CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Thursday, October 27, 2015
Meeting held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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 5:30 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. **ACTION ITEMS:**
   a. Preliminary and Final Plat for Jacobs Ranch Plat N, located approximately 450 W Remington Ave. Jim Jacob applicant.
      i. Resolution R15-50 (10-27-15) adding lots to the City Street Lighting Special Improvement District for Jacobs Ranch Plat N.
   b. Reimbursement Agreement for Jordan View Landing
   c. Bid Award for the Design of the North Gravity Sewer Outfall – Phase 2 Project.
   d. Resolution R15-51 (10-27-15): Appointment of election poll workers to serve for the November 3, 2015 General Election.
   e. City Council Minutes:
      i. October 6, 2015.
2. **REPORTS:**
   a. Mayor
   b. City Council
   c. Administration communication with Council
   d. Staff updates: inquires, applications, and approvals
3. **REPORTS OF ACTION.**
4. **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.**
5. **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

Preliminary & Final Plat
Jacobs Ranch Plat N
Tuesday, October 27, 2015
Public Meeting

Report Date:	October 22, 2015
Applicant:	Jim Jacob
Owner:	Calvin K. Jacob Family Partnership
Location:	Jacobs Ranch
Major Street Access:	Redwood Rd, Ring Rd
Parcel Number(s) & Size:	59:002:0067 – 0.662 ac. 59:002:0100 – 3.18 ac. 59:002:0057 – 1.739 ac. 59:002:0083 – 0.409 ac. Total: 5.99 ac.
Parcel Zoning:	R-3 Low Density Residential
Adjacent Zoning:	R-3 Low Density Residential
General Plan Designation:	Low Density Residential
Current Use of Parcel:	Vacant with improvements
Adjacent Uses:	Single Family Residential, Vacant
Previous Meetings:	None for this application
Previous Approvals:	2006 – expired; non for current application
Type of Action:	Administrative
Land Use Authority:	Preliminary Plat - City Council. Final Plat – City Council at time of application, pending ordinance is Planning Director.
Future Routing:	None
Author:	Jamie Baron, Planner I

A. **Executive Summary:** This is a request for Preliminary and Final Plat approvals for Jacob's Ranch Plat N which consists of 5.99 acres in the R-3 zone and will include 17 lots and 0.085 acres of open space.

Recommendation:

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Staff recommends that the City Council conduct a public meeting on the Jacobs Ranch Plat N Preliminary and Final Plats, take public comment, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include approval with conditions, continuation of the item, or denial.

B. **Background:** The Final Plat for Jacobs Ranch Plat N was previously approved by the City Council on September 12, 2006. This plat approval has since expired, and the application must comply with current Code standards.

The preliminary and final plats for Jacobs Ranch N consist of 17 lots on 5.99 acres (2.83 u/ac). Two lots are between 9,000 – 9,999 square foot in size (9,693 sq.ft. & 9,625 sq.ft.). The reduced lots are situated next to an existing pedestrian walkway that will be dedicated to the City. The proposed plat contains 0.085 acres (1.41%) of open space for pedestrian walkways connecting Remington Ave, Ruger Dr, and Weatherby Dr.

The Jacobs Ranch Master Development Agreement (MDA) was approved in 2001 and expired in 2011. Plat N received Final Pat approval in 2006, prior to the expiration of the MDA. The requirements of the MDA were substantially met prior to the expiration date. As a result, approved but unrecorded plats that were originally included in the MDA are eligible for the remaining open space credits, but must otherwise meet current Code standards. The overall development has a current open space credit of 3.8428 acres from the Israel Canyon Reservoir and Detention Basin and Drainage in Plat J. If Plat N is approved with the application of open space credit, there will be a remaining open space credit of 3.0378 acres, as shown in table below.

Jacobs Ranch	Lots	Total Acerage	Open Space		Notes	Date Plat Recorded	
Jacob's Ranch Plat A	15	6.75	0.05		Entry Median	4/18/2001	
Jacob's Ranc Plat B	14	6.95	0.9		Redwood Road □ Entry Median	8/21/2001	
Jacob's Ranch Plat C	31	9.6	0			6/18/2002	
Jacob's Ranch Plat D	37	15.37	0.6		Redwood Road	10/28/2002	
Jacobs Ranch Plat E	40	14.45	0			7/23/2003	
Jacobs Ranch Plat F	42	14.66	0.3968		Powerline Corridor	1/24/2005	
Jacob's Ranch Plat G	52	19.55	1.56		1 acre park and Powerline Corridor	12/12/2005	
Jacob's Ranch Plat H	49	17.92	0.092		2 - 20' Accesses between lots	11/6/2006	
Jacob's Ranch Plat I, Phase 1	12	4.23	0		used existing credit in MDA	7/1/2014	
Jacob's Ranch Plat I, Phase 2	28	10.32	0		used existing credit in MDA	not yet recorded	
Jacobs Ranch Plat J	67	39.89	12.836		Detention Basin and Drainage	6/6/2007	
Jacobs Ranch Plat M	3	0.89	0			7/12/2011	
Jacobs Ranch Plat N	17	5.99	0.085		Pedestrian Walkways	not yet recorded	
Jacobs Ranch Plat O	49	20	0			11/25/2007	
Jacobs Ranch Plat P-1	3	1.49	0			8/9/2011	
Jacobs Ranch Plat P-2	2	0.4822	0			7/2/2012	
Church Site		3.69	0				
Reservoir Site		10.846	10.846		Israel Canyon Tank and Reservoir		
Ring Road		4.95	0.072		Median from Redwood to Ring Road 0.072 ac LS 4.95 acres still to be dedicated		
City Property		8	8		Center of Ring Road		
Jacobs Ranch Totals	***461***	***216.0282***	***35.4378***				
Percent Open Space			***16.40%***				
Required Open Space @ 15%	***32.40***						
Jacobs Ranch Plat □	4		0.4		Payment in lieu for 0.23 acres of open space, 0.17 acres for trail	1/13/2014	Not includ
Jacobs Ranch and Israel Canyon Stake Church	Not included in MDA						

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C. **Specific Request:** This is a request for Preliminary and Final Plat approvals for Plat N of the Jacobs Ranch Development which consists of 5.99 acres and includes 17 single family lots, and 0.085 acres of open space, utilizing an open space credit for the remaining open space requirement.

D. **Process:** Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the land use authority for Preliminary Plats The Planning Director is the land use authority for Final Plats.

Staff finding: Complies. *The Planning Commission held a public hearing and forwarded a positive recommendation of the Preliminary Plat for approval to the City Council. The Final Plat will be reviewed and action taken by the Planning Director.*

E. **Community Review:** Per 19.13.04 of the City Code, this item has been noticed in The Daily Herald, and each residential property within 300 feet of the subject property was sent a letter at least ten days prior to this meeting. As of the completion of this report, the City has not received any public comment regarding this application.

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

Staff finding: Consistent. *The proposed preliminary and final plat consists of single-family lots at a density of 2.83 units per acre, which is consistent with the General Plan designation.*

G. **Code Criteria:** The following criteria are pertinent requirements that the Planning Commission and City Council shall consider when reviewing a preliminary and final plats in the R-3 zone (Section 19.04.13). Please see the attached "Planning Review Checklist" for additional details.

Permitted or Conditional Uses: Complies. The proposed preliminary and final plat will provide single family residential building lots, which is a permitted use in the R-3 zone as listed in section 19.04.13(2&3).

Minimum Lot Sizes: Reductions Requested. Per section 19.04.13(4), the minimum lot size for the R-3 zone is 10,000 square feet and corner lots shall be 10% larger than the required minimum. A reduction to lot sizes may be approved by the City Council based on compliance to the criteria listed below:

b. Residential lots may be proposed that are less than 10,000 square feet as indicated in this Subsection.

i. The City Council may approve a reduction in the lot size if it finds that such a reduction serves a public or neighborhood purpose such as:

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1. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;
2. the creation of significant amenities that may be enjoyed by all residents of the neighborhood;
3. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see the definition of "open space" in § 19.02.02); or
4. any other public or neighborhood purpose that the City Council deems appropriate.

ii. In no case shall the overall density in any approved project be increased as a result of an approved decrease in lot size pursuant to these regulations.

iii. In making its determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.

iv. In no case shall the City Council approve a residential lot size reduction greater than ten percent notwithstanding the amenities that are proposed.

v. In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development.

Staff Finding: Complies.

i. The requested reduction serves a neighborhood purpose as it is directly related to the installation of the following improvements: a pedestrian walkway has been built (with prior approvals) to meet Code regarding block length and to provide a pedestrian corridor to the park.

ii. The overall density has not been increased due to the request for lot size reductions. The overall proposed density is 2.83 units per acre and is within the permitted density of the R-3 zone.

iii. The requested lot reductions are not considered a development right or a guarantee of approval. The City Council has the sole discretion to grant this approval with respect to code criteria.

iv. The requested lot reductions to reduce lot 1401 by 375 square feet and lot 1402 by 307 square feet are less than the maximum allowable reduction of 10% from the 10,000 square foot lot minimum.

v. The requested reductions apply to 2 lots within the plat, equaling a reduction of 11.7% of the total lots in the plat, within the limit of 25%.

Setbacks and Yard Requirements: Complies. Section 19.04.22(5) indicates the required setbacks in the R-3 zone are as follows:

Front: 25'
Sides: 8'/20' (minimum/total)
Rear: 25'
Corner: Front 25'; Street side 20'

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The typical setback detail indicates the setbacks as stated above and complies with the setback requirements.
Minimum Lot width: Complies. Every lot in the R-3 shall be a minimum of 70 feet in width at the front building setback. The proposed lots are a minimum of 70 feet wide at the front building setback.

Minimum Lot Frontage: Complies. Every lot in the R-3 zone shall have a minimum lot frontage of 35 feet fronting a public street. The proposed lots have lot frontages that exceed the width of the minimum required.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: Can comply. No structure in the R-3 zone shall be taller than 35 feet. The maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space above established grade. Established grade has been shown on the plats, and the height requirements shall be reviewed by the building department with each individual building permit application.

Open Space: The R-3 zone requires 15% of the total development area to be developed and improved as open space for the purpose of either public or common space and not reserved within individual lots. All open space shall meet the open space definition as in Section 19.02.02 as shown below:

> **"Open space":**
>
> a. means an open, landscaped, and improved area that:
> i. is unoccupied and unobstructed by residential or commercial buildings, setbacks between buildings, parking areas, and other hard surfaces that have no recreational value;
> ii. provides park or landscaped areas that meet the minimum recreational needs of the residents of the subdivision;
>
> b. includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, entry features, or other amenities that facilitate the creation of more attractive neighborhoods;
>
> c. may include hard surfaced features such as swimming pools, plazas with recreational value, sports courts, fountains, and other similar features with recreational value, as well as sensitive lands with recreational value, subject to the limitations stated in the definition of sensitive lands, within a development that have been designated as such at the discretion of the Planning Commission and City Council; and
>
> d. may not include surplus open space located on another lot unless such surplus open space was previously approved as part of an overall site plan, development agreement, or plat approval.

Finding: Complies. The proposed plat contains 0.085 acres of open space as pedestrian walkways/trails that will be dedicated to the city. The proposed plat 0.085 acres are equivalent to 1.41% of the required 0.899 acres of opens pace. The Jacobs Ranch development has an available open space credit of 3.8427 acres, a portion of which is to be applied to this

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requirement. The open space credit is a result of the MDA entered into with the Calvin K. Jacobs Family Partnership. The MDA has expired, however due to the open space improvements and substantial completion of the MDA requirements, approved but unrecorded plats within the MDA are eligible for the remaining open space credit. After the recordation of Plat N, there will be a remaining credit of 3.0378 acres for future development. The proposed open space complies with definition of open space as explained below:

a. The area is open and will be improved.
    i. The area is unoccupied from all structures, setbacks, parking areas, and other hard surfaces that have not recreational value.
    ii. Provide a landscaped trail that can be used for access and recreation.
b. Creates a trail system that connects the neighborhood to recreation opportunities and increases the appeal of the neighborhood.
c. Includes a concrete trail for access and recreation. Is subject to the discretion of the Planning Commission and City Council.
d. Open space credit was approved in the expired Master Development Agreement and may be used by approved unrecorded plats within the MDA to meet open space requirements.

Sensitive Lands: Complies. The plat does not contain any sensitive lands.

Trash Storage: Complies. Each future home will have an individual garbage can.

Landscaping and Fencing: The plat proposes a landscaped trail that will be fenced.

The fencing requirements for open space as detailed in Section 19.06.09(1&6) is stated below:

1. Front Yards: Fences exceeding three feet in height shall not be erected in any front yard space of any residential lot

6. Required fencing: Fencing shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties.
    a. In an effort to promote safety for citizens and security for home owners, fences along open space, parks, trails, and easement corridors shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and both parallel and are visible from an arterial

Finding: Can comply. The proposed fence is a semi-private wrought iron fence that is 6 feet in height and 3 feet in height within front building setbacks. The fence shall match the fencing along the existing trails as shown in Exhibit 6. The trail shall be landscaped with rock of two different sizes and color. The landscaping detail currently indicates one size of rock and shall be changed to indicate the requirement of two different sizes and colors.

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Off Street Parking: Can comply. Each home shall have, at a minimum, a 20 foot deep driveway that will accommodate two cars and a two car garage. These requirements will be reviewed by the building department with each individual building permit.

Block Length: Section 19.12.06(b) indicates the regulations regarding block length and states:

b. The maximum length of blocks shall be 1,000 feet. In blocks over 800 feet in length, a dedicated public walkway through the block at approximately the center of the block will be required.

   i. Such a walkway shall not be less than fifteen feet in width unless otherwise approved by the City.

   ii. Blocks intended for commercial or industrial uses shall be designed specifically for such purposes, with adequate space set aside for off-street parking and delivery facilities.

   iii. A block shall be measured from the centerline of one intersection to the centerline of the next intersection or apex of the nearest cul-de-sac. For purposes of measuring block length, an intersection may include two-way, three-way, or four-way intersections of roadways.

Finding: Complies. Remington Ave. and Ruger Dr. exceed the maximum block length. Remington Ave. has a block length of 1,600 feet and Ruger Drive has a block length of 1,150 feet. **As of October 7, 2015 the applicant was granted a variance to the block length requirement for both Remington Ave and Ruger Dr.** The change in elevation within the plat does not allow for a bisecting street to be built to City Engineering Standards. The plat contains a pedestrian walkway between Weatherby Dr. and Ruger Dr., and another walkway between Ruger Dr. and Remington Ave. that connects to the approved walkway in Phase 3 of Plat I. With the approval of the variance, the plat complies with all block length requirements.

H. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public meeting, discuss the application, and choose from the following options.

