AGENDA – City Council Meeting

Mayor Jim Miller
Mayor Pro Tempore Stephen Willden
Council Member Audrey Barton
Council Member Christopher Carn
Council Member Michael McOmber
Council Member Lance Wadman

CITY OF SARATOGA SPRINGS
Tuesday, January 7, 2025 @ 6:00 pm
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

POLICY MEETING

CALL TO ORDER

1. Roll Call.
2. Invocation / Reverence.
3. Pledge of Allegiance.
4. Recognition: Outgoing Planning Commissioners Ken Kilgore and Reed Ryan.
5. Public Input – *Time for Public Input is limited to no more than 15 minutes total. This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda.*

REPORTS

1. Mayor.
2. City Council.
3. Administration.
4. Department Reports: Library, Recreation, Public Relations/Community Outreach, & Public Works.
5. Other: Point of the Mountain Chamber of Commerce Update. Marcee Gundry – President/CEO.

CONSENT ITEMS

The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.

1. Recreation Background check policy. Resolution R25-01 (01-07-25).
2. Amendment to Interlocal Agreement with Utah Co. for Major Crimes Task Force. Resolution R25-02 (01-07-25).
3. Standard Plat Template, Revisions to the Standard Technical Specifications and Drawings. City initiated. Ordinance 25-01 (01-07-25).
4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02, 19.12 – Subdivision Review Process, City initiated. Ordinance 25-02 (01-07-25).
5. Saratoga Hills 7 (formerly Israel Canyon) Church and Residential Development; Rezone from Agricultural to R1-10, Development Agreement, and Concept Plan. Located approximately Grandview Blvd. and Redwood Road. Mike Davey-BHD Architects, applicant. Ordinance 25-03 (01-07-25).
6. Approval of Minutes: December 3, 2024 & December 10, 2024.

PUBLIC HEARINGS

The Council will accept public comment and may approve the following items:

1. Pony Express Well Site Annexation, Ut. Co. Parcel #'s 13:028:0069 & 13:028:0100. City-owned; City initiated. Ordinance 25-04 (01-07-25).

Supporting materials are available for inspection on the City Website, www.saratogasprings-ut.gov. Questions and comments to Staff and/or Council may be submitted to comments@saratogasprings-ut.gov Meetings are streamed live at https://www.youtube.com/c/CityofSaratogaSprings.

PLEASE NOTE: The order of items may be subject to change with the order of the Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc. so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least two days prior to the meeting.

2. West Saratoga 162 acres Annexation, Ut. Co. Parcel # 58:041:0187. Corp. of Presiding Bishop of Church of Jesus Christ of LDS, owner. Frank Pulley-Alpine School District as applicant. Ordinance 25-05 (01-07-25).

BUSINESS ITEMS

The Council will discuss (without public comment) and may approve the following items:

1. General Plan Amendment from Regional Commercial to Business Park for Utah Valley Turf Farm Property, located near Crossroads Blvd. 1400 N. and Pioneer Crossing. City Initiated. Ordinance 25-06 (01-07-25).
2. Spring Heights Preliminary Plat and Site Plan, located approx. 2500 N. Redwood Rd. Marty Beaumont as applicant.
3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 for the Gateway Overlay. City Initiated. Ordinance 25-07 (01-07-25).
4. Expansion of Vested Mining Use from Utah County Parcel No. 59:087:0001, located in unincorporated Utah County, to Utah County Parcel Nos: 59:011:0085, 59:014:0020, 59:011:0029, 59:024:0001, 59:023:0027, 59:023:0003, 59:023:0005, and 16:003:0021, located in the City of Saratoga Springs, Utah; applicant: Todd Cusick, CMC Rock.

CLOSED SESSION

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

ADJOURNMENT

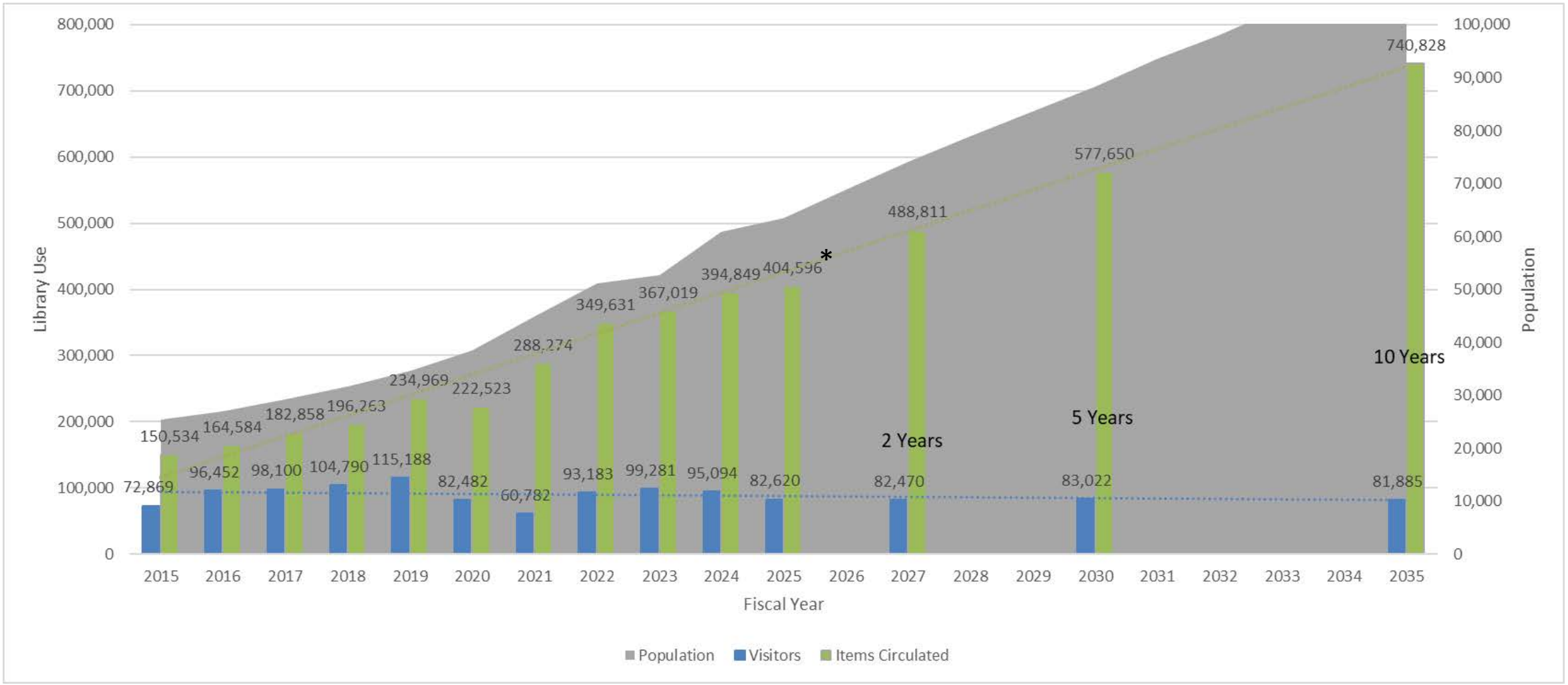
CITY OF SARATOGA SPRINGS

Library

Departmental Performance Indicators

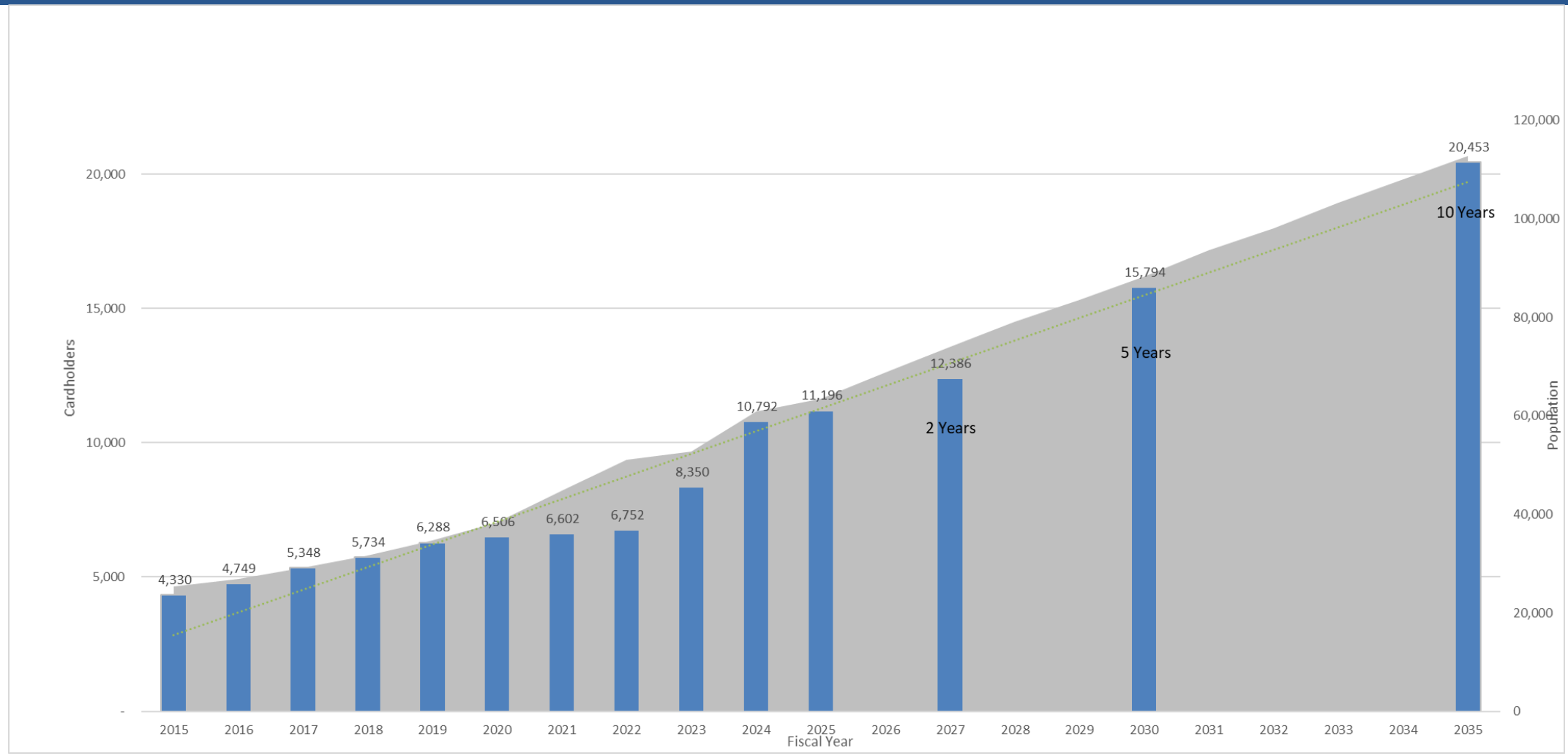
Name	2019	2020	2021	2022	2023	2024
Visitors	115,188	82,482	60,782	65,266	99,281	95,094
Items Circulated	234,969	222,523	288,274	284,327	367,019	394,849
Internet Terminals	33	33	32	32	32	32
Number of Internet Terminal Users	2,997	1,893	200	850	1,219	1,392
Number of Wi-Fi Users	13,841	10,587	2,140	1,605	1,283	1,916
Number of Programs	530	376	153	414	749	719
Number of Program Attendees	16,670	10,069	10, 289	13,498	21,173	16,613
Number of Registered Users	6,288	6,506	6,602	7,525	8,874	10,792
Proctored Exams	138	97	1	4	1	9
Reference Transactions	13,894	8,837	1,482*	5,401	5,660	3,039

Annual Visitors and Checkouts



*Data to 11/2024 then multiplied by 2.

Registered Cardholders

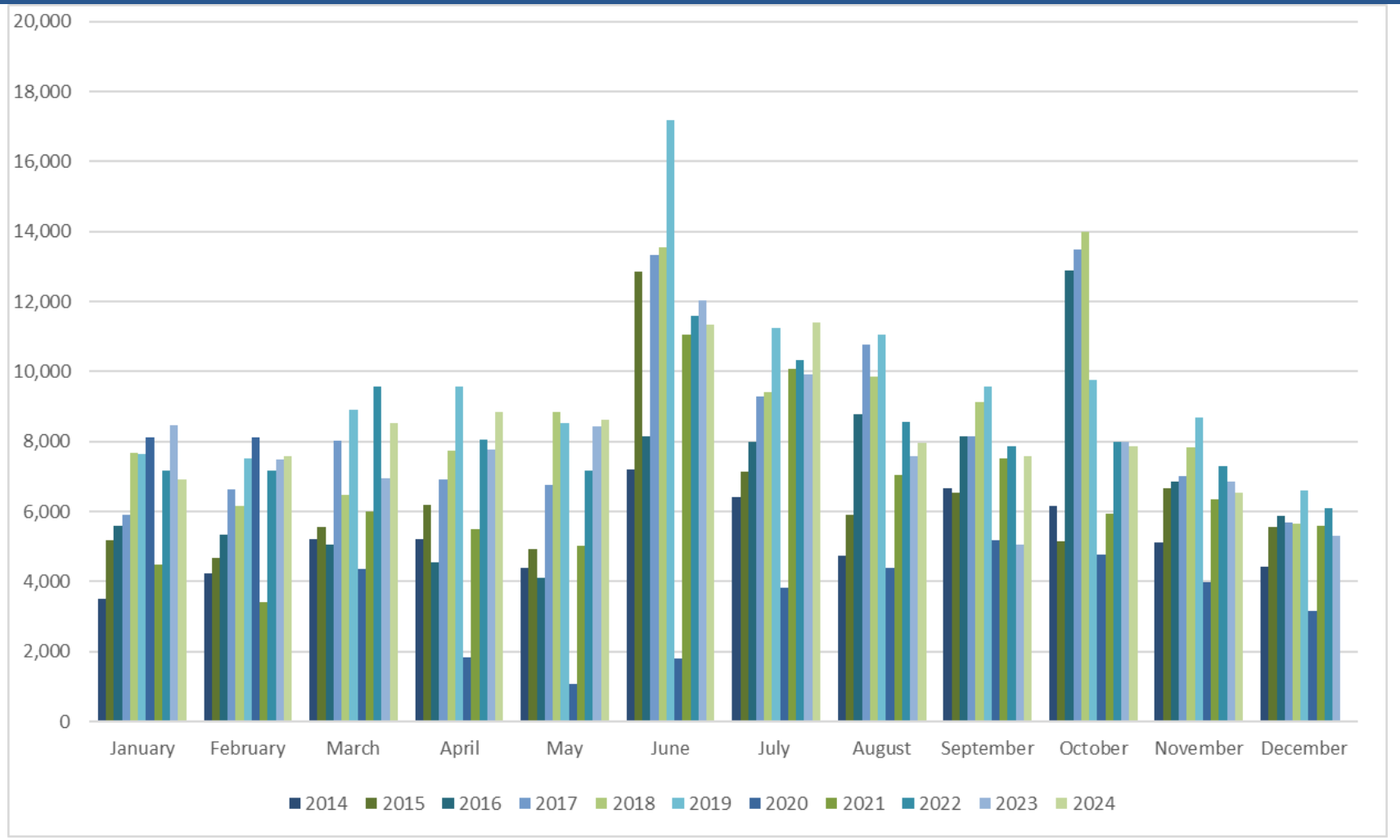


Card Holder Registration

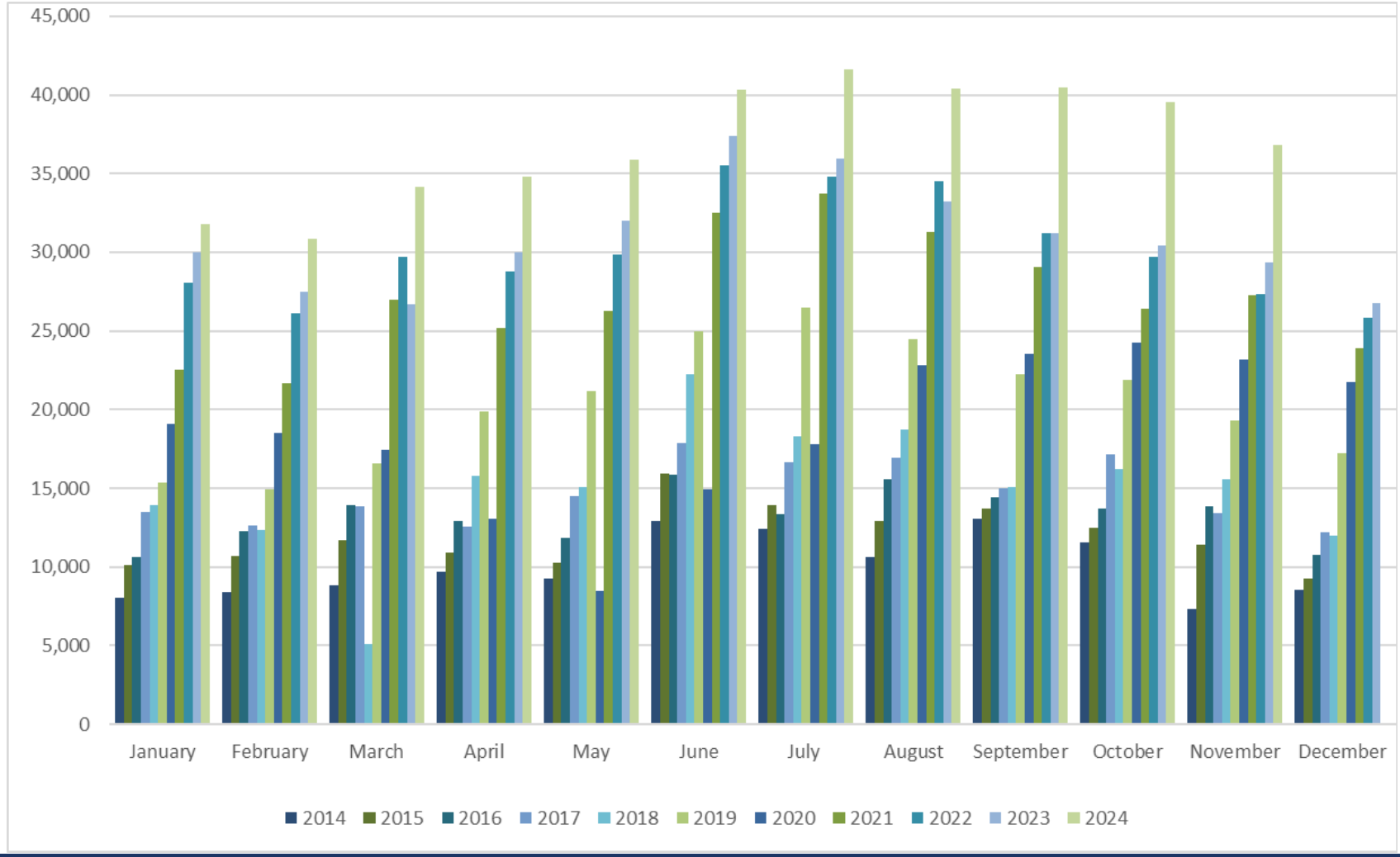
2024-2025	Jul	Aug	Sep	Oct	Nov	Total
Adult	141	144	125	123	79	612
Limited Use	0	0	0	0	0	0
Youth	59	61	39	22	17	198
Non-Resident- Fee	1	2	2	0	0	2
Self-Registered	47	71	54	55	41	268
Total	248	278	221	200	137	1,084

A large percentage of the self-registered but not picked up are non-residents. Approximately 75% of them live in Eagle Mountain and Lehi.

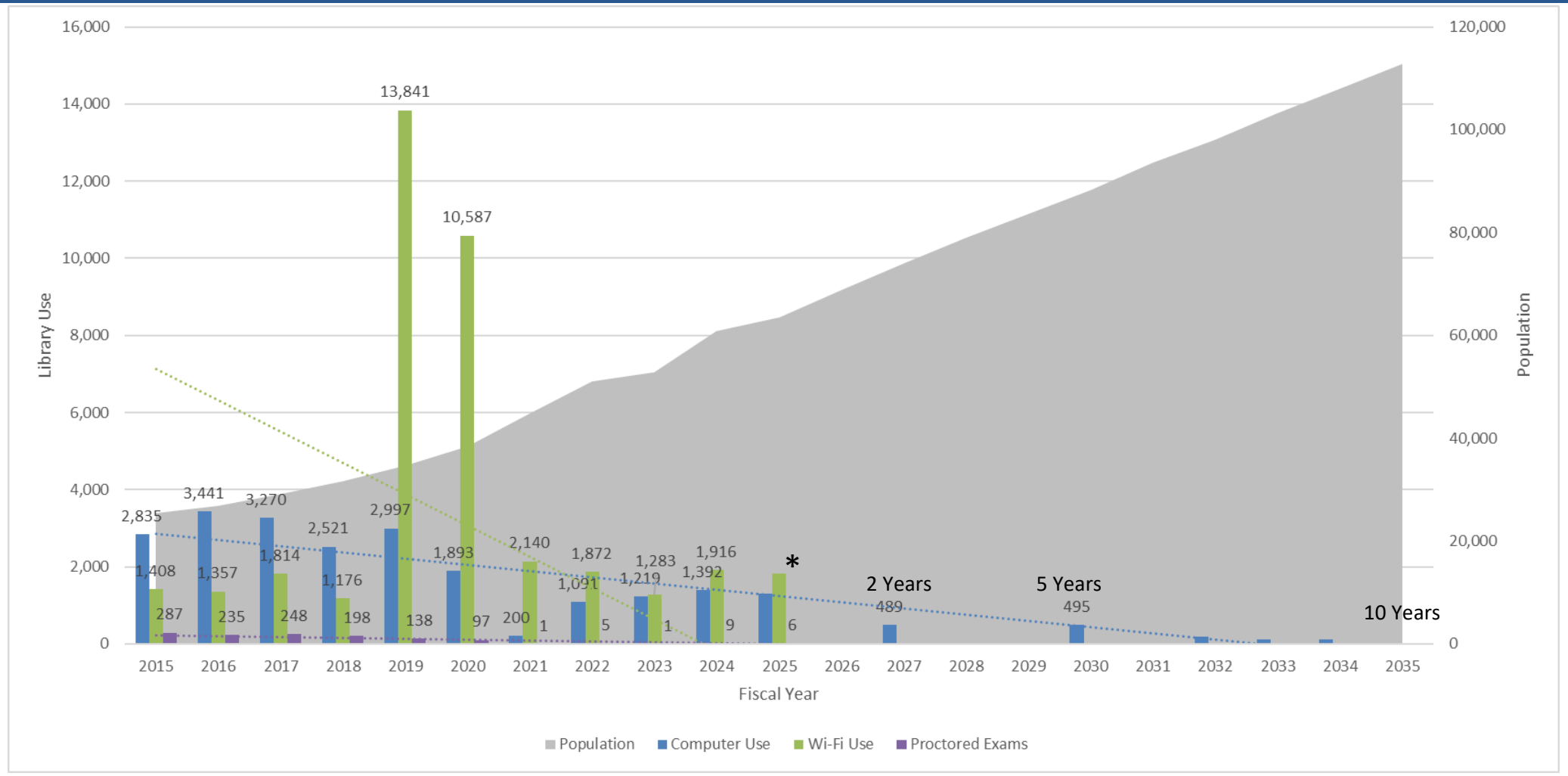
Library Visitors



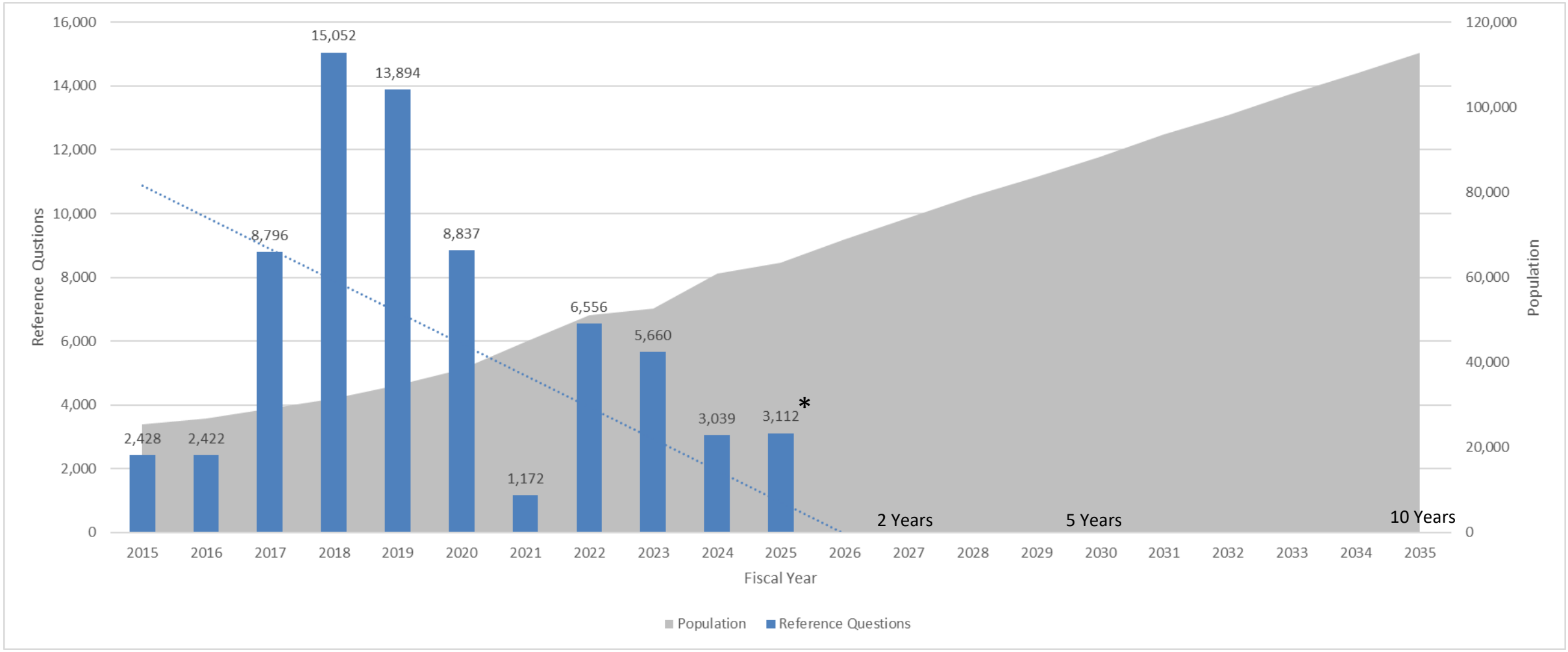
Checked Out Items



Technology Services for Customers



Reference Questions



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State & Population: Benchmark Requirements

2025 Re-Certification no longer required due to population growth

	2023 Re-Certification	2023 10th Percentile	2024 Re-Certification	2025 Re-Certification
1: Visitors	78,912	88,835	99,281	95,094
2: Circulation of Physical Materials	271,234	144,097	263,147	254,555
3: Circulation of Electronic Materials	78,635	57,826	103,872	140,372
4: Turnover Rate of Physical Materials	9.67	0.47	10.52	10.60
5: Turnover Rate of Electronic Materials	0.23	0.01	0.25	0.26
6: Internet Terminal Users	1,091	3,184	1,219	1,392
7: Wi-Fi Users	1,872	4,832	1,283	1,916
8: Attendance at Programs	5,830	7,703	12,533	7,283
9: Local Operating Expenditures	$568,555	$704,922	$656,040	$850,621
10: Percentage of Collections Budget	14.68 %	6.00 %	15%	13.53
11: Staffing Levels	8.31	12.80	8.23*	12.50
12: Number of Programs	444	268	609	503**

Programming

Success for 2024

- Summer Reading Program
- Winter Reading Program
- Weekly Programming

ADVENTURE begins at your library!

2024 SUMMER READING BY THE NUMBERS

This summer we set new records for high participation in our summer reading and other programs!

