72,274	59.7
CIVIC EVENTS	106,678	124,065	17,388	86.0
COMMUNITY & ECONOMIC DEVELOPMT	79	0	( 79)	.0
LIBRARY SERVICES	173,646	191,630	17,984	90.6
OTHER USES	0	70,109	70,109	.0
TRANSFERS	1,344,074	329,860	( 1,014,214)	407.5
	<u>12,248,857</u>	<u>12,506,913</u>	<u>258,056</u>	<u>97.9</u>
	<u>1,314,562</u>	<u>0</u>	<u>( 1,314,562)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

STREET LIGHTING SID S.R. FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
STREET LIGHTING SID REVENUE	157,959	135,000	( 22,959)	117.0
OTHER REVENUE	3,686	0	( 3,686)	.0
INTEREST REVENUE	1,261	60,573	59,312	2.1
	<u>162,906</u>	<u>195,573</u>	<u>32,667</u>	<u>83.3</u>
<u>EXPENDITURES</u>				
STREET LIGHTING SID EXPENDITUR	104,029	195,573	91,544	53.2
	<u>104,029</u>	<u>195,573</u>	<u>91,544</u>	<u>53.2</u>
	<u>58,877</u>	<u>0</u>	<u>( 58,877)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

SSD STREET LIGHT SID S.R. FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
SSD STREET LIGHT SID REVENUE	22,551	22,500	( 51)	100.2
INTEREST REVENUE	97	69,038	68,941	.1
	<u>22,648</u>	<u>91,538</u>	<u>68,890</u>	<u>24.7</u>
<u>EXPENDITURES</u>				
SSD STREET LIGHT SID EXPENDIT	73,680	91,538	17,858	80.5
	<u>73,680</u>	<u>91,538</u>	<u>17,858</u>	<u>80.5</u>
	<u>( 51,032)</u>	<u>0</u>	<u>51,032</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

ZONE 2 WATER IMPROVEMENT SID

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
WATER SID REVENUE	248,541	400,000	151,459	62.1
INTEREST REVENUE	813	0	( 813)	.0
	<u>249,353</u>	<u>400,000</u>	<u>150,647</u>	<u>62.3</u>
<u>EXPENDITURES</u>				
WATER SID EXPENSES	222,636	267,231	44,595	83.3
TRANSFERS AND OTHER USES	0	132,769	132,769	.0
	<u>222,636</u>	<u>400,000</u>	<u>177,364</u>	<u>55.7</u>
	<u>26,717</u>	<u>0</u>	<u>( 26,717)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
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STORM DRAIN-CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
CONTRIBUTIONS & OTHER SOURCES	0	1,010,273	1,010,273	.0
IMPACT FEES REVENUE	237,854	255,000	17,146	93.3
	<u>237,854</u>	<u>1,265,273</u>	<u>1,027,419</u>	<u>18.8</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	556,292	1,265,273	708,981	44.0
	<u>556,292</u>	<u>1,265,273</u>	<u>708,981</u>	<u>44.0</u>
	<u>( 318,438)</u>	<u>0</u>	<u>318,438</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

PARKS - CAPITAL PROJECTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	633,543	3,375,981	2,742,437	18.8
	<u>633,543</u>	<u>3,375,981</u>	<u>2,742,437</u>	<u>18.8</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	431,839	3,375,981	2,944,142	12.8
	<u>431,839</u>	<u>3,375,981</u>	<u>2,944,142</u>	<u>12.8</u>
	<u>201,705</u>	<u>0</u>	<u>( 201,705)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

ROADS - CAPITAL PROJECTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	958,701	5,809,322	4,850,620	16.5
	<u>958,701</u>	<u>5,809,322</u>	<u>4,850,620</u>	<u>16.5</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	1,110,783	5,809,322	4,698,538	19.1
	<u>1,110,783</u>	<u>5,809,322</u>	<u>4,698,538</u>	<u>19.1</u>
	<u>( 152,082)</u>	<u>0</u>	<u>152,082</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

PUBLIC SAFE-CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	314,417	1,124,737	810,320	28.0
	<u>314,417</u>	<u>1,124,737</u>	<u>810,320</u>	<u>28.0</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	0	824,737	824,737	.0
TRANSFERS AND OTHER USES	0	300,000	300,000	.0
	<u>0</u>	<u>1,124,737</u>	<u>1,124,737</u>	<u>.0</u>
	<u>314,417</u>	<u>0</u>	<u>( 314,417)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
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CAPITAL PROJECTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
GRANTS	362,766	0	( 362,766)	.0
TRANSFERS AND OTHER SOURCES	1,628,434	1,799,434	171,000	90.5
CONTRIBUTIONS & OTHER REVENUE	1,652,882	3,732,922	2,080,040	44.3
	<u>3,644,081</u>	<u>5,532,356</u>	<u>1,888,275</u>	<u>65.9</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	<u>1,449,269</u>	<u>5,532,356</u>	<u>4,083,087</u>	<u>26.2</u>
	<u>1,449,269</u>	<u>5,532,356</u>	<u>4,083,087</u>	<u>26.2</u>
	<u><u>2,194,812</u></u>	<u><u>0</u></u>	<u><u>( 2,194,812)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

DEBT SERVICE FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
ADMIN FEES	213,773	213,773	0	100.0
CONTRIBUTIONS AND TRANSFERS	78,027	78,027	0	100.0
BEGINNING BALANCE	0	650	650	.0
	291,800	292,450	650	99.8
<u>EXPENDITURES</u>				
DEBT SERVICE	292,883	292,450	( 433)	100.2
	292,883	292,450	( 433)	100.2
	( 1,083)	0	1,083	.0

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

WATER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
UTILITY OPERATING REVENUE	3,984,077	3,340,500	( 643,577)	119.3
BOND REVENUE	0	2,565,565	2,565,565	.0
SOURCE 39	54,142	711,694	657,552	7.6
	<u>4,038,219</u>	<u>6,617,759</u>	<u>2,579,541</u>	<u>61.0</u>
 <u>EXPENDITURES</u>				
INCREASE IN FUND BALANCE	0	207,359	207,359	.0
WATER OPERATIONS	1,726,443	1,875,102	148,659	92.1
SECONDARY WATER OPERATIONS	3,625,370	3,685,299	59,928	98.4
DEPRECIATION	0	850,000	850,000	.0
	<u>5,351,814</u>	<u>6,617,759</u>	<u>1,265,945</u>	<u>80.9</u>
	<u>( 1,313,595)</u>	<u>0</u>	<u>1,313,595</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

SEWER FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING & NON-OPERATING REV	2,747,603	2,186,500	( 561,103)	125.7
CONTRIBUTIONS & TRANSFERS	0	1,130,647	1,130,647	.0
	<u>2,747,603</u>	<u>3,317,147</u>	<u>569,544</u>	<u>82.8</u>
<u>EXPENDITURES</u>				
SEWER OPERATIONS	2,133,381	2,707,147	573,766	78.8
DEPRECIATION	0	610,000	610,000	.0
	<u>2,133,381</u>	<u>3,317,147</u>	<u>1,183,766</u>	<u>64.3</u>
	<u><u>614,222</u></u>	<u><u>0</u></u>	<u><u>( 614,222)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

WASTEWATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	303,862	1,330,323	1,026,461	22.8
	<u>303,862</u>	<u>1,330,323</u>	<u>1,026,461</u>	<u>22.8</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	325,153	1,215,323	890,170	26.8
DEPRECIATION	0	115,000	115,000	.0
	<u>325,153</u>	<u>1,330,323</u>	<u>1,005,170</u>	<u>24.4</u>
	<u>( 21,290)</u>	<u>0</u>	<u>21,290</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

STORM DRAIN ENTERPRISE FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING REVENUE	407,434	400,000	( 7,434)	101.9
CONTRIBUTIONS & OTHER SOURCES	1,184	645,554	644,370	.2
	<u>408,618</u>	<u>1,045,554</u>	<u>636,936</u>	<u>39.1</u>
<u>EXPENDITURES</u>				
STORM DRAIN MISC EXPENSES	( 1,265)	0	1,265	.0
STORM DRAIN OPERATIONS	541,253	635,554	94,301	85.2
DEPRECIATION	0	410,000	410,000	.0
	<u>539,988</u>	<u>1,045,554</u>	<u>505,566</u>	<u>51.7</u>
	<u>( 131,370)</u>	<u>0</u>	<u>131,370</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

GARBAGE UTILITY FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING REVENUE	913,322	851,785	( 61,537)	107.2
INTEREST REVENUE	1,453	71,000	69,547	2.1
	<u>914,775</u>	<u>922,785</u>	<u>8,010</u>	<u>99.1</u>
<u>EXPENDITURES</u>				
GARBAGE OPERATIONS	833,688	854,663	20,975	97.6
TRANSFERS AND OTHER USES	0	68,122	68,122	.0
	<u>833,688</u>	<u>922,785</u>	<u>89,097</u>	<u>90.3</u>
	<u><u>81,087</u></u>	<u><u>0</u></u>	<u><u>( 81,087)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

CUL WATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
BOND REVENUE	0	1,800,000	1,800,000	.0
CONNECTION FEES REVENUE	852,010	2,214,557	1,362,547	38.5
	<u>852,010</u>	<u>4,014,557</u>	<u>3,162,547</u>	<u>21.2</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	861,510	2,964,557	2,103,047	29.1
DEPRECIATION/AMORTIZATION	0	1,050,000	1,050,000	.0
	<u>861,510</u>	<u>4,014,557</u>	<u>3,153,047</u>	<u>21.5</u>
	<u>( 9,500)</u>	<u>0</u>	<u>9,500</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

2NDARY WATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
BOND REVENUE	0	2,000,000	2,000,000	.0
CONNECTION FEES REVENUE	612,329	437,594	( 174,736)	139.9
	<u>612,329</u>	<u>2,437,594</u>	<u>1,825,264</u>	<u>25.1</u>
 <u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	140,834	2,072,008	1,931,174	6.8
TRANSFERS AND OTHER USES	0	115,586	115,586	.0
DEPRECIATION	0	250,000	250,000	.0
	<u>140,834</u>	<u>2,437,594</u>	<u>2,296,760</u>	<u>5.8</u>
	<u>471,496</u>	<u>0</u>	<u>( 471,496)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 12 MONTHS ENDING JUNE 30, 2015

WATER RIGHTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
WATER RIGHTS - DEVELOPER FEES	650,080	500,000	( 150,080)	130.0
INTEREST REVENUE	13,894	300,000	286,106	4.6
	<u>663,974</u>	<u>800,000</u>	<u>136,026</u>	<u>83.0</u>
<u>EXPENDITURES</u>				
WATER RIGHTS EXPENSES	477,755	800,000	322,245	59.7
	<u>477,755</u>	<u>800,000</u>	<u>322,245</u>	<u>59.7</u>
	<u>186,219</u>	<u>0</u>	<u>( 186,219)</u>	<u>.0</u>



**City Council  
Staff Report**

**General Plan and Code Amendments**

**Multiple Sections**

**Thursday, August 27, 2015**

**Public Hearing**

Report Date:	Thursday, August 20, 2015
Applicant:	Staff and Subcommittee Initiated
Previous Meetings:	Code Subcommittee Meetings Planning Commission Work Session August 13, 2015 City Council Work Session August 18, 2015 Planning Commission Hearing August 27 and Sept. 10, 2015
Land Use Authority:	City Council
Future Routing:	None
Author:	Kimber Gabryszak, Planning Director

**A. Executive Summary:**

The Code Subcommittee and Staff have been working on the next round of code cleanups, amendments, and clarifications. The current packet proposes changes to the following sections:

**GENERAL PLAN**

- Change Mixed Lakeshore Designation to Mixed Waterfront

**CODE**

- 19.02 – Definitions
- 19.04 – Land Use Zones
- 19.05 – Supplemental Regulations
- 19.06 – Landscaping and Fencing
- 19.12 – Subdivisions
- 19.13 – Process
- 19.14 – Site Plan
- 19.26 – Planned Community Zone
- Multiple sections, removal of “Gateway”: 19.02, 19.04, 19.15, 19.18, 19.23

**Recommendation:**

**Staff recommends that the City Council conduct a public hearing, take public comment, discuss the proposed amendments, and vote to approve all or some of the amendments with or without modifications.** Alternatives include continuance to a future meeting or denial of all or some of the amendments.

- B. Background:** The City has been working for the last several years to adopt amendments to the Land Development Code to improve transparency, increase consistency, close loopholes, increase standards, and remove contradictions. In October 2013 the Council appointed a Development Code (Code) Update Subcommittee consisting of two City Councilmembers, one member of the Planning Commission, and City staff as appropriate.

Additionally, the business community, development community, staff, Planning Commission, and City Council have expressed concern over the often lengthy application review process, and have set a goal of streamlining the application review process as the Code is improved. Other issues been identified through the application of Code to development applications, and through Code enforcement. The subcommittee and staff have drafted the enclosed amendments to further these goals and address identified issues.

#### **Planning Commission Work Session**

The Planning Commission held a work session on June 11, 2015, and provided input on the draft amendments. An additional work session was held on August 13, 2015 at which time revisions responding to the Commission's input were presented.

#### **Planning Commission Hearings**

The Planning Commission held a public hearing on August 27, 2015. No public comment was received, and the Commission voted to forward a positive recommendation on the amendments as included in this packet.

- C. Specific Request:** The proposed amendments are summarized below, with details outlined in Exhibits 1 – 6. (Note: the Exhibits are organized by topic and not by Code section.)

- 19.02, Yard Definition
  - Clean-up definition to avoid confusion, and replace graphics
- Multiple sections, Gateway
  - Remove the Gateway definition and references from Code, as the defined Gateway is no longer the primary entrance into the City
  - Sections impacted: 19.02, 19.04, 19.15, 19.18, 19.23
- 19.05, multiple –
  - Standards for Auto Sales and Large Parking Lots and Vehicle Storage
    - *The Commission requested a graphic to accompany the 30' landscaped buffer language – attached*
    - *The Commission requested information on which zones permit vehicle storage: only the Industrial Zone*
    - *The Commission recommended a height limit for display areas: included*
- 19.06, multiple –
  - Identify location where fencing should drop to 3' height for corner lots
    - *Subcommittee recommended allowing 6' fencing to property line, and requiring fencing to be set back 15' from the intersection of driveway and sidewalk.*
    - *Graphic attached*
  - Minor change to planting standards for clarify on caliper height
- General Plan and 19.04 – Mixed Lakeshore
  - Change name to from Mixed Lakeshore to Mixed Waterfront to permit application along Jordan River as well as Utah Lake

- Add several clarifications, and modify feathering and commercial location standards.
- Proposal includes higher density in interior of development, with density transition to match adjacent developed residential areas
- 19.12 and 19.13 and 19.14 – Subdivisions and Development Processes and Site Plans
  - Delegate several types of approvals to better streamline processes

**D. Process:** Section 19.17.03 of the Code outlines the process and criteria for an amendment:

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.

*Complies. There is no application as this is Staff initiated, and is being presented to the Commission for a recommendation.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.

*Complies. Please see Sections F and G of this report.*

3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.

*Complies. Please see Section E of this report. After the Planning Commission recommendation, a public hearing has been scheduled with the City Council.*

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

*Complies. Please see Section E of this report.*

**E. Community Review:** Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; as these amendments affect the entire City, no mailed notice was required.

**F. General Plan:**

**Land Use Element – General Goals**

The General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establish a strong community identity in the City of Saratoga Springs, and implement ordinances and guidelines to assure quality of development.

The General Plan also has goals for development taking advantage of the scenic and recreational values of Utah Lake. The Jordan River is also of scenic and recreational value to the community; therefore implementation of the Mixed Lakeshore standards along the Jordan River is also consistent.

**Staff conclusion: consistent**

The proposed changes help to improve transparency and consistency by continuing to clarify definitions and remove contradictions. The changes also help to increase efficiency by removing unnecessary regulations such as the Gateway, continue to streamline processes, and improve the ability of the City to benefit from local scenic and recreational amenities.

The goals and objectives of the General Plan are not negatively affected by the proposed amendments, community goals will be met, and community identity will be maintained and possibly enhanced.

## **G. Code Criteria:**

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

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

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

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;  
*Consistent. See Section F of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;  
*Consistent. The amendments help streamline the process, clarify inconsistencies, remove unnecessary regulations while ensuring negative impacts are mitigated through additional standards elsewhere as necessary, increase benefit from local scenic and recreational amenities, and general welfare will be maintained.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and  
*Consistent. The stated purposes of the Code are found in section 19.01.04:*
  1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
    - a. encourage and facilitate the orderly growth and expansion of the City;
    - b. secure economy in governmental expenditures;
    - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
    - d. enhance the economic well-being of the municipality and its inhabitants;

- e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
- f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
- g. stabilize and conserve property values;
- h. encourage the development of an attractive and beautiful community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

*The amendments helps to clarify the process and improve efficiency and consistency, thus ensuring economy in government expenditures by lessening the cost of application review, and maintaining a high standard of review by ensuring existing requirements are still met. The amendments also increase the possibilities for improved economic well being by adding to a type of commercial opportunity, and encourage an attractive and beautiful community.*

- 4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

***Consistent.** The amendments will better protect the community through more efficient process, clarity and consistency in development review, and maintenance of high standards.*

**H. Recommendation / Alternatives:**

Staff recommends that the City Council conduct a public hearing, take public comment, discuss the proposed amendments, and vote to approve the amendments with or without modifications, or choose from the alternatives below.

**Staff Recommended Motion – Approval**

The City Council may choose to **approve** all or some of the amendments to the Code Sections listed in the motion, as proposed or with modifications:

Motion: “Based upon the evidence and explanations received today, I move to **approve** the proposed amendments to Sections [19.02, 19.04, 19.05, 19.06, 19.12, 19.13, 19.15, 19.18, 19.23, 19.26] with the Findings and Conditions below:

**Findings:**

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

**Conditions:**

- 1. The amendments shall be edited as directed by the Council: \_\_\_\_\_

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

**Alternative A – Continuance**

Vote to **continue** all or some of the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision.

Motion: “I move to continue the amendments to Sections [19.02, 19.04, 19.05, 19.06, 19.12, 19.13, 19.15, 19.18, 19.23, 19.26] of the Code to the October 16, 2015 meeting, with the following direction on additional information needed and/or changes to the draft:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Alternative B – Denial**

Vote to **deny** recommendation all or some of the proposed Code amendments.

**Motion:** “Based upon the evidence and explanations received today, I move to **deny** the proposed amendments to Sections [19.02, 19.04, 19.05, 19.06, 19.13, 19.15, 19.18, 19.23] of the Code with the Findings below:

**Findings**

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

**I. Exhibits:**

- 1. Planning Commission Report of Action including the recommended drafts (pages 7-26)
  - 1) 19.02 – Yard Definition
  - 2) Multiple sections, Gateway – 19.02, 19.04, 19.15, 19.18, 19.23
  - 3) 19.05 – Standards for Vehicle Sales
  - 4) 19.06 – Fencing and planting standards
  - 5) 19.12 and 19.13 – Process Delegation
  - 6) General Plan, 19.04, and 19.26 – Mixed Waterfront
- 2. Fencing Graphic as requested by the Commission, to be inserted into 19.06 (page 27)
- 3. Code Amendments – clean copy with all changed sections highlighted (pages 28-43)

Saratoga Springs City  
Planning Commission

Report of Action

REQUEST FOR COUNCIL ACTION

Concept Discussion	_____
Preliminary Approval	_____
Final Approval	_____
For Discussion Only	_____
Site Plan	_____
Rezone	_____
Resolution	_____
Ordinance	_____
General Plan	_____ X
Code Amendment	_____ X
Plat Amendment	_____
Road Vacation	_____
Condition Use Permit	_____
Development Agmt.	_____
Other	_____

Meeting Date: August 27, 2015

ITEM #4 and 5. Mixed Lakeshore General Plan  
and Code Amendments

Kirk Wilkins was present as Vice-Chair.

**ACTION OF PLANNING COMMISSION**

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

**Positive Recommendation**

**STAFF PRESENTATION**

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

- See Staff Report

**CONCERNS RAISED BY PUBLIC**

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

- No comment

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Reviewed the language and made minor changes for clarification
- Asked questions for clarification
- Suggested a larger minimum size for development in the Mixed Waterfront
- Asked clarification about impacts to properties within the existing Mixed Lakeshore designation

**MOTION**

Commissioner Steele made the following motion:

“Based upon the evidence and explanations received today, I move to forward a **positive** recommendation to the City Council for the proposed amendments to the General Plan and to Code Sections 19.02, 19.04, 19.05, 19.06, 19.12, 19.13, 19.15, 19.18, 19.23, 19.26 with the Findings and Conditions below:

**Findings:**

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

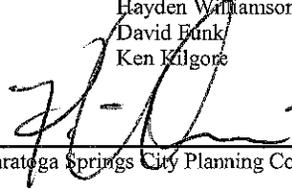
**Conditions:**

1. The amendments shall be edited as directed by the Commission: all changes included in the Report of Action.
2. Staff shall edit the SketchUp graphic regarding fencing in street side yards to reflect the clear sight triangle, and include the graphic in the fencing section.

Commissioner Funk seconded the motion.

**VOTE** (5 TO 0)

Jeff Cochran	ABSENT
Kirk Wilkins	AYE
Sandra Steele	AYE
Hayden Williamson	AYE
David Funk	AYE
Ken Kilgore	AYE

  
Saratoga Springs City Planning Commission – Vice-Chairman

**\*\*Official action of the Planning Commission on this item.\*\***

**Exhibits: Code Amendments including changes made in the meeting by the Planning Commission**

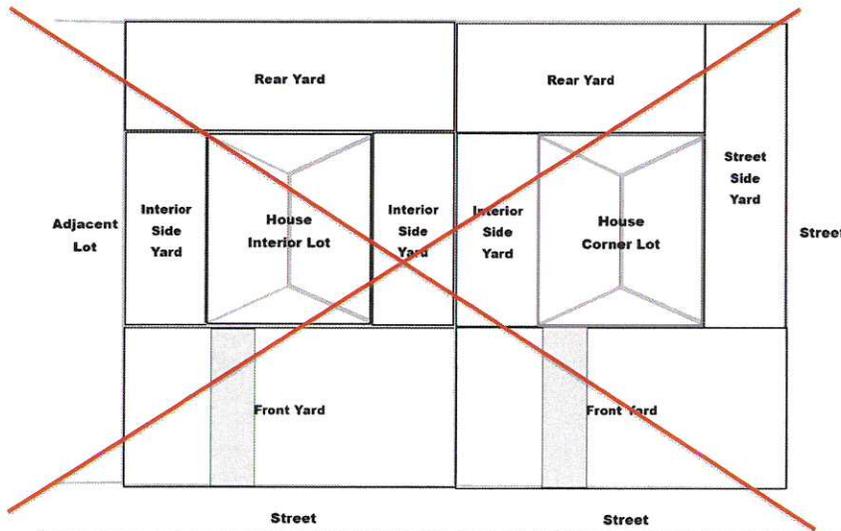
Exhibit 1 – 19.02, Definitions

1. #TBD. "Yard, side"

- a. Interior lotside yard: means a yard between the interior side lot line and the side façade of a main building, extending from the front yard to the rear yard, and
- b. Corner-lotStreet 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.

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Drawing 1. Interior and Corner Lot Yards



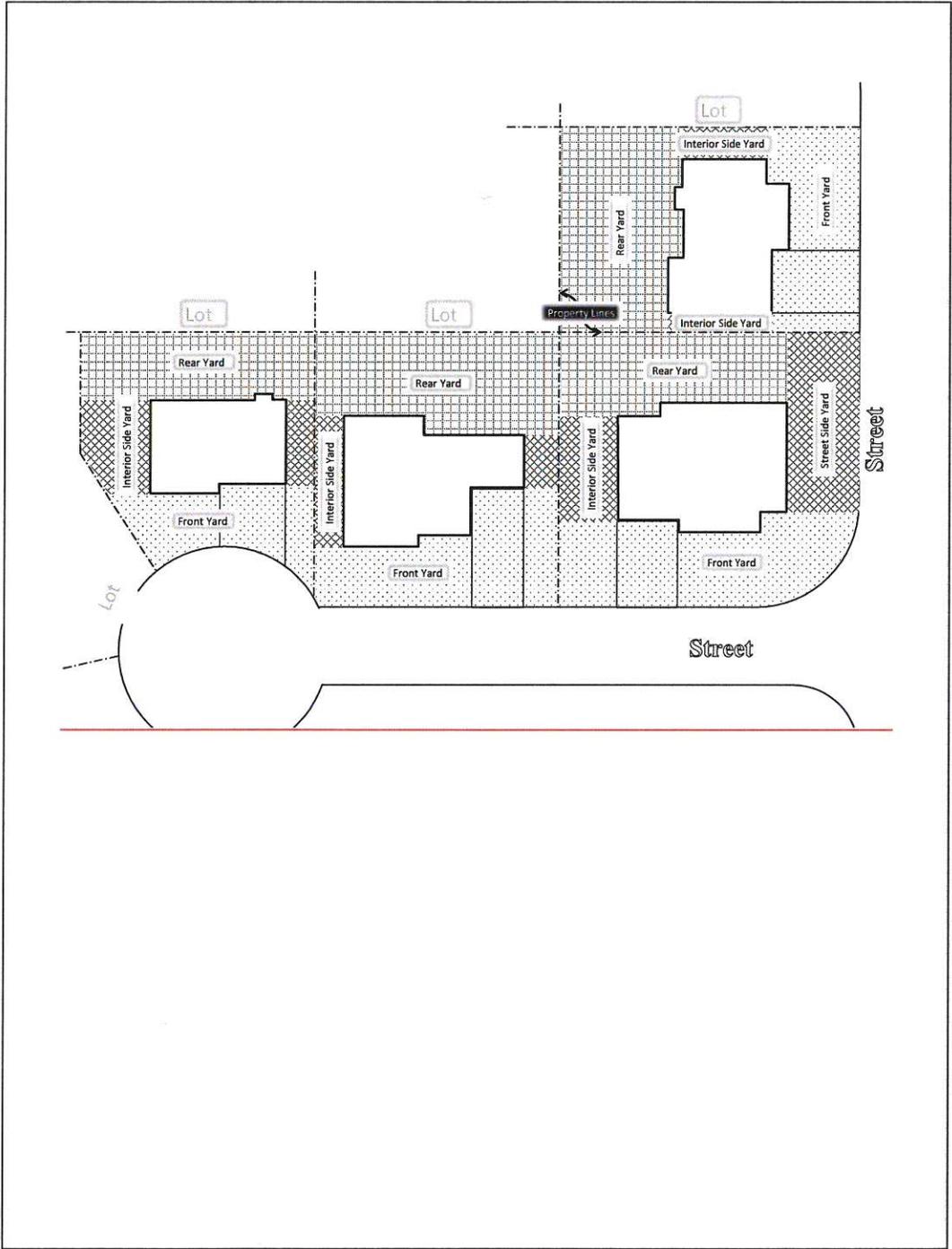


Exhibit 2 – Multiple Sections, Gateway Removal

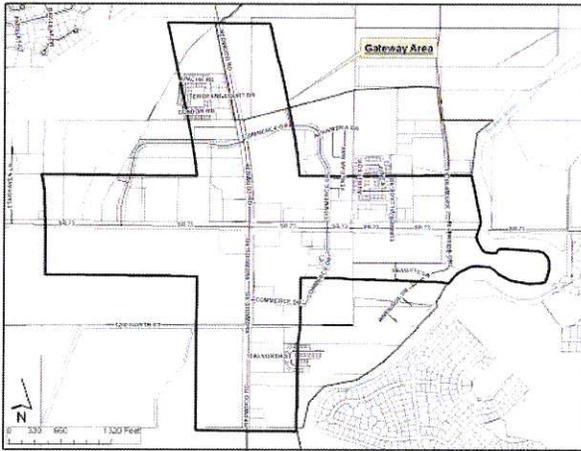
GATEWAY Sections 19.02, 19.04, 19.15, 19.18, 19.23

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.~~

**Exhibit 3 – 19.05, Vehicle Sales**

19.05.14. Vehicle Sales.

1. Uses identified as any type of outdoor vehicle 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, as measured from back of curb. The buffer area may include required setbacks, ROW, walkways, sidewalks, and park strips.
  - b. Screening. Parking lots and large doors shall be placed behind a landscaped berm or screen wall with a minimum height of 3 feet installed in the landscaped buffer.
  - c. Arterials. Along arterial roadways, parking and sales lots shall be set back a minimum of 90 feet from the Right of Way centerline.
  - d. Vehicle Display Areas. Vehicles may be displayed in the landscaped buffer area, subject to the following restrictions:
    - i. Display may only occur in areas outside the ROW, walkways, sidewalks, and park strips on locations designated for such display through the site plan approval process.
    - ii. Display areas shall be a minimum of ten feet from the back of sidewalk.
    - iii. Display areas shall comply with clear view triangle setbacks.
    - iv. Display areas shall not exceed 10% of the landscaped buffer area.
    - v. Vehicles in the display area shall not exceed a maximum height of ten feet as measured from the nearest sidewalk to the highest point of the vehicle.
  - a-vi. For arterial roads, display areas shall also be set back a minimum of 90 feet from the centerline of the road.