Staff Recommended Option – APPROVAL

"I move that the City Council approve the Preliminary Plat for Jacobs Ranch Plat N, located at approximately 408 West Remington Ave, as outlined in Exhibits 4 with the Findings and Conditions in the Staff Report dated October 22, 2015:"

Findings

1. The application complies with the criteria in Sections 19.02, 19.04, 19.06 & 19.12 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
2. The application is consistent with the General Plan, as articulated in Section "F" of the staff report, which section is incorporated by reference herein.

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Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. The Jacobs Ranch Plat N Preliminary Plat is approved as shown in the attachment to the Staff report in Exhibit 4.
3. The fencing along the pedestrian walkways shall match the fencing of existing walkways as shown in Exhibit 6
4. The landscaping of the pedestrian walkways shall include two different colors and sizes of rock.
5. Any other conditions or changes as articulated by the City Council: _____.

Alternative 1 – CONTINUANCE

The City Council may also choose to continue the item. "I move to **continue** the Jacobs Ranch Plat N Preliminary Plat to another meeting, 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 Jacobs Ranch Plat N Preliminary Plat with the Findings below:

1. The Jacobs Ranch Plat N Preliminary Plat is not consistent with the General Plan, as articulated by the City Council: _____, and/or,
2. The Jacobs Ranch Plat N Preliminary Plat is not consistent with Section [19.02, 19.04, 19.06, 19.12] of the Code, as articulated by the City Council: _____, and/or
3. The Jacobs Ranch Plat N Preliminary Plat does not comply with the Jacobs Ranch MDA, as articulated by the City Council: _____.

I. Exhibits:

1. Engineering Staff Report (pages 9-10)
2. Zoning / Location map (page 11)
3. Planning Review Checklist (pages 12-15)
4. Proposed Preliminary Plat (page 16)
5. Proposed Final Plat (pages 17)
6. Existing Walkway Fencing (pages 18)
7. October 8, 2015 PC Minutes (pages 19-20)

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City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Jacobs Ranch Plat N
Date: October 8, 2015
Type of Item: Preliminary and Final Plat Approval

CITY OF
SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Jim Jacobs*
Request:	*Preliminary Plat Approval*
Location:	*Jacobs Ranch*
Acreage:	*5.99 acres - 17 lots*

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

D. Conditions:

A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.

B. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

C. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.

D. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.

E. Developer shall provide plans for and complete all improvements within pedestrian corridors.

F. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

G. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.

H. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way

I. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

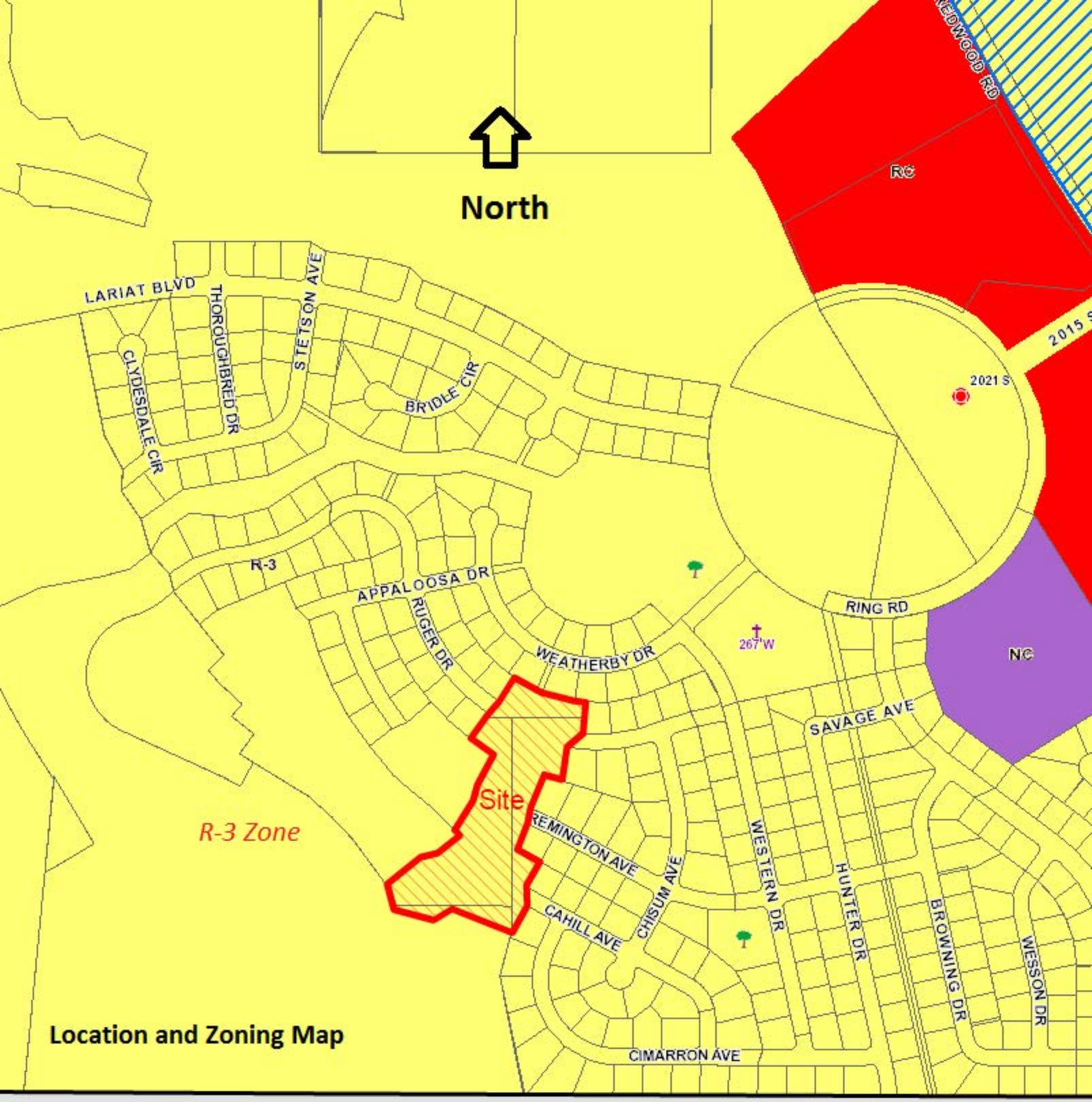
J. Project shall comply with all ADA standards and requirements.

K. Applicant shall provide an amended construction drawing sheet to show the new pedestrian corridor along the east side of lot 1404 and the corresponding trail, fence, and landscaping details.

L. Submit easements for all off-site utilities not located in the public right-of-way.

M. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

N. 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.



Location and Zoning Map

APPLICATION REVIEW C□ECKLIST

A□□□□□□□□□ I□□r□ □□□□□

□□□R□□□□□d□	□□□□□□□□
Pr□□□□□N□□ □□	Jacobs Ranch Plat N
Pr□□□□□R□□□□□□□T□□□□	Preliminary/Final Plat
B□d□□	Planning Commission
M□□□□□□T□□□□	Public Hearing with PC
A□□□□□□□□□	Jim Jacob
O□□□r □□d□□□□r□□□□	Calvin K. Jacob Family Partnership (Jim Jacob)
L□□□□□□□	Jacobs Ranch
M□□□r S□r□□□A□□□□□□	Redwood Rd, Ring Rd
P□r□□□N□□ □□r□□□□□d □□□□□	59:002:0067 – 0.662 ac. 59:002:0100 – 3.18 ac. 59:002:0057 – 1.739 ac. 59:002:0083 – 0.409 ac. Total: 5.99 ac.
G□□□r□□P□□□ □□□□□□□□□□□□	Low Density Residential
□□□□□	R-3 Low Density Residential
Ad□□□□□□□□□□□□□□	R-3 Low Density Residential
C□rr□□□U□□□	Vacant
Ad□□□□□□□U□□□□	Single Family Residential
Pr□□□□□□M□□□□□□□□	Previous approvals have expired
T□□□ □□A□□□□□□	Administrative
L□□d U□□A□□□□r□□□□	City Council
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P□□□□□r□	Jamie Baron

S□□□□□□ □□□□□ □A□□□□□□□□□S□□□ □□□□□

- Application Complete: yes
  - Missing: N/A
- Rezone Required: No
  - Zone:R-3
- General Plan Amendment required: No
  - Designation: Low Density Residential

S□□□□□□ □□□□□□□□□ □Pr□□□□□

- DRC: 8-31-15

    - Comments: Discussion about the need for a walkway between Ruger Dr. and Remington Dr. to comply with the block length requirements.
    - Ok to use previous open space credit as long as it has not been counted toward something else.
- UDC: N/A
- Neighborhood Meeting: N/A
- PC: Scheduled for 10-8-2015
- CC: Tentatively scheduled for 10-20-2015

G□□r□□R□□□□□

B□□d□□□ □□□□r□□ □□□

- Comments: None

□r□□□□r□□ □□□

- Fire hydrant locations, maximum separation of 500 feet

GIS □Addr□□□□□□

- Comments: None

C□d□R□□□□□

- 19.04, Land Use Zones
    - Zone: R-3
    - Use: Permitted Use - Single Family Residential
    - Density: Up to 3 units per acre allowed – **C□□ □□□□□.** Plat N is 5.99 acres with 17 lots (2.83 units per acre)
    - Setbacks: **C□□ □□□□□□**
        - The setback detail indicates:
            - 25’ front
            - 8’/20’ (minimum/total) side yard
            - 20’ corner side
            - 25’ rear

    - Lot width: 70’ wide required at front set back□**C□□ □□□□□.** Each lot has a width of 70 feet or larger at the front building setback.
    - Size: 10,000 square feet minimum (9,000 Square feet can be approved by the City Council). Can Comply. The proposed plat requests two lot reductions. The requested lot reductions to reduce lot 1401 by 375 square feet and lot 1402 by 307 square feet, which reductions are less than the maximum allowable reduction of 10% from the 10,000 square foot lot minimum. The requested reductions apply to 2 lots within the plat, equaling a reduction of 11.7% of the total lots in the plat, within the limit of 25%.
    - Coverage: 50% maximum and will be reviewed at the time of building permit application.
    - Dwelling/Building size: minimum of 1,250 square feet of living space required above grade. Will be reviewed at the time of building permit application.

- Height: 35’ maximum. Will be reviewed at the time of building permit application.
- Open Space / Landscaping: **C□□ C□□ □□□.** Jacobs Ranch has available open space credit, which combined with the walkway is greater than 15%. Trail easement to be calculated and indicated as open space on plat.
    - Total project area is 5.99 acres, which requires 0.899 acres of open space. The proposed trails are 2,091 square feet (between lots 1402 and 1403) and 1,611 square feet (next to lot 1404), equaling 0.085 acres.
    - Remaining open space requirement is 0.814 acres. Based on previous open space dedications within Jacob’s Ranch, there is an existing open space credit of 3.8428 acres that can be used to fulfill this requirement.
- Sensitive Lands: None
- Trash: individual cans will be used

- 19.05, Supplemental Regulations
    - Flood Plain: N/A
    - Water & sewage: Will connect to city infrastructure
    - Transportation Master Plan: **C□□ □□□□□□N**o lots will block a planned road
    - Minimum height of dwellings: no more than 10% of the main floor area is allowed below grade. Will be reviewed at the time of building permit application.
    - Property access: **C□□ □□□□□□**All lots have access onto a public street

- 19.06, Landscaping and Fencing
    - Landscaping Plan: **C□□ C□□ □□□.** Decorative rock of two sizes and colors shall be required on both sides of pedestrian trail (trails to be dedicated to City due to no HOA).
    - Fencing: **C□□ □□□□□.** The proposed fence is a semi-private wrought iron fence that is 6 feet in height and 3 feet in height within front building setbacks. The fence shall match the fencing along the existing trails.

- 19.09, Off Street Parking
    - Each home will have, at a minimum, a 20 feet deep driveway that is wide enough for two cars and a two car garage. Will be reviewed at the time of building permit application.

- 19.12, Subdivisions
    - Preliminary and final Plat requirements apply 19.12.03 (2-4)
    - General Subdivision Improvements, 19.12.06
        - Maximum block length of 1,000 feet. **C□□ C□□ □□□.** Remington Ave has a current block length of 1,600 feet and Ruger Dr has a current block length of 1,150 feet. A variance has been requested due to the steep change in elevation between Remington Ave and Ruger Dr, which does not allow for a connector street to be built to City Engineering Standards.
        - If a block is more than 800 feet in length a pedestrian walkway is required through the block. **C□□ □□□□□.** A pedestrian walkway is proposed on the left side of lot 1404 and shall connect with the walkway approved in Phase 3 of Plat I and will be dedicated to the City.
        - Connecting streets are required. **C□□ □□□□□**
        - Pedestrian walkways, trails, and other logical linkages are required. **C□□ □□□□□**

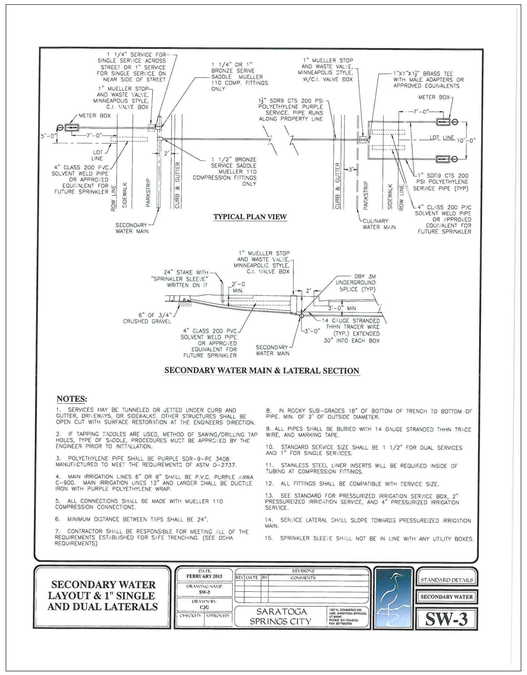
        - Driveway location for lots next to an arterial: N/A
        - Access: Two separate means of access are required whenever the total number of dwellings units exceeds 50. **C**omplies
        - Lot design: The design shall not create lots that are no buildable due to size, shape, topography, terrain, etc. **C**omplies
        - Lot frontage: all lots shall have frontage on a road that meets City standards. **C**omplies
        - Flag lots: None proposed.
        - Public roads may not be included in lots. **C**omplies
        - Property lines: Side property lines shall be at approximate right angles to the street line or radial to the street line. **C**omplies
        - Corner lots: Corner lots shall be platted 10% larger than the minimum for the zone. **C**omplies
        - Boundary: No lot shall be divided by a municipal boundary line. **C**omplies
        - Remnants: Remnants of property that do not meet the code requirements shall not be left in a subdivision. **C**omplies
        - 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. **C**omplies