REGISTRATION

1716 people registered from 526 cards - and only 67 people didn't pick up their reading logs to start the program.

PRIZES

We handed out at least 4740 prizes; 565 people completed the program and received books and coupon rewards. Teens & adults also received codes to enter in a drawing for 60 larger prizes: there were 1381 codes entered!

PROGRAMMING

We offered a variety of programs over 8 weeks during June & July; there were 5322 times that someone participated in a program.

CIRCULATION

Visits to the library:
June: 11,154
July: 10,940

Physical items checked out:
June: 27,806
July: 28,323

Non-Resident Use

- **Daily there are people walking in from Lehi and Eagle Mountain who say they're close enough they might as well live in Saratoga Springs.**
- **We are actively working with PR to market the requirements for non-resident accounts and program attendance.**
- **The frustration of many of the customers is that they believe libraries should be free and keep trying to attend and use services without getting a card.**

How we are meeting community demands?

- Aspen Discovery OPAC and LiDA App.
- Reallocation of staffing hours to circulation services from programming.
- Maintaining public service hours.
- Improving staff training with 1 training day a year.

Threats

- Staffing
- Digital content
- Programming scheduling and space limitations
- Space
- Growing circulation and shelving
- Growing community

Year	Population	Current FTE	Minimum State Recommended FTE
2015-2016	24,356	3.88	6.78
2016-2017	25,407	3.48	7.00
2017-2018	26,887	4.55	7.42
2018-2019	29,608	5.75	8.59
2019-2020	32,843	7.85	9.95
2020-2021	33,282	7.00	10.00
2021-2022	38,070	8.60	11.44
2022-2023	44,164	8.31	12.80
2023-2024	55,000	10.14	13.50

Value Delivered

Monetary Value	Service Type	Usage
$6,712,433	Items checked out x $17.00 per checkout	394,849
$116,291	Program attendance at $7.00 per person	16,613
$21,273	Reference questions at $7.00 per question	3,029
$16,704	Computer users at $12.00 per user	1,392

$ 6,866,791 Total Monetary Value 2023-2024 FY

Return on Investment

Year	Value Delivered	Expenditures	Return on Investment
FY 2023-2024	$6,866,701	$850,621	807.26%
FY 2022-2023	$6,441,782	$637,619	1,010.29%
FY 2021-2022	$6,117,462	$585,166	1,045.32%
FY 2020-2021	$4,985,455	$480,344	1,037.89%
FY 2019-2020	$3,937,949	$461,819	852.70%
FY 2018-2019	$3,617,396	$350,532	1,031.97%
FY 2017-2018	$4,140,020	$302,250	1,369.73%
FY 2016-2017	$ 3,475,755	$252,506	1,376.50%
FY 2015-2016	$ 3,116,870	$248,728	1,253.12%
FY 2014-2015	$ 2,757,440	$175,253	1,573.40%

Library Use Value Calculate Explanation of Values

Library Service	Value of Service	Based On
Adult Books Borrowed	$17.00	Amazon.com average price
Young Adult Books Borrowed	$12.00	Amazon.com average price
Children Books Borrowed	$17.00	Amazon.com average price
Audiobooks Borrowed	$9.95	Audible.com download average
Interlibrary Loan Requests	$25.00	Amazon.com average price plus shipping
eBooks Downloaded	$15.00	Estimated B&N/Amazon average
Magazines Read	$5.00	Estimated purchase price average
Newspapers Read	$9.50	Boston Globe subscription (outside city)
Movies Borrowed	$4.00	Estimated Netflix average
CDs Borrowed	$9.95	iTunes download album average
Music Downloaded	$1.00	iTunes download song average
Meeting Room Use (per hour)	$25.00	Estimated value
Adult Programs Attended	$15.00	Entertainment/program admission fee - estimated average per adult
Young Adult Programs Attended	$12.00	Entertainment/program admission fee - estimated average per youth
Children's Programs Attended	$7.00	Entertainment/program admission fee - estimated average per child
Museum Passes Borrowed	$20.00	Museum admission fee - estimated average for two adults
Computer Use (per hour)	$12.00	FedEx/Kinkos price
Database Searches	$19.95	Average cost for online article search
Reference Assistance	$7.00	Average library cost

CITY OF SARATOGA SPRINGS

Recreation

Recreation

Quarterly Report January 2025

- Late Fall Programs
- Late Fall Program Participation
- Late Fall Volunteer Numbers
- Upcoming Programs

Recreation

Season	Program	2019	2020	2021	2022	2023	2024	Waitlist	Volunteers	Volunteer Hours
Fall	Basketball Men	52	49	148	98	96	100			
Fall	Volleyball, Women's	66	47	80	102	112	85			
Fall	Jr. Jazz 3rd/4th Grade	354	0*	474	602	690	518	0	58	928
	TOTAL	**472**	**96**	**702**	**802**	**898**	**703**		**58**	**928**

These are the programs that ended in December. All other fall programs ended before or near the last quarterly report so numbers were included in that report.

*Program did not run due to COVID

Recreation

Upcoming Programs 2025

- Baseball, Instructional
- Baseball, Youth
- Fishing, Urban
- Pickleball, Spring League
- Pickleball, Spring Clinics
- Soccer, Spring
- Softball Coed Spring
- Softball Men's Spring
- Softball, Fastpitch
- Track & Field

Recreation

Employees

Recreation Director FT	1
Recreation Coordinator FT	3
Asst. Recreation Coordinator	1
Site Supervisors	15
Sport Officials	77
Total Employees	114

CITY OF SARATOGA SPRINGS

PR & Community Outreach

PR & Community Outreach

Public Relations

- Public Relations Focus for the 2nd quarter:
  - Assisting the recorder's office with elections
    - RAP tax information pamphlet
    - School district split information pamphlet
    - Drop box information
    - Election day drop box coordination
  - Videos for annual training

- Social Media Post Focus:
  - Elections
  - Mental Health through the holidays
  - UDOT Road Construction
  - Events

- Other Public Relations:
  - Halloween Safety Tips
  - Holiday safety Tips
  - Firework Safety Messaging
  - Snow Removal
  - New School District Website
  - New City Hall & Library Updates

PR & Community Outreach

Social Media Stats

Followers:

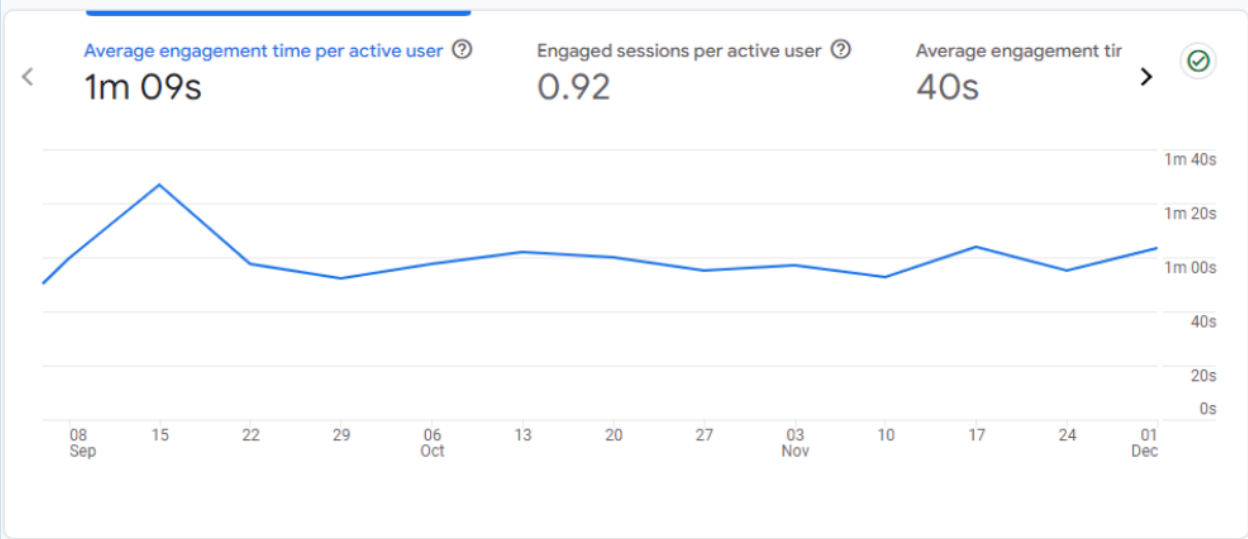
- Twitter - 4,435 ↓
- Instagram - 4,901 ↑
- Facebook - 16,000 ↑
- Linked In - 199 ↑

Average Post Reach:

- Facebook Post Reach- 107.1K ↓
- Instagram Post Reach - 6.4K ↓

PR & Community Outreach

Website Stats



These statistics demonstrate that residents are able to access the information they are seeking on the website quickly. This meets our goal of having information readily available and easy to find.

Type of device used to access the site

- 61% Mobile Device
- 38% Computer
- 1% Other Devices

How the site is accessed (engagement rate)

- 48% Direct
- 58% Organic Search
- 38% Organic Social Media

Most viewed pages

- Agenda Center
- Main Page
- Planning Commission
- Library
- Fall Festival
- Elections

PR & Community Outreach

Events

Events This Quarter

- Fall Festival
- Celebrate in Saratoga

Upcoming Events

- Miss Saratoga Springs: March 8
- Spring Festival: April 7-12
- Saratoga Splash Days: June 11-14
- Summer Mondays: June 1-August 18
- Fall Festival: October 3
- Celebrate in Saratoga: December 1-15

PR & Community Outreach

Sponsorship and Revenue Stats for Fiscal Year 2024/2025

- Cash Sponsorships to date: $16,000
- In Kind Donations: $700

Event Attendance For

- Summer Monday Fundays: 17K
- 9/11 Day of Service: 1,700
- Fall Festival: 5,800
- Christmas Tree Lighting: 2,000

CITY OF SARATOGA SPRINGS

Public Works 2024 Q4 Update

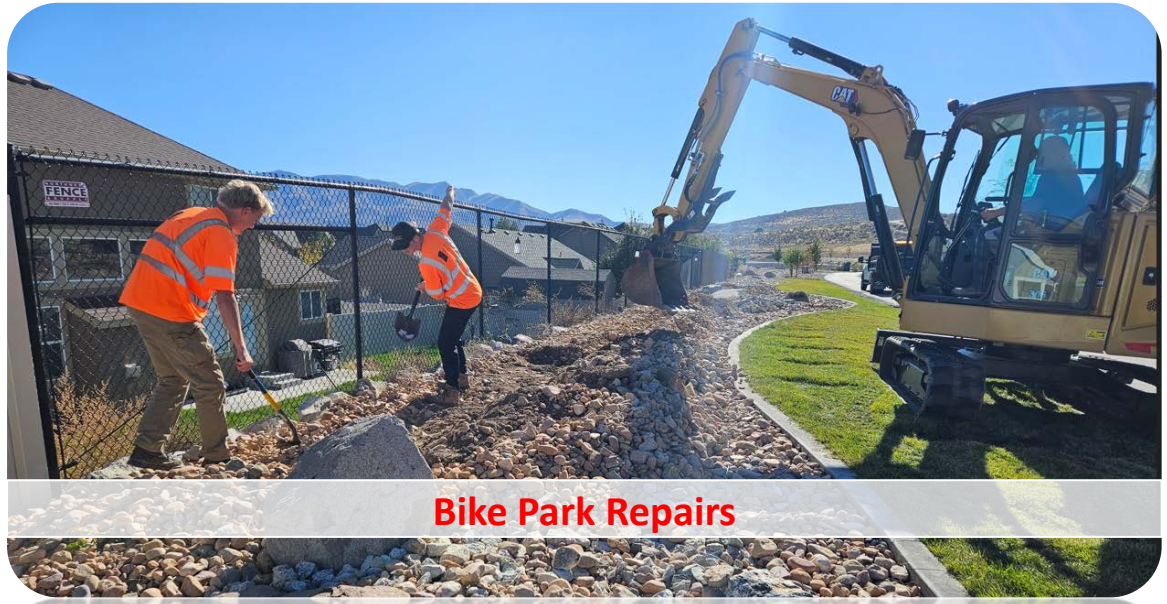
Parks Division

Recent Accomplishments

- Day of Service- 1200 volunteers to assist in parks projects
- Tree Replacement program – 40 trees
- Loch Lomond Pond tree work – around 20 large cottonwood trees worked on. Pruned – removal, decay, and hazardous.
- Heron Bay Park, walk way and concrete ramp was installed.
- Civic Events: finished off Monday Night Fun Nights, and assisted with the Fall Fest event. Assisted with the Christmas tree lighting event.
- Winterization of irrigation systems done at record pace. We rented more equipment to streamline.
- New and improved landscaping at the Marina boat launch and east side of the Marina.
- Tree City USA program/award requirements and application completed.
- Playground repairs – over 12 replacement items, slides, panels, and other installs.

Upcoming Projects

- Finalize all adjustments on snow removal routes. Keep track of hours on each route.
- Complete PMs and winterization items for each equipment.
- Certified Playground Safety Inspector training and testing
- Irrigation Tech training and testing.
- Work on ARPA grant Smart Controllers at all sites.
- Loch Lomond Pond trail improvements



Bike Park Repairs

City Works (Sept-Nov)

Work Orders – 186

Service Requests - 16

Water Division

Fixed Network Meter Read System

- Fixed network 5.3 to 5.5 and mitigation - Done
- Fixed network mitigation of no reads- Ongoing
- 18 Collectors in Service, 2 more to be installed
- 24,357 Endpoints (meters)

Recent Accomplishments

- Canal inspections/cleaning
- Maintenance of PI system
- Facility prep of PI shut down IP
- Pump 3 and 4 at marina
- Fire hydrant repair inspection with fire department/public works created in Cityworks on going
- SCADA /AVEVA patches
- Mechanical seals replaced at marina pump station and booster 5-S

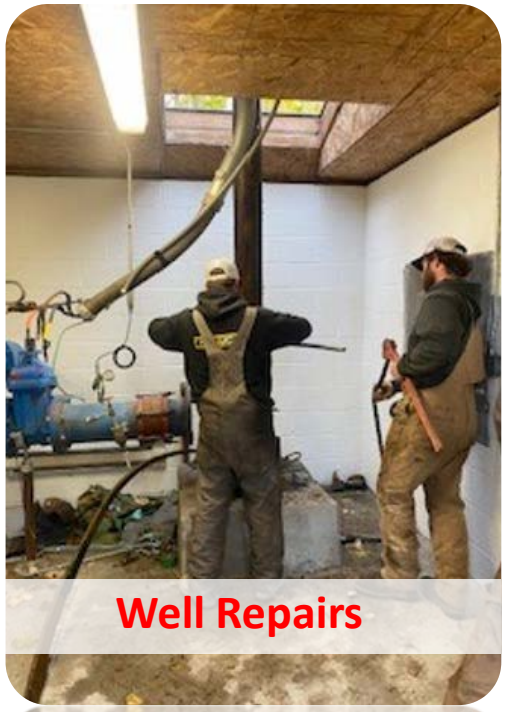
Upcoming Projects

- Pond 20 Check valve repair
- PRV replacement
- Well 5 repairs/up-grade
- Replace two cross overs
- Valve exerciser and mapping
- Irrigation Well 2 rehab/rebuild
- Commission Booster 31 Zone 2/3
- Maintenance of PRV's and RPZ's

City Works (Sept-Nov)

- **Work Orders – 1134 (excludes hydrant inspections)**
- **Service Requests – 527**
- **Blue Stake Requests – 2591**
- **Keeping up with New Meter Installs – 596 New Meter Install WOs**
- **Keeping up with Total Endpoints Replaced/Installed – 2367**

Hydrant Repairs



Well Repairs

Sewer Division

Recent Sewer Projects

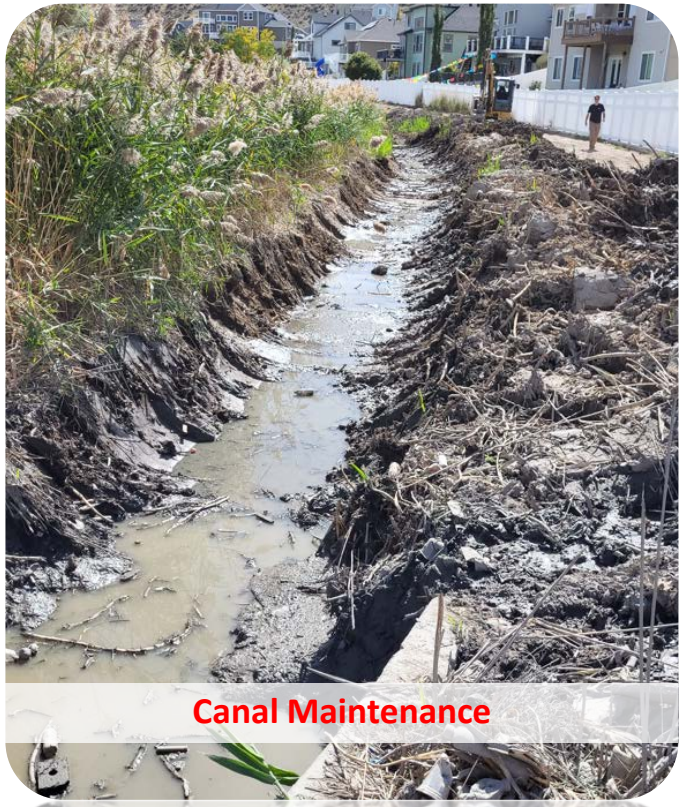
- Standardizing our Inspections and maintenance schedules for all Lift Stations and Wet Wells. Thorough and deep disinfection of ALL dry well pits
- Cleaning/degreasing Wet Wells to get rid of all FOG'S.
- Coordination with B. Hone Excavation for Inlet Park Lift Station 1 conflicts
- Collaborated with Twin D to begin Storm Drain Main Line cleaning through Frisbee Park- Work Continues
- Replaced a Volute of pump 3 at Lift 2 WO # 72292
- Installed brand new Generac contingent generator at Lift 5 WO# 73933
- Public Works Septic tank/Leech field trouble shooting.
- Seasonal assistance to Water Department-cleaning Ponds.
- Collaborated with FX, install of NEW Flow Meter at Lift 9 WO: 75216 November 5, 2024
- Closed 200+ Storm Drain WO's this quarter out of 597 open tasks.

Sewer Goals in the next few months

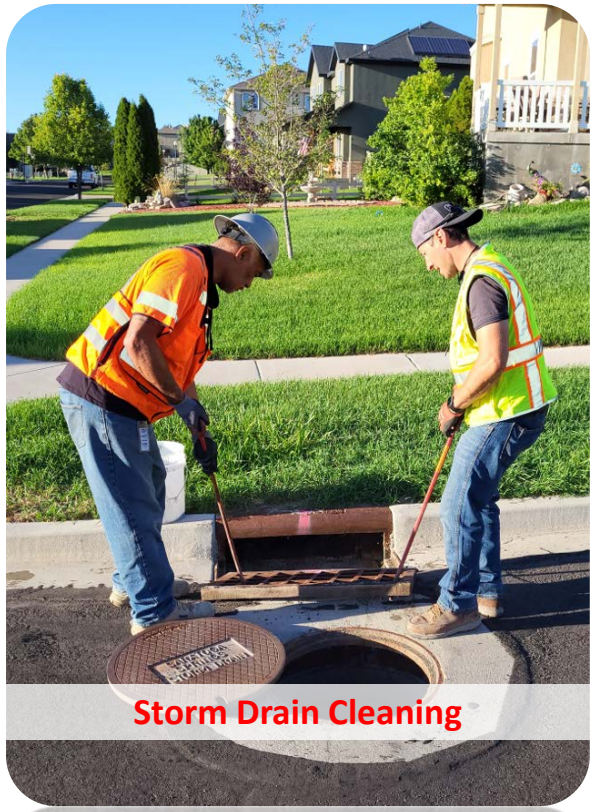
- Re-start Sewer Manhole Lining Project potentially on December 16-18, 2024.
- Storm Drain Work Orders: Beat last quarter's record for completed WOs.
- Team Growth: Continue developing procedures to streamline and simplify our daily operations.
- CDL Certification Push: Goal to have most of the crew certified by the next meeting.

City Works (Sept - Nov)

- **Work Orders – 594**
- **Service Requests – 6**



Canal Maintenance



Storm Drain Cleaning

Electrical Division

Recent Accomplishments

- Rewired Jacob Canal booster A/C drive to correct design flaw
- Replaced all A/C disconnects at City Hall that were available at the time. ½ done
- Installed master reset buttons and corresponding hardwire and SCADA logic at 2 sites
- Installed newer more advanced SCADA antennas which allowed faster scan cycle times
- Brought in booster 1 pressure and repaired well 1 flow. Had lift 9 flow replaced on warranty
- Performed thermal imaging and vibration scans at sites
- Installed new pressure switches and logic/hardware at 2 older sites that were lacking that capacity.
- Repaired damaged canal grate by Avalon school
- Began Jacobs Ranch Well service upgrade contract project
- Jose repaired HVAC refrigerant leak at Church Booster drive cabinet A/C unit
- Bored new service for street light string on Village Parkway. Made several other street light construction damage repairs.

Upcoming Goals

- Finish replacing City Hall air conditioner disconnects
- Install new LED heads and administer painting of old poles
- Install more pressure switches, reset buttons, and Volt alerts. Ongoing campaign throughout older sites
- Get Jacobs Ranch service finished before spring startup
- Execute 2 more bore shots in damaged wire and conduit areas. Continue to pressure contractors to repair their damages during warranty periods.

City Works (Sept - Nov)

Work Orders – 323

Service Requests – 4

New SCADA RTU & PLC's

Motor Cabinet Upgrades

Streets Division

Recent Projects

- Storm Water inspections flooding areas of concern.
- Finish Identifying and Preparing for our Citywide striping maintenance program this year
- Concrete and Asphalt permanent repairs
- In house Crack Seal parks Parking lots and Trail ways
- Striping Parking lots after crack seal program
- Sand Bag stations stocked
- RRFB sign Exhibit for Pony Express/ Northshore Dr.
- City-wide street sweeping program

Upcoming Projects

- Snow Plow truck and equipment training
- CDL Class A Training PW Department
- Snow removal
- Tree trimming (City Wide)
- Sidewalk trip Hazard inspection and remedy (City Wide)
- Hire and train two Streets Division employees
- Trailer and Equipment Maintenance

City Works (Sept - Nov)

- **Work Orders – 504**
- **Service Requests - 215**

Sidewalk Repairs

Lakeshore Trail Repairs

Stormwater Division

Recent Stormwater Projects

- Construction site inspection (104 currently active sites).
- 100% current on High Priority City Facility Site Inspections.
- Storm drain system inspections and work orders city-wide.
- 2024 Annual report submitted.

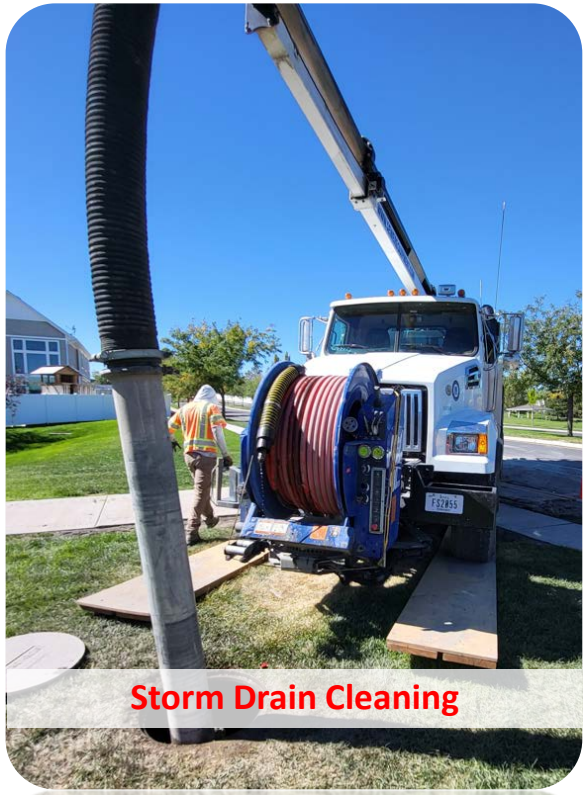
Stormwater Goals in the next few months

- Hire a Stormwater Coordinator.
- Coordinating with Legal Dept on ordinance modification and Notice of Violation process, HB 507.
- Finish up city owned facility inspections (coordination with other depts.)
- Re-commence full time Stormwater audit program upon hire of coordinator.
- Continue to monitor construction sites throughout the City; mud management for winter construction activities.

City Works (Sept - Nov)

- **Work Orders – 439**
- **Service Requests – 3**

Flooding – Debris Cleanup



Storm Drain Cleaning

Public Improvements Division

Active Projects

- City Hall Building
- Drinking Water Booster 8
- PI Booster 31 Upgrades
- Sewer Lift Station 10 (Wildflower)
- Lazaret/Saratoga Road Traffic Signal (North Shore)
- Chianti/Wild Blossom Blvd. Traffic Signal (Wildflower)
- TSSD Sewer Upgrades- 145
- South Marina Harbor Parking Lot & Beach
- South Fire Station

Upcoming Projects

- North Marina Phase 2
- City Cemetery
- Pony Express/Saratoga Road Widening w/ Signal
- City Hall - Ongoing
- MVC Widening – Pony to SR-73

City Works (Sept – Nov)

- **Encroachment permits – 57**
- **Driveway Approach permits - 7**

South Marina Parking Lot Expansion

Fleet Division

Recently Completed Fleet Projects

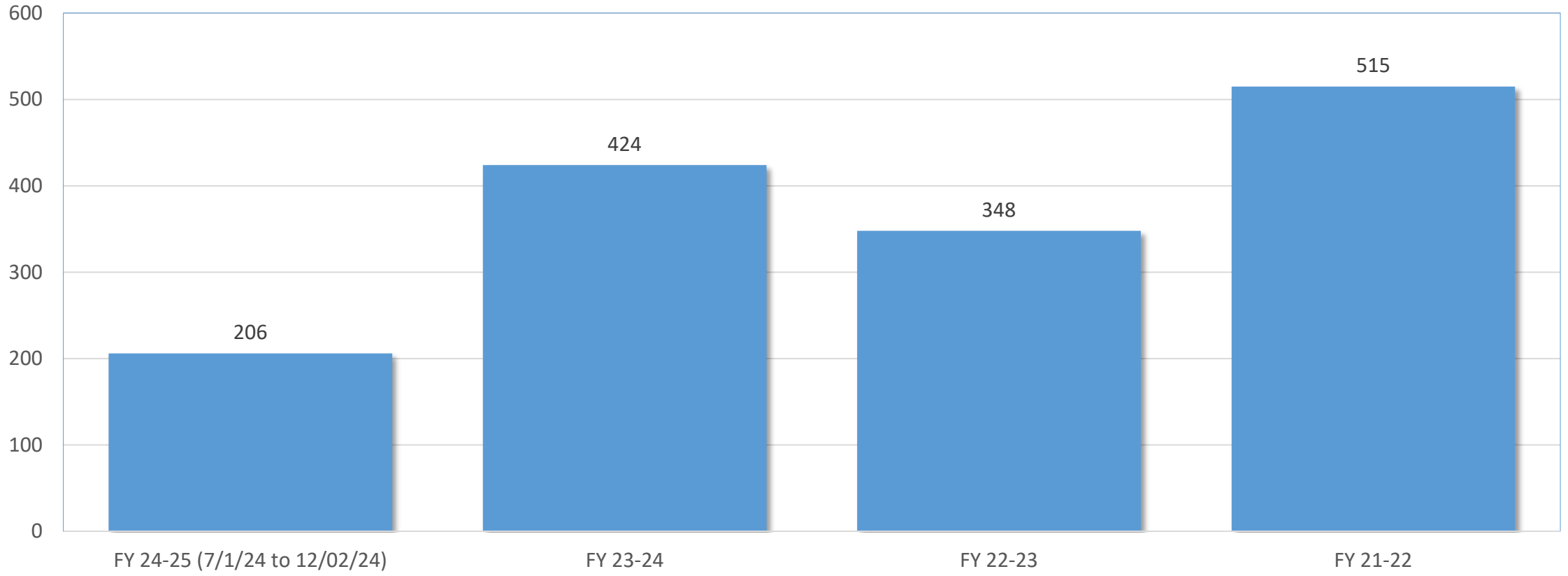
- **Weekly Inspections**
  Each Public Works employee should be completing a weekly MP Web inspection on a vehicle. Periodic reports will be sent to supervisors so deficiencies can be addressed. Vehicles and equipment that fail an inspection for safety related items should marked as such and followed up with a detailed email to Fleet. Other failures will be added to our repairs needed list and will be scheduled based on priority.
- **Quarterly Goals**
  - Complete all vehicle repairs within 2 weeks of discovery.
  - Distribute new insurance cards by the end of August.
  - Paper insurance documents will be distributed to supervisors based on vehicle assignments.
- **Hail Damage to City Vehicles**
  Repairs are underway for hail damage. Supervisors will be contacted as vehicles under their purview get scheduled. We expect vehicles to be out of service for approximately 1 week for each repair. Please keep an eye out for emails on this to insure a smooth process.
- **City Vehicle Lubrication / Oil and Filter Changes**
  Les Schwab has been doing our oil changes for a couple of months now. There have been some concerns that this service takes longer than other providers. While this is true, keep in mind they are rotating tires and checking brakes on each vehicle at the same time so there should be some time consideration given to accommodate that extra work. This has already lead to some proactive repairs that may have otherwise gone unnoticed.