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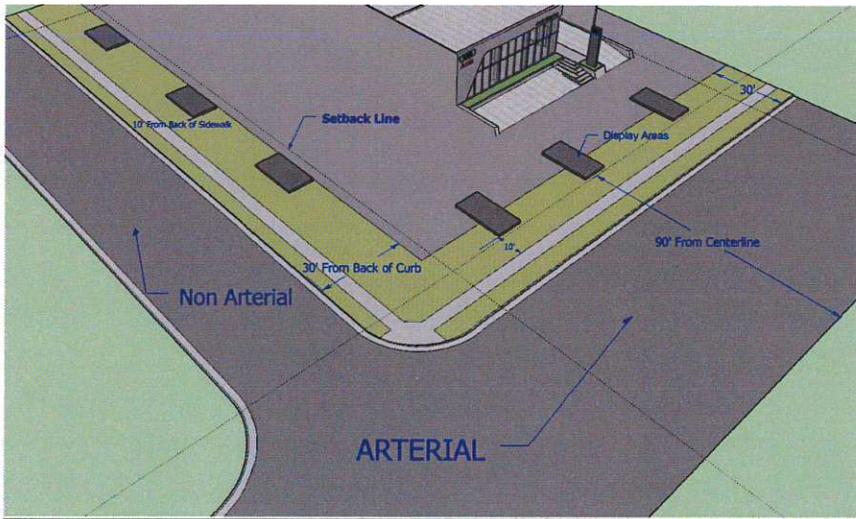
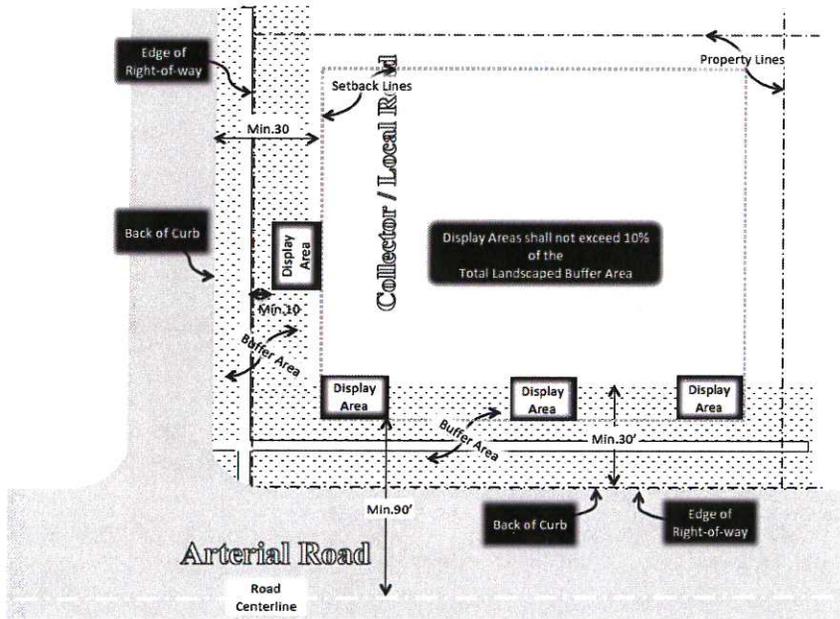
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**Exhibit 4 – 19.06. Planting and Fencing**

**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) no less than 12 inches above the root ball:
  - a. ~~All required trees in commonly owned or HOA owned open space shall be planted according to the public planting standards outlined in the City Standard Technical Specifications and Drawings.~~ Required trees are subject to the following standards.
  - b. *[See previous amendments for requirements]*

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**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.~~
- ~~2. **Street side yards:** fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and ROW property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.~~

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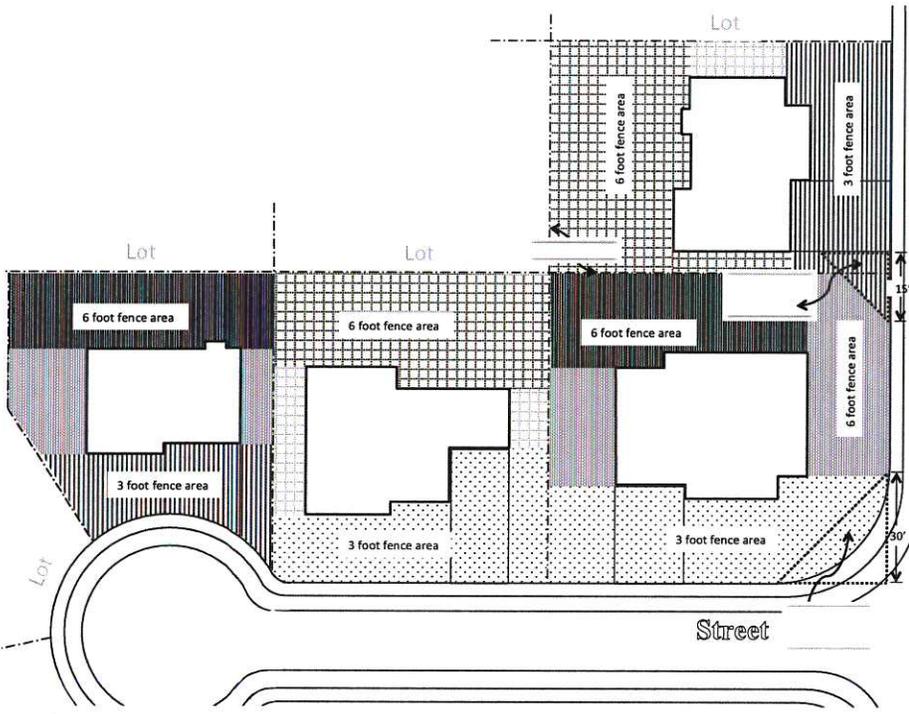


Exhibit 5 – 19.12, 19.13, 19.14 Process Delegation

19.12.03. Subdivision Process and Approval Procedure.

2.3. **Final Plat.** Upon approval of a preliminary subdivision plat by the City Council, or concurrently with the preliminary plat, the developer must submit a final subdivision plat application to the City.

a. The developer may submit a Final Plat application with the Planning Director at any time after the Preliminary Plat application for a subdivision has been submitted and all applicable fees have been paid so long as any Preliminary Plat approval has not expired; Final Plat approval may not occur until after Preliminary Plat approval but applications may be processed concurrently and considered at the same meeting.

b. Upon receipt of an application for a Final Plat, the following process shall be followed:

i. City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is deficient.

ii. Once an application is deemed to be complete, City Staff shall review the proposed Final Plat and determine whether it is in compliance with the approved Preliminary Plat, other provisions of the City Code, and any modifications, requirements, findings, and conditions made during Preliminary Plat approval. If the proposed Final Plat fails to comply, the Planning Director shall direct the City staff to return it to the developer, along with a written list of deficiencies. The Planning Director is specifically charged with ensuring that all significant conditions required for Final Plat have been resolved before ~~recommending City Council~~ taking action.

~~iii. If the Planning Director recommends that a proposed Final Plat be approved, the City staff shall place it on the agenda of the next available meeting where the application may be properly considered. If the City Council finds that the plat is in its final form and complies with the City Code and with the terms and conditions of the approved plat, it shall authorize the Mayor to sign the proposed Final Plat. If no deviations are requested and the City Council Planning Director determines that the Final Plat does not comply with the City Code and with the terms and conditions of the approved plat, it shall direct City staff to return the proposed Final Plat to the developer, along with a written list of deficiencies that must be corrected before the City Council Planning Director will authorize the Mayor to sign it.~~

~~iv. If the Final Plat application contains requested deviations from the approved Preliminary Plat, the City staff shall place it on the agenda of the next available City Council meeting where the application may be properly considered. If the City Council finds that the plat and requested deviations are in final form and comply with the City Code and with the terms and conditions of the approved plat, it shall authorize the Mayor to sign the proposed Final Plat. If the City Council determines that the Final Plat and requested deviations do not comply with the City Code and with the terms and conditions of the approved plat, it shall return the proposed Final Plat to the developer, along with a written list of deficiencies that must be corrected before the City Council will authorize the Mayor to sign it.~~

~~iii.v.~~

~~iv.vi.~~ The City Recorder, or his or her designee, shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No Final Plats shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.

**4. Final Plat Application Requirements.** Applications for Final Plats shall be on an approved-City form and include the following items:

**q. Mylar Final Plat:** After receiving Final Plat approval from the ~~City Council~~ Planning Director or City Council and in a form approved by the City, a 24" x 36" copy of the final plat shall be provided to the City on reproducible Mylar for recording with Utah County. Mylar plat shall be presented with all utility and owner signatures and appropriate notarizations.

**19.12.04. Condominium Process and Approval Procedure.**

~~2.1.~~ All condominium projects shall receive Site Plan or Preliminary Plat approval as required by this Title. Both approvals may occur concurrently.

~~3.2.~~ Upon approval or filing of a Site Plan or Preliminary Plat for a condominium project, the developer shall submit to the city a Declaration of Condominium prepared in accordance with the requirements of the Utah Code and a Record of Survey Map (also referred to as condominium plat) meeting the requirements of the Utah Code.

~~4.3.~~ The developer may submit a condominium plat application with the Planning Director at any time after the Site Plan or Preliminary Plat for a condominium development has been approved and all necessary fees have been paid.

~~5.4.~~ Upon receipt of an application for a condominium plat, the ~~following Final Plat~~ process ~~outlined in this Chapter~~ shall be followed:

- ~~a.~~ The Planning Director and City staff shall have ten business days to determine whether the application is complete. The applicant shall be notified in writing if the application is complete and, if incomplete, shall be notified of the reasons why the application is deficient.
- ~~b.~~ Once an application is deemed to be complete, the Development Review Committee shall complete a review of the proposed condominium plat and submit a report to the Planning Commission at least three days prior to the meeting where the Planning Commission will review the condominium plat application.
- ~~c.~~ The Planning Commission shall review the proposed condominium plat and determine whether it is in compliance with the approved Site Plan and other provisions of the City Code and any requirements imposed as a condition of that Site Plan approval.
  - ~~i.~~ If the proposed condominium plat complies, the Planning Commission shall approve it for signature by the Mayor, after final approval of the Development Agreement (if necessary) by City staff.
  - ~~ii.~~ If the proposed condominium plat fails to comply, the Planning Commission shall direct the City staff to return it to the developer, along with a written list of deficiencies.
  - ~~iii.~~ The Planning Commission is specifically charged with ensuring that all significant conditions required for the development have been resolved before recommending City Council action.
- ~~d.~~ If the Planning Commission recommends that a proposed condominium plat be approved, the City staff shall place it on the agenda of the next available City Council meeting where the application may be properly considered.
  - ~~i.~~ If the City Council finds that the plat is in its final form and complies with the City Code and with the terms and conditions of the approved plat, it shall authorize the Mayor to sign the proposed condominium plat when the Development Agreement (if applicable) is completed and approved by City staff.
  - ~~ii.~~ If the City Council determines that the condominium plat does not comply with the City Code and with the terms and conditions of the approved plat, it shall direct City staff to return the proposed condominium plat to the developer, along with a written list of deficiencies that must be corrected before the City Council will authorize the Mayor to sign it.
- ~~e.~~ The City Recorder, or his or her designee, shall be responsible for recording condominium plats. The developer shall pay for all recording fees at the time of recordation. No condominium plats shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.

~~6.5.~~ Condominium Plats shall be prepared in accordance with all applicable titles of the Utah Code (e.g., Title 57) and all Final Plat requirements deemed necessary by City staff.

**19.12.07. Minor Subdivision Approval Procedure.**

Applications to subdivide a parcel into a maximum of four parcels may follow the process described herein as the Minor Subdivision Approval Procedure. The process of effectuating the subdivision of land as a Minor Subdivision shall commence with the submission of a complete Minor Subdivision application to the City. Upon receipt of an application for a Minor Subdivision approval, the following process shall be followed and criteria met:

**1. Limitations.**

- a. A Minor Subdivision is a one-time process. To ensure adequate infrastructure, lots contained in an existing recorded subdivision plat- are not eligible to apply for a Minor Subdivision.
  - b. The minimum lot size for lots created through a Minor Subdivision shall be one acre, or the minimum allowed by the zone, whichever is greater.
  - c. Lots created through a Minor Subdivision may not be buildable until all other applicable State and local requirements are met.
2. **Complete Application.** The Planning Director and City Staff shall have ten business days to determine whether the application is complete. The applicant shall be notified in writing if the application is complete and, if incomplete, shall be notified of the reasons why the application is deficient.
  3. **DRC Review.** Once an application is deemed to be complete, the Development Review Committee shall complete a review of the proposed plat and submit a report to the Planning Commission prior to the meeting where the Planning Commission will review the Final Plat application.
  4. **Planning Commission Approval.** The Planning ~~Commission-Director~~ shall ~~conduct a public hearing and~~ review the proposed Final Plat to determine whether it is in compliance with the City Code.
    - a. If the proposed plat complies, the Planning ~~Commission-Director~~ shall approve the plat and authorize the Mayor to sign the plat.
    - b. If the proposed plat fails to comply, the Planning ~~Commission-Director~~ shall deny the plat, or may continue the decision ~~with direction to the City staff to and~~ return it to the developer along with a written list of deficiencies that must be corrected before the Planning ~~Commission-Director~~ will authorize the Mayor to sign it.
    - c. The Planning ~~Commission-Director~~ is specifically charged with ensuring that all significant conditions required for plat approval have been resolved before taking final action.
  5. **Recordation.** The City Recorder, or designee, shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No Final Plat shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.
  6. **Application Requirements.** Applications for Minor Subdivision plats shall include the following items:
    - a. application form completed and application fee paid;
    - b. updated Preliminary Title Report;
      - i. The Title Report must also demonstrate that the proposed minor subdivision has not been involved in any prior minor subdivision;
    - c. Minor Subdivision Plats shall conform to all of the requirements for Final Subdivision Plats layouts as provided in section 19.12.03.

(Ord. 14-23, Ord. 14-4)

**19.13.04. Specific Development Processes and Submittal Requirements.**

1. This Section of the Chapter identifies the development processes for each of the major types of developments within the City of Saratoga Springs. The following table is a non-exhaustive summary of these processes, and specifies who acts as the land use authority for each:

Process and Land Use Authority →	Planning Director Approval	Planning Commission Public Hearing	Planning Commission Recommendation	Planning Commission Approval	City Council Approval
<b>Development Type ↓</b>					
Change of Use Permit**	X				
Concept Plan	<i>X - Informal review only</i>				
Conditional Use – New Construction		X	X		X

Conditional Use – Existing Building or Site**	X				
Development Agreement (DA)					X
DA or MDA Amendment – Minor	X				
DA or MDA Amendment – Major					X
Home Occupation*	X				
Lot Line Adjustment	X				
Master Development Agreement (MDA)		X	X		X
Minor Subdivision	X	X		X	
Planned Unit Development		X	X		X
Plat, Amendment**	X				
Plat, Condominium and Final	X				X
Plat, Preliminary		X	X	-	X
Site Plan		X	X	-	X
Site Plan Amendment - Minor	X	X		X	
Site Plan Amendment - Major		X	X	X	X
Temporary Use	X				

\* May be approved by staff unless staff determines Planning Commission approval is necessary based on the criteria in § 19.08.03.

\*\* May be approved by staff unless Planning Commission or Council approval is required per §19.12 or §19.13.

**19.14.06. Application.**

**8. Site Plan Application and Approval Process.**

- a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC).
- b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards.
- c. New site plans shall follow the process below:
  - i. Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development.
  - ii. Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for a public hearing and possible recommendation.
  - iii. Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council.
  - iv. The City Council shall review and take action to table, approve, deny, or to modify the same.
  - v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision.
- d. Amended site plans shall follow the process below:
  - i. Minor amendment: an amendment that does not alter the density, intensity of use, amount of open space, or unit type, and may be approved by the Planning ~~Commission~~Director.
  - ii. Major amendment: an amendment that alters the density, intensity of use, amount of open space or unit type, ~~and may be approved by the Planning Commission following a public hearing, shall follow the same process as a new site plan.~~

Exhibit 6 – Mixed Waterfront

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GENERAL PLAN

h. **Mixed Lakeshore Waterfront.** The Mixed Lakeshore Waterfront designation guides development patterns at key locations along the Utah Lake shoreline and Jordan River. This designation accommodates a wide range of land-uses so long as those land-uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverfront locations provide. Appropriate mixtures of land-uses would include retail, residential, and/or resort properties. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses would be considered appropriate for this land use designation. A mix of 80% residential and 20% commercial use in the Mixed Lakeshore Waterfront designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential and commercial components.

Given the broad range of land-uses that will be included in this area, a sense of consistency, place and arrival will be established with the integration of stylized architecture and proper site design. Developments in the Mixed Lakeshore Waterfront area will be required to maintain and enhance public access to the lakeshore and riverfront and associated facilities (trails, beaches, boardwalks).

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 3-10 equivalent residential units (ERU's).

CODE

19.04.25. **Mixed Lakeshore Waterfront (MLMW).**

1. **Purpose and Intent.**

- a. The purpose of the Mixed Lakeshore Waterfront (MLMW) Land Use Zone is to allow for a wide range of land uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverside locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties.
- b. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses, as listed in the tables in Section 19.04.07, are considered appropriate uses for this zone. The goal is to accomplish a mix of 80% residential uses-land area and 20% commercial uses-land area in this zone, and no development containing less than 20% commercial land area will be considered. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential and commercial components.
- c. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types, and sizes should be permitted. Residential densities in this zone shall not exceed 6-14 ERUs per acre.
- d. Other important characteristics that must be addressed in this land use zone include neighborhood services and facilities, social gathering places, attractive landscaping, convenient access to public areas along the lakeshore, appropriately-placed parking, a sense of personal safety, well-maintained housing, and attractive parks.
- e. Certain land uses have been identified as either ancillary uses or edge uses only.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Mixed Lakeshore Waterfront Zone.

3. **Conditional Uses.** The uses identified in 19.04.07.3 as Conditional Uses in the Mixed Lakeshore Waterfront (MLMW) Zone, with some uses identified in that section limited to edge or ancillary use only.

4. **Minimum Development Size and Lot Sizes.**

- a. The minimum size requirement for development in this zone is 40,000 square feet one acre.

- b. Lots within a ~~40,000 square foot~~ one acre or larger development may be created based upon an approved Master Development Plan contained in a Master Development Agreement.
- c. All developments in this zone are required to develop a Master Development Plan that includes maps and descriptions of how the entire property is anticipated to develop (see Chapters 19.12, 19.13, and 19.14) and to enter into a Master Development Agreement.
- d. The minimum lot size for single family dwellings is 5,000 square feet. For multi-family structures where each unit is separately owned, the minimum lot size shall be based on each building rather than each individual unit.
- ~~d.e.~~ Home Occupations may require a minimum lot size greater than 5,000 square feet based on the requirements of Chapter 19.08. Each Home Occupation will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.
- ~~e.f.~~ ~~The minimum lot size for any non-residential use in this zone is one acre.~~ Schools, churches or other uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. The City Council shall use the following criteria in determining whether the minimum lot size shall be greater than one acre:
  1. the maximum number individuals using the building at one time;
  2. the number of required off-street parking required in this Title;
  3. traffic and transportation concerns;
  4. compatibility with adjacent uses;
  5. adverse impacts on adjacent uses; and
  6. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc.
- ~~f.g.~~ In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.

**5. Setbacks and Yard Requirements.**

- a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
- b. All primary buildings in this zone, ~~including accessory buildings,~~ are required to maintain minimum setbacks as follows:
  - i. Front: Twenty-five feet.
    1. For single family structures or multi-family structures, the front plane of the home may encroach by up to ten feet into the required setback, if the garage is set back an increased distance from the required setback in an equal amount to the front plane's encroachment. For example, if the setback for the front plane is 20 feet, the setback for the garage must be 30 feet. Likewise, if the setback for the front plane is 22 feet, the setback of the garage must be at least 28 feet.
    2. An unenclosed front entry or porch may encroach up to five feet into the twenty-five-foot front setback. This encroachment may be combined with a reduced setback for the front plane (accompanied by an increased setback to the garage) but in no case shall the front plane and porch combined be set back less than 20 feet.
  - ii. Sides:
    1. single family structures: 5/10 feet (minimum/combined);
    2. multi-family and non-residential structures: 5 feet to property line or 10 feet between structures, whichever is greater.
  - iii. Rear: 15 feet
- c. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    1. Front: 20 feet
    2. Side abutting street: 15 feet
  - ii. The front setback and the side setback abutting the street can be reversed, but in no case shall the two setbacks be less than 20 and 15 feet.
- ~~d.~~ All accessory structures in this zone are ~~required to subject to the standards identified in Section 19.05.~~
- ~~d.e.~~ ~~Accessory structures requiring a building permit shall be set back a minimum of 5 feet from rear and interior side property lines, and shall not be placed within any front or street-side yard area, maintain at least five feet of distance from all sides of the accessory structure to any other structure.~~
- ~~e.f.~~ There shall be a five foot minimum separation between all sides of the accessory buildings and dwelling units ~~any other structure~~ in this zone.

6. **Minimum Lot Width.** For single family homes, the minimum lot width shall be no less than 50-40 feet. For multi-family structures where each unit is separately owned, the minimum lot width shall be based on each building rather than each individual unit.
7. **Minimum Lot Frontage.** For single family homes, the minimum lot frontage shall be no less than 35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public or private street. For multi-family structures where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual unit.
8. **Maximum Height of Structures.** No structure in this zone shall exceed 40 feet in height.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is 50%. For multi-family units where each dwelling is separately owned, the maximum lot coverage shall be based on each building rather than each individual unit.
10. **Minimum Dwelling Size.** Every dwelling unit in this zone shall contain a minimum of 1,000 square feet of living space above grade.
11. **Development Standards.** The following development standards shall apply to this zone:
- a. **Architectural Review.** The Urban Design Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
  - b. **Landscaping Buffers.** For multi-family and non-residential structures, Front yards and other yard areas facing a public street shall have a landscaped area of not less than 15 linear feet. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street Parking Requirements.)
  - c. **Commercial Uses.**
    - i. No commercial use may be placed within 200 feet of single family development existing at the time of commercial development.
    - ii. The majority of commercial uses shall be located adjacent to the waterfront. Where the main access road to the development also intersects with an arterial, a minority of the commercial development may be located at this intersection.
  - d. **Density Transition.** Where development abuts existing single-family development, similar low densities shall be placed adjacent to the existing development, which may then transition to higher densities as distance from existing development increases.
  - e. **Access.** Primary access to a Mixed Waterfront development shall not occur on local roads through existing single family residential neighborhoods, and shall occur on collector or arterial roads.
12. **Open Space and Landscaping Requirement.** There shall be a minimum requirement of 25% of the total residential project area to be installed as open space for either public or common space not reserved in individual lots, and a minimum requirement of 25% of the total commercial project area to be installed as landscaping. Such Open space shall meet the definition in Section 19.02.02. If the open space is common space, the developer shall record a public access easement at plat recordation. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (13) below.
13. **Sensitive Lands.**
- a. Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development and no development credit shall be given for sensitive lands.
  - b. All sensitive lands shall be placed in protected open space.
  - c. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.
14. **Timing of Open Space and Landscaping Installation.** All open space and landscaping shall be completed in accordance with the approved Site Plan or Plat Approval and shall be installed prior to the issuance of a Certificate of Occupancy for any building. A Performance and Warranty Bond will be required in accordance with Section 19.12.05. The Planning Director may approve exceptions where weather conditions prohibit the completion of approved and required landscaping improvements in accordance with Section 19.06.05. It shall be the responsibility of the property owner to maintain all approved open space and

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landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping and Fencing.

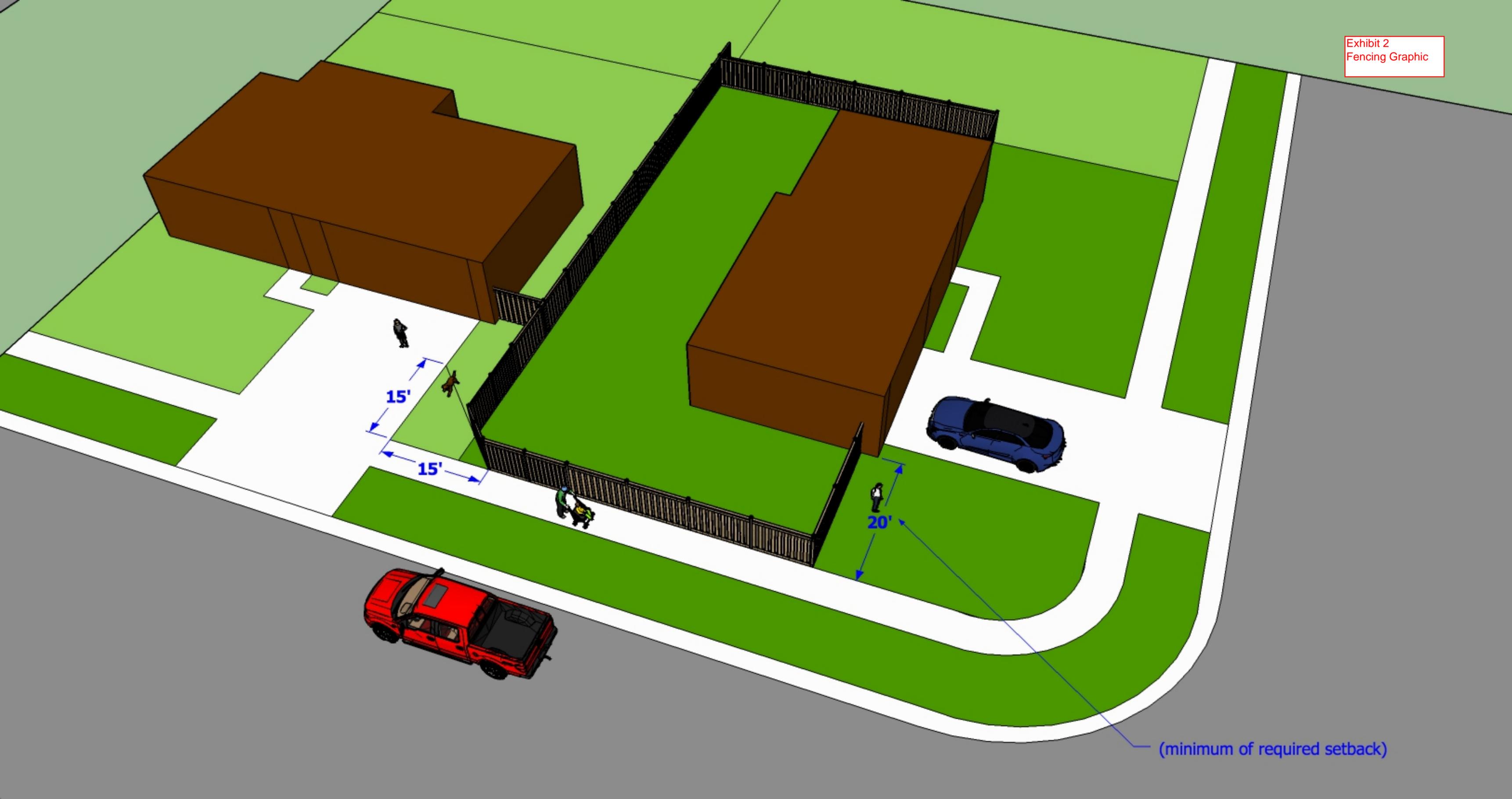
15. **Trash Storage.** All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference.

(Ord. 14-13)

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**19.26.04. Uses Permitted within a Planned Community District.**

1. **Permitted and Conditional Uses.** Since the character and land use designations of each Community Plan may vary widely, a specific list of uses that are permitted by-right or conditionally permitted is not dictated in this zone. Instead, the detailed list of uses that are permitted by right or conditionally permitted shall be established in each Village Plan. Generally, however, the establishment of uses that are permitted by right, or conditionally permitted within a particular Village Plan, shall be guided but not limited to the following Sections of the Land Development Code:
  - a. Agricultural: Subsections 19.04.08 (2) and (3).
  - b. Residential: Subsections 19.04.09 (2) and (3).
  - c. Neighborhood Commercial: Subsections 19.04.20 (2) and (3).
  - d. Mixed Use: Subsections 19.04.21 (2) and (3).
  - e. Regional Commercial: Subsections 19.04.22 (2) and (3).
  - f. Office Warehouse: Subsections 19.04.23 (2) and (3).
  - g. Industrial: Subsections 19.04.24 (2) and (3).
  - h. Mixed ~~Lakeshore~~Waterfront: Subsections 19.04.25 (2) and (3).
  - i. Business Park: Subsections 19.04.26 (2) and (3).



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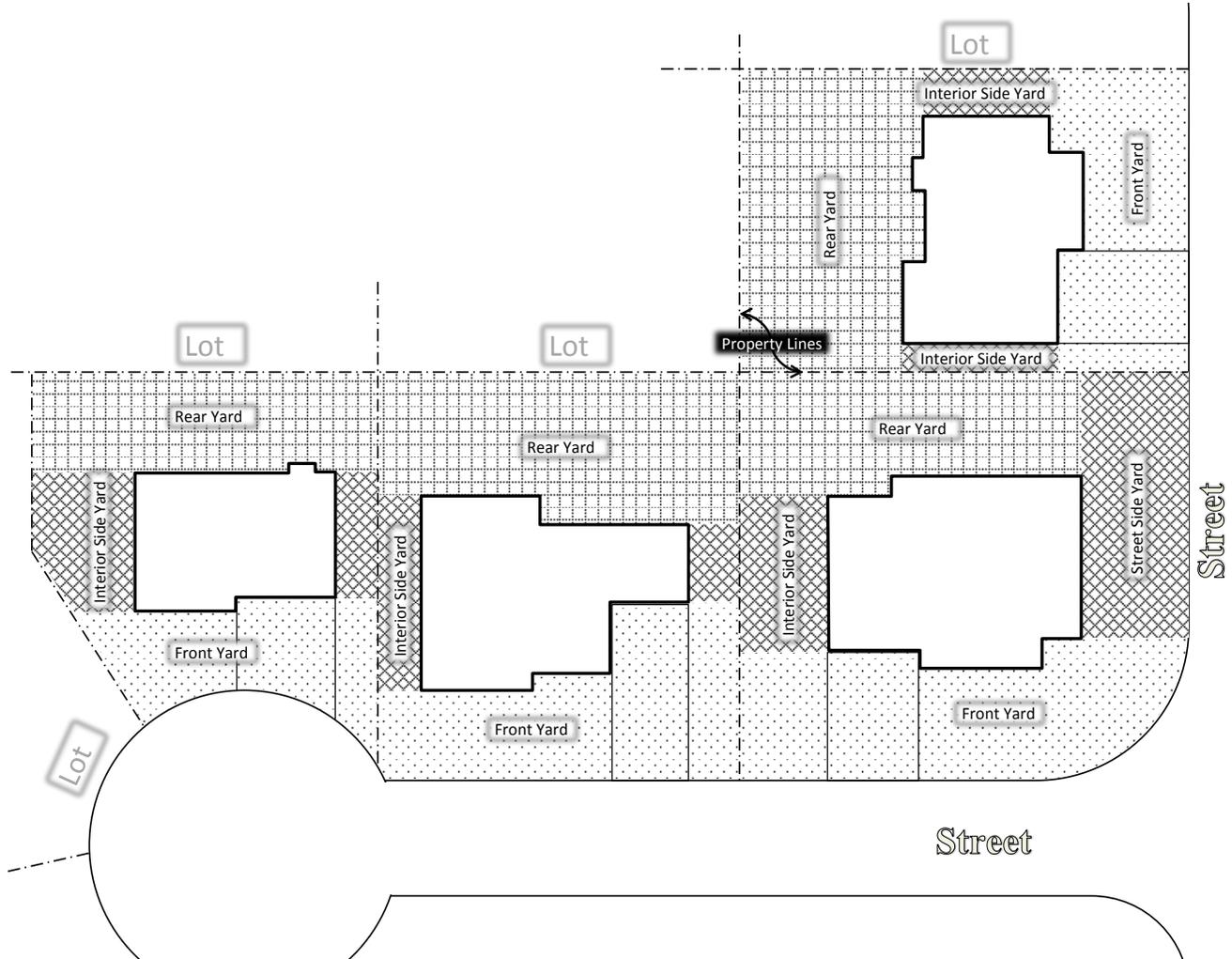
(minimum of required setback)

**Exhibit 1 – 19.02, Definitions**

**#TBD. “Yard, side”**

- a. Interior **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. **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**





3. **Conditional Uses.** The uses identified in the table in 19.04.07.3 as Conditional Uses in the Regional Commercial (RC);

**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.

**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.

**19.23.03. Permitted Locations and Restrictions.**

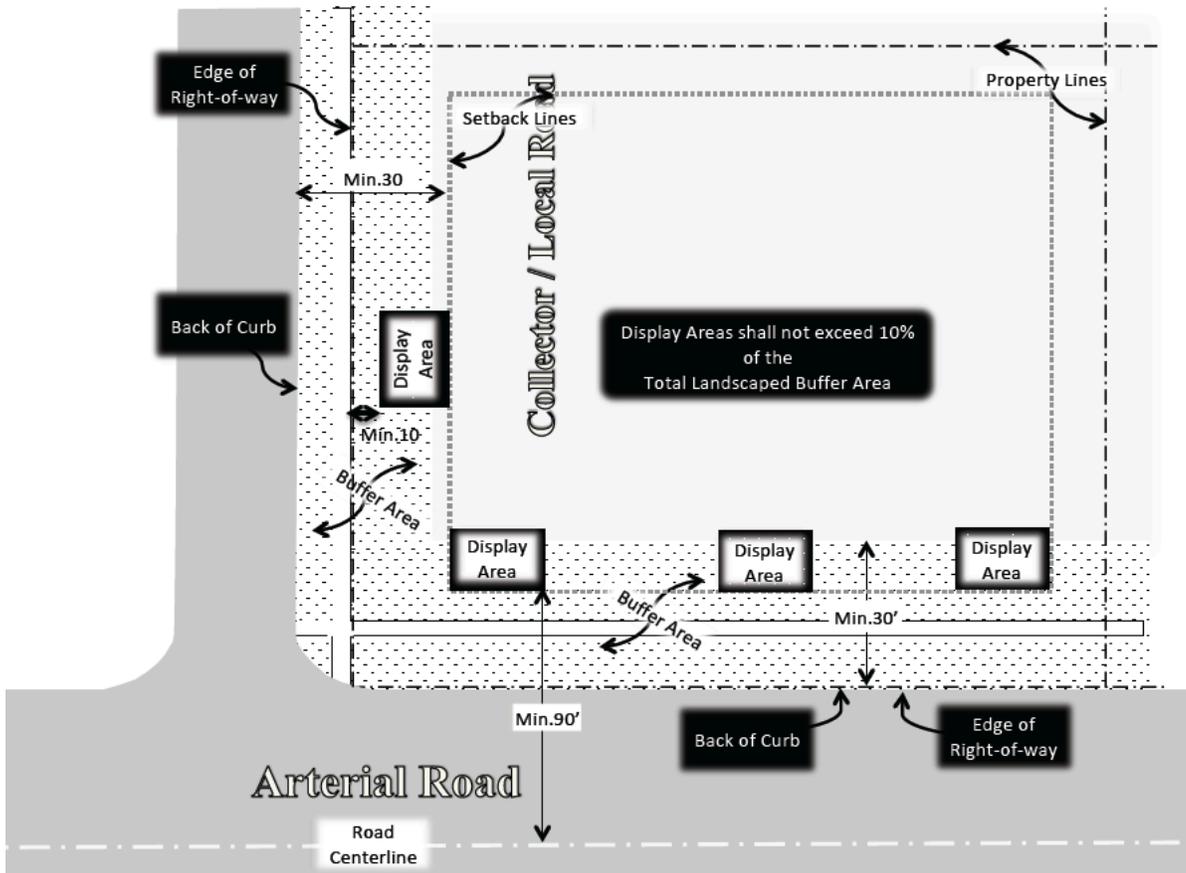
Sexually oriented businesses shall only be permitted in areas zoned Industrial, as defined in the Saratoga Springs Land Development Code, Section 19.04.20. Sexually oriented businesses are subject to the following additional restrictions:

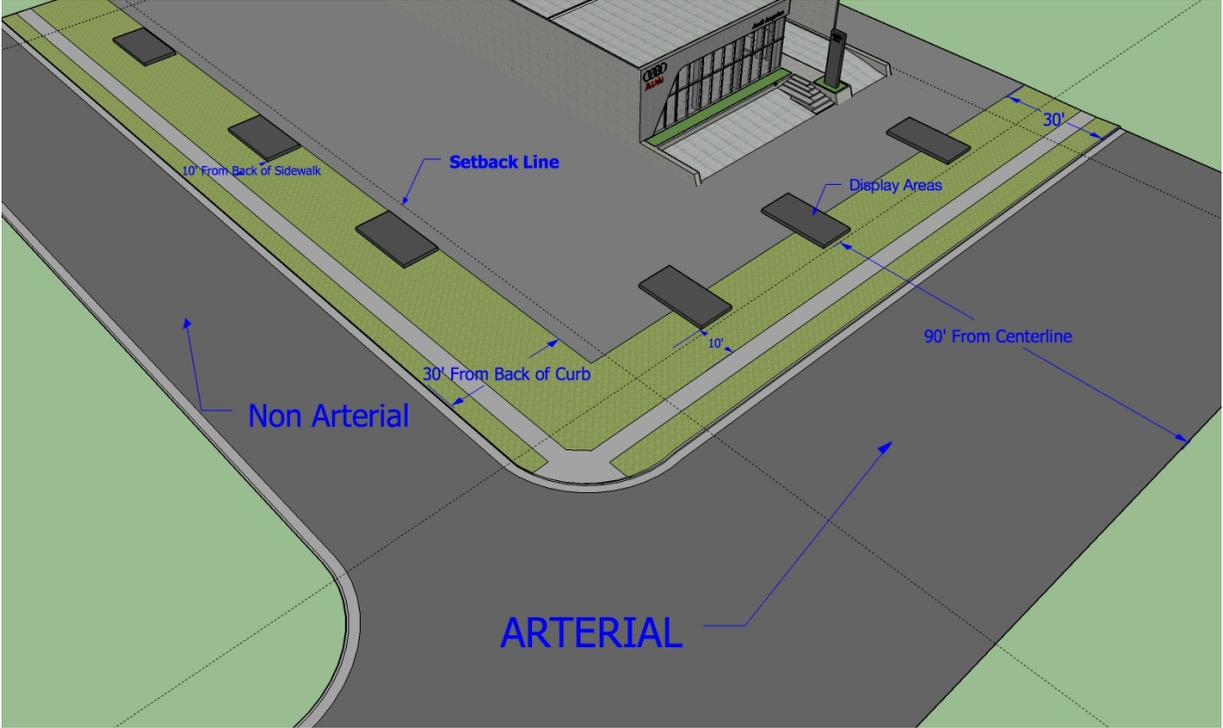
1. No sexually oriented business shall be located within a 1,000 foot radius of any church, park, school, or residential zone, as measured by a straight line without regard to intervening structures. The distance is measured from the property line of the church, park, school, or residential zone nearest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

2.

