



SARATOGA
SPRINGS
PLANNING

July 22, 2021

Oakwood Homes
Attn: Tyler Heath
206 East Winchester St.
Murray, UT 84107

via email: theath@oakwoodhomesco.com

Re: Wander Village Plan 1 Amendment 2 (major)

Dear Mr. Heath,

This letter is to inform you that on March 16, 2021, the Saratoga Springs City Council approved the 2nd amendment to the Jordan Promenade (Wander) Village Plan 1. The approval is subject to the findings and condition listed below.

Findings

1. The Village Plan Community Plan Amendments are consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
2. The Village Plan Amendments are consistent with the Land Development Code, as articulated in Section H of the staff report, which section is incorporated by reference herein.
3. The Hot Springs trail will be owned and maintained by the Home Owner's Association.

Conditions:

1. All requirements of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. All conditions of the attached Staff Report shall be met.
5. The Community Plan shall be amended to specify the environmental standards for trail types.
6. Plat amendments shall be made to transfer the ownership of the Hot Springs trail from the City to the Home Owner's Association.
7. A maintenance agreement shall be made between the City and the Home Owner's Association for the Hot Springs trail.
8. A public easement shall be created for the public use of the Hot Springs trail.

Feel free to contact me with any questions at 801-766-9793 x185 or ggrandpre@saratogaspringscity.com.

Sincerely,

Gina Grandpre
Senior Planner

Exhibit 1: Staff Report

Exhibit 2: Ordinance

Exhibit 3: March 16, 2021 City Council Meeting Approved Minutes



Village Plan Amendment 2

Jordan Promenade (Wander) Village Plan 1

March 16, 2021

Continued Public Hearing

Report Date:	March 10, 2021
Applicant:	Rick Haering
Owners:	Oakwood Homes
Location:	Riverside Drive and 400 South
Major Street Access:	Riverside Drive
Parcel Number(s) & Size:	Numerous parcels
Parcel Zoning:	Planned Community
Adjacent Zoning:	PC, RR, MU, and A
Current Use of Parcel:	Vacant and under active development
Adjacent Uses:	Residential, Agricultural, Patriot Park, undeveloped
Previous Meetings:	None
Previous Approvals:	Community Plan – July 12, 2018, PC and August 7, 2018, CC Village Plan 1 – October 11, 2018, PC and October 16, 2018, CC Village Plan 1 Amendment 1 – February 13, 2020, PC and February 18, 2020, CC Public Hearing – Planning Commission February 25, 2021
Land Use Authority:	City Council
Type of Action:	Legislative and Administrative
Future Routing:	City Council
Author:	Gina Grandpre, Planner II

A. Executive Summary:

The applicant is requesting amendments to the approved Jordan Promenade Village Plan 1 (Wander). The specific amendments are summarized later in this report and shown in the redline format in the attached Village Plan 1 exhibit.

Recommendation:

The Planning Commission recommends that the City Council conduct a public hearing on the application, take public comment, review and discuss the proposal, and choose from the options in Section I of this report. Options include approval with conditions, continuing the item for additional information, or forwarding a recommendation for denial.

B. Background:

The subject property was zoned PC when the LDS Church annexation was approved and the annexation agreement recorded in January 2011. The Jordan Promenade Community Plan was approved on August 7, 2018, and Village Plan 1 was approved on October 16, 2018. An amendment was made to Village Plan 1 on February 18, 2020 by the City Council. A Public Hearing was held by the Planning Commission on February 25, 2021 where they reviewed and discussed the request. One resident provided comments via email, see Exhibit 3.

C. Specific Request:

The applicant is requesting major amendments to the Jordan Promenade Village Plan 1. Below is a page by page summary of the requested changes.

Page 8 & 9: Replace the road connection south of the Neighborhood Commercial to open space and trail, reducing the amount of open space from 33.04 acres to 31.87 acres. Reformatting the lotting plan near Neighborhood Commercial, the lots at the corner of Redwood Road and 400 South and increasing lot sizes in the neighborhood south of Pony Express and North of Patriot Park. Overall unit has increased by four units, however, the count is still within the range of approval.

Pages 10 & 11: Updating the number of units and open space to reflect the lotting changes within the different development types.

Pages 12, 14, 17, 20, 23, 26, 32, 55, 56, 57, 70, 72, 74, 76, 77, 85, 92: Reflecting the lotting changes on the maps.

Pages 13, 15, 18, 19, 21, 22, 24, 25, 27: Adding *Note: All residential lots adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).*

Page 49: Adding Pool House Exterior Color Palette.

Page 51: Adding an option for an eight foot Interior Privacy Fence Type.

Page 52: Adding an eight foot fence around the Rocky Mountain substation and reflecting the lotting changes on the map.

Pages 59, 60, 61: Updates the landscaping plan to reflect the lotting changes and the inclusion of open space and trail at the northwest of the Village Plan.

Page 63 & 99: Changing the layout and amenities to the neighborhood park.

Page 65 & 99: Changing the layout and amenities to the neighborhood park by replacing the pavilion with shade sales and replacing the concrete trails with asphalt trails.

Page 81: Reflects changes to lotting plan and changes a local roadway to a private roadway.

Page 83: Adding a Private Roadway cross-section.

D.

Process:

Code Section 19.26.09 outlines the process for Village Plan Amendments and states:

1. **Village Plan Amendment.** A Village Plan is a zoning level approval, and modifications may occur in accordance with the following amendment process:
 - a. **Major Amendments:** If an amendment is deemed major by the Planning Director, it will be processed in the same manner as the original Village Plan. Major amendments are modifications that change the intent of the Village Plan such as:
 - i. those that significantly change the character or architecture of owners' associations (if applicable);
 - ii. those that increase or reallocate residential density and non-residential intensity beyond any provisions for transfers provided in the Village Plan, as provided in Section 19.26;
 - iii. those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas or public facilities; and
 - iv. modifications to development standards as allowed in the Village Plan.

Staff finding: complies. The amendments are deemed to be major amendments since residential density is increased, open space is decreased and amenities are being modified.

Original Village Plan

The approval process for the Village Plan is included in the table in Section 19.13.04 and requires the following:

1. A public hearing and recommendation by the Planning Commission.
2. A public meeting and final decision by the City Council.

Staff finding: complies. A public hearing is scheduled with the Planning Commission and will be followed by a public meeting with the City Council.

E.

Community Review: This item has been noticed as a public hearing in the *Daily Herald* and mailed notices sent to property owners within 300 feet. The notice has also been posted at utah.gov/pmn, the City webpage, and within the City building. As of the date of this report, one request from the public has been received inquiring as to the amendments.

G.

General Plan: The property is designated Planned Community on the Land Use Map.

The Planned Community Land Use Designation is described in the General Plan below:

Planned Community. The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate.

Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

Staff finding: consistent. The proposed amendments to the Village Plan do not detract from the mixture of land uses and housing types. The Community plan includes a variety of housing types, civic uses, and community commercial.

H. Code Criteria:

Section 19.26.09 outlines the requirements for Village Plan Amendments and states:

2. **Village Plan Amendment.** A Village Plan is a zoning level approval, and modifications may occur in accordance with the following amendment process:
 - a. **Major Amendments:** If an amendment is deemed major by the Planning Director, it will be processed in the same manner as the original Village Plan. Major amendments are modifications that change the intent of the Village Plan such as:
 - i. those that significantly change the character or architecture of owners' associations (if applicable);
Staff finding: Changes are proposed to the architecture where the applicant proposes to change the layout of the neighborhood park, replace a pavilion at with Shade Sails, and replace the concrete trail at Hot Springs Park to Asphalt.
 - ii. those that increase or reallocate residential density and non-residential intensity beyond any provisions for transfers provided in the Village Plan, as provided in Section 19.26;
Staff finding: The proposed changes increase the residential unit count but still within the range of approved density.
 - iii. those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas or public facilities; and
Staff finding: The proposed changes reduce open space but stays within the range of approved open space.
 - iv. modifications to development standards as allowed in the Village Plan.
Staff finding: none proposed.

Staff finding: the proposed changes constitute a major amendment and are to be approved by the City Council after a recommendation by the Planning Commission.

I. Planning Commission Recommendation:

Motion made by Commissioner Anderson to forward a recommendation of approval regarding the Jordan Promenade Village Plan 1 Amendment 2 with the findings and conditions in the staff report. And to require a plat amendment to C-1 to change the HOA maintenance boundary line to include the asphalt trail and that a maintenance agreement be made stating that the HOA will maintain this trail that is on City property. Second Commissioner Kilgore.

Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Nay: Commissioner McConkie.

Motion passed 6 – 1.

J. **Recommendation and Alternatives:**

Staff recommends that the Planning Commission discuss the request and choose from the options below.

Staff Recommendation: Positive

“I move to **approve** the Jordan Promenade Village Plan 1 Amendment 2 with the Findings and Conditions in the staff report:”

Findings

1. The Community Plan Amendments are consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
2. The Community Plan Amendments are consistent with the Land Development Code, as articulated in Section H of the staff report, which section is incorporated by reference herein.

Conditions:

1. All requirements of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. Plat amendments shall be made to those subdivision plats that include existing asphalt trail through Hot Springs Park moving the property line to include the asphalt trail, turning ownership to the HOA.
5. Any other conditions added by the Planning Commission or City Council: _____

OPTION 1: CONTINUANCE

The City Council may choose to **continue** the application. “I move to **continue** the Village Plan 1 Major Amendment 2 of Jordan Promenade to [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.
2. _____.
3. _____.

OPTION 2: NEGATIVE RECOMMENDATION

The City Council may choose to deny: “Based upon the information and discussion tonight, I move to **deny** of the Village Plan 1 Major Amendment 2 of Jordan Promenade, with the Findings below:

1. The amendments are not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or

2. The amendments do not comply with Section 19.26 of the Land Development Code, as articulated by the Planning Commission: _____, and/or
3. The amendments do not further the general welfare of the residents of the City, as articulated by the Planning Commission: _____.

J. Exhibits:

1. Location Map
2. Jordan Promenade Village Plan 1 Amendment 2 (changes are highlighted with a red bubble).
3. Letters from the Public

Exhibit 1





SARATOGA
SPRINGS

AREA 1 VILLAGE PLAN

AMENDMENT 2



JORDAN
PROMENADE



OAKWOOD

HOMES

January 4, 2021



JORDAN PROMENADE

AT SARATOGA SPRINGS

**AREA 1 VILLAGE PLAN
AMENDMENT 2**

Prepared by:

LAI Design Group

Architecture | Planning & Entitlements | Visual Media
Landscape Architecture | Real Estate Advisory
www.LAIdesigngroup.com



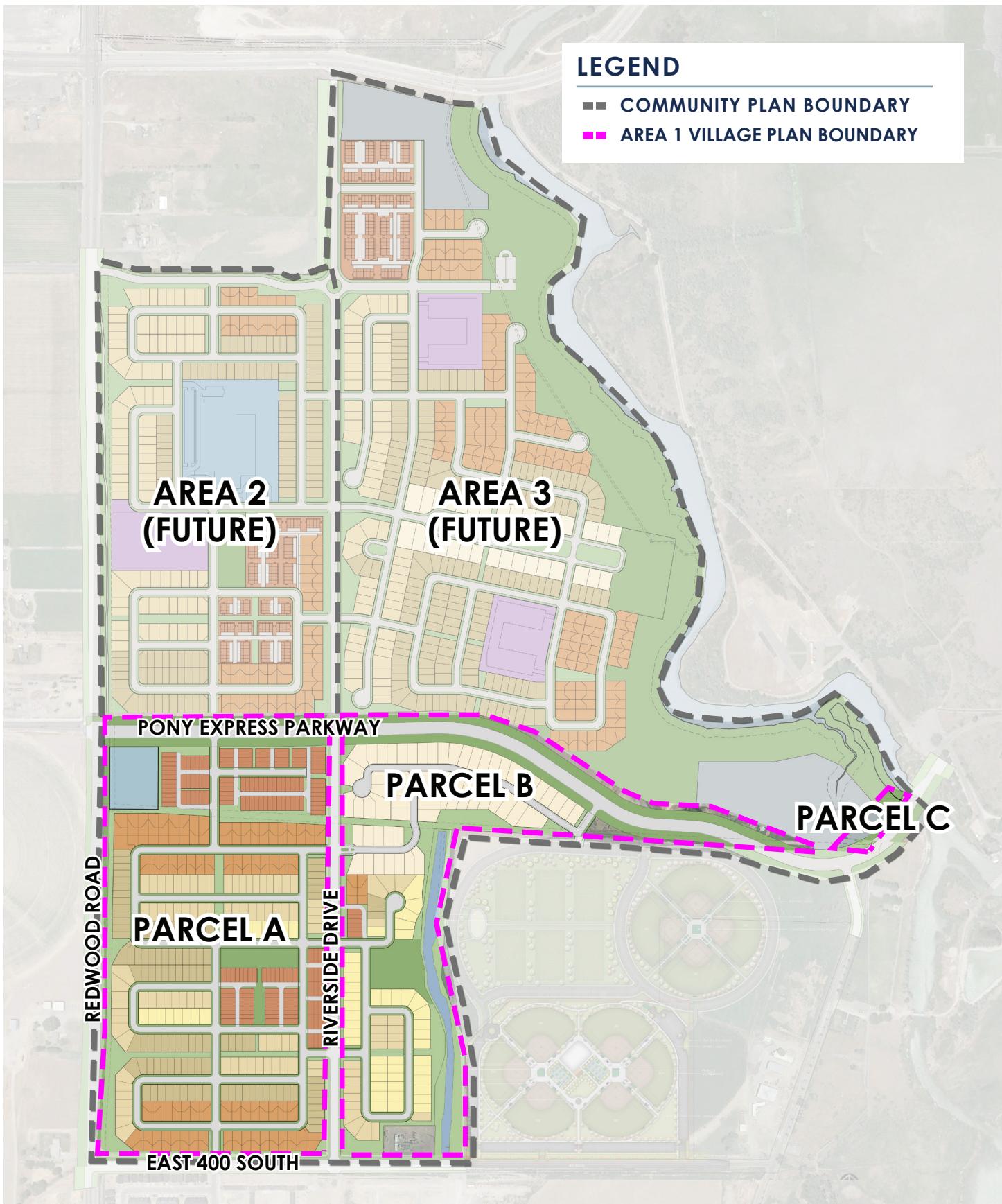
OAKWOOD
HOMES



TABLE OF CONTENTS

Village 1 Boundaries Map	4
SECTION 1: Legal Description	5
SECTION 1a: Legal Parcel Exhibit	8
SECTION 2: Detailed Use Map	9
SECTION 3: Detailed Buildout Allocation	10
SECTION 3a: Detailed Buildout Allocation Map	11
SECTION 4: Development Standards	12
SECTION 5: Design Guidelines	31
SECTION 5a: Enhanced Facade Plan	32
SECTION 5b: Fencing Plan	51
SECTION 6: Associations	52
SECTION 7: Phasing & Maintenance Plan	53
SECTION 7a: Phasing Plan	54
SECTION 7b: Maintenance Plan	55
SECTION 8: Lotting Map	56
SECTION 9: Landscape Plan & Plant Palette	57
SECTION 9a: Landscape Plans	58
SECTION 9b: Pocket Park Plan	63
SECTION 9c: Neighborhood Park Plan	64
SECTION 9d: Plant Palette	65
SECTION 10: Utility Plans	67
SECTION 10a: Culinary Water Plan	69
SECTION 10b: Secondary Water Plan	71
SECTION 10c: Sanitary Sewer Plan	73
SECTION 10d: Storm Water Drainage Plan	75
SECTION 10e: Capital Facility/Off-site Improvements Plan	79
SECTION 11: Vehicular Plan	80
SECTION 12: Pedestrian Plan	84
SECTION 13: Density Transfers	88
SECTION 14: Additional Detailed Plans	89
SECTION 14a: Entry Monument Plan & Elevations	90
SECTION 14b: Open Space Management	95
SECTION 14c: Geological Hazards & Soils	101
SECTION 14d: Fire Protection Plan	102
SECTION 15: Site Characteristics	103
SECTION 16: Findings Statement	104
Appendices	105

VILLAGE 1 BOUNDARIES MAP





SECTION 1 - LEGAL DESCRIPTION

The proposed Village 1 of Jordan Promenade contains approximately 135.36 acres of property. The parcel metes and bounds legal description is as follows:

Parcel A – Village 1 West

A portion of Sections 23 & 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at a point on the north line of that real property described in Deed Entry No. 43950:2018 and the west right-of-way of Riverside Drive according to the official plat thereof on file in the office of the Utah County Recorder, said point being located N89°57'40"W along the Quarter Section Line 1247.63 feet and north 40.82 feet from the east ¼ corner of Section 26, T5S, R1W, S.L.B. & M.; thence along said real property the following two (2) courses: S89°56'07"W 1320.55 feet; thence N47°07'25"W 33.76 feet to the easterly line of that real property described in Deed Entry No. 43949:2018 of the official records of the Utah County Recorder; thence along said real property the following three (3) courses: N0°38'56"E 19.78 feet; thence along the arc of a 19,935.00 foot radius curve to the right 233.72 feet through a central angle of 0°40'18" (chord: N0°59'05"E 233.72 feet); thence N1°19'14"E 61.30 feet to the east line of that real property described in Deed Entry No. 79200:2009 in the official records of Utah County; thence along said real property the following eight (8) courses: N4°21'40"E 232.73 feet; thence N1°30'41"E 182.07 feet; thence N0°32'52"E 565.49 feet; thence N0°54'50"E 565.12 feet; thence N1°18'07"E 244.64 feet; thence N0°11'59"E 303.53 feet; thence N0°36'45"W 150.49 feet; thence N0°21'00"W 72.27 FEET; thence East 949.31 feet; thence along the arc of a 2000.00 foot radius curve to the left 50.82 feet through a central angle of 1°27'21" (chord: N89°16'20"E 50.82 feet); thence N88°32'39"E 294.23 feet; to the west right-of-way line of Riverside Drive according to the official plat thereof on file in the office of the Utah County Recorder; thence along said right-of-way the following eleven (11) courses: southwesterly along the arc of a 84.50 foot radius non-tangent curve to the left (radius bears: S39°57'57"E) 3.75 feet through a central angle of 2°32'31" (chord: S48°45'47"W 3.75 feet); thence along the arc of a 90.50 foot radius curve to the right 67.15 feet through a central angle of 42°30'41" (chord: S68°44'52"W 65.62 feet); thence N89°59'47"W 17.06 feet; thence S2°56'35"E 70.30 feet; thence N86°11'22"E 3.54 feet; thence along the arc of a 64.50 foot radius curve to the left 15.37 feet through a central angle of 13°39'09" (chord: N79°21'48"E 15.33 feet); thence along the arc of a 35.50 foot radius curve to the right 47.14 feet through a central angle of 76°04'42" (chord: S69°25'25"E 43.75 feet); thence along the arc of a 84.50 foot radius curve to the left 16.40 feet through a central angle of 11°07'24" (chord: S36°56'46"E 16.38 feet); thence along the arc of a 90.50 foot radius curve to the right 67.15 feet through a central angle of 42°30'41" (chord: S21°15'08"E 65.62 feet); thence S0°00'13"W 2453.71 feet; thence along the arc of a 28.50 foot radius curve to the right 26.84 feet through a central angle of 3°57'01" (chord: S26°58'43"W 25.86 feet) to the point of beginning.

Contains: ±80.52 acres



Parcel B – Village 1 East

A portion of Sections 23, 25 and 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at a point located N89°57'40"W along the Quarter Section Line 414.27 feet from the East 1/4 Corner of Section 26, T5S, R1W, S.L.B. & M.; thence N89°57'40"W along the Quarter Section Line 182.10 feet; thence N1°09'44"E 242.17 feet; thence S89°55'54"W 310.00 feet; thence S1°09'44"W 241.59 feet to a point on the Quarter Section Line; thence N89°57'40"W along the Quarter Section Line 224.04 feet to the East right-of-way line of Riverside Drive according to the official plat thereof on file in the office of the Utah County Recorder; thence along said right-of-way the following thirteen (13) courses: N0°00'08"E 35.31 feet; thence northwesterly along the arc of a 28.50 foot radius non-tangent curve to the right (radius bears: N0°00'08"E) 44.77 feet through a central angle of 90°00'05" (chord: N44°59'50"W 40.31 feet); thence N0°00'13"E 2495.81 feet; thence northeasterly along the arc of a 35.50 foot radius non-tangent curve to the right (radius bears: S42°31'58"E) 6.91 feet through a central angle of 11°08'53" (chord: N53°02'29"E 6.90 feet); thence along the arc of a 84.50 foot radius curve to the left 16.40 feet through a central angle of 11°07'24" (chord: N53°03'14"E 16.38 feet); thence along the arc of a 90.50 foot radius curve to the right 67.15 feet through a central angle of 42°30'41" (chord: N68°44'45"E 65.62 feet); thence S89°59'47"E 17.09 feet; thence N2°58'06"W 70.30 feet; thence S86°11'22"W 3.55 feet; thence along the arc of a 64.50 foot radius curve to the left 15.37 feet through a central angle of 13°39'09" (chord: S79°21'48"W 15.33 feet); thence along the arc of a 35.50 foot radius curve to the right 47.14 feet through a central angle of 76°04'42" (chord: N69°25'25"W 43.75 feet); thence along the arc of a 84.50 FOOT radius curve to the left 16.40 feet through a central angle of 11°07'24" (chord: N36°56'46"W 16.38 feet); thence along the arc of a 90.50 foot radius curve to the right 13.29 feet through a central angle of 8°24'44" (chord: N38°18'07"W 13.28 feet); thence N88°32'39"E 539.49 feet; thence along the arc of a 1130.00 foot radius curve to the right 698.68 feet through a central angle of 35°25'34" (chord: S73°44'34"E 687.60 feet); thence S56°01'47"E 542.96 feet; thence along the arc of a 500.00 foot radius curve to the left 268.01 feet through a central angle of 30°42'40" (chord: S71°23'07"E 264.81 feet); thence S86°44'27"E 193.59 feet; thence along the arc of a 680.00 foot radius curve to the right 233.51 feet through a central angle of 19°40'32" (chord: S76°54'11"E 232.37 feet); thence S67°03'56"E 318.17 feet; thence N87°12'44"W 637.41 feet; thence N86°58'39"W 336.96 feet; thence N86°40'01"W 500.03 feet; thence N86°45'49"W 488.03 feet; thence S4°00'00"W 929.87 feet; thence S20°00'00"E 409.50 feet to the west line of Lot 1 of Saratoga Springs Sport Complex Subdivision; thence south along said subdivision 742.54 feet to the point of beginning.

Contains: ±54.48 acres



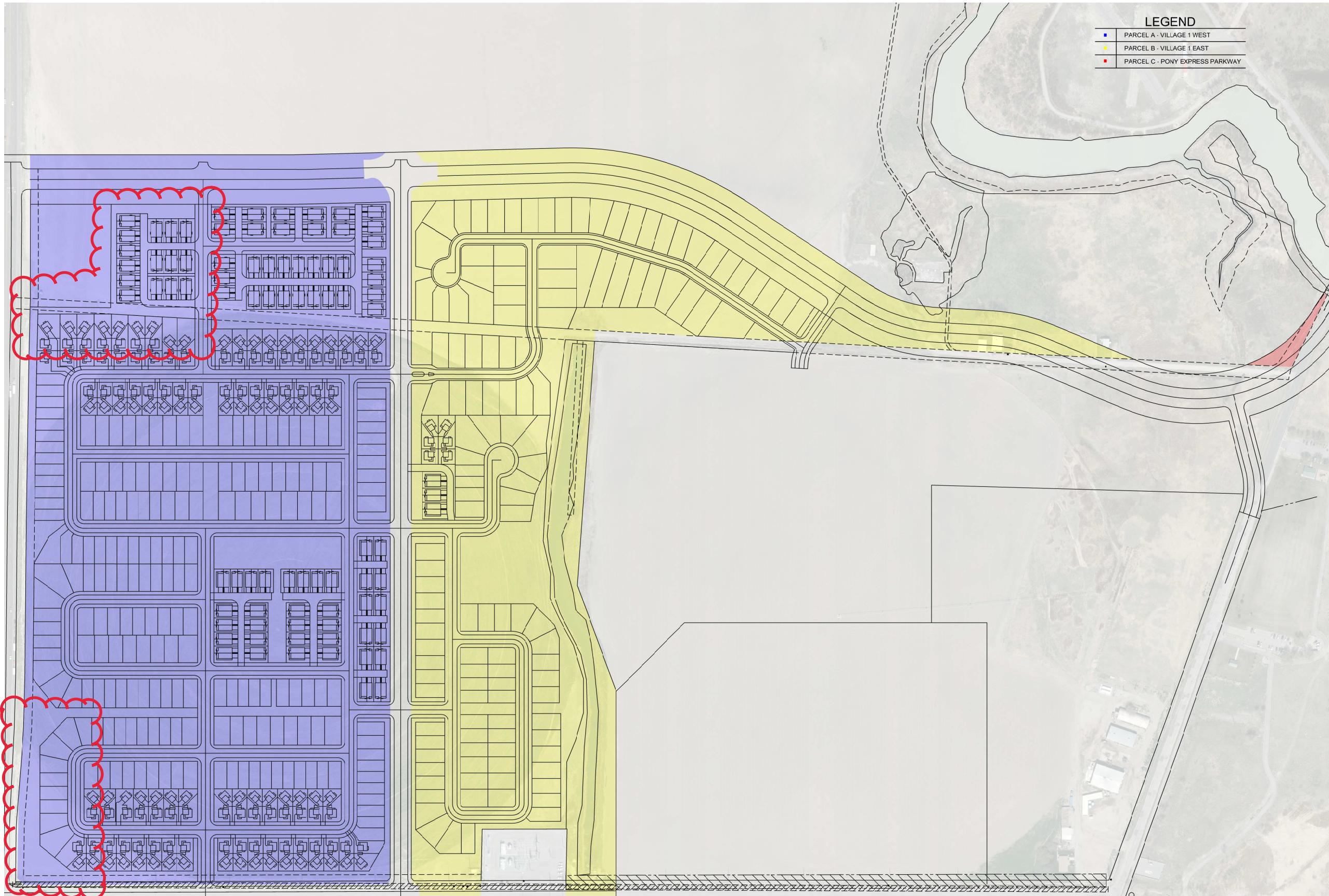
Parcel C – Pony Express Parkway

A portion of Section 25, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at a point located N0°34'05"E along the Section Line 1930.07 feet and east 1858.88 from the west 1/4 corner of Section 25, T5S, R1W, S.L.B. & M.; thence northeasterly along the arc of a 500.00 foot radius non-tangent curve to the left (radius bears: N21°07'12"W) 320.33 feet through a central angle of 36°42'25" (chord: N50°31'36"E 314.88 feet); thence N32°10'24"E 73.81 feet; thence S37°31'09"E 15.83 feet; thence S26°08'49"W 287.58 feet; thence N87°12'44"W 165.47 feet to the point of beginning.

Contains: ±0.36 Acres

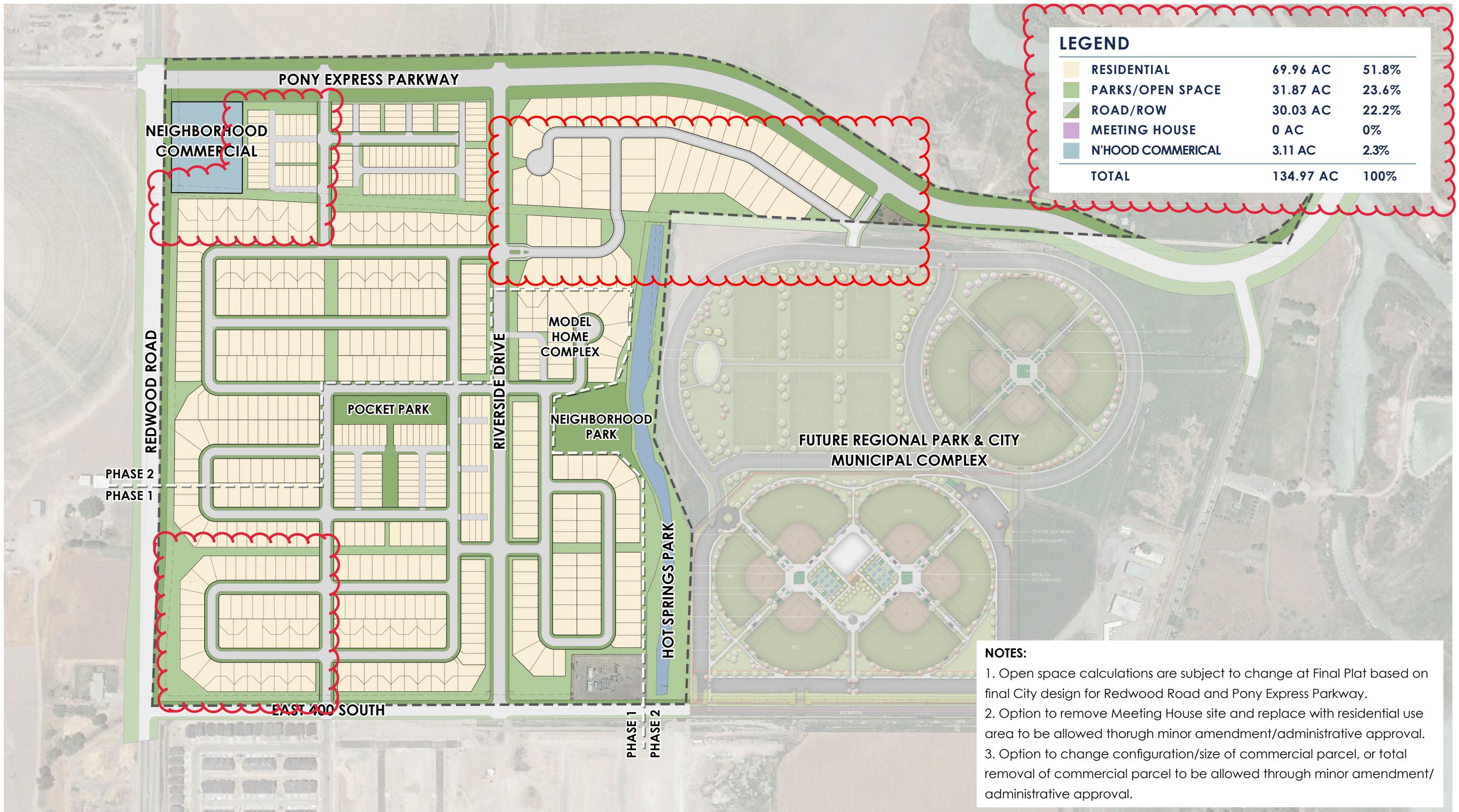
SECTION 1a - LEGAL PARCEL EXHIBIT



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

SECTION 2 - DETAILED USE MAP



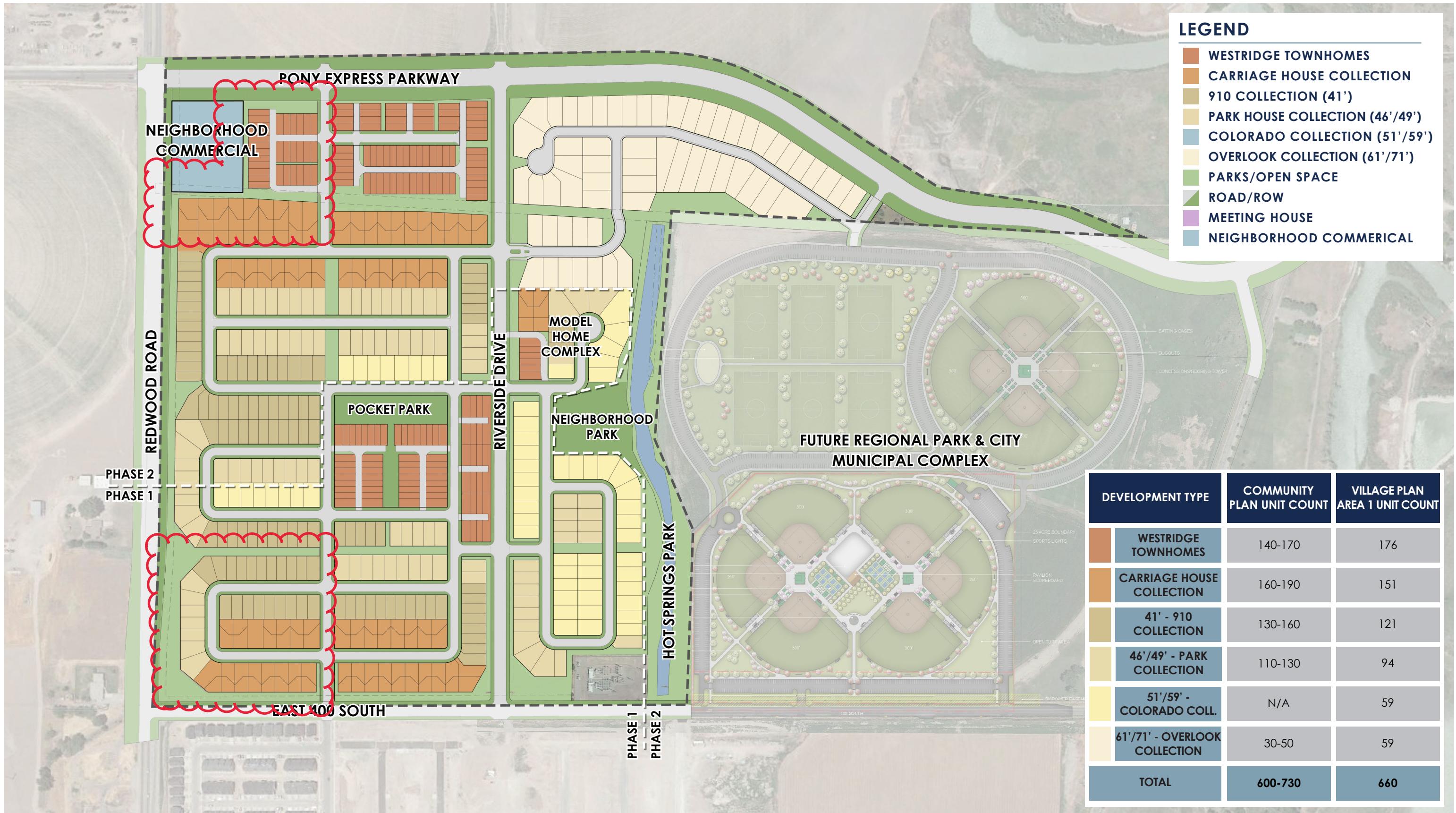


SECTION 3 - DETAILED BUILDOUT ALLOCATION

The following information details the allocation of all acreages within Village Plan Area 1:

DEVELOPMENT TYPE	ACRES	ERUs ASSIGNED IN COMMUNITY PLAN	ERUs IN VILLAGE PLAN AREA 1	ERUs/GROSS ACRE
WESTRIDGE TOWNHOMES	9.96	140-170	176	17.67
CARRIAGE HOUSE COLLECTION	12.72	160-190	151	11.87
41' - 910 COLLECTION	12.43	130-160	121	9.73
46'/49' - PARK HOUSE COLLECTION	13.13	110-130	94	7.16
51'/59' - COLORADO COLL.	8.37	N/A	59	7.05
61'/71' - OVERLOOK COLLECTION	13.35	30-50	59	4.42
NEIGHBORHOOD COMMERCIAL	3.11	12	4	1.29
MEETING HOUSE	0	3	0	0
PARKS/OPEN SPACE	31.87	N/A	N/A	N/A
INTERIOR ROW	23.70	N/A	N/A	N/A
PONY EXPRESS ROADWAY	6.33	N/A	N/A	N/A
SUB-TOTALS	134.97	600-730	660	4.89
RIVERSIDE TREE LAWN	1.68	N/A	N/A	N/A
REDWOOD TREE LAWN	1.62	N/A	N/A	N/A
TOTALS	138.27	600-730	660	4.77

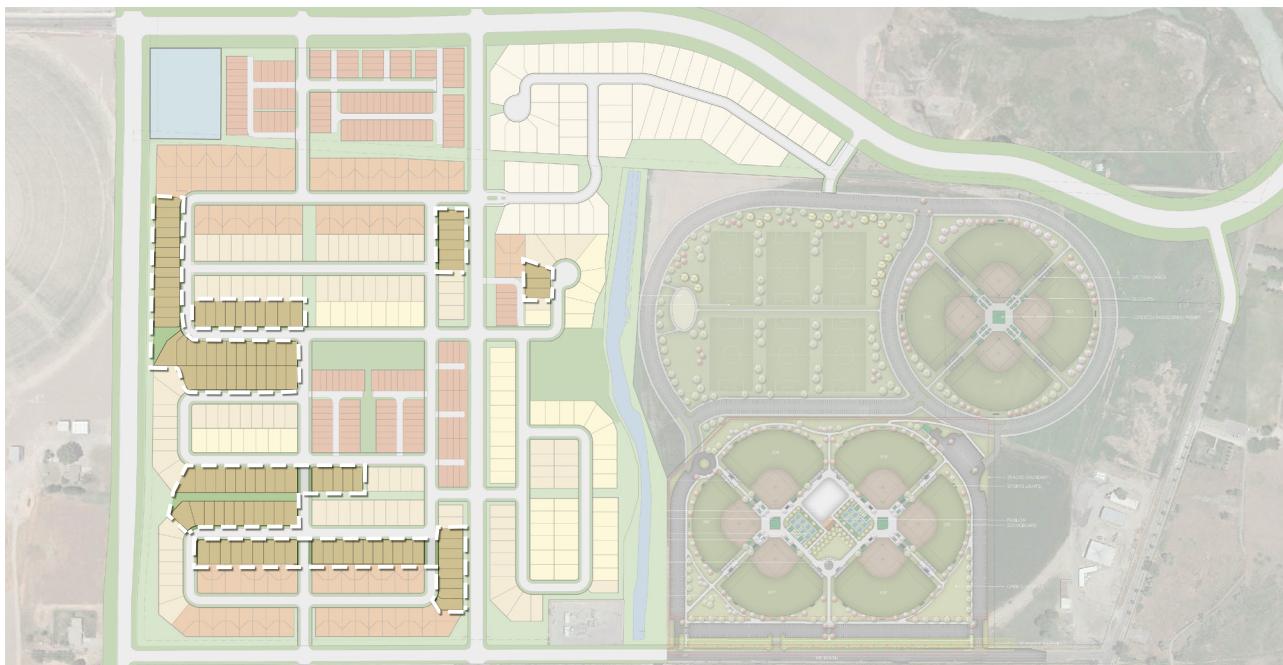
SECTION 3a - DETAILED BUILDOUT ALLOCATION MAP





SECTION 4 - DEVELOPMENT STANDARDS

DEVELOPMENT TYPE: 910 COLLECTION (41' LOT SINGLE FAMILY DETACHED HOMES)



BUILDING CONFIGURATION

Number of Bldgs. per Lot	1 + outbuilding
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Height - Outbuilding	Per Saratoga Springs Municipal Code
Lot Coverage	50% maximum
Lot Frontage	35' minimum measured at front setback
Lot Size	Minimum 4,100 sq. ft.

SETBACKS - PRINCIPAL STRUCTURE

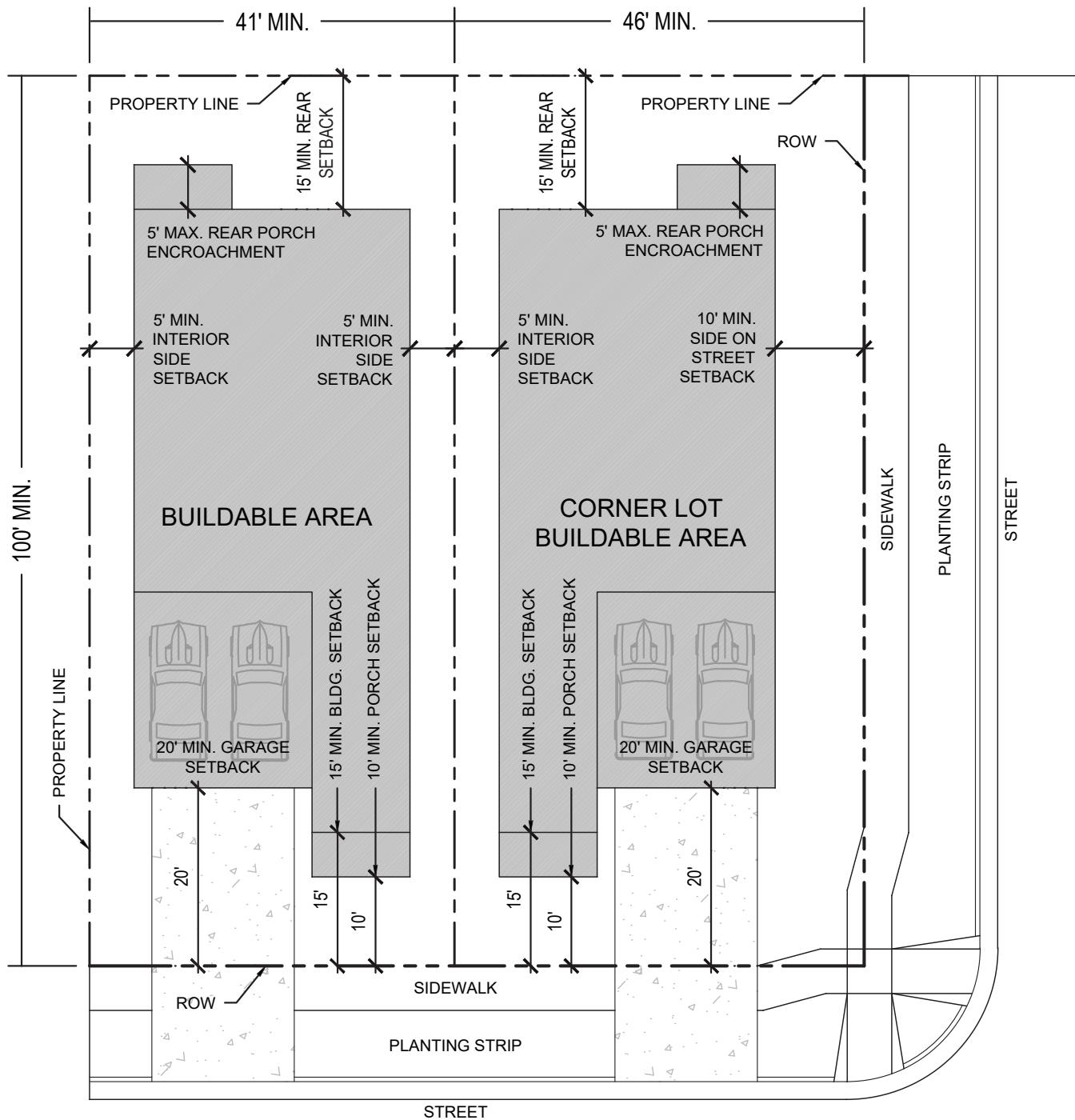
Front - to Structure	15' minimum
Front - to Covered Porch	10' minimum
Front - to Garage	20' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	15' minimum
Rear Porch Encroachment	5' maximum

SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT

Front - to Structure	15' minimum
Rear - to Structure	5' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum



SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 41' LOT (2-CAR GARAGE)

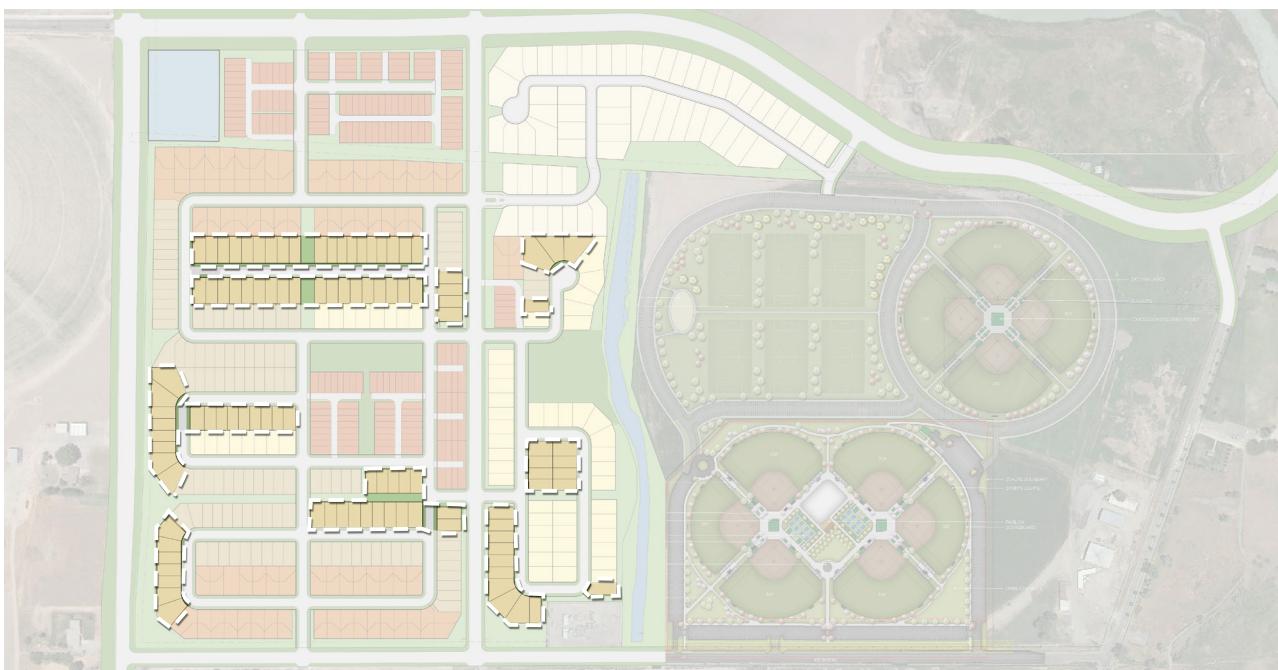


NOTE:

1. All residential lots adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



DEVELOPMENT TYPE: PARK HOUSE COLLECTION (40/49' LOT SINGLE FAMILY DETACHED HOMES)



BUILDING CONFIGURATION

Number of Bldgs. per Lot	1 + outbuilding
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Height - Outbuilding	Per Saratoga Springs Municipal Code
Lot Coverage	50% maximum
Lot Frontage	35' minimum measured at front setback
Lot Size	Minimum 4,600 sq. ft.

SETBACKS - PRINCIPAL STRUCTURE

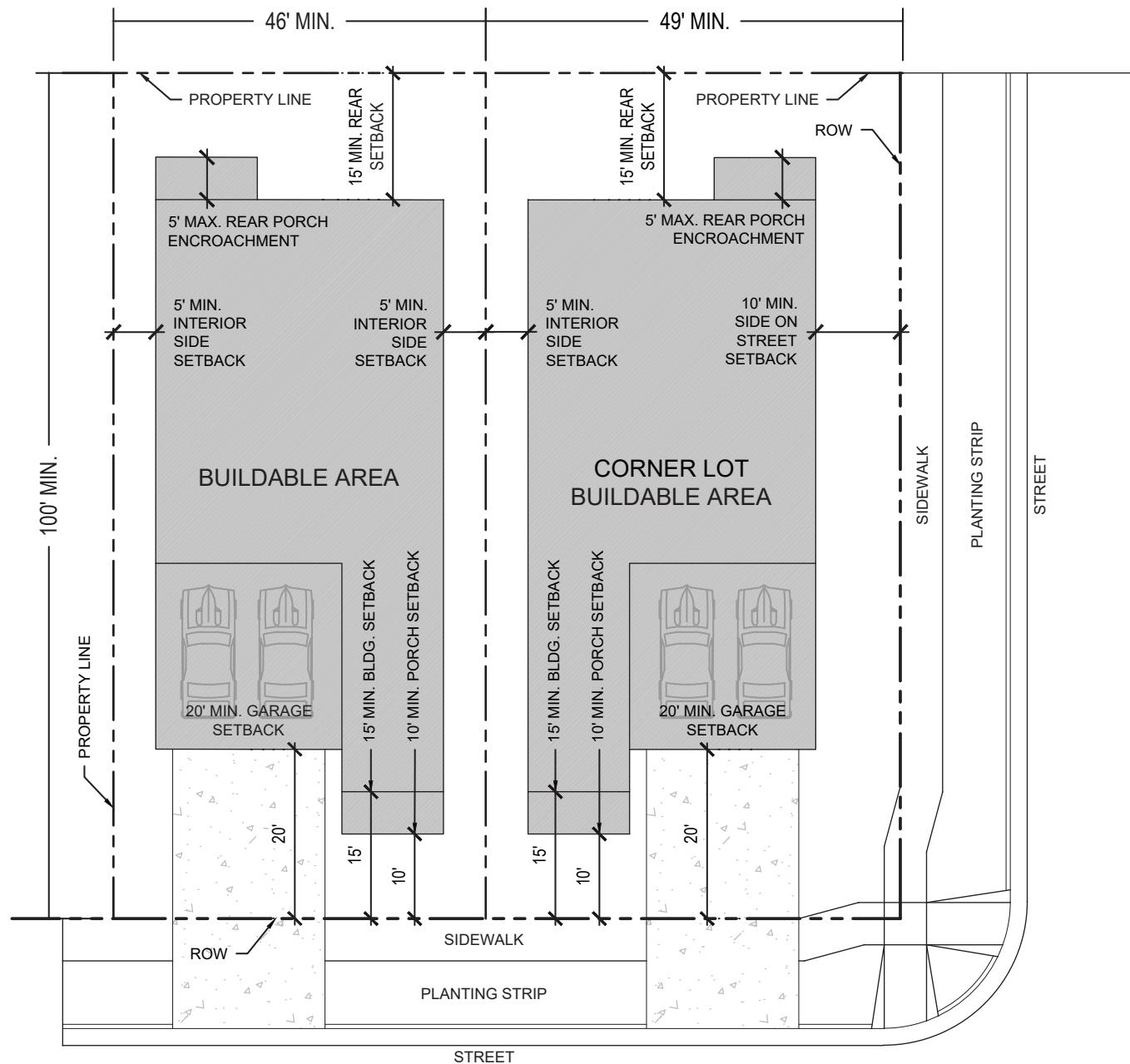
Front - to Structure	15' minimum
Front - to Covered Porch	10' minimum
Front - to Garage	20' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	15' minimum
Rear Porch Encroachment	5' maximum

SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT

Front - to Structure	15' minimum
Rear - to Structure	5' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum



SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 46' LOT (2-CAR GARAGE)

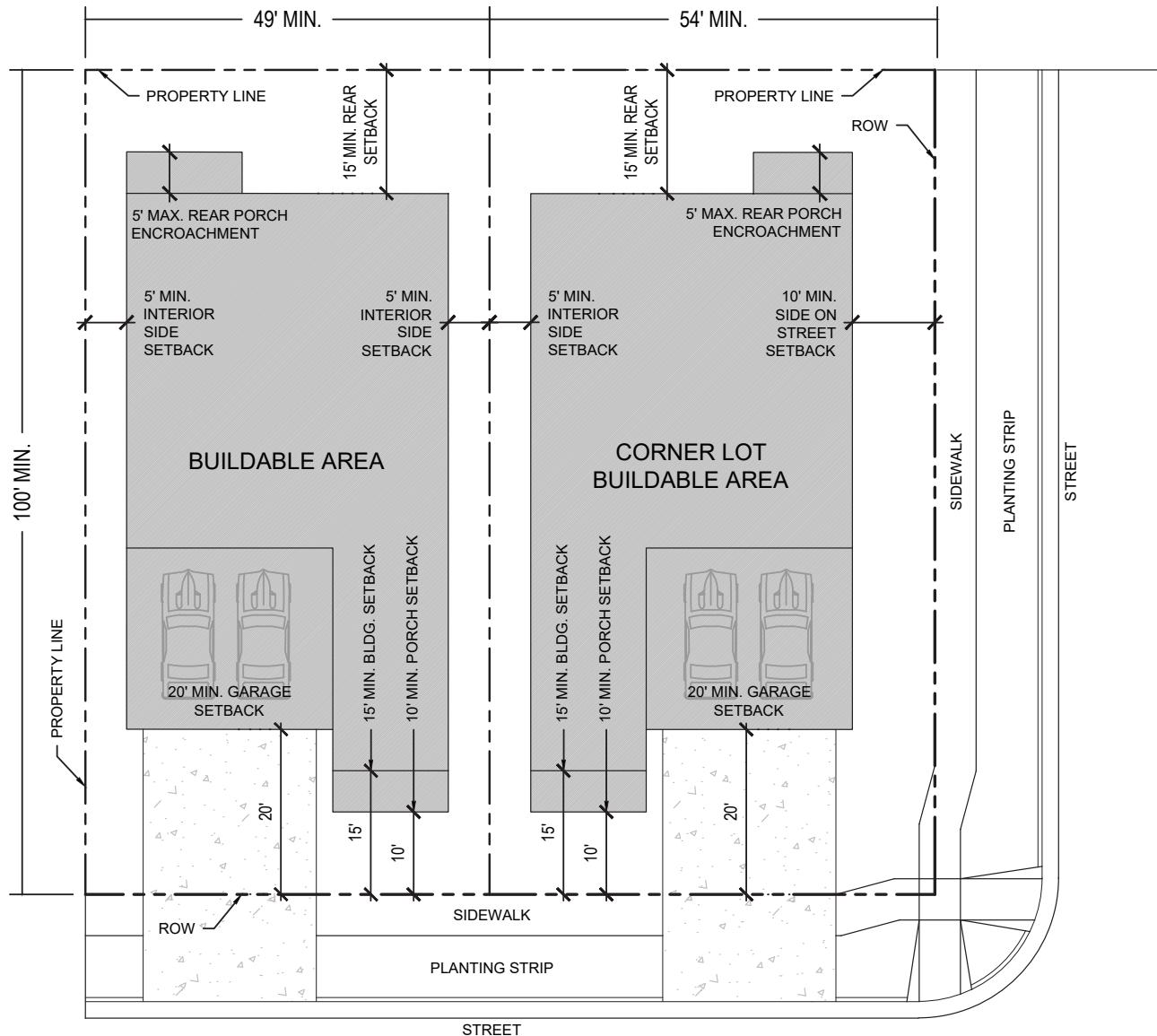


NOTE:

1. All residential lots adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 49' LOT (2-CAR GARAGE)



NOTE:

1. All residential lots adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



DEVELOPMENT TYPE: COLORADO COLLECTION (51'/59' LOT SINGLE FAMILY DETACHED HOMES)



BUILDING CONFIGURATION

Number of Bldgs. per Lot	1 + outbuilding
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Height - Outbuilding	Per Saratoga Springs Municipal Code
Lot Coverage	50% maximum
Lot Frontage	35' minimum measured at front setback
Lot Size	Minimum 5,100 sq. ft.

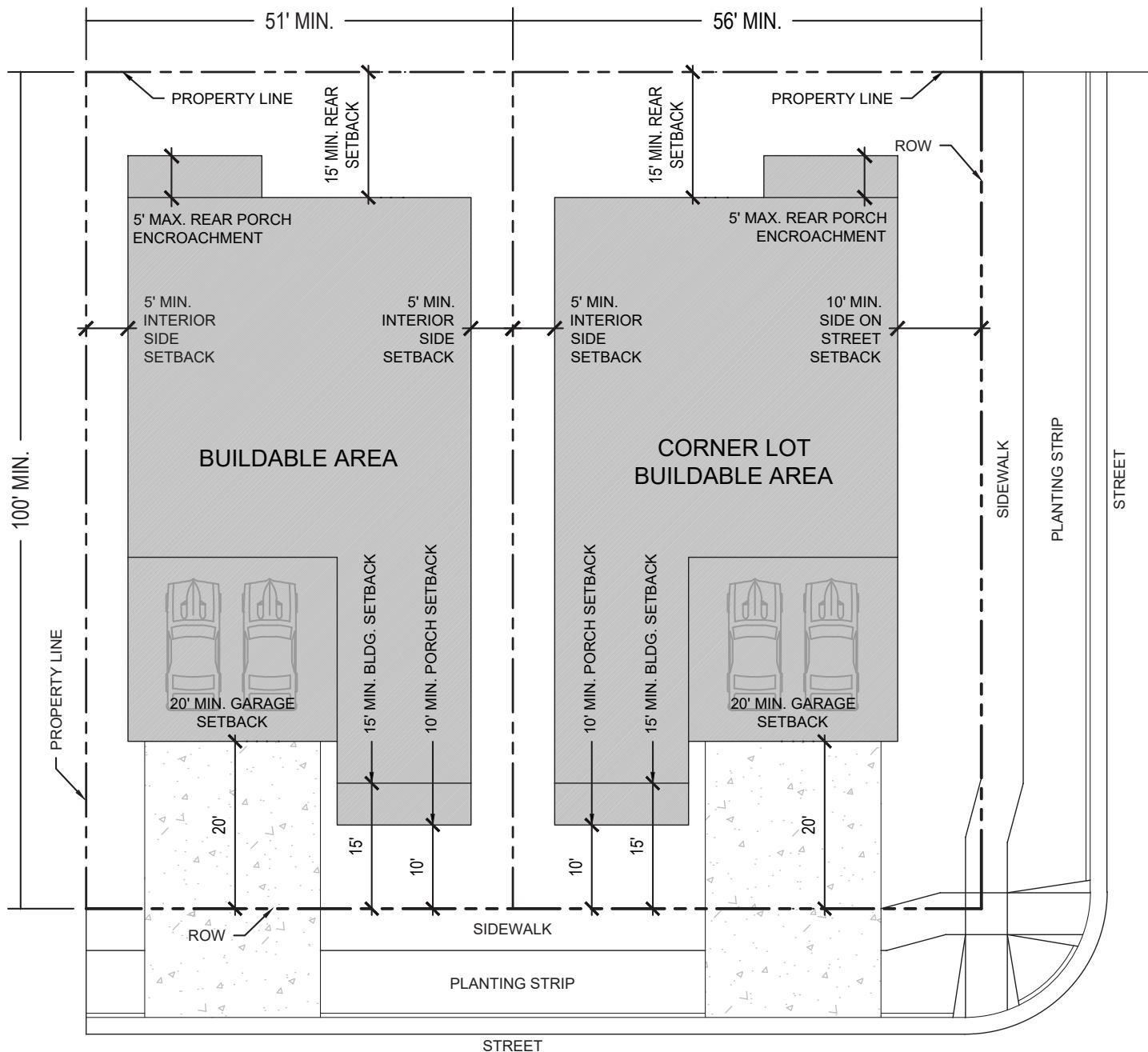
SETBACKS - PRINCIPAL STRUCTURE

Front - to Structure	15' minimum
Front - to Covered Porch	10' minimum
Front - to Garage	20' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	15' minimum
Rear Porch Encroachment	5' maximum

SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT

Front - to Structure	15' minimum
Rear - to Structure	5' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum

SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 51' LOT (2-CAR GARAGE)

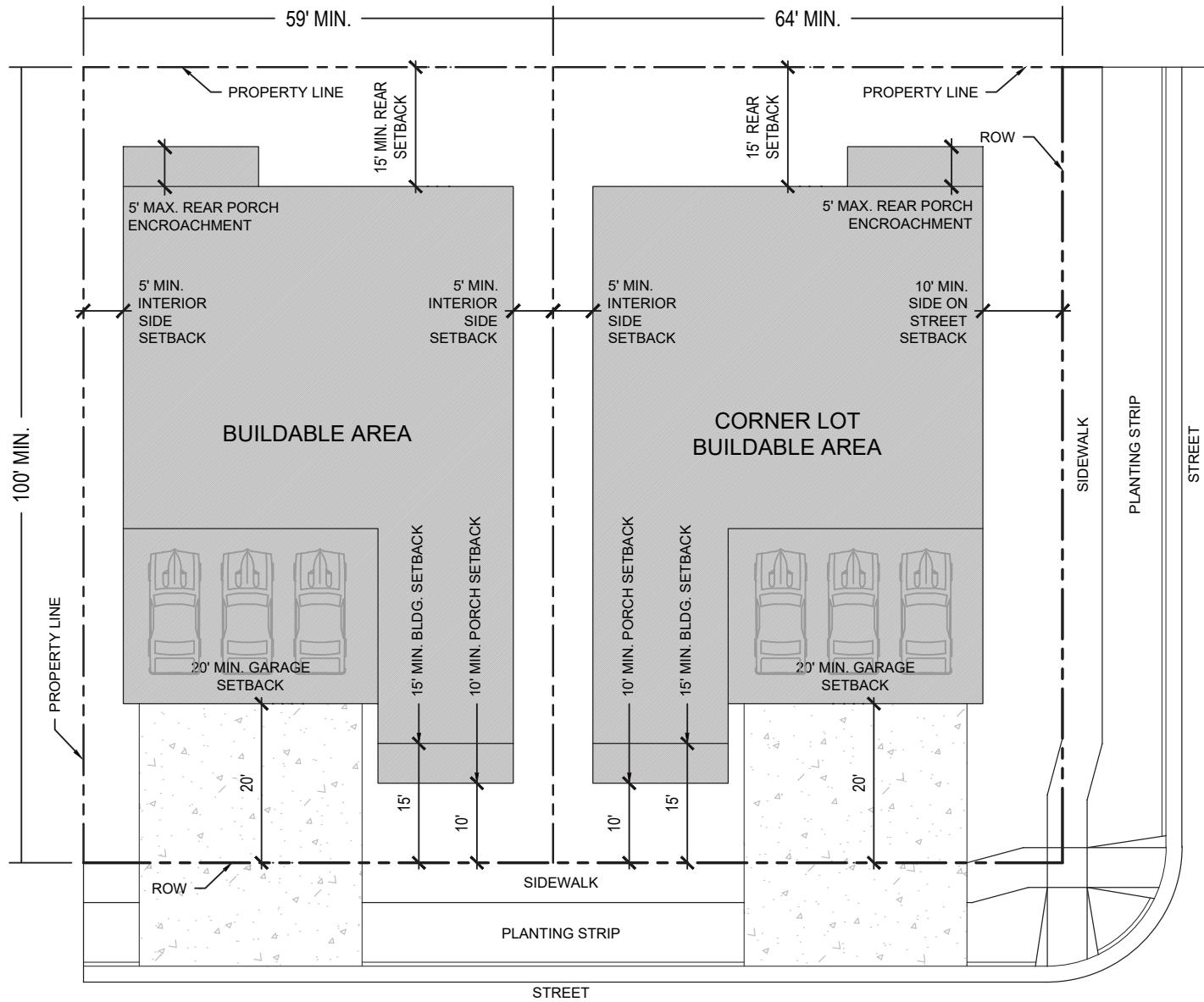


NOTE:

1. All residential lots adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 59' LOT (3-CAR GARAGE)

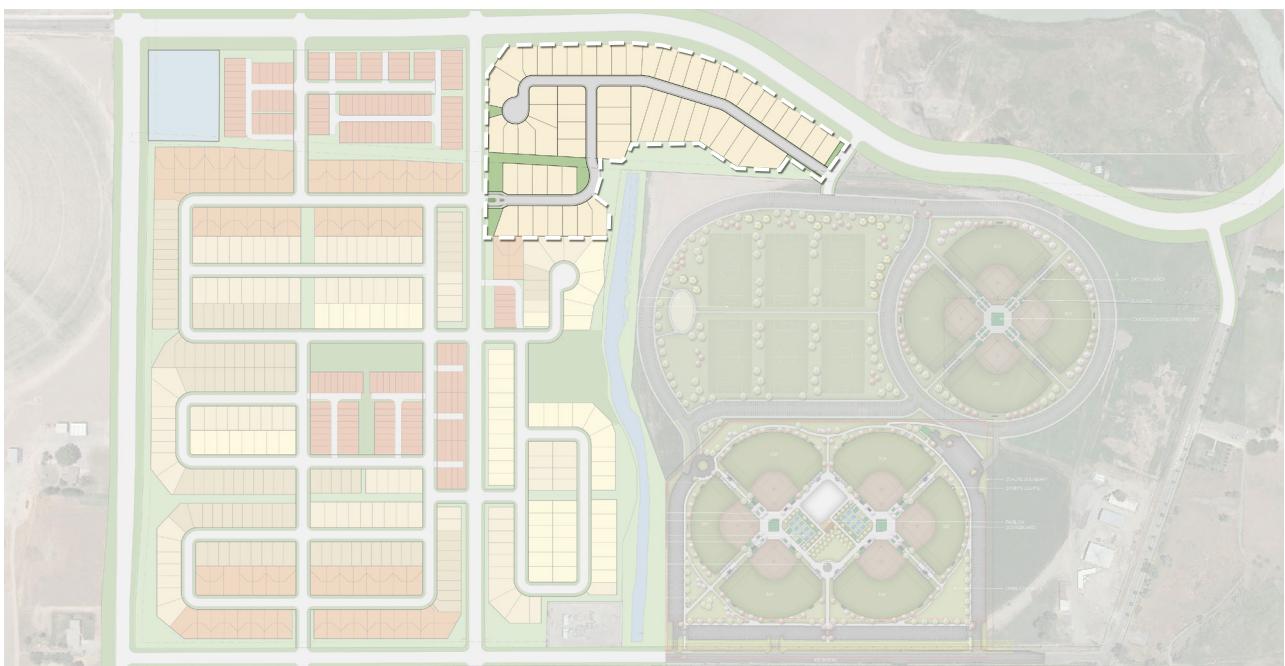


NOTE:

1. All residential lots adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



DEVELOPMENT TYPE: OVERLOOK COLLECTION (61'/71' LOT SINGLE FAMILY DETACHED HOMES)



BUILDING CONFIGURATION

Number of Bldgs. per Lot	1 + outbuilding
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Height - Outbuilding	Per Saratoga Springs Municipal Code
Lot Coverage	50% maximum
Lot Frontage	35' minimum measured at front setback
Lot Size	Minimum 6,100 sq. ft.