Fleet Vehicle & Equipment Acquisitions

- Public Works –
  - New Chevy Equinox
- Parks
  - New Landscape body mow truck to replace the old one.
  - New Crew Cab Box Truck to replace the old one.

Engineering Department

Workload (Reviews of Concept, Prelim, Final, Prelim/Final, Site, & Permits)



Engineering Department

FY 24-25 Performance Measures

Measure	7/1/24 to 12/02/24 FY 24-25 Actual/Target	FY 23-24 Actual/Target	FY 22-23 Actual/Target	FY 21-22 Actual/Target	FY 20-21 Actual/Target
Reviews completed on time	60%/90%	72%/90%	54%/90% (exceeds target by avg 1.5 calendar days)	50%/90% (exceeds target by avg. 2.9 calendar days)	79%/90%
Average Review Time (calendar days)	14.7/14	13.3/14	15.5/14	16.9/14	14.0/14
# of Applications	139	221	215	244	171
# of Reviews	206	424	348	515	242
New Comments after First Review	Old Performance Measure	Old Performance Measure	Old Performance Measure	Old Performance Measure	18
Employees with PE License	100%/75%	80%/75%	80%/75%	80%/75%	100%/75%
# Traffic Studies Completed	7/10	21/10	14/10	20/10	4/5

New System Implemented with increased accuracy of tracking Review Completion Dates

SARATOGA SPRINGS UPDATE 2024

Point of the Mountain
CHAMBER
CROSSROADS OF UTAH BUSINESS

&

CITY OF
SARATOGA SPRINGS
UTAH

CONNECTING COMMUNITY. GROWING BUSINESS.
ADVOCATING FOR SARATOGA SPRINGS.

HIGHLIGHT SARATOGA SPRINGS UPDATE 2024

Thank You for being part of our community! Point of the Mountain Chamber — Crossroads of Utah Business

2024 Awards Gala and swearing in of Board

- WHEN: Thursday March 14, 2024
- TIME: 6:30pm - 8:30pm
- WHERE: Hilton Garden Inn Lehi
  3150 N Hotel Loop Lehi, UT

Dinner, Awards, Entertainment & Swearing in of our Board of Directors

Come dressed to impress *as we celebrate the outstanding businesses in our region.*

Lewis Homes | Scott Andrews Entertainment

LUNCH BREAK NETWORKING

TAKE A BREAK FROM WORK & COME CONNECT

PICK + PAY FOR YOUR LUNCH FROM THE MENU

BLOSSOM — CHINESE & AMERICAN CUISINE

Wednesday, September 18 at 11:30am
2082 N Redwood RD
Saratoga Springs, UT 84045

STATE OF THE COMMUNITY

LEHI, SARATOGA SPRINGS & EAGLE MOUNTAIN

MAYOR MARK JOHNSON

MAYOR JIM MILLER

MAYOR TOM WESTMORELAND

THURSDAY, JANUARY 11TH

11:30 AM – 1:00 PM

Hilton Garden Inn

3150 N Hotel Loop
Lehi, UT 84043

Point of the Mountain Chamber — Crossroads of Utah Business

Eagle Mountain Chamber of Commerce

LUNCH BREAK Networking

WEDNESDAY, NOVEMBER 20TH

11:30 AM - 1:00 PM

COSTA VIDA
Saratoga Springs
731 N Redwood Rd Suite 110,
Saratoga Springs, UT 84045

Costa Vida Fresh Mexican Grill | Point of the Mountain Chamber — Crossroads of Utah Business

iMpact UTAH.ORG

LUNCH + LEARN

JOIN US AS WE LEARN FROM

ERIC BURTON

Effective Management Practices Drives Employee Satisfaction and Employee Retainment

WHEN - THURSDAY, MAY 30 AT 11:45AM - 1:00PM

WHERE - 1284 N REDWOOD RD, SARATOGA SPRINGS

Chubby's Neighborhood Cafe

SBA Saratoga Springs Business Alliance | Point of the Mountain Chamber — Crossroads of Utah Business

REGISTRATION IS LIMITED TO 25, SO REGISTER QUICKLY. ORDER FROM THE MENU, PAY FOR YOUR OWN LUNCH.

LUNCH + LEARN

JOIN US AS WE LEARN FROM

TRICIA DRAKE

Professional EOS Implementer

THURSDAY- APRIL 25 AT 11:45-1:00PM

fatCats - SARATOGA SPRINGS

REGISTRATION IS LIMITED TO 25, SO REGISTER QUICKLY. ORDER FROM THE MENU, PAY FOR YOUR OWN LUNCH.

Point of the Mountain Chamber — Crossroads of Utah Business

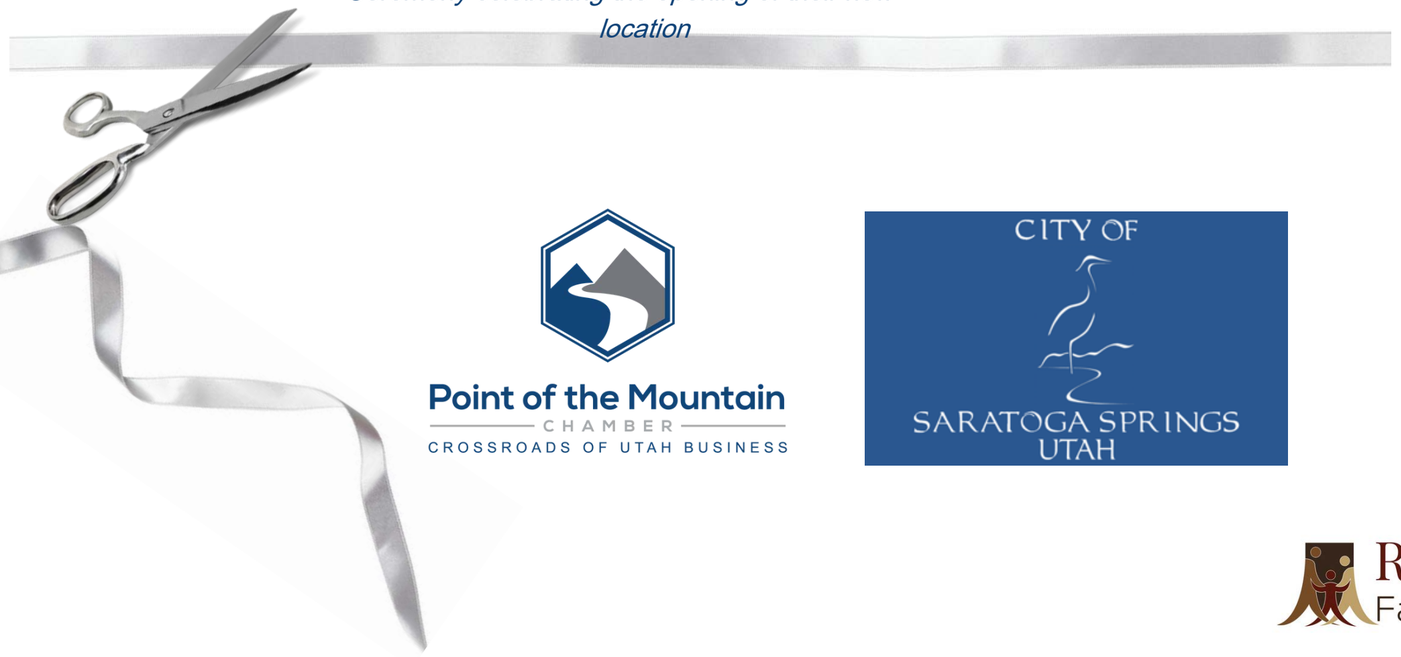
HIGHLIGHTS

SARATOGA SPRINGS UPDATE 2024

The Point of the Mountain Chamber & Saratoga Springs City invites you to the

RIBBON CUTTING

Ceremony celebrating the opening of their new location



Point of the Mountain CHAMBER
CROSSROADS OF UTAH BUSINESS

CITY OF SARATOGA SPRINGS UTAH

Aldara APARTMENT HOMES

TERIYAKI MADNESS

SKY ZONE

THE FELLAS BARBER SHOP

EINSTEIN BROS BAGELS

BigBlue SWIM SCHOOL

KLUCK'S KRISPY CHICKEN

the Place PIZZA

EMPRESA FLOORS

TAGG-N-GO CAR WASH

BLOSSOM CHINESE & AMERICAN CUISINE

REDWOOD Family Therapy

TABITHA'S WAY LOCAL FOOD PANTRY

Village Baker PIZZA • SANDWICHES • SALADS

SARATOGA VIEW SENIOR LIVING BY ROCKY MOUNTAIN CARE

Over 400 members 35% Saratoga Springs businesses

CHAMBER FOR ALL BUSINESSES

- Business - First Approach: Supporting businesses of all sizes and industries in everything we do.
- Tailored Resources: Delivering targeted support based on on each business's needs and growth stage.
- Expanded Education: Providing training and networking opportunities to help businesses grow and thrive.

COMMUNITY ENGAGEMENT

- BUSINESS & COMMUNITY CONNECTIONS: STRENGTHENING RELATIONSHIPS BETWEEN BUSINESSES AND THE COMMUNITY THROUGH VOLUNTEER INITIATIVES AND LOCAL SUPPORT PROGRAMS.

- PROMOTE LOCAL COMMERCE: DRIVING LOCAL BUSINESS ENGAGEMENT AND AWARENESS THROUGH IMPACTFUL CHAMBER - LED CAMPAIGNS, SUCH AS SMALL BUSINESS SATURDAY.

Point of the Mountain
CHAMBER
CROSSROADS OF UTAH BUSINESS

Thank You!

SARATOGA SPRINGS LEGAL

City Council
Staff Report

Recreation Department Background Check Policy

Report Date:	**December 10, 2024**
Applicant:	**City Initiated**
Authors:	**Conrad Hafen, Assistant City Attorney**
Subject:	**Recreation Department Criminal Background Check Policy**
Type of Item:	**Personnel**

Introduction:
This item is to approve the Recreation Department Criminal Background Check Policy. See Exhibit A.

Background:
The City of Saratoga Springs Recreation Department is responsible for the safety of program participants. This proposed background check policy promotes that goal and creates a procedure whereby recreation employees and volunteers will be monitored in order to protect program participants.

Department Review:
Legal, Recreation

Alternatives:
Deny, continue, or approve with modification.

Recommendation:
Approval of Recreation Department Criminal Background Check Policy.

Attachments:
Proposed Recreation Department Criminal Background Check Policy

EXHIBIT A

City of Saratoga Springs
Parks and Recreation

CRIMINAL BACKGROUND CHECK POLICY

1. INTRODUCTION:

The purpose of this policy is to preserve the safety and well-being of youth participating in youth Sports Programs and other programs involving youth participation that are offered to the residents of the City of Saratoga Springs ("City") and others who utilize City owned, operated, and maintained facilities. The Policy requires criminal background checks for Recreation Department employees and volunteers over the age of eighteen (18). The list of disqualifying charges (whether pending or otherwise) or convictions is listed below in Section 4 (hereinafter referred to as "disqualifying offenses"). Use of the term "dismissed with prejudice" herein shall also include charges that were dismissed without prejudice if and only if the applicable prosecution agency clearly indicates in writing that the charges will not be brought again in the future.

2. CRIMINAL BACKGROUND CHECK IMPLEMENTATION

Prior to employment or voluntary service, criminal background checks are mandatory for all Recreation Department employees and volunteers. All Recreation Department employees and volunteers are covered by this Policy regardless of whether they are employees or volunteers.

Prior to beginning their employment or volunteer service with the Recreation Department, all prospective employees and volunteers are required to undergo a criminal background check. All employees and volunteers will be required to sign a written consent form allowing the City to order an individual criminal background check.

All signed consent forms for prospective employees must be turned into the Human Resource ("HR") Department. All signed consent forms for volunteers must be turned into the Recreation Director or designee no later than the designated due date.

Failure to provide a completed consent form by the deadline will automatically disqualify the employee or volunteer from employment or service.

Employees and volunteers who discontinue their employment or volunteer service for longer than 6 weeks will be required to sign a new consent form for another background check to be completed.

New criminal background checks will be conducted for continuing employees and non-coaching volunteers every 5 years. However, criminal background checks will be conducted every two years for all volunteer head coaches and all volunteer assistant coaches assigned to any Recreation youth team and/or program.

When a new background check is required, the employee or volunteer shall be required to sign an additional background check consent form within 5 business days of the date it is requested and prior to the Recreation Department running the background check. If a volunteer fails to meet this

deadline, the volunteer's service shall terminate automatically. If an employee fails to meet this deadline, the City shall consider termination proceedings pursuant to the City's Personnel Manual and Utah Code 10-3-1105 – 1106.

The Recreation Department reserves the right to conduct a background check of any recreation volunteer or employee at any time upon reasonable belief the employee or volunteer has committed or been charged with a new disqualifying offense.

During the term of service an employee or volunteer, if any criminal charge is brought through citation, Information, Indictment or other charging document, against such employee or volunteer that are a disqualifying offense, the employee or volunteer is required to immediately disclose the nature of the charges to the Director. Failure to notify the Director within 24 hours of such a criminal charge being brought against the volunteer will result in the volunteer's service terminating immediately. For an employee, failure to notify the Director within 24 hours of such a criminal charge being brought against the employee will result in the City considering termination proceedings pursuant to the City's Personnel Manual and Utah Code 10-3-1105-1106.

3. BACKGROUND SCREENING PROCESS AND HANDLING OF INFORMATION

City administration will be responsible for selecting a reporting agency or method to conduct criminal background checks for volunteers. The Recreation Director will administer the process of criminal background checks for volunteers. The HR Department will administer the process of criminal background checks for employees.

The HR Department is responsible for keeping the results of criminal background checks in a safe and secure location and keeping them for a time period specified in the City's retention policy or applicable law, whichever is longer. The HR Department is also responsible for ensuring that the records are kept private and are not disseminated except for the purposes of assisting the City in making a decision as to whether Recreation employees are eligible for prospective or continuing employment.

a. Prospective employees

The HR Department will administer the process of criminal background checks for prospective employees. If a criminal background check for a prospective employee includes any disqualifying offense, the HR Department will receive the background check from the reporting agency and will determine if there is a disqualifying offense.

Upon receiving notification of a disqualifying offense, the HR Department will disqualify the individual in accordance with these Policies, and, therefore, the individual will not be allowed to be employed. The individual who has been disqualified will receive written notification informing the individual of disqualification and of the method for disputing the results of the criminal background check and the right to appeal.

If a background check indicates that a prospective employee has pending criminal charges for a disqualifying offense, the prospective employee may not be hired until there is a resolution of the

charges resulting in dismissal with prejudice or acquittal. Under no circumstances will a prospective employee be hired if the prospective employee has been found guilty, entered a plea of guilty or no contest, been found guilty in absentia or has pending charges of a disqualifying offense.

If an employee subsequently has any criminal charges brought against them that are disqualifying offenses, the employee is required to immediately disclose the charges to the Recreation Director. The Recreation Director and City Attorney's office will work together to determine if the employee will be reassigned, terminated, suspended with pay, or suspended without pay until there is a resolution of the charges in favor of dismissal with prejudice or acquittal. If the proceeding results in dismissal with prejudice or acquittal the employee may resume employment. If the charges are confirmed, the City will consider termination pursuant to the City's Personnel Manual and Utah Code 10-3-1105-1106. If lawfully permissible pursuant to the City's Personnel Manual and Utah Code 10-3-1105-1106, and after following all applicable due process requirement, an employee shall not be allowed to continue employment if an employee has been found guilty, entered a plea of guilty or no contest, or been found guilty in absentia of a disqualifying offense.

b. Prospective volunteers

The Recreation Director will administer the process of criminal background checks for prospective volunteers. If a background check for a prospective volunteer includes any of the listed disqualifying offenses, the Recreation Director will receive notification that the background check revealed a disqualifying offense. Upon receiving notification, the Director will disqualify the individual from volunteer service. The individual who has been disqualified will receive written notification informing the individual of their disqualification and of the method for disputing the results of the background check and their right to respond in writing. Under no circumstances will an individual be allowed to serve as volunteer if the individual has been found guilty, has entered a plea of guilty or no contest, has been found guilty in absentia, or has pending charges of disqualifying offense.

If a background check indicates that a prospective volunteer has criminal charges pending, the prospective volunteer will be disqualified from service until there is a resolution of the charges in the form of a dismissal with prejudice or acquittal.

Should a volunteer subsequently have any criminal charges brought against them for a disqualifying offense during their term of service as a volunteer, they are required to immediately disclose the nature of the charges to the Recreation Director and they will be disqualified from serving until there is a resolution of the charges in favor dismissal with prejudice or acquittal. If the proceeding results in dismissal with prejudice or acquittal, the volunteer may resume service. If the charges are confirmed, the volunteer will be dismissed and not allowed to continue service. Under no circumstances will a volunteer be allowed to continue service if a volunteer has been found guilty, or entered a plea of guilty or no contest.

4. DISQUALIFICATION OFFENSES

An employee or volunteer will be disqualified and prohibited from serving if the person has been

found guilty of the crimes listed below. Guilty means the person has been found guilty following a trial, entered a guilty plea, entered a no contest plea or was found guilty in absentia, regardless of the adjudication. Pending means the person has been charged, whether by citation, indictment, information, or other charging document but a resolution of those charges has not been reached. This policy does not apply if criminal charges resulted in an acquittal or dismissal with prejudice. This policy shall apply if the charges resulted in being dismissed due to a mistrial unless the prosecuting attorney indicates in writing that new charges will not be brought.

a. All sexual offenses, regardless of the amount of time since the offense. Examples include, but are not limited to, child molestation, rape, sexual assault, sexual battery, statutory rape, prostitution, solicitation, and indecent exposure

b. All felonies that constitute offenses against the person regardless of the amount of time since the offense. Examples included, but are not limited to: criminal homicide, murder, automobile homicide, child abuse homicide, manslaughter, homicide by assault, aggravated assault, mayhem, kidnapping, human trafficking and robbery.

c. Any crimes involving children, regardless of the amount of time since the offense.

d. All felony offenses other than those against the person or sexual offenses within the past 10 years. Examples include, but are not limited to: drug offenses, theft, embezzlement, fraud, arson and burglary.

e. All misdemeanors that constitute offenses against the person within the past 7 years. Examples include but are not limited to simple assault, domestic violence, and hit and run.

f. All misdemeanor drug and alcohol offenses within the past 5 years or multiple instances of such offenses in the past 10 years. Examples include but are not limited to driving under the influence, simple drug possession, disorderly conduct, public intoxication, and possession of drug paraphernalia.

g. Any other offense with the past 5 years that could be considered a potential danger to children or demonstrates a propensity for violence.

Nothing in this Policy shall be construed as a waiver or limitation of the reasonable discretion of the Recreation Department to disqualify an employee or volunteer when, in the sole opinion of the Recreation Department after consultation with City Administration, City Attorney, and HR Department, a charge or conviction is of such a nature that the employee or volunteer has a propensity to endanger the City, Recreation Department, public or program participants.

5. CORRECTING ERRORS

The employee or volunteer is responsible for contacting the reporting agency and taking

appropriate action to have the results of a criminal background check report corrected if he or she believes information was reported in error. The City and the Recreation Department are not responsible for errors or omissions that may be reported on criminal background checks.

6. RESPONDING TO AND NOTIFICATION OF DISQUALIFICATION DECISIONS

The City shall follow the following procedures for notification of disqualification decisions and opportunities to respond in writing or appeal decisions. This subsection 6 is intended to comply with Utah Code 10-3-1105-1106, and the City's Personnel Manual ("Personnel Manual"). In the event of a conflict, the Utah Code provisions or Personnel Manual shall take precedence.

a. Prospective employees. Any prospective employee or applicant who is disqualified based on their back ground check will be notified that their offer letter has been rescinded and why. The prospective employee or applicant may respond in writing to the decision. The City may, but is not required to, reconsider the decision to disqualify the prospective employee or applicant.

b. An existing employee with appeal rights pursuant to the City's Personnel Manual and Utah Code 10-3-1105-1106 who is disqualified pursuant to this policy shall be entitled to a pre-determination hearing, pursuant to the City's Personnel Manual, whether to terminate the existing employee. The City shall send the existing employee notice of the pre-determination hearing and give the employee an opportunity to respond in writing and at the hearing to the decision. The City may, but is not required to, reconsider the decision to terminate the existing employee and shall at all times follow Utah law and the City's Personnel Manual in making a decision to terminate.

c. Existing employee with no appeal rights. For an existing employee with no appeal rights pursuant to the City's Personnel Manual and Utah Code 10-3-1105-1106, the City shall notify the employee of the decision and provide the employee with an opportunity to respond in writing to the decision of disqualification and termination. The City may, but is not required to, reconsider the decision to disqualify the existing employee.

d. Any volunteer applicant who is disqualified shall be notified of the disqualification decision and provided an opportunity to respond in writing.

Adopted: 01/07/2025

RESOLUTION NO. R25-01 (01-07-25)

A RESOLUTION ADOPTING A RECREATION DEPARTMENT CRIMINAL BACKGROUND CHECK POLICY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Saratoga Springs, Utah (City) operates a recreation department that provides for recreational opportunities for City residents and;

WHEREAS, the recreation department is operated by a team of employees and volunteers, who often work with members of the public including but not limited to children participants, and;

WHEREAS, background checks can be an effective tool to screen prospective volunteers and employees or current volunteers or employees that individuals with criminal backgrounds do not work with or around children and other recreation program participants; and

WHEREAS, because background checks can affect the eligibility of volunteers and employees for future service or employment, or continued service or employment, it is necessary for the City Council to adopt the background check policy; and

WHEREAS, on January 7, 2025, the City Council met in regular session to discuss, among other things, the proposed background check policy, attached hereto as Exhibit A.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah, that the Recreation Department Criminal Background Check Policy, attached hereto as Exhibit A and incorporated herein by this reference, is hereby adopted to govern the conducting of background checks of prospective and current recreation department volunteers and employees.

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

Passed on the 7th day of January, 2025.

_____
Jim Miller, Mayor

Attest: _____
City Recorder

EXHIBIT A

Recreation Criminal Background Check Policy

City Council
Staff Report

Author: Andrew Burton
Subject: Amendment to the Interlocal Agreement
With Utah County Major Crimes Task Force
Date: December 3, 2024

Summary Recommendation: Request Approval of an Amendment to the Interlocal Agreement with the Utah County Major Crimes Task Force

Description:

A. Topic: Approval for Mayor to sign an amendment to the Interlocal Agreement with the Utah County Major Crimes.

Background/Analysis: The legal counsel for the Utah County Major Crimes Task Force has determined that an update or amendment to the Interlocal Agreement is needed. The purposes of the proposed amendments are to: (1) extend the term of the Interlocal Agreement through 2029, and (2) improve the notification requirements and collaboration efforts between agencies in the event a claim, notice of claim, or lawsuit gets brought against any MCTF participating entity. All law enforcement agencies within Utah County are part of this agreement.

B. Concurrence: The City Attorney has reviewed the proposed amendment.

Alternatives:
A. Approve the request.
B. Deny the request.
C. Continue the item.

AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT

by and between

UTAH COUNTY, UTAH

PROVO CITY

CITY OF OREM

PLEASANT GROVE CITY

AMERICAN FORK CITY

ALPINE CITY

SPANISH FORK CITY

SANTAQUIN CITY

LEHI CITY

SPRINGVILLE CITY

PAYSON CITY

MAPLETON CITY

SALEM CITY

SARATOGA SPRINGS CITY

LINDON CITY

LONE PEAK PUBLIC SAFETY DISTRICT

CITY OF CEDAR HILLS

and

HIGHLAND CITY

Relating to the intergovernmental program
known as the

Utah County Major Crimes Task Force

AGREEMENT NO. 2024- _____

AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT

AMENDMENT TO UTAH COUNTY AGREEMENT NO. 2020-651, AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, UTAH, a body corporate and politic of the State of Utah, PROVO CITY, CITY OF OREM, PLEASANT GROVE CITY, AMERICAN FORK CITY, ALPINE CITY, SPANISH FORK CITY, SANTAQUIN CITY, LEHI CITY, SPRINGVILLE CITY, PAYSON CITY, MAPLETON CITY, SALEM CITY, SARATOGA SPRINGS CITY, LINDON CITY, CITY OF CEDAR HILLS, and HIGHLAND CITY, all municipal corporations, and LONE PEAK PUBLIC SAFETY DISTRICT.

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, the above public agencies, including political subdivisions of the State of Utah as therein defined, have entered into an interlocal cooperation agreement to provide joint or cooperative law enforcement services between or among public agencies that are each authorized by law to provide those services as the Utah County Major Crimes Task Force, as most recently provided in Utah County Agreement No. 2020-651, (the Agreement; attached hereto and hereby incorporated by this reference); and

WHEREAS, the parties to the Agreement desire to amend the Agreement;

NOW, THEREFORE, THE AGREEMENT IS HEREBY AMENDED AS FOLLOWS:

1. This amendment to the Agreement shall become effective and shall enter into force, within the meaning of the Interlocal Cooperation Act upon the submission of this amendment to, and the approval and execution hereof by the executive power or legislative body of all of the signatories to the Agreement. This amendment shall not become effective until it has been

reviewed as to proper form and compliance with applicable law by an attorney for each of the signatories to the Agreement. Prior to becoming effective, this amendment shall be filed with the person who keeps the records of each of the parties hereto. All parties hereto agree that the provisions of the Agreement unaffected by this amendment hereby shall remain in full force and effect.

2. Section 1 of the Agreement shall be amended to change the termination date to December 31, 2029.

Section 2 of this Agreement shall be amended as follows:

"Section 2. Administration of Agreement.

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Interlocal Cooperation Agreement. The parties to this Agreement do agree, pursuant to Section 11-13-207, Utah Code Annotated, 1953, as amended, to establish a joint administrative board responsible for administering the joint undertaking to be known as the Utah County Major Crimes Task Force, hereinafter referred to as the Task Force. The Administrative Board shall consist of one representative from each party to this Agreement and the Utah County Attorney. The appointed representatives shall serve at the pleasure of the governing body of the respective parties to this Agreement. Each member of the Administrative Board shall be allowed one vote and all matters shall be determined, after appropriate discussion, by majority vote. The Administrative Board shall adopt such rules and procedures regarding the orderly conduct of its meetings and discussions, including the frequency and location of meetings, as it shall deem necessary and appropriate.