**19.05.14. Vehicle Sales.**

- I. Uses identified as any type of outdoor vehicle 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, as measured from back of curb. The buffer area may include required setbacks, ROW, walkways, sidewalks, and park strips.
  - b. Screening. Parking lots and large doors shall be placed behind a landscaped berm or screen wall with a minimum height of 3 feet installed in the landscaped buffer.
  - c. Arterials. Along arterial roadways, parking and sales lots shall be set back a minimum of 90 feet from the Right of Way centerline.
  - d. Vehicle Display Areas. Vehicles may be displayed in the landscaped buffer area, subject to the following restrictions:
    - i. Display may only occur in areas outside the ROW, walkways, sidewalks, and park strips on locations designated for such display through the site plan approval process.
    - ii. Display areas shall be a minimum of ten feet from the back of sidewalk.
    - iii. Display areas shall comply with clear view triangle setbacks.
    - iv. Display areas shall not exceed 10% of the landscaped buffer area.
    - v. Vehicles in the display area shall not exceed a maximum height of ten feet as measured from the nearest sidewalk to the highest point of the vehicle.
    - vi. For arterial roads, display areas shall also be set back a minimum of 90 feet from the centerline of the road.





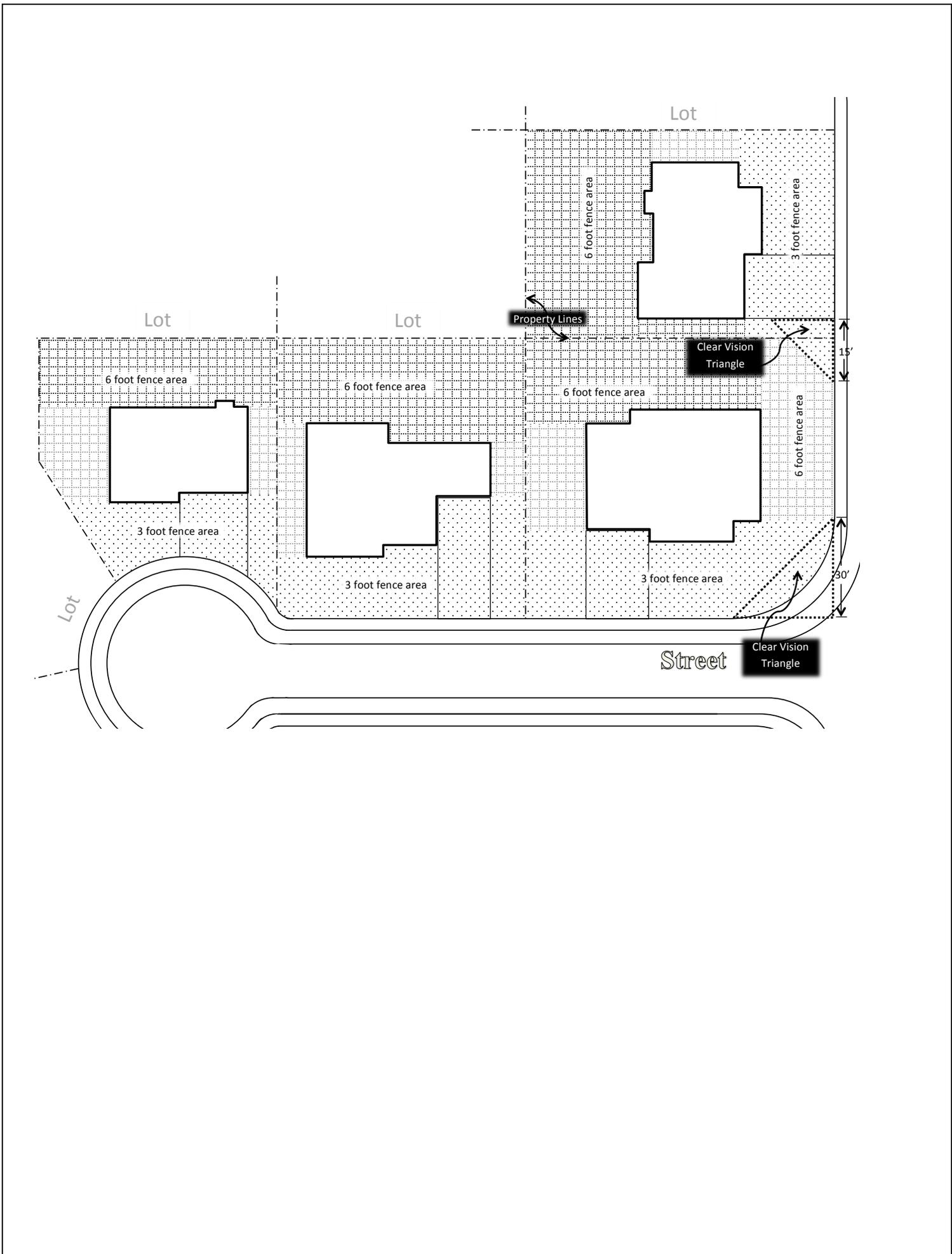
**19.06.06. Planting Standards and Design Requirements.**

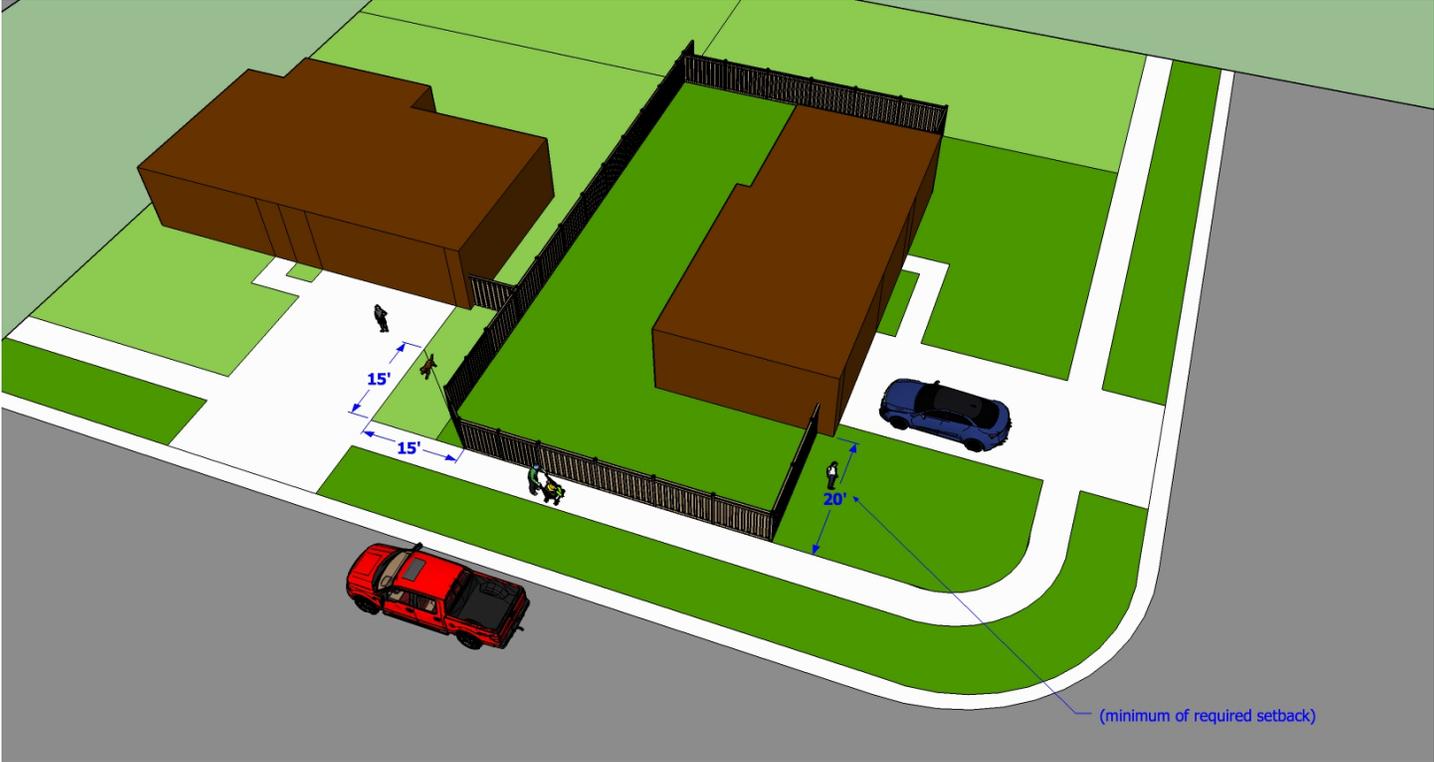
1. The planting standards are the minimum standards of landscaping that the City will accept towards meeting the landscaping required in this Chapter. Design requirements identify specific standards as they pertain to landscaping. The planting standards and design requirements shall be used in evaluation 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 no less than 12 inches above the root ball:
  - a. ~~All required trees in commonly owned or HOA owned open space shall be planted according to the public planting standards outlined in the City Standard Technical Specifications and Drawings.~~ Required trees are subject to the following standards:
  - b. *[See previous amendments for requirements]*

**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, of any residential lot.
2. **Street side yards:** fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06. See graphics below:





**19.12.03. Subdivision Process and Approval Procedure.**

3. **Final Plat.** Upon approval of a preliminary subdivision plat by the City Council, or concurrently with the preliminary plat, the developer must submit a final subdivision plat application to the City.
  - a. The developer may submit a Final Plat application with the Planning Director at any time after the Preliminary Plat application for a subdivision has been submitted and all applicable fees have been paid so long as any Preliminary Plat approval has not expired; Final Plat approval may not occur until after Preliminary Plat approval but applications may be processed concurrently and considered at the same meeting.
  - b. Upon receipt of an application for a Final Plat, the following process shall be followed:
    - i. City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is deficient.
    - ii. Once an application is deemed to be complete, City Staff shall review the proposed Final Plat and determine whether it is in compliance with the approved Preliminary Plat, other provisions of the City Code, and any modifications, requirements, findings, and conditions made during Preliminary Plat approval. If the proposed Final Plat fails to comply, the Planning Director shall direct the City staff to return it to the developer, along with a written list of deficiencies. The Planning Director is specifically charged with ensuring that all significant conditions required for Final Plat have been resolved before **taking** action.
    - iii. If the Planning Director finds that the plat is in its final form and complies with the City Code and with the terms and conditions of the approved plat, it shall authorize the Mayor to sign the proposed Final Plat. If **no deviations are requested and** the **Planning Director** determines that the Final Plat does not comply with the City Code and with the terms and conditions of the approved plat, it shall return the proposed Final Plat to the developer, along with a written list of deficiencies that must be corrected before the **Planning Director** will authorize the Mayor to sign it.
    - iv. If the Final Plat application contains requested deviations from the approved Preliminary Plat, the City staff shall place it on the agenda of the next available City Council meeting where the application may be properly considered. If the City Council finds that the plat and requested deviations are in final form and comply with the City Code and with the terms and conditions of the approved plat, it shall authorize the Mayor to sign the proposed Final Plat. If the City Council determines that the Final Plat and requested deviations do not comply with the City Code and with the terms and conditions of the approved plat, it shall return the proposed Final Plat to the developer, along with a written list of deficiencies that must be corrected before the City Council will authorize the Mayor to sign it.
    - v.
    - vi. The City Recorder, or his or her designee, shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No Final Plats shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.

**4. Final Plat Application Requirements.** Applications for Final Plats shall be on an approved-City form and include the following items:

- q. Mylar Final Plat:** After receiving Final Plat approval from the **Planning Director or City Council** and in a form approved by the City, a 24" x 36" copy of the final plat shall be provided to the City on reproducible Mylar for recording with Utah County. Mylar plat shall be presented with all utility and owner signatures and appropriate notarizations.

(Ord. 14-23, Ord. 14-4)

**19.12.04. Condominium Process and Approval Procedure.**

1. All condominium projects shall receive Site Plan or Preliminary Plat approval as required by this Title. Both approvals may occur concurrently.

2. Upon approval or filing of a Site Plan or Preliminary Plat for a condominium project, the developer shall submit to the city a Declaration of Condominium prepared in accordance with the requirements of the Utah Code and a Record of Survey Map (also referred to as condominium plat) meeting the requirements of the Utah Code.
3. The developer may submit a condominium plat application with the Planning Director at any time after the Site Plan or Preliminary Plat for a condominium development has been approved and all necessary fees have been paid.
4. Upon receipt of an application for a condominium plat, the **Final Plat** process **outlined in this Chapter** shall be followed.
5. Condominium Plats shall be prepared in accordance with all applicable titles of the Utah Code (e.g., Title 57) and all Final Plat requirements deemed necessary by City staff.

#### **19.12.07. Minor Subdivision Approval Procedure.**

Applications to subdivide a parcel into a maximum of four parcels may follow the process described herein as the Minor Subdivision Approval Procedure. The process of effectuating the subdivision of land as a Minor Subdivision shall commence with the submission of a complete Minor Subdivision application to the City. Upon receipt of an application for a Minor Subdivision approval, the following process shall be followed and criteria met:

##### **1. Limitations.**

- a. A Minor Subdivision is a one-time process. To ensure adequate infrastructure, lots contained in an existing recorded subdivision plat are not eligible to apply for a Minor Subdivision.
- b. The minimum lot size for lots created through a Minor Subdivision shall be one acre, or the minimum allowed by the zone, whichever is greater.
- c. Lots created through a Minor Subdivision may not be buildable until all other applicable State and local requirements are met.

2. **Complete Application.** The Planning Director and City Staff shall have ten business days to determine whether the application is complete. The applicant shall be notified in writing if the application is complete and, if incomplete, shall be notified of the reasons why the application is deficient.
3. **DRC Review.** Once an application is deemed to be complete, the Development Review Committee shall complete a review of the proposed plat and submit a report to the Planning Commission prior to the meeting where the Planning Commission will review the Final Plat application.
4. **Approval.** The Planning **Director** shall review the proposed Final Plat to determine whether it is in compliance with the City Code.
  - a. If the proposed plat complies, the Planning **Director** shall approve the plat and authorize the Mayor to sign the plat.
  - b. If the proposed plat fails to comply, the Planning **Director** shall deny the plat, or may continue the decision **and** return it to the developer along with a written list of deficiencies that must be corrected before the Planning **Director** will authorize the Mayor to sign it.
  - c. The Planning **Director** is specifically charged with ensuring that all significant conditions required for plat approval have been resolved before taking final action.
5. **Recordation.** The City Recorder, or designee, shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No Final Plat shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.
6. **Application Requirements.** Applications for Minor Subdivision plats shall include the following items:
  - a. application form completed and application fee paid;
  - b. updated Preliminary Title Report;
    - i. The Title Report must also demonstrate that the proposed minor subdivision has not been involved in any prior minor subdivision;
  - c. Minor Subdivision Plats shall conform to all of the requirements for Final Subdivision Plats layouts as provided in section 19.12.03.

(Ord. 14-23, Ord. 14-4)

**19.13.04. Specific Development Processes and Submittal Requirements.**

1. This Section of the Chapter identifies the development processes for each of the major types of developments within the City of Saratoga Springs. The following table is a non-exhaustive summary of these processes, and specifies who acts as the land use authority for each:

<b>Process and Land Use Authority →</b>	<b>Planning Director Approval</b>	<b>Planning Commission Public Hearing</b>	<b>Planning Commission Recommendation</b>	<b>Planning Commission Approval</b>	<b>City Council Approval</b>
<b>Development Type ↓</b>					
Change of Use Permit**	X				
Concept Plan	X - Informal review only				
Conditional Use – New Construction		X	X		X
Conditional Use – Existing Building or Site**	X				
Development Agreement (DA)					X
DA or MDA Amendment – Minor	X				
DA or MDA Amendment – Major					X
Home Occupation*	X				
Lot Line Adjustment	X				
Master Development Agreement (MDA)		X	X		X
Minor Subdivision	X	X		X	
Planned Unit Development		X	X		X
Plat, Amendment**	X				
Plat, Condominium and Final	X				X
Plat, Preliminary		X	X	-	X
Site Plan		X	X	-	X
Site Plan Amendment - Minor	X	X		X	
Site Plan Amendment - Major		X	X	X	X
Temporary Use	X				

\* May be approved by staff unless staff determines Planning Commission approval is necessary based on the criteria in § 19.08.03.

\*\* May be approved by staff unless Planning Commission or Council approval is required per §19.12 or §19.13.

**19.14.06. Application.**

**8. Site Plan Application and Approval Process.**

- a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC).
- b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards.
- c. New site plans shall follow the process below:
  - i. Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development.
  - ii. Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for a public hearing and possible recommendation.
  - iii. Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council.
  - iv. The City Council shall review and take action to table, approve, deny, or to modify the same.
  - v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision.
- d. Amended site plans shall follow the process below:
  - i. Minor amendment: an amendment that does not alter the density, intensity of use, amount of open space, or unit type, and may be approved by the Planning **Director**.
  - ii. Major amendment: an amendment that alters the density, intensity of use, amount of open space or unit type, **and may be approved by the Planning Commission following a public hearing.**

**GENERAL PLAN**

h. **Mixed Waterfront.** The Mixed **Waterfront** designation guides development patterns at key locations along the Utah Lake shoreline **and Jordan River**. This designation accommodates a wide range of land-uses so long as those land-uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore **and riverfront** locations provide. Appropriate mixtures of land-uses would include retail, residential, and/or resort properties. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses would be considered appropriate for this land use designation. A mix of 80% residential and 20% commercial use in the Mixed **Waterfront** designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential and commercial components.

Given the broad range of land-uses that will be included in this area, a sense of consistency, place and arrival will be established with the integration of stylized architecture and proper site design. Developments in the Mixed **Waterfront** area will be required to maintain and enhance public access to the lakeshore and **riverfront and** associated facilities (trails, beaches, boardwalks).

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 10 equivalent residential units (ERU's).

**CODE**

**19.04.25. Mixed Waterfront (MW).**

**1. Purpose and Intent.**

- a. The purpose of the Mixed **Waterfront (MW)** Land Use Zone is to allow for a wide range of land uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore **and riverside** locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties.
- b. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses, as listed in the tables in Section 19.04.07, are considered appropriate uses for this zone. The goal is to accomplish a mix of 80% residential **land area** and 20% commercial **land area** in this zone, **and no development containing less than 20% commercial land area will be considered.**
- c. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types, and sizes should be permitted. Residential densities in this zone shall not exceed **14** ERUs per acre.
- d. Other important characteristics that must be addressed in this land use zone include neighborhood services and facilities, social gathering places, attractive landscaping, convenient access to public areas along the lakeshore, appropriately-placed parking, a sense of personal safety, well-maintained housing, and attractive parks.
- e. Certain land uses have been identified as either ancillary uses or edge uses only.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Mixed **Waterfront** Zone.

3. **Conditional Uses.** The uses identified in 19.04.07.3 as Conditional Uses in the Mixed **Waterfront (MW)** Zone, with some uses identified in that section limited to edge or ancillary use only.

**4. Minimum Development Size and Lot Sizes.**

- a. The minimum size requirement for development in this zone is **one acre.**
- b. Lots within a **one acre or larger** development may be created based upon an approved Master Development Plan contained in a Master Development Agreement.

- c. All developments in this zone are required to develop a Master Development Plan that includes maps and descriptions of how the entire property is anticipated to develop (see Chapters 19.12, 19.13, and 19.14) and to enter into a Master Development Agreement.
- d. The minimum lot size for single family dwellings is 5,000 square feet. For multi-family structures where each unit is separately owned, the minimum lot size shall be based on each building rather than each individual unit.
- e. Home Occupations may require a minimum lot size greater than 5,000 square feet based on the requirements of Chapter 19.08. Each Home Occupation will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.
- f. Schools, churches or other uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. The City Council shall use the following criteria in determining whether the minimum lot size shall be greater than one acre:
  - 1. the maximum number individuals using the building at one time;
  - 2. the number of required off-street parking required in this Title;
  - 3. traffic and transportation concerns;
  - 4. compatibility with adjacent uses;
  - 5. adverse impacts on adjacent uses; and
  - 6. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc.
- g. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.

**5. Setbacks and Yard Requirements.**

- a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
- b. All primary buildings in this zone are required to maintain minimum setbacks as follows:
  - i. Front: Twenty-five feet.
    - 1. For single family structures or multi-family structures, the front plane of the home may encroach by up to ten feet into the required setback, if the garage is set back an increased distance from the required setback in an equal amount to the front plane's encroachment. For example, if the setback for the front plane is 20 feet, the setback for the garage must be 30 feet. Likewise, if the setback for the front plane is 22 feet, the setback of the garage must be at least 28 feet.
    - 2. An unenclosed front entry or porch may encroach up to five feet into the twenty-five-foot front setback. This encroachment may be combined with a reduced setback for the front plane (accompanied by an increased setback to the garage) but in no case shall the front plane and porch combined be set back less than 20 feet.
  - ii. Sides:
    - 1. single family structures: 5/10 feet (minimum/combined);
    - 2. multi-family and non-residential structures: 5 feet to property line or 10 feet between structures, whichever is greater.
  - iii. Rear: 15 feet
- c. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    - 1. Front: 20 feet
    - 2. Side abutting street: 15 feet
  - ii. The front setback and the side setback abutting the street can be reversed, but in no case shall the two setbacks be less than 20 and 15 feet.
- d. All accessory structures in this zone are subject to the standards identified in Section 19.05.
- e. Accessory structures requiring a building permit shall be set back a minimum of 5 feet from rear and interior side property lines, and shall not be placed within any front or street-side yard area..
- f. There shall be a five foot minimum separation between all sides of the accessory buildings and any other structure in this zone.

- 6. **Minimum Lot Width.** For single family homes, the minimum lot width shall be no less than 40 feet. For multi-family structures where each unit is separately owned, the minimum lot width shall be based on each building rather than each individual unit.

7. **Minimum Lot Frontage.** For single family homes, the minimum lot frontage shall be no less than 35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public or private street. For multi-family structures where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual unit.
8. **Maximum Height of Structures.** No structure in this zone shall exceed 40 feet in height.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is 50%. For multi-family units where each dwelling is separately owned, the maximum lot coverage shall be based on each building rather than each individual unit.
10. **Minimum Dwelling Size.** Every dwelling unit in this zone shall contain a minimum of 1,000 square feet of living space above grade.
11. **Development Standards.** The following development standards shall apply to this zone:
  - a. **Architectural Review.** The Urban Design Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
  - b. **Landscaping Buffers.** For multi-family and non-residential structures, Front yards and other yard areas facing a public street shall have a landscaped area of not less than 15 linear feet. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street Parking Requirements.)
  - c. **Commercial Uses.**
    - i. No commercial use may be placed within 200 feet of single family development existing at the time of commercial development.
    - ii. The majority of commercial uses shall be located adjacent to the waterfront. Where the main access road to the development also intersects with an arterial, a minority of the commercial development may be located at this intersection.
  - d. **Density Transition.** Where development abuts existing single-family development, similar low densities shall be placed adjacent to the existing development, which may then transition to higher densities as distance from existing development increases.
  - e. **Access.** Primary access to a Mixed Waterfront development shall not occur on local roads through existing single-family residential neighborhoods, and shall occur on collector or arterial roads.
12. **Open Space and Landscaping Requirement.** There shall be a minimum requirement of 25% of the total residential project area to be installed as open space for either public or common space not reserved in individual lots, and a minimum requirement of 25% of the total commercial project area to be installed as landscaping. Open space shall meet the definition in Section 19.02.02. If the open space is common space, the developer shall record a public access easement at plat recordation. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (13) below.
13. **Sensitive Lands.**
  - a. Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development and no development credit shall be given for sensitive lands.
  - b. All sensitive lands shall be placed in protected open space.
  - c. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.
14. **Timing of Open Space and Landscaping Installation.** All open space and landscaping shall be completed in accordance with the approved Site Plan or Plat Approval and shall be installed prior to the issuance of a Certificate of Occupancy for any building. A Performance and Warranty Bond will be required in accordance with Section 19.12.05. The Planning Director may approve exceptions where weather conditions prohibit the completion of approved and required improvements in accordance with Section 19.06.05. It shall be the responsibility of the property owner to maintain all approved open space and landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping and Fencing.
15. **Trash Storage.** All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference.

**19.26.04. Uses Permitted within a Planned Community District.**

1. **Permitted and Conditional Uses.** Since the character and land use designations of each Community Plan may vary widely, a specific list of uses that are permitted by-right or conditionally permitted is not dictated in this zone. Instead, the detailed list of uses that are permitted by right or conditionally permitted shall be established in each Village Plan. Generally, however, the establishment of uses that are permitted by right, or conditionally permitted within a particular Village Plan, shall be guided but not limited to the following Sections of the Land Development Code:
  - a. Agricultural: Subsections 19.04.08 (2) and (3).
  - b. Residential: Subsections 19.04.09 (2) and (3).
  - c. Neighborhood Commercial: Subsections 19.04.20 (2) and (3).
  - d. Mixed Use: Subsections 19.04.21 (2) and (3).
  - e. Regional Commercial: Subsections 19.04.22 (2) and (3).
  - f. Office Warehouse: Subsections 19.04.23 (2) and (3).
  - g. Industrial: Subsections 19.04.24 (2) and (3).
  - h. Mixed **Waterfront**: Subsections 19.04.25 (2) and (3).
  - i. Business Park: Subsections 19.04.26 (2) and (3).

**ORDINANCE NO. 15-26 (9-15-15)**

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

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

**WHEREAS**, the General Plan was enacted September 13, 2005 and has been amended from time to time; and

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

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

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

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

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

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

**SECTION I - ENACTMENT**

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

**SECTION II - AMENDMENT OF CONFLICTING ORDINANCES**

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

**SECTION III - EFFECTIVE DATE**

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

**SECTION IV - SEVERABILITY**

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

**SECTION V - PUBLIC NOTICE**

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

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

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this \_\_\_ day of \_\_\_\_\_, 2014.

Signed: \_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
Lori Yates, City Recorder

\_\_\_\_\_  
Date

**VOTE**

Shellie Baertsch \_\_\_\_\_  
Rebecca Call \_\_\_\_\_  
Michael McOmber \_\_\_\_\_

Stephen Wilden  
Bud Poduska





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**General Plan Amendment and Rezone  
Chui Property  
September 15, 2015  
Public Hearing**

Report Date:	Tuesday, September 8, 2015
Applicant:	n/a, City Initiated
Owner (if different):	Patricia and Richard Chiu
Location:	Redwood Road and Jordan River, north of Dalmore Meadows
Major Street Access:	Redwood
Parcel Number(s) and size:	58:032:0142, 45.078855 acres
General Plan Designation:	Low Density Residential
Zone:	Agriculture (A)
Adjacent Zoning:	A, R-3
Current Use:	Vacant
Adjacent Uses:	Residential, Vacant
Previous Meetings:	None
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Kimber Gabryszak

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**A. Executive Summary:**

This City initiated General Plan amendment is to change the designation of a ~45 acre parcel from Low Density Residential to Mixed Waterfront. The City proposes to rezone the property from Agriculture to Mixed Waterfront concurrently with the General Plan amendment.

**Staff Recommendation:**

Staff recommends that the City Council conduct a public hearing and take public comment on the Rezone and GP Amendment, and consider taking action on the Rezone and GP Amendment. Options for the Rezone and GP amendment include approval, denial, or continuance, and are outlined in Section H of this report.

**B. BACKGROUND:** The purposed of the original Mixed Lakeshore zone was to enable development that takes advantage of the recreational and scenic qualities of Utah Lake. The City is in the process of amending this zone to permit its application along the Jordan River as well as Utah Lake, as both Utah Lake and Jordan River offer similar amenities. The amended zone will be called "Mixed Waterfront", and all properties in the City currently designated Mixed Lakeshore on the Future Land Use Map will be renamed. Additionally, the City has proposed amending the designation for the first property on the Jordan River to Mixed Waterfront, and rezone the property at the same time.

The Planning Commission will hold a hearing on September 10, 2015. As their hearing will take place after this report, Staff will provide a report of action prior to the Council hearing.

- C. SPECIFIC REQUEST:** The City proposes to change the General Plan designation of this ~45 acre parcel from Low Density Residential to Mixed Waterfront, and concurrently rezone the property from Agriculture to Mixed Waterfront. As this is a City initiated change, no concept plan is required.

Information on the allowed and conditional uses in the Mixed Waterfront zone, as well as the currently proposed standards under review by the City Council, are included as Exhibits 2 and 3.

**D. PROCESS**

**General Plan Amendment and Rezone**

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

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

**Development 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."*

There is no petition for this change, so no concept plan or Master Development Agreement is required.

**E. COMMUNITY REVIEW:**

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

The property owner was also provided with a letter outlining the proposed change, including permitted and conditional uses in both the current and proposed zones, and other related development standards.