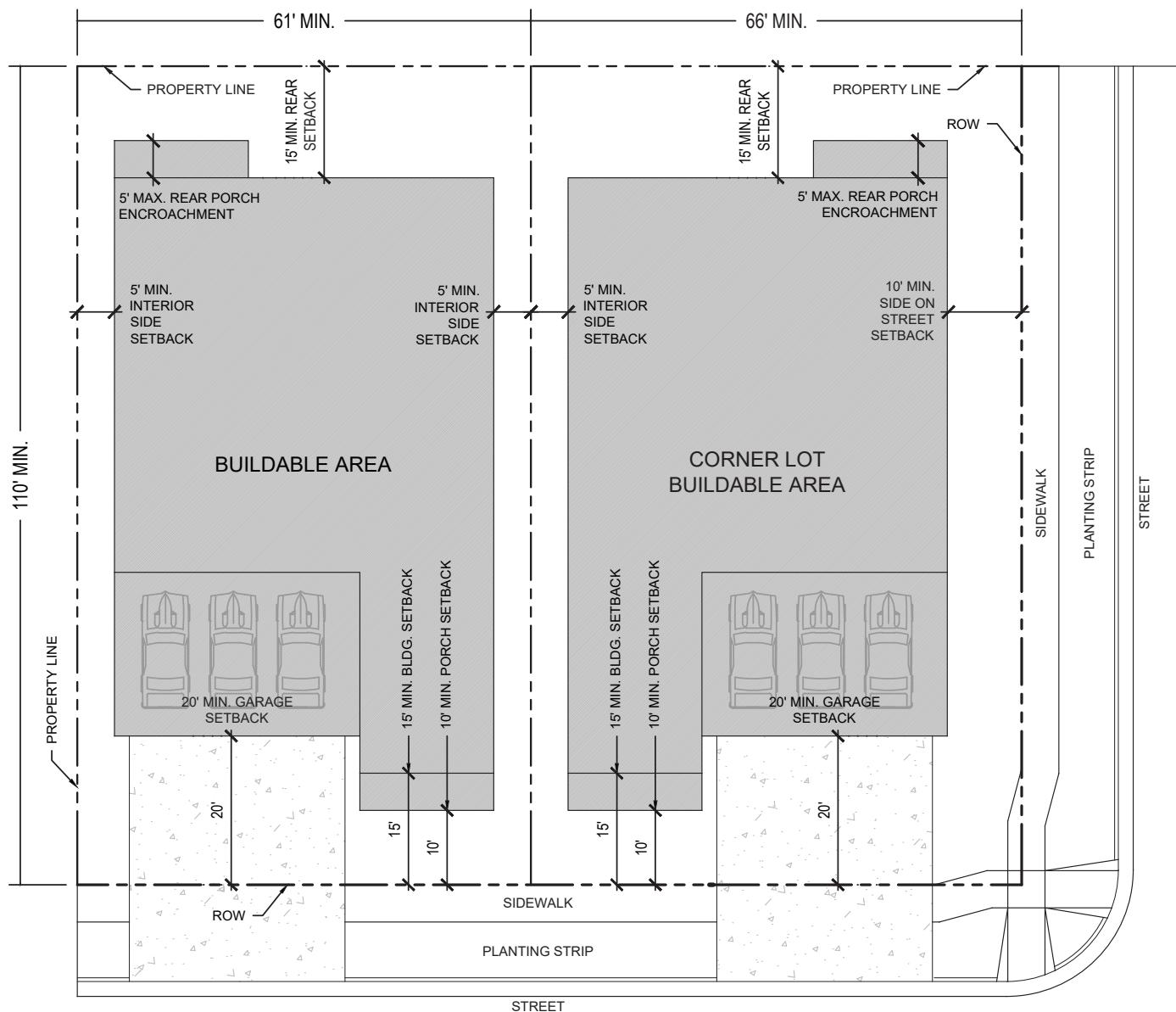
SETBACKS - PRINCIPAL STRUCTURE

Front - to Structure	15' minimum
Front - to Covered Porch	10' minimum
Front - to Garage	20' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	15' minimum
Rear Porch Encroachment	5' maximum

SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT

Front - to Structure	15' minimum
Rear - to Structure	5' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum

SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 61' LOT (3-CAR GARAGE)

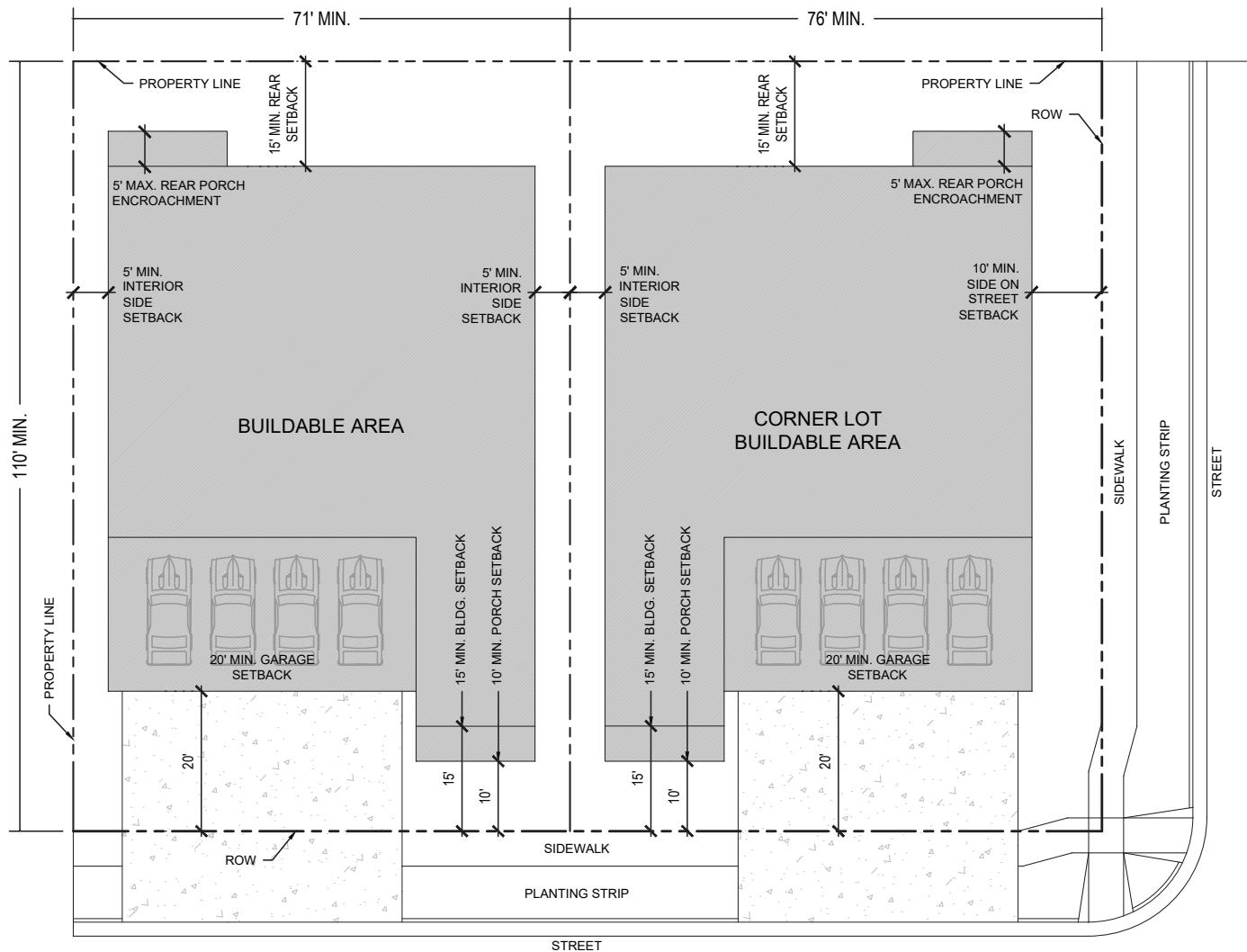


NOTE:

1. All residential lots adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 71' LOT (4-CAR GARAGE)

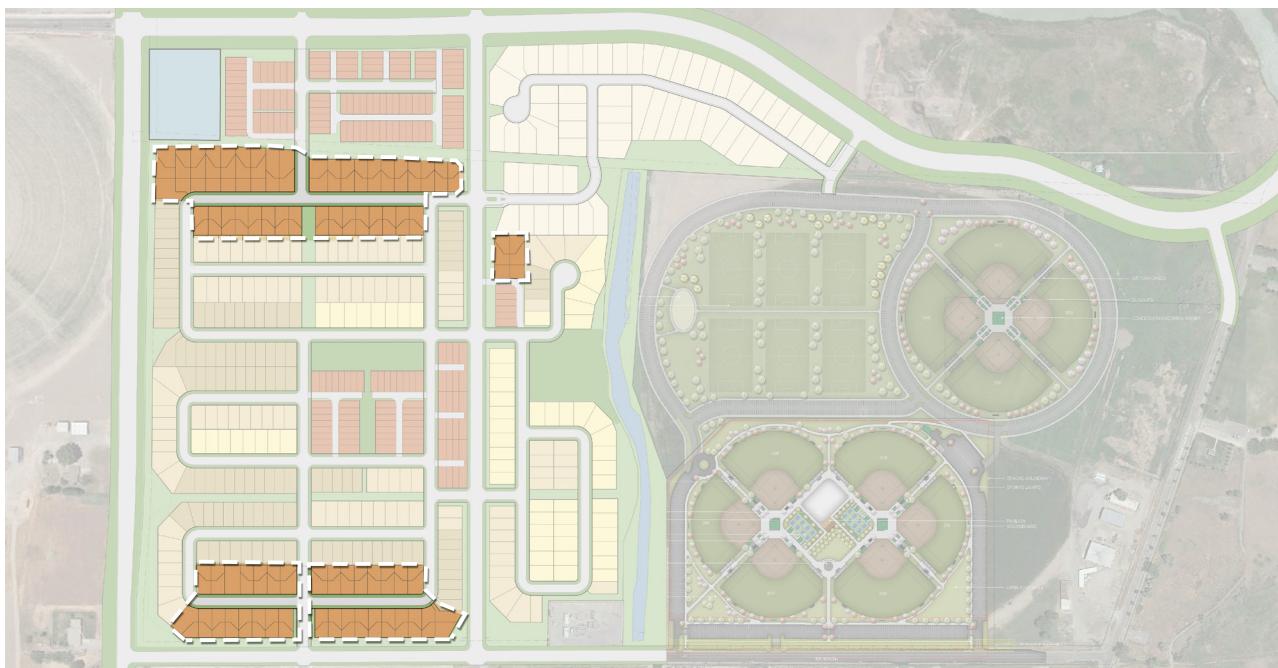


NOTE:

1. All residential lots adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



DEVELOPMENT TYPE: CARRIAGE HOUSE COLLECTION (SINGLE FAMILY CLUSTER HOMES)



BUILDING CONFIGURATION

Number of Bldgs. per Lot	1
Height	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	60% maximum
Lot Size	Minimum 2,500 sq. ft.

SETBACKS - PRINCIPAL STRUCTURE

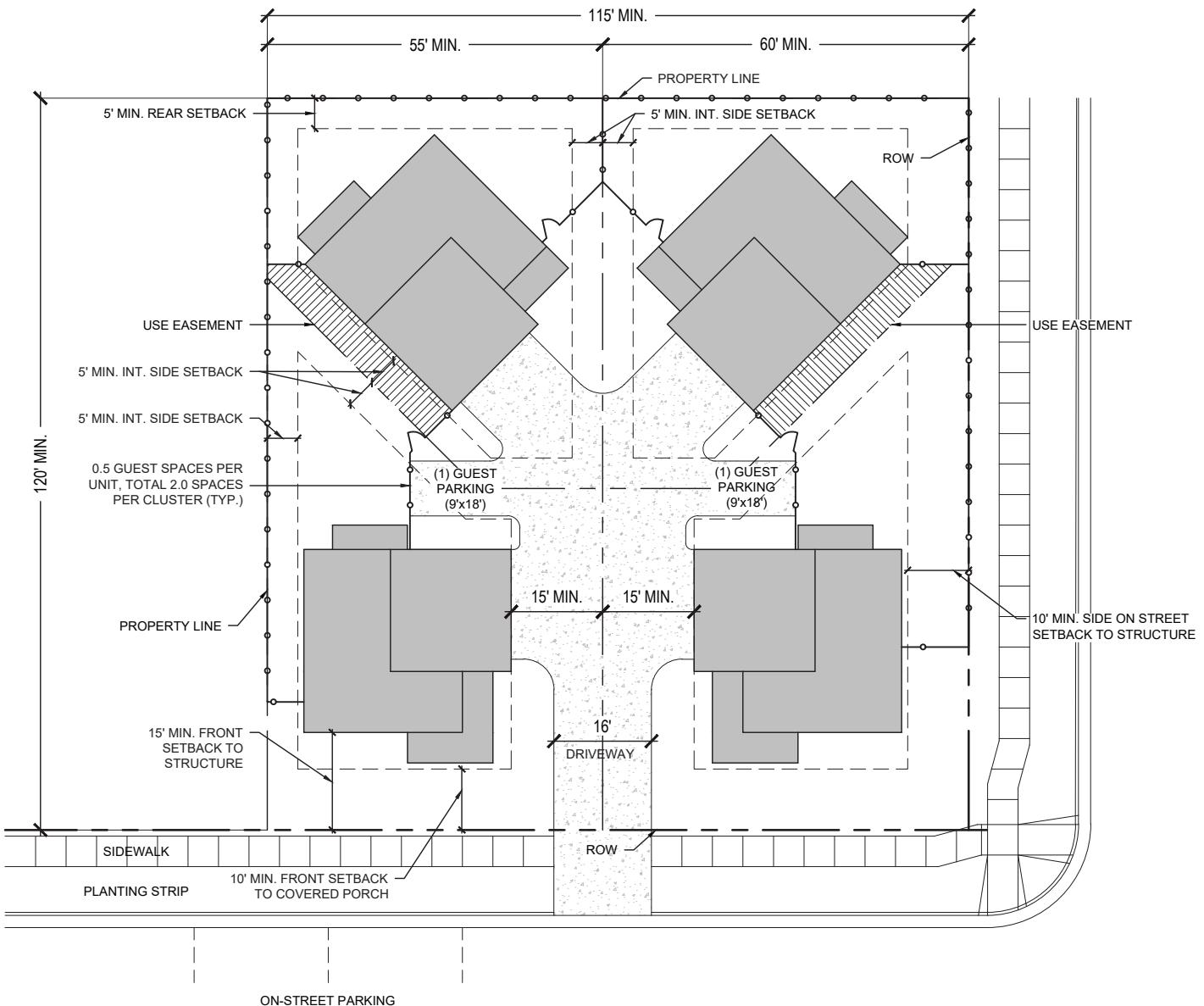
Front - to Structure	15' minimum
Front - to Covered Porch	10' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	5' minimum

OTHER STANDARDS

Guest Parking	0.5 spaces per unit
Garages	Two-car garages per SSMC Section 19.09
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Use Easement	For benefit/use of adjacent lot for maintenance purposes (p. 23-24)



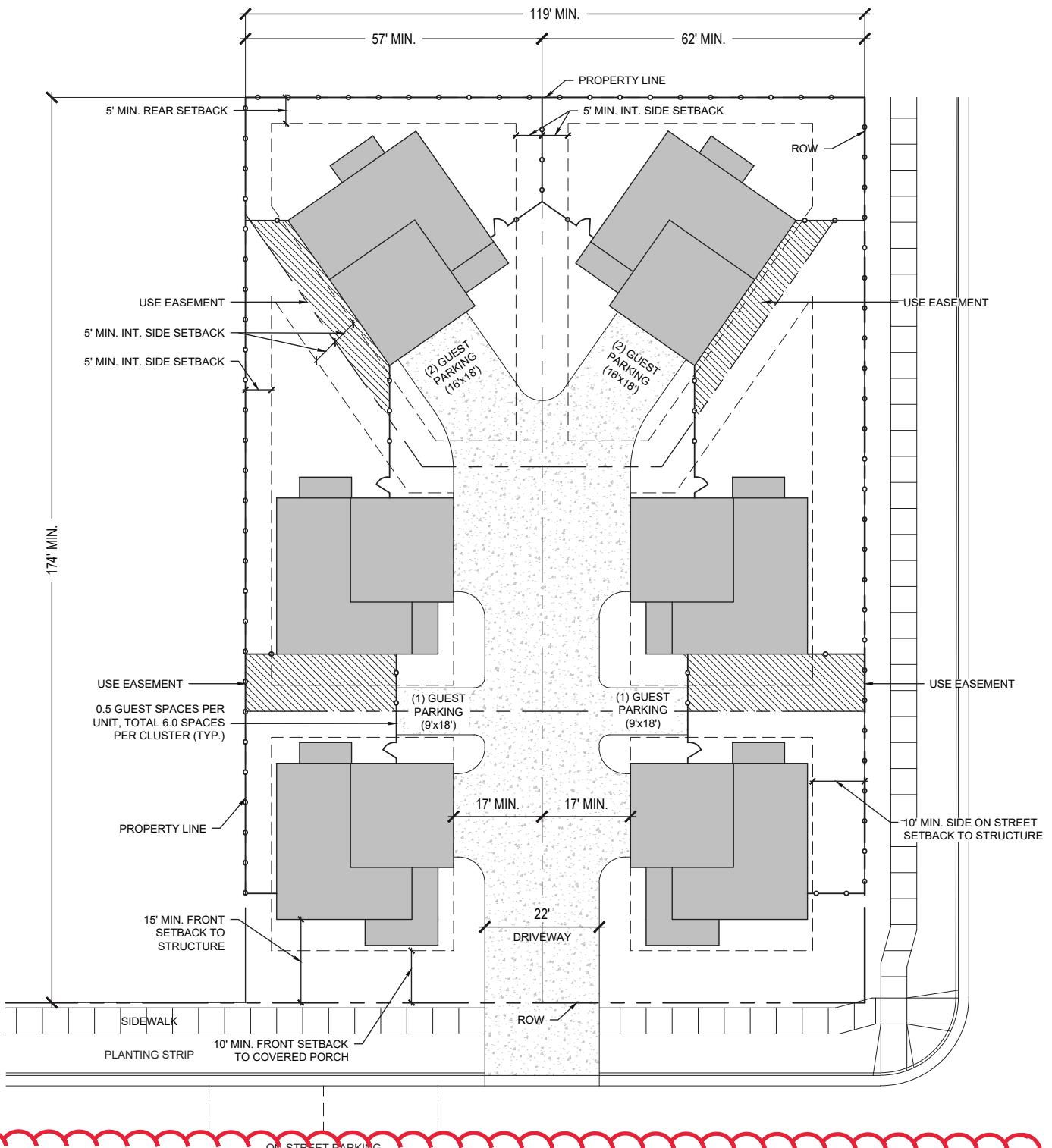
SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 4-UNIT



NOTE:

1. All residential lots adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).

SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 6-UNIT

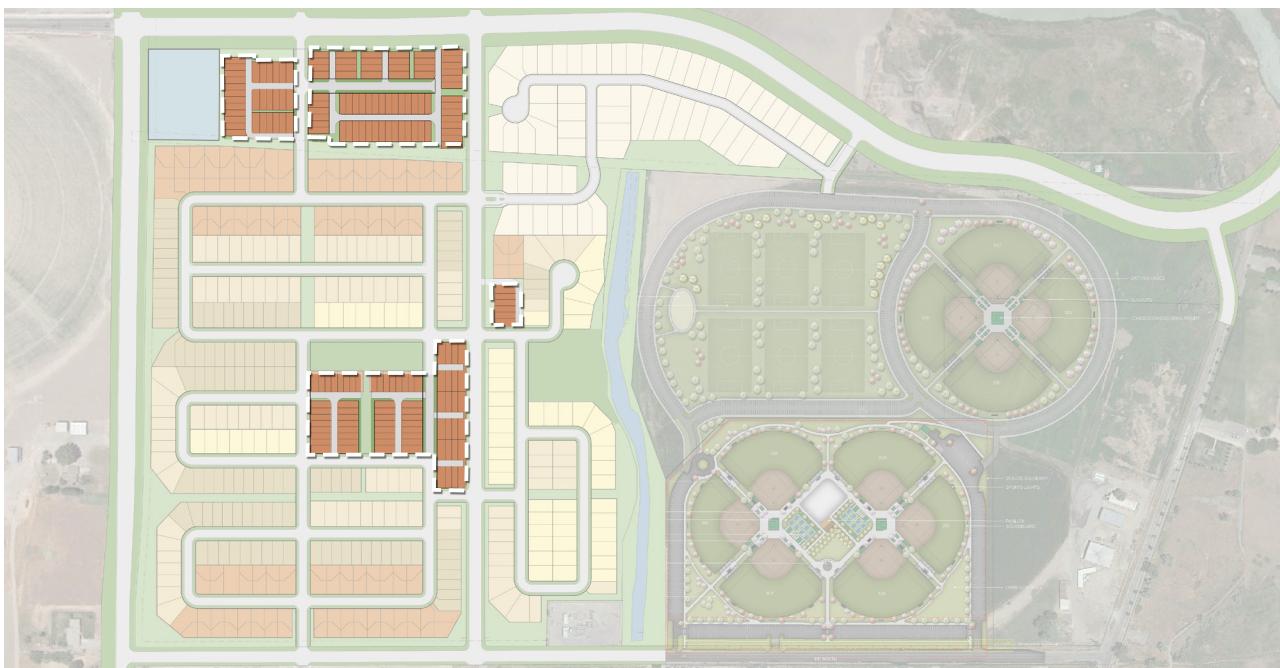


NOTE:

1. All residential lots adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



DEVELOPMENT TYPE: WEST RIDGE TOWNHOMES COLLECTION



BUILDING CONFIGURATION

Number of Bldgs. per Lot	1
Height	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	80% maximum

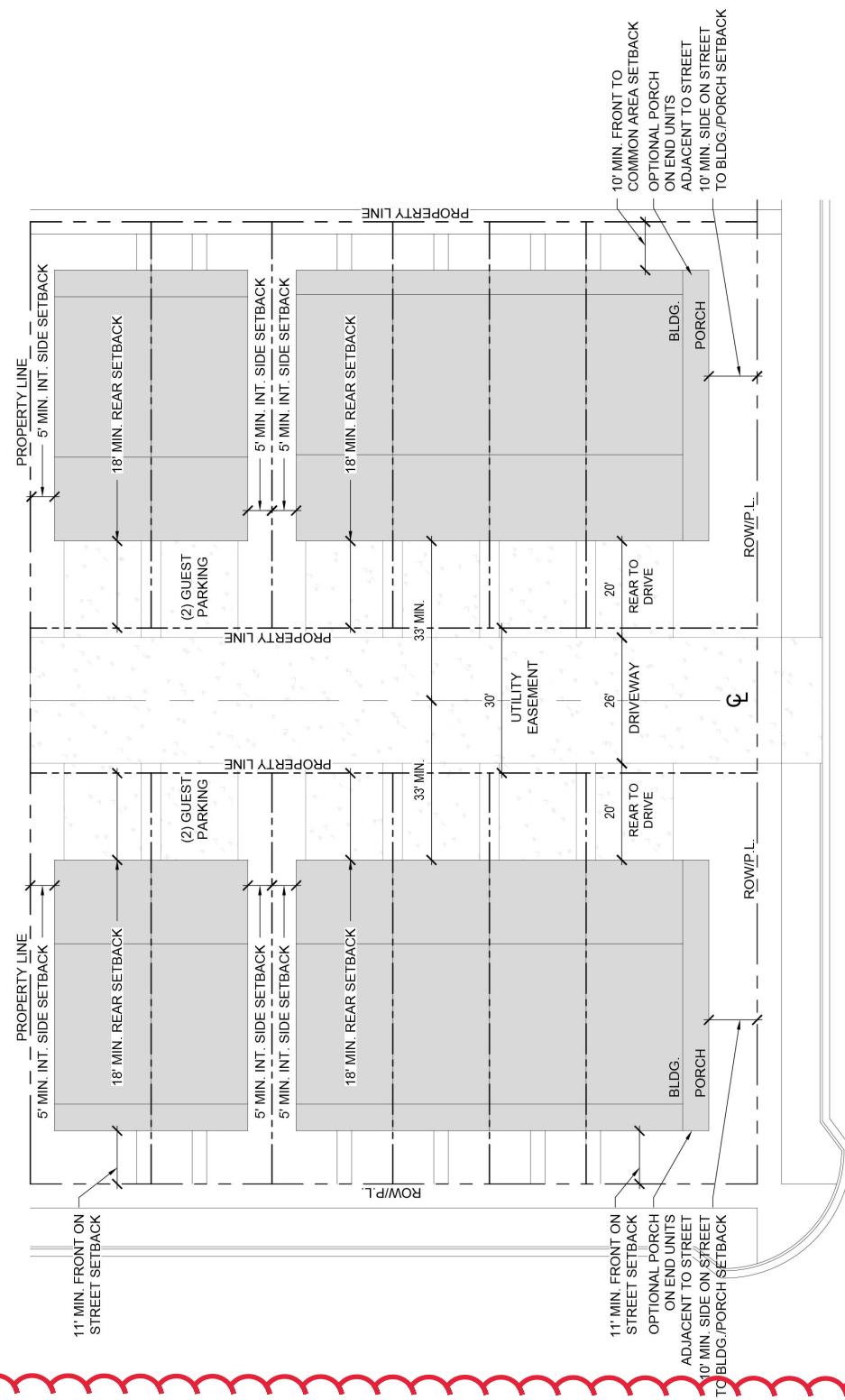
SETBACKS - PRINCIPAL STRUCTURE

Front On-Street - to Structure	11' minimum
Front - to Common Area	10' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	20' minimum w/ driveway, 3' minimum w/o driveway
Side On-Street - to Porch	10' minimum

OTHER STANDARDS

Parking	0.25 spaces per unit
Garages	Two-car garage per SSMC Section 19.09
Open Space	20% minimum
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Optional Porch	5' Porch optional for end-of-block units
Units Per Building	Each townhome building may consist of 2 to 6 units

SETBACK DIAGRAM & LOT TYPICAL LAYOUT - TOWNHOME



NOTE:

1. All residential lots adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



PARKING REQUIREMENTS

Off-street guest parking shall be provided for any product with less than a 20' driveway at a rate of 0.25 spaces minimum per unit as per Section 19.11.09 of the Saratoga Springs Municipal Code. All unit types meet the minimum required number of off-street guest parking spaces. On-street parking is also available for additional public parking.

PRIVATE OPEN SPACE	
Permitted Elements	Front Yard: Fences, hedges, & masonry walls (4' max. height/3' max. height inside clear-view triangle). Rear & Side Yard: 6' min. privacy fence.
Surface Treatments	Groundcover, lawn, flower gardens, vegetable gardens, trees, grasses, small shrubs, and landscape boulders. Min. 25% of front and corner street side yards shall consist of non-rock and non-hardscape landscaping. Artificial turf is not permitted.
Schedule	All front and side yards in a single family lot shall be landscaped within one year, and interior side and back yards within two years after receiving a Certificant of Occupancy or once ownership is established by the current owner (as per Section 19.06.08.d of the SSMC). Please reference Section 19.06.05 of the SSMC for exceptions of this requirement due to weather conditions.



DEVELOPMENT STANDARDS - COMMERCIAL

Commercial areas present in Village Plan Area 1 will harbor architectural features and materials that contribute to the overall theme of the Jordan Promenade Development while blending with neighboring architecture, landscapes, and hardscape elements. Commercial development will adhere to the Saratoga Springs Municipal Code and design guidelines.

Oakwood Homes of Utah, LLC will work closely with the commercial developer, Suburban Land Reserve, to provide commercial and mixed-use development that complements the overall community.

Commercial areas occurring in Jordan Promenade are classified under the Neighborhood Commercial Land Use Zone (Section 19.04.09 of the Saratoga Springs Municipal Code).

The Neighborhood Commercial Land Use Zone (NC) is intended to create, preserve, and enhance areas of retail establishments serving frequently recurring needs for goods and services in convenient locations to neighborhoods. This commercial zone is typically appropriate to small shopping clusters or integrated shopping centers in developments of one to three acres, but not greater than five, within, or convenient to, residential neighborhoods. Facilities should be oriented to serve residents' commercial service needs, to strengthen neighborhood interaction and neighborhood character, to minimize the need for automobile trips and to make commercial services more readily available to residents of adjacent neighborhoods.

- Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected, where appropriate, and may be considered an essential part of developments in the Neighborhood Commercial zone. Developments in the Neighborhood Commercial Zone shall also be characterized by increased landscaping and architectural compatibility with the surrounding neighborhood.



The following table outlines the land use regulations and minimum setback requirements for the Neighborhood Commercial Land Use Zone (Section 19.04.10 of the SSMC):

LAND USE REGULATIONS (NC)	
Minimum Lot Size	15,000 sq. ft.
Maximum Building Size	15,000 sq. ft.
Minimum Lot Width	100'
Minimum Lot Frontage	100'
Max. Height of Structures	35'
Maximum Lot Coverage	50%

MINIMUM SETBACK REQUIREMENTS (NC)	
Front/Corner Side Setback	25'
Interior Side Setback	25'
Rear Setback	25'

The following table outlines permitted and conditional uses for the Neighborhood Commercial Land Use Zone (Section 19.04.11 of the SSMC):

PERMITTED AND CONDITIONAL USES (NC)	
Permitted Uses	Animal Hospital, Small/Small Veterinary Office; Arts & Crafts Sales; Bakery, Retail; Bookstore; Car Wash, Public; Child Care Center; Churches; Commuter/Light Rail Station; Convenience Store (non-fast food); Copy Center; Dry Cleaners; Educational Center; Fitness Center (5,000 sq. ft. or larger); Floral Sales; Funeral Home (5,000 sq. ft. or less); Hair Salon; Ice Cream Parlor; Office, Medical and Health Care; Office, Professional; Personal Service Establishment; Plant & Tree Nursery; Postal Center; Preschool; Public Parks, playgrounds, recreation areas, or other park improvements; Public Building or Facilities (City Owned); Refueling Station, Public; Restaurant, Deli; Restaurant, Sit Down; Retail Sales; Retail, Specialty; School, Public.
Conditional Uses	None



SECTION 5 - DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES

The standards listed in this section are to be viewed as design guidelines for the homes of the Jordan Promenade Development. Repetitious and homogenous building styles will not be permitted in Jordan Promenade. A variety of housing types, building material and color variations will help create unique neighborhoods. Single family homes with the same style, floor plan or color scheme will not be built on lots next to, adjacent to, or across the street from each other.