The Administrative Board shall appoint one peace officer to act as the Task Force Director and one peace officer to act as Field Supervisor for Task Force operations. The

Administrative Board shall also appoint six members to act as the Executive Board in addition to the Utah County Attorney who shall be a permanent member of the Executive Board. The duties of the Executive Board shall be to execute and carry out policies established by the Administrative Board and to establish policies and procedures for the day to day operations of the Task Force. The Executive Board shall report to the Administrative Board at least monthly. Appointed members of the Executive Board may be removed at any time by a majority vote of the Administrative Board.

The CITY OF OREM is appointed by the parties to this Agreement as the financial department for the Task Force. The CITY OF OREM shall oversee the accountability of the Task Force, including the budget. Monies paid to the Task Force shall be deposited with and accounted for by the CITY OF OREM. Funds shall be audited in accordance with standard financial procedures and regularly established laws relating to audit and management of public funds. The CITY OF OREM shall facilitate and make available checking accounts and procurement procedures.

In addition to the above administration, the Utah County Attorney's Office is designated as the entity which will provide legal advice on civil matters related to Task Force operations. Since a separate entity is not created pursuant to this Agreement, in the event a member law enforcement officer or their employing agency becomes the subject of a claim or lawsuit arising out of Task Force investigations and or operations, the individual law enforcement officer or his employing agency will be required to defend itself. If any law enforcement officer(s) from any member agency becomes the subject of a claim or lawsuit arising out of Task Force operations and/or investigations (hereinafter Defendant(s)), each Defendant or their subject agency shall immediately notify the Executive Board upon receipt of a Notice of Claim,

Summons and Complaint, or other request for compensation (whichever is received first). No Defendant will enter into a settlement of, or attend mediation for, all or a portion of the claim (official claim or otherwise) or lawsuit without first promptly, and at least two weeks prior to entering into the settlement of all or a portion of the claim or lawsuit, notify all other Defendant(s) of the same claim (including their employing government agencies if the agency is not a named party) and the Executive Board of the terms and conditions of the proposed settlement. All notified Defendant(s) and all parties to this agreement (including their employing government agencies if the agency is not a named party) shall keep the proposed settlement confidential and will not disclose the terms and conditions thereof except to their respective attorneys, insurers, and officials, as necessary, to evaluate the proposed settlement. No party shall have authority over any settlement or have any authority to otherwise direct any negotiations, litigation or any claim or lawsuit of any other party. However, Defendants shall attempt to coordinate and agree on a total sum of any claim or settlement and a cost allocation between each Defendant. Upon notification as described in this section, the Executive Board shall, as soon as practicable, meet together to discuss any and all notices of claim, pending litigation, and/or proposed settlements.

The parties hereto agree that the secretary assigned to do work for the Task Force will be a full-time employee of the CITY OF OREM. Orem employee(s) assigned to the Task Force shall exercise control and supervision over the secretary and shall be responsible for conducting his or her employee evaluations. The Task Force secretary shall be subject to the personnel policies and procedures of the CITY OF OREM. The Task Force secretary shall be classified as a "Secretary" under Orem's personnel classification system and shall receive all compensation and benefits normally associated with that classification.

The parties hereto agree to reimburse the CITY OF OREM for all costs associated with the employment of the Task Force secretary, including salary, benefits, workers' compensation and unemployment compensation. The CITY OF OREM shall participate in its pro rata share of the costs. The parties hereto also agree to indemnify and hold the CITY OF OREM harmless from and against any claim, action or damages arising out of the employment of the Task Force secretary. The intent of this paragraph is to make the CITY OF OREM completely whole so that it is not required to pay more than its normal pro rata share of all costs associated with the employment of the Task Force secretary, whether those costs be the routine costs of employment, or costs incurred due to claims or actions brought by, against, because of, or related to the Task Force secretary. The CITY OF OREM shall not have any obligation to retain the secretary or provide other employment for the secretary in the event that the Task Force dissolves, the position is eliminated, or the person is terminated from that position.

The parties hereto agree that when officers are acting under the direction of the Administrative Board, Executive Board, Task Force Director, or Field Supervisor, they are functioning in a "Task Force operation."

If a member jurisdiction wishes to request that the Task Force take over an investigation, the member's chief of police shall submit a request in writing to the Task Force Director of the Task Force. The request shall include: [1] the date of the request; [2] an explanation concerning how the proposed investigation fits within the purposes of the Task Force; and [3] the person(s) and/or crime(s) to be investigated. If the Task Force Director determines that the Task Force should take over the proffered investigation, he shall sign the acceptance portion of the request and affix the date and time of his signature. The investigation shall become a "Task Force operation" upon the Task Force Director's execution of the acceptance.

Any assistance provided by Task Force officers to a member jurisdiction outside the scope of a written request shall not be governed by this Agreement.

The parties hereto agree that when officers are functioning in a Task Force operation not within the officers' home jurisdiction, but within the jurisdiction of a member city, the officers are not required to notify the member city of their presence. Prior to entering a non-member city, officers shall notify the non-member city of their intentions to enter that non-member city."

3. This amendment may be executed in one or more counterparts, all of which together shall be considered one and the same amendment. All other provisions of the Agreement not expressly changed in this Amendment shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the parties have signed and executed this amendment, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS

UTAH COUNTY, UTAH

_____

Brandon B. Gordon, Chairman

ATTEST: Aaron R. Davidson
Utah County Clerk

Reviewed as to proper form and compliance with applicable law.

By: _____
Deputy Clerk

By: _____
Deputy Utah County Attorney

PROVO CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Reviewed as to proper form and compliance with applicable law.

_____

CITY ATTORNEY

CITY OF OREM

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Reviewed as to proper form and compliance with applicable law.

_____

CITY ATTORNEY

PLEASANT GROVE CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

Reviewed as to proper form and compliance with applicable law.

_____ _____

CITY RECORDER

CITY ATTORNEY

AMERICAN FORK CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

Reviewed as to proper form and compliance with applicable law.

_____ _____

CITY RECORDER

CITY ATTORNEY

ALPINE CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Reviewed as to proper form and compliance with applicable law.

_____

CITY ATTORNEY

SPANISH FORK CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

Reviewed as to proper form and compliance with applicable law.

_____ _____

CITY RECORDER

CITY ATTORNEY

SANTAQUIN CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

Reviewed as to proper form and compliance with applicable law.

_____ _____

CITY RECORDER

CITY ATTORNEY

LEHI CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

Reviewed as to proper form and compliance with applicable law.

_____ _____

CITY RECORDER

CITY ATTORNEY

SPRINGVILLE CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Reviewed as to proper form and compliance with applicable law.

_____

CITY ATTORNEY

PAYSON CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Reviewed as to proper form and compliance with applicable law.

_____

CITY ATTORNEY

MAPLETON CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Reviewed as to proper form and compliance with applicable law.

_____

CITY ATTORNEY

SALEM CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

Reviewed as to proper form and compliance with applicable law.

_____ _____

CITY RECORDER

CITY ATTORNEY

HIGHLAND CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

Reviewed as to proper form and compliance with applicable law.

_____ _____

CITY RECORDER

CITY ATTORNEY

SARATOGA SPRINGS CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Reviewed as to proper form and compliance with applicable law.

_____

CITY ATTORNEY

LINDON CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Reviewed as to proper form and compliance with applicable law.

_____

CITY ATTORNEY

LONE PEAK PUBLIC SAFETY DISTRICT

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

ITS:

ATTEST:

_____
DISTRICT SECRETARY

Reviewed as to proper form and compliance with applicable law.

_____
ATTORNEY for District

CITY OF CEDAR HILLS

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____, 2024.

_____

MAYOR

ATTEST:

_____

CITY RECORDER

Reviewed as to proper form and compliance with applicable law.

_____

CITY ATTORNEY

RESOLUTION NO. R25-02 (01-07-25)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT TO THE INTERLOCAL AGREEMENT WITH THE UTAH COUNTY MAJOR CRIMES TASK FORCE IN SUPPORT OF MAJOR INVESTIGATIONS, INTELLIGENCE AND INFORMATION, AND POLICE SERVICES

WHEREAS, The Saratoga Springs Police Department on occasion works in partnership with the Utah County Major Crimes Task Force, and

WHEREAS, the Saratoga Springs Police Department receives investigative and intelligence support from the Utah County Major Crimes Task Force, and

WHEREAS, the Saratoga Springs Police Department desires to support the Utah County Major Crimes Task Force to further espouse a mutual aid system for law enforcement functions where possible, and

WHEREAS, the Amendment to the Interlocal Agreement has been reviewed by the City Attorney for the City of Saratoga Springs, and

WHEREAS, the Governing Body has reviewed the attached Amendment.

NOW THEREFORE, be it resolved by the Governing Body of the City of Saratoga Springs, Utah, that:

1. The Mayor be authorized to sign the attached Amendment to the Interlocal Agreement with the Utah County Major Crimes Task Force.

2. This resolution shall take effect immediately upon passage.

Passed this 7th day of January, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

Staff Report

Author: Daniel McRae, Assistant City Engineer
Subject: Revisions to the City's Standard Technical Specifications and Drawings
Date: January 07, 2025
Type of Item: Legislative

A. Summary: The Engineering Department and Planning Department would like to include a Standard Plat Template as part of the City's Standard Technical Specifications and Drawings. Prior to recording a plat at the County, the Engineering Department and Planning Department receive plats for review during the preliminary plat and final plat application process. A standard plat template is needed for staff and applicants to provide additional clarity and effectiveness, to remove inconsistencies, to reflect new "best practices" in the engineering and planning fields, and to address changes in the community's needs with the goal of adopting revisions every so often to keep the Standard Technical Specifications and Drawings current. Some key items the Standard Plat Template includes are:

- Formatting of title, notes, signature blocks
- Data table of showing the area values for project area, sensitive lands, open space, buildable land, right-of-way, landscaping, lots, and densities.
- Typical setback and P.U.E detail
- Items required to be shown on the preliminary and final plat
- Standard plat notes
- Signature block text

B. Funding Source: Not applicable.

C. Review: The proposed revisions have been reviewed by staff and have been found to be acceptable and in legal form. The Planning Commission forwarded a positive recommendation.

D. Recommendation and Alternatives: Staff recommends that the City Council adopt the proposed revisions to the City's Standard Technical Specifications and Drawings, with the following proposed motion:

Adoption

"I move to adopt these proposed revisions to the City's Standard Technical Specifications and Drawings."

Adoption with Modifications

"I move to adopt these proposed revisions to the City's Standard Technical Specifications and Drawings with the following modifications:"

1. _____
2. _____
3. _____

Denial

"I move to keep the City's Standard Technical Specifications and Drawings unchanged."

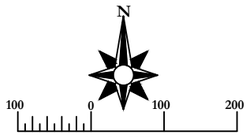
E. Attachments:

1. Proposed revisions to the City's Standard Technical Specifications and Drawings

STANDARD PLAT FORMAT

PLAT NAME AND PHASE

LOCATED IN A PORTION OF THE _____ QUARTER OF SECTION__,
TOWNSHIP __ SOUTH, RANGE __ WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

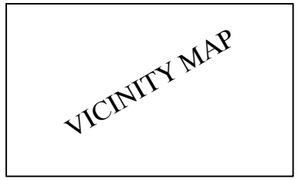


LEGEND

DATE OF PREPARATION

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PARCEL DEDICATION TO SARATOGA SPRINGS
- EXISTING RIGHT-OF-WAY OVER THE WEST 33.00 FEET OF THE PROPERTY IN SECTION 2
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

VICINITY MAP



DATA TABLE

INFORMATION	AC	SQ FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	13.9	607182	100%		
SENSITIVE LANDS	0.2	7503	1%		7% OF OPEN SPACE
OPEN SPACE	2.3	101750	17%		
BUILDABLE LAND	8.1	354478	58%		
ROW AREA	3.5	150954	25%		
LANDSCAPING AREA	4.3	197518	33%		
LOTS				61	
NET DENSITY DWELLINGS BY ACRE				4.4	

EXAMPLE

CENTERLINE CURVE TABLE

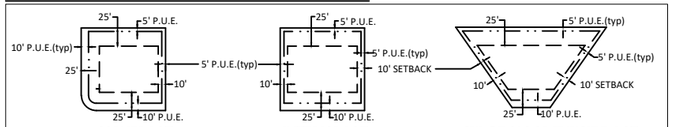
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
CL1	200.00	202.46	57°59'57"	110.86	193.92	N29°16'01"E
CL2	200.00	111.64	31°58'58"	57.32	110.20	S15°43'26"E
CL3	345.00	191.93	31°52'38"	98.52	189.47	S15°47'45"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C6	225.00	59.81	15°13'53"	30.08	59.64	N50°39'03"E
C7	15.00	13.62	52°01'12"	7.32	13.16	S32°15'24"W
C8	50.00	5.12	05°51'42"	2.56	5.11	N09°10'38"E

ENGINEER'S NAME:_____
ENGINEER'S ADDRESS:_____
DEVELOPER'S NAME:_____
DEVELOPER'S ADDRESS:_____

TYPICAL SETBACK & P.U.E. DETAILS



EXAMPLE ONLY: CHECK CITY ZONING ORDINANCES FOR SETBACK AND P.U.E STANDARDS.
THE SETBACK DETAIL IS NOT REQUIRED FOR COMMERCIAL SUBDIVISION PLATS.

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(6)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a-601 et seq. ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____ 20__

ROCKY MOUNTAIN POWER

ENBRIDGE GAS UTAH

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

APPROVED THIS _____ DAY OF _____ 20__

BY _____

TITLE _____

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

ITEMS REQUIRED FOR FINAL PLAT:

-INCLUDE ALL ITEMS REQUIRED ON PRELIMINARY PLAT (EXCEPT CONTOURS)
-STREET MONUMENTS
-BUILDING SETBACKS
-PUBLIC UTILITY EASEMENTS, ACCESS EASEMENTS, MAINTENANCE EASEMENTS, EXISTING EASEMENTS
-PROPOSED STREET NAMES
-INTERSECTION ADDRESSES
-LOT ADDRESSES
-TYPICAL LOT DETAILS SHOWING BOTH CORNER AND INTERIOR LOTS
-VICINITY MAP
-PLAT NOTES
-PHYSICAL MARKERS SHALL BE PLACED AT EACH LOT CORNER
-IF PROPERTY CONTROLLED BY PUBLIC AGENT OR UTILITY COMPANY, APPROVAL FOR LOCATION, IMPROVEMENT, AND MAINTENANCE MUST BE SHOWN
-ELECTRONIC COPY THAT IS COMPATIBLE WITH CITY'S AUTOCAD MAPPING SYSTEM SHALL BE SUBMITTED
-FOR PLATS WITH OPEN SPACE, COLLECTOR ROAD PARKSTRIP, MINOR ARTERIAL ROAD PARKSTRIP, OR ARTERIAL ROAD PARKSTRIP, PROVIDE CALLOUTS ON THE PLAT DETAILING OWNED BY__, INSTALLED BY __, AND MAINTAINED BY __.

"FOR ALL SIDE BY SIDE ATTACHED PRODUCT IDENTIFY THE FRONT FACADE ON THE PLAT"

PLAT REQUIREMENTS

-FINAL PLAT SHALL BE PREPARED ON A SHEET OF APPROVED REPRODUCIBLE D-SIZE MYLAR AND MADE WITH TEXT NOT LESS THAN ONE-TENTH INCH IN SIZE, SHALL BE SO DRAWN THAT THE TOP OF THE SHEET FACES EITHER NORTH OR EAST, WHICHEVER ACCOMMODATES THE DRAWING BEST.
-ACCURATE LINES MUST BE DRAWN FOR ALL LINES, ANGLES AND CURVES USED TO DESCRIBE BOUNDARIES, BLOCKS, LOTS, STREETS, ALLEYS, EASEMENTS, AREAS TO BE RESERVED FOR PUBLIC USE AND OTHER IMPORTANT FEATURES.
-BOUNDARY LINES SHALL BE DRAWN HEAVIER THAN STREET AND LOT LINES.
-MONUMENTS SHALL BE INSTALLED BY THE SUBDIVIDER'S ENGINEER OR LAND SURVEYOR AT SUCH POINTS DESIGNATED ON THE FINAL PLAT AS ARE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
-MONUMENTS MUST BE PLACED PRIOR TO FINAL BOND RELEASE.
-THE UTAH COUNTY RECORDER'S OFFICE MAY HAVE ADDITIONAL REQUIREMENTS FOR THIS PLAT

STANDARD PLAT NOTES

1-PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ___ DAY OF ___, 20__.
2-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3-THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4-PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. __," WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
7-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8-A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY __ [GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
9- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
10- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
11- PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.

NOTES FOR PLATS WITH COMMON AREA

11-ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
12-ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
13-LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
14-COMMON AREAS ARE CONVEYED TO (INSERT NAME OF HOA).
15-COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.

ITEMS REQUIRED FOR PRELIMINARY PLAT:

-SECTION INFORMATION - TWO OR MORE CORNERS IF POSSIBLE
-BASIS OF BEARING CLEARLY LABELED
-BOUNDARY CLEARLY SHOWN AND DIMENSIONED WITH LEGAL DESCRIPTION
-POINT OF BEGINNING CLEARLY LABELED
-BENCHMARK FOR PROJECT HORIZONTAL AND VERTICAL CONTROLS
-BOUNDARY LINES OF ADJACENT TRACTS OF UN-SUBSIDIZED LAND
-THE 100-YR FLOOD LEVEL OF ALL WATERCOURSES INDICATED WITH VERTICAL DATUM
-SURROUNDING PROPERTY OWNERSHIP
-LOCATION OF AND DIMENSIONS TO THE NEAREST BENCH MARK OR MONUMENT ON TWO OPPOSITE SIDES OF THE PLAT
-PROPERTIES LOCATED IN THE SENSITIVE LANDS OVERLAY ZONE
-LOT SIZE CLEARLY LABELED IN SQ. FT. & ACRES WITH LENGTH & WIDTH
-NORTH ARROW
-DRAWING SCALE CLEARLY MARKED AND NOT LESS THAN 1" = 100'
-AREAS WITH SLOPES LESS THAN 30%, 30-40%, 40-50% AND > 50%
-IDENTIFIED NATURAL HAZARDS, INCLUDING AREAS SUBJECT TO AVALANCHE, LIQUEFACTION, DEBRIS FLOWS, AND SURFACE FAULT RUPTURE

There will need to be a notary for each owner's signature if multiple owners sign in front of different notaries. Please add an owner's acknowledgment signature block for each owner who signs the plat.

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land situated in the Quarter of Section , Township South, Range East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point....

Acres:____# of lots _____

Date _____ Surveyor's Name _____
License no. _____

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

XXXXX

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns. The owner hereby conveys the Common Area, as indicated hereon, to the (insert name of HOA), a Utah Nonprofit Corporation, with a registered address of (insert address).

For Plats with an HOA

In witness whereof I have set forth my hand this___day of_____, A.D. 20__.

Signature _____ Print Name _____ Title & Entity _____

Signature _____ Print Name _____ Title & Entity _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Utah

On this____day of_____, 20__, personally appeared before me

Print Name _____ Title _____ Entity _____

who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature _____ Commission Number _____

Print Name As Commissioned _____ My commission expires _____
A Notary Public Commissioned in Utah

APPROVAL BY LEGISLATIVE BODY

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

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

CENTURY LINK

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

CENTURY LINK

PLANNING DIRECTOR

Approved by the Planning Director on this ___ day of _____, A.D. 20____

PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by the Land Use Authority on this ___ day of _____, A.D. 20____

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this ___ day of _____, A.D. 20____

SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION

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

COMCAST CABLE TELEVISION

CITY ENGINEER

Approved by the City Engineer on this ___ day of _____, A.D. 20____

CITY ENGINEER

FIRE CHIEF

Approved by the Fire Chief on this ___ day of _____, A.D. 20____

CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by Post Office Representative on this ___ day of _____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

PLAT NAME AND PHASE

LOCATED IN A PORTION OF THE _____ QUARTER OF SECTION __,
TOWNSHIP __ SOUTH, RANGE __ WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS

CITY OF SARATOGA SPRINGS, UTAH

UPDATED
JANUARY 2025

CITY OF SARATOGA SPRINGS ENGINEERING DEPARTMENT
1307 N. Commerce Drive, Suite 200
Saratoga Springs, Utah 84045
Phone: (801) 766-9793
Fax: (801) 766-9794

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STANDARD PLAT TEMPLATE

SP-1 STANDARD PLAT TEMPLATE

ORDINANCE NO. 25-01 (01-07-25)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, AMENDING THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS MANUAL FOR THE CITY OF SARATOGA SPRINGS AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Saratoga Springs last adopted updates to the Engineering Standard Technical Specifications and Drawings manual ("Engineering Standards") on June 04, 2024; and

WHEREAS, the City needs to have current standard technical specifications and drawings with respect to the development and installation of public improvements; and

WHEREAS, the City Council has determined that it is in the best interest of the public health, safety, and welfare that the attached modifications and amendments to the City's Standard Technical Specifications and Drawings be adopted.

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

SECTION I - ENACTMENT

The amendments to City's Standard Technical Specifications and Drawings attached as Exhibit A.

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:

1. deposit a copy of this ordinance in the office of the City Recorder ; and
2. publish notice as follows:
   a. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code §63F-1-701 and on the City's official website; and
   b. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th day of January, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Christopher Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____	_____	_____

EXHIBIT A

Amendments to Engineering Standard Technical Specifications and Drawings Manual

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Code Amendments – Subdivision Review Process
Amending Sections 19.02 and 19.12
January 7, 2025

Report Date:	December 18, 2024
Applicant:	City Initiated
Previous Meetings:	None
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Ken R. Young

A. Executive Summary:

The proposed code amendments provide additional requirements to the subdivision application requirements for construction drawings and the timeline to review and respond to applications, in compliance with recent State legislation.

Recommendation:

The Planning Commission reviewed these proposed code amendments in a public hearing held on December 12, 2024. They recommended unanimously that the City Council approve the proposal.

B. Background:

In the 2024 State Legislative Session a bill was passed regarding requirements for subdivision applications and the review cycles and timelines for responding to applicants. To comply with State Code sections 10-9a-604.2 and 10-9a-604.2.8, these amendments are brought forward.

C. Specific Request:

This is a request for approval of the proposed code amendments to Section 19.02 and 19.12 of the Land Development Code, as attached.

D. Process:

Section **19.17.03. Planning Commission and City Council Review** outlines the process for an amendment and is evaluated below.

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

Ken R. Young, Community Development Director
kyoungk@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x123 • 801-766-9794 fax

***Complies**. This is a City initiated application, presented for a recommendation to the City Council.*

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

3. The Planning Commission and City Council shall provide the notice and hold a public hearing (Planning Commission) as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.
   ***Complies.** Please see Section E of this report.*

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

E. Community Review:

This item has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall at least 10 calendar days prior to the public hearing.

Public Comment: As of the date of this report, no public input has been received.

F. General Plan:

The proposed amendments, as they relate to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

Chapter 3, Land Use & Neighborhoods - Land Use Goal

"Future development in Saratoga Springs reflects the community's preferred vision."

Staff conclusion: Consistent. *The proposed amendments will better allow the City to meet the goals and vision of the General Plan, by promoting the efficient and timely review and approval of residential subdivision plans, assisting the process for future residential development.*

G. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code. The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment. The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;

   Consistent*. See Section F of this report.*

2. The proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;

   Consistent. *The amendments will not adversely affect the health and welfare of the general public.*

3. The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   19.01.04. Purpose. This section identifies the purpose of Title 19.

   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;

h. encourage the development of an attractive and beautiful community; and
i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Consistent.

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

   Consistent. *The proposed amendments will better allow the City to meet the goals and vision of the General Plan, by promoting the efficient and timely review and approval of residential subdivision plans, assisting the process for future residential development.*

5. Any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

H. Recommendation and Alternatives:

The Planning Commission recommends that the City Council approve the proposed code amendments.

Option 1 – Positive Recommendation

"Based upon the evidence and explanations received today, I move that the City Council approve the proposed amendments to Title 19, with the findings and conditions in the staff report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. Any conditions or changes as articulated by the Planning Commission:
   _____

Option 2 – Continuance

"I move to **continue** the proposed Code Amendments to a future meeting, with direction to Staff on information and/or changes needed to render a decision, as follows:"

1. _____

Option 3 – Negative Recommendation

"Based upon the evidence and explanations received today, I move that the City Council deny the proposed amendments to all or some of the amendments to Title 19, based on the following findings:"

1. The application is not consistent with the General Plan: _____, and/or,
2. The application is not consistent with Section {XX.XX] of the Code: _____, and/or

H. Exhibits:

1. Proposed Code Amendments

EXHIBIT A

Chapter 19.02. Definitions

272. **"Retail, Tobacco Specialty Business"** means a commercial establishment as defined in Utah Code § 10-8-41.6, as amended.

273. **"Review Cycle"** means "review cycle" as defined in Utah Code § 10-9a-604.2 (2024), as amended.

305. **"Subdivision"** means any land that meets the definition of subdivision in Utah Code §10-9a-103.

306. **"Subdivision improvement plans"** means "subdivision improvement plans" as defined in Utah Code § 10-9a-604.2 (2024), as amended.

Chapter 19.12. Subdivisions.

19.12.03 Subdivision Process and Approval Procedure.

1. **Processing of Development Plans.** All subdivisions are subject to the provisions of Chapter 19.13, Development Review Processes. In addition, all residential and non-residential subdivisions shall comply with this Chapter.
2. **Land Use Authority.** See Chapter 19.13.04.
3. **Pre-Application Meeting.** A pre-application meeting is required for all subdivision applications except residential subdivision plats regulated by Title 19 (excluding plats in the Planned Community, Mixed Residential and Mixed Waterfront zones) for single-family dwellings, two-family dwellings, or townhomes. If a pre-application meeting is requested by an applicant for residential subdivision plats for single-family dwellings, two-family dwellings, or townhomes, the City shall, within 15 business days after the request, schedule a meeting to review the concept plan and give initial feedback.
    a. At the pre-application meeting, City staff shall provide or have available on the City's website the following:
        i. copies of applicable land use regulations;
        ii. a complete list of standards required for the project;
        iii. preliminary and final plat application checklists; and
        iv. feedback on the concept plan.
4. **Preliminary Subdivision Plats**. All subdivisions must receive a Preliminary Plat approval. Upon receipt of an application for a Preliminary Plat, City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is incomplete. Once an application is deemed to be complete, City Staff shall inform applicant of the complete status and review the proposed Preliminary Plat to determine whether it is in compliance with state law, federal law, and City standards, resolutions, and ordinances.
    a. City Staff shall complete the initial review of the application, including subdivision

improvement plans. For residential subdivision plats regulated by Title 19 (excluding plats in the Planned Community, Mixed Residential and Mixed Waterfront zones) for single-family dwellings, two-family dwellings, or townhomes, the initial review shall be completed no later than 15 business days after the day on which an applicant submits a complete preliminary subdivision plat application, including subdivision improvement plans.

b. In reviewing a subdivision application, the City may require additional information relating to an applicant's plans to ensure compliance with municipal ordinances and approved standards and specifications for construction of public improvements; and modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information. Such a request shall be specific and include citations to ordinances, standards, or specifications that require the modifications to subdivision improvement plans, and shall be logged in an index of requested modifications or additions.

c. The City may only require up to four review cycles for a subdivision application, except additional reviews may be required for the review of subdivision applications affecting property within identified geological hazard areas.

d. Subject to Subsection (4)(d)(i), unless the change or correction is necessitated by the applicant's adjustment to a subdivision improvement plan or an update to a phasing plan that adjusts the infrastructure needed for the specific development, a change or correction not addressed or referenced in a municipality's subdivision improvement plan review is waived.

i. A modification or correction necessary to protect public health and safety or to enforce state or federal law may not be waived.

ii. If an applicant makes a material change to a subdivision improvement plan, the City has the discretion to restart the review process at the first review of the subdivision improvement plan review, but only with respect to the portion of the subdivision improvement plan that the material change substantively affects.