**F. GENERAL PLAN:**

The site is currently designated as Low Density Residential on the adopted Future Land Use Map. The City proposes an amendment to Mixed Waterfront, to further the General Plan's goal of taking advantage of the scenic and recreational qualities of Utah Lake and the Jordan River. The property is located along the Jordan River, and its proximity between Redwood Road, Pioneer Crossing, and SR 73 makes the location appropriate for a mixed medium-density residential development including limited commercial uses.

**G. CODE CRITERIA:**

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

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

### **Rezone and General Plan Amendments**

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

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

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;  
**Consistent.** *The application is consistent with the goals of the General Plan as outlined in Section F of the staff report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;  
**Consistent.** *The proposal enables development to enable more residents to benefit from proximity to the Jordan River.*
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.** *This will be the first rezone in the City to a Mixed Waterfront type zone, which will enable the goals of that Land Use Designation to be more fully realized.*
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.** *Enabling development in the Mixed Waterfront zone will benefit the public by providing development that provides more access and utilization of the Jordan River.*

### **H. Recommendation and Alternatives:**

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

#### **Option 1, Approval**

*(Staff supports this option)*

"I move to **approve** the General Plan Amendment and Rezone of the ~45.08 acre parcel 58:032:0142, from Low Density Residential and Agriculture to Mixed Waterfront, as identified in Exhibit 1, with the Findings 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.

#### **Option 2, Continuance**

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

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

**Option 3, Denial**

"I move to **deny** the General Plan Amendment and Rezone of the ~45.08 acre parcel 58:032:0142, from Low Density Residential and Agriculture to Mixed Waterfront, as identified in Exhibit 1, with the Findings below:

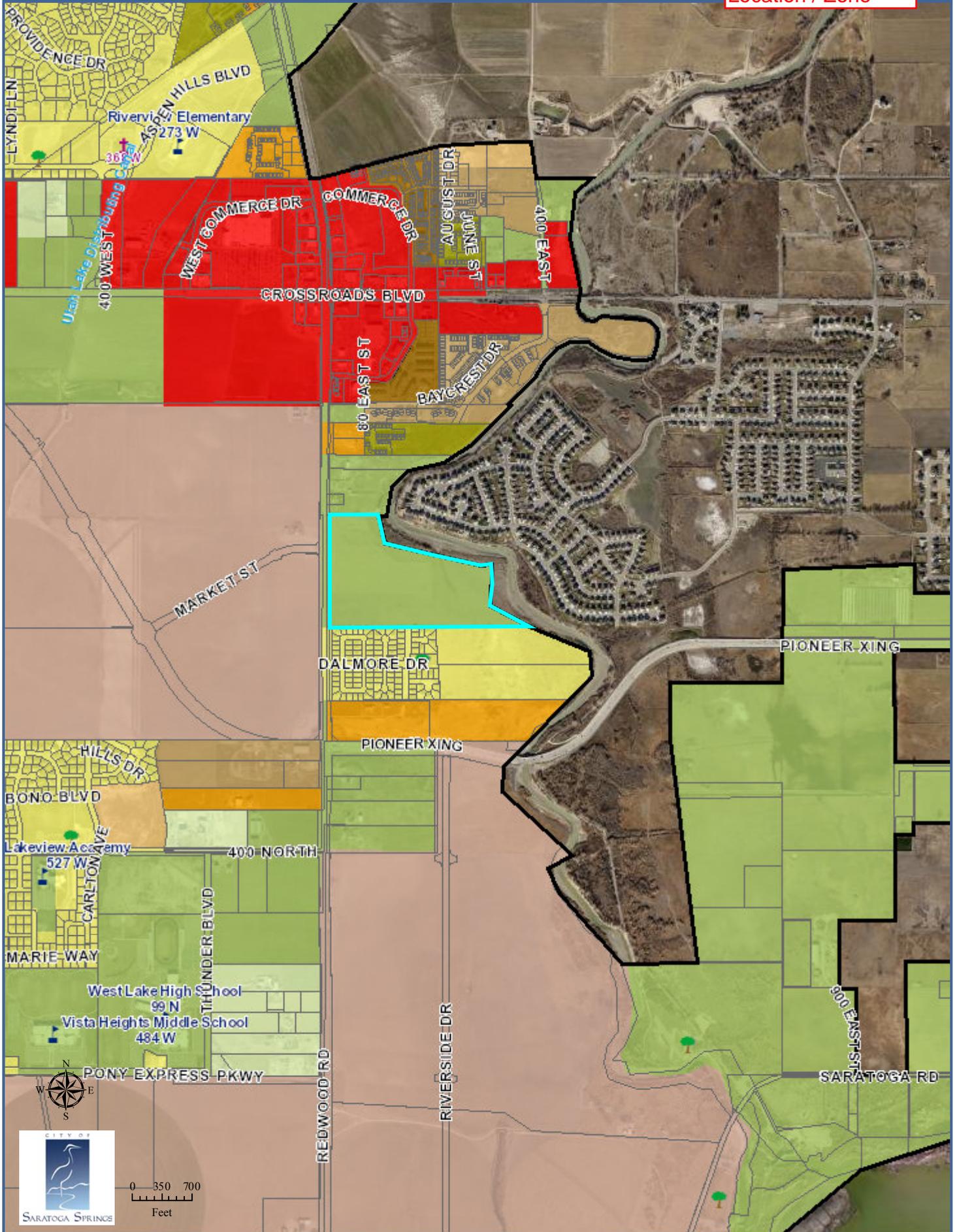
1. The General Plan amendment will result in a decrease in public health, safety, and welfare as articulated by the Council: \_\_\_\_\_, and/or
2. The rezone is not consistent with Section 19.17.04 of the Code, subsection \_\_\_\_\_, as articulated by the Council: \_\_\_\_\_.

**I. Exhibits:**

1. Property to be Rezoned – Location Map & Current Zone (page 5)
2. Mixed Waterfront Zone Uses (pages 6-9)
3. Mixed Waterfront Zone, proposed General Plan & Zone (pages 10-13)

# Chiu Property Location & Zone - Rezone MW

Exhibit 1  
Location / Zone



through a Site Plan review according to the requirements within the Land Development Code.

**3. Permitted and Conditional Uses by Zone-Commercial:**

The following table lists the Permitted and Conditional uses for the Nonresidential Zones in the City of Saratoga Springs. Empty boxes means that the use is prohibited in that zone. Uses not listed are also prohibited.

**P= Permitted C= Conditional**

	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Alcoholic Beverage, Package Agency					C				
Alcoholic Beverage, State Liquor Store					C				
Animal Hospital, Large/Large Veterinary Office	C	C	P	P					
Animal Hospital, Small/Small Veterinary Office	C	C	P	P					
Arts & Crafts Sales	C	P	P			P			
Automobile Refueling Station		C	C	C	C				
Automobile Rental & Leasing Agency			C	C	P		C <sup>A</sup>		
Automobile Repair, Major				C	C				
Automobile Repair, Minor			C**	C	C		C <sup>E</sup>		
Automobile Sales			C**		C				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			C**	C	P				
Bakery, Commercial				C	C				
Bakery, Retail	P	P	P			P	C		
Bed and Breakfast		C				C			
Bookstore	P	P	P			P	P <sup>AC<sup>E</sup></sup>		
Building Material Sales (with outdoor storage)			C**	C	P				
Building Material Sales (without outdoor storage)			C	C	C				
Bus Lot									P
Car Wash (full service)			C				C <sup>A</sup>		
Car Wash (self service)			C**	C	C				
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL

	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Child Care Center	C	C	C			C <sup>A</sup>	C <sup>A</sup>		
Churches	C	C				C		C	
Commercial & industrial laundries				C	P				
Commercial Recreation		C	C	C	C	P			
Commuter/Light Rail Station			P	P	P		C	C	
Contract construction services establishments				C	P				
Contract Services Office				P	P				
Convenience Store		C	P	C			C <sup>E</sup>		
Convenience Store/Fast Food Combination			C**				C <sup>E</sup>		
Copy Center	C	P	P	C			C <sup>A</sup>		
Crematory/Embalming Facility				C	C				
Dry Cleaners	C	P	P				C <sup>E/A</sup>		
Dwelling, Above commercial		P	C			P			
Dwelling, Multi-Family		P				P			
Dwelling, Single-Family		P				P			
Dwelling, Three-Family		P				P			
Dwelling, Two-Family		P				P			
Educational Center	C	C	C	C			C	P	
Electronic Media Rental & Sales		C	P						
Electronic Sales & Repair		C	P				C <sup>A</sup>		
Equipment Sales & Services			C		P				
Financial Institution		P	P				P <sup>A</sup>		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P		P	P <sup>A</sup>		
Fitness Center( 5,001 sq. ft. or larger)	C	C	C	C			C <sup>A</sup>		
Floral Sales	P	P	P			P	P <sup>A</sup>		
Fueling Station									P
Fueling Station, Cardlock Facility									P
Funeral Home	C	C	C						
Grocery Store		C	P			P			
Hair Salon	P	P	P			P			
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL

	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Hardware & Home Improvement Retail		C	P						
Home Occupations	See §19.08	See §19.08	See §19.08	See §19.08					
Hospital			P				C	P	
Hotels			C	C	C	C	C		
Ice Cream Parlor	P	P	P			P	C <sup>A</sup>		
Impound Yard					C				
Kennel, Commercial			C	C	P				
Laundromat			C	C	C				
Library		P	P					P	
Light Manufacturing				C	C		C		
Marina						P			
Mining					C				
Mixed Use		P				P			
Neighborhood Grocery Store		P				P			
Motels			C	C	C	C			
Non-Depository Institutions			C						
Office, High Intensity				P	C		C		
Office, Medical and Health Care	C	C	P				P	P	
Office, Professional	C	P	P	P	C	P	P		
Pawn Shop				C	C				
Personal Service Establishment	C	C		C		C	C <sup>A</sup>		
Plant & Tree Nursery	C		C	C	P				
Postal Center	C	C	P	C			P <sup>A</sup>	P	
Preschool	C	C	C			C <sup>A</sup>	C <sup>A</sup>		
Printing, lithography & publishing establishments				C	C		P		
Public & private utility building or facility			C	C	C	C		C	C
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	
Reception Centers	C	C	P			P	C		
Recreation Center			C		C	C			
Recreation Rentals			P			P			
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL

	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Recreational Vehicle Sales			C**						
Recycling Facilities					C				
Research & Development			C	C	C		P	P	
Residential facilities for elderly persons		C				C			
Residential Facilities for Persons with a Disability		C				C			
Restaurant, Casual			P	C		C <sup>E</sup>	C <sup>E</sup>		
Restaurant, Deli	P	P	P			P	C <sup>A</sup>		
Restaurant, Sit Down	P	P	P	P		P	P <sup>E</sup>		
Retail Sales	P	P	P	P		P	C <sup>A</sup>		
Retail, Big Box			C						
Retail, Specialty	P	P	P	P		P			
Retail, Tobacco Specialty Store				C	C				
School, Public									
School, Trade or Vocational				P	P		P	P	
Sexually Oriented Businesses					P				
Shooting Range, indoor or outdoor				C	C				
Storage, Self-Storage, or Mini Storage Units				C	C				
Storage, Outdoor					C				
Storage, Vehicle					C				
Tattoo Parlor					C				
Temporary Sales Trailer		T							
Theater			C			C			
Transit-Oriented Development (TOD)		P				P	C		
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL

<sup>A</sup> The noted Uses shall be allowed in the listed zones as an ancillary use only.

<sup>E</sup> The noted Uses shall be allowed in the listed zones as an edge use only.

\*As an ancillary component of the identified Permitted and Conditional Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require Conditional Use approval.

## GENERAL PLAN

h. **Mixed Waterfront.** The Mixed Waterfront designation guides development patterns at key locations along the Utah Lake shoreline and Jordan River. This designation accommodates a wide range of land-uses so long as those land-uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverfront locations provide. Appropriate mixtures of land-uses would include retail, residential, and/or resort properties. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses would be considered appropriate for this land use designation. A mix of 80% residential and 20% commercial use in the Mixed Waterfront designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential and commercial components.

Given the broad range of land-uses that will be included in this area, a sense of consistency, place and arrival will be established with the integration of stylized architecture and proper site design. Developments in the Mixed Waterfront area will be required to maintain and enhance public access to the lakeshore and riverfront and associated facilities (trails, beaches, boardwalks).

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 10 equivalent residential units (ERU's).

## CODE

### 19.04.25. Mixed Waterfront (MW).

#### 1. Purpose and Intent.

- a. The purpose of the Mixed Waterfront (MW) Land Use Zone is to allow for a wide range of land uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverside locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties.
- b. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses, as listed in the tables in Section 19.04.07, are considered appropriate uses for this zone. The goal is to accomplish a mix of 80% residential land area and 20% commercial land area in this zone, and no development containing less than 20% commercial land area will be considered.
- c. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types, and sizes should be permitted. Residential densities in this zone shall not exceed 14 ERUs per acre.
- d. Other important characteristics that must be addressed in this land use zone include neighborhood services and facilities, social gathering places, attractive landscaping, convenient access to public areas along the lakeshore, appropriately-placed parking, a sense of personal safety, well-maintained housing, and attractive parks.
- e. Certain land uses have been identified as either ancillary uses or edge uses only.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Mixed Waterfront Zone.

3. **Conditional Uses.** The uses identified in 19.04.07.3 as Conditional Uses in the Mixed Waterfront (MW) Zone, with some uses identified in that section limited to edge or ancillary use only.

#### 4. Minimum Development Size and Lot Sizes.

- a. The minimum size requirement for development in this zone is one acre.
- b. Lots within a one acre or larger development may be created based upon an approved Master Development Plan contained in a Master Development Agreement.

- c. All developments in this zone are required to develop a Master Development Plan that includes maps and descriptions of how the entire property is anticipated to develop (see Chapters 19.12, 19.13, and 19.14) and to enter into a Master Development Agreement.
- d. The minimum lot size for single family dwellings is 5,000 square feet. For multi-family structures where each unit is separately owned, the minimum lot size shall be based on each building rather than each individual unit.
- e. Home Occupations may require a minimum lot size greater than 5,000 square feet based on the requirements of Chapter 19.08. Each Home Occupation will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.
- f. Schools, churches or other uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. The City Council shall use the following criteria in determining whether the minimum lot size shall be greater than one acre:
  - 1. the maximum number individuals using the building at one time;
  - 2. the number of required off-street parking required in this Title;
  - 3. traffic and transportation concerns;
  - 4. compatibility with adjacent uses;
  - 5. adverse impacts on adjacent uses; and
  - 6. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc).
- g. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.

**5. Setbacks and Yard Requirements.**

- a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
- b. All primary buildings in this zone are required to maintain minimum setbacks as follows:
  - i. Front: Twenty-five feet.
    - 1. For single family structures or multi-family structures, the front plane of the home may encroach by up to ten feet into the required setback, if the garage is set back an increased distance from the required setback in an equal amount to the front plane's encroachment. For example, if the setback for the front plane is 20 feet, the setback for the garage must be 30 feet. Likewise, if the setback for the front plane is 22 feet, the setback of the garage must be at least 28 feet.
    - 2. An unenclosed front entry or porch may encroach up to five feet into the twenty-five-foot front setback. This encroachment may be combined with a reduced setback for the front plane (accompanied by an increased setback to the garage) but in no case shall the front plane and porch combined be set back less than 20 feet.
  - ii. Sides:
    - 1. single family structures: 5/10 feet (minimum/combined);
    - 2. multi-family and non-residential structures: 5 feet to property line or 10 feet between structures, whichever is greater.
  - iii. Rear: 15 feet
- c. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    - 1. Front: 20 feet
    - 2. Side abutting street: 15 feet
  - ii. The front setback and the side setback abutting the street can be reversed, but in no case shall the two setbacks be less than 20 and 15 feet.
- d. All accessory structures in this zone are subject to the standards identified in Section 19.05.

- e. Accessory structures requiring a building permit shall be set back a minimum of 5 feet from rear and interior side property lines, and shall not be placed within any front or street-side yard area..
  - f. There shall be a five foot minimum separation between all sides of the accessory buildings and any other structure in this zone.
6. **Minimum Lot Width.** For single family homes, the minimum lot width shall be no less than 40 feet. For multi-family structures where each unit is separately owned, the minimum lot width shall be based on each building rather than each individual unit.
7. **Minimum Lot Frontage.** For single family homes, the minimum lot frontage shall be no less than 35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public or private street. For multi-family structures where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual unit.
8. **Maximum Height of Structures.** No structure in this zone shall exceed 40 feet in height.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is 50%. For multi-family units where each dwelling is separately owned, the maximum lot coverage shall be based on each building rather than each individual unit.
10. **Minimum Dwelling Size.** Every dwelling unit in this zone shall contain a minimum of 1,000 square feet of living space above grade.
11. **Development Standards.** The following development standards shall apply to this zone:
- a. **Architectural Review.** The Urban Design Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
  - b. **Landscaping Buffers.** For multi-family and non-residential structures, Front yards and other yard areas facing a public street shall have a landscaped area of not less than 15 linear feet. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street Parking Requirements.)
  - c. **Commercial Uses.**
    - i. No commercial use may be placed within 200 feet of single family development existing at the time of commercial development.
    - ii. The majority of commercial uses shall be located adjacent to the waterfront. Where the main access road to the development also intersects with an arterial, a minority of the commercial development may be located at this intersection.
  - d. **Density Transition.** Where development abuts existing single-family development, similar low densities shall be placed adjacent to the existing development, which may then transition to higher densities as distance from existing development increases.
  - e. **Access.** Primary access to a Mixed Waterfront development shall not occur on local roads through existing single-family residential neighborhoods, and shall occur on collector or arterial roads.
12. **Open Space and Landscaping Requirement.** There shall be a minimum requirement of 25% of the total residential project area to be installed as open space for either public or common space not reserved in individual lots, and a minimum requirement of 25% of the total commercial project area to be installed as landscaping. Open space shall meet the definition in Section 19.02.02. If the open space is common space, the developer shall record a public access easement at plat recordation. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (13) below.

13. **Sensitive Lands.**
  - a. Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development and no development credit shall be given for sensitive lands.
  - b. All sensitive lands shall be placed in protected open space.
  - c. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.
  
14. **Timing of Open Space and Landscaping Installation.** All open space and landscaping shall be completed in accordance with the approved Site Plan or Plat Approval and shall be installed prior to the issuance of a Certificate of Occupancy for any building. A Performance and Warranty Bond will be required in accordance with Section 19.12.05. The Planning Director may approve exceptions where weather conditions prohibit the completion of approved and required improvements in accordance with Section 19.06.05. . It shall be the responsibility of the property owner to maintain all approved open space and landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping and Fencing.
  
15. **Trash Storage.** All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference.

**ORDINANCE NO. 15-27 (9-15-15)**

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE CITY OF SARATOGA SPRINGS' OFFICIAL ZONING MAP AND LAND USE MAP OF THE GENERAL PLAN FOR CERTAIN REAL PROPERTY TOTALING 45.078855 ACRES LOCATED AT APPROXIMATELY 900 NORTH REDWOOD ROAD, EAST OF REDWOOD AND NORTH OF DALMORE MEADOWS; INSTRUCTING THE CITY STAFF TO AMEND THE CITY ZONING MAP AND LAND USE MAP OF THE GENERAL PLAN; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, Utah Code Chapter 10-9a allows municipalities to amend the General Plan and the number, shape, boundaries, or area of any zoning district; and

**WHEREAS**, before the City Council approves any such amendments, the amendments must first be reviewed by the planning commission for its recommendation; and

**WHEREAS**, on September 10, 2015, the Planning Commission held a public hearing after proper notice and publication to consider proposed amendments to the City's Land Use Map contained in the General Plan as well as the City-wide zoning map and forwarded a positive recommendation with conditions; and

**WHEREAS**, on September 15, 2015, the City Council held a public hearing after proper notice and publication to consider the proposed amendments; and

**WHEREAS**, the City Council voted on the application at the September 15, 2015 meeting; and

**WHEREAS**, after due consideration, and after proper publication and notice, and after conducting the requisite public hearing, the City Council has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the Land Use Map of the General Plan and City-wide zoning map be made.

**NOW THEREFORE**, the City Council hereby ordains as follows:

**SECTION I – ENACTMENT**

The property described in Exhibit A is hereby changed from Low Density Residential and R-3 to Mixed Waterfront in the City's Zoning Map and Land Use Map of the General Plan. City Staff is hereby instructed to amend the official City Zoning Map and Land Use Map of the General Plan accordingly.

**SECTION II – AMENDMENT OF CONFLICTING ORDINANCES**

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

**SECTION III – EFFECTIVE DATE**

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

**SECTION IV – SEVERABILITY**

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

**SECTION V – PUBLIC NOTICE**

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

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

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this 15th day of September, 2015.

Signed: \_\_\_\_\_

Jim Miller, Mayor

Attest: \_\_\_\_\_

Lori Yates, City Recorder

\_\_\_\_\_

Date

**VOTE**

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

# City Council Staff Report

**Author:** Jeremy D. Lapin, P.E., City Engineer  
**Subject:** Modified Cul-De-Sac Detail  
**Date:** September 15, 2015  
**Type of Item:** Ordinance 15-27



## **Description:**

### **A. Topic:**

This item is for the adoption of a modified cul-de-sac detail that is compliant with the International Fire Code

### **B. Background:**

Prior to the adoption of the “2015” Engineering Standards and Specifications on July 23, 2015, the City’s cul-de-sac detail (ST-16) had an interior drivable surface diameter of 82’ (measured from face of curb to face of curb). This was not consistent with the turnaround requirements in appendix D of the International fire code which specified a 96’ diameter cul-de-sac. The City adopted appendix D in 2013.

Although a new engineering detail was adopted in July of 2015 that shows a 96’ diameter drivable surface, several projects had already received preliminary or final plat approvals based on the older engineering standard. This modified detail is to allow those projects that have not yet received approved construction drawings to provide a cul-de-sac design that follows the requirements of appendix D of the International Fire Code in the same footprint as the old cul-de-sac design by reducing the width of the park strips to 4-feet.

### **C. Analysis:**

The modified cul-de-sac detail (ST-16A) provides the required 96-feet of drivable surface within the footprint of the older cul-de-sac design thereby preserving the site layout for those projects that were approved by the City prior to the adoption of the new standard.

**Recommendation:** I recommend that the City Council approve Ordinance 15-27 adopting a modified cul-de-sac detail for those projects that have an unexpired preliminary plat approval or unexpired final plat approval received prior to July 23, 2015 and do not yet have approved construction drawings.

**ORDINANCE NO. 15-28 (9-15-15)**

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING A MODIFIED CUL-DE-SAC DETAIL FOR CERTAIN PROJECTS IN THE CITY OF SARATOGA SPRINGS AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, pursuant to authority granted in Utah Code Annotated § 10-3-701 *et seq.*, the City Council for the City of Saratoga Springs may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal ordinances, and administrative ordinances of the City of Saratoga Springs; and

**WHEREAS**, on July 23, 2015, the City Council of the City of Saratoga Springs adopted an amended Engineering Standards and Specification manual including updates to the standard cul-de-sac detail (ST-16); and

**WHEREAS**, prior to this update the cul-de-sac detail had an interior drivable surface diameter of 82' (measured from face of curb to face of curb) which was not consistent with the turnaround requirements in appendix D of the International Fire Code, which specifies a 96' diameter cul-de-sac; and

**WHEREAS**, the City has adopted appendix D of the International Fire Code; and

**WHEREAS**, the updated cul-de-sac detail increased the overall diameter of the cul-de-sac by 14-feet; and

**WHEREAS**, there are subdivision projects that were granted preliminary and/or final plat approval prior to July 23, 2015 with designs that were based upon the old (82-ft diameter) cul-de-sac but do not yet have approved construction drawings, which are not consistent with the adopted Appendix D of the International Fire Code; and

**WHEREAS**, the 96' diameter cul-de-sac is necessary for the public health, safety, and welfare as fire trucks and other apparatus need this width in order to turn around in a cul-de-sac; and

**WHEREAS**, incorporating the new cul-de-sac detail (96-ft) without modifications will have significant and potentially negative impacts to previously approved subdivisions that did not incorporate the Appendix D standard; and

**WHEREAS**, the modified cul-de-sac detail (ST-16A) provides the required 96-feet of drivable surface within the footprint of the older cul-de-sac design thereby preserving the site layout for those projects that were approved by the City prior to the adoption of the new standard while reducing the required park strip to minimize the impact to previously-approved subdivisions.

**NOW THEREFORE**, the City Council of the City of Saratoga Springs, Utah does hereby ordain as follows:

**SECTION I – ENACTMENT**

The adoption of the modified cul-de-sac detail (ST-16A) attached as Exhibit A, incorporated herein by this reference, is hereby adopted.

**SECTION II – AMENDMENT OF CONFLICTING ORDINANCES**

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

**SECTION III – EFFECTIVE DATE**

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

**SECTION IV – SEVERABILITY**

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

**SECTION V – PUBLIC NOTICE**

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

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

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this 15th date of September, 2015.

Signed: \_\_\_\_\_  
Jim Miller, Mayor

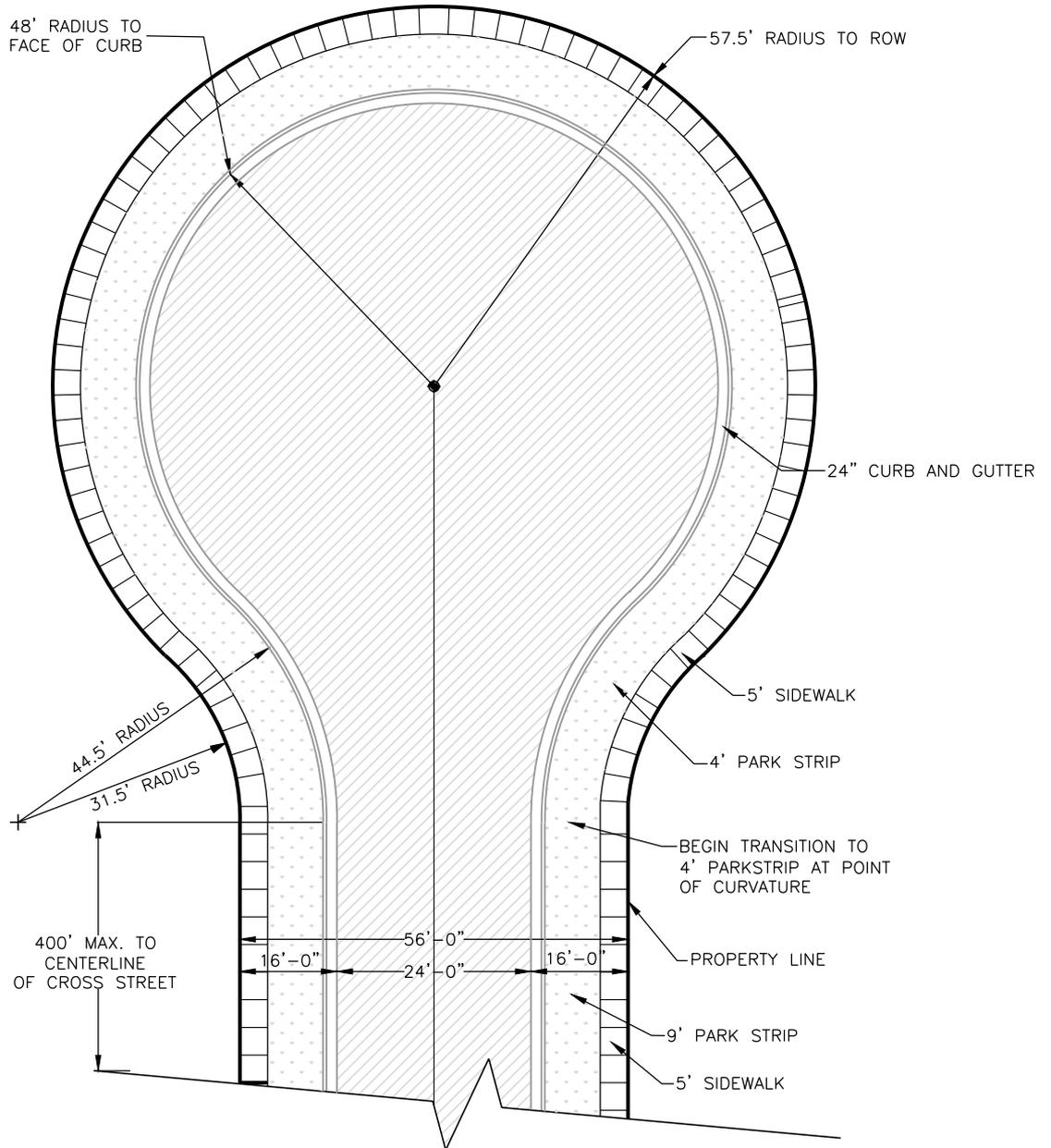
Attest: \_\_\_\_\_  
Lori Yates, City Recorder

\_\_\_\_\_  
Date

**VOTE**

Shellie Baertsch \_\_\_\_\_  
Rebecca Call \_\_\_\_\_  
Michael McOmber \_\_\_\_\_  
Bud Poduska \_\_\_\_\_  
Stephen Willden \_\_\_\_\_

**EXHIBIT A**



**NOTE:**

- 1-THIS STANDARD APPLIES TO ALL PROJECTS THAT HAVE AN UNEXPIRED PRELIMINARY PLAT APPROVAL OR UNEXPIRED FINAL PLAT APPROVAL PRIOR TO JULY 23, 2015 AND DO NOT HAVE APPROVED CONSTRUCTION DRAWINGS BY THE EFFECTIVE DATE OF ORDINANCE 15-27 (9-15-15)
- 2-MAXIMUM 4.0% SLOPE IN CUL-DE-SAC IN ANY DIRECTION
- 3- CUL-DE-SAC DESIGN SHALL COMPLY WITH FIGURE D103.1 OF THE INTERNATIONAL FIRE CODE (MOST RECENT EDITION)

**MODIFIED  
CUL-DE-SAC**

DATE: <b>AUGUST 2015</b>		REVISIONS	
DRAWING NAME: <b>ST-16A</b>		REV	DATE
DRAWN BY: <b>JW</b>		BY	COMMENTS
CHECKED:	APPROVED:		
<b>SARATOGA SPRINGS CITY</b>		1307 N. COMMERCE DR. #200 SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 801-766-9794	



STANDARD DETAILS

STREET STANDARDS

**ST-16A**



## City Council Staff Report

**Talus Ridge Plat F  
Final Plat  
Tuesday, September 15, 2015  
Public Meeting**

Report Date:	Tuesday, September 8, 2015
Applicant:	Edge Homes
Owner:	Timp Land Holdings, LLC
Location:	Approximately 1100 West Talus Ridge Blvd
Major Street Access:	800 West, Talus Ridge Blvd
Parcel Number(s) & Size:	a portion of 58:034:0543, ~40 acres
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	A, R-3, RR
Current Use of Parcel:	Undeveloped, vacant
Adjacent Uses:	Low Density Residential, Rural Residential, Agricultural
Previous Meetings:	2/13/14 and 2/27/14, PC review of Concept Plan and Rezone request 3/25/14, CC review of Concept Plan and Rezone request 6/12/14, PC review of Preliminary Plat
Previous Approvals:	7/1/14, CC approval of Preliminary Plat 9/2/14, CC approval of open space and phasing plan 9/2/14, CC approval of Final Plat A 12/12/14, CC approval of Final Plat B 5/19/15, CC approval of Final Plat C 8/18/15, CC approval of Final Plat D 8/18/15, CC approval of Final Plat E
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	None
Author:	Kara Knighton, Planner I

- A. Executive Summary:** This is a request for final plat approval for Talus Ridge Plat F, which consists of 8.88 acres in the R-3 zone and includes 27 lots and 0.00 acres of open space.

**Recommendation:**

**Staff recommends that the City Council conduct a public meeting, take public comment at their discretion, discuss the proposed final plat, and vote to approve the final plat as outlined in Section "I" of this report.** Alternative include continuation of the item, and denial.

- B. Background:** The preliminary plat for the entire Talus Ridge development was approved by the City Council on July 1, 2014 and included 216 lots. The Council granted approval for of lot size reductions and the conditions specifically allow for 81 lots to be in the 9,000-9,999 square foot range. Corner lots that were between 10,000-11,000 square feet were not addressed in the preliminary plat conditions of approval, but the plans indicate many corner lots that are below 11,000 square feet.