Architectural design standards shall follow the requirements as defined under Section 19.16 of the Saratoga Springs Municipal Code. Residential lighting standards shall follow the requirements as defined under Section 19.11 of the Saratoga Springs Municipal Code.

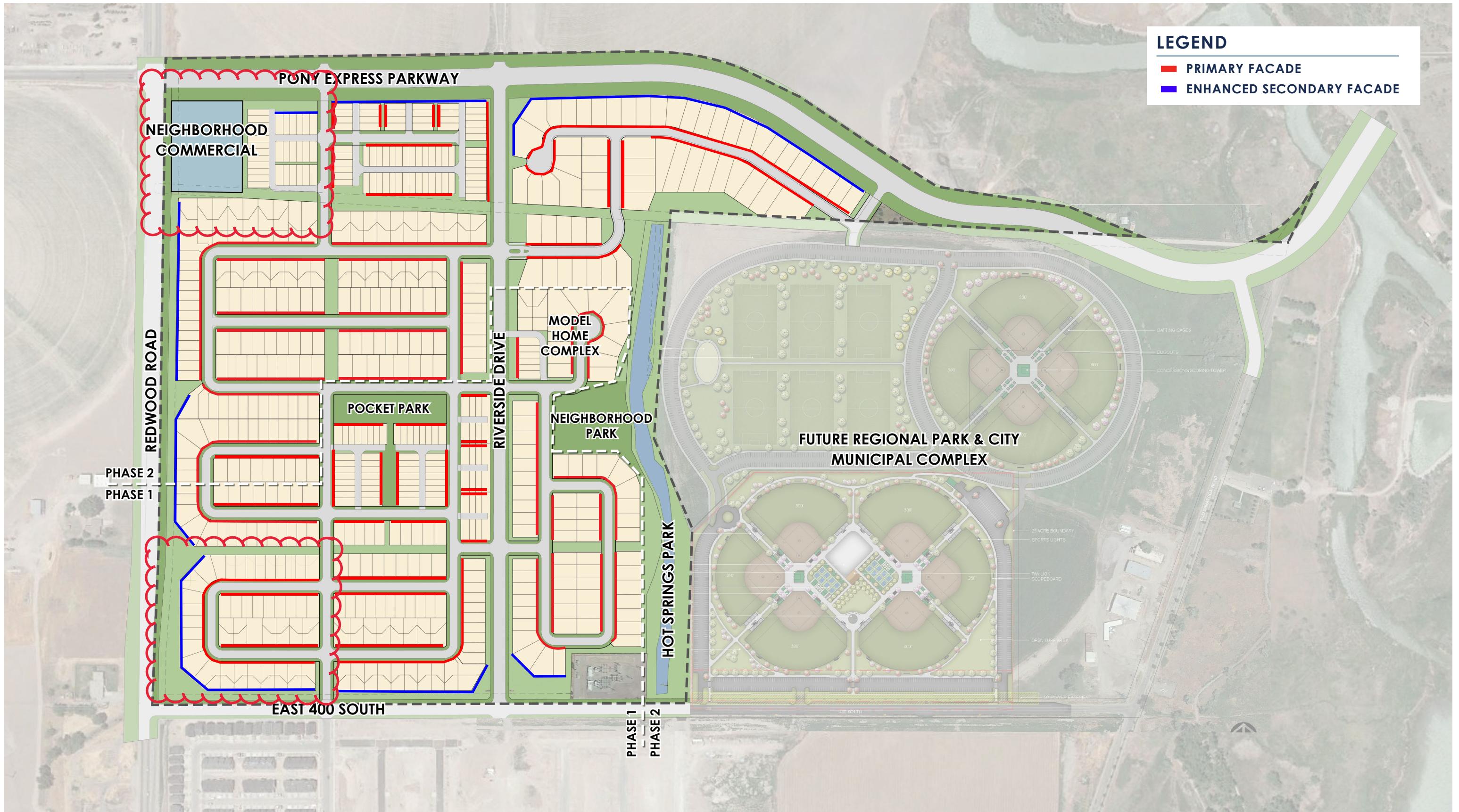
Site Plans for attached residential and commercial development areas may be approved administratively by staff when lotting plans, landscape plans, and building elevations are provided with the Village Plan application submittal.

Creating a sense of place and building a desirable community are the goals of the chosen architectural styles for the Jordan Promenade Development. Each style will contribute to the character of the community, with the individuality of every home creating an attractive streetscape throughout the development. Elements such as roof shape and pitch, window size, shape and placement, and construction materials such as brick, stucco or wood can all be used to create the subtle details that foster individuality in a home. In order to maintain an attractive street character, enhanced secondary facades will occur on all house elevations facing major arterial roadways, and primary facades will occur on all house elevations facing local and collector roadways. The following map (ref. page 32) illustrates primary and enhanced secondary facades.

Jordan Promenade offers three dwelling types to appeal to a broad range of potential buyers, including single-family detached homes, cluster homes, and townhomes. Each dwelling type is characterized by a variety of colors, styles, materials, and architectural elements. The collections available are as follows: 910 Collection (SFD), Park House Collection (SFD), Colorado Collection (SFD), Overlook Collection (SFD), Carriage House Collection (Cluster), and Westridge Collection (Townhome). Within these collections are a variety of overarching architectural styles, such as Contemporary, Craftsman, Classic, and Historic. The architectural styles listed can be used in many variations to create the unique and individual character desired for each home. Examples of each collection and their options are provided on the following pages.¹

¹Models shown are not an exhaustive list; plans may be added in the future so long as they meet the minimum standards represented in the approved collection.

SECTION 5a - ENHANCED FACADE PLAN





910 COLLECTION

CLASSIC



CONTEMPORARY





910 COLLECTION

CRAFTSMAN



KEARNEY



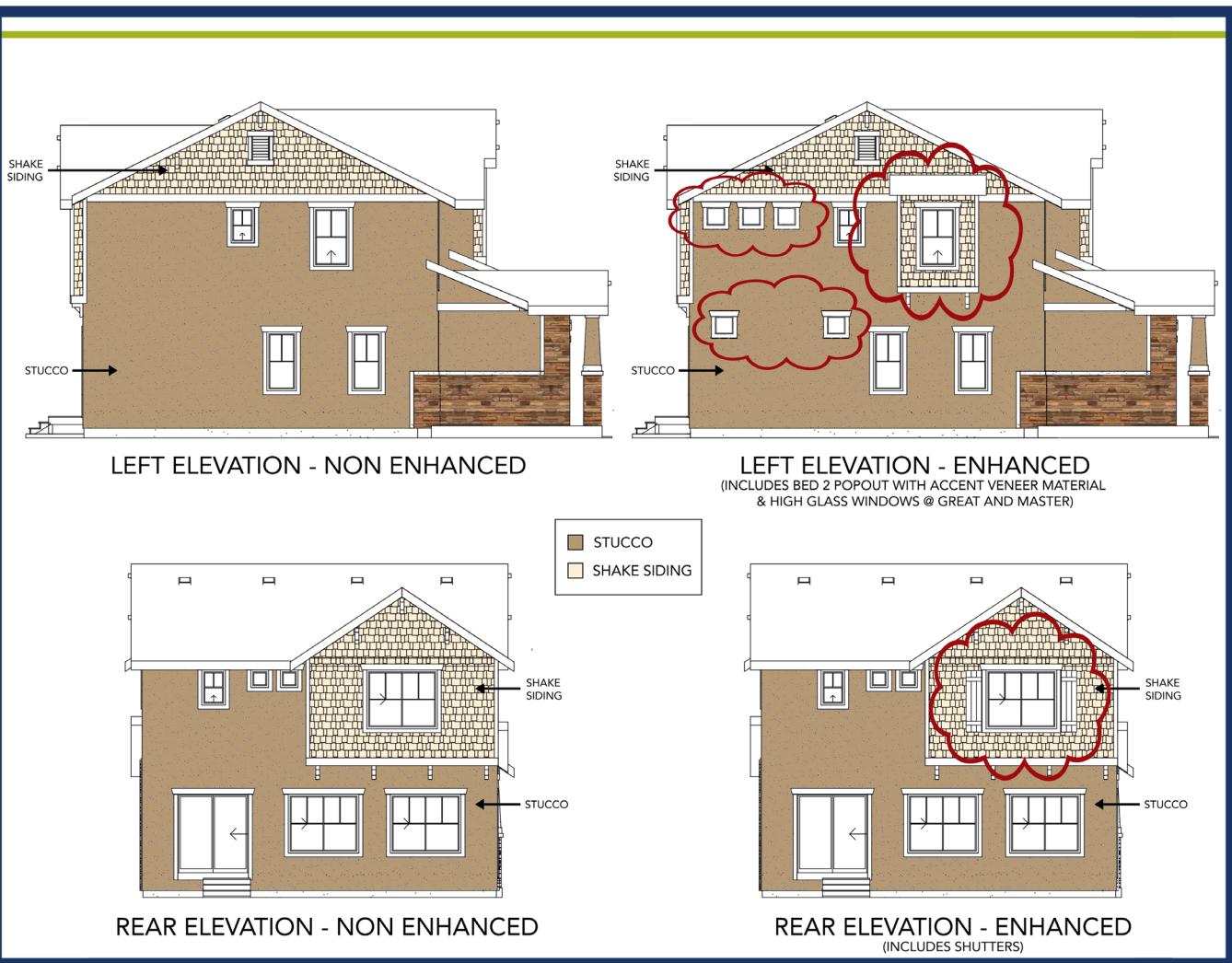
LANSFORD



HUDSON



910 COLLECTION





PARK HOUSE COLLECTION

CLASSIC



GRANBY

CONTEMPORARY



GRANBY



GUNNISON



GUNNISON



YAMPA



YAMPA



PARK HOUSE COLLECTION

CRAFTSMAN



GRANBY



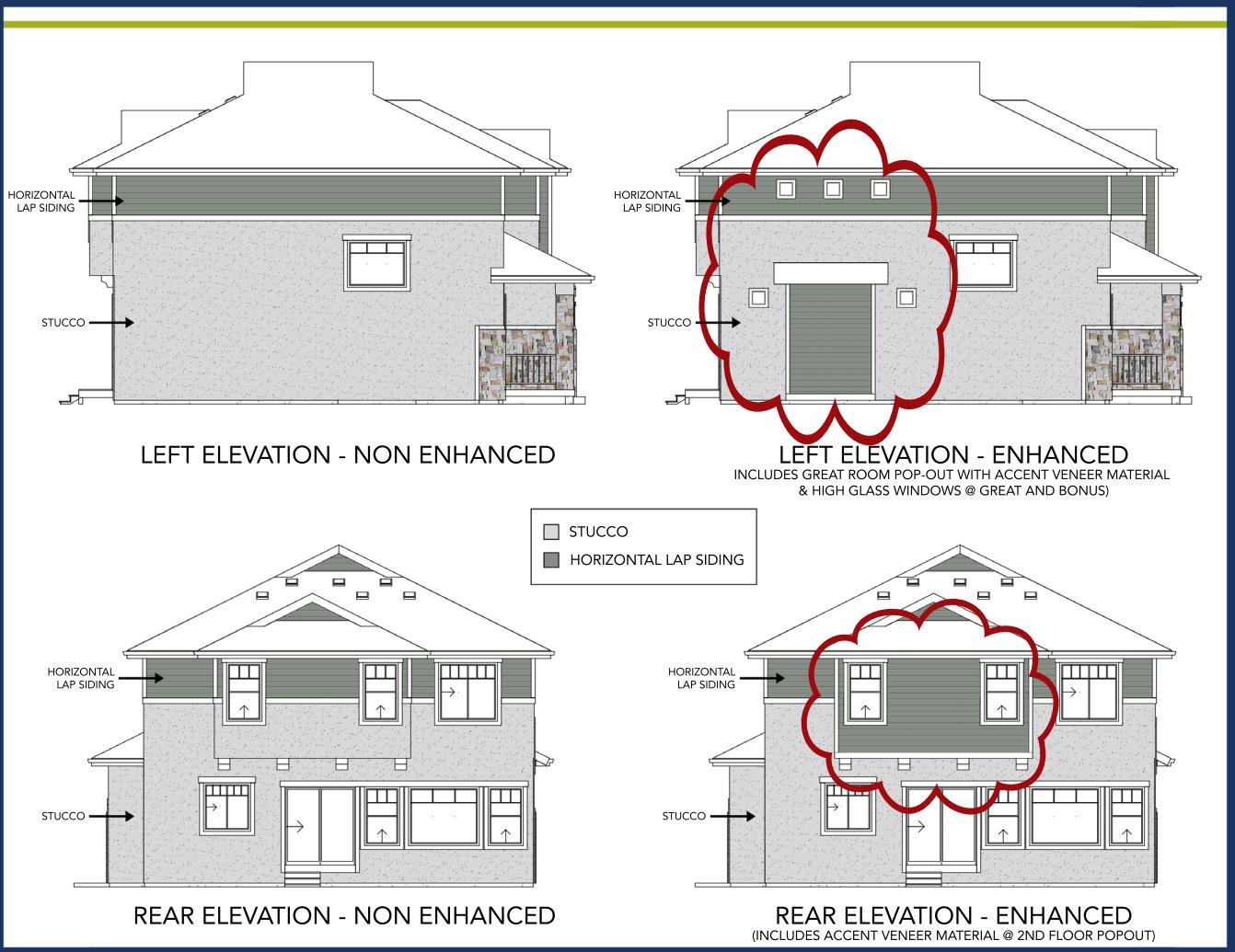
GUNNISON



YAMPA



PARK HOUSE COLLECTION





OVERLOOK COLLECTION

CONTEMPORARY CLASSIC



AVON



AVON



BOULDERADO



SILVERTON



NEBO



OLYMPUS



HAYDEN



HAYDEN



OVERLOOK COLLECTION

CONTEMPORARY PRAIRIE



BOULDERADO

BOULDERADO



SILVERTON



SILVERTON



AVON



OLYMPUS



OVERLOOK COLLECTION

HISTORIC HOMESTEAD



BOULDERADO



SILVERTON



NEBO



OLYMPUS



OVERLOOK COLLECTION

HISTORIC CLASSIC



HAYDEN

HISTORIC PRAIRIE



AVON



HAYDEN



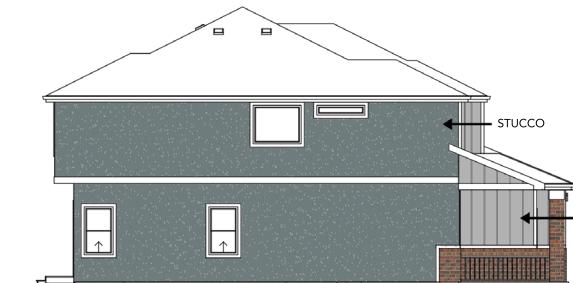
OLYMPUS



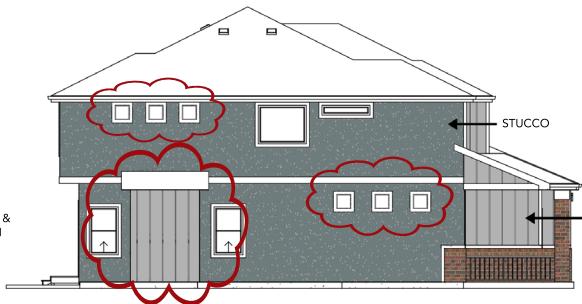
NEBO



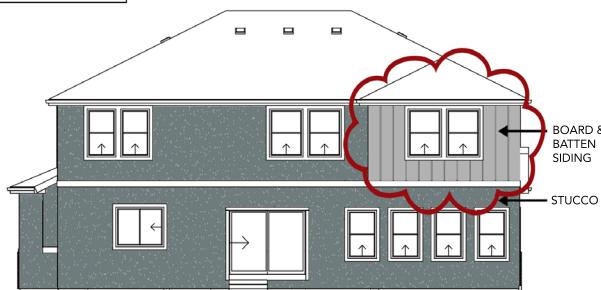
OVERLOOK COLLECTION



LEFT ELEVATION - NON ENHANCED

LEFT ELEVATION - ENHANCED
(INCLUDES GREAT ROOM POP-OUT WITH ACCENT VENEER MATERIAL & HIGH GLASS WINDOWS @ FLEX AND MASTER)

REAR ELEVATION - NON ENHANCED

REAR ELEVATION - ENHANCED
(INCLUDES ACCENT VENEER MATERIAL @ 2ND FLOOR POP-OUT)



CARRIAGE HOUSE COLLECTION

CLASSIC



CROYDON



RANDUM



SURREY



TELEGA



VOLANTE



ST. JULIEN



CARRIAGE HOUSE COLLECTION

CRAFTSMAN



CROYDON



RANDOM



SURREY



TELEGA



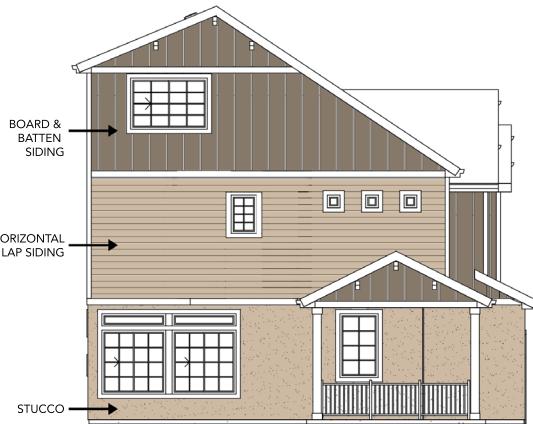
VOLANTE



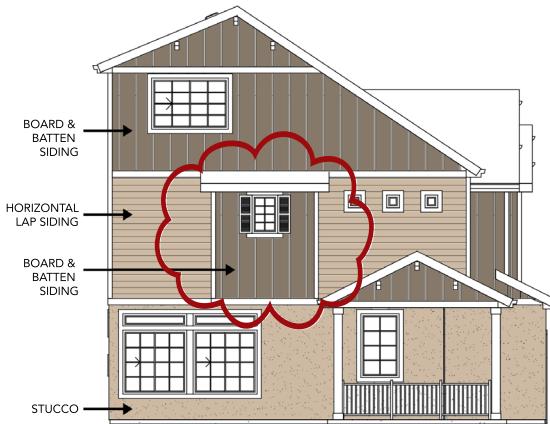
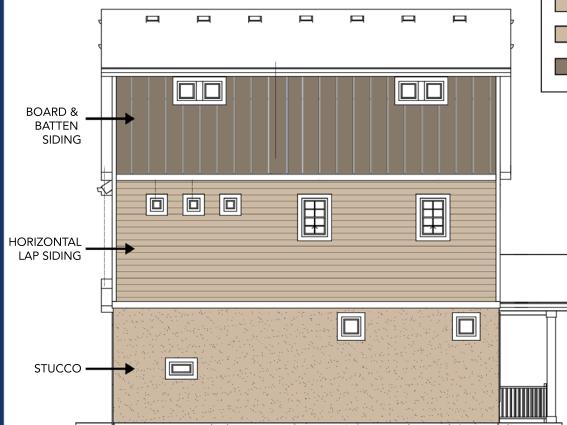
ST. JULIEN



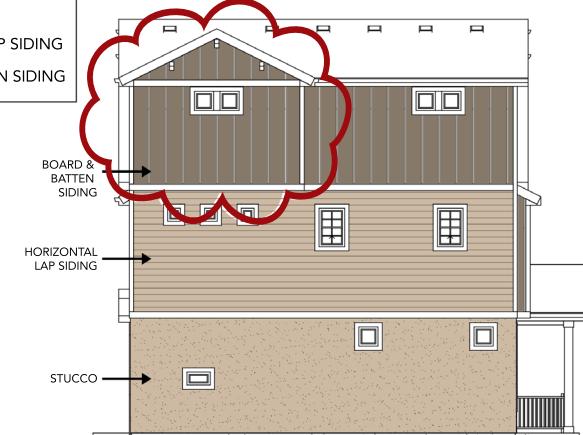
CARRIAGE HOUSE COLLECTION



LEFT ELEVATION - NON ENHANCED

LEFT ELEVATION - ENHANCED
(INCLUDES POP-OUT WITH ACCENT VENEER MATERIAL @ 2ND FLOOR)

REAR ELEVATION - NON ENHANCED

REAR ELEVATION - ENHANCED
(INCLUDES POP-OUT @ 3RD FLOOR)



WESTRIDGE TOWNHOMES COLLECTION



LEFT ELEVATION - NON ENHANCED



LEFT ELEVATION - ENHANCED
(INCLUDES COVERED PATIO & ACCENT VENEER MATERIAL @ 2ND FLOOR POP-OUT)



EXTERIOR COLOR PALETTE

All exterior colors will be compatible with the architectural style of each dwelling. Bright artificial colors such as neons, fluorescents, etc. are prohibited.

The exterior color palette of Jordan Promenade is based on the natural tones found in the Utah landscape. The earthy, neutral hues chosen for the homes contributes to the overall character of the community and compliments the architectural elements of each dwelling.

Color schemes for Jordan Promenade will have a subtle contrast between main body and trim colors. This approach creates an attractive streetscape and unity within the neighborhood without relying on stark, contrasting colors to catch the eye.

The palette below is a selection from the exterior color palette and may include additional colors and materials:

SIDING



STUCCO



ROOF SHINGLES



STONE





POOLHOUSE EXTERIOR COLOR PALETTE

All exterior colors will be compatible with the architectural style of the community. Bright artificial colors such as neons, fluorescents, etc. are prohibited.

The exterior color palette of Jordan Promenade is based on the natural tones found in the Utah landscape. The clubhouse siding shall be primarily light earthy, neutral hues. Siding styles include lap siding, board and batten, or other typical siding styles. Accent colors may be used for doors, casing, window trim or other architectural features and could include reds, dark bronze or others.

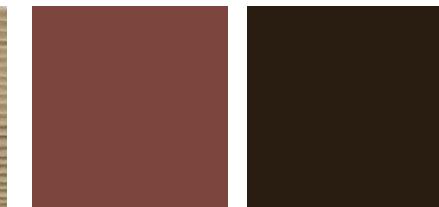
Roof material may be shingles or standing seam metal roofing. Roof colors shall be darker tones including grays, dark browns, or similar.

The palette below shows typical selections from the exterior color palette. Additional colors shall be allowed per the guidelines above.

SIDING



ACCENT COLORS



ROOF TYPES/COLORS



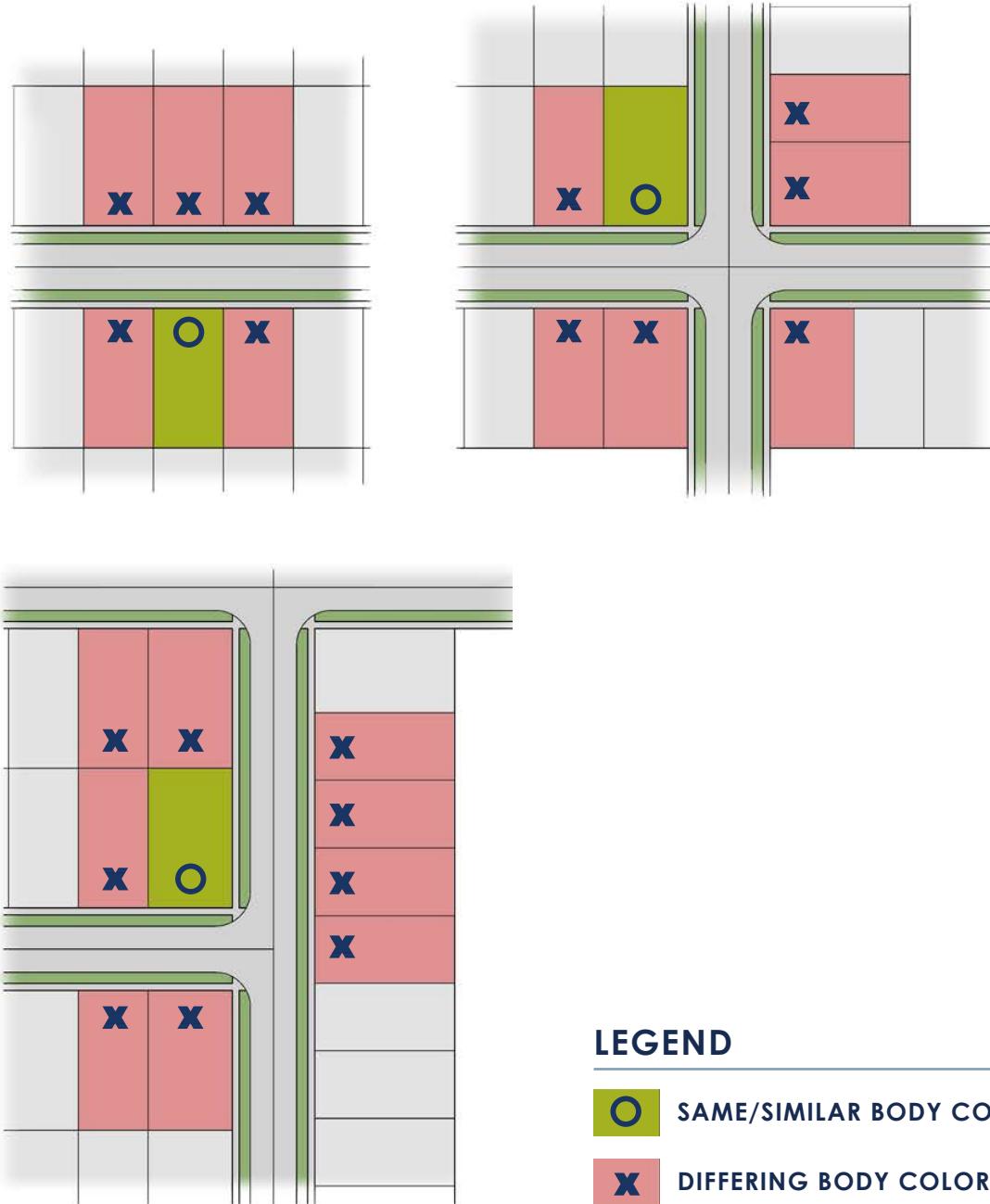
STONE





RHYTHM AND PLACEMENT

Color variation is critical in establishing a sense of character in each neighborhood and for preserving architectural interest in each home. Therefore, homes with the same or similar main body color may not occur across from, next to, or diagonal from each other. Neighboring dwellings may share similar trim, accent, roof, and stone colors. The following diagrams illustrate the guidelines described above:



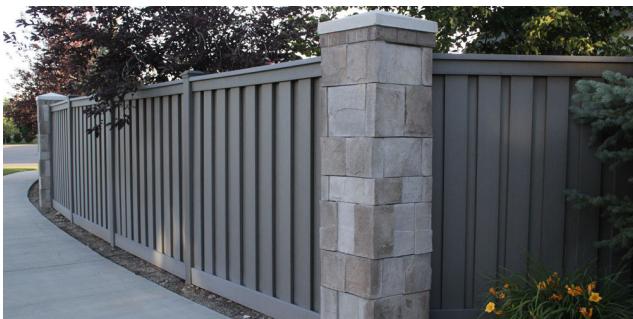


FENCING GUIDELINES

Jordan Promenade establishes a consistent theme for project fencing that reflects the natural elements of the Jordan River and the Utah Lake area. Fencing types incorporate materials that complement the proposed entry monuments and overall character of the neighborhood.

FENCE TYPE	LOCATION	HEIGHT	FENCE MATERIAL	COLUMN MATERIAL
Project Perimeter Fence	Perimeter, arterial roadways	6' 0"	Vinyl material	Stone, regularly spaced
Internal Privacy Fence	Internal collector roadways	8' max. 6' typ.	Vinyl material	Stone, located at corners only
Open Space Fence	Internal trail & open space corridors	8'-1 1/2" (min.)	3-4 rail, vinyl material; metal picket	N/A

PROJECT PERIMETER FENCE



INTERNAL PRIVACY FENCE



OPEN SPACE FENCE

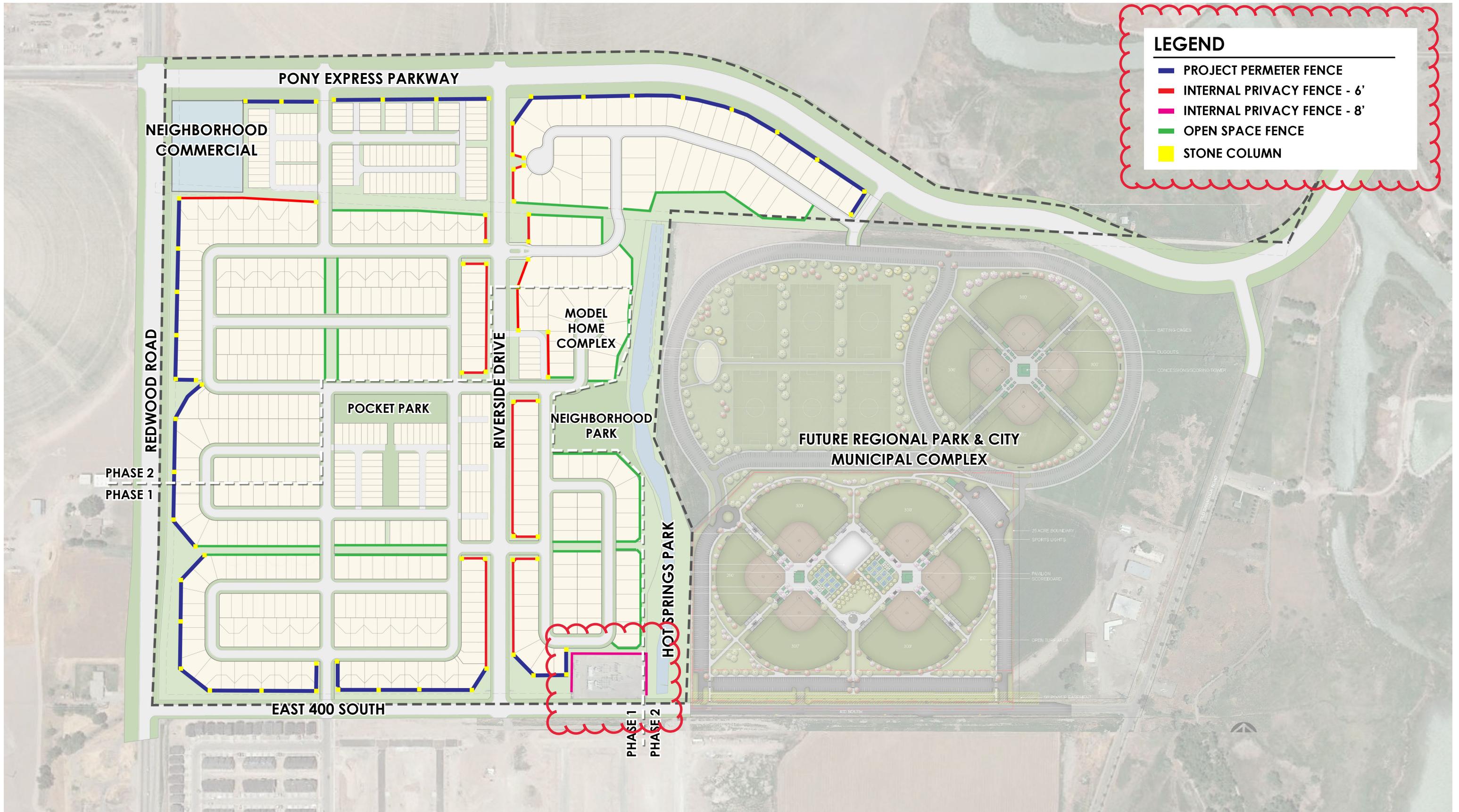


Open Rail Fence



Metal Picket Fence

SECTION 5b - FENCING PLAN





SECTION 6 - ASSOCIATIONS

HOMEOWNERS' ASSOCIATION

In accordance with Section 19.26.03.2.d of the Planned Community Zone Ordinance in the Saratoga Springs Municipal Code, a Homeowners' Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations. HOA-specific rules and regulations including CC&Rs (Covenants, Conditions & Restrictions) will be utilized to enforce the neighborhood requirements of the HOA.