~~a.~~e. If an applicant does not submit a revised subdivision improvement plan within 20 business days after the City requires a modification or correction, the City has an additional 20 business days to respond to a revised subdivision improvement plan.

~~b.~~f. The Planning Director is specifically charged with ensuring that all such requirements have been resolved before recommending land use authority action. If the Planning Director recommends that a proposed Preliminary Plat be approved, the City Staff shall place it on the agenda of the next available meeting of the appropriate land use authority for that application, as indicated in Section 19.13.04., where the application may be properly considered.

~~c.~~g. If the land use authority finds that the preliminary Plat meets state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall approve the Preliminary Plat. If the land use authority finds that the Preliminary Plat does not meet state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall deny the Preliminary Plat.

5. **Required Information on Preliminary Plat.** An application for a Preliminary Plat shall follow the approved City format and must contain the following information in order to be considered complete:
    a. Application form, applicant certification, and application fee.
    b. Preliminary title report.
    c. Soils report.
    d. Preliminary Hydraulic and Hydrologic report and storm drainage calculations.
    e. Wetland delineation when required by City Engineer, Planning Commission, Development Review Committee, or the Army Corp of Engineers.
    f. Preliminary traffic report. Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include the following:
        i. an analysis of the average daily trips generated by the proposed project;
        ii. an analysis of the distribution of trips on City street systems;
        iii. a description of the type of traffic generated; and
        iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents that meets the standards of the Transportation Master Plan.
    g. Evidence of compliance with all applicable federal, state, and local laws and regulations, if requested by City.
    h. ALTA survey including deeds, easements, trees, utilities, structures, and other existing features and conditions. The boundary survey portion of the ALTA survey shall be filed with the Utah County Surveyor's Office pursuant to the Utah Code. Proof of filing shall be included with the subdivision application.
    i. Preliminary Plat: Full-size 24" x 36" copies of the Preliminary Plat at a scale no smaller than 1" = 100' and 11 x 17 inch reductions as identified on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Each copy shall conform to the City's standard plat layout and contain at a minimum the following items:
        i. General Layout.
        ii. Name and address of owners of land and name and address of developer if different than owner.
        iii. Name of land surveyor.
        iv. The location of the proposed subdivision with respect to surrounding property and streets.
        v. The name of all adjoining property owners of record, or the names of adjoining developments.
        vi. The names and location of adjoining streets and all facilities within 100 feet of the platted property.
        vii. Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).
        viii. Subdivision name cleared with Utah County.
        ix. North arrow.

x. A tie to a permanent survey monument at a section corner.

xi. The boundary lines of the project with bearings and distances and a legal description.

xii. Layout and dimensions of proposed lots with lot area in square feet.

xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, recreational amenities, and trails.

xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.

xv. Proposed road cross sections.

xvi. Proposed fencing.

xvii. Vicinity map.

xviii. Signature blocks for preliminary approval by Planning Commission and City Council.

xix. Data Table including:

1. total project area;
2. total number of lots, dwellings, and buildings;
3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;
4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;
5. percentage of buildable land;
6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;
7. area and percentage of open space or landscaping;
8. area to be dedicated as right-of-way (public and private);
9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).

xx. The Preliminary Plat shall be prepared and stamped by a professional surveyor or engineer licensed in Utah.

xxi. Proposed methods for the protection or preservation of sensitive lands.

xxii. Location of any flood plains, wetlands, and other sensitive lands.

xxiii. Location of 100-year high water marks of all lakes, rivers, and streams.

xxiv. Projected Established Grade of all building lots.

j. ~~Preliminary~~ Construction drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide full-size 24" x 36" copies and 11 x 17 inch reductions as required on the application form. Additional copies may be required prior to adding the application to the Planning Commission agenda.

k. Landscaping plan drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, and other information consistent with the standards and requirements in Section 19.06.

l. Phasing plan including a data table with the following information for each phase:

i. total area in square feet and acres;

ii. number of lots or dwelling units;
iii. open space area and percentage;
iv. utility phasing plan;
v. number of parking spaces;
vi. recreational facilities to be provided.

m. Lighting plan including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.
n. File of all plans, documents, and reports in pdf format.
o. A copy of the Utah County plat map showing ownership and parcel numbers.
p. A document from UDOT Region 3 stating that UDOT has granted approval for all proposed accesses onto any State road.
q. Geolocated KMZ file or GIS Shapefile including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.

6. **Final Plat.** Upon approval of a preliminary subdivision plat by the Land Use Authority, as indicated in Section 19.13.04., or concurrently with the preliminary plat, the developer must submit a final subdivision plat application to the City.
    a. The developer may submit a Final Plat application with the Planning Director at any time after the Preliminary Plat application for a subdivision has been submitted and all applicable fees have been paid so long as any Preliminary Plat approval has not expired; Final Plat approval may not occur until after Preliminary Plat approval but applications may be processed concurrently and considered at the same meeting.
    b. Upon receipt of an application for a Final Plat, the following process shall be followed:
        i. City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is deficient.
        ii. Once an application is deemed to be complete, City Staff shall review the proposed Final Plat and determine whether it is in compliance with the approved Preliminary Plat, other provisions of the City Code, and any modifications, requirements, findings, and conditions made during Preliminary Plat approval. If the proposed Final Plat fails to comply, the Planning Director shall direct the City staff to return it to the developer, along with a written list of deficiencies. The Planning Director is specifically charged with ensuring that all significant conditions required for Final Plat have been resolved before taking action.
        iii. City staff shall complete a review of each complete application for a Final Plat. The review of a residential subdivision regulated by Title 19 (excluding plats in the Planned Community, Mixed Residential and Mixed Waterfront zones) for single-family dwellings, two-family dwellings or townhomes shall be completed within 20 business days after the day on which an applicant submits a complete application.
        iv. The following provisions shall apply to reviews of residential subdivision plats regulated by Title 19 (excluding plats in the Planned Community, Mixed

Residential and Mixed Waterfront zones) for single-family dwellings, two-family dwellings, or townhomes:

1. The City may perform up to four review cycles on a given Final Plat application. A review cycle is not considered complete until the applicant has adequately addressed all of the red-lines identified by the City in the current review cycle. After the first review cycle, the City may only add new redlines in response to changes made by the applicant or if a correction is necessary to protect public health or safety, or to enforce state or federal law.
2. If an applicant makes a material change to a plan set, the City has the discretion to restart the review process at the first review of the Final Plat application, but only with respect to the portion of the plan set that the material change substantively effects.
3. If an applicant does not submit a revised plan within 20 business days after the City requires a modification or correction, the City shall have an additional 20 business days to respond to the plans.
4. After the applicant has responded to the final review cycle, and the applicant has complied with each modification requested in the City's previous review cycle, the City may not require additional revisions if the applicant has not materially changed the plan, other than changes that were in response to requested modifications or corrections.
5. In addition to revised plans, an applicant shall provide a written explanation in response to the City's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any.
    a. The applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of requested revisions or additions for each required correction.
    b. If an applicant fails to address a review comment in the response, the review cycle is not complete and the next review cycle shall not begin until all comments are addressed.
6. If, on the fourth or final review, the City fails to respond within 20 business days, the City shall, upon request of the property owner, and within 10 business days after the day on which the request is received:
    a. for a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with Utah State Code § 10-9a-508(5)(d) to review and approve or deny the final revised set of plans; or
    b. for a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to City's Hearing Examiner.

v. If the Planning Director finds that the Final Plat, except those plats requiring approval by the City Council, is in its final form and complies with the City Code and with the terms and conditions of the approved Preliminary Plat, ~~it~~ he/she shall authorize the Mayor to sign the proposed Final Plat. If the Planning

Director determines that the Final Plat does not comply with the City Code and with the terms and conditions of the approved Preliminary Plat, they shall return the proposed Final Plat to the developer, along with a written list of deficiencies that must be corrected before the Planning Director will authorize the Mayor to sign it.

vi. If the Final Plat application, excepting residential subdivision plats regulated by Title 19 (excluding plats in the Planned Community, Mixed Residential, and Mixed Waterfront zones) for single-family dwellings, two-family dwellings, or townhomes, contains requested deviations from the approved Preliminary Plat, the City Staff shall place it on the agenda of the next available City Council meeting where the application may be properly considered. If the City Council finds that the Final Plat and requested deviations are in final form and comply with the City Code and with the terms and conditions of the approved Preliminary Plat, it shall authorize the Mayor to sign the proposed Final Plat. If the City Council determines that the Final Plat and requested deviations do not comply with the City Code and with the terms and conditions of the approved Preliminary Plat, it shall return the proposed Final Plat to the developer, along with a written list of deficiencies that must be corrected before the City Council will authorize the Mayor to sign it.

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

7. **Final Plat Application Requirements.** Applications for Final Plats shall be on an approved-City form and include the following items in order to be considered complete:
    a. Application form, applicant certification, and paid application fee.
    b. Signed easements and agreements with adjacent property owners for necessary off-site facilities.
    c. Signed and recorded articles of incorporation bylaws, and conditions, covenants, and restrictions of the Home Owners Association, if any.
    d. Certificate of Existence and Certificate of Good Standing from the State of Utah for the Home Owners Association, if any.
    e. Final Hydraulic and Hydrologic storm drainage report and calculations
    f. Final Traffic report. Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following:
        i. an analysis of the average daily trips generated by the proposed project;
        ii. an analysis of the distribution of trips on City street systems;
        iii. a description of the type of traffic generated; and
        iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.
    g. Final Subdivision Plat: Full-size 24" x 36" sheets and 11" x 17" copies shall be submitted at a scale no smaller than 1" = 100' as outlined on the application form, along with digital copies as outlined below. Additional copies may be required prior

to adding the application to the Planning Commission or City Council agenda. Each Copy shall conform to the City's standard plat layout and contain at a minimum the following items:

i. Subdivision name and location.
ii. Name and address of owners of land and name and address of developer if different than owner.
iii. Name of land surveyor.
iv. The location of the proposed subdivision with respect to surrounding property and streets.
v. The name of all adjoining property owners of record, or the names of adjoining developments.
vi. The names and location and ROW widths of adjoining streets and all facilities within 100 feet of the platted property.
vii. Subdivision name cleared with Utah County.
viii. North arrow.
ix. A tie to a permanent survey monument at a section corner.
x. The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.
xi. Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings. Building envelopes shall be shown with dimensions and areas on each lot where slopes are greater than ten percent.
xii. Lot Numbers
xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.
xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
xv. Proposed road ROW widths.
xvi. Vicinity map.
xvii. Signature blocks for preliminary approval by Planning Commission and City Council.
xviii. The ~~Preliminary~~Final Plat shall be prepared by a professional engineer licensed in Utah.
xix. Proposed methods for the protection or preservation of sensitive lands.
xx. Fencing plans.
xxi. Location of any flood plains, wetlands, and other sensitive lands.
xxii. Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.
xxiii. Existing and Proposed easements.
xxiv. Street monument locations.
xxv. Fire hydrant locations.

xxvi. Street light locations (at intersections and every 300 feet, placed on alternating sides of streets).

xxvii. Lot and road addresses and addresses for each intersection. Road names must meet the requirements of Chapter 19.27 and be approved in writing by the City GIS department before being added to the subdivision plat.

xxviii. Data table including:

1. total project area;
2. total number of lots, dwellings, and buildings;
3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;
4. for multi-family developments, the number of proposed garage parking spaces and the total number of proposed parking spaces;
5. percentage of buildable land;
6. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area;
7. area and percentage of open space or landscaping;
8. area to be dedicated as right-of-way (public and private);
9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).

xxix. Final Established Grade of all building lots.

~~h. Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda.~~

~~i. Landscaping and irrigation plans drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, installation details and other information consistent with the standards in 19.06.~~

~~j. Phasing plan including a data table with the following information for each phase:~~

~~i. Subtotal area in square feet and acres;~~

~~ii. number of lots or dwelling units;~~

~~iii. open space area and percentage;~~

~~iv. utility phasing plan;~~

~~v. number of parking spaces;~~

~~vi. recreational facilities to be provided;~~

~~vii. overall plan showing existing, proposed, and remaining phases.~~

~~k. Lighting plan including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.~~

~~l. File of all plans, documents and reports in pdf format.~~

~~m. A document from UDOT Region 3 indicating that UDOT has granted approval for all proposed accesses onto any State road.~~

~~n. Geo-located KMZ file or GIS Shapefile including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.~~

~~o.~~h. Title Report. A title report shall be provided that is current within 30 days of recording the Final Plat.

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

~~q.~~j. Recordation. The City Recorder, or designee, shall be responsible for recording subdivision plats. The developer shall pay for all recording fees at the time of recordation and shall ensure that all rollback taxes on the property are paid in advance prior to recordation. No Final Plat shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.

ORDINANCE NO. 25-02 (01-07-25)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

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

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-9a, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-9a and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on December 12, 2024 and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-9a and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

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 on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th of January, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

REZONE AND CONCEPT PLAN
SARATOGA HILLS 7 CHURCH AND RESIDENTIAL DEVELOPMENT
JANUARY 7, 2025
PUBLIC MEETING

Report Date:	December 19, 2024
Applicant:	Mike Davey, BHD Architects
Owner:	Church of Jesus Christ of Latter-Day Saints
Location:	Southwest corner of the intersection of Grandview Boulevard and Redwood Road
Major Street Access:	Grandview Boulevard
Parcel Number(s) & Size:	58:041:0220 (7.58 acres)
Land Use Designation:	Low Density Residential
Parcel Zoning:	A - Agricultural
Requested Zoning:	R1-10 – Residential Single-Family
Adjacent Zoning:	NC and R1-10
Current Use of Parcel:	Undeveloped
Adjacent Uses:	School and Single-Family Residential
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary:

The applicant has requested to rezone a 7.58-acre property situated at the southwest of the intersection of Redwood Road and Grandview Boulevard. The application, as proposed, would rezone the entire property from Agricultural (A) to Single-Family Residential (R1-10), which is consistent with the General Plan designation of Low Density Residential for the property. In addition to the requested rezone, the applicant has submitted a Concept Plan application that would include the development of a church and a future single-family residential subdivision on the subject property, as depicted in Exhibit 6.

Recommendation:
On June 27, 2024, the Planning Commission recommended approval of the requested Rezone

David Jellen, Senior Planner
djellen@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

for the Saratoga Hills 7 (formerly Israel Canyon) Church and Residential Development. The motion passed 7-0.

Staff recommends that the City Council conduct a public meeting on the Saratoga Hills 7 Church and Residential Development Rezone, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without conditions, denial, or continuation.

B. Background: The subject property is approximately 7.58 acres and is located at the southwest corner of the intersection of Redwood Road and Grandview Boulevard. The entirety of the property is located within the Agricultural (A) zoning district and the General Plan identifies the property as Low Density Residential.

C. Specific Request: The applicant has requested that approximately 7.58 acres, located at the southwest corner of the intersection of Grandview Boulevard and Redwood Road, be rezoned from Agricultural (A) to Single-Family Residential (R1-10). The requested rezone would be consistent with the Land Use Map in the City's General Plan and the proposed development would have access off of Grandview Boulevard.

D. Process:

Rezone and General Plan Amendment
Code Section 19.13.04 outlines the process for a Rezone and General Plan Amendments. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request.

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
   Complies. *The application has been reviewed by the Planning Commission and received a recommendation prior to review by the City council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
   Complies. *Please see Sections F and G of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 19.13 for a public hearing.
   Complies. *Please see Section E of this report.*

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

Per Chapter 19.13 of the Land Development Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The review shall be for comment only and is non-binding.

E. Community Review:
This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

Public Comment: As of the date of this report, no public input has been received.

F. General Plan: The Land Use designation for this property is Low Density Residential. The General Plan characterizes development within the Low Density Residential land use classification as "areas designated for single-family homes."

Staff conclusion: Consistent. The requested zoning district of R1-10 is consistent with the General Plan's designation for single-family homes on this property.

G. Code Criteria:

Concept Plan
A concept plan has been submitted with the request for a rezone and General Plan Amendment and is included with this staff report. The concept plan is meant to help understand the intent of the applicant's request and their future development plans. The attached concept plan review is non-binding and does not address all concerns or requirements of the Land Development Code. The items marked "can comply" or "does not comply" shall be incorporated into the site plan application. It is common for the concept plan review to have a significant amount of redlines as this is a non-binding informal review and staff typically completes one review, rather than multiple reviews at this stage of the process.

Staff recommends a pedestrian connection and pathway from the cul-de-sac to the canal trail in the location shown on the attached concept plan.

19.17.04. Gradual Transition of Uses and Density.

It is the policy of the City Council, through exercising its zoning authority, to: (a) transition high intensity uses to help prevent the impacts of high density uses on low density areas; and (b) to limit inconsistent uses being located on adjacent parcels. The City Council may implement this

policy using its zoning powers. Through amendments to the General Plan and the Zoning Map, the City Council intends to apply the following guidelines to implement this policy:

1. Residential lots, parcels, plats, or developments should not increase by more than 20% of density as compared to adjacent lots, zones, parcels, plats, or developments to enable a gradual change of density and uses. To appropriately transition, new lots should be equal to or larger than immediately adjacent existing platted lots.
2. Exceptions.
    a. The City should avoid allowing high intensity uses (e.g., commercial, industrial, multi-family structures, etc.) adjacent to lower intensity uses (e.g., single family, low density residential, etc.), however may allow these uses to be located adjacent to each other if appropriate transitions and buffers are in place. Appropriate buffers and transitions include a combination of roadways, landscaping, building orientation and facades, increased setbacks, open spaces, parks, and trails.
3. Despite these guidelines, the City Council recognizes that it will become necessary to allow high intensity next to low intensity uses in order to allow for the implementation of multiple zones in the City. The City Council should use their best efforts to limit inconsistent uses and zones being located on adjacent parcels and to mitigate inconsistent uses and zones through transitions and buffers.

Staff finding: Complies. *The majority of the properties adjacent to the site consist of single-family homes. The only other lot that is adjacent to this property that does not consist of a single-family home is currently being used as a school. The requested rezone is consistent with the zoning in the area and would promote a gradual transition of uses and density.*

19.17.05. Consideration of General Plan, Ordinance, or Zoning Map Amendment.

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

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Staff finding: Consistent.

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Staff finding: Consistent.

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City;

   19.01.04. Purpose.

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
    a. encourage and facilitate the orderly growth and expansion of the City;
    b. secure economy in governmental expenditures;
    c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
    d. enhance the economic well-being of the municipality and its inhabitants;
    e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
    f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
    g. stabilize and conserve property values;
    h. encourage the development of an attractive and beautiful community; and
    i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

    Staff finding: Consistent. *19.04.09 states the purpose of each zone. The purpose of the R1-10 zone is included below. The proposed concept plan includes uses that are permitted in the R1-10 zone.*

    R1-10 (Residential Single Family 10,000):
    The purpose of the R1-10 Land Use Zone is to allow single family homes with a minimum lot size of 10,000 square feet. This zone allows for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods.

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change; and
    Staff finding: Consistent. *The proposed change is consistent with the Land Use Map of the General Plan and will allow for a church and future residential lots.*

5. any other reason that, subject to legislative discretion of the City Council, could advance the general welfare.
    Recommendation: *Staff recommends a mutually agreed upon development agreement be approved and signed before a rezone takes effect, should the City Council approve this request.*

H. Recommendation and Alternatives:

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

Option 1 – Approval

"I move that the City Council approve the requested rezone for the Saratoga Hills 7 Church and Residential Development, located at the southwest corner of the intersection of Grandview Boulevard and Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application is consistent with the criteria in section 19.17 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. The Saratoga Hills 7 Church and Residential Development rezone is approved as shown in the attachments to the Staff report.
4. All other Code requirements shall be met.
5. The Development Agreement, as shown in Exhibit 8, shall be recorded.
6. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the rezone for the Saratoga Hills 7 Church and Residential Development to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that City Council deny the requested rezone for the Saratoga Hills 7 Church and Residential Development, located at the southwest corner of the intersection of Grandview Boulevard and Redwood Road, with the Findings below:

1. The application is not consistent with Section 19.17 of the Code:
   a. _____ , and/or
2. Other findings as stated by the City Council: _____.

I. Exhibits:

1. City Engineer's Report
2. Location & Zone Map

3. Proposed Rezone
4. Planning Review Checklist
5. Neighborhood Meeting minutes and role
6. Conceptual Site Plan
7. Conceptual Building Elevations
8. Development Agreement

Exhibit 1: City Engineer's Report

Staff Report

Author: Scott Petrik, Staff Engineer
Subject: Saratoga Hills 7 Church– Concept Plan
Date: June 27, 2024
Type of Item: Concept Plan Review

Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Mike Davey – BHD Architects*
Request:	*Concept Plan*
Location:	*1433 Lake View Terrace*
Acreage:	*7.59 - 1 lot*

C. Recommendation: Staff recommends the applicant address and incorporate the following items into the development of their project and construction drawings.

1. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this review does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property while mitigating negative impacts to the existing system. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.
2. These are concept-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that concept plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.
3. The developer is required to adhere to the horizontal and vertical sewer separations standards established by the State of Utah.
4. This development is dependent upon the Utah Department of Transportation's (UDOT's) storm drainage system, the developer must coordinate the release of stormwater to the UDOT system at a release rate approved by UDOT but not to exceed 0.2 cfs/acre.
5. Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the pavement surface of Grandview Blvd and Redwood Road.

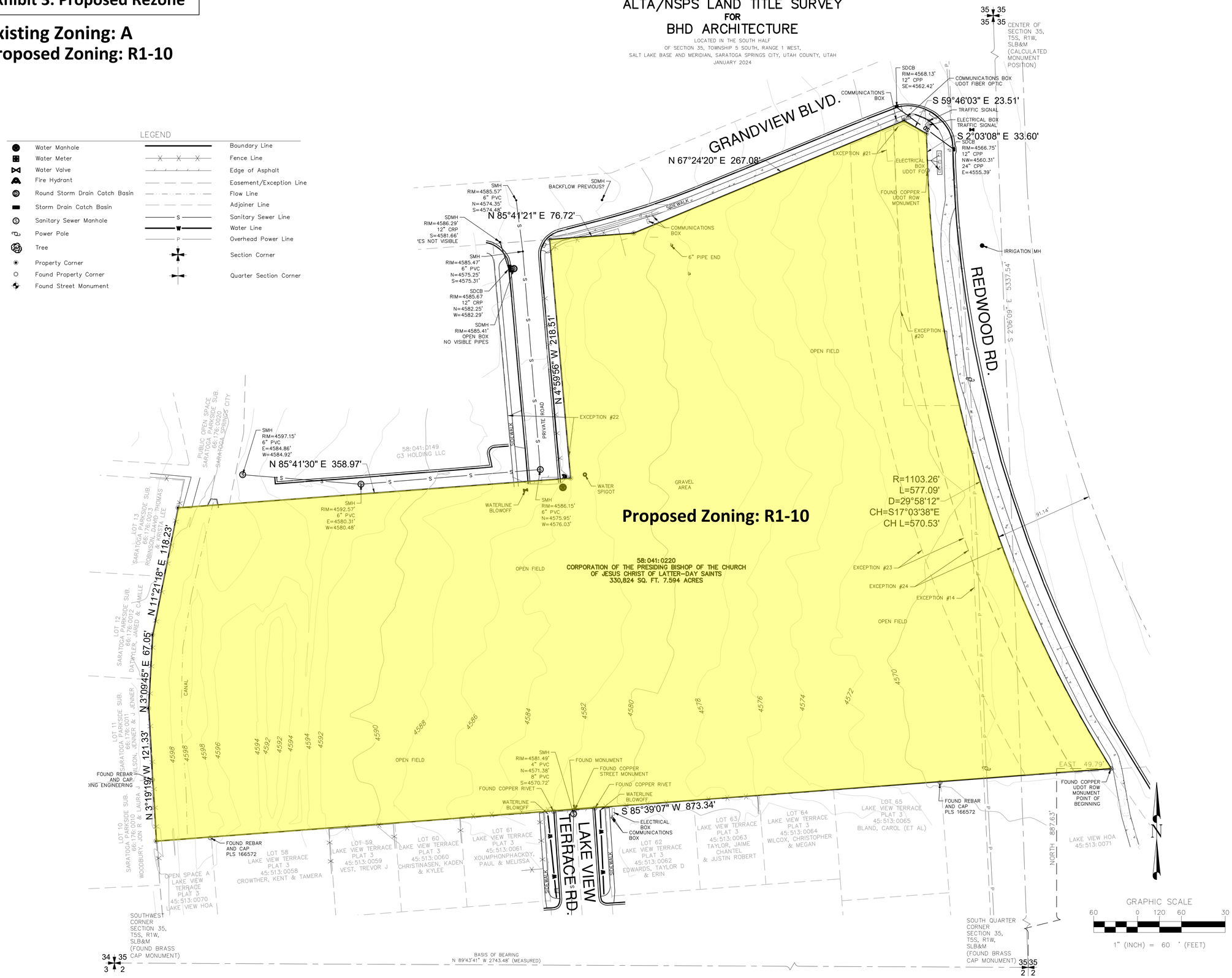
Exhibit 2: Location and Zone Map

Exhibit 3. Proposed Rezone

Existing Zoning: A
Proposed Zoning: R1-10

ALTA/NSPS LAND TITLE SURVEY
FOR
BHD ARCHITECTURE

LOCATED IN THE SOUTH HALF
OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
JANUARY 2024



Proposed Zoning: R1-10

LOCATED THE SOUTH HALF
OF SECTION 35, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, CITY, UTAH COUNTY, UTAH

No.	DATE	REVISIONS	BY

SURVEY DATE: 1/5/24
DRAWN BY: JRF

PROFESSIONAL LAND SURVEYOR
No. 5152762
1/19/24
NATHAN B WEBER
STATE OF UTAH

DIAMOND LAND SURVEYING
Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & NSPS. Surveys
6801 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

ALTA/NSPS LAND TITLE SURVEY
1423 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

BHD ARCHITECTS

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DATE PLOTTED 1/19/24
JOB No. 17-147
SHEET 2 OF 2

Exhibit 4. Planning Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	3/27/2024
Date of Review:	**4/10/2024**
Project Name:	Israel Canyon Church Rezone and Concept Plan
Project Request / Type:	Rezone and Concept Plan
Meeting Type:	N/A
Applicant:	Mike Davey, BHD Architects
Owner:	Church of Jesus Christ of Latter-Day Saints
Location:	1433 Lake View Terrace Road
Major Street Access:	Grandview Blvd
Parcel Number(s) and size:	58:041:0220 (7.58 acres)
Land Use Designation:	Low Density Residential
Parcel Zoning:	Agricultural
Adjacent Zoning:	NC and R1-10
Current Use:	Undeveloped
Adjacent Uses:	School and Residential
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	**Legislative**
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	David Jellen, Planner II

Section 19.13 – Application Submittal

- Application Complete: Yes
- Rezone Required: Yes (Proposed: R1-10)
- General Plan Amendment required: No
- Additional Related Application(s) required: Prelim/Final Plat; Site Plan

Section 19.13.04 – Process

- DRC: April 9, 2024
- Neighborhood Meeting: N/A
- PC: TBD
- CC: TBD

General Review

Building Department
- N/A

Fire Department
- N/A

GIS / Addressing
- N/A

Additional Recommendations:
- N/A

Code Review

- 19.04, Land Use Zones
  - Zone: Agriculture (Proposed: R1-10)
  - Use: Church and Residential