<b>Plat</b>	<b>Lots between 9,000-10,000 sq. ft.</b>	<b>Corner lots between 10,000-11,000</b>	<b>Total number of lots</b>
A	9	2	31
B	33	8	49
C	2	2	23
D	4	5	24
E	14	0	27
F	8	2	27
G	6	2	24
Future Plats: E-1, G-1, G-2	1	0	10
<b>TOTALS</b>	<b>77</b>	<b>21</b>	<b>215</b>

The lot size reduction was previously granted by the City Council because of additional benefits granted to the City including:

- The developer will bury the canal and construct a trail within the canal right of way.
- The developer will construct a 77 foot wide right of way running east/west through the property.
- Two of the open spaces are large parks that have a wide public frontage which is an enhancement to the park space.
- The developer will be installing mast planned storm drain lines, culinary, and secondary water lines.

The boundary of Plat F is consistent with the open space and phasing plan that was approved by the City Council on September 2, 2014 (attached). The running totals for the project are below:

<b>Plat</b>	<b>Total Acreage</b>	<b>Total Open Space</b>	<b>Cumulative Open Space</b>
A	16.65	3.59	21.56%
B	22.63	6.56	25.84%
C	8.00	0	21.46%
D	10.28	1.33	19.94%

E	10.46	2.07	19.92%
F	8.88	0	<b>17.62%</b>
<b>Totals</b>	<b>76.90</b>	<b>13.55</b>	

- C. Specific Request:** This is a request for Final Plat approval for Plat F of the Talus Ridge Development, which consists of 27 lots in the R-3 zone.
- D. Process:** Section 19.13.04 of the City Code states that Final Plats require approval by the City Council. No public hearing is required.
- E. Community Review:** Prior to City Council review of the proposed final plat, the Preliminary Plat was reviewed by the Planning Commission at a public hearing on June 12, 2014 and by the City Council at a public meeting on July 1, 2014. The public hearing with the Planning commission 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.

During the public hearing with the Planning Commission and at the subsequent City Council meeting, neighboring residents in the Agricultural zone made the following comments:

- Support was given for placing notification on the title and/or plat that neighboring properties have animals and agricultural rights.
- Animals contribute to smells, noise, flies, dust, etc. Future buyers need to be aware of this.
- If a vinyl fence is placed between the future lots and the agricultural properties it will be easily broken by animals. They currently have a barb-wire fence. A pre-cast fence was suggested.
- Children are attracted to animals and it is important that measures are taken to prevent harm to children.

In order to address these concerns, one of the conditions of the preliminary plat approval was that a note be placed on the title to notify the buyers of neighboring agricultural rights. Condition number three in Section "I" of this report addresses this condition. The applicant and neighboring agricultural property owners were encouraged to work toward a solution on fencing. The applicant proposed vinyl fencing and was willing to share costs with neighboring property owners for a concrete fence. *(The proposed plans do not include a fence; the code did not require fencing between Agricultural and residential property when the preliminary plat was approved).*

**F. Review:**

Wildland Urban Interface: A portion of the property is within the Wildland Urban Interface (WUI), a fire zone with additional fire separation and mitigation requirements. The City Engineer has included conditions of approval to ensure that these requirements are met (exhibit 1).

Cul-de-sacs: The Engineering department recently updated the standards for cul-de-sacs; the size was increased from 110' diameter to a 125' diameter. The preliminary plat was approved under the previous standard; however, the larger diameter is needed to comply with fire code. The fire code is a health and safety standard, and preliminary plat approval does not vest projects from needing to comply with such requirements. This change impacts two cul-de-sacs within this phase. In order to reach a compromise with the applicant so they do not lose lots, and meet the necessary turning radius per fire code, staff recommends a cul-de-sac with the same drivable surface (96' diameter) called out in a new standard as required by fire code, but recommends a narrower park-strip (4' rather than 9'). This results in an overall diameter of 115', and allows the applicant to move forward without losing any lots.

The Fire Chief is supportive of this compromise, and Engineering has proposed a modified standard to be adopted on the same City Council agenda as this item. This modified standard will be allowed only for projects that received preliminary plat approval under the old standard.

- G. General Plan:** The site is designated as Low Density Residential on the adopted Future Land Use Map. 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.”

**Staff conclusion: consistent.** The overall project is 88.80 acres and requires 15% open space (13.32 acres); the overall project includes 15.85% open space. Sensitive lands may not be considered when calculating density. The sensitive lands include the detention areas, the drainage channel, and the canal right of way, which constitute 4.09 acres of property, resulting in a net area of 84.71 acres. 216 lots are proposed; thus the density is 2.55 units per acre (216 units/84.71 acres).

- H. Code Criteria:** Applicable code sections are summarized below. Please see the “Planning Review Checklist” attached as Exhibit 3 for the full analysis.
- 19.04, Land Use Zones – complies with condition to increase three lots (lot size reduction discussed below)
  - 19.05.02, Supplemental Regulations – Complies
  - 19.06, Landscaping and Fencing – Complies
  - 19.12, Subdivisions – Complies
  - 19.13, Process – Complies

Additional Discussion:

Minimum Lot Sizes: complies, as approved with the preliminary Plat.

19.04.12(4) states that the minimum lot size in the R-3 zone is 10,000 square feet and outlines criteria that may be evaluated for consideration of a lot size reduction to 9,000 square feet.

During the Preliminary Plat review, the City Council granted approval of 81 lots in the 9,000 to 9,999 square foot size range. Plat F includes 8 lots ranging in size from 9,000-9,999 square feet.

**I. Recommendation and Alternatives:**

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

**Recommended Motion – Approval:**

“I move that the City council approve the Talus Ridge Plat F Final Plat, located at approximately 1100 West Talus Ridge Blvd, with the findings and conditions below:

**Findings**

1. The proposed final plat is consistent with the General Plan as explained in the findings in Section “G” of this report, which findings are incorporated herein by this reference.
2. With conditions, the proposed final plat meets all the requirements in the Land Development Code as explained in Section “H” of this report, which findings are incorporated herein by this reference.
3. The proposed final plat is consistent with the approved phasing and open space plan and the approved Preliminary Plat. The lot layout, density, and open space locations and configurations are consistent with the approved plans.

**Conditions:**

1. That all requirements of the City Engineer are met, including those listed in the attached report.
2. That all requirements of the Fire Chief are met.
3. Notification of the neighboring Agricultural rights shall be placed on the title to notify future buyers of abutting uses. This document shall be recorded concurrently with the final plat.
4. The landscape plans are approved as proposed.
5. The fencing around the open space shall be six foot tall semi-private white vinyl.
6. Lots 605, 615, and 619 shall be increased to comply with the minimum size of 9,000 sq. ft. as approved with the preliminary plat.
7. Any other conditions or changes as articulated by the City Council:

\_\_\_\_\_.

**Alternative Motions:**

**Alternative 1 – Continuance**

The City Council may choose to continue the item. “I move to **continue** the final plat 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 – Denial**

The City Council may also choose to deny the application. “I move that the City Council deny the Talus Ridge Plat F Final Plat, generally located at 1100 West Talus Ridge Blvd, with the findings below.”

1. The final plat is not consistent with the General Plan, as articulated by the City Council: \_\_\_\_\_, and/or,
2. The final plat is not consistent with Section [19.04, 19.05.02, 19.06, 19.12, 19.13] of the code, as articulated by the City Council:  
\_\_\_\_\_.

**J. Exhibits:**

1. City Engineer's Report (Pages 7-8)
2. Location & Zone Map (Page 9)
3. Planning Review Checklist (Pages 10-13 )
4. Approved Phasing and Open Space Plan (Page 14)
5. Proposed Final Plat F (Page 15 )

## City Council Staff Report

**Author:** Jeremy D. Lapin, City Engineer

**Subject:** Talus Ridge Plat F

**Date:** September 15, 2015

**Type of Item:** Final Plat Approval



### Description:

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

### B. Background:

*Applicant:* Edge Homes - Timp Land Holdings, LLC  
*Request:* Final Plat Approval  
*Location:* 600 North 800 West  
*Acreage:* 8.88 acres - 27 lots

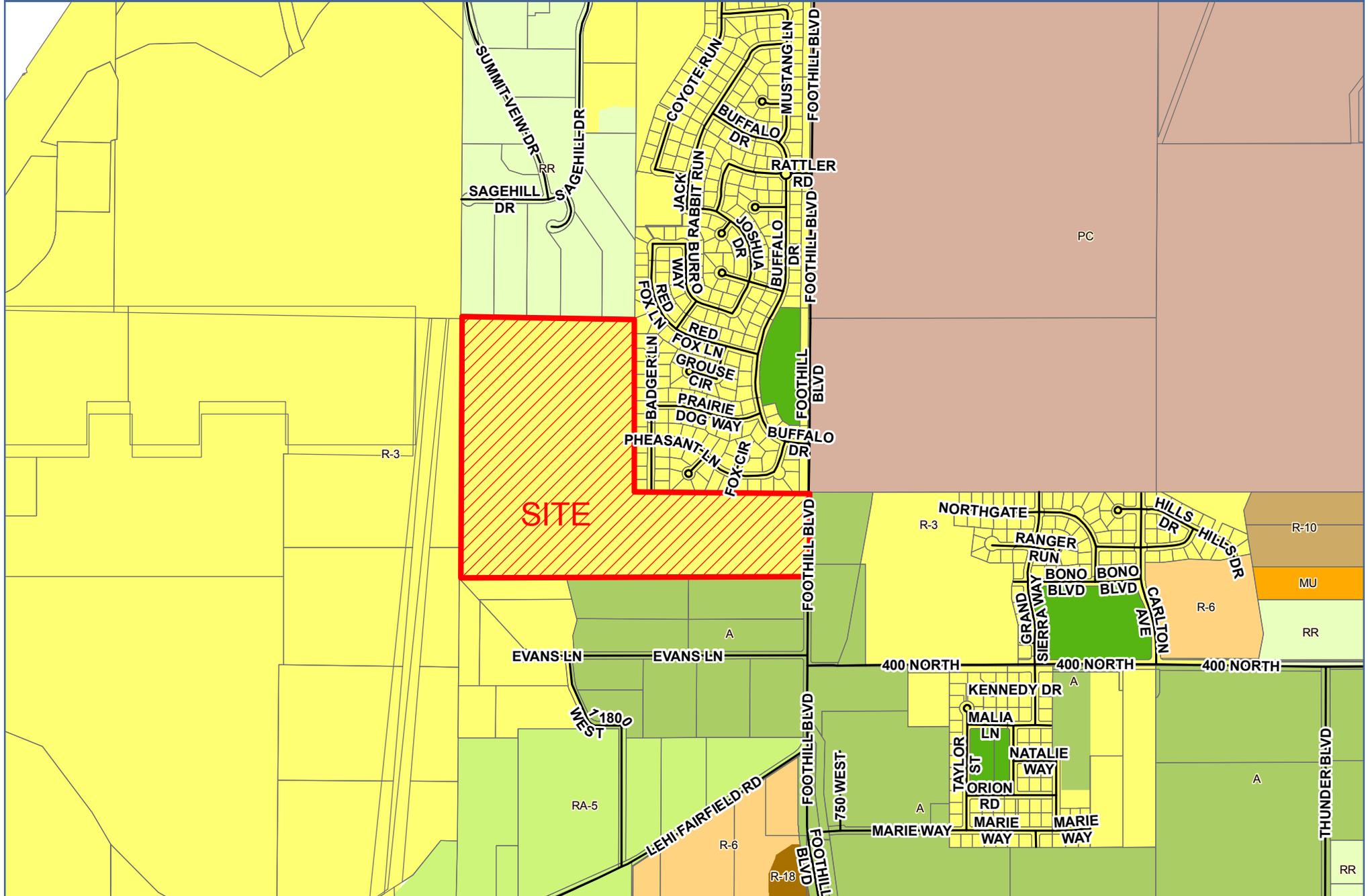
**C. Recommendation:** Staff recommends the approval of final plat subject to the following conditions:

### D. Conditions:

- A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.
- B. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.
- C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- D. Submit easements for all off-site utilities not located in the public right-of-way.
- E. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.
- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

- G. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- I. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- J. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.
- K. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
- L. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- M. Developer shall provide a finished grading plan for all lots and shall stabilize and reseed all disturbed areas.
- N. Landscaping and irrigation shall be installed by the developer for along Talus Ridge Drive except for the frontage adjacent to corner lots.
- O. The entire lot frontage of lots 600-605 along Talus Ridge Drive shall be improved with Plat F and Talus Ridge Drive shall be included with Plat F to the western boundary of Talus Ridge.
- P. Lot grading shall not exceed a 4:1 slope.
- Q. Erosion control measures shall be installed immediately upon completion of the retaining rock wall.
- R. All cul-de-sacs shall have a ninety-six diameter drivable surface in accordance with international fire code.
- S. Developer shall comply with the Wildland- Urban Interface Area requirements including providing access to such areas for emergency vehicles and ensuring the minimum defensible space is provided for individual buildings or structures.

L O O O O O M O O



T O O O O R D O O



## APPLICATION R VI C C LIST

### A li ation Information

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<b>ate Re eive</b>	7-27-15
<b>Pro e t Name</b>	Talus Ridge
<b>Pro e t Re uest / Ty e</b>	Final Plat F
<b>Bo y</b>	City Council
<b>Meeting Ty e</b>	Public Meeting
<b>A li ant</b>	Edge Homes
<b>O ner if ifferent</b>	Timp Land Holdings, LLC
<b>Lo ation</b>	~1100 West Talus Ridge
<b>Ma or Street A ess</b>	800 West, Talus Ridge Blvd
<b>Par el Num er s an si e</b>	58:034:0543, ~40 acres
<b>General Plan esignation</b>	Low Density Residential
<b>one</b>	R-3
<b>A a ent oning</b>	R-3, A, RR
<b>Current se</b>	Undeveloped, vacant
<b>A a ent ses</b>	Low Density Residential, Agricultural
<b>Previous Meetings</b>	Preliminary Plat approved 7/1/2014
<b>Ty e of A tion</b>	Administrative
<b>Lan se Aut ority</b>	City Council
<b>Future Routing</b>	None
<b>Planner</b>	Kara Knighton, Planner I

### Se tion 19.13 A li ation Su mittal

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- Application Complete: yes
- Rezone Required: no
- General Plan Amendment required: no
- Additional Related Application(s) required: none

### Se tion 19.13.04 Pro ess

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- DRC: 8/17/2015, and 8/24/2015
  - Review wildland urban interface requirements (covered by Engineering requirements)
  - Review Cul-de-sac size
- UDC: N/A for single family
- Neighborhood Meeting: N/A
- PC: N/A for final. Preliminary previously approved
- CC: 9/15/2015

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## General Review

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### Building Department

- No comments

### Fire Department

- Meet turn-around radius for cul-de-sacs. 96' diameter required.

### GIS / Assessment

- GIS had no comments

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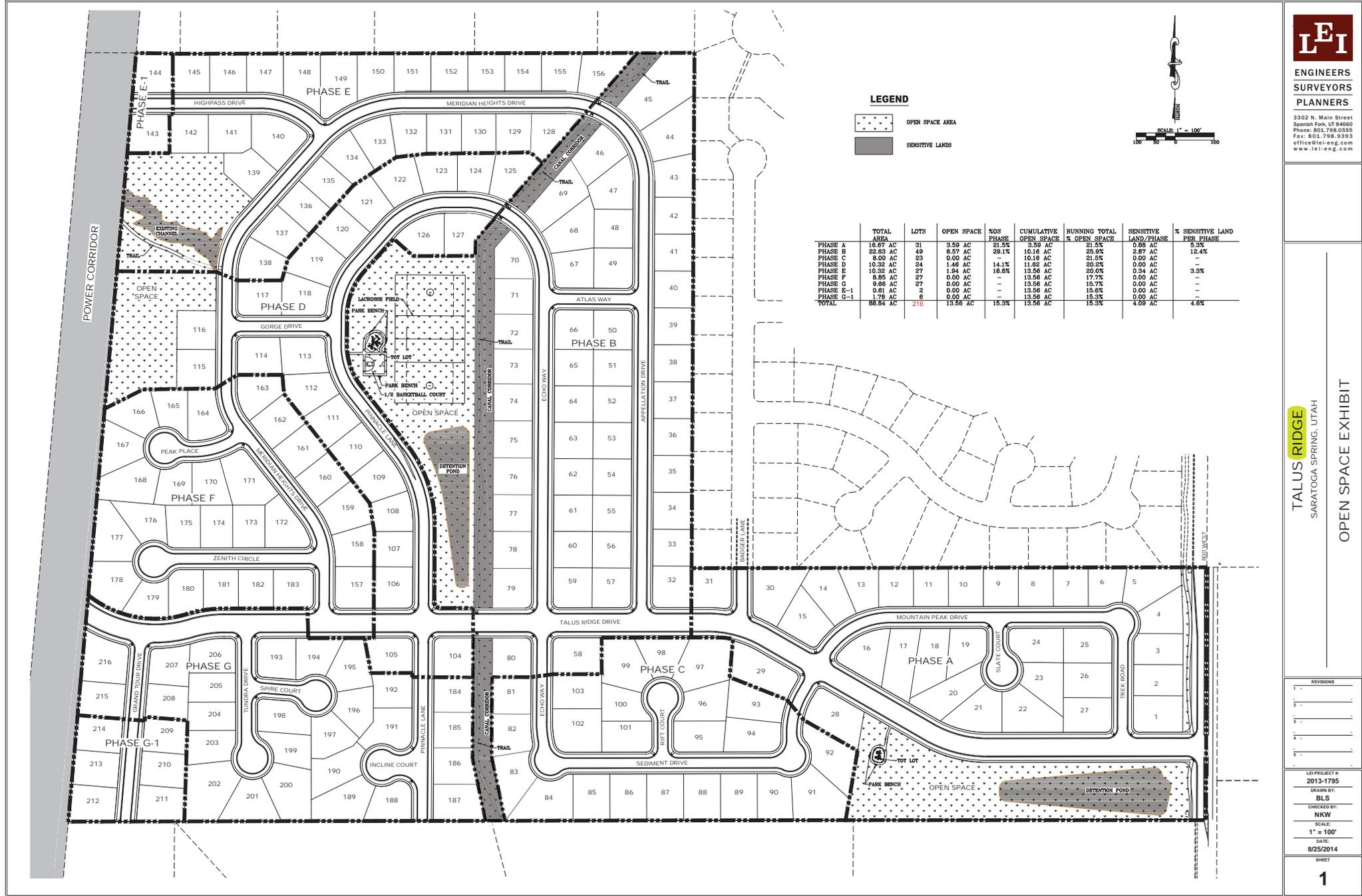
## Code Review

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- 19.04, Land Use Zones
  - Zone: R-3
  - Use: Permitted Use- single family residential
  - Density: Up to 3 units per acre allowed- Plat F is 8.88 acres with 27 lots (3.04 units per acre). Overall density is 2.39 units per acre.
  - Minimum lot size: Can comply. Lots 605, 615, and 619 shall be increased to comply with the minimum size of 9,000 sq. ft. as approved with the preliminary plat. All other lots comply with the 9,000 square foot minimum granted by City Council during Preliminary Plat review.
  - Setbacks:
    - The setback detail meets requirements and indicates:
      - 25' front
      - 20' corner side
      - 8' minimum side yard, 20' total
      - 25' rear
  - Lot width: 70' wide required at front setback
  - Lot Frontage: 35' required on a public or private street
  - Height: 35' max
  - Lot Coverage: 50% max
  - Dwelling size: 1,250 square feet of living space, minimum required above grade
  - Open Space / Landscaping: 15% required- overall development complies, see overall open space and phasing plan
    - Plat A included 3.59 acres of open space (21.53%) within 16.67 acres, and a proposed total lot and two benches. Plat B included 6.57 acres of open space (29%) within 22.63 acres to be developed with: a basketball half-court, a playground, a lacrosse field, and a trail along the canal. A restroom is also proposed in the Plat B park and will be constructed with Phase D. Plat C is 8.00 acres and does not include open space. Plat D includes 1.33 acres of open space. Plat E includes 2.07 acres of open space. Plat F is currently proposed with 8.88 acres and does not include open space.

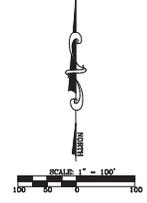


- Connecting streets are required: Complies. The plan indicates stub streets in all directions to provide connections.
    - Pedestrian walkways, trails, and other logical linkages are required. Complies. The overall plan includes the canal trail, a small portion of the 800 West trail, and sidewalks in the public right of way.
    - Driveway location for lots next to an arterial: N/A
    - Access: Two separate means of access are required whenever the total number of dwelling units exceeds 50. Complies. There are more than two access points onto Talus Ridge Boulevard within the project.
    - Lot design: The design shall not create lots that are not buildable due to size, shape, topography, terrain, etc. Complies.
    - Lot frontage: All lots shall have frontage on a road that meets City standards. Complies. Each lot has frontage.
    - Flag lots: None proposed.
    - Public roads may not be included in lots. Complies.
    - Property lines: Side property lines shall be at approximate right angles to the street line or radial to the street line. Complies. All side property lines are approximate right angles or radial to the street.
    - Corner lots: Corner lots shall be platted ten percent larger than the minimum for the zone. Complies with approved lot reduction of 9,000 square feet; corner lots are 10,233 or larger.
    - Boundary: No lot shall be divided by a municipal boundary line. Complies.
    - Remnants: Remnants of property that do not meet the code requirements shall not be left in a subdivision. Complies. There are no remnant pieces.
    - Double access lots are not permitted with the exception of corner lots. Complies.
    - Arterials: Subdivisions along arterials shall comply with the adopted arterial cross section. Complies.
  - Procedure / submittal requirements. City Council approval required.
- Section 19.13, Process
  - General Considerations:
    - General Plan: Low Density Residential. Complies.
    - Natural Features: None
    - Community & Public Facilities: Complies with approved open space and phasing plan and code requirements for open space.
  - Notice / Land Use Authority: The City Council is the land use authority for final plats. Mailed notices are not required for final plats.
  - Development Agreement / MDA: N/A for this project.
  - Payment in Lieu of Open Space: N/A for this project.
  - 19.13.09(9) requires a phasing plan for phased developments. Complies.
    - A phasing and open space plan was approved by the City Council on September 2, 2014.
- 19.18, Signs: None proposed.
- 19.27, Addressing – GIS had no comments



**LEGEND**

- OPEN SPACE AREA
- SENSITIVE LANDS



	TOTAL AREA	LOTS	OPEN SPACE	%S PHASE	CUMULATIVE OPEN SPACE	RUNNING TOTAL % OPEN SPACE	SENSITIVE LAND/PHASE	% SENSITIVE LAND PER PHASE
PHASE A	16.87 AC	31	3.58 AC	21.2%	3.58 AC	21.2%	0.88 AC	5.3%
PHASE B	22.83 AC	49	6.57 AC	29.1%	10.16 AC	25.9%	2.87 AC	12.4%
PHASE C	8.00 AC	23	0.00 AC	-	10.16 AC	21.8%	0.00 AC	-
PHASE D	10.32 AC	24	1.46 AC	14.1%	11.62 AC	20.2%	0.00 AC	-
PHASE E	10.32 AC	27	1.94 AC	18.8%	13.56 AC	20.0%	0.34 AC	3.3%
PHASE F	8.85 AC	27	0.00 AC	-	13.56 AC	17.7%	0.00 AC	-
PHASE G	9.66 AC	27	0.00 AC	-	13.56 AC	15.7%	0.00 AC	-
PHASE G-1	0.91 AC	2	0.00 AC	-	13.56 AC	15.6%	0.00 AC	-
PHASE G-1	1.78 AC	6	0.00 AC	-	13.56 AC	15.3%	0.00 AC	-
<b>TOTAL</b>	<b>88.84 AC</b>	<b>216</b>	<b>13.56 AC</b>	<b>15.3%</b>	<b>13.56 AC</b>	<b>15.3%</b>	<b>4.09 AC</b>	<b>4.6%</b>

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

**TALUS RIDGE**  
 SARATOGA SPRING, UTAH  
**OPEN SPACE EXHIBIT**

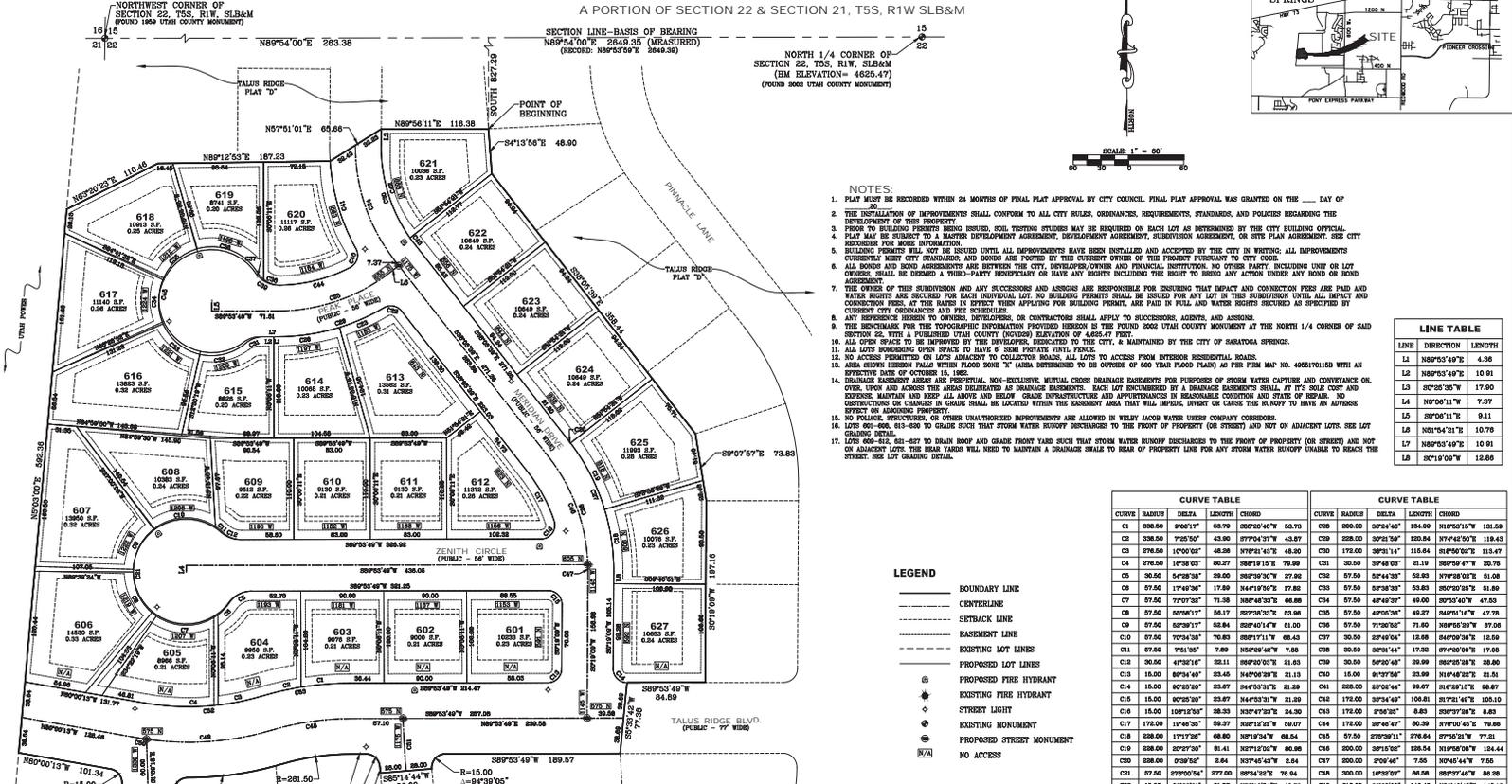
REVISIONS
1
2
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8

LEI PROJECT #	2013-1795
DRAWN BY:	BLS
CHECKED BY:	NKW
SCALE:	1" = 100'
DATE:	8/25/2014
SHEET	1

# TALUS RIDGE PLAT "F"

SARATOGA SPRINGS, UTAH  
A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SL&M



- NOTES:**
1. THIS MAP WAS RECORDED WITHIN 30 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, REGULATIONS, STANDARDS AND POLICIES REGARDING THE IMPROVEMENT 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. THIS PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDS 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 NOT CITY STANDARDS AND BEING AS PROVED BY THE CURRENT OWNER OF THE PROPERTY FURNISH TO THE CITY.
  6. ALL BOUNDARY AND ROAD AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTIONS. NO OTHER PARTY, INCLUDING CITY OR LAND OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFCIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BIND ANY ACTION UNDER ANY KIND OF BOUNDARY 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 PERMITS, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND PRE SCHEDULES.
  8. ANY REPRESENTATION TO OTHER DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
  9. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE POINT 3002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 22 WITH A PROVED UTAH COUNTY (UDORS) ELEVATION OF 4625.47 FEET.
  10. ALL OPEN SPACE TO BE IMPROVED BY THE DEVELOPER, PROVIDED TO THE CITY, & MAINTAINED BY THE CITY OF SARATOGA SPRINGS.
  11. ALL LOTS BEARING OPEN SPACE TO HAVE A 5' MIN FRONT YARD SETBACK.
  12. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM EXTERIOR RESIDENTIAL ROADS.
  13. AREA UNDER EXISTING PAVES WITH FLOOR SLOPE 7% (GRADE DETERMINED TO BE 0.008000 PER YEAR) SHALL BE AS PER PERMITS MAP NO. 466101018 WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
  14. DRAINAGE DRAINAGE AREAS AND NECESSARY, NON-EXCLUSIVE, MUTUAL CROSS DRAINAGE AGREEMENTS FOR PURPOSES OF STORM WATER CAPTURE AND CONVEYANCE ON, UPON AND ACROSS THE AREAS DELINEATED AS DRAINAGE BARRIERS. EACH LOT IMPROVED BY A DRAINAGE BARRIER SHALL, AT ITS SOLE COST AND EXPENSE, MAINTAIN AND KEEP ALL ASPECTS AND BEHOLD GRADE INFRASTRUCTURE AND APPEARANCES IN REASONABLE CONDITION AND STATE OF REPAIR. NO OBSTRUCTIONS OR CHANGES IN GRADE SHALL BE LOCATED WITHIN THE BARRIERS AREA THAT WILL IMPAIR, INTERFERE OR CAUSE THE BARRIER TO HAVE AN ADVERSE EFFECT ON DRAINAGE PROPERTY.
  15. NO GRADING, STRUCTURES, OR OTHER UNAUTHORIZED IMPROVEMENTS ARE ALLOWED IN WETLAND AREAS UNLESS COMPANY CONSIDERS.
  16. LOTS 606-611, 613-627 TO GRADE SUCH THAT STORM WATER RUNOFF DISCHARGES TO THE FRONT OF PROPERTY (OR STREET) AND NOT ON ADJACENT LOTS OR ON ADJACENT LOTS. THE REAR YARDS WILL NEED TO MAINTAIN A DRAINAGE SWALE TO REAR OF PROPERTY LINE FOR ANY STORM WATER RUNOFF UNABLE TO REACH THE STREET. SEE LOT GRADING DETAIL.