SECTION 7 - PHASING & MAINTENANCE PLAN

PHASING

As shown on page 5 of the Jordan Promenade Community Plan, Jordan Promenade Village Plan Area 1 is the first of 3 major phases for the Jordan Promenade Development. Village Plan Area 1 will be developed in 2 phases as illustrated in the Phasing Plan (ref. page 54).

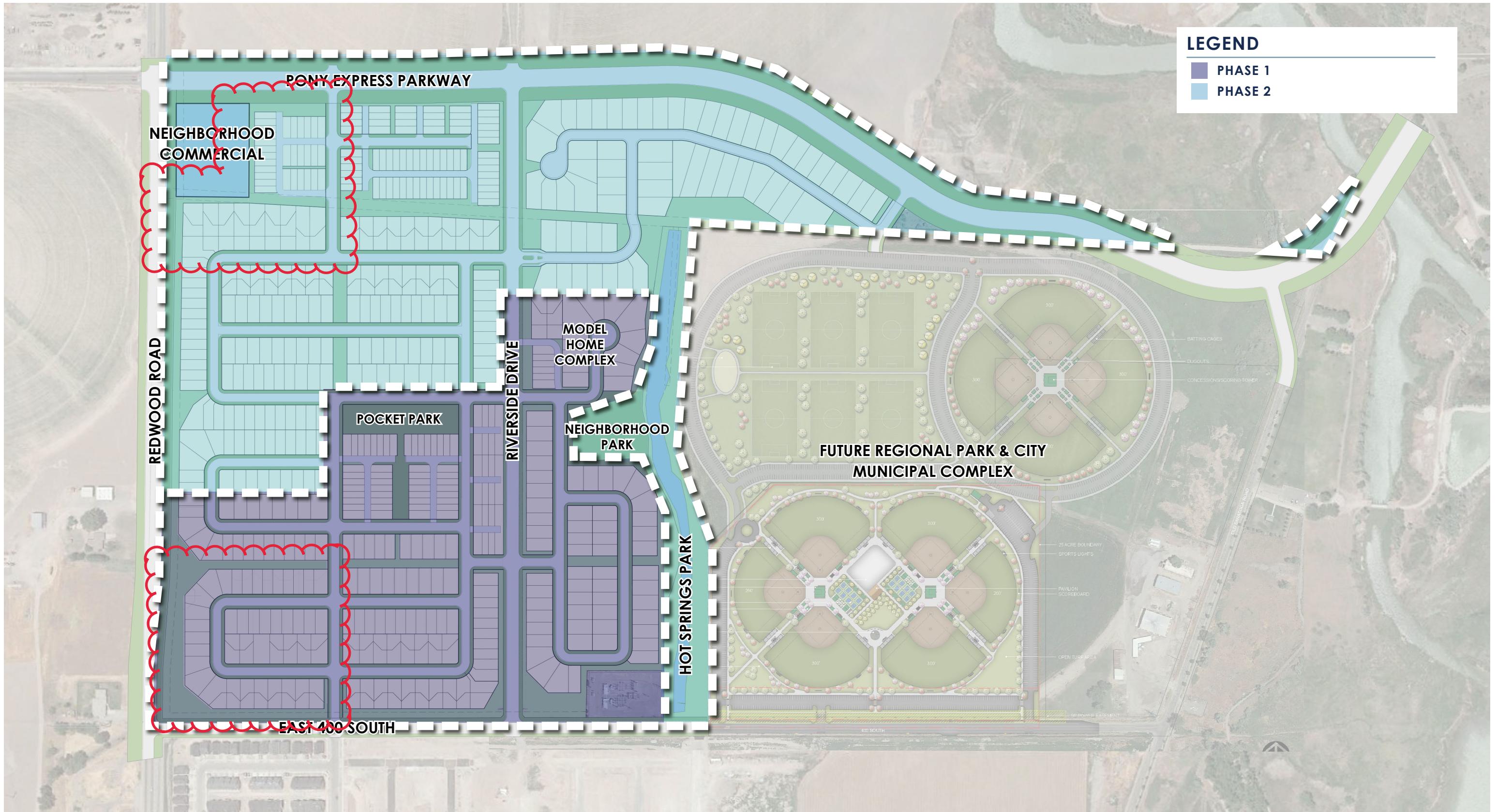
The first phase of Village Plan Area 1 is planned with a variety of program elements, including a pocket park designed with walking trails, community gardens, playgrounds, bocce court, open lawn, and pavilion. Phase 1 will also include an extensive trail network weaving through planted open space tracts within the boundaries of phase 1. The model home complex will be developed in phase 1 in order to attract potential homebuyers in the early stages of development. This complex will be developed in two stages. In the first stage, it will be designed as a park, with landscaped open space taking the place of the public improvements that would normally be adjacent to each lot. When the model home complex has reached the end of its useful life, the open space area will be converted to ROW and the model homes will be converted to single family lots. The process of entitling the model home complex will involve three stages. The model home complex will first be platted as a single lot. That lot will then be designed and approved through a Site Plan application. When the complex is converted to single family lots, it will be done through a subdivision plan.

The second phase will include many of the major amenities of Village Plan Area 1, including commercial area, neighborhood park, and the hot springs greenway. The pedestrian network established in the first phase will continue into the second phase, linking each amenity available in Village Plan Area 1. The neighborhood park will feature a clubhouse and pool, open lawn, playground, pavilion, active trails, planting areas, and bridge connection to the future regional park. The hot springs greenway, which features an enhanced waterway with natural plantings, trails, and opportunities for water access, will be developed in conjunction with the neighborhood park.

MAINTENANCE

Maintenace for all common open space areas within Village Plan Area 1 will be provided by the Jordan Promenade Homeowners' Association and by the City of Saratoga Springs. The pocket park, Village Plan Area 1 trail network, and portions of the neighborhood park are designated as private and will be constructed by the developer and maintained by the HOA. The hot springs greenway park and portions of the neighborhood park are designated as public and will be constructed by the developer and maintained by the City. The Maintenance Plan (ref. page 55) details the areas to be maintained by the HOA and City. The location of open space areas and detailed open space plans are illustrated in the following series of landscape plans (ref. pages 58-64). Refer to the Pedestrian Plan (ref. page 84) for the location and types of trails within Village Plan Area 1.

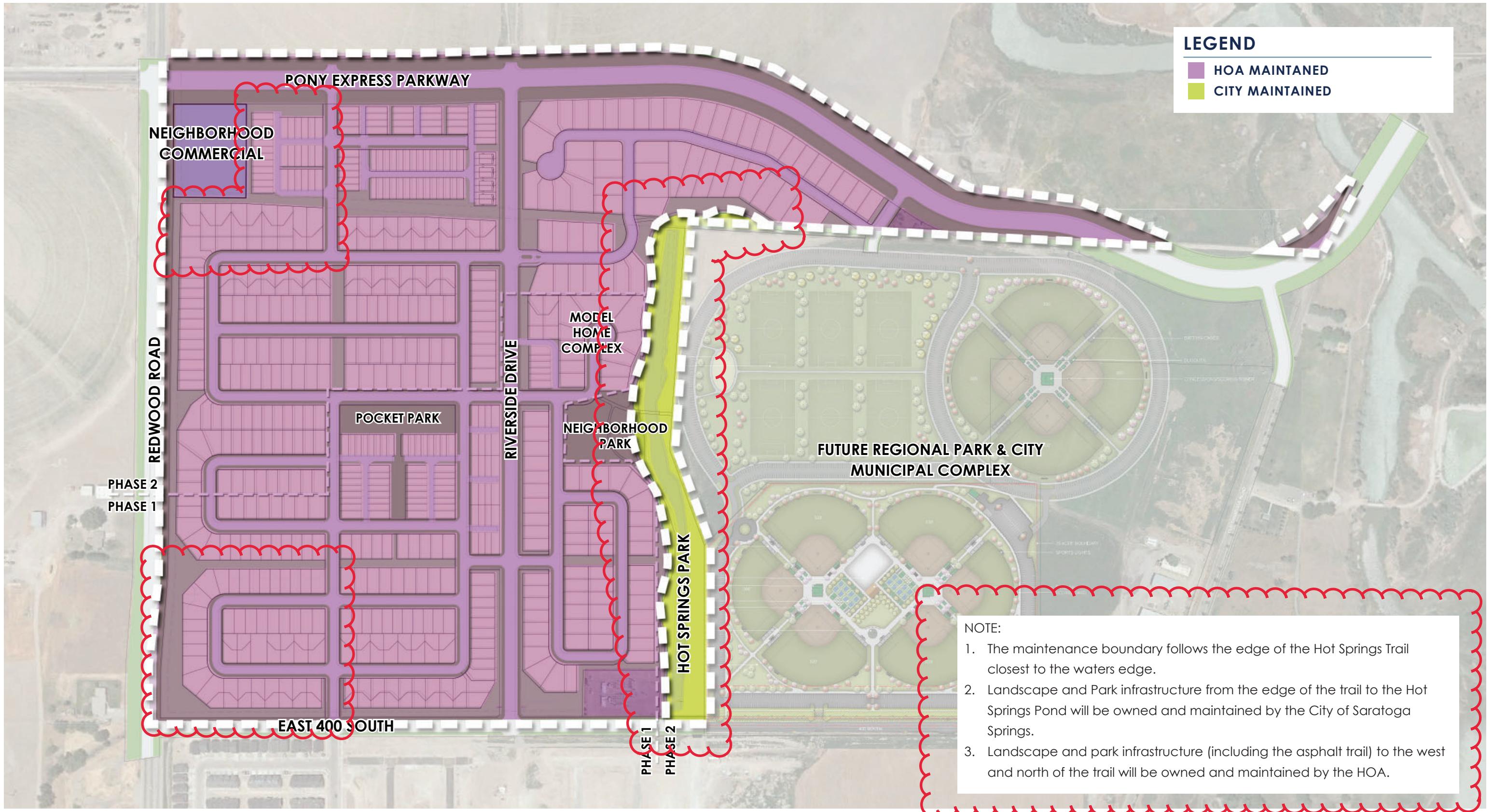
SECTION 7a - PHASING PLAN



NOTE: Deficiencies in open space requirements in individual phases or sub-phases will be allowed, based on overall open space requirements being met for the Area 1 Village Plan.



SECTION 7b - MAINTENANCE PLAN



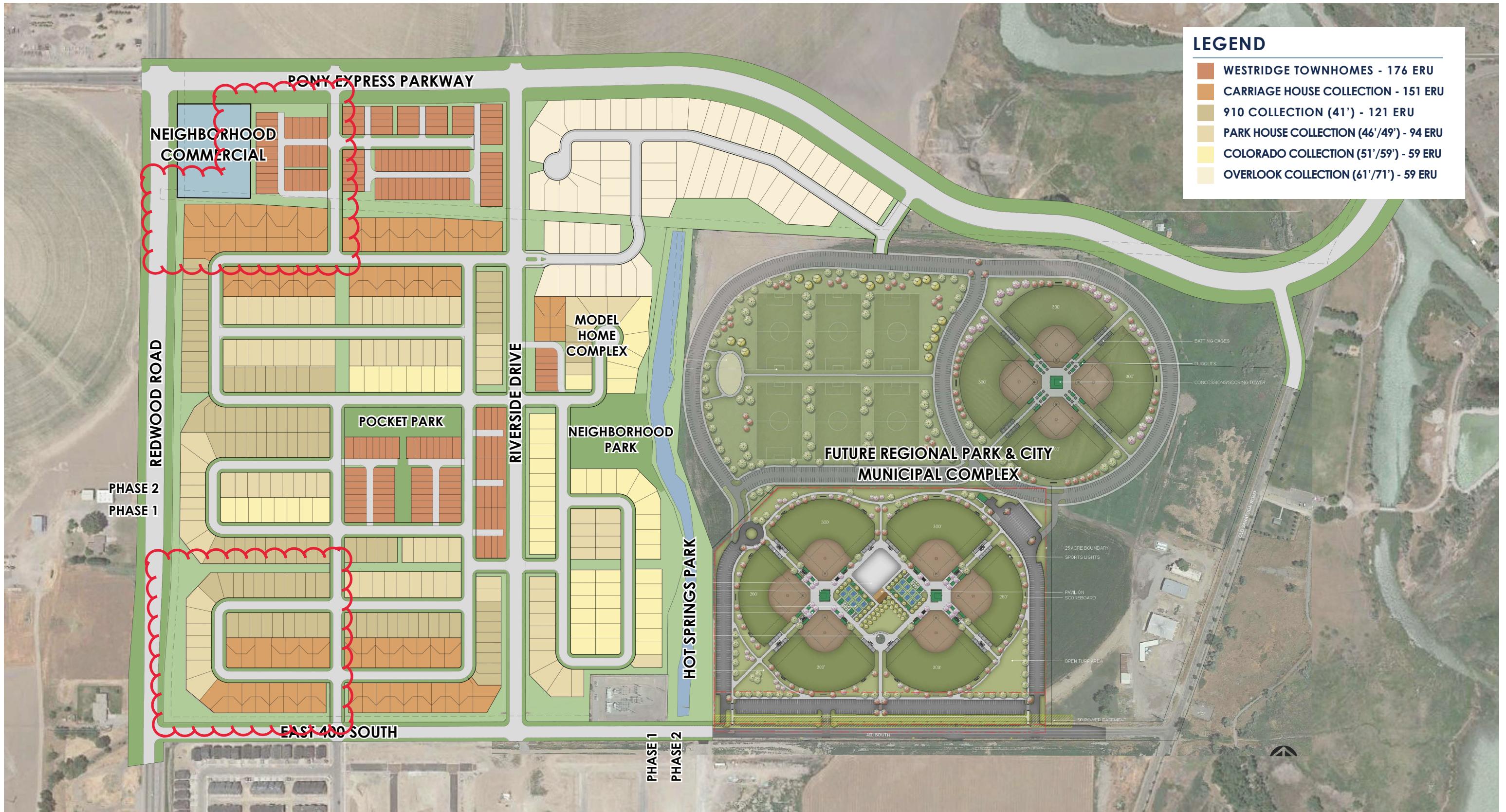
NOTE: Maintenance boundary shown as approximate for illustrative purposes only. See Final Plat Submittal for final maintenance boundary alignment.



**JORDAN
PROMENADE**

Area 1 | Village Plan Amendment 2

SECTION 8 - LOTTING MAP





SECTION 9 - LANDSCAPE PLAN & PLANT PALETTE

Jordan Promenade establishes a consistent landscape theme that reflects the natural elements of the Jordan River and the Utah Lake area. Project entryways and developed parks will provide landscaping that is manicured and conducive to high-intensity uses while areas along the project perimeter, internal trail corridors and along the Jordan River and hot springs corridors are designed with native plant material to compliment the natural elements of the area. Following are general descriptions of the proposed landscape treatments for various project areas, landscape plans, and the Village Plan plant palette.

Proposed community landscaping shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.06.

PROJECT ENTRYWAY LANDSCAPE

Landscaping at major project entry points incorporates irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to accent the entryway monument areas as well as the vehicular and pedestrian access points leading into the community.

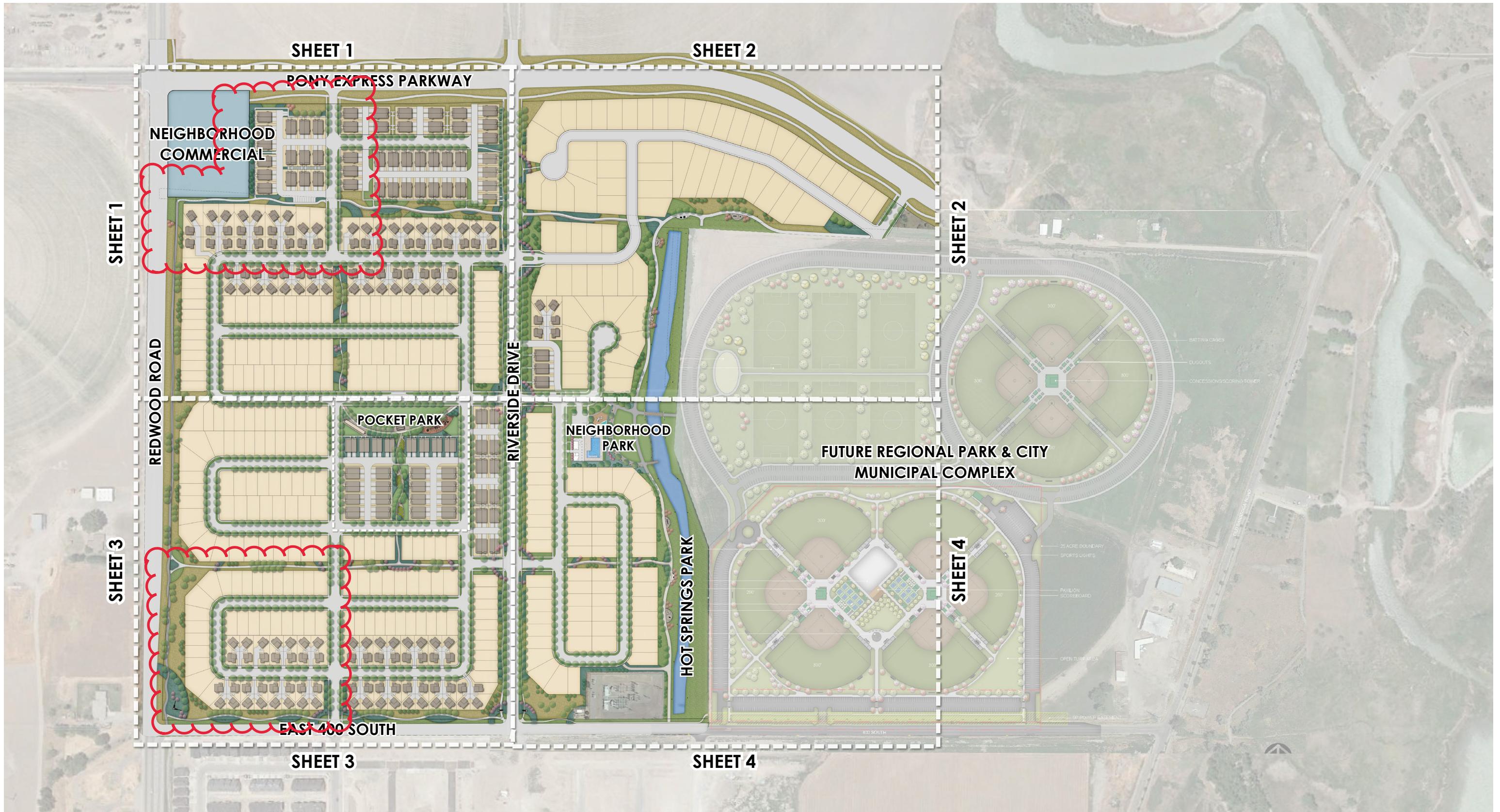
POCKET PARK & NEIGHBORHOOD PARK LANDSCAPE

Landscaping at pocket parks and neighborhood parks incorporates treatments that are conducive to high-intensity uses and that provide a manicured appearance. Landscape treatments include irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to provide open areas for recreation, buffering to adjacent roadways and structures, as well as shaded areas around passive uses and features such as playgrounds.

PROJECT PERIMETER, TRAIL CORRIDORS, & NATURAL AREA LANDSCAPE

Landscaping along the project perimeter, internal trail corridors, and along the Jordan River and hot springs corridor reflects the natural appeal of the Jordan River and the Utah Lake area. Native grasses accented by wildflowers are planted adjacent to trail corridors and pedestrian walkways. Native deciduous and evergreen shrub and tree plantings are dispersed throughout the native areas to buffer existing roadways and perimeter fence lines and to provide transition from manicured park areas to the banks of the Jordan River and the hot springs corridor bordering the west edge of the community.

SECTION 9a - OVERALL LANDSCAPE PLAN



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the Village Plan.



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

SECTION 9a - LANDSCAPE PLAN SHEET 1



LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

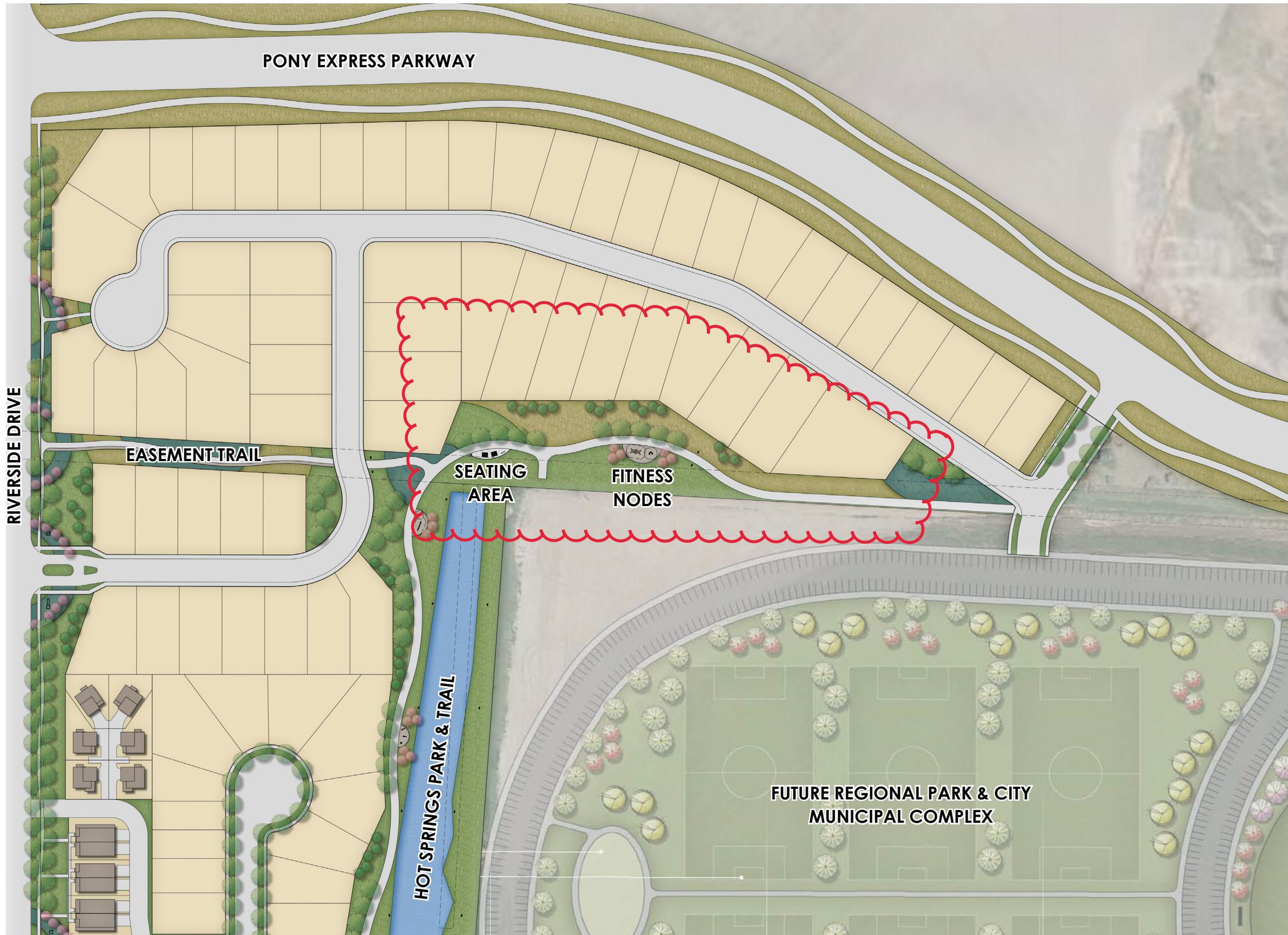
NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

SECTION 9a - LANDSCAPE PLAN SHEET 2



LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

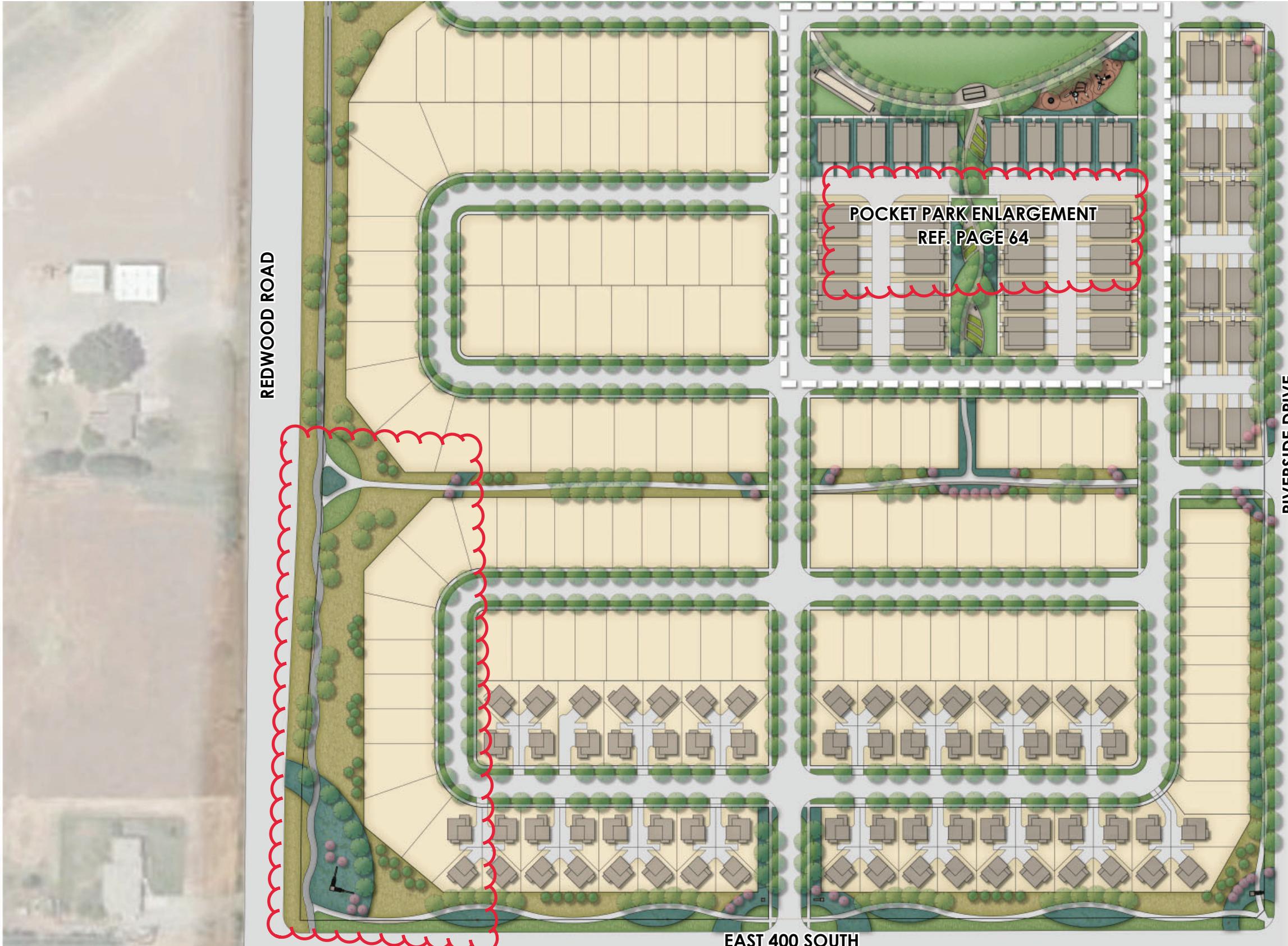
NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

SECTION 9a - LANDSCAPE PLAN SHEET 3



LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

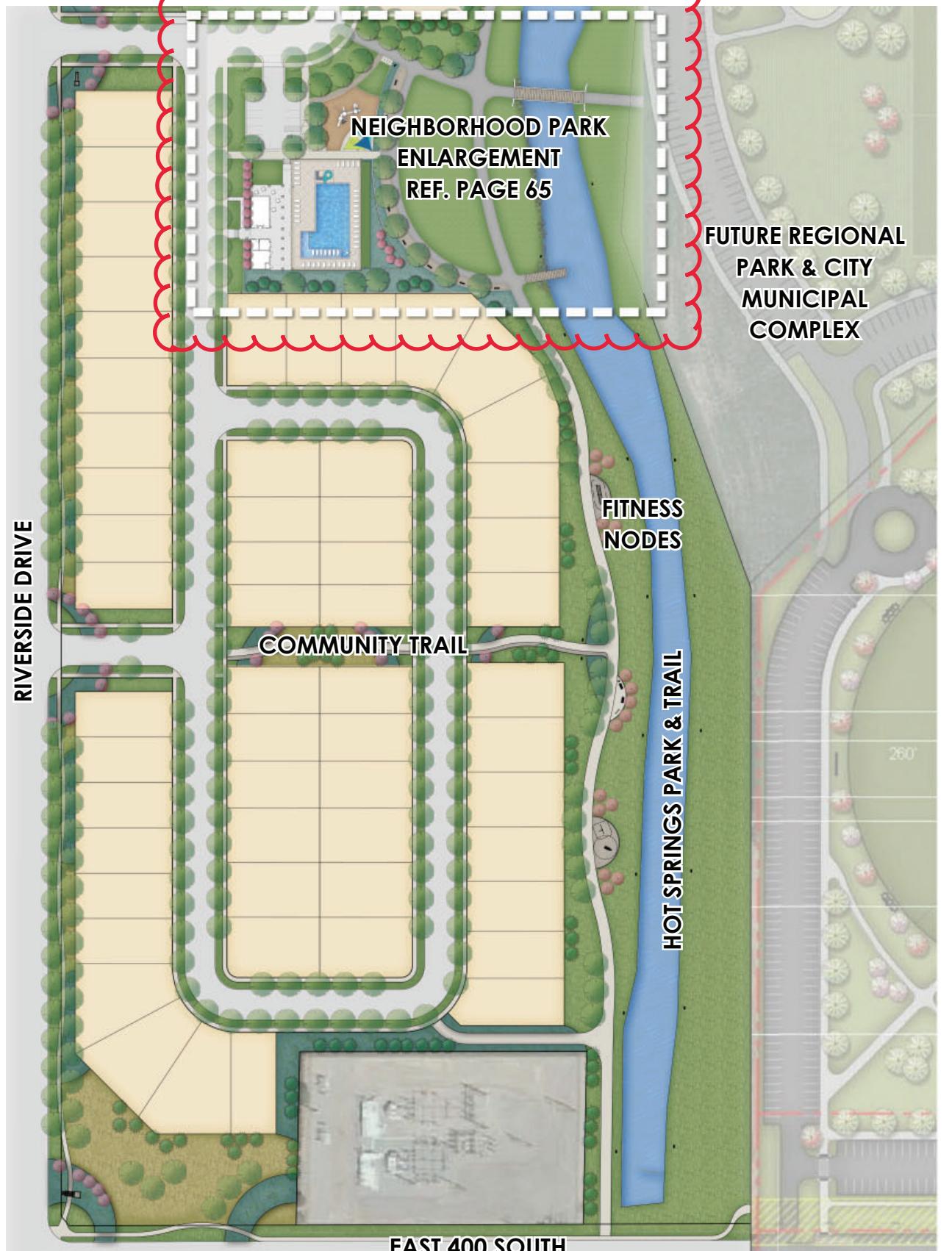
NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

SECTION 9a - LANDSCAPE PLAN SHEET 4



LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

SECTION 9b - LANDSCAPE PLAN - POCKET PARK ENLARGEMENT



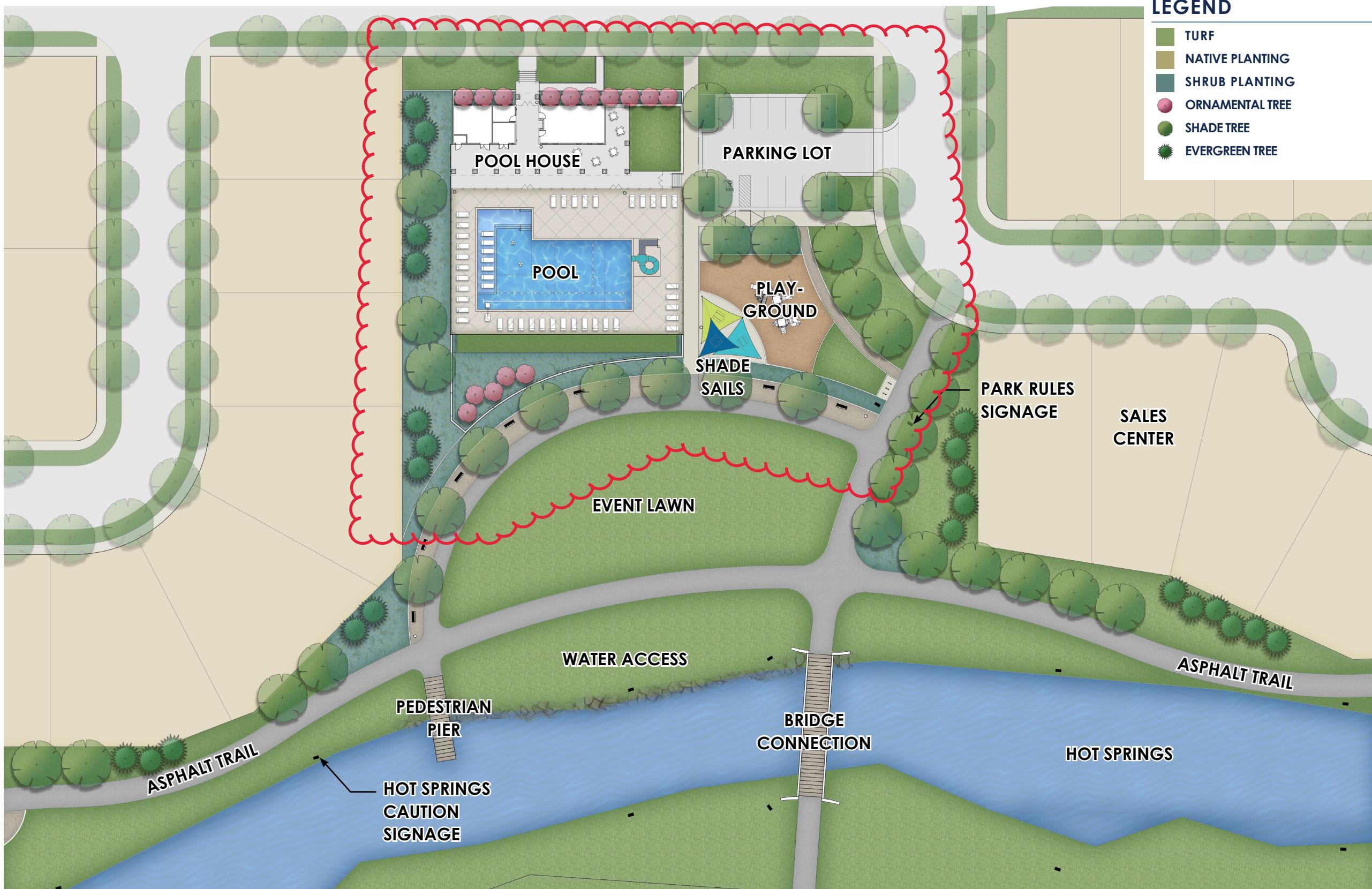
NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

SECTION 9C - LANDSCAPE PLAN - NEIGHBORHOOD PARK ENLARGEMENT



NOTE: All landscape areas are subject to design updates. Architecture and design layout for pool house and pool area are subject to change at the Site Plan submittal. Any such updates will not require an amendment to the village plan.