19.04.010 Requirements		R1-10	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Maximum Units per Acre	3 unit/acre	**N/A**	*Reviewed with plat, currently showing possible 7 lot subdivision on 2.34 acres*
Lot Size, Residential (Minimum)	10,000 sq. ft.	**N/A**	*Reviewed with plat*
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	**N/A**	
Footprint Development	N/A	**N/A**	
Building Separation - Footprint (Minimum)	N/A	**N/A**	
Project Size - Footprint (Minimum)	N/A	**N/A**	
Lot Coverage (Maximum)	50%	**Complies**	*Lot coverage for church site is 11.5%*
Structure Height (Minimum)	35'	**Can Comply**	*Label the height of the structure from established grade*
Dwelling Size (Minimum)	1,000 sq. ft.	**N/A**	
Lot Width (Minimum)	70'	**Complies**	*Lot is greater than 70' in width; residential lots to be reviewed with plat*
Lot Frontage*** (Minimum)	35'		
Open Space Frontage (Minimum)	35'	**N/A**	
Front Setback* (Minimum)	25', 20' for enclosed entry or porch	**Can Comply**	*Label setbacks on the site plan for the church and the pavilion*
Street Side Setback (Minimum)	20'	**Can Comply**	*Label setbacks on the site plan for the church and the pavilion*

Interior Side Setback, Residential(Minimum)	8'/20'(min/combined)	**Can Comply**	*Label setbacks on the site plan for the church and the pavilion*
Interior Side Setback, Non-Residential(Minimum)	25'	**N/A**	
Rear* Setback, Residential(Minimum)	25'	**Can Comply**	*Label setbacks on the site plan for the church and the pavilion*
Rear Setback, Non-Residential(Minimum)	25'	**N/A**	

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**Can Comply.**	*Reviewed by Engineering Department*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Concept plan complies with Transportation Master Plan*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*All lots abut a public street or private roadway*
19.06 Landscaping and Fencing		
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Can Comply.**	*Landscape plans required with site plan submittal*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Can Comply.**	*Landscape plans required with site plan submittal*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Can Comply.**	*Landscape plans required with site plan submittal*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Can Comply.**	*Landscape plans required with site plan submittal*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Can Comply.**	*Landscape plans required with site plan submittal*
Irrigation: Irrigation plans showing the system layout and details.	**Can Comply.**	*Landscape plans required with site plan submittal*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Can Comply.**	*Landscape plans required with site plan submittal*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas,	**Can Comply.**	*Landscape plans required with site plan submittal*

domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.		
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	**Can Comply.**	*Landscape plans required with site plan submittal*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Can Comply.**	*Landscape plans required with site plan submittal*
Evergreen Trees: Minimum 6' in height.	**Can Comply.**	*Landscape plans required with site plan submittal*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Can Comply.**	*Landscape plans required with site plan submittal*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Can Comply.**	*Landscape plans required with site plan submittal*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Can Comply.**	*Landscape plans required with site plan submittal*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**Can Comply.**	*Landscape plans required with site plan submittal*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Can Comply.**	*Landscape plans required with site plan submittal*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Can Comply.**	*Landscape plans required with site plan submittal*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Can Comply.**	*Landscape plans required with site plan submittal*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Can Comply.**	*Landscape plans required with site plan submittal*

Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Can Comply.**	*Landscape plans required with site plan submittal*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Can Comply.**	*Landscape plans required with site plan submittal*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**Can Comply.**	*Landscape plans required with site plan submittal*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Can Comply.**	*Landscape plans required with site plan submittal*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Can Comply.**	*Landscape plans required with site plan submittal*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**Can Comply.**	*Landscape plans required with site plan submittal*
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**Can Comply.**	*Landscape plans required with site plan submittal*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Can Comply.**	*Landscape plans required with site plan submittal*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Can Comply.**	*Landscape plans required with site plan submittal*
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**Can Comply.**	*Landscape plans required with site plan submittal*
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**Can Comply.**	*Landscape plans required with site plan submittal*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Can Comply.**	*Landscape plans required with site plan submittal*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Can Comply.**	*Landscape plans required with site plan submittal*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Can Comply.**	*Landscape plans required with site plan submittal*

Drip Lines: Drip lines must be used in planter beds.	**Can Comply.**	*Landscape plans required with site plan submittal*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**Can Comply.**	*Landscape plans required with site plan submittal*
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Can Comply.**	*Landscape plans required with site plan submittal*
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**Can Comply.**	*Landscape plans required with site plan submittal*
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**Can Comply.**	*Landscape plans required with site plan submittal*
Fencing along arterial roads shall be of a consistent material and color within each development.	**Can Comply.**	*Landscape plans required with site plan submittal*
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**Can Comply.**	*Landscape plans required with site plan submittal*
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**Can Comply.**	*Landscape plans required with site plan submittal*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Can Comply.**	*Landscape plans required with site plan submittal*
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**Can Comply.**	*Landscape plans required with site plan submittal*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Can Comply.**	*Landscape plans required with site plan submittal*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	209,446		
Required Landscaping	23,039	**Complies**	*65,836 sf of landscaping shown on plans*
Required Deciduous Trees	9	**Can Comply**	*Required with site plan submittal*
Required Evergreen Trees	7	**Can Comply**	*Required with site plan submittal*

Required Shrubs	27	**Can Comply**	*Required with site plan submittal*
Drought Tolerant Plants	22	**Can Comply**	*Required with site plan submittal*

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies.**	*Pavement to be asphalt*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**N/A.**	
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*Shown on site plan*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**N/A.**	
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Can Comply.**	*Lighting plans required with site plan submittal*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.	**Complies.**	*Parking shown adjacent to main building*

Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances
Up to 1,500 square feet	150'
1,501 to 5,000 square feet	200'
5,001 to 10,000 square feet	250'
10,001 to 25,000 square feet	300'
25,001 to 50,000 square feet	350'
50,001 to 75,000 square feet	400'
75,001 to 100,000 square feet	450'
100,001 to 125,000 square feet	500'
Over 125,000 square feet	600'

Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.

i. The walking path travel distance from a business' main entrance shall not apply to these areas.

Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**N/A.**	
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**Can Comply.**	*Provide dimensions of drive aisles and parking spaces, parking lot lighting plan, and parking lot landscaping and irrigation plan*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*9 ADA spaces shown on plans*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**N/A.**	
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	*1 parking stall required per 3 seats – 694 total seats*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**N/A.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**N/A.**	
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	**N/A.**	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	*232 parking spaces required, and 291 total parking spaces provided*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	**N/A**	
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Can Comply.**	*Reviewed by Engineering Department*
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use;	**N/A.**	*No parking deviation requested*

3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.		
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A**	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**Can Comply.**	*Pedestrian walkways must be placed through the center of the parking area and must be a minimum of 10' wide*
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.	**Can Comply.**	*Landscape plans required with site plan submittal*

Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.		
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Can Comply.**	*Landscape plans required with site plan submittal*
Clear Sight Triangles must be followed.	**Can Comply.**	*Show and label sight triangles on site and landscape plans*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Can Comply.**	*Landscape plans required with site plan submittal*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Can Comply.**	*Landscape plans required with site plan submittal* *Dimension landscape islands and provide trees*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Can Comply.**	*Landscape plans required with site plan submittal* *Dimension landscape islands and provide trees*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Can Comply.**	*Landscape plans required with site plan submittal*
Required Minimum Parking		
See table in 19.09	**Complies.**	*1 parking stall required per 3 seats – 694 total seats* *232 parking spaces required, and 291 total parking spaces provided*

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	TBD	TBD	TBD	TBD
60° Parking				

Required	9'	18'	25'	18'
Provided	N/A	N/A	N/A	N/A
45° Parking				
Required	9'	18'	25'	14'
Provided	N/A	N/A	N/A	N/A
Parallel				
Required	9'	20'	N/A	12'
Provided	N/A	N/A	N/A	N/A

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Can Comply.**	*Lighting plans required with site plan submittal*
Base: All lighting poles shall have a 16" decorative base.	**Can Comply.**	*Lighting plans required with site plan submittal*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Can Comply.**	*Lighting plans required with site plan submittal*
Angle: Shall be directed downward.	**Can Comply.**	*Lighting plans required with site plan submittal*
Lamp: Bulbs may not exceed 4000k.	**Can Comply.**	*Lighting plans required with site plan submittal*
Drawings: Design and location of fixtures shall be specified on the plans.	**Can Comply.**	*Lighting plans required with site plan submittal*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**Can Comply.**	*Lighting plans required with site plan submittal*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Can Comply.**	*Lighting plans required with site plan submittal*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Can Comply.**	*Lighting plans required with site plan submittal*
Residential Lighting		
Floodlights: Floodlights are prohibited.	**Can Comply.**	*Lighting plans required with site plan submittal*
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	**Can Comply.**	*Lighting plans required with site plan submittal*
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Can Comply.**	*Lighting plans required with site plan submittal* *Add any wall-mounted lighting to the elevations*
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	**N/A.**	

Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Can Comply.**	*Lighting plans required with site plan submittal*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Can Comply.**	*Lighting plans required with site plan submittal*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Can Comply.**	*Lighting plans required with site plan submittal*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Can Comply.**	*Lighting plans required with site plan submittal*
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Can Comply.**	*Lighting plans required with site plan submittal*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Can Comply.**	*Lighting plans required with site plan submittal*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Can Comply.**	*Lighting plans required with site plan submittal*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Can Comply.**	*Lighting plans required with site plan submittal*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Can Comply.**	*Lighting plans required with site plan submittal*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Can Comply.**	*Lighting plans required with site plan submittal*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**Can Comply.**	*Lighting plans required with site plan submittal*

Bollard lighting shall be limited to a height of 4'.	**Can Comply.**	*Lighting plans required with site plan submittal*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Can Comply.**	*Lighting plans required with site plan submittal*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Can Comply.**	*Lighting plans required with site plan submittal*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Can Comply.**	*Lighting plans required with site plan submittal*
Plans providing information required in the Technical Standards and Specifications Manual.	**Can Comply.**	*Lighting plans required with site plan submittal*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required?	
Notice/Land Use Authority.	*City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*N/A*
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	Burial of distribution power line adjacent to Redwood Road

Concept Plan Application Requirements		
Regulation	**Compliance**	**Findings**
A completed application and affidavit, form, and application fee.	**Complies.**	*Refer to plans on file*
Plat/Parcel Map of the area available at the Utah County Surveyor's Office.	**Complies.**	*Refer to plans on file*
Proposed changes to existing zone boundaries, if such will be needed	**Complies.**	*Refer to plans on file*
Conceptual elevations and floor plans, if available	**Complies.**	*Refer to plans on file*

Drawn to a scale of not more than 1" = 100'	**Complies.**	*Refer to plans on file*
Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use	**N/A.**	
Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known	**Complies.**	*Refer to plans on file*
Locations and widths of existing and proposed streets and right-of-ways	**Can Comply.**	*Dimension the width of Lake View Terrace Road*
Road centerline date including bearing, distance, and curve radius	**Can Comply.**	*Add the road centerline for Lake View Terrace Road*
Configuration of proposed lots with minimum and average lot sizes	**Can Comply.**	*What is the average lot size in the proposed configuration?*
Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities	**Complies.**	*Refer to plans on file*
Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space	**Can Comply.**	*Add a data table that identifies the portions of property that qualify as sensitive lands, per Section 19.02.02*
Total acreage of the entire tract proposed for subdivision	**Can Comply.**	*Add the total acreage of the entire tract to the data table*
General topography shown with 1'or 2' contours and slope arrows with labels	**Complies.**	*Refer to plans on file*
North arrow, scale, and date of drawing	**Complies.**	*Refer to plans on file*
Property boundary with dimensions	**Complies.**	*Refer to plans on file*
Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage City of Saratoga Springs Municipal Code Land Development Code - Title 19.13 Page | 10 parking spaces, number of proposed surface parking spaces, number of required and proposed ADA compliant parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre	**Complies.**	*Refer to plans on file*
Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities	**Complies.**	*Refer to plans on file*
Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project	**Can Comply.**	*Refer to Engineering comments on conceptual utility schematic*
A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within two miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area	**Complies.**	*Refer to plans on file*
Trails Master Plan: Shows required trails	**Complies.**	*Trail easements shown along canal and Redwood Road*

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Can Comply.**	*Site plan approval required*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Can Comply.**	*Reviewed with site plan*
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	**Can Comply.**	*Refer to Engineering comments regarding utilities*
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	**Can Comply.**	*Refer to Engineering comments regarding drainage*
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	**Can Comply.**	*Refer to Engineering comments regarding utilities*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**Can Comply.**	*Existing canal will need to be piped*

Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**N/A.**	
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**N/A.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Can Comply.**	*Reviewed with site plan*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Can Comply.**	*Reviewed with site plan*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Can Comply.**	*Reviewed with site plan*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*Refer to plans on file*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*Refer to plans on file*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Can Comply.**	*Reviewed with site plan*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require	**Can Comply.**	*Reviewed with site plan*

plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Can Comply.**	*Reviewed with site plan*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Can Comply.**	*Provide with site plan*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor	**Can Comply.**	*Provide with site plan*

iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Can Comply.**	*Provide with site plan*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Can Comply.**	*Provide with site plan*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Can Comply.**	*Provide with site plan*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Can Comply.**	*Provide with site plan*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Can Comply.**	*Reviewed with site plan*
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	**Can Comply.**	*Reviewed with site plan*
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19	**Can Comply.**	*Development agreement included with rezone request*

requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).		
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Can Comply.**	*Reviewed with site plan*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**N/A.**	
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Can Comply.**	*Provide with site plan*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Can Comply.**	*Reviewed with site plan*
The effect of the site development plan on the adequacy of the storm and surface water drainage.	**Can Comply.**	*Reviewed with site plan*
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	**Can Comply.**	*Reviewed with site plan*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land	**Complies.**	*Development and rezone request are consistent with the General Plan*

development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.		
Trails Master Plan: Shows required trails	**Complies.**	*Trail easements shown along canal and Redwood Road*

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Can Comply.**	*Pedestrian connections shown on the church site to each street.* *Connection should be provided from the residential development to the canal trail.*
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Complies.**	*Refer to plans on file*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*Refer to plans on file*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies.**	*Refer to plans on file*
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	*Refer to plans on file*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Can Comply.**	*Parking lot screening required*

Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Can Comply.**	*Reviewed by Engineering Department*
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Can Comply.**	*Provide elevations for the dumpster enclosure and show how it will be screened*
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	**N/A.**	
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Can Comply.**	*Provide elevations for the dumpster enclosure and show how it will be screened*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Can Comply.**	*Dimension landscape buffer adjacent to dumpster*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Can Comply.**	*Reviewed with site plan*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where	**Can Comply.**	*Show and label any utility boxes and show how they will be screened*

appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.		
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**N/A.**	
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	**N/A.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	

Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**N/A.**	
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**N/A.**	
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**N/A.**	
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**N/A.**	
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Can Comply.**	*Provide elevations for the dumpster enclosure and show how it will be screened*
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**Can Comply.**	*Label any proposed fencing, including height and material*
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**Can Comply.**	*Label any proposed fencing, including height and material*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Can Comply.**	*Label any proposed fencing, including height and material*
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Can Comply.**	*Landscaping buffer required between parking area and adjacent residential development*
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Can Comply.**	*Dimension buffer between building and parking area*

Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	**N/A.**	
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	**Can Comply.**	*Provide full building elevations with site plan*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**Can Comply.**	*Provide full building elevations with site plan*
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**N/A.**	
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**N/A.**	
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**N/A.**	
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Can Comply.**	*Provide full building elevations with site plan*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**N/A.**	
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**N/A.**	
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**N/A.**	

Backlighting is not permitted.	**N/A.**	
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Can Comply.**	*Show and label any mechanical equipment and show how it will be screened*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Can Comply.**	*Show and label any mechanical equipment and show how it will be screened*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Can Comply.**	*Show and label any mechanical equipment and show how it will be screened*
Screening materials shall conform to the color scheme and materials of the primary building.	**Can Comply.**	*Show and label any mechanical equipment and show how it will be screened*
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Can Comply.**	*Provide full building elevations with site plan*
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	**Can Comply.**	*Provide full building elevations with site plan*
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	**Can Comply.**	*Provide full building elevations with site plan*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Can Comply.**	*Provide full building elevations with site plan*
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Can Comply.**	*Provide full building elevations with site plan*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Can Comply.**	*Provide full building elevations with site plan*
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Can Comply.**	*Provide full building elevations with site plan*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Can Comply.**	*Provide full building elevations with site plan*

Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Can Comply.**	*Provide full building elevations with site plan*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**N/A.**	
At least 35 percent of the first floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in City of Saratoga Springs Municipal Code Land Development Code - Title 19.16 Page | 9 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	**Can Comply.**	*Provide full building elevations with site plan*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Can Comply.**	*Show the location of any proposed signage*
Monument sign location and details	**Can Comply.**	*Show the location of any proposed signage*
Wall signs and potential locations and details	**Can Comply.**	*Show the location of any proposed signage*

19.19 Open Space		
Minimum Required Open Space		
Regulation	**Compliance**	**Findings**
Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	**Can Comply.**	*To be reviewed with residential development.*
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage:	**Can Comply.**	*To be reviewed with residential development.*

a. Single family developments: 10% of overall development acreage b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.		
Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement. i. Unimproved, not Sensitive Lands ii. Open space with no access	**Can Comply.**	*To be reviewed with residential development.*
Minimum Required Amenities		
Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	**Can Comply.**	*To be reviewed with residential development.*
Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.	**Can Comply.**	*To be reviewed with residential development.*
No more than 25% of the points may be met by one specific item type in any one category.	**Can Comply.**	*To be reviewed with residential development.*
All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.	**Can Comply.**	*To be reviewed with residential development.*
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	**Can Comply.**	*To be reviewed with residential development.*
Payment in Lieu of Open Space		
Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria: i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.	**N/A.**	
Total Cost: 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by $2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.	**N/A.**	

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	*No*
What is the anticipated cost to the City?	*N/A*
When will City maintenance begin?	*N/A*

Exhibit 5. Neighborhood Meeting Minutes and Role

Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
bhdarchitects.com

65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Wed, 8 May 2024

David Jellen
Saratoga Springs City Planning

Re: Rezone Application
Grandview Rd and Redwood Road
Church Meetinghouse
Attention: Planning Staff.

Per Saratoga Springs City Code Chapter 19.13 a neighborhood meeting for rezone of parcel #58-041-0220 was held 8 May 2024 at 6:00 pm at 49 Tanner Lane, Saratoga Springs. Below are notes of discussion.

Meeting Notes by Mike Davey:

Topics of discussion at the neighborhood meeting:

1. There was some concern that the new road connection will cause increased speed of traffic on Lake View Terrace Road. They asked if the city would consider traffic calming devices. I recommended they talk to the Engineering Department.
2. There was discussion about the unfinished trail and the unburied drainage ditch at the back of the Church property that will not be developed as part of this project. I explained that the Church will eventually sell this portion of property. Mosquito control in the ditch is also a concern.
3. We reviewed the preliminary site plan, floor plan, and elevations of the proposed Church meetinghouse. There were comments that the location of the pavilion near the street intersection was not an ideal location. I told them we would reconsider the location of the pavilion.

Attached to this letter are the attendance list and original letter of invite.

Please let us know if you need any clarifications.

Sincerely,

Mike Davey, Project Manager
BHD Architects

bhd ARCHITECTS

Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
bhdarchitects.com

65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Neighborhood Meeting Attendees

Date	Owner Property Number	Owner Building Type	BHDA Project Number
Wed, 8 May 2024	501-2705	Heritage 23.2 Stake Center	2343

Project Designation

Saratoga Springs UT Israel Canyon Stake Center

Project Address

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah

Name	Company	Phone Number	Email
MIKE DAVEY	BHD ARCHITECTS	[redacted]	
JARED DARNYLER			
Angie Carley			
JAYOB CARLEY			
TAYLOR EDWARDS			
JAY ROMO			
Lark Olsen			
Sharla Olsen			

Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
bhdarchitects.com

65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Thu, 25 Apr 2024

Community Members In Saratoga Springs near Grandview Blvd and Redwood Road

Re: Proposed New Church Meetinghouse
at the corner of Grandview Blvd and Redwood Road

The Church of Jesus Christ of Latter-day Saints is proposing to construct a new meetinghouse at the corner of Grandview Blvd and Redwood Road in Saratoga Springs, Utah. Construction is anticipated to begin in Fall 2024.

There will be an informational meeting regarding the proposed development plan.
Time: Wednesday, May 8, 2024, 6:00 pm to 7:00 pm.
Location: Outdoor pavilion at the existing Church meetinghouse at 49 Tanner Lane in Saratoga Springs, Utah.

Sincerely,

Mike Davey, BHD Architects
mike@bhdarchitects.com
mobile: 801.631.9722

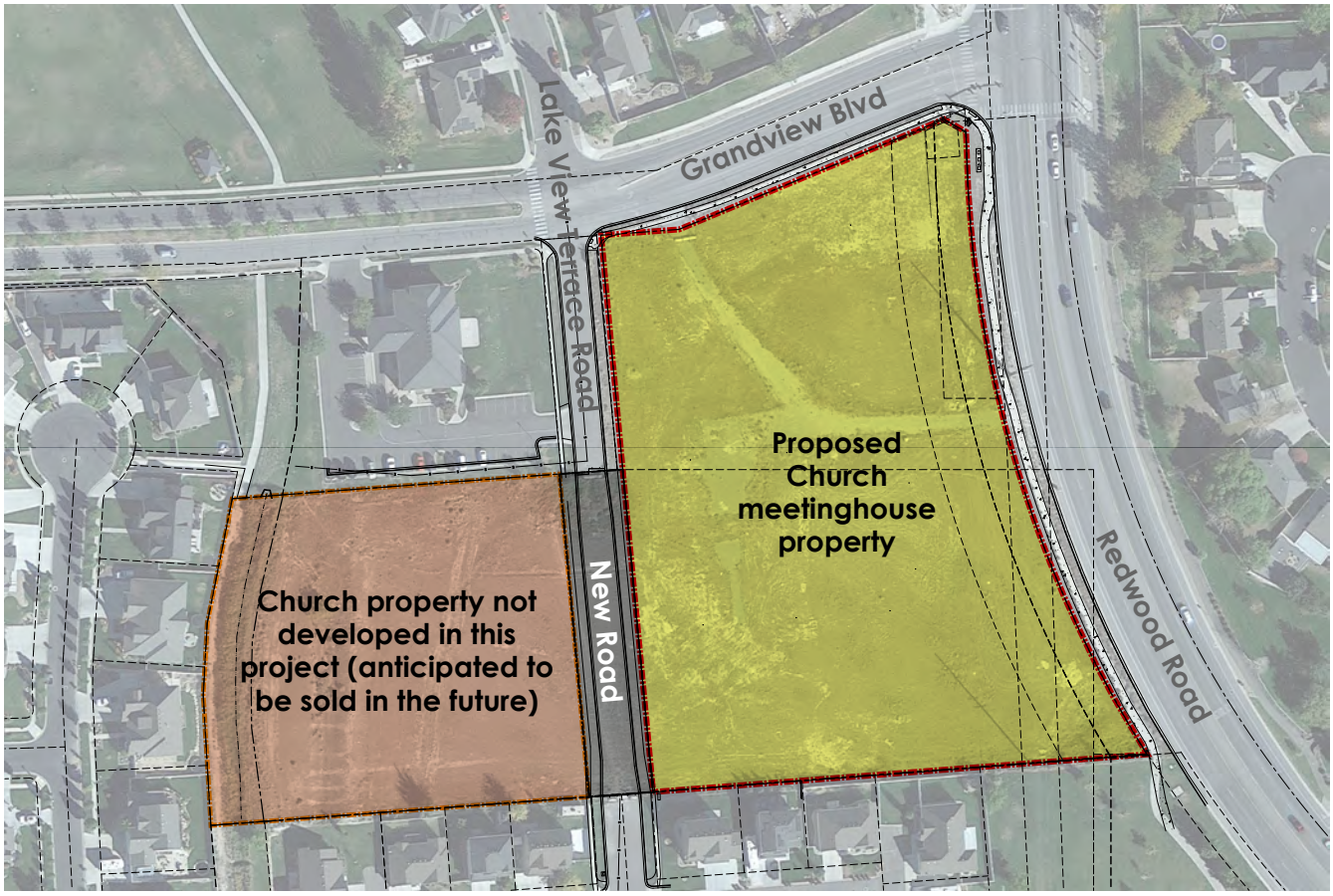


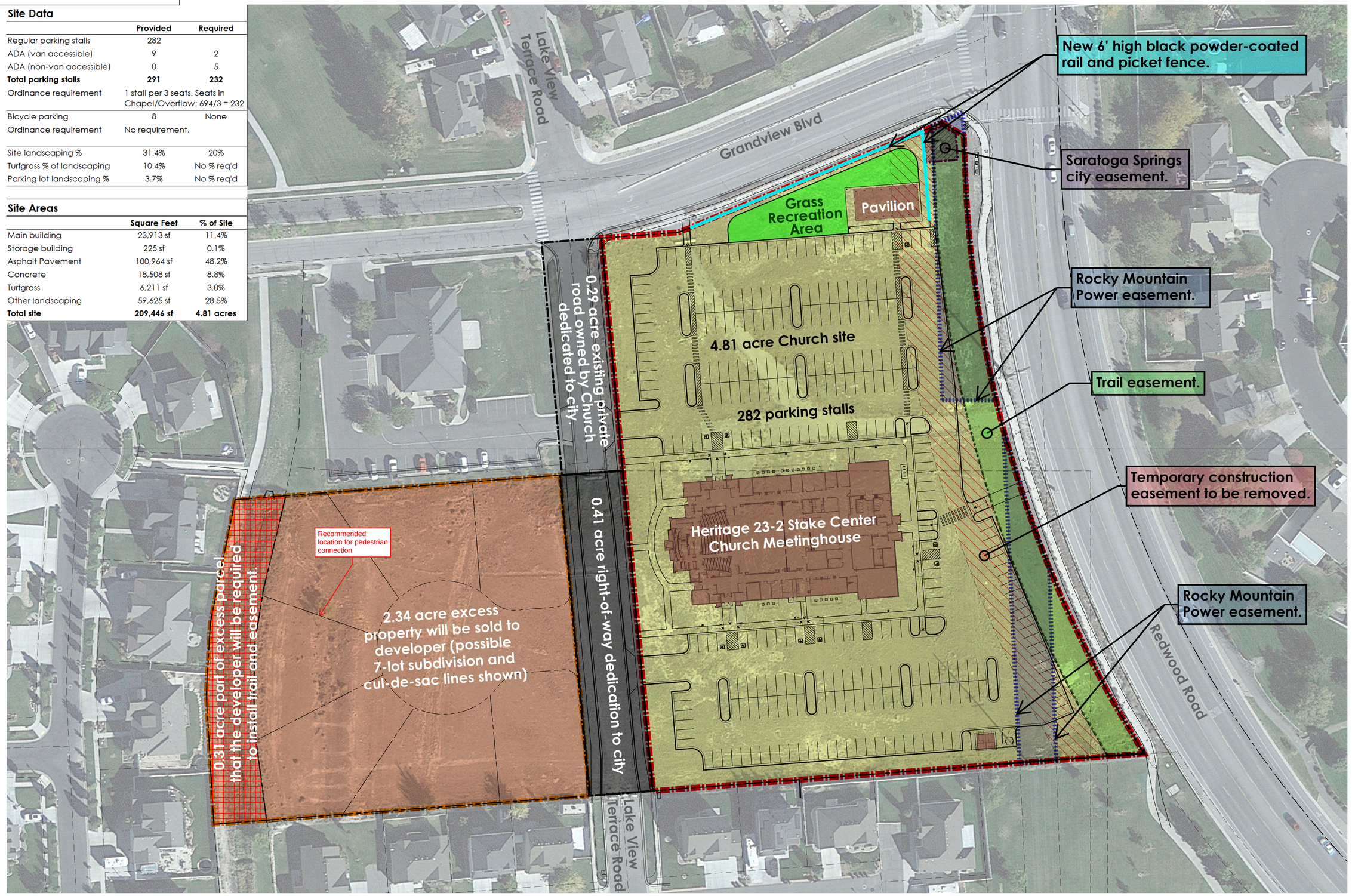
Exhibit 6. Conceptual Site Plan

Site Data

	Provided	Required
Regular parking stalls	282	
ADA (van accessible)	9	2
ADA (non-van accessible)	0	5
Total parking stalls	**291**	**232**
Ordinance requirement	1 stall per 3 seats. Seats in Chapel/Overflow: 694/3 = 232	
Bicycle parking	8	None
Ordinance requirement	No requirement.	
Site landscaping %	31.4%	20%
Turfgrass % of landscaping	10.4%	No % req'd
Parking lot landscaping %	3.7%	No % req'd