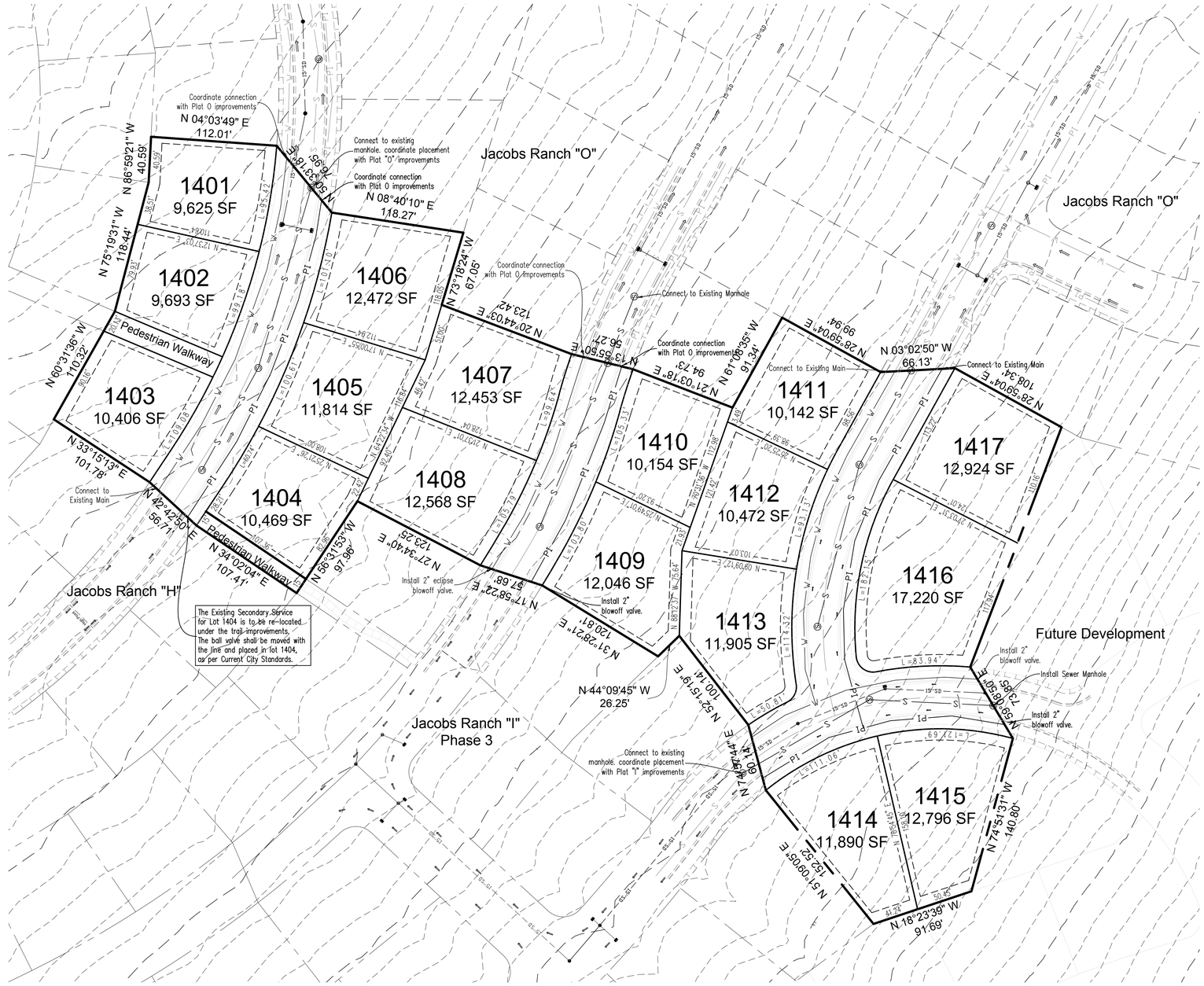
- Section 19.13, Process
    - General Considerations:
        - General Plan: Low Density Residential. Complies
        - Natural Features: None
        - Community & Public Facilities: N/A
    - Notice / Land Use Authority: The City Council is the land use authority for preliminary and final plats. Newspaper and mailed noticed required for preliminary plat public hearing with planning commission.
    - Development Agreement / MDA: Development agreement has expired.

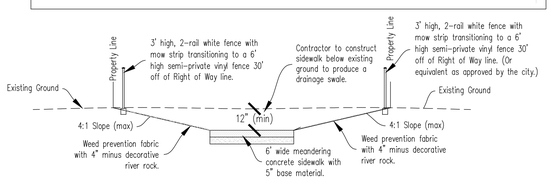
Jacobs Ranch Plat "N"

Located in a portion of the Southeast quarter of
Section 2 , Township 6 South, Range 1 West,
Salt Lake Base and Meridian
Saratoga Springs City, Utah County Utah

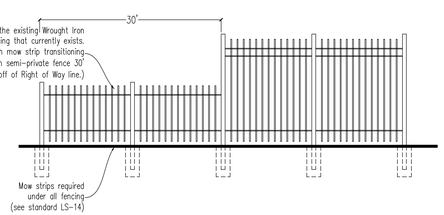
NORTH
1" = 50'







Pedestrian Trail Detail



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the carious utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Jacobs Ranch "N"
Preliminary Plat
Utah
Orem

Revisions

Date	8-7-2015
Scale	1" = 50'
By	TD
Tracing No.	

Sheet No.
C -

Jacobs Ranch Plat N

Located in a portion of the Southeast quarter of
Section 2, Township 6 South, Range 1 West,
Salt Lake Base and Meridian
Saratoga Springs City, Utah County Utah

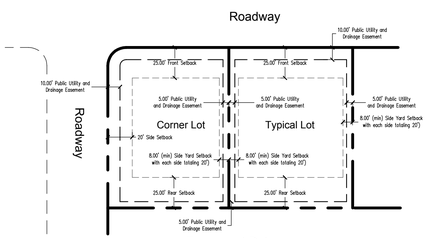
Legend

	Subdivision Boundary Line
	Subdivision Lot Lines
	Utility Easement Lines
	Subdivision Street Centerline
	Proposed / Existing Fire Hydrant as noted on Plat
	Proposed / Existing Street Light as noted on Plat
	Subdivision Monument as described on Plat
	Subdivision Monument as described on Plat

NORTH
1" = 60'

PLAT NOTES:

1) Plat must be recorded within 24 months of Final Plat approval by the City Council. Final Plat approval was granted on the _____ day of _____, 20_____.
2) The installation of all improvements shall conform to all city rules, Ordinances, requirements, standards, and policies pertaining to the development of this property.
3) Prior to building permits being issued, soil testing studies may be required on each Lot as determined by the City of Saratoga Springs Building Official.
4) The Plat may be subject to a Master Development Agreement, Development Agreement, Subdivision Agreement or Site Plan Agreement. See City Recorder for more information.
5) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards; and bonds are posted by the current owner of the project pursuant to City Code.
6) All Bonds and Bond Agreements are between the City, Developer/Owner and Financial Institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights including the right to bring any action under any bond or bond agreement.
7) The owner of this subdivision plat and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights secured for each individual lot. No building permits shall be issued for any lot in this Subdivision until all impact and connection fees at the rates in effect when applying for building permit, are paid in full and water rights secured as specified by current city ordinances and fee schedules.
8) All open space and trail improvements located herein are to be installed by owner and maintained by a Homeowners Association unless specifies otherwise on each improvement.
9) Any reference herein to Owners, Developers, or Contractors shall apply to successors, agents, and assigns.
10) All Units are subject to the Association bylaws, Articles of Incorporation and CC&R's.
11) All easements shown are 10.00 feet wide on each side of the Lot lines. Easements are to be Public Utility and Drainage Easements.



Typical Lot Detail

DRAINAGE EASEMENT NOTES:

Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement areas that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

UTILITY NOTE:

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF OF THE RIGHT OF WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT OF WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9a-603(4)(c)(ii).

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

ROCKY MOUNTAIN POWER

QWEST
Approved this ___ day of _____, A.D. 20____

QWEST

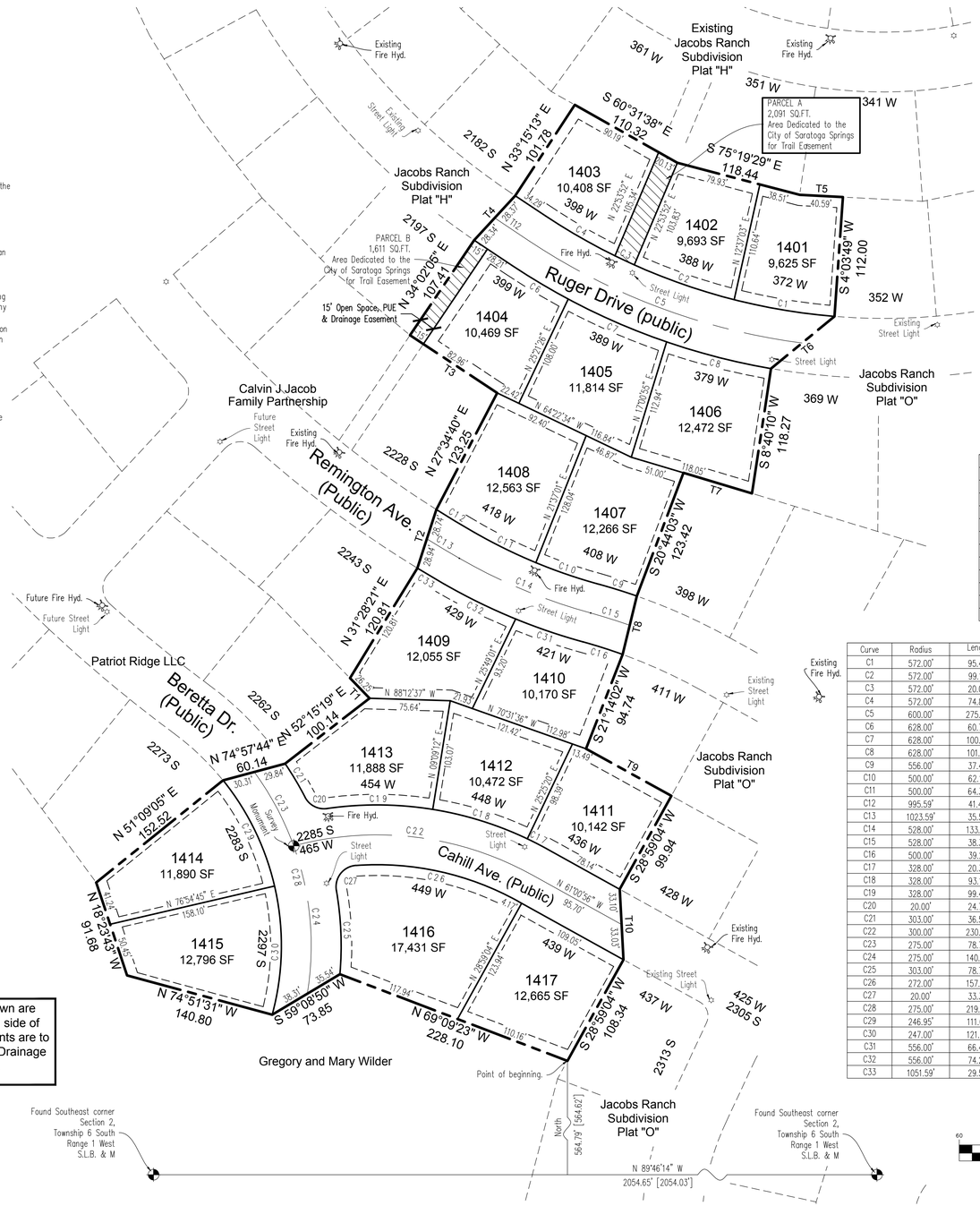
QUESTAR GAS COMPANY
Approved this ___ day of _____, A.D. 20____

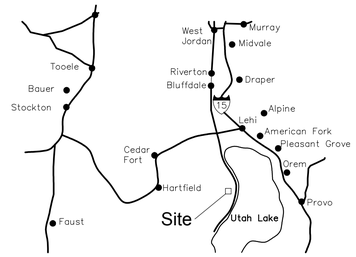
QUESTAR GAS COMPANY

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

COMCAST CABLE TELEVISION

All Easements shown are 10.00' wide on each side of the Lot line. Easements are to be Public Utility and Drainage Easements.





Vicinity Map

Local Area Map

T - Table

LINE	LENGTH	BEARING
T1	26.25'	N 44°09'45" W
T2	57.68'	N 17°58'22" E
T3	97.96'	N 56°31'50" W
T4	56.71'	N 42°42'50" E
T5	40.59'	S 86°59'21" E
T6	76.95'	S 50°33'18" W
T7	67.05'	N 73°18'24" W
T8	56.30'	S 13°37'51" W
T9	91.34'	S 61°08'35" E
T10	66.13'	S 03°02'50" E
T11	24.96'	N 58°56'48" W
T12	38.75'	N 56°20'21" W

Curve Data Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	572.00'	95.42'	47.82'	95.31'	N 80°33'10" W	9°33'28"
C2	572.00'	99.18'	49.72'	99.06'	N 70°48'23" W	9°56'06"
C3	572.00'	20.02'	10.01'	20.02'	N 64°50'11" W	2°00'18"
C4	572.00'	74.82'	37.46'	74.77'	N 60°05'11" W	7°29'41"
C5	600.00'	275.40'	140.17'	272.99'	N 69°29'19" W	26°17'57"
C6	628.00'	60.74'	30.40'	60.72'	N 59°06'36" W	5°32'31"
C7	628.00'	100.61'	50.41'	100.51'	N 66°28'15" W	9°10'46"
C8	628.00'	101.10'	50.66'	100.99'	N 75°40'21" W	9°13'26"
C9	556.00'	37.49'	18.75'	37.48'	N 72°42'09" W	3°51'49"
C10	500.00'	62.19'	31.14'	62.15'	N 71°04'15" W	7°07'36"
C11	500.00'	64.30'	32.19'	64.25'	N 63°49'26" W	7°22'04"
C12	995.59'	41.49'	20.75'	41.48'	N 58°56'46" W	2°23'15"
C13	1023.59'	35.53'	17.77'	35.53'	N 59°08'44" W	1°59'21"
C14	528.00'	133.57'	67.14'	133.21'	N 67°23'13" W	14°29'39"
C15	528.00'	38.35'	19.18'	38.34'	N 72°33'13" W	4°09'41"
C16	500.00'	39.21'	19.61'	39.20'	N 72°23'16" W	4°29'35"
C17	328.00'	20.39'	10.20'	20.39'	N 62°47'48" W	3°33'44"
C18	328.00'	93.13'	46.88'	92.82'	N 72°42'44" W	16°16'08"
C19	328.00'	99.43'	50.10'	99.05'	N 89°31'53" W	17°22'10"
C20	20.00'	24.74'	14.23'	23.19'	N 62°46'34" W	70°52'47"
C21	303.00'	36.57'	18.31'	36.55'	N 30°47'39" W	6°54'57"
C22	300.00'	230.74'	121.41'	225.09'	N 83°02'58" W	44°04'04"
C23	275.00'	78.75'	39.65'	78.48'	N 28°05'40" W	16°24'27"
C24	275.00'	140.54'	71.84'	139.01'	N 05°15'00" W	29°16'52"
C25	303.00'	78.74'	39.59'	78.52'	N 02°23'59" W	14°53'20"
C26	272.00'	157.49'	81.02'	155.30'	N 77°36'12" W	33°10'32"
C27	20.00'	33.39'	22.08'	29.64'	N 37°58'57" E	95°39'12"
C28	275.00'	219.29'	115.85'	213.53'	N 13°27'14" W	45°41'19"
C29	246.95'	111.05'	56.48'	110.12'	N 25°58'08" W	25°45'57"
C30	247.00'	121.69'	62.11'	120.47'	N 01°01'37" E	28°13'44"
C31	556.00'	66.45'	33.27'	66.42'	N 71°12'37" W	6°50'53"
C32	556.00'	74.20'	37.15'	74.14'	N 63°57'47" W	7°38'46"
C33	1051.59'	29.59'	14.80'	29.59'	N 59°20'01" W	1°36'45"