JORDAN
PROMENADE



SECTION 9d - PLANT PALETTE

LARGE TREES (>50', 2" CALIPER)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	ACER PLATANOIDES 'EMERALD QUEEN'*	EMERALD QUEEN NORWAY MAPLE*
DECIDUOUS	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE
EVERGREEN	PINUS NIGRA	AUSTRIAN PINE
EVERGREEN	PINUS SYLVESTRIS	SCOTCH PINE
DECIDUOUS	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE
DECIDUOUS	QUERCUS MACROCARPA*	BUR OAK*
DECIDUOUS	TILIA TOMENTOSA*	SILVER LINDEN*

MEDIUM TREES (45' to 50', 2" CALIPER)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	ACER FREEMANII 'JEFFERSRED'*	JEFFERSRED ARMSTRONG MAPLE*
DECIDUOUS	GLEIDTSIA TRIACANTHOS VAR. INERMIS*	THORNLESS HONEYLOCUST*
EVERGREEN	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER

ORNAMENTAL TREES (<25', 2" CALIPER)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	AMELANCHIER SPP.	SERVICEBERRY
DECIDUOUS	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN
DECIDUOUS	MALUS X 'PRAIRIEFIRE'	PRARIEFIRE CRABAPPLE
DECIDUOUS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
DECIDUOUS	PRUNUS CERASIFERA 'THUNDERCLOUD'	FLOWERING PLUM

*DENOTES COMPATIBILITY FOR USE AS A STREET TREE.

TURF GRASS

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	POA PRATENSIS	KENTUCKY BLUEGRASS
DECIDUOUS	BOUTELOUA DACTYLOIDES	BUFFALO GRASS
DECIDUOUS	VARIOUS	NATIVE GRASS MIXTURE

NOTE: ARTIFICIAL TURF TO BE ALLOWED FOR TEMPORARY USE IN MODEL HOME COMPLEX.



SHRUBS		
TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH
DECIDUOUS	CORNUS SERICEA	RED OSIER DOGWOOD
EVERGREEN	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
DECIDUOUS	PEROVSKIA ARTIPLOCIFOLIA	RUSSIAN SAGE
DECIDUOUS	PHILADELPHUS CORONARIUS 'AUREUS'	GOLDEN MOCK ORANGE
EVERGREEN	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE
DECIDUOUS	RHUS TRILOBATA	THREE LEAF SUMAC
DECIDUOUS	ROSA 'RADRAZZ'	KNOCKOUT ROSE
DECIDUOUS	SYMPHIOCARPOS ALBUS	SNOWBERRY
DECIDUOUS	SYRINGA X PRESTONIAE 'JAMES MACFARLANE'	JAMES MACFARLANE LILAC
GRASSES & PERENNIALS		
TYPE	BOTANICAL NAME	COMMON NAME
PERENNIAL	ASCLEPIAS SPECIOSA	SHOWY MILKWEED
PERENNIAL	ASTER SP.	ASTER
PERENNIAL	AURINIA SAXATILIS	BASKET OF GOLD
GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
PERENNIAL	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA
PERENNIAL	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
PERENNIAL	ECHINACEA PURPUREA	PURPLE CONEFLOWER
GRASS	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PERENNIAL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
PERENNIAL	LEUCANTHEMUM X SUPERBUM 'ALASKA'	ALASKA SHASTA DAISY
PERENNIAL	LINUM LEWISII	LEWIS BLUE FLAX
GRASS	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
GRASS	PENNISETUM ALOPERCUROIDES 'HAMELN'	HARDY FOUNTAIN GRASS
PERENNIAL	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
PERENNIAL	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM
PERENNIAL	STACHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR

NOTE: THIS LIST IS MEANT AS A SAMPLE PALETTE AND IS NOT REPRESENTATIVE OF ALL SPECIES THAT MAY BE USED.



SECTION 10 - UTILITY PLANS

The following plans provide further detail on the utilities provided in Jordan Promenade Village Plan Area 1:

- Section 10a: Culinary Water Plan
- Section 10b: Secondary Water Plan
- Section 10c: Sanitary Sewer Plan
- Section 10d: Storm Water Drainage Plan
- Section 10e: Capital Facility/Off-site Improvements Plan

UTILITY CAPACITIES

The location of Village 1 of the proposed Jordan Promenade development is bounded by 400 South, Redwood Road, and the future Pony Express on the south end of the overall development. In addition, the existing Riverside Drive splits the property and contains utility infrastructure that may serve as a backbone for each of the major utilities. The following page addresses each of the different utilities and any specific changes not addressed within the Utility Master Plan approved with the Community Plan.



SECTION 10a - CULINARY WATER

The overall culinary water demands for source and storage at a build-out conditions for Village 1 are shown below in Table 1.

Source

The overall culinary water demand for Village 1 falls within the existing Zone 1 water source.

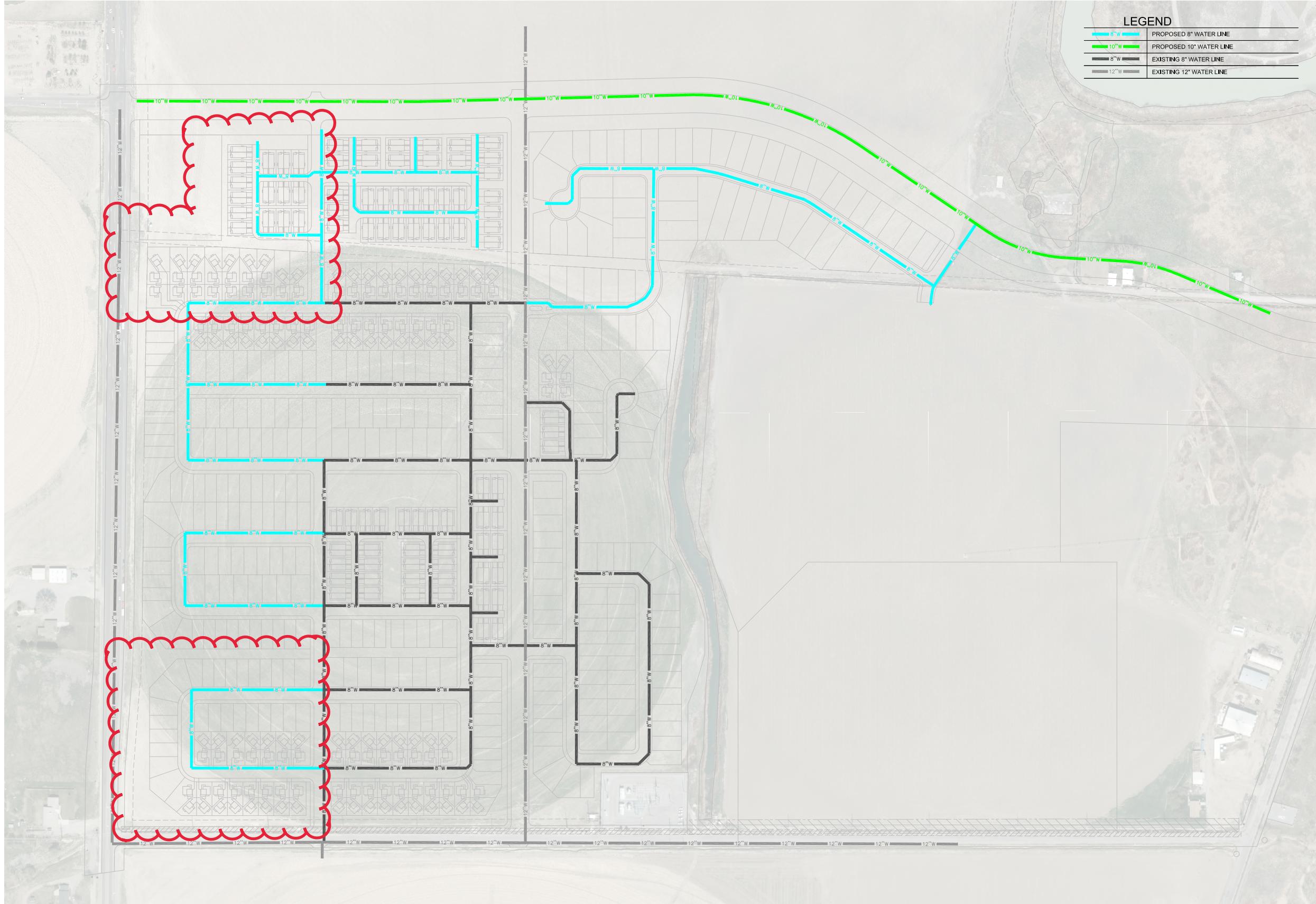
Culinary Water

	ERUs	Source Req'd (gpd/ERU)	Total Source (gpm)	Source Req'd (gal/ERU)	Total Storage (gal)
Residential	663	800	368.3	400	265,200
Church	0	0	0.0	0	0
Commercial	0	0	0.0	0	0
Total			368.3		265,200

Delivery

Water line sizing, as shown on the Culinary Water Master Plan Exhibit, was previously sized with the Utility Master Plan approved with the Community Plan. Further detail has been added to show the networking through all of Village 1.

SECTION 10a - CULINARY WATER PLAN





SECTION 10b - SECONDARY WATER

The overall secondary water demands for source and storage at a build-out conditions for Village 1 are shown below in Table 2.

Source

The overall secondary water demand for Village 1 falls within the existing Zone 1 water source.

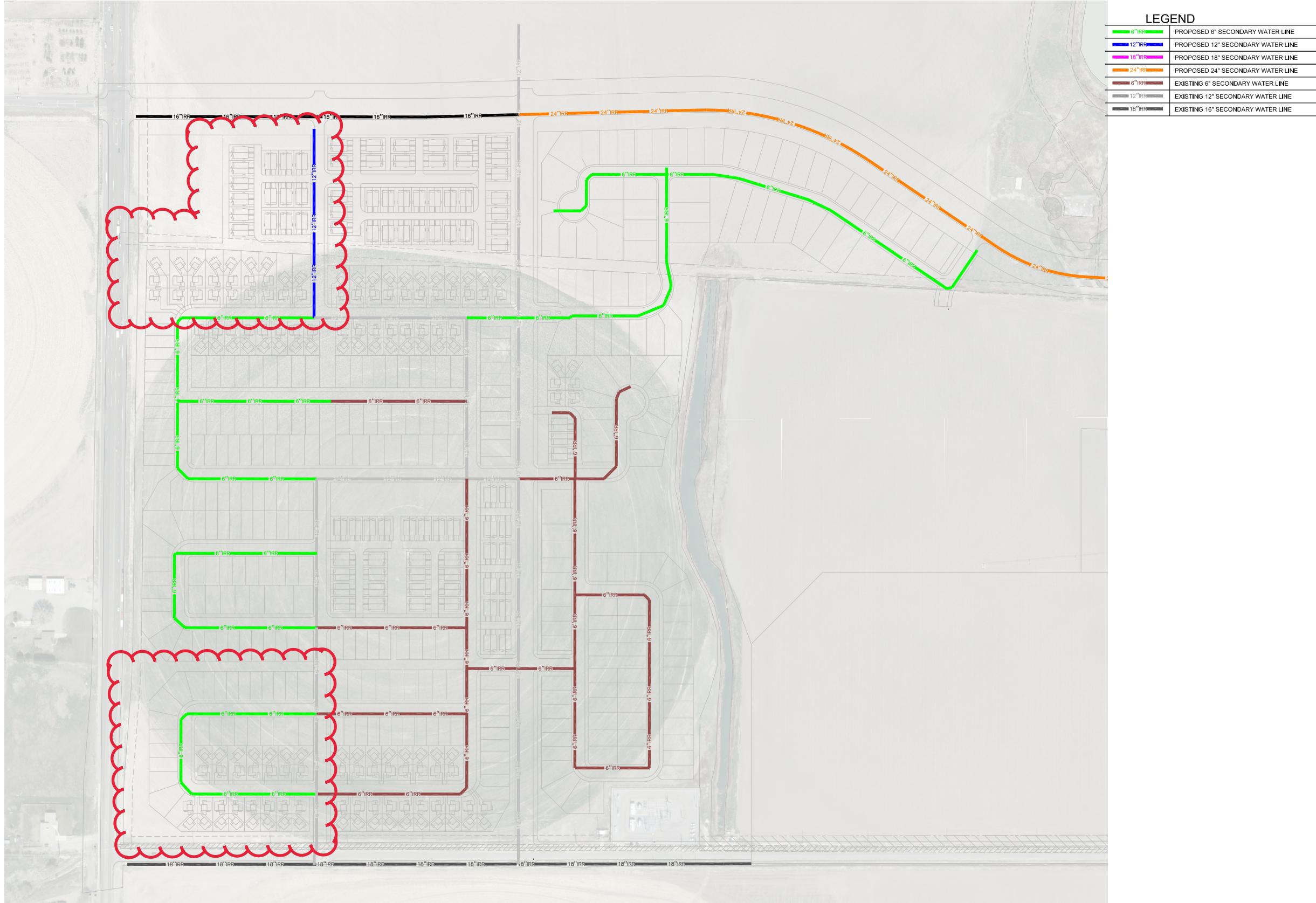
Secondary Water

	ERU or Acres	% Irrigated (IA/ERU)	Irrigated Area (Acres)	Source Req'd (gpm/IA)	Total Source (gpm)	Storage Req'd (gal/IA)	Total Storage (gal)
Westridge Townhomes	176	0.015	2.64	7.5	20	9,216	24,330
Carriage House Collection	167	0.026	4.34	7.5	33	9,216	40,016
41'-910 Collection	89	0.067	5.96	7.5	45	9,216	54,955
44'/49' Park House Collection	100	0.090	9.00	7.5	68	9,216	82,944
51'/59' - Colorado Coll	72	0.100	7.20	7.5	54	9,216	66,355
61'/71' - Overlook Collection	59	0.115	6.79	7.5	51	9,216	62,531
Neighborhood Commercial	2.11	25%	0.5	7.5	4	9,216	4,861
Parks/Open Space	33.23	75%	24.9	7.5	187	9,216	229,686
Total			61.4		460		565,678

Delivery

Water line sizing, as shown on the Secondary Water Master Plan Exhibit, was previously sized with the Utility Master Plan approved with the Community Plan. Further detail has been added to show the networking through all of Village 1. Further detail has been added to show the networking through all of Village 1.

SECTION 10b - SECONDARY WATER PLAN





SECTION 10c - SANITARY SEWER

The sanitary sewer generally follows what was presented with the Utility Master Plan and has been updated to reflect the proposed layout of Village 1. The sanitary sewer main located within Riverside Drive will serve as the backbone for Village 1. This sewer main currently conveys sewage to the Posey Lift Station. A future Master Plan sewer main currently being designed by the City is proposed within Pony Express Parkway and will intercept the sewer main within Riverside Drive. A portion of the single family lots located in the northeast corner of Village 1 will not be able to be developed until the City's Master Plan sewer main within Pony Express Parkway is improved. See the Sanitary Sewer Master Plan exhibit on the following page for further detail to the networking through Village 1.

SECTION 10c - SANITARY SEWER PLAN





SECTION 10d - STORM WATER DRAINAGE

The storm drain generally follows what was presented with the Utility Master Plan and has been updated to reflect the proposed layout of Village 1. Storm water runoff is planned to flow to the east towards the linear pond that discharges to an existing ditch until eventually reaching the Jordan River. There is a total of three different sub-basins within Area #1 of the Utility Master Plan. The following provides a general description for each sub-basin that references the Storm Drain Master Plan Exhibit and the Village 1 Storm Drain Report.

Sub-basin 1

This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will cross Riverside Drive, intercept the existing infrastructure and redirect runoff to the linear pond to the east where it will be cleaned and discharged to the outfall. The existing storm drain within Riverside Drive may be undersized since design parameters have been changed since it was improved. This will need to be evaluated at the final plat phase once roadway and pipe slopes are determined.

Sub-basin 2

This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will connect to the existing infrastructure within Riverside Drive and convey runoff to the linear pond to the east where it will be cleaned and discharged to the outfall. The existing storm drain within Riverside Drive may be undersized since design parameters have been changed since it was improved. This will need to be evaluated at the final plat phase once roadway and pipe slopes are determined.

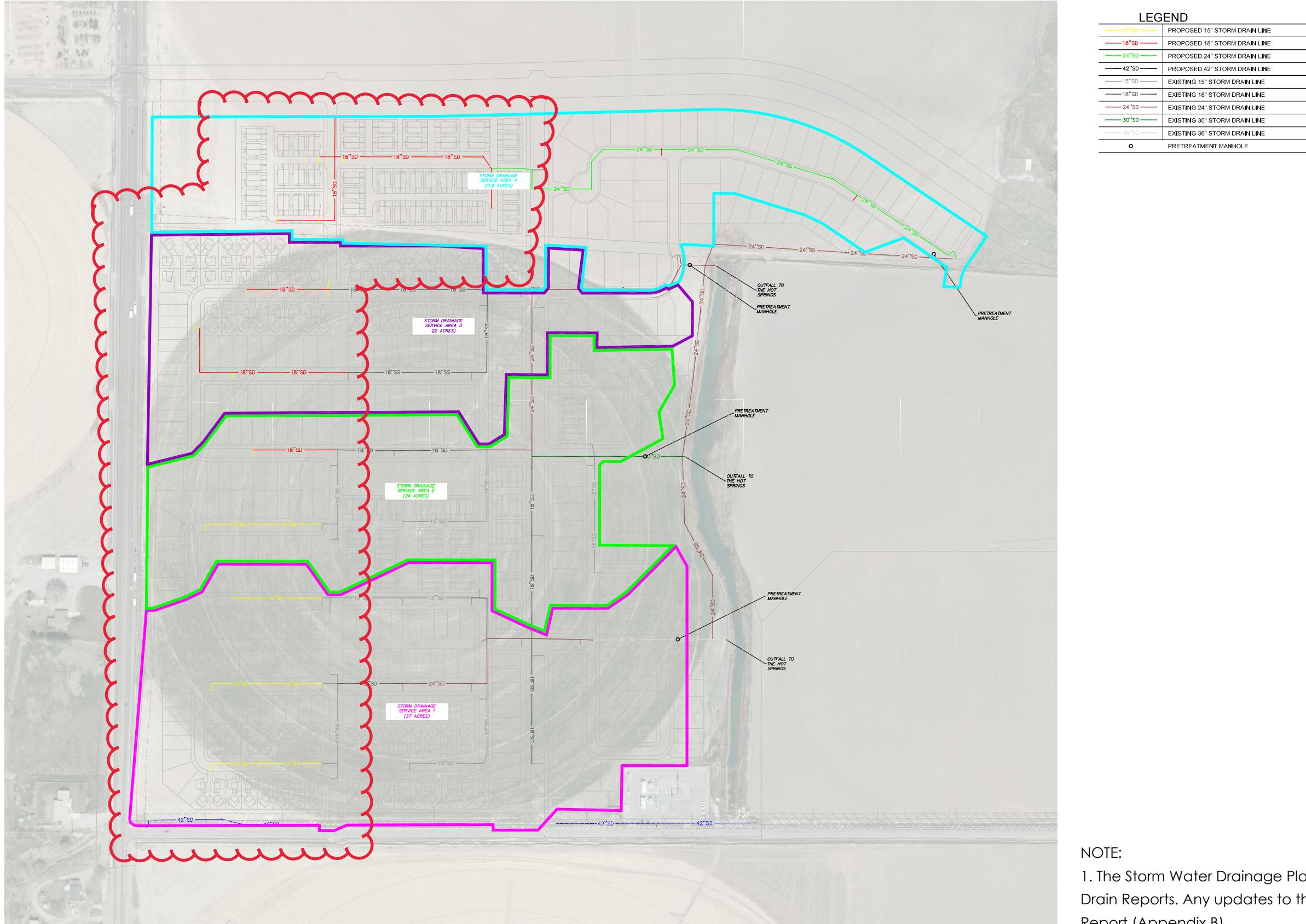
Sub-basin 3

This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will connect to the existing infrastructure within Riverside Drive and convey runoff to the linear pond to the east where it will be cleaned and discharged to the outfall. The existing storm drain within Riverside Drive may be undersized since design parameters have been changed since it was improved. This will need to be evaluated at the final plat phase once roadway and pipe slopes are determined.

Sub-basin 4

This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will cross the existing infrastructure within Riverside Drive and bypass the linear pond before conveying runoff to the east where it will be cleaned and discharged prior to the outfall to the Jordan River.

SECTION 10d - STORM WATER DRAINAGE PLAN



SECTION 10d - STORM DRAIN 100 YEAR OVERLAND FLOW ROUTE PLAN



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2



SECTION 10e - OFFSITE UTILITIES

The majority of Village 1 of Jordan Promenade will utilize existing infrastructure located within Riverside Drive other than two specific areas.

Offsite Sewer

The single family lots located in the lower northeast corner of Village 1 will require a portion of the City's Master Plan sewer main within Pony Express to be constructed. This is currently under design by the City and their consultants. An estimate of the cost for this improvement cannot be determined at this time as the design, pipe sizing, etc. are currently underway. This information will be provided once available through the City's consultants.

Offsite Storm Water (400 South)

The City's Storm Drain Capital Facilities Plan (CFP) dated February, 2018 currently calls out the extension of a storm water main along the frontage of 400 South (PN21a). The cost for this improvement is estimated at approximately \$449,400 as per the City's CFP. More detail for the breakdown of these costs can be found in the City's CFP.

Offsite Storm Water (Village 1)

Storm water runoff from Village 1 will discharge to the existing linear pond located on the east side of the area. This linear pond currently conveys runoff to an existing pipe outfall that heads east and eventually turns north before discharging through a series of small basins and eventually surface flowing to the Jordan River. There will be offsite improvements consisting of the construction of a low flow channel that bypasses small storm events to the existing pipe outfall. The existing pipe outfall will need to be reconstructed to City standards up to the discharge point of the series of small basins. There are no proposed changes or improvements to the existing outfall beyond the replacement of the storm drain pipe. The outfall in this area will need to be evaluated at the final plat phase to determine the necessary phasing improvements as development occurs. The cost for this improvement is estimated at approximately \$186,000. More detail for the breakdown of these costs can be found below.



SECTION 10e - OFFSITE UTILITIES COST ESTIMATE



Jordan Promenade - Offsite Storm Drain (V1 Plat A)

Saratoga Springs, Utah
Engineers Cost Estimate

By: NKW
Date: 1/4/2019

Item	Est. Quantity	Unit	Unit Price	Total Amount
Site Preparation				
Mobilization	1	ls.	\$ 4,000.00	\$ 4,000.00
Clear and Grub (20-foot wide)	39,420	sf.	\$ 0.05	\$ 1,971.00
Subtotal Site Preparation				\$ 5,971.00
Roadway Improvements				
Rough Grading	39,420	sf.	\$ 0.05	\$ 1,971.00
Fine Grading	39,420	sf.	\$ 0.05	\$ 1,971.00
8" Road Base (12-foot wide)	1,064	tons	\$ 17.00	\$ 18,093.78
Subtotal Roadway Improvements				\$ 22,035.78
Storm Drain				
24" RCP Storm Drain (New Storm Drain)	868	lf.	\$ 50.00	\$ 43,400.00
24" RCP Storm Drain (Remove and relay of existing)	1,103	lf.	\$ 35.00	\$ 38,605.00
60" Manholes	8	ea.	\$ 4,200.00	\$ 33,600.00
Connect to Existing	1	ea.	\$ 500.00	\$ 500.00
Imported Pipe Bedding	532	tons	\$ 12.00	\$ 6,386.04
Imported Trench Backfill	1,796	tons	\$ 8.00	\$ 14,368.59
Subtotal Storm Drain				\$ 136,859.63
Miscellaneous Improvements				
Clay Dams	5	ea.	\$ 800.00	\$ 4,000.00
Subtotal Miscellaneous Improvements				\$ 4,000.00
Subtotal Construction Costs				\$ 168,866.41
Contingency	10%			\$ 16,886.64
TOTAL CONSTRUCTION COSTS				\$ 185,753.05

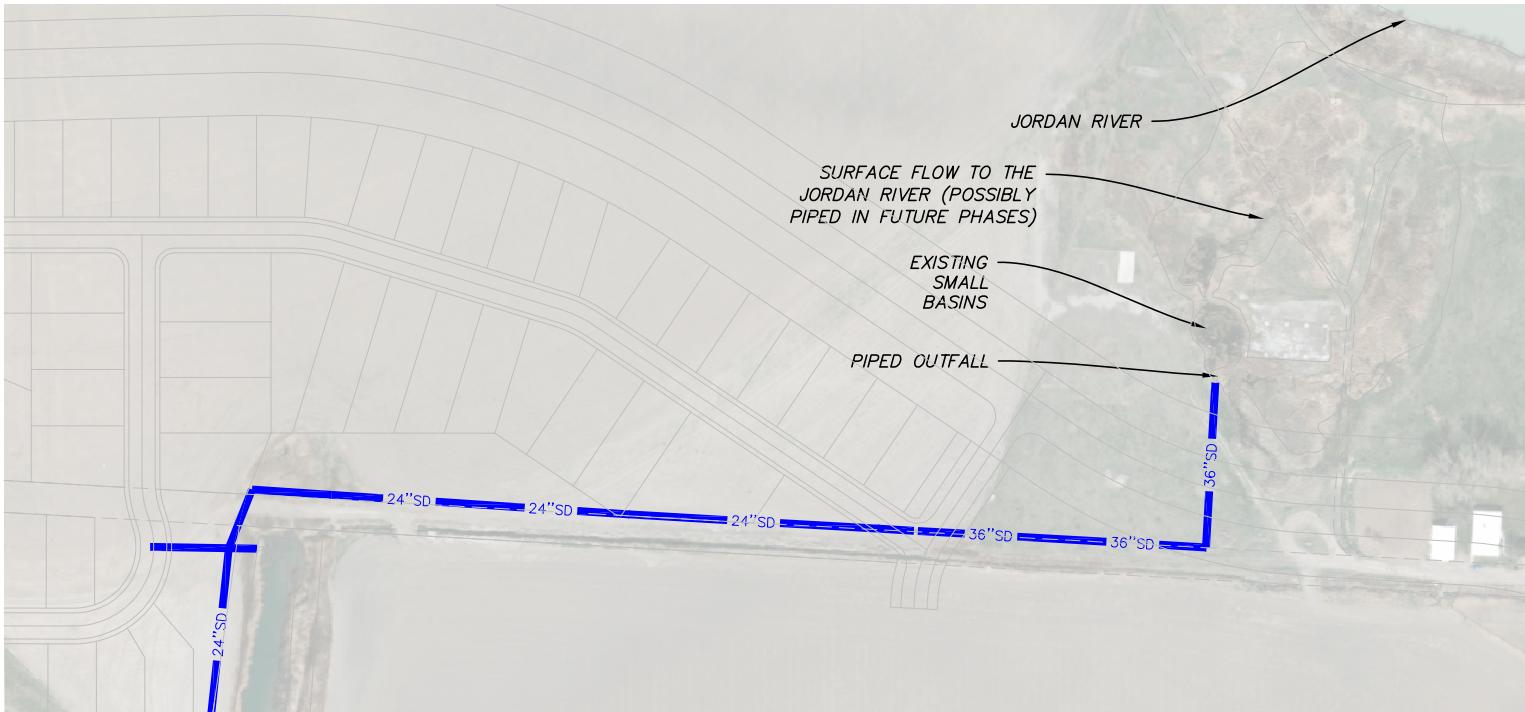
NOTES:

1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).
2. Estimate excludes the cost of any permits, bonds, or testing.
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.
4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.