Site Areas

	Square Feet	% of Site
Main building	23,913 sf	11.4%
Storage building	225 sf	0.1%
Asphalt Pavement	100,964 sf	48.2%
Concrete	18,508 sf	8.8%
Turfgrass	6,211 sf	3.0%
Other landscaping	59,625 sf	28.5%
Total site	**209,446 sf**	**4.81 acres**



1 **Site Plan**
Scale: 1" = 40'-0"

0' 20' 40' 80' 160'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 29 Feb 2024 5536578-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Springs UT
Israel Canyon Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.33601, -111.91620

Date: 23 Feb 2024
BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23-2
Owner #: 501-2705

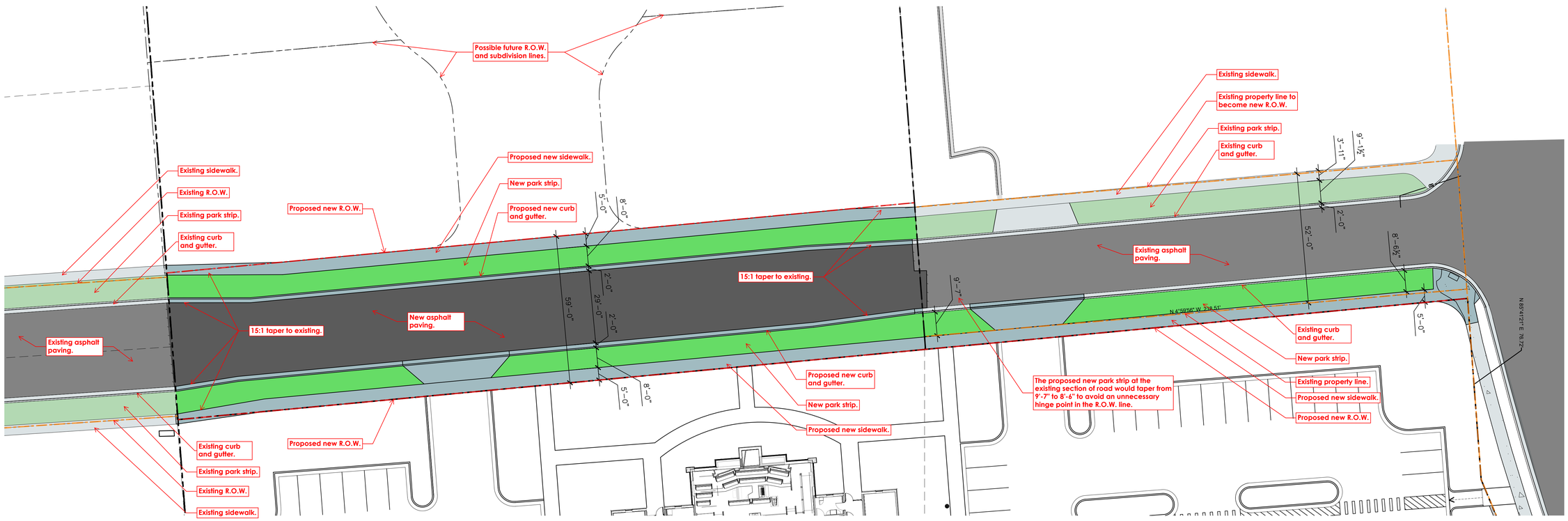
Drawing Issue and Revision Schedule

#	Date	Description

Site Plan

C111

Printed: 27 Feb 2024 10:59 AM



1 Street Plan

Scale: 1" = 20'-0"

Printed: 27 Feb 2024 9:25 AM

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www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
6536878-0301
29 Feb 2024
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Springs UT
Israel Canyon Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.336601, -111.916201

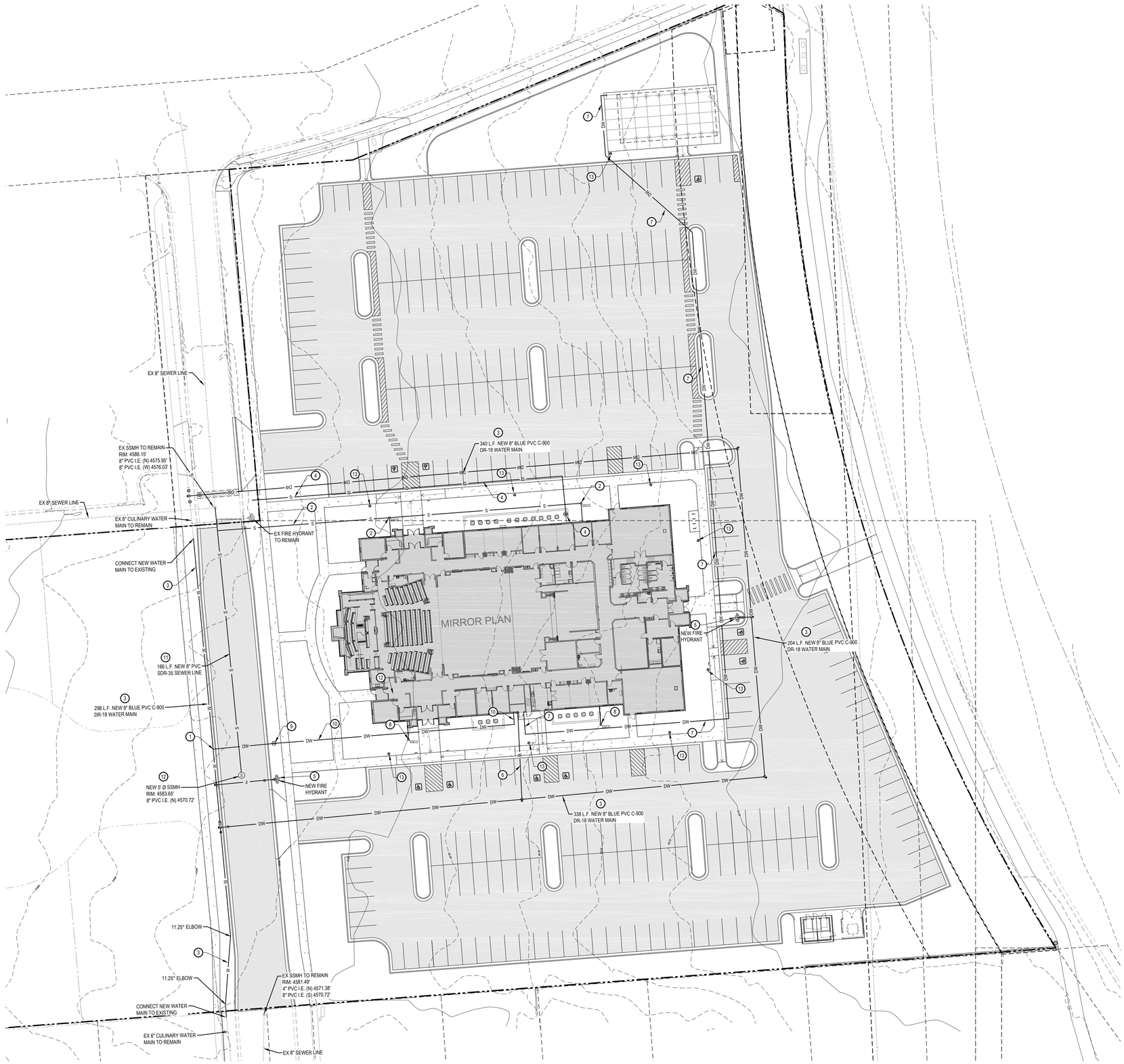
Date: 23 Feb 2024
BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23-2
Owner Property: 501-2705

Drawing Issue and Revision Schedule

#	Date	Description

Street Plan

C131



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

LIGHT POLES TO NOT EXCEED 16-FEET IN HEIGHT. PARKING LOT WILL HAVE ADEQUATE LIGHTING WITH LIGHT SHINING DOWN AT AN ANGLE FROM THE TOP OF THE LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS.

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR RO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx.

UTILITY PROVIDERS:
- WATER: SARATOGA SPRINGS WATER
- SEWER: SARATOGA SPRINGS & TSSD SEWER DISTRICT
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT NEW 1-1/2" CTS POLY PIPE WATER SERVICE LINE TO NEW WATER MAIN.
2. 6" PVC SDR-35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS . SEE SARATOGA SPRINGS DETAIL 'SS-1', SHEET C5.04, FOR TRENCHING. SEE SARATOGA SPRINGS DETAIL 'SS-3', SHEET C5.04, FOR CLEANOUTS.
3. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE APWA PLAN NO. 561 FOR THRUST BLOCKING.
4. APPROXIMATE LOCATION OF NEW NATURAL GAS METER. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
5. FIRE HYDRANT ASSEMBLY COMPLETE, PER SARATOGA SPRINGS DETAIL 'CW-4'.
6. 6" DIP CLASS 52 FIRE LINE WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASEMENT (POLYWRAP), INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE SARATOGA SPRINGS DETAIL 'CW-2', FOR THRUST BLOCKING DETAIL.
7. 3/4" POLY PIPE WATER LINE FROM PROPOSED BUILDING TO THE PROPOSED PAVILION DRINKING FOUNTAIN. SEE PLUMBING PLANS FOR COORDINATION AND FOR DETAILS.
8. SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE (TYPICAL CHURCH DESIGN) SEE STANDARD CHURCH DETAIL 'L' SHEET C5.01.
9. 1-1/2" WATER SERVICE METER SET, PER SARATOGA SPRINGS DRINKING WATER DETAIL 'DW-6'.
10. 1-1/2" CTS POLY PIPE WATER SERVICE LINE
11. 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING.
12. 5' DIAMETER SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411.
13. PARKING LOT LIGHT LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.

FIRE ANALYSIS

BUILDING SQUARE FOOTAGE: 24,075 S.F
TYPE OF CONSTRUCTION: V - B

PER IFC TABLE B105.1
- FIRE FLOW REQUIRED = 4,250 GPM FOR DURATION OF 2 HOURS
-PER APPENDIX B105.2 OF THE IFC A 50% REDUCTION IS ALLOWED FOR FIRE SPRINKLED STRUCTURES THEREFORE THE REQUIRED FIRE FLOW= 2,125 GPM FOR 2 HOURS

PER IFC TABLE C102.1
NUMBER OF HYDRANTS REQUIRED: 2 HYDRANTS
PROVIDED 1 EXISTING HYDRANT ALONG STREET FRONTAGE
PROVIDED 2 NEW HYDRANTS, 1 ALONG STREET FRONTAGE ON OPPOSITE SITE OF BUILDING AND ONE AT THE REAR OF THE BUILDING SO AS TO MEET SPACING REQUIREMENTS

WATERLINE QUANTITIES TABLE (FOR CITY USE ONLY)

	QUANTITIES	UNITS
8" BLUE PVC C-900 DR-18 WATER LINE	1180	LF
1-1/2" WATER LATERAL	195	LF
1-1/2" WATER METER SET	1	UNIT
3/4" POLY PIPE WATER LINE	555	LF
6" DIP CLASS 52 FIRE LINE	100	LF

SECONDARY WATERLINE QUANTITIES TABLE (FOR CITY USE ONLY)

	QUANTITIES	UNITS
2" CTS-POLY WATERLINE	0	LF

SANITARY SEWER QUANTITIES TABLE (FOR CITY USE ONLY)

	QUANTITIES	UNITS
6" SEWER LATERAL	265	LF
5' Ø SEWER MANHOLE	1	UNIT
8" PVC SDR-35 SEWER MAIN	166	LF

Blue Stakes of UTAH811 BlueStakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Preliminary - Not for Construction

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Springs UT
Israel Canyon Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.335601, -111.916702

Date: 23 Feb 2024
BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23-2
Owner #: 501-2705

Drawing Issue and Revision Schedule

#	Date	Description

Site Utility Plan

C151

Printed: 19 Mar 2024 10:31 AM

Exhibit 7. Conceptual Building Elevations

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
29 Feb 2024
6578-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Drawing Issue and Revision Schedule

#	Date	Description

Exterior Perspectives

A901

11/27/2023 8:21:04 AM

Exhibit 8. Development Agreement

WHEN RECORDED RETURN TO:

Saratoga Springs City Recorder
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on _____, 20__, by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "City," and The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole; hereinafter referred to as "Developer."

RECITALS:

WHEREAS, Developer owns or has the right to purchase 7.594 acres of property located in the City of Saratoga Springs, Utah, which is more fully described in the property ownership map, vicinity map, and/or legal descriptions attached as Exhibit A ("Property"); and

WHEREAS, the Property is currently zoned Agricultural (A). Developer wishes to develop the project known as Saratoga Hills 7 Church, which will consist of a church and single-family residential development ("Project"). The Project will be phased, with the first phase consisting of the development of the church site, and the second phase consisting of the development of the single-family residential subdivision portion of the Project. Currently, the proposed Project does not meet the Agricultural (A) zone requirements and therefore would not be allowed in the Agricultural (A) zone. Therefore, in order to develop the Project, Developer wishes to place the Property in the Residential Single Family (R1-10) zone, as provided in Title 19 of the City Code, as amended (the "Zoning Request") and wishes to be voluntarily bound by this Agreement in order to be able to develop the Project as proposed; and

WHEREAS, City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, City desires to enter into this Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property consistent with the City General Plan, the City Code, and the conditions imposed by the Planning Commission and City Council; and

WHEREAS, to assist City in its review of the Rezoning Request and to ensure development of the Project in accordance with Developer's representations to City, Developer and City desire to enter voluntarily into this Agreement, which sets forth the process and standards whereby Developer may develop the Project; and

WHEREAS, on September 6, 2022, City adopted a comprehensive update to its general plan ("General Plan") pursuant to Utah Code Annotated §§ 10-9a-401, et seq. A portion of the General Plan establishes development policies for the Property. Such development policies are consistent with the proposed Project; and

WHEREAS, on June 27, 2024, after a duly noticed public hearing, City's Planning Commission recommended approval of Developer's Zoning Request and reviewed the conceptual project plans, attached hereto as Exhibit D ("Concept Plan"), and forwarded the application to the City Council for its consideration, subject to the findings and conditions contained in the Staff Report, and written minutes attached hereto as Exhibit B; and

WHEREAS, on January 7, 2025, the Saratoga Springs City Council ("City Council"), after holding a duly noticed public meeting and consideration of all comments from the public, neighborhood representatives, Developer, and City officials, approved Developer's Zoning Request, this Agreement, and reviewed the conceptual project plans, attached hereto as Exhibit D, subject to the findings and conditions contained in the Staff Report and written minutes attached hereto as Exhibit C; and

WHEREAS, the Concept Plan, attached as Exhibit D, among other things, identifies land uses and required road, landscaping, trail, storm drain, sewer, and water improvements; and

WHEREAS, to allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and to address concerns of property owners in proximity to the Property, Developer and City are each willing to abide by the terms and conditions set forth herein; and

WHEREAS, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City's General Plan, and Title 19 of the City code (collectively, the "Public Purposes"). As a result of such determination, City has elected to process the Rezoning Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of City.

AGREEMENT:

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the "Effective Date"). The Effective Date shall be inserted in the

introductory paragraph preceding the Recitals.

2. Affected Property. The property ownership map, vicinity map, and/or legal descriptions for the property are attached as Exhibit A. In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.

3. Zone Change, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the Residential Single Family (R1-10) zone in effect when a complete preliminary or site plan application is filed, except that permitted and prohibited uses shall be determined based on the provisions of the Residential Single Family (R1-10) zone in effect as of the Effective Date. An application is determined to be complete in accordance with Utah Code § 10-9a-509.

   Except to the extent this Agreement is more restrictive, the Property shall comply will all "City Regulations," which is defined either as: (a) "all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat or site plan application is filed and all application fees are paid;" or (b) with respect only to which uses are permitted or prohibited, "all City ordinances, regulations, specifications, and standards in effect on the Effective date." City Regulations may include but are not limited to regulations regarding permitted uses, prohibited uses, setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements.

4. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

5. Developer's Acknowledgement of Written Disclosure. The Developer acknowledges and agrees that, to the extent applicable, the City has, pursuant to Utah Code § 10-9a-532(2)(c), disclosed in writing any and all rights under clearly established state law that this Agreement restricts. The Developer hereby voluntarily agrees to waive any claims that the City failed to make such disclosure.

6. Required Improvements. This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to service the Property, including without limitation the dedication of water rights and sources. Capacity shall only be reserved once a Final Plat is recorded, accepted construction drawings are stamped, and all improvements necessary to resolve any existing system capacity issues are guaranteed to be installed by Developer through an improvement completion assurance or bond. Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure, whether or not the minimum size may have additional capacity. In addition, in consideration of granting the Zoning Request, Developer may be required to upsize certain infrastructure, as specified below. Not by way of limitation, the Developer shall be required to install and dedicate the following:

   a. **Water Rights and Sources**. Developer shall either convey or purchase from City sufficient water rights and sources to meet the requirements of City regulations. Any conveyance of water rights and sources shall be subject to a water banking agreement prepared by the City Attorney. Water rights and sources conveyed shall not be recognized as credits in the City's system until a change application is approved by the Utah Division of Water Rights (DWRi). A change application typically takes a minimum of 6 months to be approved by DWRi. If Developer wishes to convey water rights to the City (in lieu of purchasing water from the City), final plats shall not be approved for recordation until a change application is approved. City shall not be obligated to sell Developer water rights and sources unless the City has sufficient unused water rights and sources, which shall be determined in City's sole discretion.

   b. **Water Facilities for Development**. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat shall be determined by the City and may be adjusted in accordance with City Regulations and any applicable law.

   c. **Sewer, Storm Drainage, and Roads**. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer, storm drainage, and road improvements sufficient for the development of the Property in accordance with City Regulations. The Developer shall be responsible for the installation and dedication to the City of Saratoga Springs, including utilities, and shall provide utility connections to the proposed residential portion of the Project. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site

plan submittal and may be adjusted in accordance with City Regulations and any applicable law.

The Developer shall be responsible for providing a detention pond that is sufficiently-sized to accommodate the church, residential subdivision, and right-of-way with the first phase of the Project.

During the first phase of the Project, the Developer shall be responsible for the vacation and restoration of the existing curb cut along Grandview Boulevard and the construction of Lake View Terrace Road through the Project.

d. **Trail Improvements**. As an express condition of this Agreement and the Zoning Request, Developer shall be required to install and dedicate to the City trail improvements along the Utah Lake Distributing Canal with the second phase of the Project and as more fully specified in the City's Parks, Recreation, Trails, and Open Space Master Plan. The installation and dedication to the City of the trail may be credited toward the landscaping/open space requirements for the residential portion of the Project, though payment-in-lieu of open space may additionally be necessary to fulfill the City's open space requirements. Developer may receive credits towards the City's landscaping/open space requirements for the installation of the trail improvements per City regulations, or alternatively Developer may choose to receive Parks, Trails, and Open Space impact fee credits, if applicable. Developer shall not receive both landscaping/open space credit under Title 19 of the City Code and impact fee credits. Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the pavement surface of Redwood Road with the first phase of the Project.

   The Developer shall be responsible for the installation and dedication to the City of a trail connection with the second phase of the Project between the residential portion of the Project and the Utah Lake Distributing Canal trail.

   Developer shall maintain the landscaping portion of trail improvements in perpetuity including repairing and replacing the vegetation, repairing and replacing all necessary irrigation infrastructure and improvements, replacing rock and mulch landscaping, and providing snow removal to ensure that the public is able to safely use and access the trail at all times. City shall be responsible for the perpetual repair and replacement of the trail surface. Developer shall ensure that an owners association maintains the trail landscaping in perpetuity once Developer no longer has a majority ownership interest in the Property.

e. **Power Lines**. As an express condition of this Agreement and the Zoning Request, Developer shall be required to bury all distribution and communication lines with the first phase of the Project at the Developer's own expense that are located on the Property, on the immediately-adjacent parcel, and/or along Redwood Road as more fully shown on Exhibit E. This shall be in addition and not in lieu of all

required roadway, landscaping, and trail improvements in accordance with City Regulations. Furthermore, as an express condition of this Agreement and the Zoning Request, Developer shall be required to apply for and receive a permit from Rocky Mountain Power and comply with all necessary requirements at Developer's sole cost. Developer shall also be required to apply with and obtain approval from any government entity for encroachment onto any public right-of-way at Developer's sole cost.

f. **Piping of Irrigation Ditches**. Piping of the Utah Lake Distributing Canal located at the western portion of the Project shall be required with the second phase of the Project.

7. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the "Plans") to be prepared for the Project meeting City Regulations, this Agreement, including all exhibits, and any conditions of approval as specified in Exhibits B and C. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations, as well as any information which City staff reasonably requests.

8. Standards for Approval. City shall approve the Plans if such Plans meet the requirements of this Agreement and City Regulations. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations and, if a plat is required, record a Final Plat with the Utah County Recorder and pay all recording fees.

9. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of ten years. However, this Agreement shall terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall survive this Agreement; or (ii) if Developer fails to proceed with the Project within a period of two years. "Failure to proceed with development" shall be defined as failure to submit a complete site plan or preliminary plat application meeting all current City regulations and failure to pay the City's application fees for such. Unless otherwise agreed to by City and Developer, Developer's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement approved by City and Developer in writing. However, this Agreement shall continue for perpetuity for any portions of the property contained in a final plat approved by City and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing. This Section 9 and Developer's vested rights are subject at all times to the City's reserved Legislative Powers in Section 4 of this Agreement.

10. Successors and Assigns.

a. Change in Developer. This Agreement shall be binding on the successors and

assigns of Developer. If the Property is transferred ("Transfer") to a third party ("Transferee"), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.

b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 9.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

11. Default.

a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:

i. a warranty, representation, or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;
ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;
iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.

b. Procedure Upon Default.

i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in

breach of this Agreement and may take the action specified in Paragraph 10.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.

ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

c. Breach of Agreement. Upon Default as set forth in Subparagraphs 10.a. and 10.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

12. Entire Agreement. This Agreement shall supersede all prior agreements with respect to the subject matter hereof, not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A: Property Ownership map, Vicinity Map, and/or Legal Descriptions

Exhibit B: Staff Report with Adopted Planning Commission Findings and Conditions of Approval, Report of Action (if applicable) and Planning Commission Written Minutes

Exhibit C: Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), and City Council Written Minutes

Exhibit D: Concept Plan

Exhibit E: Power Lines Required to be Buried

Exhibit F: Phasing Plan

13. General Terms and Conditions.

a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

c. Severability. Each and every provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.

f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by

Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.

h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein, except for minor amendments allowed per City Regulations.

i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement, except for minor amendments allowed per City regulations.

j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

k. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four days after being sent by registered or certified mail, properly addressed to the parties as follows (or to such other address as the receiving party shall have notified the sending party in accordance with the provisions hereof):

To the Developer:	The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole 50 E North Temple #22 Salt Lake City, UT 84150
To the City:	City Manager City of Saratoga Springs 1307 N. Commerce Drive, Suite 200 Saratoga Springs, UT 84045

l. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

m. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven days of receipt of said facsimile copy.

n. Hold Harmless and Indemnification. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, just compensation restitution, inverse condemnation, or any judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on its behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Project and geological hazards.

i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance

ii. City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.

o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the

Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 10 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. However, any remedy against the City shall be limited to specific performance only. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.

r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City of Saratoga Springs, a political subdivision of the State of Utah

_____
City Recorder

By:_____
Mayor

DEVELOPER, The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

By: _____

Its: Project Manager

State of Utah

County of Davis

The foregoing instrument was acknowledged before me this 27th day of November 2024 by Jeffrey Scott, of Church of Jesus Christ of Latter-day Saints a Utah corporation/limited liability company/partnership.

_____
Notary Public

NOTARY PUBLIC
ANDREW WILLIAMS
731081
MY COMMISSION EXPIRES
MAY 11, 2027
STATE OF UTAH

Exhibit "A"

Property Ownership map, Vicinity Map, and/or Legal Descriptions

ALTA/NSPS LAND TITLE SURVEY
FOR
BHD ARCHITECTURE

LOCATED IN THE SOUTH HALF
OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
JANUARY 2024

FILE NUMBER: 2378889FA
LDS PROP ID:501-2705
EFFECTIVE DATE: AUGUST 23, 2023 @ 8:00 A.M.

TO: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE
OLD REPUBLIC NATIONAL TITLE INSURANCE-COMMERCIAL

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7, 8, 11, AND 13 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2024.

DATE OF PLAT: JANUARY 19, 2024

PROFESSIONAL LAND SURVEYOR
NATHAN B. WEBER, PLS
LICENSE NO. 5152762

VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

COMMENCING AT A POINT NORTH 887.63 FEET AND EAST 49.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 85°39'07" WEST 873.34 FEET; THENCE NORTH 03°19'19" WEST 121.33 FEET; THENCE NORTH 03°09'45" EAST 67.05 FEET; THENCE NORTH 11°21'18" EAST 118.23 FEET; THENCE NORTH 85°41'30" EAST 358.97 FEET; THENCE NORTH 04°59'56" WEST 218.51 FEET; THENCE NORTH 85°41'21" EAST 76.72 FEET; THENCE NORTH 67°24'20" EAST 267.08 FEET; THENCE SOUTH 59°46'03" EAST 23.51 FEET; THENCE SOUTH 02°03'08" EAST 33.6 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS: SOUTH 17°03'38" EAST 570.53 FEET, RADIUS = 1103.26 FEET) TO THE POINT OF BEGINNING.

SCHEDULE B, PART II EXCEPTIONS

ITEMS 1-12; 15-16; 25 ARE NOT SHOWN INTENTIONALLY AS THEY ARE NOT SURVEY ITEMS.

13. RESERVATIONS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED IN FAVOR OF THE FEDERAL LAND BANK OF BERKELEY, A CORPORATION RECORDED NOVEMBER 30, 1962 AS ENTRY NO. 16276 IN BOOK 922 AT PAGE 447, OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: NOT PLOTTED, AFFECTS THIS SITE AND IS BLANKET IN NATURE.

14. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH POWER & LIGHT COMPANY
RECORDED: FEBRUARY 17, 1982
ENTRY NO.: 3865
BOOK: 1965
PAGE: 69, OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE. THE EASEMENT DOES NOT PROVIDE A WIDTH TO THE EASEMENT AND IS SHOWN IN THE DESCRIBED LOCATION AS A CENTERLINE EASEMENT.

17. THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN DECLARATION OF ZONING LOT:
RECORDED: MARCH 8, 1993
ENTRY NO.: 13561
BOOK: 3099
PAGE: 586, OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: NOT PLOTTED, AFFECTS THIS SITE AND IS BLANKET IN NATURE.

18. RESOLUTION TO CREATE THE CITY OF SARATOGA SPRINGS UTAH SPECIAL IMPROVEMENT DISTRICT 2005-1, AND THE TERMS, CONDITIONS AND
LIMITATIONS CONTAINED THEREIN:
RECORDED: AUGUST 2, 2005
ENTRY NO.: 83740:2005, OF THE OFFICIAL RECORDS

NOTICE OF ASSESSMENT INTEREST RECORDED OCTOBER 1, 2009, AS ENTRY NO. 104681:2009, OF THE OFFICIAL RECORDS

SURVEY FINDINGS: NOT PLOTTED, AFFECTS THIS SITE AND IS BLANKET IN NATURE.