- LEGEND**
- BOUNDARY LINE
  - CENTERLINE
  - SETBACK LINE
  - EASEMENT LINE
  - EXISTING LOT LINES
  - PROPOSED LOT LINES
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - STREET LIGHT
  - EXISTING MONUMENT
  - PROPOSED STREET MONUMENT
  - NO ACCESS

**LINE TABLE**

LINE	DESCRIPTION	LENGTH
L1	N89°53'49"E	4.38
L2	N89°53'49"E	10.91
L3	S0°20'30"W	17.90
L4	N10°06'11"W	7.37
L5	S0°06'11"E	9.11
L6	N5°16'21"E	10.91
L7	N89°53'49"E	10.91
L8	S0°19'09"W	12.88

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	338.50	90°01'17"	53.79	100.00
C2	338.50	175°50'17"	53.79	100.00
C3	278.50	170°00'20"	48.38	87.94
C4	318.50	173°00'20"	52.27	97.94
C5	325.50	142°00'17"	50.00	92.94
C6	375.50	174°00'20"	57.69	107.94
C7	375.50	71°00'20"	57.69	107.94
C8	375.50	59°00'17"	56.17	107.94
C9	375.50	59°00'17"	56.17	107.94
C10	375.50	59°00'17"	56.17	107.94
C11	375.50	71°00'20"	57.69	107.94
C12	375.50	71°00'20"	57.69	107.94
C13	375.50	71°00'20"	57.69	107.94
C14	375.50	71°00'20"	57.69	107.94
C15	375.50	71°00'20"	57.69	107.94
C16	375.50	71°00'20"	57.69	107.94
C17	375.50	71°00'20"	57.69	107.94
C18	375.50	71°00'20"	57.69	107.94
C19	375.50	71°00'20"	57.69	107.94
C20	375.50	71°00'20"	57.69	107.94
C21	375.50	71°00'20"	57.69	107.94
C22	375.50	71°00'20"	57.69	107.94
C23	375.50	71°00'20"	57.69	107.94
C24	375.50	71°00'20"	57.69	107.94
C25	375.50	71°00'20"	57.69	107.94
C26	375.50	71°00'20"	57.69	107.94
C27	375.50	71°00'20"	57.69	107.94
C28	375.50	71°00'20"	57.69	107.94
C29	375.50	71°00'20"	57.69	107.94
C30	375.50	71°00'20"	57.69	107.94
C31	375.50	71°00'20"	57.69	107.94
C32	375.50	71°00'20"	57.69	107.94
C33	375.50	71°00'20"	57.69	107.94
C34	375.50	71°00'20"	57.69	107.94
C35	375.50	71°00'20"	57.69	107.94
C36	375.50	71°00'20"	57.69	107.94
C37	375.50	71°00'20"	57.69	107.94
C38	375.50	71°00'20"	57.69	107.94
C39	375.50	71°00'20"	57.69	107.94
C40	375.50	71°00'20"	57.69	107.94
C41	375.50	71°00'20"	57.69	107.94
C42	375.50	71°00'20"	57.69	107.94
C43	375.50	71°00'20"	57.69	107.94
C44	375.50	71°00'20"	57.69	107.94
C45	375.50	71°00'20"	57.69	107.94
C46	375.50	71°00'20"	57.69	107.94
C47	375.50	71°00'20"	57.69	107.94
C48	375.50	71°00'20"	57.69	107.94
C49	375.50	71°00'20"	57.69	107.94
C50	375.50	71°00'20"	57.69	107.94
C51	375.50	71°00'20"	57.69	107.94
C52	375.50	71°00'20"	57.69	107.94
C53	375.50	71°00'20"	57.69	107.94
C54	375.50	71°00'20"	57.69	107.94
C55	375.50	71°00'20"	57.69	107.94
C56	375.50	71°00'20"	57.69	107.94
C57	375.50	71°00'20"	57.69	107.94
C58	375.50	71°00'20"	57.69	107.94
C59	375.50	71°00'20"	57.69	107.94
C60	375.50	71°00'20"	57.69	107.94
C61	375.50	71°00'20"	57.69	107.94
C62	375.50	71°00'20"	57.69	107.94
C63	375.50	71°00'20"	57.69	107.94
C64	375.50	71°00'20"	57.69	107.94
C65	375.50	71°00'20"	57.69	107.94
C66	375.50	71°00'20"	57.69	107.94
C67	375.50	71°00'20"	57.69	107.94
C68	375.50	71°00'20"	57.69	107.94
C69	375.50	71°00'20"	57.69	107.94
C70	375.50	71°00'20"	57.69	107.94
C71	375.50	71°00'20"	57.69	107.94
C72	375.50	71°00'20"	57.69	107.94
C73	375.50	71°00'20"	57.69	107.94
C74	375.50	71°00'20"	57.69	107.94
C75	375.50	71°00'20"	57.69	107.94
C76	375.50	71°00'20"	57.69	107.94
C77	375.50	71°00'20"	57.69	107.94
C78	375.50	71°00'20"	57.69	107.94
C79	375.50	71°00'20"	57.69	107.94
C80	375.50	71°00'20"	57.69	107.94
C81	375.50	71°00'20"	57.69	107.94
C82	375.50	71°00'20"	57.69	107.94
C83	375.50	71°00'20"	57.69	107.94
C84	375.50	71°00'20"	57.69	107.94
C85	375.50	71°00'20"	57.69	107.94
C86	375.50	71°00'20"	57.69	107.94
C87	375.50	71°00'20"	57.69	107.94
C88	375.50	71°00'20"	57.69	107.94
C89	375.50	71°00'20"	57.69	107.94
C90	375.50	71°00'20"	57.69	107.94
C91	375.50	71°00'20"	57.69	107.94
C92	375.50	71°00'20"	57.69	107.94
C93	375.50	71°00'20"	57.69	107.94
C94	375.50	71°00'20"	57.69	107.94
C95	375.50	71°00'20"	57.69	107.94
C96	375.50	71°00'20"	57.69	107.94
C97	375.50	71°00'20"	57.69	107.94
C98	375.50	71°00'20"	57.69	107.94
C99	375.50	71°00'20"	57.69	107.94
C100	375.50	71°00'20"	57.69	107.94

**LEI ENGINEERS SURVEYORS PLANNERS**

3024 N. Main Street  
Saratoga Springs, UT 84055  
Tel: 435.852.1888  
Fax: 435.852.1889  
www.lei-engineers.com

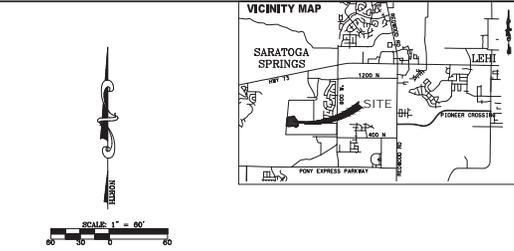
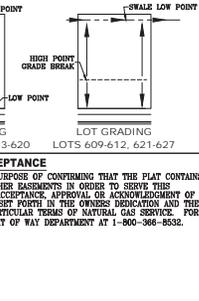
**QUESTAR ACCEPTANCE**

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REVOKE THIS APPROVAL IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET FORTH IN THE 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 1-800-368-8636.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

QUESTAR GAS COMPANY

TITLE: \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 500182, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT PASSED 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 IN SECTION 22 AND SECTION 21, T5S, R1W SL&M. I HAVE MEASURED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT I HAVE EXAMINED ALL RECORDS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTIONS 17-25-11, HAVE MEASURED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT I HAVE EXAMINED ALL RECORDS AND EASEMENTS GRANT OR GRANTED FOR UNDERGROUND FACILITIES, AS SET FORTH IN UTAH CODE SECTION 54-44-5, AND FOR OTHER UTILITY FACILITIES, AS ACCORDINGLY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED THIS WITH THE WITHIN 30 DAYS OF THE RECORDED DATE OF THIS PLAT. A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

**BOUNDARY DESCRIPTION**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22 & THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°54'00"W 283.38 FEET ALONG THE SECTION LINE AND SOUTH 827.28 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN & MERIDIAN, THENCE ALONG THE BOUNDARY OF TALUS RIDGE PLAT "D" THE FOLLOWING 6 COURSES: S41°54'E 48.60 FEET, S89°53'30"E 288.44', S0°07'57"E 73.83, S21°19'09"W 107.16 FEET, S89°53'49"W 64.89 FEET, THENCE S93°34'27"W 77.38 FEET, THENCE S89°53'49"W 189.57 FEET, THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.76 FEET THROUGH A CENTRAL ANGLE OF 84°35'05" (CHORD: S42°34'16"W 22.68 FEET), THENCE S26°14'44"W 56.00 FEET, THENCE ALONG THE ARC OF A 105.00 FOOT NON-TANGENT CURVE (RADIUS BEARS N89°14'44"E) TO THE RIGHT 6.90 FEET THROUGH A CENTRAL ANGLE OF 92°25' (CHORD: S0°04'24"E 6.90 FEET), THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.44 FEET THROUGH A CENTRAL ANGLE OF 85°43'10" (CHORD: N47°13'11"W 20.41 FEET), THENCE S89°53'49"W 17.00 FEET, THENCE ALONG THE ARC OF A 280.50 FOOT RADIUS CURVE TO THE LEFT 75.47 FEET THROUGH A CENTRAL ANGLE OF 10°42'07" (CHORD: S89°57'46"W 75.21 FEET), THENCE ALONG THE ARC OF A 553.50 FOOT RADIUS CURVE TO THE RIGHT 103.67 FEET THROUGH A CENTRAL ANGLE OF 10°42'07" (CHORD: S42°54'47"E 103.68 FEET), THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.04 FEET THROUGH A CENTRAL ANGLE OF 91°49'10" (CHORD: S44°15'17"E 21.55 FEET), THENCE S1°39'18"E 1.90 FEET, THENCE S89°20'42"W 56.00 FEET, THENCE N1°57'18"W 14.11 FEET, THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 20.51 FEET THROUGH A CENTRAL ANGLE OF 78°20'55" (CHORD: N40°44'46"W 18.85 FEET), THENCE N80°13'11"W 10.34 FEET, THENCE S0°20'30"W 582.36 FEET, THENCE ALONG THE BOUNDARY OF TALUS RIDGE PLAT "D" THE FOLLOWING 4 COURSES: S80°22'52"E 110.48 FEET, S89°53'57"E 187.23 FEET, N0°21'01"E 65.66 FEET, THENCE N89°56'11"E 116.38 FEET TO THE POINT OF BEGINNING.

**OWNERS DEDICATION**

I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS **TALUS RIDGE SUBDIVISION** DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNERS VOLUNTARILY DEPEND, INDEPENDENTLY, AND SAVE HARMLESSLY THE CITY OF SARATOGA SPRINGS, UTAH, FROM ANY LIABILITY CLAIMED BY PERSONS WITHIN OR WITHOUT THE SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, INSTALLATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION, AND THAT THIS DEDICATION IS MADE IN WITNESS WHEREOF I HAVE HEREINTO SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

WASATCH LAND COMPANY, BY: GORDON P. JONES, PRESIDENT

**CORPORATION ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
COUNTY OF UTAH \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF \_\_\_\_\_ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXTENDED THE SAME AND THAT THIS SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_  
NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**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 HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND RESTRICTIONS STATED HEREON, 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\_\_

<b>QUESTAR GAS COMPANY</b> APPROVED THIS _____ DAY OF _____, A.D. 20__	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS _____ DAY OF _____, A.D. 20__
<b>COMCAST CABLE TELEVISION</b> APPROVED THIS _____ DAY OF _____, A.D. 20__	<b>CENTURYLINK</b> APPROVED THIS _____ DAY OF _____, A.D. 20__
<b>QUESTAR GAS COMPANY</b>	<b>ROCKY MOUNTAIN POWER</b>
<b>COMCAST CABLE TELEVISION</b>	<b>QUESTAR</b>

<b>FIRE CHIEF APPROVAL</b> APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20__	<b>PLANNING COMMISSION REVIEW</b> APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 20__	<b>SARATOGA SPRINGS ENGINEER APPROVAL</b> APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20__	<b>SARATOGA SPRINGS ATTORNEY</b> APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20__	<b>LEHI CITY POST OFFICE</b> APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20__
<b>CITY FIRE CHIEF</b>	<b>CHAIRMAN, PLANNING COMMISSION</b>	<b>CITY ENGINEER</b>	<b>SARATOGA SPRINGS ATTORNEY</b>	<b>LEHI CITY POST OFFICE REPRESENTATIVE</b>

**PLAT "F" TALUS RIDGE SUBDIVISION SARATOGA SPRINGS UTAH COUNTY, UTAH**

SEALS AND SIGNATURES OF APPROVING OFFICIALS:

SURVEYOR'S SEAL: \_\_\_\_\_ NOTARY SEAL: \_\_\_\_\_ CITY-COUNTY ENGINEER SEAL: \_\_\_\_\_ COUNTY-RECORDER SEAL: \_\_\_\_\_

ATTEST: \_\_\_\_\_ CLERK-RECORDER (SEE SEAL)

THE FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

**RESOLUTION NO. R15-41 (9-15-15)**

**ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Talus Ridge Plat F)**

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

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

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

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

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

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

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



CONSENT OF OWNER OF PROPERTY  
TO BE INCLUDED IN STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT

WHEREAS the City of Saratoga Springs (the “City”), by and through its City Council, has created a Street Lighting Special Improvement District (the “Lighting SID”) to pay for maintenance of street lighting within the subdivisions covered by the Lighting SID.

WHEREAS the undersigned (“Developer”) is the developer of Talus Ridge Plat F (the “Subdivision”) located within the City for which the City Council has given or is expected to give final plat approval.

WHEREAS, *Utah Code Ann.* § 17A-3-307 provides that before the completion of the improvements covered by a special improvement district, additional properties may be added to the special improvement district and assessed upon the conditions set out therein. Since the improvements covered by the Lighting SID are the maintenance of street lighting in the Lighting SID, said improvements are not completed so additional properties may be added to the Lighting SID pursuant to said § 17A-3-307.

WHEREAS, the City is requiring that the Subdivision be included within the Lighting SID in order to provide for the maintenance of street lighting within the Subdivision as a condition of final approval of the Subdivision.

WHEREAS, Developer, as the owner of the property covered by the Subdivision, is required by *Utah Code Ann.* § 17A-3-307 to give written consent to having the property covered by that Subdivision included within the Lighting SID and to consent to the proposed improvements to the property covered by the Subdivision and to waive any right to protest the Lighting SID.

NOW THEREFORE, Developer hereby consents to including the lots and parcels within the Subdivision in the Lighting SID. On behalf of itself and all lot purchasers and/or successors in interests, Developer consents and agrees as follows:

1. Consents to have all property covered by the Subdivision and all lots and parcels created by the Subdivision included within the Lighting SID. The legal description and the tax identification number(s) of the property covered by the Subdivision are set out in Exhibit A attached to this Consent.
2. Consents to the improvements with respect to the property covered by the Subdivision -- that is the maintenance of street lighting within the Subdivision. The street lighting within the Subdivision will be installed by Developer as part of the “Subdivision Improvements.”
3. Agrees to the assessments by the Lighting SID for the maintenance of street lighting within the Lighting SID.

4. Waives any right to protest against the Lighting SID and/or the assessments currently being assessed for all lots in the Lighting SID.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

DEVELOPER:

Name: Edge Homes

Authorized

Signature:

Its:



## City Council Staff Report

**Talus Ridge Plat G  
Final Plat  
Tuesday, September 15, 2015  
Public Meeting**

Report Date:	Tuesday, September 8, 2015
Applicant:	Edge Homes
Owner:	Edge Homes/ Timp Land Holdings, LLC
Location:	Approximately 1100 West Talus Ridge Blvd
Major Street Access:	800 West, Talus Ridge Blvd
Parcel Number(s) & Size:	a portion of 58:034:0543, ~40 acres
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	A, R-3, RR
Current Use of Parcel:	Undeveloped, vacant
Adjacent Uses:	Low Density Residential, Rural Residential, Agricultural
Previous Meetings:	2/13/14 and 2/27/14, PC review of Concept Plan and Rezone request 3/25/14, CC review of Concept Plan and Rezone request 6/12/14, PC review of Preliminary Plat
Previous Approvals:	7/1/14, CC approval of Preliminary Plat 9/2/14, CC approval of open space and phasing plan 9/2/14, CC approval of Final Plat A 12/12/14, CC approval of Final Plat B 5/19/15, CC approval of Final Plat C 8/18/15, CC approval of Final Plat D 8/18/15, CC approval of Final Plat E
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	None
Author:	Kara Knighton, Planner I

- A. Executive Summary:** This is a request for final plat approval for Talus Ridge Plat G, which consists of 8.61 acres in the R-3 zone and includes 24 lots and 0.00 acres of open space.

**Recommendation:**

**Staff recommends that the City Council conduct a public meeting, take public comment at their discretion, discuss the proposed final plat, and vote to approve the final plat as outlined in Section "I" of this report.** Alternatives include continuation of the item and denial.

- B. Background:** The preliminary plat for the entire Talus Ridge development was approved by the City Council on July 1, 2014 and included 216 lots. The Council granted approval for of lot size reductions and the conditions specifically allow for 81 lots to be in the 9,000-9,999 square foot range. Corner lots that were between 10,000-11,000 square feet were not addressed in the preliminary plat conditions of approval, but the plans indicate many corner lots that are below 11,000 square feet.

Plat	Lots between 9,000-10,000 sq. ft.	Corner lots between 10,000-11,000	Total number of lots
A	9	2	31
B	33	8	49
C	2	2	23
D	4	5	24
E	14	0	27
F	8	2	27
G	6	2	24
Future Plats: E-1, G-1, G-2	1	0	10
<b>TOTALS</b>	<b>77</b>	<b>21</b>	<b>215</b>

The lot size reduction was previously granted by the City Council because of additional benefits granted to the City including:

- The developer will bury the canal and construct a trail within the canal right of way.
- The developer will construct a 77 foot wide right of way running east/west through the property.
- Two of the open spaces are large parks that have a wide public frontage which is an enhancement to the park space.
- The developer will be installing mast planned storm drain lines, culinary, and secondary water lines.

The boundary of Plat G is consistent with the phasing plan that was approved by the City Council on September 2, 2014 (attached). The running totals for the project are below:

Plat	Total Acreage	Total Open Space	Cumulative Open Space
A	16.65	3.59	21.56%
B	22.63	6.56	25.84%

C	8.00	0	21.46%
D	10.28	1.33	19.94%
E	10.46	2.07	19.92%
F	8.88	0	17.62%
G	8.61	0	<b>15.85%</b>
<b>Totals</b>	<b>85.51</b>	<b>13.55</b>	

- C. Specific Request:** This is a request for Final Plat approval for Plat G of the Talus Ridge Development consisting of 24 lots in the R-3 zone.
- D. Process:** Section 19.13.04 of the City Code states that Final plats require approval by the City Council. No public hearing is required.
- E. Community Review:** Prior to City Council review of the proposed final plat, the Preliminary Plat was reviewed by the Planning Commission at a public hearing on June 12, 2014 and by the City Council at a public meeting on July 1, 2014. The public hearing with the Planning Commission 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.

During the public hearing with the Planning commission and at the subsequent City Council meeting, neighboring residents in the Agricultural zone made the following comments:

- Support was given for placing notification on the title and/or plat that neighboring properties have animals and agricultural rights.
- Animals contribute to smells, noise, flies, dust, etc. Future buyers need to be aware of this.
- If a vinyl fence is placed between the future lots and the agricultural properties it will be easily broken by animals. They currently have a barb-wire fence. A pre-cast fence was suggested.
- Children are attracted to animals and it is important that measures are taken to prevent harm to children.

In order to address these concerns, one of the conditions of the preliminary plat approval was that a note be placed on the title to notify the buyers of neighboring agricultural rights. Condition number 3 in Section "I" of this report addresses this condition. The applicant and neighboring agricultural property owners were encouraged to work toward a solution on fencing. The applicant proposed vinyl fencing and was willing to share costs with neighboring property owners for a concrete fence. *(The proposed plans do not include a fence; the code did not require fencing between Agricultural and residential property when the preliminary plat was approved).*

- F. Review:**

Wildland Urban Interface: A portion of the property is within the Wildland Urban Interface (WUI), a fire zone with additional fire separation and mitigation requirements. The City Engineer has included conditions of approval to ensure that these requirements are met (exhibit 1).

Cul-de-sacs: The Engineering department recently updated the standards for cul-de-sacs; the size was increased from 110' diameter to a 125' diameter. The preliminary plat was approved under the previous standard; however, the larger diameter is needed to comply with fire code. The fire code is a health and safety standard, and preliminary plat approval does not vest projects from needing to comply with such requirements. This change impacts two cul-de-sacs within this phase. In order to reach a compromise with the applicant so they do not lose lots, and meet the necessary turning radius per fire code, staff recommends a cul-de-sac with the same drivable surface (96' diameter) called out in a new standard as required by fire code, but recommends a narrower park-strip (4' rather than 9'). This results in an overall diameter of 115', and allows the applicant to move forward without losing any lots.

The Fire Chief is supportive of this compromise, and Engineering has proposed a modified standard to be adopted on the same City Council agenda as this item. This modified standard will be allowed only for projects that received preliminary plat approval under the old standard.

- G. General Plan:** The site is designated as Low Density Residential on the adopted Future Land Use Map. 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.”

**Staff conclusion: consistent.** The overall project is 88.80 acres and requires 15% open space (13.32 acres); the overall project includes 15.85% open space. Sensitive lands may not be considered when calculating density. The sensitive lands include the detention areas, the drainage channel, and the canal right of way, which constitute 4.09 acres of property, resulting in a net area of 84.71 acres. 216 lots are proposed; thus the density is 2.55 units per acre (216 units/84.71 acres).

- H. Code Criteria:** Applicable code sections are summarized below. Please see the “Planning Review Checklist” attached as Exhibit # for the full analysis.

- 19.04, Land Use Zones – Complies (lot size reduction discussed below)
- 19.05.02, Supplemental Regulations – Complies
- 19.06, Landscaping and Fencing – Complies
- 19.12, Subdivisions – Complies
- 19.13, Process – Complies

Additional Discussion:

**Minimum Lot Sizes: complies, as approved with the Preliminary Plat.**

19.04.13(4) states that the minimum lot size in the R-3 zone is 10,000 square feet and outlines criteria that may be evaluated for consideration of a lot size reduction to 9,000 square feet. During the Preliminary Plat review, the City Council granted approval of 81 lots in the 9,000 to 9,999 square foot size range. Plat G includes 6 lots ranging in size from 9,000-9,999 square feet.

**I. Recommendation and Alternatives:**

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

**Staff Recommended Option – Approval:**

“I move that the City Council approve the Talus Ridge Plat G Final Plat, located at approximately 1100 West Talus Ridge Blvd, with the findings and conditions below:

**Findings**

1. The proposed final plat is consistent with the General Plan as explained in the findings in Section “G” of this report, which findings are incorporated herein by this reference.
2. The proposed final plat meets all requirements in the Land Development Code as explained in Section “H” of this report, which findings are incorporated herein by this reference.
3. The proposed final plat is consistent with the approved phasing and open space plan and the approved Preliminary Plat. The lot layout, density, and open space locations and configurations are consistent with the approved plans.

**Conditions:**

1. That all requirements of the City Engineer are met, including those listed in the attached report.
2. That all requirements of the Fire Chief are met.
3. Notification of the neighboring Agricultural rights shall be placed on the title to notify future buyers of abutting uses. This document shall be recorded concurrently with the final plat.
4. The landscape plans are approved as proposed.
5. The fencing around the open space shall be six foot tall semi-private white vinyl.
6. Any other conditions as articulated by the City Council: \_\_\_\_\_  
\_\_\_\_\_.

**Alternative 1 - Continuance**

The City Council may choose to continue the item. “I move to **continue** the final plat 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 – Denial**

The City Council may also choose to deny the application. “I move to **deny** the Talus Ridge Plat G Final Plat, generally located at 1100 West Talus Ridge Blvd, with the findings below.”

1. The final plat is not consistent with the General Plan, as articulated by the City Council: \_\_\_\_\_, and/or,

2. The final plat is not consistent with Section [19.04, 19.05.02, 19.06, 19.12, 19.13] of the Code, as articulated by the City Council:
- 

**J. Exhibits:**

1. City Engineer's Report (Pages 7-8)
2. Location & Zone Map (Page 9)
3. Planning Review Checklist (Pages 10-13)
4. Approved Phasing and Open Space Plan (Page 14)
5. Proposed Final Plat G (Page 15)

## City Council Staff Report

**Author:** Jeremy D. Lapin, City Engineer  
**Subject:** Talus Ridge Plat G  
**Date:** September 15, 2015  
**Type of Item:** Final Plat Approval



### Description:

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

### B. Background:

*Applicant:* Edge Homes - Timp Land Holdings, LLC  
*Request:* Final Plat Approval  
*Location:* 600 North 800 West  
*Acreage:* 8.61 acres - 24 lots

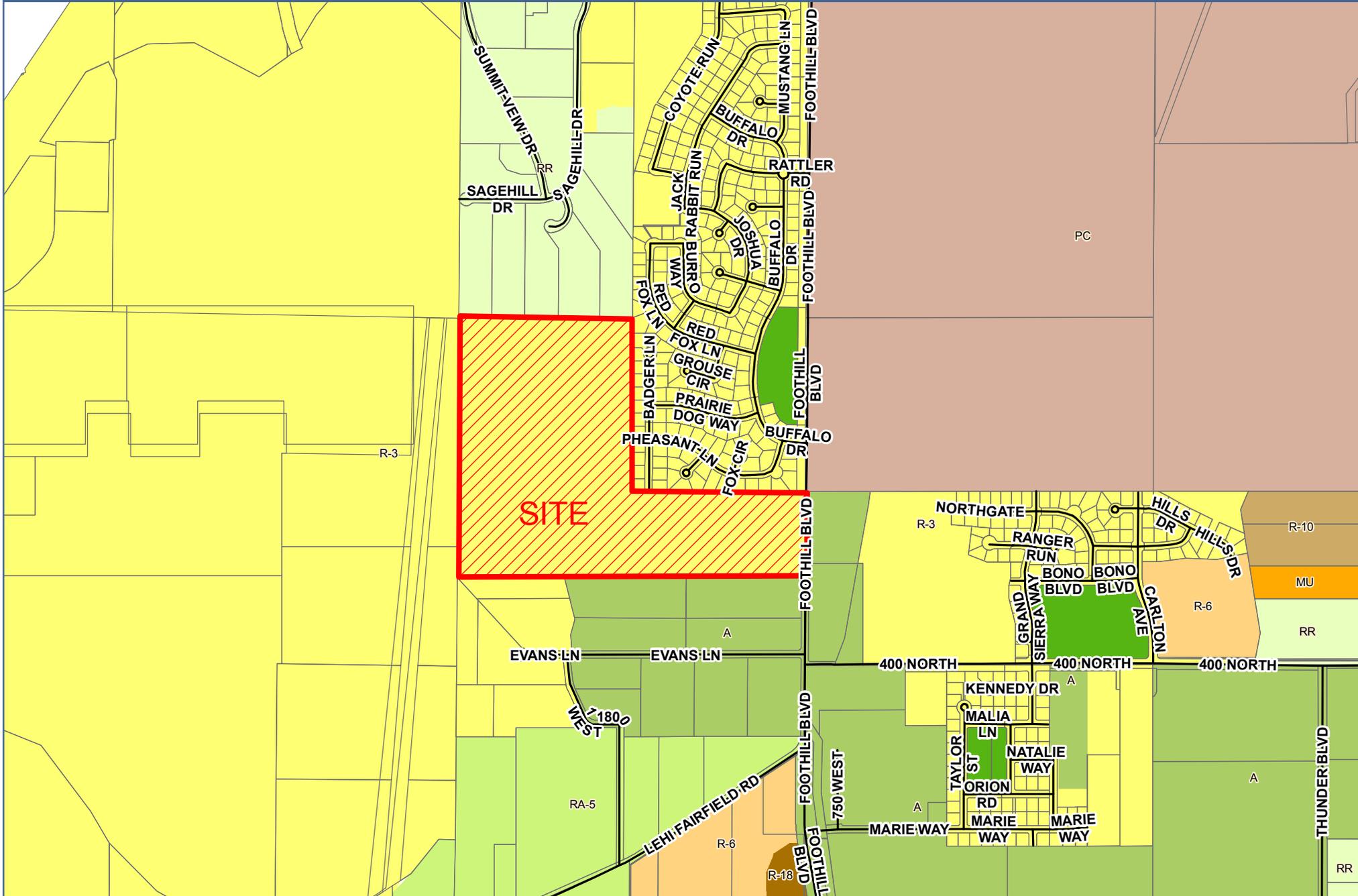
**C. Recommendation:** Staff recommends the approval of final plat subject to the following conditions:

### D. Conditions:

- A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.
- B. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.
- C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- D. Submit easements for all off-site utilities not located in the public right-of-way.
- E. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.
- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

- G. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- I. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- J. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.
- K. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
- L. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- M. Developer shall provide a finished grading plan for all lots and shall stabilize and reseed all disturbed areas.
- N. Lot grading shall not exceed a 4:1 slope.
- O. Erosion control measures shall be installed immediately upon completion of the retaining rock wall.
- P. All cul-de-sacs shall have a ninety-six diameter drivable surface in accordance with international fire code.
- Q. Developer shall comply with the Wildland - Urban Interface Area requirements including providing access to such areas for emergency vehicles and ensuring the minimum defensible space is provided for individual buildings or structures.
- R. Talus Ridge Drive shall be included with Talus Ridge Plat F to the western boundary of the project.
- S. The entire right of way of Pinnacle Lane shall be improved and dedicated with Talus Ridge Plat G.

000000 M00



0000 R000



## APPLICATION REVIEW CHECKLIST

### Application Information

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Application Received	8-12-2015
Project Name	Talus Ridge
Project Request / Type	Final Plat G
Body	City Council
Meeting Type	Public Meeting
Applicant	Edge Homes
Owner if different	Timp Land Holdings, LLC
Location	~1100 West Talus Ridge
Major Street Address	800 West, Talus Ridge Blvd
Parcel Numbers and size	58:034:0543, ~40 acres
General Plan designation	Low Density Residential
Zone	R-3
Applicant zoning	R-3, A, RR
Current use	Undeveloped, vacant
Applicant uses	Low Density Residential, Agricultural
Previous Meetings	Preliminary Plat Approval 7/1/2014
Type of Application	Administrative
Land Use Authority	City Council
Future Routing	None
Planner	Kara Knighton, Planner I

### Section 19.13 Application Submittal

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- Application Complete: yes
- Rezone Required: no
- General Plan Amendment required: no
- Additional Related Application(s) required: none

### Section 19.13.04 Process

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- DRC: 8/17/2015, and 8/24/2015
  - Review wildland urban interface requirements (covered by Engineering requirements)
  - Review Cul-de-sac size
- UDC: N/A for single family
- Neighborhood Meeting: N/A
- PC: N/A for final. Preliminary previously approved
- CC: 9/15/2015

## General Review

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### Building Department

- No comments

### Fire Department

- Meet turn-around radius for cul-de-sacs. 96' diameter required.