DISCLAIMER

THE DATA AND INFORMATION PRESENTED HEREIN HAVE BEEN PRODUCED CONSISTENT WITH INDUSTRY STANDARDS BY OPERATORS EXERCISING REASONABLE SKILL AND CARE. THIS DATA AND INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED IS MADE WITH RESPECT TO THE ACCURACY OF THIS DATA OR INFORMATION. IN NO EVENT WILL LEI CONSULTING ENGINEERS AND SURVEYORS INC. BE LIABLE FOR ANY LOSS OF PROFIT OR ANY OTHER COMMERCIAL DAMAGE INCLUDING BUT NOT LIMITED TO SPECIAL, INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES RESULTING FROM THE USE OF THIS INFORMATION OR DATA.

SECTION 10e - CAPITAL FACILITY/IMPROVEMENTS PLAN



OFF-SITE STORMWATER



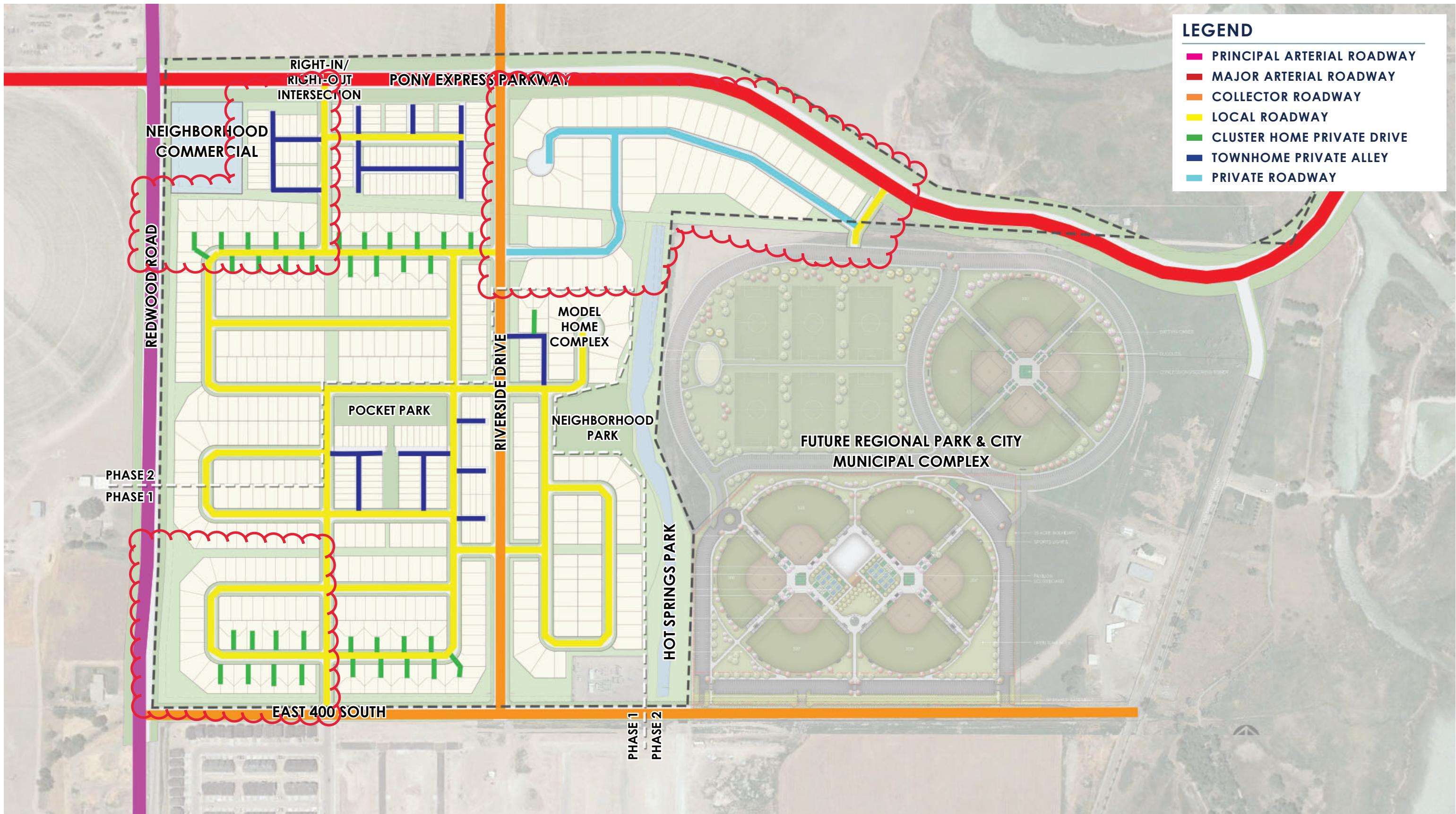
OFF-SITE SEWER



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

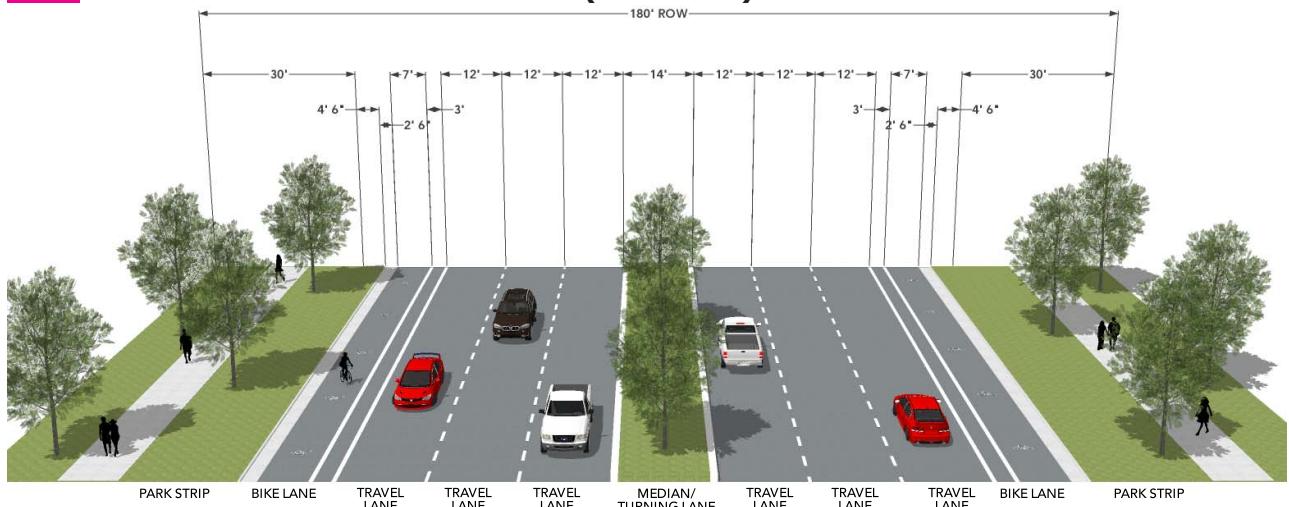
SECTION 11 - VEHICULAR PLAN



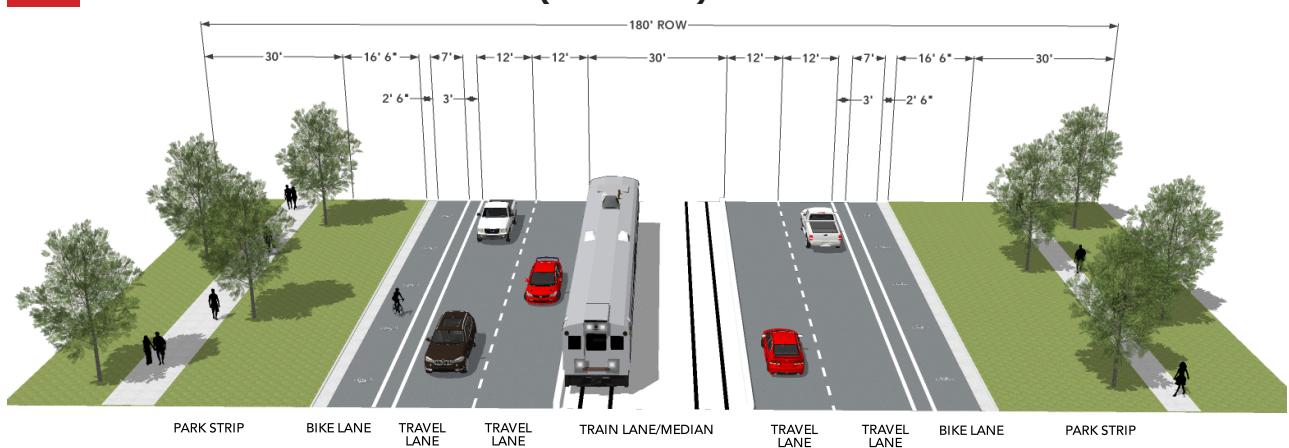


TYPICAL ROADWAY DIAGRAMS

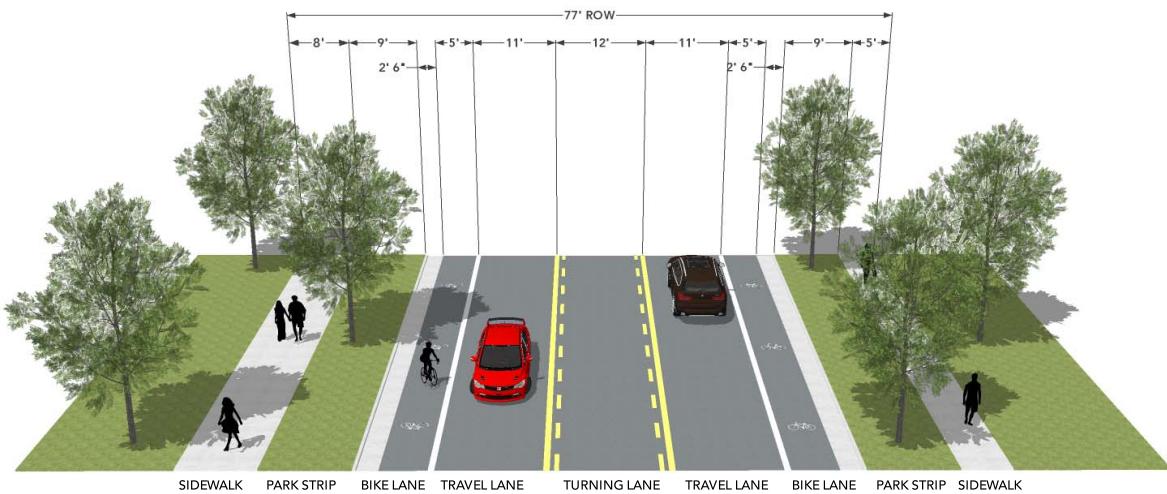
PRINCIPAL ARTERIAL ROADWAY (180' ROW) - REDWOOD ROAD TYP.

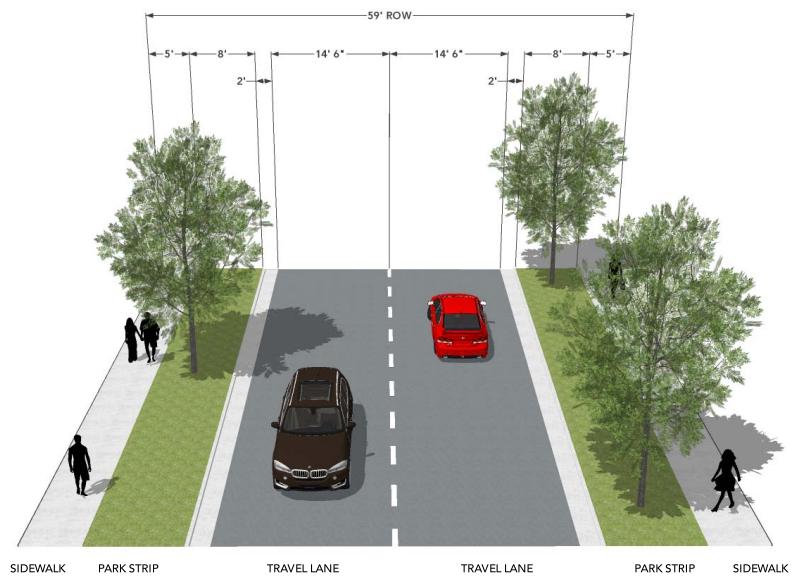
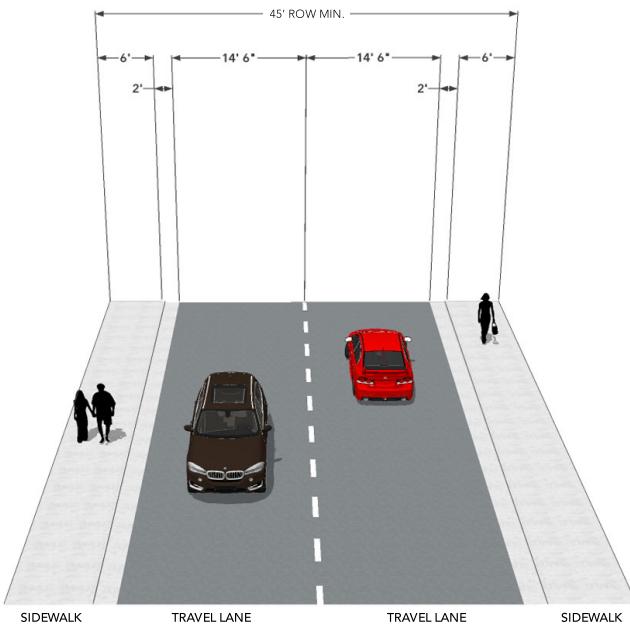


MAJOR ARTERIAL ROADWAY (180' ROW) - PONY EXPRESS PARKWAY TYP.



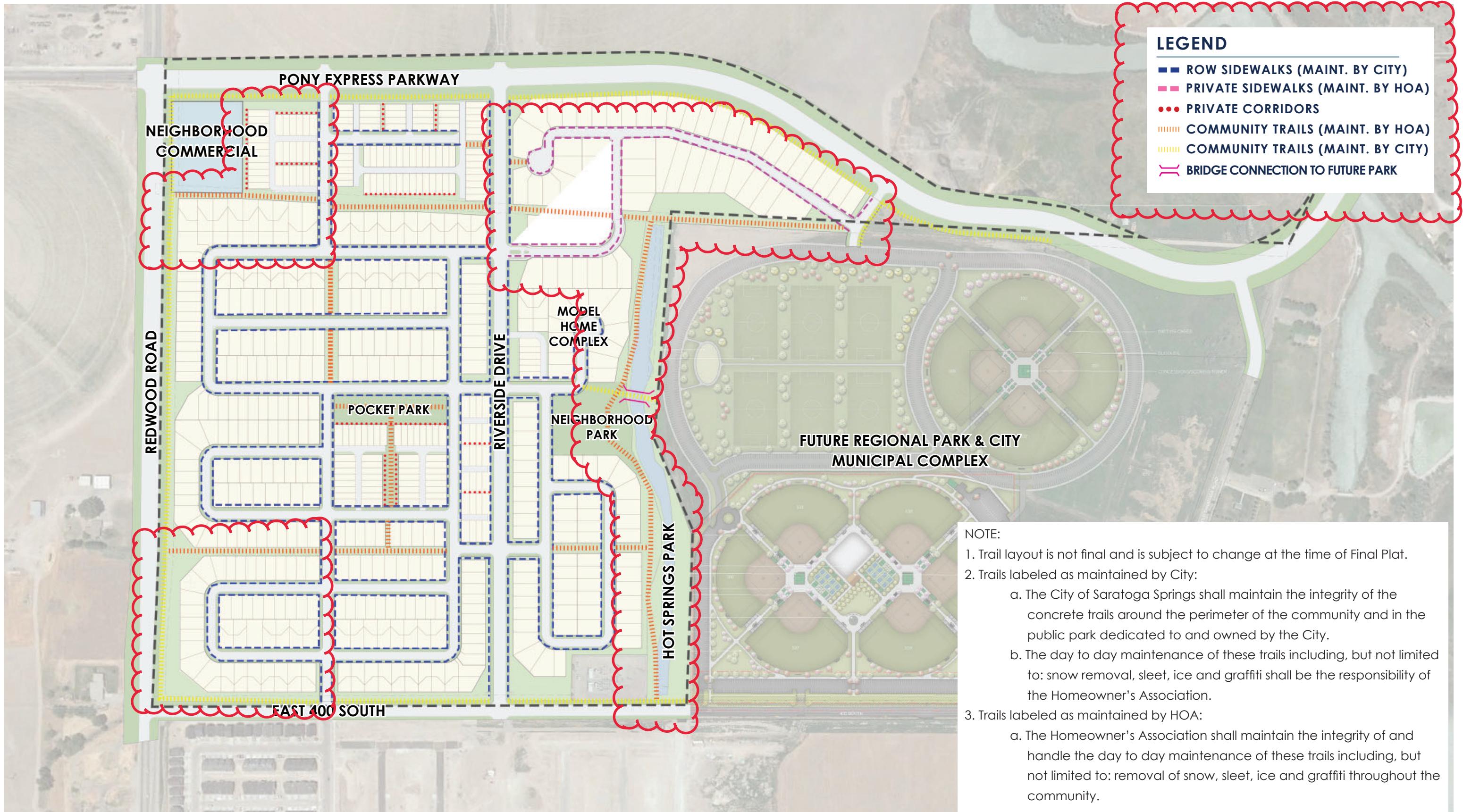
COLLECTOR ROADWAY (77' ROW) - E. 400 SOUTH/RIVERSIDE DRIVE TYP.



**LOCAL ROADWAY (59' ROW)****PRIVATE ROADWAY (min. 45' ROW)**

**CLUSTER HOME PRIVATE DRIVE (30' UTILITY EASEMENT/16' DRIVEWAY)****TOWNHOME PRIVATE ALLEY (26' DRIVEWAY)**

SECTION 12 - PEDESTRIAN PLAN





TYPICAL TRAIL DIAGRAMS

■ ■ ■ TYPICAL RIGHT-OF-WAY SIDEWALKS



● ● ● PRIVATE CORRIDORS



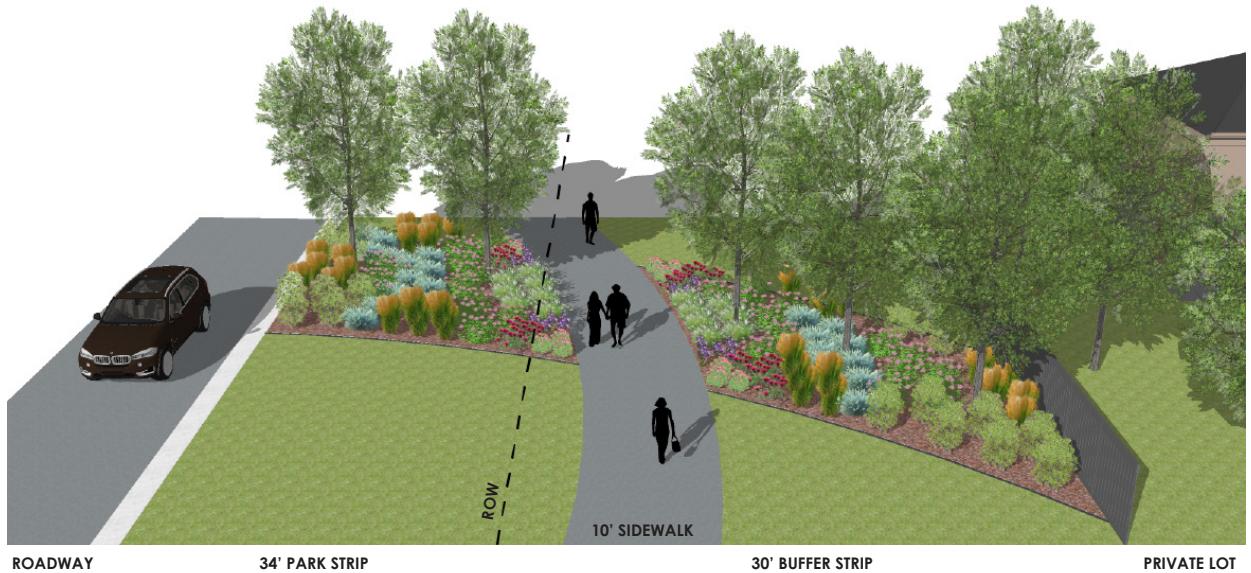
||||||| COMMUNITY TRAILS



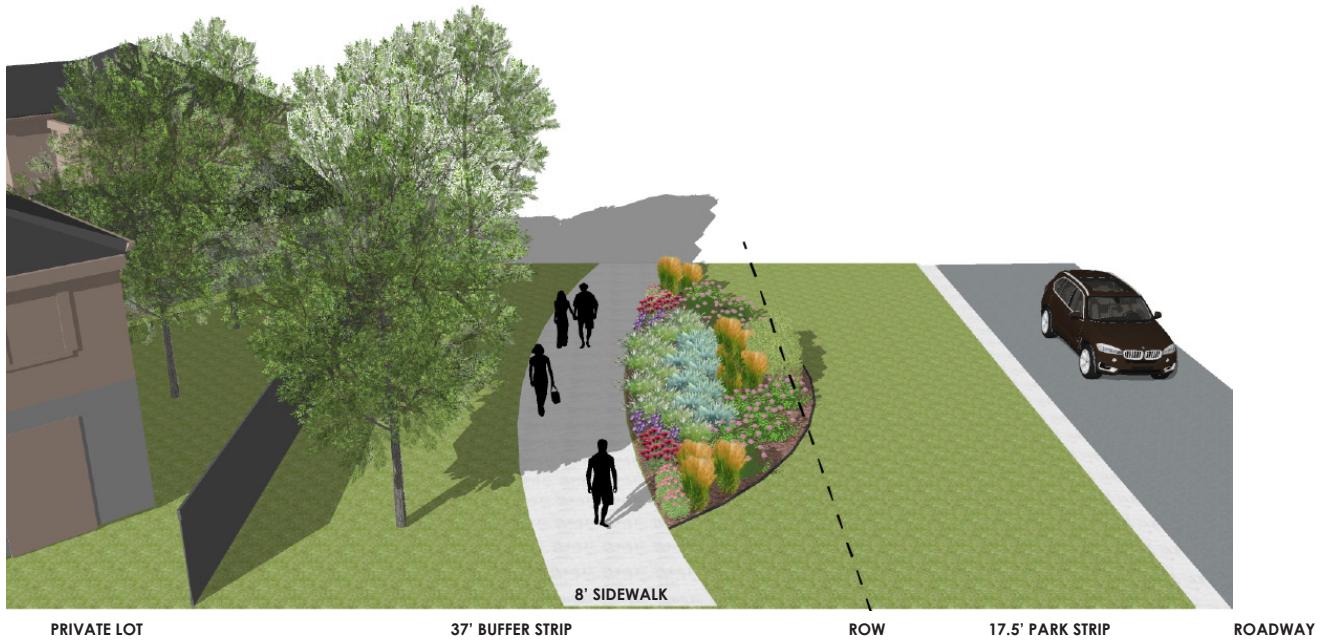


TYPICAL TRAIL DIAGRAMS

■ ■ ■ RIGHT-OF-WAY TRAILS - REDWOOD ROAD



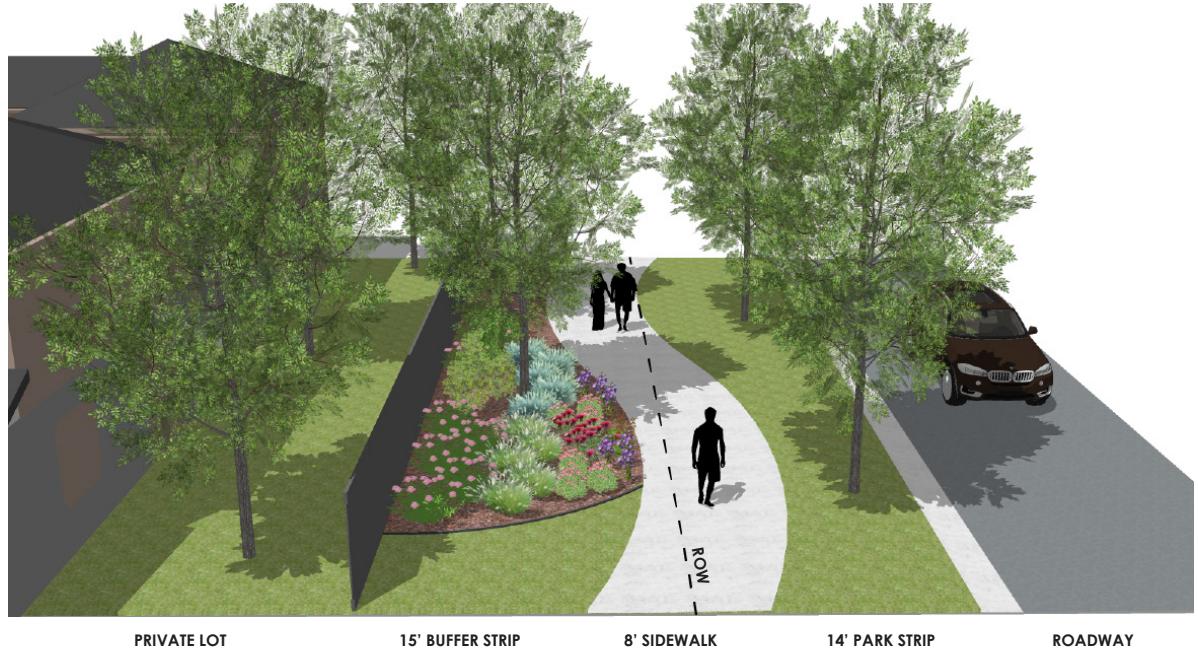
■ ■ ■ RIGHT-OF-WAY TRAILS - EAST 400 SOUTH





TYPICAL TRAIL DIAGRAMS

■ ■ ■ RIGHT-OF-WAY TRAILS - RIVERSIDE DRIVE (WEST SIDE)



PRIVATE LOT

15' BUFFER STRIP

8' SIDEWALK

14' PARK STRIP

ROADWAY

■ ■ ■ RIGHT-OF-WAY TRAILS - RIVERSIDE DRIVE (EAST SIDE)



ROADWAY

14' PARK STRIP

5' SIDEWALK

15' BUFFER STRIP

PRIVATE LOT



SECTION 13 - DENSITY TRANSFERS

The Jordan Promenade Community Plan establishes the number of Equivalent Residential Units and density for Jordan Promenade.

An Equivalent Residential Unit (ERU) is defined by the Saratoga Springs Municipal Code as a unit of measurement to evaluate development impacts on public infrastructure including water, sewer, storm drainage, parks, roads and public safety of proposed residential and commercial land uses. Every residential and commercial unit is a minimum of one ERU.

Since build-out of the Jordan Promenade development will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density ERUs may be transferred within the project, and to areas outside the project within the DAP boundary, as necessary to improve design, accessibility, and marketability.

The City acknowledges that the master developer shall have the ability in its reasonable business judgment to transfer ERUs between residential areas within the project upon written notice to the City and delivery to the City of written consent of the property owners of the neighborhoods which are sending and receiving such densities (if different from the master developer), so long as any such transfer adheres to the following standards:

- The overall intent and character of the Community Plan shall be maintained in the Village Plan and the transfer of ERUs shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan.
- The maximum number of ERUs established in the Community Plan for Village Plan Area 1 shall not exceed 730 ERUs as shown in the Build-out Allocation Table (ref. page 10).
- The transfer of ERUs into or out of any land use designation or district established in the Community Plan shall not exceed 15% without approval of the City Council. In no case shall the transfer of ERUs into or out of any land use designation or district exceed 20% of that established in the Community Plan.
- ERUs may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same neighborhood.



SECTION 14 - ADDITIONAL DETAILED PLANS

The following exhibits have been included to detail plans and direction contained in the Community Plan for Village Plan Area 1:

Section 14a: Entry Monument Plan & Elevations

Section 14b: Open Space Management

- Park Renderings
- Playground Equipment

Section 14c: Geological Hazards & Soils

Section 14d: Fire Protection Plan

See attached Appendices for additional detailed plans.



MONUMENT DESIGN OVERVIEW

Jordan Promenade establishes a theme for project monuments and signage that embodies the rustic and natural appeal of the Jordan River and the Utah Lake area. Community signage is located strategically throughout the community to identify main project entry areas as well as individual neighborhoods. Following are descriptions of each proposed sign type accompanied by conceptual sign elevations and plans that are subject to change and refinement during the Village Plan process. Proposed community signage will have separate permits approved at the time of installation.

The proposed community signage shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07. All monument signage logos and lettering will be internally lit.

MONUMENT MATERIALS PALETTE

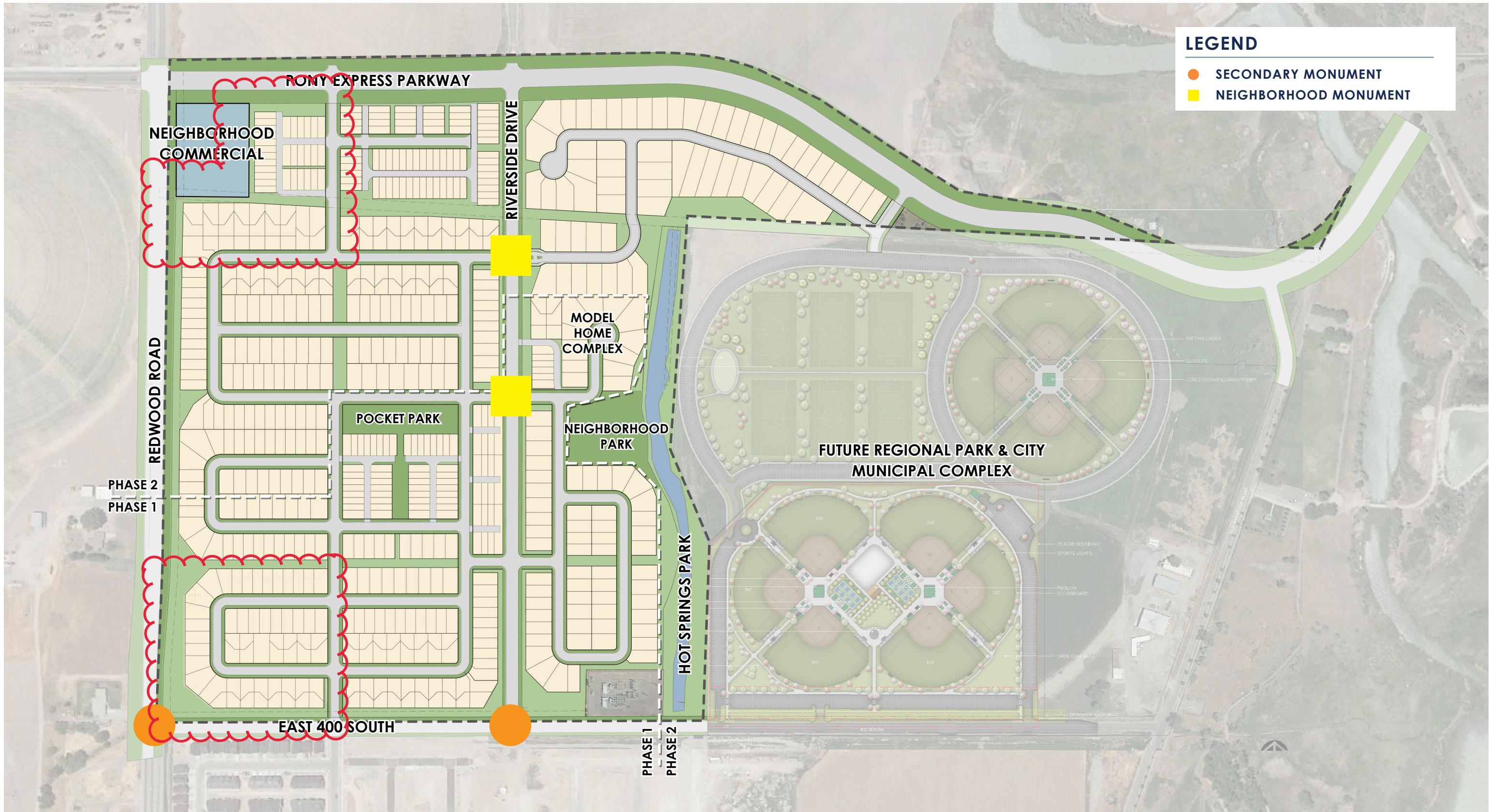
LEDGESTONE & SLATE



LETTERING & LIGHTING



SECTION 14a - OVERALL MONUMENT PLAN



NOTE: Each symbol may represent multiple monuments, one occurring on each corner of an intersection.