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold a licence, Certificate No. 147089 in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right of way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

Boundary Description

Commencing at a point located North 89°46'14" West along the Section line 2054.65 feet and North 564.79 feet from the Southeast corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian: thence North 69°09'23" West 228.10 feet; thence South 59°08'50" West 73.85 feet; thence North 74°51'31" West 140.80 feet; thence North 18°23'43" West 91.68 feet; thence North 51°09'05" East 152.52 feet; thence North 74°57'44" East 60.14 feet; thence North 52°15'19" East 100.14 feet; thence North 44°09'45" West 26.25 feet; thence North 31°28'21" East 120.81 feet; thence North 17°58'22" East 57.68 feet; thence North 27°34'40" East 123.25 feet; thence North 56°31'50" West 97.96 feet; thence North 34°02'05" East 107.41 feet; thence North 42°42'50" East 56.71 feet; thence North 33°15'13" East 101.78 feet; thence along Jacobs Ranch Plat "H" as follows: South 60°31'38" East 110.32 feet,South 75°19'29" East 118.44 feet, South 86°59'21" East 40.59 feet; thence along Jacobs Ranch Plat "O" as follows: South 04°03'49" West 112.00 feet, South 50°33'18" West 76.95 feet, South 08°40'10" West 118.27 feet, North 73°18'24" West 67.05 feet, South 20°44'03" West 123.42 feet, South 13°37'51" West 56.30 feet, South 21°14'02" West 94.74 feet, South 61°08'35" East 91.34 feet, South 28°59'04" West 99.94 feet, South 03°02'50" East 66.13 feet, South 28°59'04" West 108.34 feet to the point of beginning.

Area: 260,895 SF 5.99 acres
Total number of lots = 17

Basis of Bearing is North 89°46'14" West along the Section line from the Southeast corner to the South quarter corner of Section 2, Township 6 South, Range 1 West.

Date _____ Surveyor _____
(See Seal Below)

Owner's Dedication

Known all men by these presents that _____, the _____ undersigned owner ("owner", without regard to number of gender) of the above described tract of land having caused same to be subdivided into lots and streets to be know hereafter as:

Jacobs Ranch Plat "N"

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

Owner's Acknowledgement

STATE OF UTAH
County of Utah } S.S.

On the___day of_____, A.D. 20___, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer( ) of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

Approval by Legislative Body

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated 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___.

City Mayor _____ Attest _____
City Recorder
(See Seal Below)

Jacobs Ranch Plat N

Located in a portion of the Southeast quarter of
Section 2, Township 6 South, Range 1 West,
Salt Lake Base and Meridian
Saratoga Springs City, Utah County Utah

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

FIRE CHIEF APPROVAL	PLANNING COMMISSION REVIEW	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE	SURVEYORS SEAL	NOTARY PUBLIC SEAL	CIVIL ENGINEERS SEAL	CLERK-RECORDER SEAL
Approved by the Fire Chief on this ___ day of _____, A.D. 20____	Approved by the Planning Commission on this ___ day of _____, A.D. 20____	Approved by the City Engineer on this ___ day of _____, A.D. 20____	Approved by Saratoga Springs Attorney on this ___ day of _____, A.D. 20____	Approved by Post Office Representative on this ___ day of _____, A.D. 20____				
CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE REPRESENTATIVE				

□RA□T □C□□□ □□S□r□□□□□S□r□□□□
P□□□□□□□□C□□ □ □□□□□□□ M□□□□□□
O□□□□□r □□□□□□□
Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

P□□□□□□□□C□□ □ □□□□□□□ M□□□□□□

Pr□□□□□:
Commission Members: Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham, Brandon Mackay
Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Nicolette Fike, Jamie Baron,
Others: Pam Infanger, Neil Infanger, Mary Valantine, Jim Jacob
E□□□□□d□Kirk Wilkins

As there was no Chairman or Vice Chairman at this time a Chair pro tempore was needed.
A M□□□□□ □ □□□ □d□ □□ □ □□d□□W□□□□□ □□□ □□ □□□ □□□□□ □□□ □□□□□□C□□□r □r□□□□□ □□r□□S□□□□d□d □□ □ □□□d □□□□□A□□□S□□dr□S□□□□□□□ □□□d □□□□□□□ □□d□□W□□□□□ □□□□□K□□K□□□r□□Tr□□C□□□□□□□□□□ □ Br□□d□□ M□□K□□ □M□□□□□ □□□□□d □ □□□

C□□□□□□Ord□r – 6:35 p.m. by Chair pro-tempore Hayden Williamson
P□d□□ □□A□□□□□□□□
R□□□C□□□– A quorum was present. Introductions were made for the new Commissioners.

□□ P□□□□□ □ □□r□□□□Pr□□□□ □□□r□P□□□□r □□□□□□□R□□□□ P□□□N □□□□□□d □□□□r□□□□ □□□□□ □□□W□□□
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Jamie Baron presented the Preliminary Plat. The previous plat approval has expired, and the application must comply with current Code standards. He reviewed conditions and noted that staff recommended approval.

P□□□□□ □ □□r□□□O□□□ by Chair pro-tempore Hayden Williamson
No Comments were made.
P□□□□□ □ □□r□□□C□□□□d by Chair pro-tempore Hayden Williamson

Jim Jacob, applicant, noted they completed these lots earlier but never sold them. The ordinance was changed and the block length was made longer, however in plat I they couldn't put a road in, which made plat N out of compliance. They would just like to get approval and be able to get them sold.
Sandra Steele had no comments.
Brandon MacKay had no comments.
David Funk believes the residents living in the area would like these lots to be sold. He also recognized this was an area that was affected by flooding earlier and because of that they found the roads and walkways were important. He is a little concerned about the length of the roadways because of that but thinks the walkways in that area will help. His only other concern is the timing of it being done. He drove through the area to see what the impact of construction would do to the residents in near areas. He is a little concerned that there is only one road access and he is surprised that there is no light at that entrance from Redwood Road. As far as this development goes it would be great to get it finished and it is causing more problems unfinished.
Troy Cunningham had reviewed this and no problems with it.
Ken Kilgore asked about open space in this area, this plat still has a credit and he asked how that worked and why it was allowed for this plat.
Jamie Baron said the requirement is the 15% and the code states that if there is a credit allowed, then they are allowed to use it to meet the requirement. Because of the dedication of the reservoir site and detention

basin and a portion to the city they had such a large credit to be used. There would still be a significant amount of credit after this.

Ken Kilgore asked about the walkways and who would take care of them.

Jamie Baron said they are being dedicated to the city, so rock is allowed because there is no irrigation.

Ken Kilgore asked if there needed to be a minimum lot size reduction in the conditions.

Jamie Baron replied it is implied in condition number 2. It's not called out but the attachment shows the reduction.

Hayden Williamson had no further comments.

M [illegible] d [illegible] S [illegible] dr [illegible] S [illegible] P [illegible] C [illegible] r [illegible] rd [illegible] r [illegible] d [illegible] C [illegible] C [illegible] r [illegible] Pr [illegible] r [illegible] P [illegible] r [illegible] R [illegible] P [illegible] N [illegible] d [illegible] r [illegible] W [illegible] R [illegible] A [illegible] d [illegible] d C [illegible] d [illegible] S [illegible] R [illegible] r [illegible] d [illegible] d O [illegible] r [illegible] S [illegible] d [illegible] d [illegible] K [illegible] K [illegible] r [illegible]

Jamie Baron noted in condition 5 that the code required **[illegible] d [illegible] r [illegible] r [illegible] d [illegible] r [illegible]** and they asked that it be included in the motion.

A [illegible] d [illegible] d [illegible] S [illegible] dr [illegible] S [illegible] d K [illegible] K [illegible] r [illegible]

A [illegible] S [illegible] dr [illegible] S [illegible] d [illegible] d [illegible] W [illegible] K [illegible] K [illegible] r [illegible] Tr [illegible] C [illegible] Br [illegible] d [illegible] M [illegible] K [illegible] M [illegible] d [illegible]

[illegible] **M [illegible] r [illegible] d [illegible]** No closed session.

M [illegible] d [illegible] r [illegible] d [illegible] C [illegible] r [illegible] Pr [illegible] r [illegible] d [illegible] W [illegible]

Ad [illegible] r [illegible]

_____
Date of Approval

_____
Planning Commission Chair
Kirk Wilkins

_____
Nicolette Fike, Deputy City Recorder

RESOLUTION NO. R15-50 (10-27-15)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Jacobs Ranch Plat N)

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 Jacobs Ranch Plat N (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.

Passed this 27th day of October, 2015 on motion by

Councilor _____, seconded by Councilor _____.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Mayor Date

Attest: _____
Recorder Date

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 Jacobs Ranch Plat N (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: Jim Jacobs
Authorized
Signature:
Its:

City Council
Staff Report

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Jordan View Landing Upsized Improvements Reimbursement Agreement
Date: October 27, 2015
Type of Item: Reimbursement Agreement

Description:

A. Topic:

This item is for the approval of a Reimbursement Agreement with Ivory Development for the Upsize of secondary water, storm drain, and roadways within the Jordan View Landing Project

B. Background:

Ivory Development has been working with the City to ensure their Infrastructure Designs not only serve their project needs but also address existing issues the City has identified in this area. In review of the City's Water, Storm Drain, and Transportation Master Plans, the City requested the developer upsize a portion of their secondary water and storm drain system as well as upsize 400 East to a collector roadway to provide additional capacity in these systems to meet the needs of this area as growth continues. Staff notified the developer the upsize and potential reimbursement would be subject to approval from the City Council and the Developer has agreed to the proposed upsizing.

C. Analysis:

The Developer has agreed to the requested System Upsizing for an estimated reimbursement through impact fee credits for the following.

Secondary Water	$ 11,051.60
Storm Drain	$28,465.03
Roadway (400 East)	$ 112,654.86

The Jordan View Landing Project Consists of 91 lots covering approximately 9.68 acres and contains 3.65 acres of open space. The estimated impact fees that this project will generate for these same categories based on current fee schedules is as follows:

Secondary Water	$ 53,531
Storm Drain	$50,869
Roadway (400 East)	$ 227,500

Recommendation: Staff recommends that the City Council approve the reimbursement agreement with Ivory Development to provide the Developer Secondary Water, Storm Drain and Road Impact Fee Credits as satisfaction in whole of any additional expenses incurred by Developers for the proposed Upsized Improvements.

JORDAN VIEW LANDING
REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

This Reimbursement Agreement and Release of All Claims (hereinafter "Agreement") is made and entered into as of the ___ day of _____, 2015, by and between CITY OF SARATOGA SPRINGS, a Utah municipal corporation, (the "City"), and IVORY DEVELOPMENT, a Limited Liability Company (the "Developer").

RECITALS:

WHEREAS, Developer is developing a subdivision within City, which subdivision is commonly referred to as the Jordan View Landing Subdivision which contains 91 lots and (the "Project"), which is more particularly described in **Exhibit A**, attached hereto and by this reference made a part hereof; and

WHEREAS, the Project requires certain facilities and improvements including Roadways, Water, Irrigation, Sewer, Storm Drain and other improvements; and

WHEREAS, Developer has agreed to increase the size of certain public improvements ("Upsized Improvements") within the Project more particularly described in **Exhibit B**, attached hereto and by this reference made a part hereof; and

WHEREAS, the Upsized Improvements will provide capacity that benefits neighboring properties and the City; and

WHEREAS, the Upsized Improvements will result in additional costs and the City wishes to provide Developer impact fee credits as satisfaction in whole of any additional expenses incurred by Developer relating to the Upsized Improvements that will benefit other neighboring properties and City;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

AGREEMENT

1. COMPENSATION OF CONSIDERATION

In consideration of the promises and covenants contained herein, and as a compromise and full settlement of all claims which Developer may have against the City, Developer agrees to withdraw with prejudice any and all claims it may have against the City for compensation, capacity reservations, and credits with regard to the Upsize Improvements, and the City's Transportation and Utility Systems including the Roadways, Culinary Water, Irrigation Water, Sewer and Storm Drain Systems.

2. REIMBURSABLE EXPENSES

Developer and City hereby agree that the following table enumerates in full the estimated additional expenses (as provided for in Exhibit "B") incurred by Developer to install the Upsized

Improvements above and beyond that which Developer is responsible for (the "Reimbursable Expenses"):

TABLE 1 - ESTIMATED UNITS TO REIMBURSE

IMPACT FEE	ESTIMATED ADDITIONAL COST TO UPSIZE	CURRENT CITY IMPACT FEE	ESTIMATED TIME TO REIMBURSE
SECONDARY WATER	$11,051.60	$14,666 per IA	0.75 IA
STORM DRAIN	$28,465.03	$559 per Unit	50.9 Units
ROADWAY (400 EAST)	$112,654.86	$2,500 per Unit	45.06 Units

Developer agrees that the Impact Fee Credits enumerated in the Exhibit B and Table 1 above are satisfaction in whole of City's obligations under this agreement.