### GIS / Addressing

- GIS had no comments

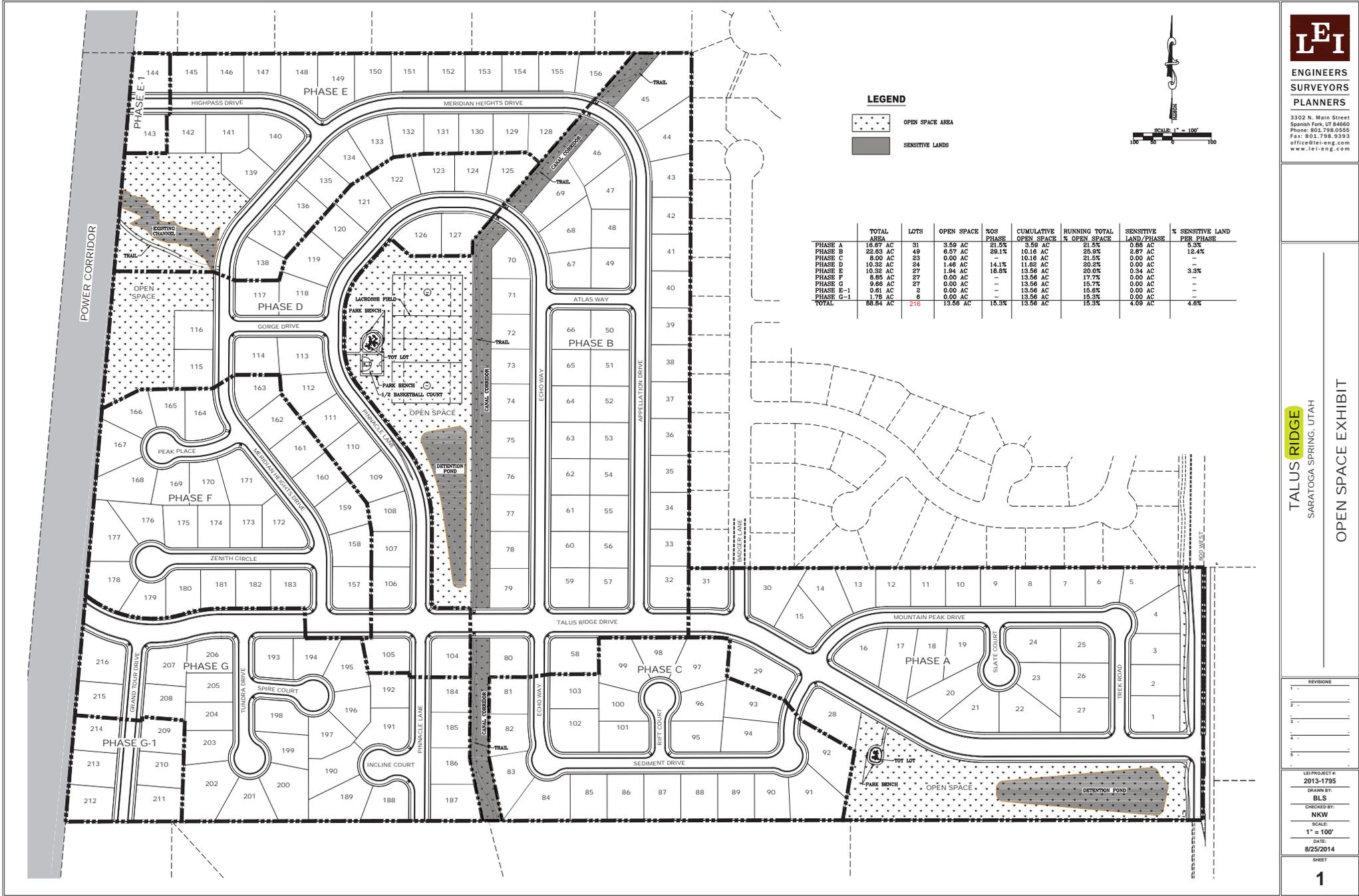
## Code Review

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- 19.04, Land Use Zones
  - Zone: R-3
  - Use: Permitted Use – single family residential
  - Density: up to 3 units per acre allowed- Plat G is 8.61 acres with 24 lots (2.79 units per acre)
  - Minimum lot size: 9,000 square foot minimum granted by City Council during Preliminary Plat review.
  - Setbacks:
    - The setback detail meets requirements and indicates:
      - 25' front
      - 20' corner side
      - 8' minimum side yard, 20' total
      - 25' rear
  - Lot width: 70' wide required at front setback
  - Lot Frontage: 35' required on a public or private street
  - Dwelling size: 1,250 square feet of living space, minimum required above grade
  - Height: 35' max
  - Lot Coverage: 50% max
  - Open Space / Landscaping: 15% required- overall development complies, see overall open space and phasing plan
    - Plat A included 3.59 acres of open space (21.53%) within 16.67 acres, and a proposed tot lot and two benches. Plat B included 6.57 acres of open space (29%) within 22.63 acres to be developed with: a basketball half-court, a playground, a lacrosse field, and a trail along the canal. A restroom is also proposed in the Plat B park and will be constructed with Phase D. Plat C is 8.00 acres and does not include open space. Plat D includes 1.33 acres of open space. Plat E includes 2.07 acres of open space. Plat F is 8.88 acres and does not include open space. Plat G is currently proposed with 8.61 acres and does not include open space.
    - The cumulative open space within Plats A, B, C, D, E, F, and G is 13.89 acres within 85.51 acres (16%), thus exceeding the requirement for 15% open space.

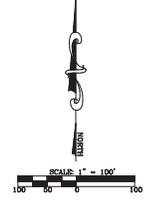
- Sensitive Lands: no more than 50% of required open space – overall development complies, see overall open space plan.
  - The sensitive lands within the overall project consists of the proposed detention basins, the area of the drainage channel that will be preserved, and the canal right of way; totaling 4.09 acres (30% of the total open space). The base density was calculated after subtracting the sensitive lands and results in a density of 2.55 units per acre. No more than 50% of the required open space is comprised of sensitive lands.
- Trash: Individual cans will be used.
- 19.05.02 Supplemental Regulations
  - Flood Plain: N/A
  - Water & sewage: Will connect to City infrastructure
  - Transportation Master Plan: Complies – no lots will block a planned road
  - Minimum height of dwellings: Review with building permit
  - Property access: all lots have access onto a public street
- 19.06, Landscaping and Fencing
  - Landscaping Plan: planting plan, planting schedule, topography, irrigation, fencing and data table provided on plans
  - Completion – Assurances: Bond required prior to recordation
  - Planting Standards & Design: meets requirements
  - Amount: table does not apply to parks in R-3 zone
  - Additional Requirements: Park strips shall be landscaped by the abutting owner, except those that have a rear property line abutting Talus Ridge Blvd. Those will be landscaped by the developer and maintained by the City.
  - Fencing & Screening: Semi-private fencing is required along open space. Semi-private fencing is shown. The applicant prefers the color to be white to match their product. The park will be City-owned; the City requires six foot fencing around this park.
  - Clear Sight Triangle: no plants or fencing taller than 3' allowed.
- 19.09, Off Street Parking
  - Each home will have, at a minimum, a 20' deep driveway that is wide enough for two cars.
- 19.10, Hillside Development: N/A
- 19.12, Subdivisions-
  - Final Plat requirements apply 19.012.03 (4). Complies.
  - General Subdivision Improvements, 19.12.03. Complies.
    - Maximum block length is 1,000 feet. Complies. Block length does not exceed 1,000 feet.
    - If a block is more than 800 feet in length a pedestrian walkway is required through the block. Complies. Not required.
    - Connecting streets are required: Complies. The plans indicate stub streets in all directions to provide connections.

- Pedestrian walkways, trails, and other logical linkages are required. Complies. The overall plan includes the canal trail, a small portion of the 800 West trail, and sidewalks in the public right of way.
    - Driveway location for lots next to an arterial: N/A
    - Access: Two separate means of access are required whenever the total number of dwelling units exceeds 50. Complies. There are more than two access points onto Talus Ridge Boulevard within the project.
    - Lot design: The design shall no create lots that are not buildable due to size, shape, topography, terrain, etc. Complies.
    - Lot frontage: All lots shall have frontage on a road that meets City standards. Complies. Each lot has frontage.
    - Flag lots: None proposed.
    - Public roads may not be included in lots. Complies.
    - Property lines: Side property lines shall be at approximate right angles to the street line or radial to the street line. Complies. All side property lines are approximate right angles or radial to the street.
    - Corner lots: Corner lots shall be platted ten percent larger than the minimum for the zone. Complies with approved lot reduction of 9,000 square feet; corner lots are 10,007 or larger.
    - Boundary: No lot shall be divided by a municipal boundary line. Complies.
    - Remnants: Remnants of property that do not meet the code requirements shall not be left in a subdivision. Complies. There are no remnant pieces.
    - Double access lots are not permitted with the exception of corner lots. Complies.
    - Arterials: Subdivisions along arterials shall comply with the adopted arterial cross section.
  - Procedure / submittal requirements. City Council approval required.
- Section 19.13, Process
  - General Considerations:
    - General Plan: Low Density Residential. Complies.
    - Natural Features: None
    - Community & Public Facilities: Complies with approved open space and phasing plan and code requirements for open space.
  - Notice / Land Use Authority: The City Council is the land use authority for final plats. Mailed notices are not required for final plats.
  - Development Agreement / MDA: N/A for this project.
  - Payment in Lieu of Open Space: N/A for this project.
  - 19.13.09(9) requires a phasing plan for phased developments. Complies.
    - A phasing and open space plan was approved by the City Council on September, 2, 2014.
- 19.18, Signs: None proposed
- 19.27, Addressing
  - GIS had no comments



**LEGEND**

- OPEN SPACE AREA
- SENSITIVE LANDS



PHASE	TOTAL AREA	LOTS	OPEN SPACE	%S PHASE	CUMULATIVE OPEN SPACE	RUNNING TOTAL % OPEN SPACE	SENSITIVE LAND/PHASE	% SENSITIVE LAND PER PHASE
PHASE A	16.87 AC	31	3.58 AC	21.2%	3.58 AC	21.2%	0.88 AC	5.3%
PHASE B	22.83 AC	49	6.57 AC	29.1%	10.16 AC	25.9%	2.87 AC	12.4%
PHASE C	8.00 AC	23	0.00 AC	0.0%	10.16 AC	21.8%	0.00 AC	0.0%
PHASE D	10.32 AC	24	1.46 AC	14.1%	11.62 AC	20.2%	0.00 AC	0.0%
PHASE E	10.32 AC	27	1.94 AC	18.8%	13.56 AC	20.0%	0.34 AC	3.3%
PHASE F	8.85 AC	27	0.00 AC	0.0%	13.56 AC	17.7%	0.00 AC	0.0%
PHASE G	9.66 AC	27	0.00 AC	0.0%	13.56 AC	15.7%	0.00 AC	0.0%
PHASE G-1	0.91 AC	2	0.00 AC	0.0%	13.56 AC	15.6%	0.00 AC	0.0%
PHASE G-1	1.78 AC	6	0.00 AC	0.0%	13.56 AC	15.3%	0.00 AC	0.0%
<b>TOTAL</b>	<b>88.84 AC</b>	<b>216</b>	<b>13.56 AC</b>	<b>15.3%</b>	<b>13.56 AC</b>	<b>15.3%</b>	<b>4.09 AC</b>	<b>4.6%</b>

**LEI**  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

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

**TALUS RIDGE**  
 SARATOGA SPRING, UTAH  
**OPEN SPACE EXHIBIT**

NO.	REVISIONS
1	
2	
3	
4	
5	
6	

LEI PROJECT #  
 2013-1795  
 DRAWN BY:  
 BLS  
 CHECKED BY:  
 NKW  
 SCALE:  
 1" = 100'  
 DATE:  
 8/25/2014  
 SHEET  
**1**



**RESOLUTION NO. R15-42 (9-15-15)**

**ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Talus Ridge Plat G)**

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

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

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

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

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

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

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



CONSENT OF OWNER OF PROPERTY  
TO BE INCLUDED IN STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT

WHEREAS the City of Saratoga Springs (the “City”), by and through its City Council, has created a Street Lighting Special Improvement District (the “Lighting SID”) to pay for maintenance of street lighting within the subdivisions covered by the Lighting SID.

WHEREAS the undersigned (“Developer”) is the developer of Talus Ridge Plat G (the “Subdivision”) located within the City for which the City Council has given or is expected to give final plat approval.

WHEREAS, *Utah Code Ann.* § 17A-3-307 provides that before the completion of the improvements covered by a special improvement district, additional properties may be added to the special improvement district and assessed upon the conditions set out therein. Since the improvements covered by the Lighting SID are the maintenance of street lighting in the Lighting SID, said improvements are not completed so additional properties may be added to the Lighting SID pursuant to said § 17A-3-307.

WHEREAS, the City is requiring that the Subdivision be included within the Lighting SID in order to provide for the maintenance of street lighting within the Subdivision as a condition of final approval of the Subdivision.

WHEREAS, Developer, as the owner of the property covered by the Subdivision, is required by *Utah Code Ann.* § 17A-3-307 to give written consent to having the property covered by that Subdivision included within the Lighting SID and to consent to the proposed improvements to the property covered by the Subdivision and to waive any right to protest the Lighting SID.

NOW THEREFORE, Developer hereby consents to including the lots and parcels within the Subdivision in the Lighting SID. On behalf of itself and all lot purchasers and/or successors in interests, Developer consents and agrees as follows:

1. Consents to have all property covered by the Subdivision and all lots and parcels created by the Subdivision included within the Lighting SID. The legal description and the tax identification number(s) of the property covered by the Subdivision are set out in Exhibit A attached to this Consent.
2. Consents to the improvements with respect to the property covered by the Subdivision -- that is the maintenance of street lighting within the Subdivision. The street lighting within the Subdivision will be installed by Developer as part of the “Subdivision Improvements.”
3. Agrees to the assessments by the Lighting SID for the maintenance of street lighting within the Lighting SID.

4. Waives any right to protest against the Lighting SID and/or the assessments currently being assessed for all lots in the Lighting SID.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

DEVELOPER:

Name: Edge Homes

Authorized

Signature:

Its:



## City Council Memorandum

**Author:** Kimber Gabryszak, AICP  
**Memo Date:** Tuesday, September 8, 2015  
**Meeting Date:** Tuesday, September 15, 2015  
**Re:** Enforcement Extension Fees

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### Executive Summary

As Code Enforcement has initiated enforcement of landscaping standards as is currently drafted in code, it has come to the City's attention that there is currently no City Council-approved process for granting extensions during the time that property owners are bringing their landscaping into compliance. Planning, Legal, City Manager, and Police (Code Enforcement) have worked together to develop a consistent, predictable, and fair method for granting reasonable extensions while still working to bring Code violations into minimal code compliance.

### Analysis

Staff estimated the amount of time that would be spent on each extension request, and the related costs (Exhibit A). The cumulative total is approximately \$103.00 per request, and will likely be more if additional time is spent (e.g. meetings, site visits, emails, answering questions).

To ease the burden on property owners that are truly working towards compliance and provide flexibility where appropriate, staff recommends a tiered fee structure. In this case, the fee for a first request be zero, the fee for a second request would cover approximately half the City's cost, and the fee for any subsequent request would approximately cover City costs.

### Policy Issues:

The proposed policy is to help residents meet minimum compliance. The goal is to get basic landscaping requirements installed such as grass. This is a critical issue in that most people desire to landscape their yards to the completed highest standards. To meet minimal standards weeds must be removed, grass seed planted, watered, and maintained. Often this can be accomplished with basic tools, seed, and a garden hose. Often individuals are concerned about retaining walls, curbing, trees and shrubs and the time and cost to complete yards to the highest standards are expensive and overwhelming. Staff is proposing that the basic compliance is met and that extensions only be used for minimal compliance.

### Recommended Fees (Exhibit B)

The following fees are recommended for the extension process:

- First Extension Request: Free
- Second Extension Request: \$50.00
- Each Subsequent Extension Request: \$100.00

**Recommendation**

Staff recommends that the Council review the proposed fees, and after review, Staff also recommends that the Council adopt a resolution adopting the amended fee schedule.

**Exhibits**

- A. Cost Analysis for Changed Fees (for reference, not for adoption) (page 3)
- B. Amended Enforcement Fee Schedule Resolution (page 4)
- C. Extension Request Form, working copy (page 5)

**EXHIBIT A – COST ANALYSIS**

<b>Total Hourly (Salary / Benefits)</b>		<b>Title</b>
	\$55.85	Planning Director
	\$59.42	Chief of Police (COP)
	\$30.55	Code Enforcement Officer (CEO)
1	<i>30 minutes – time for enforcement officer to inspect</i>	
2	<i>15 minutes – time to take in the extension application</i>	
3	<i>30 minutes – time to review request with CEO, Chief of Police (COP), and Planning Director</i>	
4	<i>15 minutes – enter request into Cityworks and track status</i>	
<b>Hours</b>	<b>Title</b>	<b>Cost</b>
1 0.50	CEO	\$15.28
2 0.25	CEO	\$7.64
3 0.50	Planning Director+CEO+COP	\$72.91
4 0.25	CEO	\$7.64
<b>Total Cost per Extension</b>		<b>\$103.46</b>

**RESOLUTION NO. \_\_\_\_\_(\_\_\_\_\_-15)**

**A RESOLUTION AMENDING THE CONSOLIDATED  
FEE SCHEDULE FOR THE CITY OF SARATOGA  
SPRINGS AND ESTABLISHING AN EFFECTIVE  
DATE.**

WHEREAS, the governing body of the City of Saratoga Springs is empowered pursuant to Utah law to adopt a resolution establishing fees and has previously established an equitable system of fees to cover certain costs of providing some municipal services; and

WHEREAS, the City Council recently adopted new development processes for which fees must be created; and

WHEREAS, the City Council has compared the new processes to existing processes to identify appropriate fees; and

NOW, THEREFORE be it resolved by the City Council of the City of Saratoga Springs that the following fees and charges set forth in this resolution are hereby amended, enacted, and adopted:

\* \* \* \* \*

7. Code Enforcement.

A. Hearing Fee for Default Hearings or Administrative Code Enforcement Hearings: \$100 if Responsible Person is unsuccessful or fails to appear after proper notice.

B. Extension Fees: regardless of whether an extension is granted or denied, the following fees shall apply to extensions to Notice of Violation compliance deadline extension requests:

a. First request: \$0.00

b. Second request: \$50.00

c. Additional requests: \$100.00 per request

Saratoga Springs Code Enforcement  
**REQUEST FOR EXTENSION TO COMPLY**

*Grey Areas for City Use Only*

Date			Cost
Case Number		<input type="checkbox"/> 1st Request	Free
Violation Address		<input type="checkbox"/> 2nd Request:	\$50.00
Type of Violation		<input type="checkbox"/> 3rd or More	\$100.00
Enforcement Officer			

**Applicant Must Complete - Please Print**

Applicant Name:		Phone: ( ) -	
Street:			
City:		State:	Zip
Applicant Signature:		Date:	
Property owner:		Phone: ( ) -	
Street:			
City:		State:	Zip
Owner Signature:		Date:	

Identify Reason Violation(s) has not been completed within the required timeframe:

Identify what has been corrected and plans for project completion and code compliance:  
*(attach related plans, drawings, receipts, and other supplemental documentation)*

What is the anticipated completion date?

**Request Approved**

Extension Period\* \_\_\_\_\_

**Request Denied**

\*Not to exceed 60 days, except landscaping extensions requested after Oct. 1st, which may be extended to May 1st of the following year.

**Recommendations**

Enforcement Officer Signature	<input type="checkbox"/> Approval	<input type="checkbox"/> Denial	Date
Chief of Police Signature	<input type="checkbox"/> Approve	<input type="checkbox"/> Deny	Date
Planning Director Signature	<input type="checkbox"/> Approve	<input type="checkbox"/> Deny	Date

**RESOLUTION NO. R15-43 (9-15-15)**

**A RESOLUTION AMENDING THE  
CONSOLIDATED FEE SCHEDULE FOR THE  
CITY OF SARATOGA SPRINGS, UTAH.**

WHEREAS, the City Council of the City of Saratoga Springs, Utah is empowered pursuant to Utah law to establish fees and has previously established an equitable system of fees to cover certain costs of providing municipal services; and

WHEREAS, the City Council recently adopted new development processes for which fees must be created; and

WHEREAS, the City Council has compared the new processes to existing processes to identify appropriate fees for providing these services, which fees reasonably relate to the costs of providing said services.

WHEREAS, this Resolution shall take effect immediately upon passage.

NOW, THEREFORE be it resolved by the City Council of the City of Saratoga Springs that the following fees and charges are adopted, and that City Staff be directed to add these fees to the Consolidated Fee Schedule:

7. Code Enforcement.

- A. Hearing Fee for Default Hearings or Administrative Code Enforcement Hearings: \$100 if Responsible Person is unsuccessful or fails to appear after proper notice.
- B. Extension Fees: regardless of whether an extension is granted or denied, the following fees shall apply to all administrative code enforcement compliance deadline extension requests:
  - a. First request: \$0.00
  - b. Second request: \$50.00
  - c. Additional requests: \$100.00 per request

PASSED this 15<sup>th</sup> day of September, 2015.

ATTEST:  
SPRINGS, UTAH

CITY COUNCIL OF THE CITY OF SARATOGA

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

\_\_\_\_\_  
Mayor Jim Miller

## City Council Staff Report

Author: Spencer Kyle, Assistant City Manager  
Subject: Culinary Water Leak Forgiveness Program  
Date: September 15, 2015  
Type of Item: Resolution



This item was discussed at the August 25, 2015 City Council work session. The attached resolution reflects the feedback that the Council provided at that meeting.

I've modified the resolution to show that a customer who has a leak will be responsible to pay for sewer at 56% of the actual amount of culinary water used. The City's costs to TSSD are approximately 56% of the actual costs in the sewer fund. This should cover our direct costs to TSSD. I've also included a caveat that if the leak did not enter the sewer system, they would just be responsible for their "normal" usage.

To be consistent with the secondary leak forgiveness program, I've also included a deadline for application. Applications need to be submitted within 30 days of disputed bill's due date.

### **Recommendation:**

Staff recommends the Council approve the attached resolution.

**Resolution R15-44 (9-15-15)**

**A RESOLUTION ADOPTING A CULINARY  
WATER LEAK FORGIVENESS POLICY**

**WHEREAS**, the City of Saratoga Springs operates a culinary water system to ensure the public health, safety, and welfare of its citizens; and

**WHEREAS**, Utah Code Annotated Section 10-8-14 authorizes the City to establish and provide culinary water and sanitary sewer services; and

**WHEREAS**, Utah Code Annotated Sections 10-8-22 and 10-8-38 authorize the City to charge a fee for use of the same; and

**WHEREAS**, Sections 8.01.08, 8.01.09, and 8.02.07 of the City Code authorize the City to charge a culinary water charge to its residents; and

**WHEREAS**, the City previously adopted culinary water fees; and

**WHEREAS**, the governing body of the City of Saratoga Springs is empowered pursuant to Utah law to establish policies for the billing of City utilities; and

**WHEREAS**, the City Council finds that water leaks may cause significant financial hardship on users; and

**WHEREAS**, the City Council finds that the City must recoup costs associated with culinary water and sewer operations; and

**WHEREAS**, the City Council finds that it is in the public interest to adopt a culinary water leak forgiveness policy; and

**NOW THEREFORE**, be it resolved by the City Council of the City of Saratoga Springs that the following polices set forth in this resolution are hereby enacted, and adopted:

**Culinary Water Leak Forgiveness Program.**

- A. This policy is applicable to all City culinary utility account types (i.e. residential, commercial, etc.)
- B. A customer with a leak in their culinary water system is eligible for an adjustment to the culinary water and sewer portion of their monthly bill. If the leak occurred over more than one billing cycle, the customer is only eligible for an adjustment to one month's bill.
- C. Customers must present the City with documentation of a water leak and subsequent repairs. Customers who have a high utility bill due to high water usage and not a leak are not eligible for this program.
- D. Customers are eligible for the leak forgiveness program once every 36 months. 36 months must have passed since the last time the customer used this program.

- E. Customers must be current on their utility account, with the exception of the month in which the leak occurred, to be eligible for this program.
- F. Adjustments to culinary water usage will be calculated as follows. The customer will pay for the normal culinary water usage as defined hereafter. Normal culinary water usage is defined as the average usage during the same month for the previous two years. If the customer has only occupied the property for 2-23 months staff is delegated discretion to find the most accurate estimate of water used.
- G. Adjustments to sewer usage will be calculated as follows. The customer will pay for 56% of actual culinary water used (sewer is billed based upon culinary water usage. If documentation shows that the leak occurred at a location where the water would not have entered the sewer system, the customer will only be responsible to pay their normal sewer charge as defined above. For example, if the leak occurred in the water lateral in the customer's landscaping, the water would not have entered the sewer system.
- H. Applications for water forgiveness must be submitted within 30 days of the bill in dispute's due date to qualify for this program.
- I. This policy shall be applied to the billing cycle beginning July 2015.

This resolution shall take effect immediately.

ADOPTED AND PASSED by the Governing Body of the City of Saratoga Springs, Utah, this 15<sup>th</sup> day of September, 2015.

CITY OF SARATOGA SPRINGS

A UTAH MUNICIPAL CORPORATION

Signed: \_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
City Recorder

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Date

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**City of Saratoga Springs**  
**City Council Special Policy Session**  
**August 25, 2015**

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

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**Special Policy Session Minutes**

**Present:**

Mayor: Jim Miller

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

Staff: Mark Christensen, Kyle Spencer, Owen Jackson, Kevin Thurman, Lori Yates, Nicolette Fike

Others: Carl Ballard

**Call to Order** 6:00 p.m.

**Roll Call** – A quorum was present

**ACTION ITEMS:**

1. **Action Item: Resolution R15-38 (8-25-15): Resolution certifying the election results of the 2015 Primary Election for the City of Saratoga Springs.**
2. **Action Item: Harbor Bay Church located at 168 East Harbor Bay Drive, Evans and Associates Architecture, applicant.**
  - a. **Vote on Approval of Final Plat.**
  - b. **Resolution R15-39 (8-25-15) adding lots to the City Street Lighting Special Improvement District for Harbor Bay Church.**
3. **Action Item: City Council extension of secondary water rate cap for July and August 2015.**

No Discussions were held on the items.

**Motion made by Councilwoman Call that having reviewed all four items including the last item she moves to approve Resolution R15-38 (8-25-15): Resolution certifying the election results of the 2015 Primary Election for the City of Saratoga Springs. Item 2 Harbor Bay Church located at 168 East Harbor Bay Drive, Evans and Associates Architecture, applicant, including the approval of Final Plat and Resolution R15-39 (8-25-15) adding lots to the City Street Lighting Special Improvement District. And Action Item: City Council extending the secondary water rate cap through August. Second by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**

**Special Policy Session Adjourned at 6:02 p.m.**

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Date of Approval

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Mayor Jim Miller

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Lori Yates, City Recorder

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**City of Saratoga Springs**  
**City Council Meeting**  
**September 1, 2015**

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

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**Work Session Minutes**

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**Present:**

Mayor: Jim Miller

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

Staff: Mark Christensen, Kimber Gabryszak, Owen Jackson, Kevin Thurman, Nicolette Fike

Others: Ron Edwards, Chris Porter, K. Becraft

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**Excused:**

**Call to Order - 6:15 p.m.**

**1. Discussion of a Culinary Water Leak Forgiveness Program.**

Mark Christensen went through some different points to have the Council decide what they would like to include in the program.

Councilwoman Baertsch would like to get this implemented.

Councilwoman Call commented that as they thought it was already in place she would like it implemented as well. She likes using TSSD as a good point to jump off from. She likes the direction staff has gone. One point she likes is proof of the leak and fix. She likes the direction of once every 36 months. She likes the meeting halfway in-between.

Councilwoman Baertsch likes the point of the previous two years and averaging that. She noted with the previous two years you can see if spikes have happened.

Councilwoman Call likes meeting in-between because there are costs to pump the water.

Councilman McOmber thinks the previous two years is better for a true forgiveness.

Councilwoman Call would like to ask for one month retroactive. But they have to show proof.

Councilwoman Baertsch would say to go back two months.

Councilwoman Call commented that if they meet all the requirements and because we discussed this two months ago we should be able to go back two months.

Councilwoman Baertsch would also like to see something similar for the sewer section. If it's not something that affects the sewer then they shouldn't have to pay for that. We can't say it wasn't a flood because of someone down the road.

Mark Christensen noted the water in is typically the water out and that's how they bill it.

Councilwoman Baertsch noted how a basement flooded, all the water is not going down the sewer.

Councilman McOmber doesn't want to foot the whole bill to TSSD. He would be ok with the difference if it didn't become an accounting nightmare.

Councilwoman Call would direct staff to do this with just culinary and bring more information back on sewer.

Mark Christensen didn't think TSSD would waive their costs.

Councilwoman Baertsch commented that TSSD is measuring at outfall and so there will be a difference between the outfall measurement and our water measurement. When we are doing a forgiveness and you can prove it didn't go down the sewer because it went outside for instance, we are not being charged by TSSD because it doesn't go through the outfall meter so it shouldn't be charged as such.

Mark Christensen asked what proof would look like.

Council replied receipts of work done or supplies bought and photos. It should count if a homeowner is able to do the repairs on their own.

Councilman McOmber also feels they have to be current in their bill payments.

53 Councilman Poduska went over each point in the packet. He believes yes there should be forgiveness and it  
54 should be to all He likes staff recommendations for 3, 4, and 5. He likes option i on questions 6 and 7. He  
55 does not think it should be retroactive.  
56 Councilman Willden believes his comments are fairly the same as have been covered previously. He thinks it  
57 could be retroactive to July and August Bills. As for the sewer adjustment, he isn't sure, he doesn't want  
58 to put a big burden on employees to go out and verify things. There should be specific guidelines but  
59 should allow for flexibility and common sense. As long as it's signed off by the right level then it's not  
60 an exception. For the Sewer he would do 7.a.i. as long as there are the right circumstances.  
61 Mayor Miller is for this going through; he noted that accidents do happen.  
62 Councilwoman Call noted 7.a.i. says as long as the leak is in the yard or otherwise not affecting sewer.  
63 Mark Christensen wonders about basement floods, some of that goes down the basement drains.  
64 Councilwoman Baertsch noted discretion needs to come in because when you are replacing carpet and things  
65 it is obvious not all of it went down the drain.  
66 Councilwoman Call noted that some also gets pumped out to the yard.  
67 Mark Christensen asked about allowing this for commercial accounts or only residential.  
68 Council consensus was to allow both accounts.  
69 Councilman Willden wanted to make sure that it is applicants that are responsible to provide proof.  
70 Mark Christensen reviewed the points they had consensus on. The applicant is responsible to meet level of  
71 proof, once every 36 months. 6.a.i.  
72 Councilwoman Call suggested that if they have a newer account then the average of the previous two  
73 months.  
74 Mark Christensen noted for him the new accounts are tricky, he feels looking at the high is a better way.  
75 With only two months' worth of data you don't really have a whole lot to go off of.  
76 Councilwoman Call thought that may not be fair in some cases.  
77 Councilman Willden thinks it could be handled at the staff discretion.  
78 Councilwoman Call would agree with that.  
79 Councilman McOmer thinks that it would be best to leave it to the staff discretion to solve the odd  
80 problems. Then we aren't micromanaging every scenario.  
81 Mark Christensen summed up they are hearing the council say the same policy basically for water, but if they  
82 can demonstrate that it did not impact the sewer they could go higher, not to exceed the City's cost.  
83 Retroactive for July and August usage.  
84

85 **2. Open and Public Meetings Act Training.**

86 Kevin Thurman went over the training for UTAH CODE (symbol) 52-4-101--305  
87 He discussed with the Council the Court Interpretation of OPMA, What the Act does, who is subject to the  
88 law and what constitutes a Meeting or not. He reviewed Electronic participation, Closed meetings and  
89 Notice requirements. They discussed how to better show Minutes changes publicly.  
90 Mark Christensen had a concern where they may have conversations that easily lead to policy questions and  
91 if they were to direct staff to do things than that is technically expenditure of funds and he likes to be  
92 safe and stay away from that.  
93

94 **3. Agenda Review:**

- 95 a. Discussion of current City Council agenda staff questions.
  - 96 b. Discussion of future City Council policy and work session agenda items.
- 97  
98

99 **Adjourn to Policy Session 7:03 p.m.**

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Date of Approval

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Lori Yates, City Recorder

## Policy Session Minutes

### **Present:**

Mayor: Jim Miller

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

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,  
Jess Campbell, Andrew Burton, Nicolette Fike, Jamie Baron, Kara Knighton

Others: Chris Porter, Ron Edwards, K. Becraft

### **Excused:**

**Call to Order** 7:03 p.m.

**Roll Call** – A quorum was present

**Invocation / Reverence** – Given by Councilman Poduska

**Pledge of Allegiance** – Led by Councilwoman Call

**Public Input – Opened** by Mayor Miller

No Comments at this time.

**Public Input - Closed** by Mayor Miller

### **Introductions**

- Kimber Gabryszak introduced two new planners that have joined staff, Kara Knighton and Jamie Baron.

## POLICY ITEMS

### **1. Departmental Updates from the Police and Fire Department.**

Chief Burton gave an update for the Police Department. He noted special events they have participated in. He noted training that has been conducted the last few months. They try not to do too much training during the summer to allow officers time with their families. He reviewed the SWAT training. He noted their citations and arrests. He commented that the time officers have to do self-initiated activities is down. Police presence perception helps controls crime. Chief Burton said they have an increase in calls for service, the projection is based on the numbers they had in the first 8 months. Not every call for service requires a report.

Councilman McOmber would like the report to be clarified a little better because the media may take it wrong. For example where Saratoga has a 32% increase in crime but if you look at over the years it has stayed relatively flat. It's important what is put in the report. They could note more clear that the crime rate is low compared to calls for service. They are really out serving the residents in a positive nature.

Chief Burton noted the crime rate is very low and will adjust the graphics to show that better.

Councilwoman Call noted how the population is also growing and so taken in that context it is better.

Chief Burton noted that priority 1 calls include a lot of things that aren't emergencies. Also a lot of their arrests are for people that don't live here. A significant amount of work is in the calls for service. If there is a perception of the police being around there is less crime. He noted the difference in call times that get lumped together.

Councilman Poduska asked if there was a breakdown of the incidents.

Chief Burton replied they could generate any type of report for those.

Chief Campbell gave an update for the Fire Department. He noted a problem has been to get accurate data, they don't have real time data from dispatch, the process for dispatch is different for the police department and the fire department. They have been working on implementation of computer terminals in all their apparatuses. They now have the ability to create some good respective benchmarking. He reviewed the report with percentage of calls and turn out times. This will help better with planning.