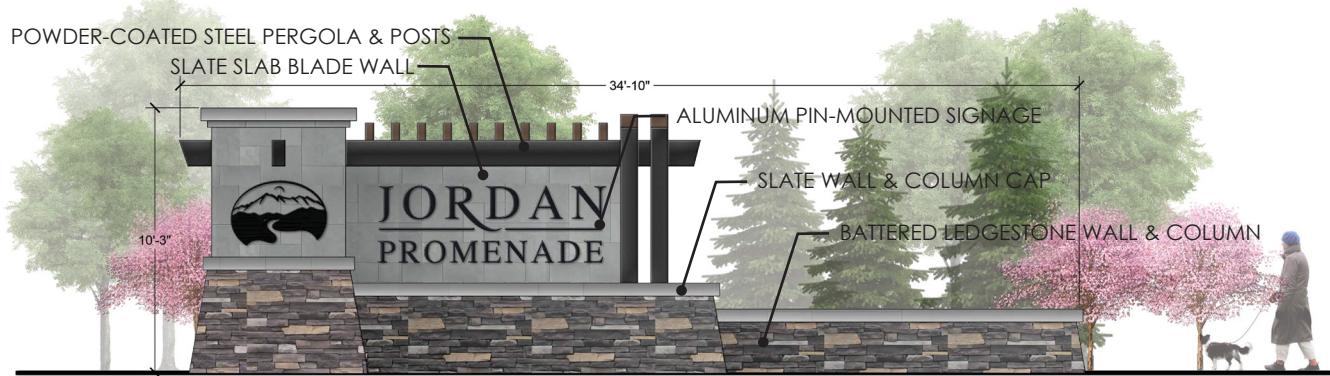
**JORDAN
PROMENADE**

Area 1 | Village Plan Amendment 2



SECONDARY MONUMENT AT EAST 400 SOUTH/REDWOOD ROAD

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, accompanied by low monument walls and community signage. Proposed monuments will have separate permits approved at the time of installation. Proposed monuments shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.



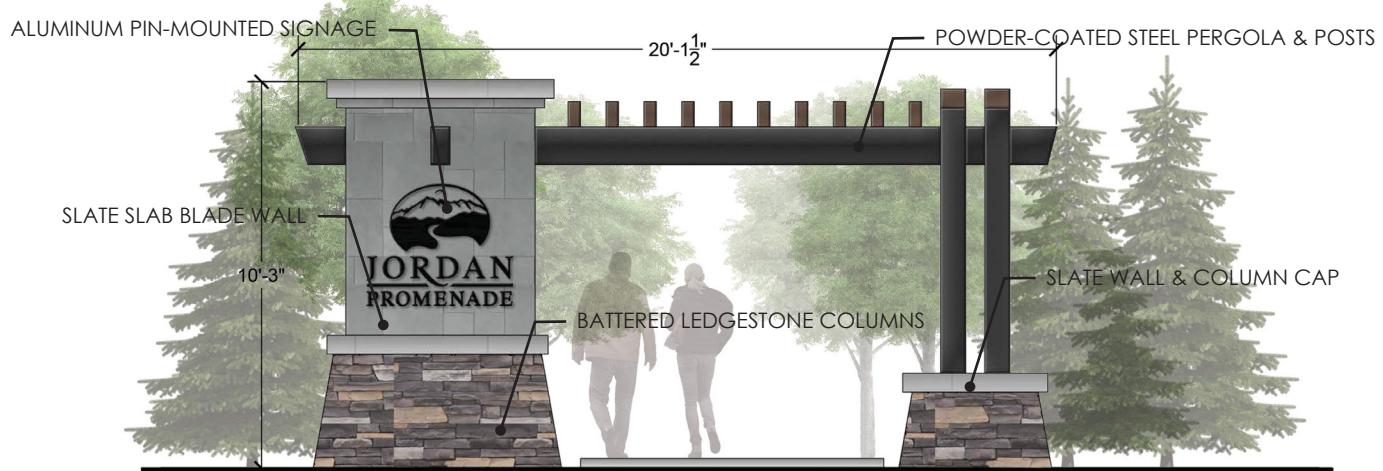
NOTE:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. This monument location represents 1 monument on the corner of Redwood Road and East 400 South,
3. Monument locations adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



SECONDARY MONUMENT AT EAST 400 SOUTH/RIVERSIDE DRIVE

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, accompanied by low monument walls, pergola gateways, and community signage. Proposed monuments will have separate permits approved at the time of installation. Proposed monuments shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.



NOTE:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. This monument location represents 2 monuments on either corner of Riverside Drive and East 400 South.
3. Monument locations adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



NEIGHBORHOOD MONUMENT

This sign type is located at neighborhood entry points along bordering collector and arterial roadways and serve as identification features to the individual neighborhoods in the community. The signage features consist of lower column features, accompanied by low monument walls and neighborhood signage. Proposed monuments will have separate permits approved at the time of installation. Proposed monuments shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.



NOTE:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. These monument locations represent 4 monuments on each corner of the intersection.
3. Monument locations adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



SECTION 14b - OPEN SPACE MANAGEMENT

Jordan Promenade meets the City's requirements for a range of 18-24% improved and native, public and private open space within the Planned Community District area under the Traditional Neighborhood place type as described in Saratoga Springs District Area Plan.

The percentage of open space provided within Village Plan Area 1 is 24.7%. This is within the percentage dictated within the Community Plan. Refer to the Detailed Use Plan in Section 2, page 9, for a complete breakdown of open space acreage and percentages within Village Plan Area 1.

The following pages within this section illustrate the proposed open space areas and amenities available to Village Plan Area 1.

SECTION 14b - OPEN SPACE MANAGEMENT - POCKET PARK



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.



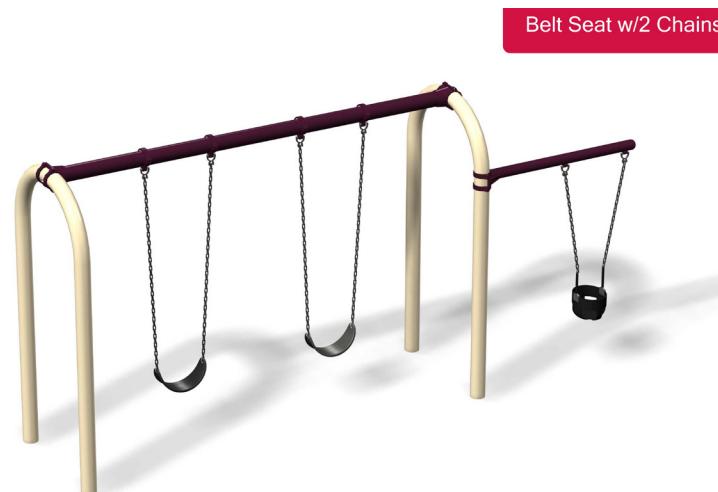
**JORDAN
PROMENADE**

Area 1 | Village Plan Amendment 2

SECTION 14b - OPEN SPACE MANAGEMENT - PLAYGROUND EQUIPMENT

POCKET PARK

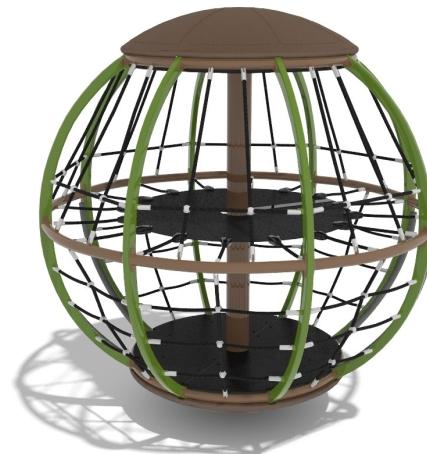
2-5 YEARS



Saddle Spinner DB 16"Height

Seesaw 4-Seats DB

5-12 YEARS



Better playgrounds.
Better world.[®]
playlsi.com

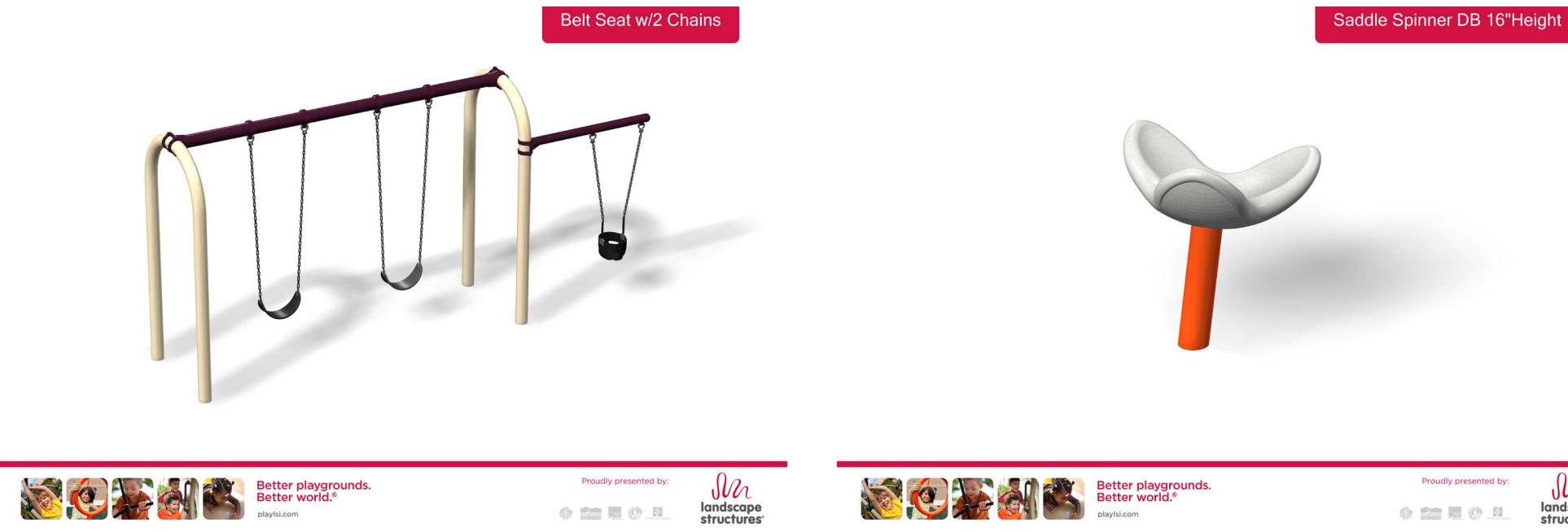
Proudly presented by:
 landscape structures

Better playgrounds.
Better world.[®]
playlsi.com

Proudly presented by:
 landscape structures

Better playgrounds.
Better world.[®]
playlsi.com

Proudly presented by:
 landscape structures



Better playgrounds.
Better world.[®]
playlsi.com

Proudly presented by:
 landscape structures

Better playgrounds.
Better world.[®]
playlsi.com

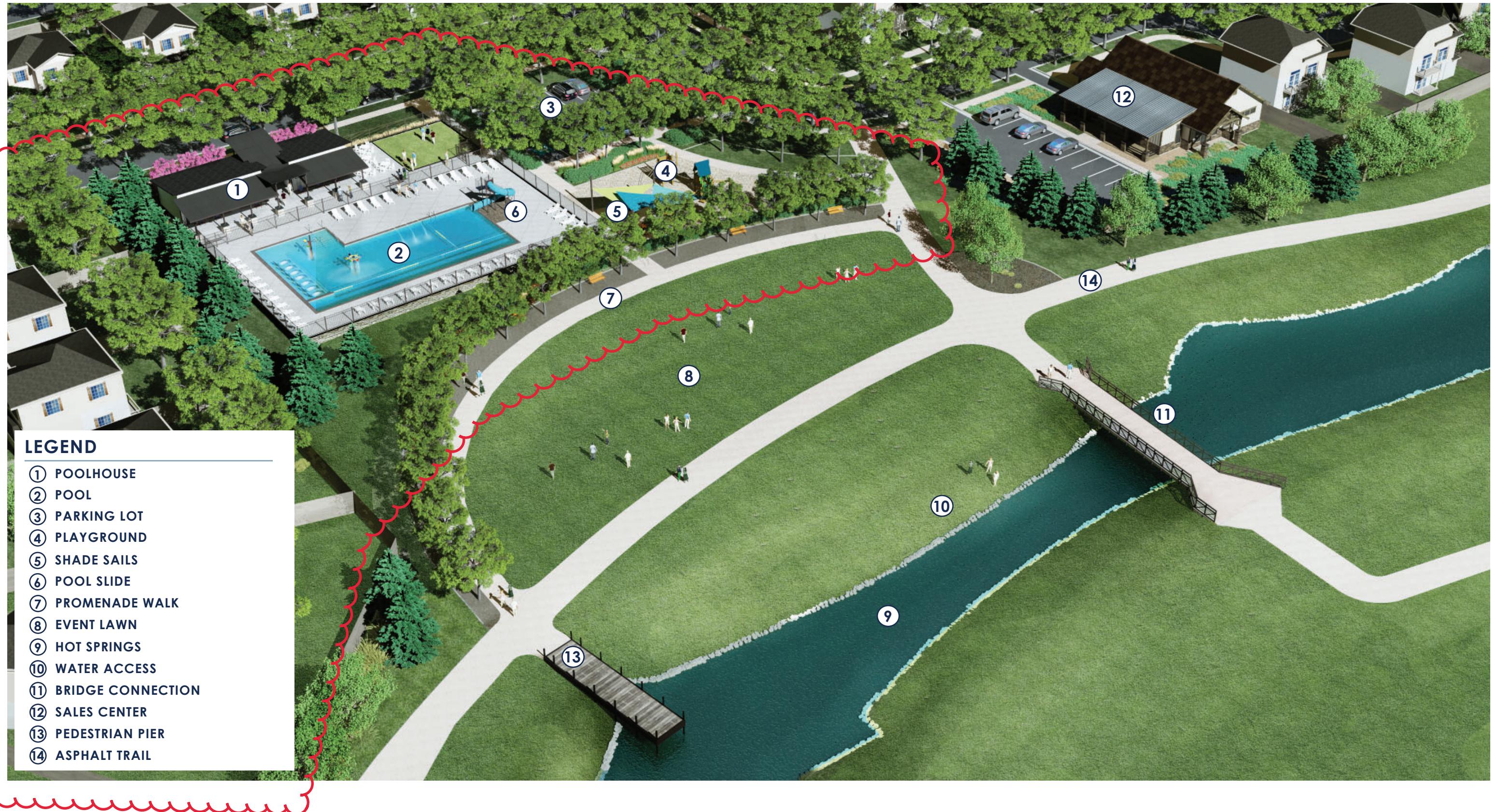
Proudly presented by:
 landscape structures



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

SECTION 14b - OPEN SPACE MANAGEMENT - NEIGHBORHOOD PARK



NOTE: All landscape areas are subject to design updates. Architecture and design layout for pool shelter and pool area are subject to change at the Site Plan submittal. Any such updates will not require an amendment to the village plan.



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2

SECTION 14b - OPEN SPACE MANAGEMENT - PLAYGROUND EQUIPMENT

NEIGHBORHOOD PARK





SECTION 14c - GEOLOGICAL HAZARDS & SOILS

GEOLOGICAL HAZARDS

According to Utah County Hazard Mapping as published by Utah County Public Works Department, the following hazards have been identified within the Village 1 boundary through coordination with Utah County, USGS, MAG and other agencies:

- No faults are shown in the project site.
- No fault ruptures are shown in the project site.
- The project site has a high potential for liquefaction.
- Flood hazards have been identified in the project site.
- No landslide hazards have been identified in the project site.
- No rock fall hazards have been identified in the project site.
- No debris flows have been identified in the project site.
- No wild fire hazards have been identified in the project site.
- No dam failure risks have been identified in the project site.
- No avalanche hazards have been identified in the project site.

SOILS

A geotechnical investigation has been conducted for Village 1 on the Jordan Promenade development by Western Technologies, Inc., dated June 27, 2018. Excerpts from the investigation include:

- Surface soils to depths of five feet consisted of six to eight inches of topsoil overlying loose silty sand or firm to stiff clay. The materials underlying the surface soils and extending to the full depth of exploration consisted of alternating layers of soft to very stiff silty clay and clay, stiff to very stiff silt, and medium dense silty sand.
- Groundwater was not encountered at the time of exploration.
- It is our opinion that the site is suitable for the proposed construction provided the soils are prepared according to the soil report recommendations. Conventional spread and continuous-type footings may be used to support the proposed structures. Since the native soils exhibit substantial settlement potential, the footings should bear on engineered fills achieved by removal and replacement of the compressible or collapsible soils below footings. Footings should be supported upon a minimum thickness of 24 inches of engineered fill, extending to native non-collapsible soils. Removal should extend beyond the footing edges the same distance as the depth of soil removed. The over-excavated material should be replaced with engineered fill. If collapsible soils or very soft clay soils are encountered, additional removal may be required. The maximum allowable bearing pressure for footings placed upon a minimum of 24 inches of engineered fill is 1500 psf.

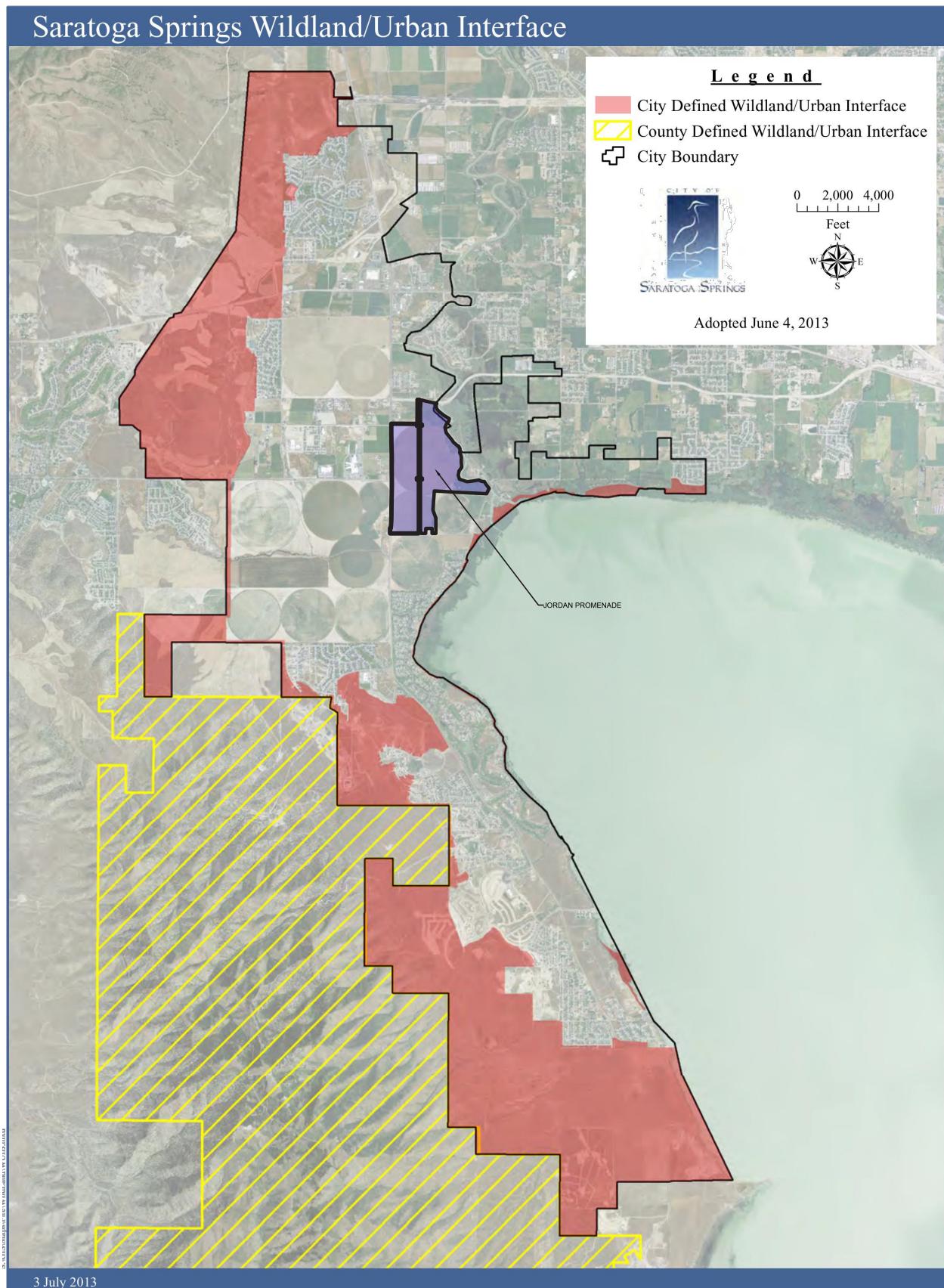


- Roadways for this project will consist of local streets and private drives and parking lots. A wide range of pavement sections have been calculated depending upon the type of street or driveway. The pavement thicknesses range from 3 inches of asphalt over 8 inches of untreated base to 4 inches of asphalt over 6 inches of untreated base and 9 inches of subbase.
- Collapsible soils were observed in the southwest corner of the site (as tested in the Preliminary Report) and around Boring B-6. Refer to the attached Boring Location Diagram (Appendix C) for an approximate location of collapsible soils. Compressible and collapsible soils are not suitable for support of foundations, concrete slabs, and pavements in their present state and should be over-excavated and recompacted or replaced as recommended in the EARTHWORK section of this report (Appendix C).

FLOOD PLAIN DATA

There is no flood plain within Village 1.

SECTION 14d - FIRE PROTECTION PLAN



JORDAN
PROMENADE

Area 1 | Village Plan Amendment 2



SECTION 15 - SITE CHARACTERISTICS

General site characteristics for Jordan Promenade were provided in the Community Plan within the Cultural Resources Inventory (ref. page 67 of the Jordan Promenade Community Plan):

"The project area falls within Sections 23, 24, 25, and 26, in Township 5 South, Range 1 West, in Saratoga Springs in Utah County, Utah. Saratoga Springs is located just to the west of the city of Lehi and abuts Utah Lake to the south and southeast. The 436.76-acre project area is primarily agricultural fields, with some urban development in the northwest corner. Currently, a large portion of the project area is being used to cultivate crops. The eastern boundary of the survey area is Redwood Road, and the western boundary consists of both the Jordan River and Saratoga Road. Riverside Drive extends north-south through the western one-third of the survey area, dividing the project area in half. The predominant vegetation is approximately equal parts corn and wheat crops, with tall grasses and marshland vegetation found in the outlying edges of the project area. Soils are loosely compacted alluvial sandy loams that have been repeatedly disturbed through agricultural tilling."

Additional site characteristics for Jordan Promenade were provided in the Community Plan within the Environmental Site Assessment (ref. page 78 of the Jordan Promenade Community Plan):

"The Property consisted of an approximately 450 acres primarily vacant land that has been used for wheat, corn, and alfalfa hay crops. Sheds and fuel tanks used for the Lehi Utah Saratoga Crops Welfare Farm were located on the southeast corner of the Property and two residential houses were also located on the Property. The Jordan River runs along the east side of the Property and a Rocky Mountain Power Substation is located to the south near Riverside Road that runs from north to south between Redwood Road and Saratoga Springs Road. Parked construction and farming equipment was on the southeast corner and scattered piles of soil, vegetation and concrete debris were on the Property. It appears that one of the residential houses had been torn down and the concrete foundation remained. Water tanks and pumps used for irrigation were on the Property in several locations. Residential housing was under construction to the south of the Property across 400 South. Vacant, undeveloped land was also east of the Property and west was Redwood Road, residential housing, barns and vacant undeveloped land. To the north was the Pioneer Crossing Road, residential housing and vacant land."



SECTION 16 - FINDINGS STATEMENTS

Village Plan Area 1 is the 136.8-acre first phase within the 367-acre Jordan Promenade Community Plan located in Saratoga Springs, Utah. The Jordan Promenade Village Plan Area 1 is compliant with all Planned Community Zone Requirements for Village Plans as defined in Section 19.26.09 of the Saratoga Springs Municipal Code. We find that Village Plan Area 1:

- a. is consistent with the adopted Community Plan;
 - Village Plan Area 1 adheres to the development standards, thoroughfare types, and open space types and requirements established in the Jordan Promenade Community Plan.
- b. does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
 - The number of potential ERUs established in the Community Plan for Village Plan Area 1 ranges between 600 and 730 ERUs. Village Plan Area 1 establishes a maximum of 664 ERUs within Village Plan Area 1.
- c. for an individual phase, does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
 - Village Plan Area 1 adheres to the general phasing established in the Community Plan and does not exceed the number of ERUs assigned by phase.
- d. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
 - Village Plan Area 1 implements the utility, infrastructure, and circulation plans as specified in the Jordan Promenade Community Plan.
- e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;
 - Jordan Promenade has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the community. Jordan Promenade was designed to maximize pedestrian, bike, and other mobility options. Open space is highly integrated to provide direct and easy access to residents, with various community amenities located nearby or within open space areas.
- f. contains the required elements as dictated in Section 19.26.10 of the Saratoga Springs Municipal Code.



APPENDICES

JORDAN PROMENADE

AREA 1 VILLAGE PLAN AMENDMENT 2



APPENDICES

Appendix A - Village 1 Lotting Maps (Perigee Consulting, LLC, December 2020)

Appendix B - Village 1 Storm Drain Report (LEI Engineering, January 2019)

Appendix C - Geotechnical Evaluation Report (Western Technologies, Inc., July 2017)

Appendix D - Geotechnical Evaluation Report Additional Borings (Western Technologies, Inc., September 2017)

Appendix E - Geotechnical Evaluation Report Village 1A (Western Technologies, Inc., June 2018)

Appendix F - Jordan Promenade, Village 1 Site Visit, Permitting Requirements, and Mitigation Measures (SWCA Environmental Consultants, September 2018)

Appendix G - Traffic Impact Study (Hales Engineering, August 2019)

Exhibit 3

From: shelliebaertsch@gmail.com
Sent: Thursday, February 25, 2021 18:28
To: comments@saratogaspringscity.com; ggrandpere@saratogaspringscity.com
Subject: Comments - Wander Amendments - Item 4 for tonight's Planning Commission

Issues:

1. I appreciate the increased lot sizes available in the north east parcel b, made possible mostly possible by the decrease in open space to the south. However, I don't think it is wise to have this be the only area of detached single family homes with private streets in this development. It will cause confusion in plowing and maintenance to the residents. If you're still going to do it, see correction 1 below.
2. I think the change in access to the north west duplexes, not accessing from the commercial side and buffering with landscaping will be a great change and helpful to the residents.
3. The 8' foot fencing around the power station only being regular vinyl seems unsafe. If you're putting that in addition to the chain link around it now, then the safety is there, but you're creating a double fence that will be difficult to maintain. If it is just the 8' vinyl, then it will be easily damaged and should be a stone wall instead.

Corrections:

1. The north east b parcel they show as private roads (pg 81) but public sidewalks (pg 85). If they are using a new private road standard, that includes the sidewalk and cannot therefore be public sidewalk. Pg 85 should designate that they are maintained by the hoa, similar in the difference in designation in trail maintenance on the same page. Also no specific call out for rolled modified curb on private road, but will be needed so sidewalks don't rise and fall as they hit the drive approaches.
2. The south west parcel they show cluster home drives (pg 81), but 46/49' lots (pg 14 etc). Fix to match change in housing type.
3. The park they show as neighborhood park (pg 62, 63, 3tc), but city maintained (pg 56).
4. The enlargement reference for the pocket parks ex pg 62 and neighborhood park ex pg 63 are wrong. They say pg 63 and 64 and should say 64 and 65.

Thanks for your consideration,
Shellie Baertsch
801-960-5206
shelliebaertsch@gmail.com

Sent from [Mail](#) for Windows 10



Exhibit 2: Ordinance

ORDINANCE NO. 21- (03-16-21)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, APPROVING A VILLAGE PLAN AMENDMENT FOR THE WANDER (JORDON PROMENADE) VILLAGE PLAN ONE ("PROJECT")

WHEREAS, the City approved the City Center District Area Plan ("DAP") in 2010 following annexation of 2,883 acres into the City, which vested the Developer with 16,000 residential units and 10,000,000 square feet of non-residential density; and

WHEREAS, Oakwood Homes, LLC ("Developer") has applied for an amendment to Village Plan One pursuant to Chapter 19.26 of the Land Development Code ("Application"); and

WHEREAS, on February 25, 2021, the Planning Commission, after a duly-noticed public hearing, reviewed the Application and forwarded a positive recommendation to the City Council as required by Section 19.13.04 of the City Code; and

WHEREAS, after due consideration in a public meeting held on March 16, 2021, including due consideration of the public comment to and the recommendation from the Planning Commission, the City Council wishes to approve the Application; and

WHEREAS, the City Council, in exercising its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that approving the Application furthers the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

NOW THEREFORE, after due consideration of the Application and the recommendation from the Planning Commission, including all public comment made at the Planning Commission public hearing, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The Wander (Jordon Promenade) Village Plan One Amendment 2, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved and enacted, subject to the City Council's adopted findings and conditions of approval.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE



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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
 - ii. post a complete copy of this ordinance in 3 public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 16th day of March 2021.

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

VOTE

Chris Carn	_____	_____
Michael McOmber	_____	_____
Ryan Poduska	_____	_____
Chris Porter	_____	_____
Stephen Willden	_____	_____



Exhibit 3

March 16, 2021 City Council Meeting Approved Minutes

BUSINESS ITEMS:

- 1) **Jordan Promenade (Wander) Village Plan 1 Amendment 2, Rick Haering Oakwood Homes Applicant, Riverside Drive and 400 South; Ordinance 21-5 (3-16-21).**

Senior Planner Gina Grandpre advised this is a major amendment to Wander Village Plan 1. This is below Pony Express. They are almost built out in this Village. There were some things that needed to be cleaned up which they are doing now. They have lowered the density for the project. They are doing 3-4 homes less than anticipated. They are also including a contiguous trail. The open space went from 33.04 acres to 31.87 acres because of configuring they had to do. This still meets the requirements per code.

The Council wanted to make sure the trail will be available to all residents and not just those that live in the neighborhood. They expressed that they weren't happy with the trail already being finished in a different material than what was promised.

The developer advised that the trail material was a mistake that was made and apologized for the mistake. They offered to put the trail back in homeowner control because of the mistake they

City Council Minutes March 16, 2021

2

made. He mentioned that they could rip it up and replace it but the cost is so great they thought taking control over maintenance was a good trade off.

City Attorney Kevin Thurman asked that the Council include in the motion to have the Community Plan amended to specify the environmental standards are still held with the trail type that was built and direct staff to create an agreement between the city and HOA for the trail.

Motion by Council Member McOmber to approve the Wander VP Major Amendment 2, Oakwood Homes Applicant, 400 South and Redwood Road; Ordinance 21-5 (3-16-21) with all staff findings and conditions including that all environmental conditions for the trail are met with it being next to the Jordan River and that a maintenance agreement is created and approved by the City staff and that there is a public easement for residents outside of the HOA to be able to access the trail was seconded by Council Member Porter.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye
Motion carried unanimously.