3. TERMS OF REIMBURSEMENT

In exchange for the reimbursement, through impact fee credits, of the Upsized Improvements, Developer and City agrees as follows:

A. Impact Fee Credits may only be used to offset development fees within the Jordan View Landing project.

B. Reimbursement shall be primarily based upon the unit prices and quantities specified in Exhibit B. Exhibit B represents plan quantities while final reimbursement shall be based on the actual quantities and measurements of work performed during the installation of the Upsized Improvements as evidenced by material tickets and invoices. In no case shall the City be obligated to reimburse Developer for an item until sufficient evidence is provided as to the actual quantities and prices of the installed and accepted Upsized Improvements. In addition, in no case shall the City be obligated to reimburse Developer for expenses that exceed the total amount of $152,171.49. Further, in no case shall City reimburse Developer for any labor, products, tools, equipment, plant, transportation, services, incidentals, erection, installation costs, overhead, or any item not listed in Exhibit B.

C. Developer shall receive reimbursement as the work is completed and after Developer submits a request for reimbursement and meets the following requirements :

i. Developer has posted applicable performance and warranty bonds in accordance with City ordinances to guarantee the installation and Workmanship of the Upsized Improvements and to ensure that the Improvements remain in good condition and free from defects for a period of one (1) year, in accordance with City ordinances, regulations, and standards.

ii. City has approved the Upsized Improvements requested for reimbursement in connection with the standard inspections conducted by City to ensure that the Upsized Improvements are constructed per City standards.

iii. Upon completion of the Upsized Improvements, Developer shall deliver a certified set of as-built plans (in both paper and electronic format) along with the verified actual costs of construction of the Improvements.

D. City will provide Developer (or Developer's assignees) impact fee credits for the categories shown in Exhibit B upon completion of the Improvements contained in each phase of the Project and when Developer submits to City an invoice outlining the final cost of that portion of the Improvements included in the completed phase and proof of payment for such invoice.

E. City will account for and provide a credit up to and equal to the cost of the completed Upsized Improvements, which credit can be used by Developer, or its assignees, to offset any impact fees in the Talus Ridge project that would otherwise be assessed when plats are recorded or building permits are obtained for lots within the Project.

F. Developer may request from the City a refund of any impact fees already paid within the Project Area with which the developer has an Impact Fee Credit up to the full balance of the Impact Fee Credit.

4. MUTUAL RELEASE OF CLAIMS

In return for the Credit, the receipt and sufficiency of which is hereby accepted, and for other good and valuable consideration, each party hereby fully and completely releases and forever discharges the other party, its elected officials, officers, agents, servants, employees, and former elected officials, officers, agents, servants, and employees from any and all claims, damages, and demands of every nature whatsoever which were asserted, could have been asserted, or will be asserted by either party arising out of and pertaining to each party's obligations for the Upsized Improvements, including but not limited to any claims for impact fee credits, illegal exactions, reimbursements, or credits because of Developer's installation of the Upsized Improvements.

5. AUTHORITY TO SETTLE; INDEMNIFICATION

As an express condition of the City's Impact Fee Credit for the Upsized Improvements, Developer individually and together represents and warrants that they:

4.1 have the power to enter into and perform this Agreement;
4.2 are the lawful representatives of the Developer
4.3 are the sole owners, assignees, heirs, obligors, beneficiaries, etc. of Mallard Bay Phase 1;
4.4 have not transferred, assigned, or sold, or promised to transfer, assign, or sell their interest in Talus Ridge;
4.5 shall indemnify, defend, and hold harmless the City with respect to any future claim related to this agreement and with respect to any claim against the City for compensation,

reimbursement, reservation of capacities, and credits for the installation of the Upsized Improvements brought against the City by any party, person, entity, corporation, homeowners association, government entity, third party, etc.

6. PARTIES REPRESENTATIVES; NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered in person or after three business days if mailed by registered or certified mail, postage prepaid, addressed to the following:

If to Developer:

Ivory Development, LLC
Attn: Chris Gamvroulas, President
978 Woodoak Lane
Salt Lake City, Utah 84117
Telephone: (801) 747-7440
Facsimile: (801) 747-7091

If to City:

City of Saratoga Springs
Attn: City Manager – Mark Christensen
1307 N. Commerce Drive, Suite 200
Saratoga Springs, Utah 84045
Telephone: (801) 766-9793
Facsimile: (801) 766-9794

Either party shall have the right to specify in writing another name or address to which subsequent notices to such party shall be given. Such notice shall be given as provided above.

7. COMPLETE AGREEMENT, MODIFICATION

This Agreement, together with the attached exhibits, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings, contracts, or agreements, whether written or oral, between the parties on all matters. This Agreement cannot be modified except by written agreement between the Parties.

8. SETTLEMENT

The undersigned certifies that he or she has read this Agreement, that it:

7.1 voluntarily enters into it of its' own free will;
7.2 has had ample opportunity to review this Agreement with legal counsel;
7.3 is a legally incorporated entity,
7.4 has performed all corporate formalities to execute this Agreement; and
7.5 acceptance of the consideration set forth herein is in full accord and satisfaction of claims which it may have with respect to the subject matter.

9. ATTORNEY FEES

Each party hereto shall bear its own attorneys' fees and costs arising from the actions of its own counsel in connection with this Agreement and the subject matter. In any action of any kind relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees and costs from the non-prevailing party in addition to any other recovery to which the prevailing party is entitled.

10. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall adversely affect any immunity from suit, or any right, privilege, claim, or defense, which the City or its employees, officers, and directors may assert under state or federal law, including but not limited to The Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101 et seq., (the "Act"). All claims against the City or its employees, officers, and directors are subject to the provisions of the Act, which Act controls all procedures and limitations in connection with any claim of liability.

11. MISCELLANEOUS PROVISIONS

10.1 If, after the date hereof, any provision of this Agreement is held to be invalid, illegal, or unenforceable under present or future law effective during its term, such provisions shall be fully severable. In lieu thereof, there shall be added a provision, as may be possible, that give effect to the original intent of this Agreement and is legal, valid, and enforceable.

10.2 The validity, construction, interpretation, and administration of this Agreement shall be governed by the laws of the State of Utah.

10.3 All titles, headings, and captions used in this Agreement have been included for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement.

10.4 This Agreement and release given hereunder shall be effective upon execution by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Reimbursement Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

ATTEST: **CITY OF SARATOGA SPRINGS**

By:_____ _____
City Recorder City Manager

Approved as to Form:_____
City Attorney

DEVELOPER

Ivory Development, LLC

By:_____

Its:_____

State of Utah)
:ss
County of Utah)

On this _____ day of _____, 20___, personally appeared before me_____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the authorized agent on behalf of Ivory Development, a limited liability company and said document was signed by him/her on behalf of the limited liability company.

_____
Notary Public

EXHIBIT A

North 1" = 40 Feet

17 JULY 2014
Concept Plan

Saratoga Springs, Utah
IVORY DEVELOPMENT . 978 WOOD OAK LANE . SALT LAKE CITY, UTAH

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING · LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 · 435.753.2955

EXHIBIT B

SARATOGA SPRINGS REIMBURSEMENT AGREEMENT
JORDAN VIEW LANDING, PHASE 1-400 EAST IMPROVEMENTS

Developer: Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

Reimbursement based on drawings C1 thru C16 and PP1 thru PP7

Project: Jordan View Landing, Phase 1-400 East Improvements
400 East Alhambra Drive
Saratoga Springs, Utah

Pressurized Irrigation-Oversizing as follows:

Location	Item	Size		Unit Cost	Quantity	Units	Totals
400 East C8 an C11	Pipe	10"	$	26.60			
		6"	$	17.70			
	Upgrade Cost		$	8.90	824	lf	$ 7,333.60
	Valves	10"	$	2,051.00			
		6"	$	907.00			
	Upgrade Cost		$	1,144.00	3	ea	$ 3,432.00
	Tee	10"	$	758.00			
		6"	$	472.00			
	Upgarde Cost		$	286.00	1	ea	$ 286.00
	sub-Total						$ 11,051.60

Off-Site Storm Drainage

400 East Sheets C8-C11)	Pipe	36"	$	73.70			
		15"	$	27.70			
	Upgrade Cost		$	46.00	463	LF	$ 21,298.00
	Pipe	18"	$	31.60			
		15"	$	27.70			
	Upgrade Cost		$	3.90	873	lf	$ 3,404.70
	Flared End	36"	$	1,769.00			
		15"	$	1,269.00			
0.78 tons/l.f. x 463=330.72	Select Fill	15"-36"	$	8.46	330.72	tons	$ 2,797.89
0.13 ton/l.f. 873=114		15"-18"	$	8.46	114	tons	$ 964.44
	sub-Total						$ 28,465.03

400 East Roadway

400 East-SR-73 North to 17+40	Roadway	1" Asphalt	$	0.45	41786	s.f.	$ 18,803.70
17 ft. east half.(1542 l.f.)	Remove Asph	3"	$	0.68	26214	s.f.	$ 17,825.52
	2" Section	6"	$	0.14	41786	s.f.	$ 5,850.04
10.5x820	Property (10.5')	10.5	$	3.79	8610	s.f.	$ 32,631.90
10.5x820 (Full Section)	Rough Grade		$	0.12	8610	sf	$ 1,033.20
	4" Asphalt		$	1.98	8610	sf	$ 17,047.80
	8" Roadbase		$	1.10	8610	sf	$ 9,471.00
	6' Sub-base		$	0.97	8610	sf.	$ 8,351.70
	24' to 30" Curb	6"	$	2.00	820		$ 1,640.00
	sub-Total						$ 112,654.86

HADCO®
CONSTRUCTION
EST. 1989

1850 N 1450 W P.O. BOX 437
Lehi, UT 84043

office 801-766-7611
fax 801-766-7604

To:	Ivory Development	**Contact:**	Ken Watson
Address:	Lehi, UT	**Phone:**	(801) 407-6841
		Fax:	(801) 407-6880
Project Name:	Jordan View Landing PH1 Reimbursement	**Bid Number:**	
Project Location:	1650 N. 400 E., Saratoga Springs, UT	**Bid Date:**	6/24/2015

HADCO CONSTRUCTION CORDIALLY OFFEERS THE FOLLOWING PROPOSAL

Item Description	Estimated Quantity	Unit	Unit Price
ASPHALT & CONCRETE			
24" HB Curb & Gutter	786.00	LF	$16.20
30" HB Curb & Gutter	707.00	LF	$18.20
Asphalt 3" Installed- Roadway	17,373.00	SF	$1.53
Asphalt 4" Installed- Roadway 400 E	41,978.00	SF	$1.98
Roadbase 8" South- Hauled, Placed & Compacted -Alhambra, Rosa And Alameda	17,373.00	SF	$1.10
Subbase 6" South- Hauled, Placed & Compacted W/ GEOGRID TYPE 1 -CBR 4.6	17,373.00	SF	$0.97
Roadbase 8" South- Hauled, Placed & Compacted -CBR 4.6 & CBR 1.8	41,978.00	SF	$1.10
Subbase 6" South- Hauled, Placed & Compacted W/ GEOGRID TYPE 1 -CBR 4.6	20,403.00	SF	$0.97
Subbase 6" South- Hauled, Placed & Compacted W/ GEOGRID TYPE 2 -CBR 1.8	21,575.00	SF	$0.99
Complete Road Section 4" HMA / 8" UTBC / 6" GB-Subbase / GEOGRID	41,978.00	SF	$4.17
STORM DRAINAGE			
36" RCP Storm Drain	463.00	LF	$73.70
Flared End Sections 36"	1.00	EACH	$1,769.00
18" RCP Storm Drain	85.00	LF	$31.60
15" RCP Storm Drain	776.00	LF	$27.70
Flared End Sections 15"	1.00	EACH	$1,269.00
Secondary Water			
10" PVC Irrigation Water	824.00	LF	$26.60
6" PVC Irrigation Water	347.00	LF	$17.70
10" Gate Valves	2.00	EACH	$2,051.00
6" Gate Valve	1.00	EACH	$907.00
10" Tee	1.00	EACH	$758.00
6" Tee	1.00	EACH	$472.00

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **HADCO CONSTRUCTION LLC** **Authorized Signature:** _____ **Estimator:** Kendall Page (801) 420-4750 KPage@HadcoConstruction.com

HADCO®
CONSTRUCTION
EST. 1989

1850 N 1450 W P.O. BOX 437
Lehi, UT 84043

office 801-766-7611
fax 801-766-7604

To:	Ivory Development	**Contact:**	Ken Watson
Address:	Lehi, UT	**Phone:**	(801) 407-6841
		Fax:	(801) 407-6880
Project Name:	Jordan View Landing PH1 REV5 400 E	**Bid Number:**	
Project Location:	1650 N. 400 E., Saratoga Springs, UT	**Bid Date:**	6/24/2015

HADCO CONSTRUCTION CORDIALLY OFFEERS THE FOLLOWING PROPOSAL

THESE ARE ALL THE COSTS ASSOCIATED WITH 400 E.

I STRONGLY ENCOURAGE IVORY TO CONTRACT DIRECTLY FOR THE COMPACTION TESTING, AND UTILIZE THE FIRM WHO DID THE GEO-TECHNICAL REPORT BASED UPON THE LARGE FILLS IN THE EXISTING DEPRESSION AREA THAT WILL BE UNDER FUTURE BUILDINGS.

PROPOSAL IS BASED ON STANDARD EXCAVATION EQUIPMENT.
IF ANY CEMENTIOUS SOILS ARE ENCOUNTERED WHICH INHIBIT STANDARD TRENCHING, HOURLY RATES FOR HAMMERS, ETC. WILL APPLY.