Councilwoman Call thought the number of calls and mutual aid was about 15% of their calls.

Chief Campbell said the numbers they have are about 15% of them responding to other municipalities.

Coming back into Saratoga Springs it's about half of that. The way Eagle Mt. has done their units and

157 changed to Unified Fire has ended up drawing us there more often. They are a fast growing community  
158 as well. Lehi now has a hospital that takes an ambulance out of service, and they are growing as well.  
159 Councilman Poduska asked if there was a truck still out fighting wildfires.  
160 Chief Campbell said they have been deployed for a total of 42 days since July 1<sup>st</sup>. They are currently out on a  
161 fire near Boise. He shared the high ratings their apparatus gets. He read some positive comments from  
162 the last incident they were on. They continue to be actively involved in the community with trainings and  
163 the Cert program.  
164 Councilwoman Baertsch wanted to share how when the crews are out they are bringing in funds for the city  
165 as well. She commented that with the mutual aid that goes out of the city, they get revenue for their  
166 transports but we are covering for them.  
167 Chief Campbell responded that when we do a transport we do a billing for that transport. Lehi has added a  
168 third unit.  
169 Councilwoman Baertsch commented that we need to plan ahead that when we get a hospital we have the  
170 units available.  
171 Mark Christensen said they have been working to make sure they have the franchise for inter-facility  
172 transfers. There is a franchise that has tried to lay claim on our city before the facilities even exist.  
173 Mayor Miller commented that they have had issue getting shifts filled with part time employees. The Council  
174 had approved new shifts working with a SAFER Grant.  
175 Chief Campbell replied they had no word yet on the SAFER grant. He said it looks like they were able to  
176 secure some for funding for equipment in another grant. Because of budget fluctuation they had to  
177 expend funds last year. They sought after other funding sources rather than coming back to Council.  
178 They are in the process of getting the SCBA's. The SAFER grant is making awards just now so it could  
179 take a good part of the year before we know.

## 181 2. ACTION ITEMS:

### 182 a. Bid Award for the Harvest Moon Drive Phase 1 Storm Drain Project.

183 Jeremy Lapin presented the Bid award recommendation. The project consists of installing a new section  
184 of storm drain pipe from Harvest Moon Drive, along Peppermint Court to the detention Basin. Staff  
185 recommends that the Council award the bid to Cody Ekker Construction for the amount of \$139,000.

186 Councilman Poduska asked if there was any one item that brought up the amount.

187 Jeremy Lapin replied that it was the scope of the project; a year ago it was a much smaller section.

188 Councilwoman Baertsch asked about a house near the construction and if it would be encroached upon.

189 Jeremy Lapin said they wouldn't be encroaching. The owner pointed out another issue that they were  
190 able to address in the same location at the same time. The HOA signed their approval for the  
191 landscaping.

192 Councilwoman Baertsch asked about the tree and if they would have to replace it.

193 Jeremy Lapin said it would increase the project cost significantly if they tried to keep the tree and the  
194 HOA was ok with the replacing with two trees.

195 Councilwoman Baertsch noted replacing the combo box, the water really flows off to the property on the  
196 Southeast corner, and hardly any of the water will hits this area.

197 Jeremy Lapin said this is where all the pipes converge and then empty into the pond, they are not adding  
198 boxes, and it's adding a second relief route.

199 Councilwoman Baertsch was hoping it would help with the issue of the lower cul-de-sac that gets  
200 flooded.

201 Mark Christensen said that could be because the storm system is at capacity and this should help release  
202 the pressure and may help with the flooding.

203 Jeremy Lapin said it would help issues where there is flooding due to pipe being full, if it's flooding  
204 because water can't get into the pipe fast enough it may not help. This will make sure the pipe  
205 doesn't run out of capacity. This route will save money instead of replacing with a bigger pipe.

206 Councilman Willden asked that they keep the HOA management company in the loop.  
207

208 **Motion made by Councilwoman Baertsch to approve the bid award for the Harvest Moon Drive**  
209 **Phase 1 Storm Drain Project to Cody Ekker Construction for the amount of \$139,000. Second**

210 by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman  
211 McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.  
212  
213

214 **b. Alpine School District Surplus Property.**

215 **i. Resolution R15-40 (9-1-15): Declaring the City's Intent to Purchase Surplus Property from**  
216 **Alpine School District.**

217 Mark Christensen noted this property was located at the corner of 400 N and 800 W, next to Thunder  
218 Ridge Elementary. This resolution expresses our interest in purchasing. They hope to make it so it  
219 will pump up to a secondary pond.  
220

221 Motion made Councilman McOmber by to approve Alpine School District Surplus Property,  
222 Resolution R15-40 (9-1-15): Declaring the City's Intent to Purchase Surplus Property from  
223 Alpine School District with all items listed within the agreement. . Seconded by Councilwoman  
224 Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,  
225 Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.  
226

227 **c. Parkway Estates of Saratoga Springs Annexation Petition.**

228 **i. Acceptance for Further Consideration.**

229 Kimber Gabryszak noted this was just for acceptance, then we can begin the process.  
230

231 Motion made by Councilwoman Baertsch to approve acceptance of further consideration of  
232 Parkway Estates of Saratoga Springs Annexation Petition. Second by Councilman Poduska.  
233 Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman  
234 Call, Councilman Poduska. Motion passed 5 - 0.  
235

236 **d. Jacobs Ranch Drainage License Agreement.**

237 Mark Christensen noted the location of this and the homeowner asked if we would be willing to consider  
238 doing a similar license agreement that we have done with the others. It is about the same size as the  
239 others, but not long and skinny. We don't have plans for a park space here. He wanted to ask them if  
240 they would be interested in delegating these types of things to staff. If so they could discuss some  
241 parameters. There are no structures allowed. They also do not want fruit trees.

242 Councilman McOmber commented that for us it's less of a maintenance issue for us to keep these up but  
243 he would not be comfortable with sprinkler systems in the ground or infrastructure. So we were not  
244 held accountable if something happened. He noted how where he backs to the golf course they have  
245 allowed him to take care of the area back there as long as the sprinklers stay on his property. Or if  
246 they had a drip system lying over the top he would be ok, but nothing inside the ground.

247 Mark Christensen noted if they were trying to plant grass there it could be challenging.

248 Councilwoman Call asked if we could come up with something like the District surplus and offer to sell  
249 it to them.

250 Mark Christensen replied the challenge was where it was part of the overall open space for the  
251 subdivision. By selling it would reduce the overall open space. It allows for semi-private fence, and  
252 maintains an open feel. It mirrors what we did on the other side.

253 Councilwoman Call noted that they were not allowed to put in fences.

254 Mark Christensen noted further down where it was an exception along a side lot line along a drainage  
255 channel.

256 Councilwoman Call said if it qualifies for the open space then it shouldn't be fenced off. She would  
257 prefer to sell the ground. The purpose of open space is to provide recreation area for the community.  
258 If this doesn't meet this need then we can allow them to purchase the land and put the money into the  
259 funds for Master Projects.

260 Mark Christensen said they could research that, it is a little opposite of what they did on the other  
261 parcels.

262 Councilwoman Baertsch felt there was a difference between what they did before and now because of the  
263 accessibility.

264 Councilman McOmber thought they could put something like an exercise stop there.

265 Mark Christensen said they felt it was unique to bring to the council because it's different from the others  
266 and bordered by the trail and is more accessible.

267 Councilman McOmber commented that as long as there isn't infrastructure in the ground he wants to  
268 delegate it to staff. People can be creative and have a sprinkler go a long way.

269 Jeremy Lapin noted they allowed the extension of the fence in the other location because it was  
270 inaccessible and they owned the rear fence.

271 Kevin Thurman said a fence communicates to someone that this is no longer open space. There are some  
272 benefits to keep trespassers off of the property.

273 Councilwoman Call said open space is supposed provide for recreation. If we say large lots meet the  
274 recreational needs, it does for individual home owners but not for the whole.

275 Kevin Thurman noted open space also provides more than recreation, it provides for a less dense feel and  
276 openness.

277 Councilman Poduska said since we are retaining ownership then it seems like we are still meeting the  
278 obligation of the open space. We are simply leasing it.

279 Mark Christensen noted that is why selling it might create more complexities. We are clearly not  
280 maintaining this area. If we put in an exercise stop this agreement would allow us to modify it in the  
281 future and take the spot back.

282 Councilwoman Call noted that it said if the city installs capital improvements the city shall restore the  
283 improvements, not just the permitted improvements. It is spending tax payer money to benefit an  
284 individual, not the city as a whole.

285 Mark Christensen said they are trying to make this consistent with our current policy. He commented  
286 that the benefit of them putting in grass or landscaping is that they are maintaining it and it will look  
287 better than the indigenous plants that we would let grow on the property. They could remove the  
288 fence provision but they may want to allow the fence along the rock line of the back property. He  
289 thinks we have the ability to approve sprinklers on the other properties. It wasn't called out as much.  
290 It's fairly inexpensive to replace a piece of pipe.

291 Kevin Thurman noted that we have opportunity to go back and revisit the other license agreements.

292 Councilman McOmber thinks they said before about not allowing sprinklers.

293 Councilwoman Call said because we are saying certain things only are allowed, and it doesn't call out  
294 sprinklers that may be ok.

295 Kevin Thurman said it would be better to call it out.

296 Jeremy Lapin noted it is a little different than the other one and doesn't have to match.

297 Councilwoman Baertsch said we want to have staff be able to do this in the future. We need to make  
298 some specific guidelines. We are close. One thing to ask is "Is it accessible?" We want to be careful  
299 about creating parcels like this that aren't truly useable spaces. When we have a steep slope they put  
300 in a retaining wall and a fence on top that is an example of where we need to be careful and look for  
301 a permanent fix. Ideally they are purchasing it so they can do what they want. This is a space where a  
302 PUE is actually accessible. This isn't large enough to really count for open space. There are some  
303 items to work on still.

304 Councilman Willden does agree that we try and avoid this type of parcels but when it does happen, he  
305 likes that it gives value to the homeowners and city to do this agreement.

306 Jeremy Lapin thinks it's important to note that years ago they made a change to require developers to  
307 install a fence along open space, earlier phases were prior to that change, if they had come in now the  
308 fences would have been required to be put in. we have drainages around the city that may not really  
309 be improved because that is not the nature of those drainages. We talked about an adopt-a-drainage  
310 program where a community could really own the drainage.

311 Councilman Willden wants staff to be able to handle it. He doesn't necessarily share the same concerns  
312 with the sprinklers but if it's prohibited then we need something signed that said if we damage  
313 something that we are not accountable for it.

314 Mark Christensen said we need these canals and open trails but there is no reason that we wouldn't say  
315 make your properties come to the upper edge of the basin. They want to delegate to staff if it's not  
316 accessible generally speaking, if there are not sprinklers put in. Was there a size they were  
317 comfortable delegating to?  
318 Councilwoman Baertsch noted there are a lot of lots that are 5000 sq. ft. coming in and much bigger than  
319 that shouldn't be allowed. They are benefitting from this, generally they should be purchasing that  
320 and we can take those funds to put towards park funding. 5000 would be the limit she would be  
321 willing to go.  
322 Councilman Willden wonders if it could be considered a fee in lieu-of once we sell it.  
323 Kevin Thurman said if the council wants to go that direction they could make it work but right now the  
324 Code says that there has to be a perpetual instrument guaranteeing that the open space remains open  
325 space. A party could come with a proposal to exchange a parcel later on. What we don't want is open  
326 space owned by an HOA and then going defunct and a bank trying to subdivide it. There needs to be  
327 the perpetual instrument. There could be some narrow exceptions in the code.  
328 Councilwoman Call would like to see in section 8 Capital Improvements where the city shall restore the  
329 improvements. She would like to see something inserted about allowed improvements. If we need to  
330 go in and something is damaged that we don't replace something that wasn't permitted in the first  
331 place.  
332 Councilman McOmber asked if there was anything about if we have to remove a tree that we have to  
333 replace it with two trees.  
334 Councilwoman Call responded that it was subject to 19.06.  
335 Mark Christensen asked if they would be in agreement of staff approving these in the future if it was  
336 changed to meet those conditions.  
337 Councilman McOmber wanted them to offer the purchase.  
338 Councilman Willden also felt 5000 was a good limit. They could appeal for slightly over.  
339 Kevin Thurman said they would bring the agreement to the Council if it's over 5000.

340  
341  
342 **Motion made by Councilwoman Baertsch to approve the Jacobs Ranch Drainage License Agreement**  
343 **with the modifications of no underground sprinklers and no fencing, also with the option of the**  
344 **land purchase if they wish to do those other things, and give that assignment to staff. Second by**  
345 **Councilwoman Call.**  
346

347 Councilman Willden asked if they wanted forthcoming suggestions as part of the motion.  
348 Kevin Thurman said his notes were **that delegation is allowed as long as they use the same form with**  
349 **the changes as well as if there is no accessibility for residents, that they can make the decision**  
350 **as staff. And if it's 5000 sq. ft. or less, otherwise bring it to council for approval**

351 Councilwoman Baertsch added those recommendations to the motion.

352 Councilwoman Call accepted the amendment.

353 Kevin Thurman also had a change noted that Councilwoman Call wanted an **agreement that clarified**  
354 **that restoration under the capital improvement section is only for improvements permitted in**  
355 **the agreement.**

356 Councilwoman Baertsch and Councilwoman Call made and accepted the amendment.

357 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**  
358 **Councilman Poduska. Motion passed 5 - 0.**  
359

- 360 e. City Council Minutes:  
361 i. August 18, 2015.  
362

363 **Motion made by Councilman McOmber to approve the Minutes as outlined and the changes sent by**  
364 **email. Seconded by Councilman Poduska.**  
365

366 Councilman Willden suggested they call out who made the suggestions.

367 Councilman McOmber **added that Councilwoman Baertsch, Councilwoman Call, and he sent in**  
368 **changes.**

369  
370 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**  
371 **Councilman Poduska. Motion passed 5 - 0.**

372  
373 Mark Christensen would suggest that for now any changes be taped on the wall before the meeting.  
374 Councilman McOmber would like staff to make a form for changes so it's consistent.

375  
376 **3. REPORTS:**

377 a. Mayor.

378 b. City Council.

379 Councilman Poduska had nothing from Urban Design Committee. He wondered if they had an update on  
380 the water situation in the South.

381 Mark Christensen said they had a developer that was going to do a hot tap into a 20 inch water  
382 line that basically services everything south of Fox Hollow. When they went to do the  
383 hot tap they did everything right but the water began leaking. They took that patch off and  
384 replaced it, it leaked again. They believe there is a deformity in the pipe that is causing the leak. The  
385 crews put another valve in to reroute water last night. Pressure was up about 6am. The crews are  
386 looking at putting in a permanent valve. The fact that three patches failed was an anomaly. It was  
387 able to be fixed sooner because of the redundant loop we put on Swainson.

388 Councilman McOmber would like to talk to Parks and Rec. and the landscaping crew. At Neptune Park  
389 the grass is way too long for soccer. He measured it at 6-7 inches. He understands that the longer  
390 grass may be better in some cases but the kids are tripping and falling. The ball can't travel far. If we  
391 are going to have soccer in the city we need to cut the grass.

392 Councilwoman Baertsch said she and Jeremy Lapin had been talking about the light at N. Commerce  
393 drive, the left turn light. coming off nb lanes there is a yellow flashing light but on sb there is no  
394 flashing and it causes a lot of backing problems. We have been yielding there for several years. She  
395 would like to ask UDOT to fix it. MAG has a safe route school funding grant coming up. The City  
396 has two projects that could qualify for it. Along Grandview to Saratoga Shores and the other would  
397 be in Loch Lomond with a stretch that has no sidewalk. Edge Homes has been putting trees back in  
398 along 800 W.

399 Councilman McOmber was excused.

400 Councilman Willden appreciates participating on the Code subcommittee. He likes some of the things  
401 coming out of it. It's great to grant more flexibility.

402 Councilwoman Call noted the trees along Riverside Drive have been clipped and that now has a  
403 sidewalk. She asked about street lights on Commerce, she wondered if the logo was repainted, they  
404 are nice. She noted that she will be leading a service project Sept. 19<sup>th</sup>. They will be cleaning up Inlet  
405 Park and the R.C. Park. The inter-local agreement will be coming back to City Council to be  
406 resigned. We are no longer in compliance with state law. It will also change the terms from two year  
407 terms to one year terms. Vice serves a year and inherits the Chair position and the immediate past  
408 chair is on the committee, so you are there for three years. The Jordan River Commission and Lake  
409 Commission are underway for the million dollars in appropriation that requires a 3:1 match. They  
410 have projects for canoe put-ins, signage and access points. For the lake to utilize the 3 acres in the  
411 work they have already done and to use phase 2 of the marina. There is tourism funding available for  
412 wayfinding. They discussed the phragmite, the pump house area is a unique area they can't trample  
413 because it will clog the pump. They are looking to leverage a burn there. The two sections of the trail  
414 in Bluffdale will be completed in the next 6 months. There is one more hump over some railways  
415 further north and then it should connect from Utah Lake to Legacy Parkway. Jordan River  
416 Commission has announced a river friendly community. With everything they already do to be river  
417 friendly they can apply for the designation that can help get funding in the future. There is a carp fly  
418 fishing event in the spring. Legislative event at Talons Cove, hosted at no charge on Oct 20<sup>th</sup>.  
419 Council is invited. She would like Council to consider moving the regular session that night. She

420 spoke with Larry Ellertson about UTA reservations. The lake is currently 5.1 feet below  
421 compromise. Strawberry is now releasing water into the lake. A resident is building on Centennial  
422 and plowed into the Lake and took out shrubs, trees and the canal. The Army Corp is working on that  
423 but they are in other areas now. Forestry Fire and State Lands asked if we had an encroachment in  
424 their building section so they can enforce it. EDCU managers are going to have a city tour after  
425 completion of Riverside Drive and Market Street.  
426 Mayor Miller said he met with mayor Pengra. They want to invite business out here to show them what  
427 we have in this area. They are working on that late September or Early October.  
428 Councilwoman Call said Owen Jackson was instrumental in putting together packets for investors. She  
429 shared a thankyou from residents for dealing with the water issues. They were grateful for the posts.  
430 She noted recent power outages and surges and asked if there was an update on that.  
431 Mark Christensen noted they met with Rocky Mt. Power on that and they have tried to adjust and install  
432 equipment to help with that. Some of those problems may be from wildlife interface issues.  
433 Councilwoman Call asked if they had information about the Village Parkway drainage. She wondered if  
434 it was more about phragmite. They were to get information on how to treat the phragmite to all the  
435 public works departments.  
436 Mark Christensen said it will be addressed as staff implements.  
437 Councilwoman Call noted the swings are out at Neptune Park and the Zip-line at Harvest. An update on  
438 when those will be put back in would be good. She believes the swings were put back at Sunrise  
439 Meadows but isn't sure.

440 c. Administration communication with Council.

441 d. Staff updates: inquires, applications and approvals.

442 Kimber Gabryszak had some application updates. Those will be put in a memo in the packet in the  
443 future. They have had a busy couple of weeks. They have had a lot of resubmittals for projects. Some  
444 projects include: Lakeside 27, Fox Hollow tank and waterlines, Talus Ridge D, Western Hills and  
445 resubmittals for Church sites. Talus Ridge plats F and G have come in. others coming are Lighthouse  
446 Cove, The Crossing, Tractor Supply and there are appointments this week for new projects.

447 Mark Christensen commented that they had about 86 building permits last month and they will be seeing  
448 some things from Legacy Farms like reimbursement agreements that will be finalized. They are  
449 ready to work on asphalt soon there.

450  
451 **4. REPORTS OF ACTION: No reports tonight.**

452  
453 **5. Motion to enter into Closed Session for the purchase, exchange, or lease of property, pending or**  
454 **reasonably imminent litigation, the character, professional competence, or physical or mental health of**  
455 **an individual.**

456  
457 **Motion made by Councilwoman Call to enter into closed session for the purchase, exchange, or lease**  
458 **of property, pending or reasonably imminent litigation, the character, professional competence, or**  
459 **physical or mental health of an individual. Seconded by Councilman Poduska. Aye: Councilman**  
460 **McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and**  
461 **Councilwoman Call. Motion passed unanimously.**

462  
463 **Meeting Moved to Closed Session 8:47 p.m.**

464  
465 **Closed Session**

466  
467 **Present:** Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman  
468 Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Spencer Kyle, Nicolette Fike

469  
470  
471 **Closed Session Adjourned at 9:00 p.m.**

472

473 **Policy Meeting Adjourned at 9:00 p.m.**

474

475

476

477

\_\_\_\_\_

Date of Approval

478

479

480

481

\_\_\_\_\_

Mayor Jim Miller

\_\_\_\_\_

City Recorder (or deputy)



# CITY OF SARATOGA SPRINGS

## Memo

**To:** Mayor, City Council and/or Planning Commission  
**From:** Planning Department  
**Date:** September 8, 2015  
**Re:** Update: New Applications & Resubmittals & Approvals

---

### **New Projects:**

- 8.18.15 The Parkway Estates at Saratoga Springs Annexation (8950 W. 7350 N.)
- 8.18.15 The Parkway Estates at Saratoga Springs Concept (8950 W. 7350 N.)
- 8.18.15 The Parkway Estates at Saratoga Springs Rezone (8950 W. 7350 N.)
- 8.25.15 North Saratoga Springs Center Car Wash Temp Sign Permit (2158 N. Redwood Rd.)
- 8.28.15 United Dance Center Home Occupation (442 N. Tioga Avenue)
- 8.28.15 Lighthouse Cove Plat A Subdivision (4300 S. Redwood Road)
- 8.28.15 Lighthouse Cove Plat B Subdivision (4300 S. Redwood Road)
- 9.01.15 Saratoga Springs 4 Church Preliminary & Final (Old Farm Road & Redwood Rd)
- 9.01.15 Saratoga Springs 4 Church Site & CUP (Old Farm Road & Redwood Rd)
- 9.01.15 Jiffy Lube Now Hiring Temporary Sign Permit (284 E. SR 73)

### **Resubmittals & Supplemental Submittals:**

- 8.17.15 The Crossing Community Plan & Village Plan (NW Corner of Pioneer Crossing & Redwood Rd)
- 8.18.15 Jacobs Ranch 1 & Israel Canyon Stake Construction (163 West Ring Road)
- 8.21.15 Fox Hollow N.11 Preliminary (3400 South Wildlife Blvd)
- 8.24.15 Talus Ridge Plat A "As Built" Drawings (550 N. 800 W.)
- 8.27.15 Harbor Bay LDS South Stake Construction (McGregor Lane & Harbor Bay)
- 8.31.15 Tractor Supply Site Plan (Commerce Dr. South of Hwy 73)
- 8.31.15 Talus Ridge Plat D Final Construction

### **Staff Approvals:**

- 8.25.15 North Saratoga Springs Center Car Wash Temp Sign Permit (2158 N. Redwood Rd.)
- 8.31.15 Adstyle Salon Home Occupation (441 North Tioga Ave)

**Central Utah Water Conservancy District**  
**Central Water Project (CWP)**

**COMPARISON OF CITY OF SARATOGA SPRINGS OBLIGATIONS**

Financial Modeling

Dave Pitcher, 4/21/2015

	FY2008-09	FY2009-10	FY2010-11	FY2011-12	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	FY2017-18	FY2018-19
Take-Down Rate/AF (rounded)	\$ 5,850	\$ 6,200	\$ 7,000	\$ 7,800	\$ 8,400	\$ 8,500	\$ 9,100	\$ 9,460	\$ 9,840	\$ 10,240	\$ 10,650
Take-Down Rate/AF	\$ 5,850	\$ 6,200	\$ 7,000	\$ 7,800	\$ 8,400	\$ 8,500	\$ 9,100	\$ 9,464	\$ 9,843	\$ 10,236	\$ 10,646
	0.00%	5.98%	12.90%	11.43%	7.69%	8.33%	7.06%	4.00%	4.00%	4.00%	4.00%
Annual Fee Rate/AF	\$ 300.00	\$ 313.38	\$327	\$342	\$357	\$374	\$391	\$408	\$427	\$446	\$466
	4.67%	4.46%	4.27%	4.68%	4.47%	4.67%	4.50%	4.50%	4.50%	4.50%	4.50%

**CITY OF SARATOGA SPRINGS FY2010A Agreement**

Total Contract amount remaining (AF)			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Take-Down Volume (AF)			-	-	-	-	0	0	0	0	0	0
Total Contract Deliveries (AF)					-	-	0	0	0	0	0	0
Take-down Fee Obligations					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Fee Obligations					\$0	\$0	\$0	\$0.00	\$0	\$0.00	\$0	\$0
Total Contract Obligations					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Present Value of Payments - NPV/AF</b>					<b>\$130,798,826.56</b>							
					<b>\$13,079.88</b>							

**CITY OF SARATOGA SPRINGS FY2010A Agreement Alternative**

Total Contract amount remaining (AF)			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	9,640	9,280
Take-Down Volume (AF)			-	-	-	-	0	0	0	0	360	360
Total Contract Deliveries (AF)					-	-	0	0	0	0	360	720
Take-down Fee Obligations					\$0	\$0	\$0	\$0	\$0	\$0	\$3,686,400	\$3,834,000
Annual Fee Obligations					\$0	\$0	\$0	\$0.00	\$0	\$0.00	\$160,560.70	\$335,571.87
Total Contract Obligations					\$0	\$0	\$0	\$0	\$0	\$0	\$3,846,961	\$4,169,572
<b>Total Present Value of Payments - NPV/AF</b>					<b>\$143,258,581.40</b>							
					<b>\$14,325.86</b>							

Net Present Value of All Payments (2.5% discount)	2.50%										City	\$160,560.70	\$335,571.87
											Church	\$4,299,458.86	\$4,325,148.57

FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31
\$ 11,070	\$ 11,510	\$ 11,970	\$ 12,450	\$ 12,950	\$ 13,470	\$ 14,010	\$ 14,570	\$ 15,150	\$ 15,760	\$ 16,390	\$ 17,040
\$ 11,072	\$ 11,514	\$ 11,975	\$ 12,454	\$ 12,952	\$ 13,470	\$ 14,009	\$ 14,569	\$ 15,152	\$ 15,758	\$ 16,389	\$ 17,044
4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
\$487	\$509	\$532	\$556	\$581	\$607	\$634	\$663	\$693	\$724	\$756	\$783
4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	3.50%

-	-	-	-	-	-	-	-	-	-	-	-
10,000											
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
\$62,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$4,870,452.87	\$5,089,623.25	\$5,318,656.29	\$5,557,995.83	\$5,808,105.64	\$6,069,470.39	\$6,342,596.56	\$6,628,013.40	\$6,926,274.01	\$7,237,956.34	\$7,563,664.37	\$7,828,392.63
\$66,870,453	\$5,089,623	\$5,318,656	\$5,557,996	\$5,808,106	\$6,069,470	\$6,342,597	\$6,628,013	\$6,926,274	\$7,237,956	\$7,563,664	\$7,828,393

8,920	8,560	8,200	7,840	7,480	7,120	6,760	6,400	6,040	5,680	5,320	4,960
360	360	360	360	360	360	360	360	360	360	360	360
1,080	1,440	1,800	2,160	2,520	2,880	3,240	3,600	3,960	4,320	4,680	5,040
\$3,985,200	\$4,143,600	\$4,309,200	\$4,482,000	\$4,662,000	\$4,849,200	\$5,043,600	\$5,245,200	\$5,454,000	\$5,673,600	\$5,900,400	\$6,134,400
\$526,008.91	\$732,905.75	\$957,358.13	\$1,200,527.10	\$1,463,642.62	\$1,748,007.47	\$2,055,001.28	\$2,386,084.83	\$2,742,804.51	\$3,126,797.14	\$3,539,794.93	\$3,945,509.88
\$4,511,209	\$4,876,506	\$5,266,558	\$5,682,527	\$6,125,643	\$6,597,207	\$7,098,601	\$7,631,285	\$8,196,805	\$8,800,397	\$9,440,195	\$10,079,910

\$526,008.91	\$732,905.75	\$957,358.13	\$1,200,527.10	\$1,463,642.62	\$1,748,007.47	\$2,055,001.28	\$2,386,084.83	\$2,742,804.51	\$3,126,797.14	\$3,539,794.93	\$3,945,509.88
\$4,344,443.96	\$4,356,717.50	\$4,361,298.16	\$4,357,468.73	\$4,344,463.02	\$4,321,462.92	\$4,287,595.27	\$4,241,928.58	\$4,183,469.50	\$4,111,159.20	\$4,023,869.45	\$3,882,882.74

FY2031-32	FY2032-33	FY2033-34	FY2034-35	FY2035-36	FY2036-37	FY2037-38	FY2038-39	FY2039-40	FY2040-41	FY2041-42	FY2042-43
\$ 17,730	\$ 18,430	\$ 19,170	\$ 19,940	\$ 20,740	\$ 21,570	\$ 22,430	\$ 23,330	\$ 24,260	\$ 25,230	\$ 26,240	\$ 27,290
\$ 17,726	\$ 18,435	\$ 19,172	\$ 19,939	\$ 20,737	\$ 21,566	\$ 22,429	\$ 23,326	\$ 24,259	\$ 25,229	\$ 26,239	\$ 27,288
4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
\$810	\$839	\$268	\$278	\$287	\$298	\$308	\$319	\$330	\$341	\$355	\$369
3.50%	3.50%	-68.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	4.00%	4.00%

-	-	-	-	-	-	-	-	-	-	-	-
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$8,102,386.37	\$8,385,969.89	\$2,683,510.36	\$2,777,433.23	\$2,874,643.39	\$2,975,255.91	\$3,079,389.87	\$3,187,168.51	\$3,298,719.41	\$3,414,174.59	\$3,550,741.57	\$3,692,771.24
\$8,102,386	\$8,385,970	\$2,683,510	\$2,777,433	\$2,874,643	\$2,975,256	\$3,079,390	\$3,187,169	\$3,298,719	\$3,414,175	\$3,550,742	\$3,692,771

4,600	4,240	3,880	3,520	3,160	2,800	2,440	2,080	1,720	1,360	1,000	640
360	360	360	360	360	360	360	360	360	360	360	360
5,400	5,760	6,120	6,480	6,840	7,200	7,560	7,920	8,280	8,640	9,000	9,360
\$6,382,800	\$6,634,800	\$6,901,200	\$7,178,400	\$7,466,400	\$7,765,200	\$8,074,800	\$8,398,800	\$8,733,600	\$9,082,800	\$9,446,400	\$9,824,400
\$4,375,288.64	\$4,830,318.66	\$1,642,308.34	\$1,799,776.73	\$1,966,256.08	\$2,142,184.25	\$2,328,018.74	\$2,524,237.46	\$2,731,339.67	\$2,949,846.84	\$3,195,667.41	\$3,456,433.88
\$10,758,089	\$11,465,119	\$8,543,508	\$8,978,177	\$9,432,656	\$9,907,384	\$10,402,819	\$10,923,037	\$11,464,940	\$12,032,647	\$12,642,067	\$13,280,834

\$4,375,288.64	\$4,830,318.66	\$1,642,308.34	\$1,799,776.73	\$1,966,256.08	\$2,142,184.25	\$2,328,018.74	\$2,524,237.46	\$2,731,339.67	\$2,949,846.84	\$3,195,667.41	\$3,456,433.88
\$3,727,097.73	\$3,555,651.23	\$1,041,202.02	\$977,656.50	\$908,387.31	\$833,071.65	\$751,371.13	\$662,931.05	\$567,379.74	\$464,327.74	\$355,074.16	\$236,337.36

FY2043-44	FY2044-45
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\$ 28,380	\$ 29,510
<b>\$ 28,380</b>	<b>\$ 29,515</b>
4.00%	4.00%
<b>\$384</b>	<b>\$399</b>
4.00%	4.00%

-	-	
10,000	10,000	
\$0	\$0	
\$3,840,482.08	\$3,994,101.37	\$131,097,949.35
\$3,840,482	\$3,994,101	\$193,097,949.35

280	-	\$133,920.00
360	280	
9,720	10,000	
\$10,216,800	\$8,262,800	\$181,772,000.00
\$3,732,948.59	\$3,994,101.37	\$66,589,301.79
\$13,949,749	\$12,256,901	\$248,361,301.79

\$3,732,948.59	\$3,994,101.37	\$66,589,301.79
\$107,533.50	\$0.00	\$73,629,387.57