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
General					
4	Traffic Control; Including VMS Boards For Road Closure (400 E.)	45.00	DY	$235.00	$10,575.00
				Total Price for above General Items:	**$10,575.00**
EARTHWORK					
5	Clear & Grub Brush, Turf	9,500.00	SF	$0.06	$570.00
6	Mass Excavation For Site, Cut & Waste On Lots	2,500.00	CY	$2.32	$5,800.00
				Total Price for above EARTHWORK Items:	**$6,370.00**
ASPHALT & CONCRETE 400 E.					
34	Rough Grade	41,824.00	SF	$0.12	$5,018.88
35	5' Sidewalk 6" Thick South	707.00	LF	$23.00	$16,261.00
36	30" HB Curb & Gutter South	707.00	LF	$18.20	$12,867.40
37	Asphalt 4" Installed- Roadway 400 E	41,978.00	SF	$1.98	$83,116.44
38	Roadbase 8" South- Hauled, Placed & Compacted -CBR 4.6 & CBR 1.8	41,978.00	SF	$1.10	$46,175.80
38B	Subbase 6" South- Hauled, Placed & Compacted W/ GEOGRID TYPE 1 -CBR 4.6	20,403.00	SF	$0.97	$19,790.91
38C	Subbase 6" South- Hauled, Placed & Compacted W/ GEOGRID TYPE 2 -CBR 1.8	21,575.00	SF	$0.99	$21,359.25
39	Asphalt Removal - 3"	33,895.00	SF	$0.68	$23,048.60
40	Asphalt Sawcut, Remove & Replace / UDOT Tie In	990.00	SF	$11.70	$11,583.00
				Total Price for above ASPHALT & CONCRETE 400 E. Items:	**$239,221.28**
Off-Site Sewer					
47	8" PVC Sewer W/ Bedding	1,585.00	LF	$48.50	$76,872.50
48	Pipe Jacking/Boring 30" Under SR73	70.00	LF	$688.00	$48,160.00
49	4' Manhole	4.00	EACH	$2,003.00	$8,012.00
50	5' Manhole Precast - 8' Deep	1.00	EACH	$2,410.00	$2,410.00
51	Manhole Collars Adjust	5.00	EACH	$403.00	$2,015.00
52	Select Fill For Sewer	4,995.00	TON	$8.46	$42,257.70

HADCO® CONSTRUCTION
EST. 1989

1850 N 1450 W P.O. BOX 437
Lehi, UT 84043

office 801-766-7611
fax 801-766-7604

To:	Ivory Development	**Contact:**	Ken Watson
Address:	Lehi, UT	**Phone:**	(801) 407-6841
		Fax:	(801) 407-6880
Project Name:	Jordan View Landing PH1 REV5 400 E	**Bid Number:**	
Project Location:	1650 N. 400 E., Saratoga Springs, UT	**Bid Date:**	6/24/2015

Total Price for above Off-Site Sewer Items: $179,727.20

Off-Site STORM DRAINAGE

0.36.4 tm/L.F =
2.2

67	36" RCP Storm Drain	463.00	LF	166 590 tons $73.70	$34,123.10
68	18" RCP Storm Drain	873.00	LF	$28.00	$24,444.00
69	15" RCP Storm Drain	645.00	LF	$28.00	$18,060.00
70	Storm Drain Manhole - 5'	4.00	EACH	$2,298.00	$9,192.00
71	Combination Box	3.00	EACH	$3,876.00	$11,628.00
72	Core Existing SD Box	1.00	EACH	$764.00	$764.00
73	Flared End Sections 36"	1.00	EACH	$1,769.00	$1,769.00
74	Manhole Collars Adjust	5.00	EACH	$249.00	$1,245.00
75	Select Import Backfill Storm Drain	1,330.00	TON	$8.46	$11,251.80

Total Price for above Off-Site STORM DRAINAGE Items: $112,476.90

Off-Site Secondary Water

95	10" PVC Irrigation Water	824.00	LF	$26.60	$21,918.40
96	10" Gate Valves	2.00	EACH	$2,051.00	$4,102.00
97	2" Wash Out Valve	2.00	EACH	$1,505.00	$3,010.00
98	Air Vac Assembly	1.00	EACH	$3,211.00	$3,211.00
99	Select Imported Backfill PI	450.00	TON	$8.46	$3,807.00

Total Price for above Off-Site Secondary Water Items: $36,048.40

Total Bid Price: $584,418.78

On-Site

General	$10,575.00
EARTHWORK	$6,370.00

Total Price for above On-Site Items: $16,945.00

Off-Site 400 E.

ASPHALT & CONCRETE 400 E.	$239,221.28
Off-Site Sewer	$179,727.20
Off-Site STORM DRAINAGE	$112,476.90
Off-Site Secondary Water	$36,048.40

Total Price for above Off-Site 400 E. Items: $567,473.78

Notes:

- Import material will be billed by delivery tickets
- Monuments survey and installation excluded
- Amount paid to be based on actual field installed quantities
- Proposal includes no engineering or surveying.
- Proposal includes no city connection fees

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1850 N 1450 W P.O. BOX 437
Lehi, UT 84043

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To:	Ivory Development	**Contact:**	Ken Watson
Address:	Lehi, UT	**Phone:**	(801) 407-6841
		Fax:	(801) 407-6880
Project Name:	Jordan View Landing PH1 REV5 400 E	**Bid Number:**	
Project Location:	1650 N. 400 E., Saratoga Springs, UT	**Bid Date:**	6/24/2015

- Proposal does not include any demolition of existing homes or structures
- Trench Spoils to be spread on lots.
- Proposal does not include any landscape work, including restoration of existing landscape disturbed.
- Proposal does not include any street lighting or street signage
- Proposal is for items specifically included above
- Proposal for grading is for ROW only, no lot grading included.
- Proposal from plans file dated 05/21/2015
- **BID DOES NOT INCLUDE COMPACTION, CONCRETE OR ASPHALT TESTING**
- PROPOSAL EXCLUDES THE FOLLOWING: ENGINEERING, SURVEYING, DEMOLITION OF STRUCTURES, TREE REMOVAL, LANDSCAPING, QUALITY ACCEPTANCE TESTING OF SOILS, CONCRETE AND ASPHALT

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **HADCO CONSTRUCTION LLC** **Authorized Signature:** _____ **Estimator:** Kendall Page (801) 420-4750 KPage@HadcoConstruction.com

City Council
Staff Report

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Phase 2 – North Gravity Sewer Outfall
Date: October 27, 2015
Type of Item: Award of Professional Services Contract

Description:

A. Topic:

This item is for the approval of an Engineering Services Contract with Hansen, Allen, and Luce for the design of the second Phase of the City's North Gravity Sewer Outfall. Phase One was installed last year under Pioneer Crossing Extension and was designed by Epic Engineering.

B. Background:

This project is identified in the City's Sewer Capital Facilities Plan for 2018 however due to the pending commercial project from Boyer, The Crossing, this project needs to be accelerated to avoid conflicts with their project improvements. In the feasibility study prepared for the City by Epic Engineering in 2014, this phase of the project was estimated to cost about $1.3 Million dollars. It is approximately 1,500 ft in length with about 6 new manholes and a connection to existing manholes at each end.

C. Analysis:

With the anticipated construction of The Crossing by Boyer, the City will need to design and install this phase of the North Gravity Sewer Outfall prior to the installation of project improvements along Redwood Road. Completing installation of the sewer prior to "The Crossing" will avoid the additional expense of repairing landscaping and trail improvements and avoid disruption to future businesses. The proposed alignment for the project is along the western edge of Redwood Road within the 30-ft trail corridor. This alignment avoids both existing and future utilities as well as conflicts with future roadway widening. This project is not yet budgeted but will be included on the next budget amendment for approval by the City Council.

Recommendation:

Staff recommends that the City Council award the design of Phase 2 of the City's North Gravity Sewer Outfall project to Hansen, Allen, and Luce in the amount of $25,175.00

BIDDERS LIST

City of Saratoga Springs
North Gravity Sewer Outfall - Phase 2

Project # SS - XXXX- 16
Bid Date: October 9, 2015

Company	Representative	Design Cost	Geotech
Caldwell Richards Sorensen	Mark Chandler, P.E.	$41,700.00	Yes - Unk
Bowen Collins & Associates, Inc.	Craig Bagley, P.E.	$56,258.00	Yes - Unk
Epic Engineering	Ryan Taylor	$41,208.50	No
Hansen, Allen, and Luce	Tavis Timothy	$25,175.00	Yes - AGEC

RESOLUTION NO. R15-51 (10-27-15)

RESOLUTION PROVIDING FOR THE APPOINTMENT OF ELECTION POLL WORKERS TO SERVE FOR THE NOVEMBER 3, 2015 GENERAL ELECTION AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Saratoga Springs will be holding a General Election on November 3, 2015;

WHEREAS, Section 20A-5-602, Utah Code Annotated, 1953, as amended, states that the governing body shall appoint or provide for the appointment of four registered voters by the date of the election from their jurisdiction to serve as poll workers for each voting precinct.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. David Funk, Jean Funk, Richard Gjennestad, Christina Gjennestad, Dale Sivert, Brian Meisman, Annette Harris, Lily Rowley, Aaron Spencer, Carlin Hadlock, Brian Hadlock, Dale Johnson, Linda Noland, Lois Heber, Cherry Jones and Linda Brown are here hereby appointed to serve as election counters for the City of Saratoga Springs Primary Election held on November 3, 2015.
2. The City Recorder is hereby authorized to appoint the poll workers to serve for the City of Saratoga Springs General Election held on November 3, 2015.
3. The City Recorder is hereby instructed to certify that the poll workers meet the requirements of Section 20A-5-602, Utah Code Annotated, 1953, as amended.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

ADOPTED AND PASSED by the Governing Body of the City of Saratoga Springs, Utah, this 27th day of October, 2015.

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
City Recorder Date

City of Saratoga Springs
City Council Meeting
October 6, 2015

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

Policy Session Minutes

Present:
Mayor: Jim Miller (electronically)
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, Chelese Rawlings, Jess Campbell, Andrew Burton, Nicolette Fike
Others: Chris Porter, Carl Ballard, Scott Verhaaren, Wade Williams, Robert Krejci, Luke & Tenille Perry, Kevin McMillan, Darren Jensen, Janae Walinschaffe, Nancy Hart, Vanessa Bocanegra, Peggy McEwan, Trey & Camille Mitchell, Patrick Bicker, Hannah Bicker, Thane Smith, Sheryl & Ryan Mitchell, Camille Parson, Terrance Parson, Ron Edwards, Bob Richey
Excused:

Call to Order 7:00 p.m.
Roll Call ï a quorum was present
Invocation / Reverence - given by Councilman McOmber
Pledge of Allegiance - led by Councilwoman Call

Mayor Miller asked Councilwoman Call, Mayor Pro Tempore, to conduct the remainder of the meeting.

Public Input - Opened by Councilwoman Call
Bob Richey, representing Saratoga Springs Development HOA. They have concerns about traffic restrictions along Redwood Road during high traffic times. It is causing a lot of commuters to cut through the subdivision and creating a safety problem. They are very concerned about it.
Councilwoman Call asked if Staff would coordinate and work in conjunction with the development.
Mark Christensen said Mark Edwards is working with Howard Van Horn with the development.
Spencer Kyle noted that a traffic plan that was approved by the Saratoga Springs Development HOA. They will go back and review it.
Councilwoman Call noted they may want to go after some legislative funding where they did not know how bad it would be, to get the Redwood Road widening sooner.
Councilwoman Baertsch commented that the upcoming legislative dinner would be a good opportunity to talk to the legislators.
Nancy Hart wanted to thank them for addressing Action item 2d.
Public Input - Closed by Councilwoman Call

POLICY ITEMS

1. PUBLIC HEARING ITEMS:
a. Budget Amendments to the City of Saratoga Springs 2015-2016 Fiscal Year Budget.
i. Resolution R15-45 (10-6-15): adopting amendments to the City of Saratoga Springs 2015-2016 Fiscal Year Budget.
Chelese Rawlings reviewed the Budget Amendments. She noted several library grants and there is a need for additional crossing guard for Sage Hills Elementary.
Councilwoman Baertsch asked why this school was getting one when other schools have not.
Mark Christensen said this was because of Swainson Ave. being completed that opened a new walking route, the size of Wildlife, and removal of busing.

Councilman McOmber noted there are fair arguments that for Saratoga shores all kids are getting bused that live across Redwood Road.

Councilwoman Call said there ought to be a policy for what triggers a crossing.

Spencer Kyle said there are MUTCD standards for when crossings are needed with a Crossing Guard. They worked recently on the new Dry Creek School recently and have looked at other requests like rerouting. They can put together the standards for City Council to see and post those for the public.

Public Hearing – Open by Councilwoman Call

No comments.

Public Hearing - Closed by Councilwoman Call

Motion made by Councilman Willden to approve Budget Amendments to the City of Saratoga Springs 2015-2016 Fiscal Year Budget. Resolution R15-45 (dated today 10-6-15): Seconded by Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

b. Village Plan and Community Plan for The Crossing located on the NW Corner of Pioneer Crossing and Redwood Road, to Market Street, Redwood Road and Pioneer Crossing Extension, The Boyer Company, applicant.

Kimber Gabryszak presented the Community Plan and Village Plan. She noted this is part of the District Area Plan (DAP). She reviewed the build-out allocations. She reviewed the changes made to the Plan since the last submission. Most of the changes have been made that were needed. There are a few Community Plan and Village Plan changes that still need to be made.

Kevin Thurman noted they are still working through the Master Development Agreement. At this point it is mainly an administrative decision that can be delegated to staff. Make sure all the findings and conditions are delegated to staff to include into the agreement.

Wade Williams and Scott Verhaaren were present to answer questions.

Public Hearing Open by Councilwoman Call

Darcey Williams said her neighborhood (Dalmore Meadows) is concerned with the traffic that will come with this project. The traffic there is already an issue especially during peak times and will only get worse with this project. They feel a traffic light needs to be put at the entrance to their subdivision.

Wade Williams noted the whole intersection was put into a study by UDOT and they programed the intersection to have a continuous flow intersection and that would have blocked Dalmore and their project. They went through some discussions with UDOT and a study was done that said the legs of the intersection could be switched from Redwood Road to Pioneer, which would allow for a light at a later date. The current agreement on that street doesnôt allow it but the change makes it possible. They are very supportive of doing that but it will take a few steps and help from the City.

Darcey said they would like it sooner than later especially for safety concerns, the neighborhood will support whatever they need to do to help make this happen.

Thayne Smith, representing the property owner, noted they have been supporting this project for many years. They are grateful for all the support from staff and City Council and their efforts to make this possible at this time. They will continue to be involved in the plans and are supportive of what Wade Williams and Scott Verhaaren are doing.

Public Hearing Closed by Councilwoman Call

Councilwoman Baertsch said her biggest concern is that at this time they are not ready to come to us if they want staff to have it and run with it. There are things that will affect all of the Village Plans and that needs to be contained in the Community Plan. It would be nice if all 69 acres werenôt the same, maybe coordinating schemes. Same rock motif or signage motifs, those kinds of item. They need to be taken out of the Village Plan and put into the Community Plan. The light at Dalmore is going to be needed or the traffic will be impeded to this development. You canôt turn eastbound on Pioneer from this facility

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because of the median on Pioneer. And you canôt turn into the development from eastbound traffic. All the other entrances are right in right outs. We need to work on that with UDOT and push for that soon.

Kimber Gabryszak summarized the key items for the Community Plan changes. Many are already in staff memo. She included her thoughts on the suggested changes. The applicants requested that Auto refueling stations and some other conditional uses (Retail Big Box, Fitness centers over 5001sq.ft.) in the Regional Commercial Zone be no longer treated as Conditional Uses but just be Permitted uses. The recommendation was keeping automobile refueling as a Conditional Use Permit (CUP) to minimize impacts.

Councilman Willden was fine with making it permitted in this particular zone. He would like us to move forward with this.

Councilwoman Baertsch has no problem with big box as long as the standards checklist is in place and very specific for them, same thing for fitness. Her only concern with auto refueling is there are other things that may impact residences (like intercoms). She is not concerned about Smiths per se, but this is for the Community Plan. She wants to make sure the lights are down lighting, those things can be taken care of with a Conditional Use.

Councilman McOmber appreciated the desire to minimize the impact on City Council and Planning Commission but we volunteered to be here. With the Big Box, where check boxes are more standard that may work out. Maybe with gas stations we donôt have those check lists as fleshed out. If it was more fleshed out we would be more willing to do this. He is concerned on making an approval with that many staff recommendations. Where they want approval, for him right now, he would like to see Gas Stations stay as CUP and letôs look at getting lists stronger so we can look at moving that to staff, but for Big Box and fitness centers he is ok with it.

Councilman Poduska said if they are going to have a gas station he would like to see it as a permitted use.

Councilwoman Call is fine with Fitness Centers and Big Box. Fueling station, she understands the concerns but thinks they have mitigated quite a few of those so she is ok with it being permitted.

Councilwoman Baertsch asked if they could put in the conditions and standards for fueling stations that intercoms couldnôt be used after quiet hours.

Kimber Gabryszak noted there was a request for extra sidewalks that could count towards open space area, only if itôs not used for display. Staff supports that change.

Councilwoman Baertsch remarked that we talked about other projects having a display area being delineated through different materials.

Kimber Gabryszak responded that is something that is in our design standards now. She continued with some changes and clarifications. Staff would like language that notes if it doesnôt comply with the Community Plan staff can bring it back to council. Staff would like a note in the Modify process to ensure Planning Commission/City Council review on all items if compliance with Community Plan is not met. Staff would support reduction in size of large expanse of one material.

Councilwoman Call said the issue is long expanses where it looks plain.

Wade Williams said they understand the issue, they donôt think any building will be bigger than this in the first phase. On smaller buildings the scale would be smaller.

Councilwoman Call said the concern is from this Smiths building where you see big expanses with no changes. She asked where they were in these processes, is Smiths signed off?

Wade Williams said they are working on a few things and changes to elevations.

Kimber Gabryszak said for the most part they have complied but they had a few items like wall lights, upgraded lighting and outdoor seating areas.

Wade Williams though those would be addressed in the site plans.

Councilman McOmber had concerns that for 4 sided buildings where you can see them from far distances, e.g Walmart, they have the false pop outs on the back of the building. He is concerned with the 1600ô we canôt make this building less expensive for an unfair competitive advantage over other buildings in the city. He asked that they make an effort that it has true 4 sided elevations.

Councilwoman Call asked if this came in under our Regional Commercial zone what designates different material use and percentages.

Kimber Gabryszak said they have design standards with limitations to numbers and colors and various mixture of items.

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Kevin Thurman mentioned that 19.26 requires compliance with architectural standards. The DAP may have carved out an exception.

Kimber Gabryszak said it is mostly compliant.

Wade Williams noted their intent is to comply with title 19 except where expressly noted in this document. They donôt have any issues with that. They do feel big buildings should look like big buildings. Faux architecture looks faux; they donôt want to get too cute with it. They are in a position where they can communicate it with Smiths and these are the only changes they are asking for that arenôt in the Cityôs design guidelines.

Councilman Poduska recalled the back of this building was going to be adjacent to the back of another building and the ability to visually see this would be limited and would be more of a large alley.

Wade Williams said in addition to that this will be set down about 6-7 feet from and a 6 foot fence above that.

Councilwoman Call said when they are looking at a Community Plan they are looking at what the whole thing governs and that they could see a building like this anywhere in the project. She asked the difference between this and the Smiths in West Jordan in elevation materials.

Scott Verhaaren said that was not our project but the Smiths design is similar to this.

Councilman McOmber commented that with the building down lower, they would be seeing the top part of the elevation, and no break ups seen at all. The back of the building has no towers.

Scott Verhaaren commented that they need to make sure the roof top equipment is fully screened.

Wade Williams noted that was included in the plans.

Kimber Gabryszak went over more conditions.

Councilman Willden commented that it seems like the more controversial item is the sq. footage of the walls. He is on both sides where itôs nice to break it up but itôs not bordering an outside street.

Councilwoman Baertsch clarified that this was the Community Plan and addresses all buildings. She asked if there was a road behind Smiths, besides the alley.

Scott Verhaaren said there is roughly a 7% grading change where there is no parking and the 6-7 foot then a fence on top of that. They donôt know if there would be a road behind the fence.

Councilman Willden thinks it would be nice to figure out a way to move forward with this today, if we move the October meeting it would put them back further. It sounds like they are agreeable to most of the suggested changes.

Councilwoman Baertsch said on signage they are following the Cityôs standards. It is noted on some of their signs they are not actually to our code but look really nice and she would like to see that transferred to signs that will fit our standards. We need to see some of the elevation plans for the Village Plan, they need to be available in the Community Plan and she is not seeing that. We donôt want complete carbon copy Village Plans. Technically the monuments base needs to be under the entire sign face and right now itôs over hanging. Likewise with pedestal vs. pylon signs these are really well done pylon signs but technically we donôt allow them, if we could address that somehow.

Kimber Gabryszak noted she has a condition that modifies to clarify that pylon signs consistent with the Community Plan exhibits are permitted and remove the pedestal comparison. It is a requirement that they comply with the monument standards so they would need to extend the base out to comply.

Councilwoman Baertsch said this would be one of those things that need to move to the Community Plan, not just the Village Plan.

Wade Williams noted they were fine with that.

Councilwoman Baertsch asked about the 10,000 sq. ft. reduction lot.

Wade Williams replied the small shop space next to Smiths that they think is important is 11,000 ft. They do that in commercial development all the time. Itôs really just under the building.

Councilwoman Baertsch said they donôt want it to become a permanent snow cone stand.

Councilwoman Call asked if that could be addressed in the Master Development Agreement it could be mitigated on both sides.

Kevin Thurman wasnôt sure it was a variance, but it could be handled in the Master Development Agreement.

Councilwoman Baertsch asked if it could just be part of the Smiths site.

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Wade Williams replied because they own it, not Smiths. They could foresee a situation like a theatre with restaurants right up next to the theatre.

Councilwoman Call commented that having owned a small shop, she would much rather just own her footprint and not has to maintain the parking lot.

Councilwoman Baertsch asked if it was attached and if they could put it in the standards that it has to be part of an inline section.

Wade Williams commented that we donôt want to restrict the creativity. Really itôs not attached to Smiths, there are two separate walls, they are not party walls. For these types of developments you are going to want this type of flexibility

Councilwoman Baertsch wants to make sure itôs covered for future developments.

Kevin Thurman said they would make sure that was taken care of.

Councilwoman Baertsch said they needed to talk about the raised walkways. Her understanding is that when those are in the DAP they qualify for connector trails so she has no problem with that.

Councilman McOmber thinks we might be able to get this tonight because it was documented by Kimber for them to see and put on a Report of Action, and the applicant is not pushing balk. He would love to see where the intent of the landowner/developer is to see a light to the Dalmore Meadows area written into the document. Right now it is a right in right out, but there could be a note that the desire is to have a light there.

Wade Williams said they traffic study does identify a light and itôs part of the Master Development Agreement and maybe that covers it.

Mark Christensen said Wade Williams is alluding to a cooperative agreement with UDOT that grants certain accesses to lights and itôs about allowing a light in this location and it is an issue they will have to come back and amend the cooperative agreement for that.

Councilman McOmber likes the swoop incorporated into the project; he likes what he is seeing and believes that all parties have the correct intention to where he feels that we can move forward. For him it does need to be put in the document that they intend to see a light.

Councilman Poduska thought it would a beautiful addition to Saratoga Springs and all parties are working hard to get it done and he doesnôt want to hold it up.

Councilwoman Call echoes Councilman McOmberôs comments about the design standards throughout the project. She would encourage them to look at other areas like on blocky buildings where the swoop may be an addition. She thanked them for bringing this project to Saratoga Springs and helping them make the processes better. She wanted them to pay attention to parking and the concern that we tend to fill the parking here in Saratoga. She asked that Wade address shared parking

Wade Williams said the key is to not over park and not under park. There are certain users that are destination oriented where people park and walk and others where they wonôt walk. The variables that matter when they look at big centers is this will be the size of the district or larger. The District is 850,000 sq. ft. it has 1200 stalls extra. We spent time studying across the country and as a center gets bigger the requirements get larger for a while then go down. Entertainment uses change the ratio. They created a grid used in other centers across the country and they think it is applicable, it swings matrix by size and usage. They also take into account the time of day.

Scott Verhaaren spoke about the Gateway, mass transit did not contribute to the Gateway the way they thought it would so they are usually over parked there.

Wade Williams said this is the standard the tenants are signing off on. The last 4 years Tenants are going down to 4-4.5 stalls for 1000 sq. feet. Some need more, some less.

Wade Williams said they have seen this methodology work and so they are proposing this here.

Councilwoman Call wondered at what point the need tapers off.

Wade Williams said it probably should taper off at a million. When the center gets bigger people do several things at one time, so they think the number can be under 5 at that level, the District is parked at fewer than 5 and has about 1500 extra stalls. They do need to be careful for certain types of uses and tenants.

Councilwoman Call noted in the Village Plan we have 69 acres so we fall into that 4.6 so we are not going to see something at 4 stalls per 1000, so her fears are mitigated.

Councilwoman Baertsch noted that we donôt have the religious use in their Regional Commercial so it would be a change of use from what we normally allow.

DRAFT

Wade Williams said they didnôt have plans for that but used it for illustrative purposes.
Councilwoman Baertsch asked with this shared parking, say there is a change of tenant; it may or not affect parking. Are there times you would say this tenant wonôt work in this location
Scott Verhaaren said that happens all the time. Often the tenants will let them know as well.
Councilwoman Baertsch didnôt see a process where the parking was reconsidered through the tenant process.
Councilwoman Call said with the amount of parking she didnôt see the need for a change of use, with 4.6 over the entire project.
Councilman McOmber noted the champagne colored lights at The District that help with hiding the light poles visually, and there is very little light pollution. He loves the lights at The District. He would like them to use them here.
Kimber Gabryszak reviewed the conditions to be included in the motion with City Council.
Kimber Gabryszak is typing it up tha tall items to be moved to the Community Plan will comply.
Mayor Miller commented that he encourages City Council in the direction to allow staff to make the changes after the outline is done. He has seen a lot of deals die in the red tape. We have worked hard and long to get this coming and anything we can do to streamline it so Boyer Company knows what is expected and they can market it with confidence. The market now is good and we need to do it right.

Motion made by Councilwoman Baertsch to approve The Crossings Community Plan with the Findings and Conditions in the Staff report. All finding preciously included as well as the conditions adding those directed by Council today including items 7a. – aa. And including that the Master Development Agreement incorporate all the findings and conditions. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

Conditions:

1. **The maximum allowed ERUs in the Community Plan shall be 653.2.**
2. **All requirements of the City Engineer shall be met.**
3. **All requirements of the Fire Department shall be met.**
4. **All other Code requirements shall be met.**
5. **The signed and approved Master Development Agreement shall be recorded prior to further City approvals beyond the first Village Plan, including subsequent Village Plans, site plans, and plats.**
6. **All remaining changes from Exhibit F shall be made prior to further approvals.**
7. **The Community Plan shall be edited as directed by the Council:**

a. **Page 6: correct typo in ERU reference**
b. **All: Strike specific Code section references and just reference chapter**
c. **Page 13: Roofs. Strike "to the extent possible"**
d. **Page 16:**
i. **add 3' height to parking lot screening**
ii. **Add "depth" to Parking Islands subsection 1**
iii. **Relocate breaks to traffic section**
iv. **Add intermittent landscaping along building walls**
v. **Replace "matched" with "consistent" under 1. Landscape Boulders**
e. **Page 17: correct typos in "subsequent"**
f. **Road cross sections: showing all rock along Pioneer Crossing; ensure that the landscaping complies with planting standards**
g. **Maintenance: modify to show that both Redwood and Pioneer frontages are maintained by property owner**
h. **General: add missing statement regarding pedestrian connectivity requirements**
i. **Break exhibits into subsections in table of contents for ease of use**
j. **Insert the table on density from staff report into the CP**
k. **Change Regional Commercial references to Regional Retail (except where specifically referencing Title 19)**

DRAFT

l. A condition for automobile refueling shall be added to prohibit the use of sound boxes after 10pm
m. Page 5: clarify that extra sidewalk only counts for open space if not used for display area
n. Page 7, 5.a.i.: refer to exhibit 6 not 5
o. Page 8, Modify to clarify that Pylon signs consistent with the CP exhibits are permitted, and remove Pedestal comparison
p. Page 9, Modify processes to ensure PC/CC review on all items if compliance with CP not met, reference approval sections, and add Planning to Tenant Improvement
q. Page 12, 1650 s.f. of one material shall only be permitted on sides and rears of big box structures
r. Page 13
i. Clarify that all facades require articulation, not just front.
ii. Subsection g: clarify minimum façade shift of 3' for buildings over 20,000 s.f., 2' for smaller when not combined with roof shift
iii. Delete "proposed departures" section
s. Page 14
i. Strike "to the extent possible" from architectural motif
t. Page 16 and 17 – replace "to be" with "shall be" and "matched" to "consistent"
u. Page 18 – define large planter, and modify graphics to show required alternate rock
v. Page 19 – add berm to graphic along parking lot
w. Addendums are referenced on page 8, but CC has not seen it. Ensure documents are provided to the CC for review.
x. Clarify zero-lot line variance and lot size variance for Lot 2, either in the MDA or in the CP.
y. Add a statement in CP or MDA requesting a light from UDOT at the intersection across from Dalmore Meadows.
z. Ensure that the lighting fixtures are the same shielded lights as at the District, not the bright fixtures across the street.
aa. All items required to be moved from the Village Plan shall be incorporated.
8. The MDA shall incorporate all findings and conditions.

Kimber Gabryszak summarized the Village Plan changes.
Councilman Willden asked about the RV parking.
Councilwoman Baertsch said where we are located we get a lot of RV travel and if they could look at areas that could be used for RV parking and could consider that for their site plans. And make sure they fit in the fueling area.
Councilman Willden asked the applicants what their thoughts were.
Wade Williams said the lotting is for Smiths to finance their building they need to show access to the roads. It will be governed by the site plan it doesnôt necessarily need to be on the plat map. Grading and Drainage ought to stay and specific details for each building would be at Site Plan. The digital sign will have to comply with the ordinance.
Councilwoman Call noted if they allow one electronic sign they have to allow them all.
Councilman Willden appreciates them working through with staff and likes getting to the point where they can delegate to staff as much as possible to streamline the process.
Councilwoman Baertsch commented that every conceptual layout has a drive through and no concepts without drive through. If we could add a concept without a drive through that would be beneficial.
Councilman McOmber feels most of his issues were addressed.
Councilman Poduska asked how the theme would be transferred from village to village.
Councilwoman Baertsch replied they put it in the Community Plan so it would be transferred.
Councilwoman Call would like to see RV parking removed; she feels they know what they are doing. Also the parking along the strips could be handled in the Master Development Agreement.
Councilwoman Baertsch thought a lot of the things in this Village Plan are really Site Plan issues.

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Motion made by mm to approve The Crossing located on the NW Corner of Pioneer Crossing and Redwood Road, to Market Street, Redwood Road and Pioneer Crossing Extension, The Boyer Company, applicant. With all of the Staff Findings and Conditions and Council items 5a-n. Seconded by Councilwoman Baertsch.

Wade Williams asked about parking condition.
Councilman McOmber replied it was supposed to be removed.
Kimber Gabryszak deleted the wording discussed earlier.
Councilman McOmber Amended the Motion to say items 5a.-m.
Amendment was accepted.

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

Conditions:

1. The maximum allowable ERUs in the Village Plan shall be 199.10.
2. All requirements of the City Engineer shall be met.
3. All requirements of the Fire Department shall be met.
4. All other Code requirements shall be met.
5. The Village Plan shall be edited as directed by the Council:
a. Page 4: correct CP reference that refers incorrectly to table
b. Page 6: remove "to extent possible"
c. Page 7: strike City reference for maintenance of Pioneer and Redwood Frontage; maintenance section shall be relocated to the MDA.
d. Page 26: add max height for gas canopies, and signage percentage to ensure compliance with sign standards
e. Clarify that display areas cannot count as open space
f. Page 5: clarify that display is only permitted on area in excess of 8' sidewalk
g. Page 13: relocate road cross sections to CP
h. Page 18: reword pedestal signage to be consistent with CP changes
i. Page 19: modify signs to be consistent with CP
j. Page 21: match drawing of drive-thru sign to verbiage, and ensure monument sign complies with code (full base)
k. Remove Smith's elevations from VP and review with site plan
l. Page 26: digital price sign (electronic changeable copy) is not permitted
m. Lot layouts: replace "may" with "shall" on all notes
6. The remaining changes listed in Exhibit F shall be made prior to further approvals.

Councilwoman Call is concerned with the write-off of the densities. She is concerned that they keep going higher and higher with the non-residential churches and schools depending on the allocation. If they could get those done she would be more comfortable.

c. General Plan and Land Development Code Amendments.

i. Ordinance 15-29 (9-15-15): adopting amendments to the Saratoga Springs Land Development Code and General Plan.

Kimber Gabryszak presented the proposed Code Amendments.
Round 1 ï amended as directed by the City Council

- 19.02, Yard Definition
- Multiple sections, Gateway
- 19.05, multiple
- 19.06, multiple
- General Plan and 19.04 ï Mixed Lakeshore
- 19.12 and 19.13 and 19.14 ï Subdivisions and Development Processes and Site Plans.

Round 2

- 19.05 ï merge & edit sales trailer sections
- 19.06

Public Hearing Open - by Councilwoman Call

Peggy McEwan is glad to hear that this is being amended. Still, when it comes to code enforcement, when we have people that own these properties outside the area and donôt come in, maybe they rent to others, is there a way the city can make sure they are accountable.

Terrance Parson is in support of the fencing change he would like it to move in the direction it is.

Public Hearing Closed - by Councilwoman Call.

Chief Burton spoke about the enforcement issues. They have had some success in dealing with those this year. They think with the changes it will be easier to enforce and they are finding success with the extension process.

Councilwoman Call commented about City Works and the mobile app and residents have the opportunity to use that so there is a paper trail. She appreciates the time staff spends.

Councilman McOmber appreciates all the efforts and if we could work with Owen Jackson and proactively reach out to the citizens so they know what they can do. He noted the biggest concern they had was with the site triangles because it was a safety issue. For the most part we have decent sized park strips and it should be a minimized impact for the residents.

Councilman Poduska commented with the yard requirements and changes to ñcurrentò occupant and mitigating circumstances for extensions. He is wondering about our ability to show our humanness along with the laws that are in place. The landscaping is a major issue to any homeowner and asked what we had to address such things.

Kimber Gabryszak said there is a time limit for each property owner. There is not an identified exception for hardship but there is the ability for code enforcement to allow and extension. There is also a wide range of what a person could put in; it just needs to be minimum compliance.

Kevin Thurman has seen with Administrative Code Enforcement court if someone can come in and prove their hardships the judge is lenient with those people and setting up schedules and deadlines. We struggle with the Code Enforcement Officer, giving them too much discretion; itôs good to have a level of judicial immunity when it goes to the Judge. The process is in title 20, the exceptions are granted by the Judge, not staff.

Councilman Willden likes that we took down the proposed density in the Mixed Waterfront. And if something comes in and doesnôt make sense they have the opportunity to change it. He appreciates all the changes that increase the ability for homeowners to take care of their property. He is supportive of these changes.

Councilwoman Baertsch appreciated the work that was done.

Councilwoman Call doesnôt think the City Council needs to see something if it is put under power lines. With the bare dirt, she thinks itôs arbitrary where it says similar features, have it definitive or leave it with just the two. On the Mixed lakeshore we need to contact another municipality, where we abut the river and lake we have the opportunity to embrace the recreation components in our area and she doesnôt think this portion of the code nails it. So she would like to see us communicate with those communities that have done this well.

Kimber Gabryszak does feel the whole section needs to be redone. They are looking into those communities and putting together a list and they will be seeing it in the future. This is just to change the name basically.

Councilwoman Call has a vested interest working on the lake and river; she wants to make sure something is in place before she leaves. Putting something in code that is pending has more teeth.

Kevin Thurman commented that the best to do is come up with a rough draft and bring it to council and they pass a resolution invoking the pending ordinance doctrine.

Councilwoman Baertsch noted that we still donôt have anything actual zoned this way yet, so if we could bring back a rough draft and do it as a pending ordinance to get us on the road. She asked if Council

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would refer to their emails for input on the mixed waterfront zone to start moving forward and get back this week.

Motion made by Councilman Poduska to approve the General Plan and Land Development Code Amendments adopting Ordinance 15-29 (9-15-15): adopting amendments to the Saratoga Springs Land Development Code and General Plan including the changes made to Remove council approval for trees under power lines and limit bare ground only to trellises and gardens. And direct staff to bring back waterfront draft for pending ordinance doctrine. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

A short break was taken at this time.

2. ACTION ITEMS:

a. Resolution R15-46 (10-6-15): appointing Troy Cunningham and Brandon Mackay to the City of Saratoga Springs Planning Commission.

Mayor Miller remarked that Jeff Cochran has taken this opportunity to resign from Planning Commission. His term ended a year ago but he consented to fill in for a while. They have asked Troy Cunningham to fill the remaining three months of Jeffôs term. The Mayorôs intent, if it is working out would be to reappoint him for the following term. The other individual is Brandon MacKay. Brandonôs term would be 1 year and 3 months filling a vacancy. He was concerned about fulfilling a 4 year term but he has a background that the Mayor feels would be a benefit to the community.

Councilwoman Baertsch is a little concerned if he doesnôt have the time to serve with his work. Would there be another applicant that might be able to fill the time commitment better and longer.

Mayor Miller replied he told us he would have the time to do this; his concern was the 4 year term commitment. But he has a business background and has the understanding of business owners coming into the city.

Councilman McOmber was concerned that we do want people with different backgrounds but the role of the Planning Commission is to interpret code the City Council puts in place and not to give their opinion. He talked with Brandon who told him he would be looking to staff recommendations. They really want someone and hopefully through Kimber Gabryszak working with the Planning Commission to look at the code and give incites. With Troy he gets the point of giving him the three months and extending the term. He feels a weight needs to be put in place that they should be attending the month of their application to show interest. He would like us to vet Planning Commission on if they really know what their roll is and can answer that without guidance.

Councilwoman Call said when speaking to Troy he has a vested interest and had no hesitation to answer the question of what Planning Commission did. He also answered well of how he would handle certain circumstances.

Motion made by Councilman Willden to approve Resolution R15-46 (10-6-15): appointing Troy Cunningham and Brandon Mackay to the City of Saratoga Springs Planning Commission. Seconded by Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

Councilwoman Baertsch asked that the old applications be put together with these so they could consider all the applicants when a need arises and see if they are still interested.

b. Salt Lake County Officer Involved Critical Incident Task Force Interlocal Agreement.

i. Resolution R15-47 (10-6-15): entering into the Salt Lake County Officer involved Critical Incident Task Force Interlocal Agreement as to police protection services provided to Bluffdale City.

Chief Burton commented that this legislation session they instituted some new Code. All law enforcement agencies in the County are going to participate with this. The resolution authorizes the establishment of

the task force. This is to comply with Utah Code Annotated 76-2-408. This would cover all officers assigned to Bluffdale but any of our officers that might be in Bluffdale and involved in an incident.

Motion made by Councilwoman Baertsch to approve Action Item b. and Resolution R15-47 (10-6-15): entering into the Salt Lake County Officer involved Critical Incident Task Force Interlocal Agreement as to police protection services provided to Bluffdale City, and asked that it be signed by the appropriate person. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

c. Multi-Jurisdictional Mutual Aid Agreement for Sheriff and Police Services.

i. Resolution R15-48 (10-6-15): resolution to enter into the Salt Lake County Multi-Jurisdictional Mutual Aid Agreement for Sheriff and Police Services in support of Police Services provided to Bluffdale City.

Chief Burton commented that all criminal cases within Bluffdale City are handled in Salt Lake County. Law enforcement agencies within Salt Lake County provide mutual aid under authority of the Interlocal Cooperation Act. The Mutual Aid Agreement is being updated.

Motion by Councilwoman Baertsch. to approve Multi-Jurisdictional Mutual Aid Agreement for Sheriff and Police Services. Resolution R15-48 (10-6-15): resolution to enter into the Salt Lake County Multi-Jurisdictional Mutual Aid Agreement for Sheriff and Police Services in support of Police Services provided to Bluffdale City. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

d. Removal of Agricultural Protection Areas for Legacy Farms Village Plan 1 Plats A, B, C, and D.

No comments from Council.

Motion made by Councilman McOmber to approve the removal of ~40.02 acres from the agriculture protection area and approve the Notice of Removal contained in Exhibit C, with the Findings and Conditions in the staff report. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

e. Recertification of the City of Saratoga Springs Justice Court.

i. Resolution R15-49 (10-6-15): requesting the recertification of the Saratoga Springs Justice Court.

Owen Jackson noted that the current certification for the Justice Court expires in February 2016. State Law requires the municipal justice courts be recertified every four years.

Motion made by Councilman McOmber to approve the Recertification of the City of Saratoga Springs Justice Court. Resolution R15-49 (10-6-15): requesting the recertification of the Saratoga Springs Justice Court. Seconded by Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

f. City Council Minutes:

i. September 15, 2015.

Motion made by Councilwoman Baertsch to approve the minutes of September 15, 2015 including changes emailed in by Councilwoman Baertsch and Councilwoman Call. Seconded by Councilman Willden.

Councilman McOmber line169 add change requests with site plans. And on line 425 change it to 10000 acre feet.

Councilwoman Baertsch amended the motion to include that **the changes were posted on the door.** Amendment accepted.

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

3. REPORTS:

a. Mayor.

b. City Council.

Councilman Willden noted he would work with Councilwoman Call to get up to speed on the Lake and River Commissions.

Councilwoman Baertsch attended the Eastern Lake Mountain Closure meeting. Corrections needed to be made to the MOU by the Attorney and those need to be in the next three days. She also attended Leagues annual conference in Salt Lake. She went on a parks and recreation tour of the new Salt Lake Recreation facility. They claim they are going to be breaking even and being sustainable and she will pass on the report. They also had to mitigate wetlands and it was similar to ours. Itôs good information for us. She asked if we are willing to push the Oct. 20th meeting to the following week. Council agreed to move the meeting to the 27th at 5:00. They will have a short meeting on Nov. 10th.

Councilwoman Baertsch asked if we can make sure our part of Ring road is taken care of. And keep working on getting a light in that area.

Councilman McOmber wanted to make sure with Redwood Road and cut into Market Street, what is the long term mitigation to make sure Redwood Road is a 50 mph road, and not have a bump. We need a follow up on that.

Councilman Poduska said they have 4 new churches coming to the community the Urban Design Committee approved. Also the Tractor Supply will be a nice addition to the community.

Councilwoman Call said itôs disconcerting when residents tell them things UDOT is doing things that Council doesnôt know about. Our project for the boat put-ins along the river was fully funded. Lake Commission, it sounds like almost everything is going to be funded after talking with Laura Ault. She has yet to see our proposal so she can advocate for that. We can ask for up to the ½ million dollars, everything can be used for match. This will not be our last opportunity to ask for money.

c. Administration communication with Council.

d. Staff updates: inquires, applications and approvals.

Jordan River Commission are interested in hosting a tour for staff and she wants to know if they are interested.

Councilwoman Call cautioned her to make sure who is asking for this.

4. REPORTS OF ACTION:

The Crossings ï approval with Conditions.

Council reviewed the Report.

Motion made by Councilwoman Baertsch to approve the Report of Action for The Crossings Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

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

Motion made by Councilwoman Baertsch to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual. Seconded by Councilman Willden. Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Willden, Councilwoman Call. Nay: Councilman Poduska. Motion passed 4-1.

Meeting Moved to Closed Session 10:12 p.m.

Closed Session

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

Closed Session Adjourned at 10:22 p.m.

Policy Meeting Adjourned at 10:22 p.m.

_____ _____

Date of Approval Mayor Jim Miller

_____

Nicolette Fike, Deputy City Recorder

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CITY OF SARATOGA SPRINGS

Memo

To: Mayor, City Council and/or Planning Commission
From: Planning Department
Date: September 28, 2015
Meeting Date: October 20, 2015
Re: New Applications & Resubmittals

New Projects:

- 10.05.15 Villages 2/Cottages at Fox Hollow Permanent Sign Permit
- 10.06.15 Fun With Chef Steph Home Occupation
- 10.08.15 Catalina Bay Preliminary Plat
- 10.08.15 Transportation West Administration Bldg Phase 2 (Bus yard admin.)
- 10.13.15 Transformational Music Therapy Home Occupation
- 10.14.15 Fantastic Sam's Temporary Sign
- 10.13.15 The Crossing Site Plan, Preliminary Plat and Final Plat
- 10.14.15 River Heights Town Homes Sites Plan and Amendment

Resubmittals & Supplemental Submittals:

- 10.05.15 Tractor Supply Site Plan
- 10.05.15 Saratoga Springs Commercial
- 10.08.15 Fairway Office Park Site Plan
- 10.07.15 Harvest Hills Plat F-A Plat Amendment
- 10.13.15 Parkway Estates Annexation / Rezone / GP / Concept Plan

Staff Approvals:

- 10.16.15 Fantastic Sam's Temporary Banner Sign