19. CERTIFICATE OF CREATION OF THE UTAH VALLEY SPECIAL SERVICE DISTRICT AND THE TERMS, CONDITIONS, AND LIMITATIONS CONTAINED THEREIN:
RECORDED: OCTOBER 22, 2008
ENTRY NO.: 114949:2008, OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: NOT PLOTTED, AFFECTS THIS SITE AND IS BLANKET IN NATURE.

20. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: PACIFICORP, AN OREGON CORPORATION D/B/A ROCKY MOUNTAIN POWER
RECORDED: JULY 22, 2009
ENTRY NO.: 80217:2009, OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

REFERENCE DOCUMENTS:

DEEDS

R-1 - WARRANTY DEED, ENTRY NO. 126652:2017
R-2 - WARRANTY DEED, ENTRY NO. 31640:2015

SUBDIVISION PLATS

R-3 - LAKE VIEW TERRACE PLAT 3, ENTRY NO. 103178:2012
R-4 - SARATOGA PARKSIDE SUBDIVISION, ENTRY NO. 143059:2006

SCHEDULE B, PART II EXCEPTIONS (CONTINUED)

21. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: CITY OF SARATOGA SPRINGS
RECORDED: AUGUST 28, 2019
ENTRY NO.: 83558:2019, OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE NORTHEASTERLY CORNER OF THIS SITE.

22. THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN TEMPRARY ACCESS EASEMENT AGREEMENT:
RECORDED: FEBRUARY 22, 2021
ENTRY NO.: 33001:2021, OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE PRIVATE DRIVE TO THE NORTHWEST CORNER OF THIS SITE AND DOES NOT AFFECT THIS SITE.

23. THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN TEMPORARY CONSTRUCTION EASEMENT:
RECORDED: JULY 28, 2022
ENTRY NO.: 84815:2022, OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

24. THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN PERPETUAL TRAIL AND UTILITY EASEMENT:
RECORDED: AUGUST 10, 2022
ENTRY NO.: 89150:2022, OF THE OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

NARRATIVE:

THE BASIS OF BEARING IS NORTH 89°43'41" WEST BETWEEN THE FOUND MONUMENTS AT THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS FROM THE UTAH STATE VRS SYSTEM. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOCAL GROUND SYSTEM FOR THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

NOTES:

1. THIS DOES NOT REPRESENT A TITLE SEARCH BY THE SURVEYOR. TITLE INFORMATION WAS PROVIDED BY OTHERS FOR THE SUBJECT PROPERTY.

2. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASE ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CONTACT APPROPRIATE AGENCIES.

3. THE PURPORTED ADDRESS FOR THIS SITE IS 1423 SOUTH REDWOOD ROAD, SARATOGA SPRINGS, UTAH 84045 BASED ON DOCUMENTATION PROVIDED AT THE TIME OF THE SURVEY.

4. THE RIGHT-OF-WAY FOR REDWOOD ROAD IS SHOWN AS BEING 90.14' TO THE CENTERLINE. THE WIDTH SHOULD BE 90' BUT VARIES DUE TO THE EAST CURVE OF THE PROPERTY DESCRIBED ABOVE HAS A RADIUS OF 1103.26 FEET AND A RIGHT-OF-WAY DRAWING OBTAINED FROM UDOT AS PROJECT NUMBER F-0068(92)26 PIN 10689 SHEET NO, RW-24 SHOWS THE SAME CURVE WITH A RADIUS OF 1101.50 FEET. THIS CREATES THE 0.14' DIFFERENCE.

5. THIS PARCEL CONTAINS 330,824 SQ. FT. OR 7.594 ACRES.

6. THERE ARE NO CONSTRUCTED BUILDINGS ON THIS SITE.

6. THE PROPERTY HAS ACCESS TO REDWOOD ROAD, LAKE VIEW TERRACE ROAD AND GRANDVIEW BOULEVARD.

PROFESSIONAL LAND SURVEYOR
1/19/24
No. 5152762
NATHAN B. WEBER
LICENSED
STATE OF UTAH

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA & NSPS Surveys

DIAMOND
LAND SURVEYING
6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

bhd
ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Saratoga Hills 7 &
Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.33661, -111.91470

Plan Series: Heritage 23.2
Owner #: 501-2705
BHD #: 2343
County Parcel: 58:041:0220
Date: 17 Jul 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	17 Jul 2024	Bid Documents

Survey Plan

C101

Printed: 12 Jul 2024 4:40 PM

ALTA/NSPS LAND TITLE SURVEY
FOR
BHD ARCHITECTURE

LOCATED IN THE SOUTH HALF
OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
JANUARY 2024

LEGEND

- Water Manhole
- Water Meter
- Water Valve
- Fire Hydrant
- Round Storm Drain Catch Basin
- Storm Drain Catch Basin
- Sanitary Sewer Manhole
- Power Pole
- Tree
- Property Corner
- Found Property Corner
- Found Street Monument
- Boundary Line
- Fence Line
- Edge of Asphalt
- Easement/Exception Line
- Flow Line
- Adjoiner Line
- Sanitary Sewer Line
- Water Line
- Overhead Power Line
- Section Corner
- Quarter Section Corner

35 35
35 35 CENTER OF SECTION 35, T5S, R1W, SLB&M (CALCULATED MONUMENT POSITION)

GRANDVIEW BLVD.
N 67°24'20" E 267.08'
S 59°46'03" E 23.51'
S 2°03'08" E 33.60'
SDCB RIM=4568.13' 12" CPP SE=4562.42'
COMMUNICATIONS BOX
COMMUNICATIONS BOX UDOT FIBER OPTIC
TRAFFIC SIGNAL
ELECTRICAL BOX TRAFFIC SIGNAL
SDCB RIM=4566.75' 12" CPP NW=4560.31' 24" CPP E=4555.39'
EXCEPTION #21
ELECTRICAL BOX UDOT FO
FOUND COPPER UDOT ROW MONUMENT
IRRIGATION MH
REDWOOD RD.
S 2°06'09" E 5337.54'
EXCEPTION #20
OPEN FIELD
SIDEWALK
SDMH BACKFLOW PREVIOUS?
SMH RIM=4585.57' 6" PVC N=4574.35' S=4574.48'
N 85°41'21" E 76.72'
SDMH RIM=4586.29' 12" CRP S=4581.66' 'ES NOT VISIBLE
COMMUNICATIONS BOX
6" PIPE END
SMH RIM=4585.47' 6" PVC N=4575.25' S=4575.31'
SDCB RIM=4585.67 12" CRP N=4582.25' W=4582.29'
SDMH RIM=4585.41' OPEN BOX NO VISIBLE PIPES
N 4°59'56" W 218.51'
PRIVATE ROAD
EXCEPTION #22
SMH RIM=4597.15' 6" PVC E=4584.86' W=4584.92'
N 85°41'30" E 358.97'
PUBLIC OPEN SPACE SARATOGA PARKSIDE SUB. 66:176:0012 SARATOGA SPRINGS CITY
58:041:0149 G3 HOLDING LLC
SMH RIM=4592.57' 6" PVC E=4580.31' W=4580.48'
WATERLINE BLOWOFF
SMH RIM=4586.15' 6" PVC N=4575.95' W=4576.03'
WATER SPIGOT
GRAVEL AREA
R=1103.26'
L=577.09'
D=29°58'12"
CH=S17°03'38"E
CH L=570.53'
91.14'
EXCEPTION #23
EXCEPTION #24
EXCEPTION #14
OPEN FIELD
58:041:0220
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
330,824 SQ. FT. 7.594 ACRES
LOT 13 SARATOGA PARKSIDE SUB. 66:176:0013 ROBINSON, KENNETH & DAWN THOMAS & KELLY LEE
N 11°21'18" E 118.23'
LOT 12 SARATOGA PARKSIDE SUB. 66:176:0012 DAUWALTER, JARED & CAMILLE
N 3°09'45" E 67.05'
LOT 11 SARATOGA PARKSIDE SUB. 66:176:0011 WILSON, JENNIFER & J JENNER
N 3°19'19" W 121.33'
LOT 10 SARATOGA PARKSIDE SUB. 66:176:0010 WOODBURY, JON R & LAURA J
FOUND REBAR AND CAP ING ENGINEERING
FOUND REBAR AND CAP PLS 166572
CANAL
OPEN SPACE A LAKE VIEW TERRACE PLAT 3 45:513:0070 LAKE VIEW HOA
LOT 58 LAKE VIEW TERRACE PLAT 3 45:513:0058 CROWTHER, KENT & TAMERA
LOT 59 LAKE VIEW TERRACE PLAT 3 45:513:0059 VEST, TREVOR J
LOT 60 LAKE VIEW TERRACE PLAT 3 45:513:0060 CHRISTINASEN, KADEN & KYLEE
LOT 61 LAKE VIEW TERRACE PLAT 3 45:513:0061 XOUMPHONPHACKDY, PAUL & MELISSA
LOT 62 LAKE VIEW TERRACE PLAT 3 45:513:0062 EDWARDS, TAYLOR D & ERIN
LOT 63 LAKE VIEW TERRACE PLAT 3 45:513:0063 TAYLOR, JAIME CHANTEL & JUSTIN ROBERT
LOT 64 LAKE VIEW TERRACE PLAT 3 45:513:0064 WILCOX, CHRISTOPHER & MEGAN
LOT 65 LAKE VIEW TERRACE PLAT 3 45:513:0065 BLAND, CAROL (ET AL)
LAKE VIEW HOA 45:513:0071
SDMH RIM=4581.49' 4" PVC N=4571.38' 8" PVC S=4570.72'
FOUND MONUMENT
FOUND COPPER STREET MONUMENT
FOUND COPPER RIVET
FOUND COPPER RIVET
WATERLINE BLOWOFF
WATERLINE BLOWOFF
S 85°39'07" W 873.34'
ELECTRICAL BOX
COMMUNICATIONS BOX
LAKE VIEW TERRACE RD.
SIDEWALK
SIDEWALK
FOUND REBAR AND CAP PLS 166572
EAST 49.79'
FOUND COPPER UDOT ROW MONUMENT POINT OF BEGINNING
NORTH 887.63'
4598 4598 4598 4596 4594 4592 4594 4594 4592 4590 4588 4586 4584 4582 4580 4578 4576 4574 4572 4570
SOUTHWEST CORNER SECTION 35, T5S, R1W, SLB&M (FOUND BRASS CAP MONUMENT)
SOUTH QUARTER CORNER SECTION 35, T5S, R1W, SLB&M (FOUND BRASS CAP MONUMENT)
34 35 3 2
35 35 2 2
BASIS OF BEARING
N 89°43'41" W 2743.48' (MEASURED)
N
GRAPHIC SCALE
60 0 120 60 30
1" (INCH) = 60 ' (FEET)

LOCATED THE SOUTH HALF
OF SECTION 35, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

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bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL LAND SURVEYOR
No. 5152762
NATHAN B. WEBER
1/19/24
STATE OF UTAH

DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com
Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA & NSPS Surveys

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.33601, -111.91470

Date:	17 Jul 2024	Owner #:	501-2705
BHD #:	2343	Plan Series:	Heritage 23.2
County Parcel:	58:041:0220		

Drawing Issue and Revision Schedule

#	Date	Description
1	17 Jul 2024	Bid Documents

Survey Plan

C102

Exhibit "B"

Staff Report with Adopted Planning Commission Findings and Conditions of Approval, Report of Action (if applicable), and Written Minutes

[ON FILE WITH THE CITY RECORDER]

Exhibit "C"

Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), City Council Written Minutes.

[ON FILE WITH THE CITY RECORDER]

Exhibit "D"
Concept Plan

1 Site Plan

Scale: 1" = 40'-0"

0' 20' 40' 80' 160'

W N E S

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Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010

65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Preliminary - Not for Construction

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.336501, -111.912470

Date: 17 Jul 2024
BHD #: 2343
County Parcel: 58041:0220
Plan Series: Heritage 23.2
Owner #: 501-2705

Drawing Issue and Revision Schedule

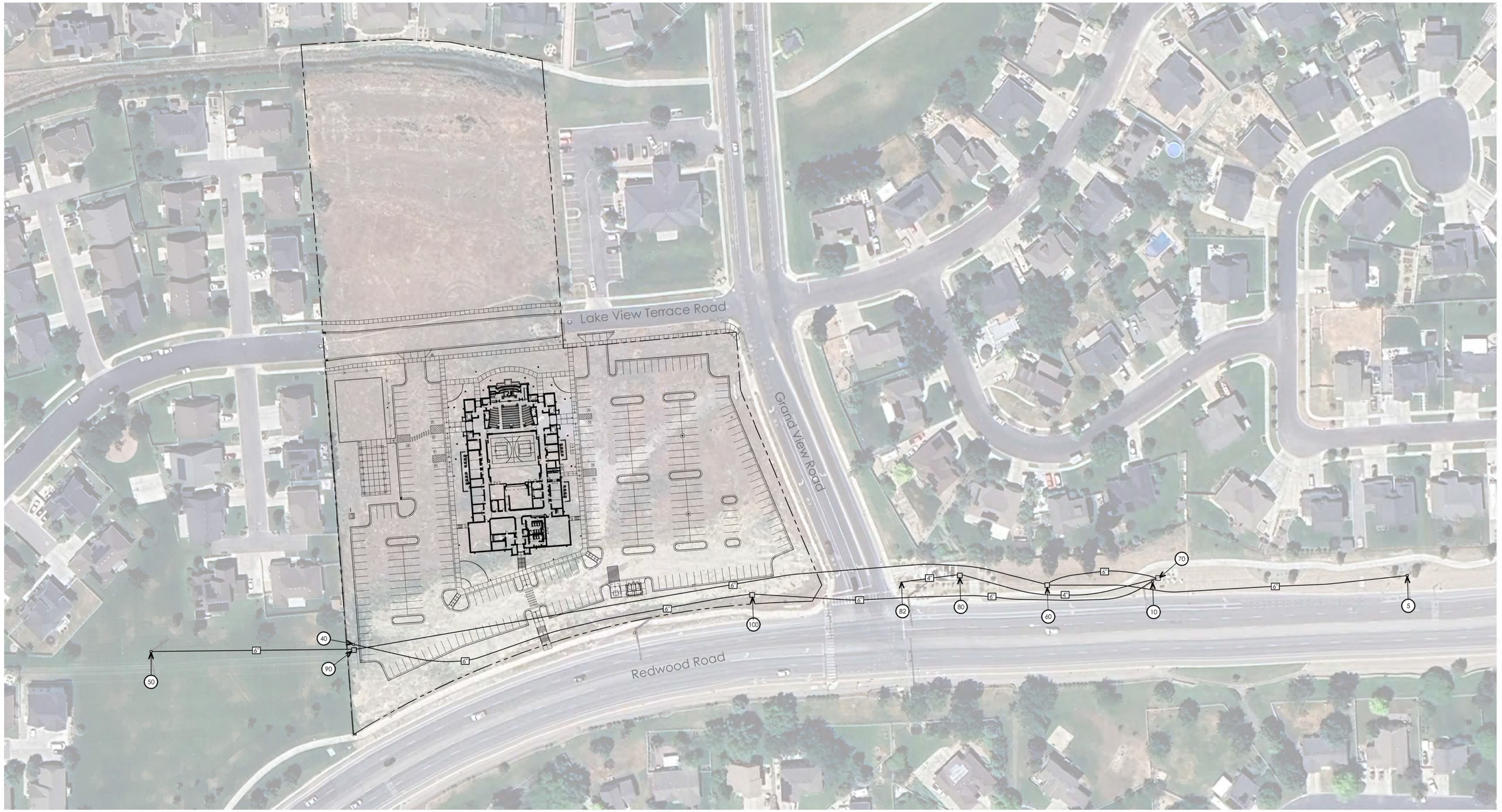
#	Date	Description
1	22 Nov 2024	Addendum 2

Site Plan

C111

Printed: 27 Nov 2024 4:53 PM

Exhibit "E"
Power Lines Required to be Buried



1 Power Line Burial Plan

Scale: 1" = 60'-0"

0' 30' 60' 120' 240'

W N E S

Symbols Legend

5	Existing pole.
10	Existing pole.
40	Existing pole.
50	Existing pole.
60	New vault for switchgear.
70	Existing ground sleeve.
80	New pad for transformer.
82	Existing secondary box.
90	New vault for switchgear.
100	New pull vault.

Required Vaults / Pad

Location	Description and RMP SI #
60	Switchgear vault with sleeve, 7999954.
80	Transformer flct pad, 1790021.
90	Switchgear vault with sleeve, 7999125.
100	Full traffic vault, 7992596.

Required Underground Conduit

Location	Approx. length	Size
5 to 60	452'	6" conduit
60 to 90	880'	6" conduit
90 to 50	252'	6" conduit
10 to 100	506'	6" conduit
100 to 40	511'	6" conduit
60 to 70	137'	6" conduit
70 to 80	250'	4" conduit
80 to 82	71'	4" conduit

Approximate total length of 6" conduit = 2,738'.
Approximate total length of 4" conduit = 321'.

General Notes

A. Install all work per Rocky Mountain Power and Saratoga Springs City standards and requirements.
B. Refer to Sheets C??? and C??? for Rocky Mountain Power design drawings.
C. Rocky Mountain Power's scope of work includes demolition, risers, wiring, installation of wiring, etc. as described on Sheets C105 and C106.
D. Install mule tape rated at 1,000 pound test in all of the new conduits.
E. Set up a preconstruction meeting with Saratoga Springs City, Rocky Mountain Power, and architect prior to beginning work.
F. Contact Rocky Mountain Power (Nick Costagno, 385-799-0377) for the inspections.
G. Coordinate with Saratoga Springs City for all required city inspections.
H. Install all conduits, vaults, and pad inside the existing Rocky Mountain Power easements or in the city right-of-way.
I. Conduit and vault/box locations are shown diagrammatically. Confirm final locations with Rocky Mountain Power and Saratoga Springs City.
J. Coordinate with the city to determine trenching vs. boring requirements.
K. Repair/replace all affec'ed landscaping, irrigation systems, landscape fabric, landscape rock mulch, concrete, asphalt paving, roadway striping, utilities, walls, fences, etc.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.335601, -111.912470

BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23.2
Owner #: 501-2705
Date: 17 Jul 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	22 Nov 2024	Addendum 2

Power Line Burial Plan

C104

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EXHIBIT "A"

SIGNED: _____

TITLE: _____

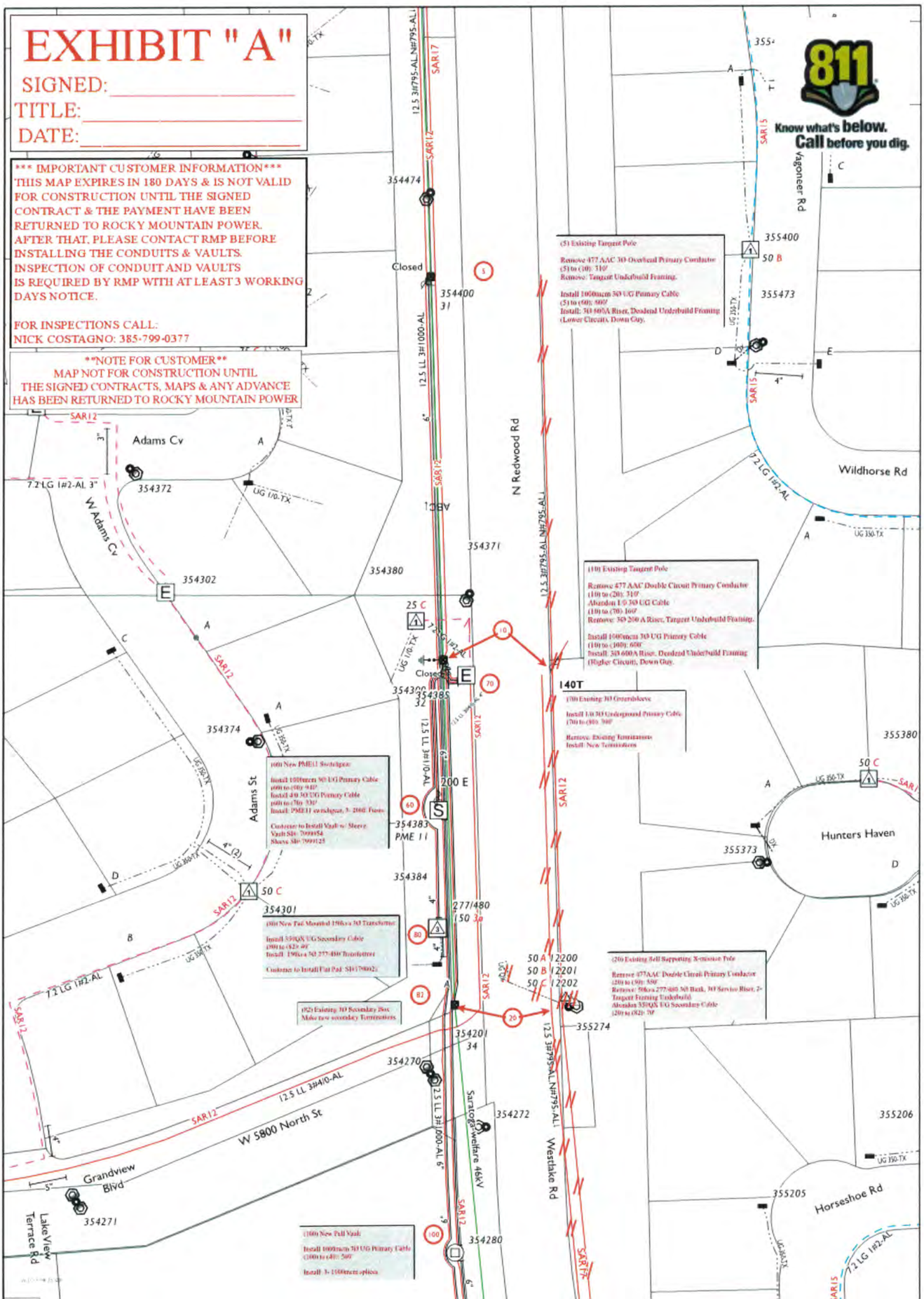
DATE: _____

*** IMPORTANT CUSTOMER INFORMATION***
THIS MAP EXPIRES IN 180 DAYS & IS NOT VALID FOR CONSTRUCTION UNTIL THE SIGNED CONTRACT & THE PAYMENT HAVE BEEN RETURNED TO ROCKY MOUNTAIN POWER. AFTER THAT, PLEASE CONTACT RMP BEFORE INSTALLING THE CONDUITS & VAULTS. INSPECTION OF CONDUIT AND VAULTS IS REQUIRED BY RMP WITH AT LEAST 3 WORKING DAYS NOTICE.

FOR INSPECTIONS CALL:
NICK COSTAGNO: 385-799-0377

NOTE FOR CUSTOMER
MAP NOT FOR CONSTRUCTION UNTIL THE SIGNED CONTRACTS, MAPS & ANY ADVANCE HAS BEEN RETURNED TO ROCKY MOUNTAIN POWER

811 Know what's below. Call before you dig.



Foreman		Emp #	Job Start Date	N W E S	PACIFICORP A BERKSHIRE HATHAWAY ENERGY COMPANY		
CC# 11421	WO# / REQ# 007209475	Map String 11305001.0	Job Comp Date	Page 1 of 2			
Customer: SAR12 LDS Stakecenter OH to UG Conversion			Circuit SAR12	Post Jobs ☐ RQII ☐ Posted ☐	EST ID# P46158	Print Date 5/29/2024	Scale
Address: 1433 Lake View Terrace Dr., Saratoga Springs							

Errors Shown

C105

Rocky Mountain Power Exhibit A
Page 1 of 2

Drawing Issue and Revision Schedule

#	Date	Description
1	22 Nov 2024	Addendum 2

Saratoga Hills 7 & Saratoga Springs UT Stake

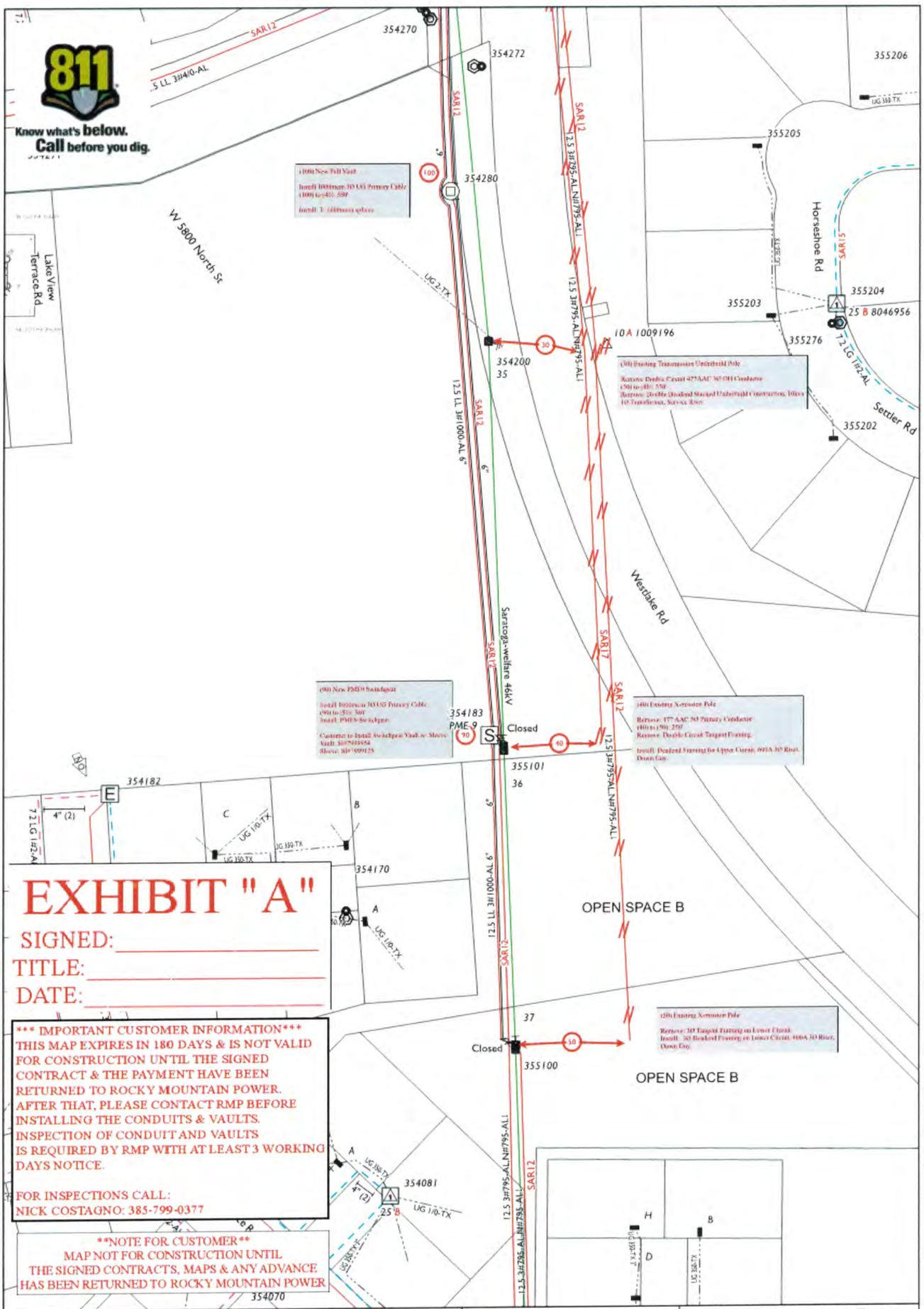
Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.33601, -111.91670

Date:	BHD #:	County Parcel:	Plan Series:	Owner #:
17 Jul 2024	2343	38:041:0220	Heritage 23.2	501-2705

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

A.S. Architects
Phone 801.377.0000
Fax 801.377.0033
Toll Free 888.377.0000
www.asarchitects.com
5295 S. 300 W. Suite 250, Murray, Utah 84107

Printed: 22 Nov 2024 - 11:30 AM



Foreman		Emp #	Job Start Date		PACIFICORP A BERKSHIRE HATHAWAY ENERGY COMPANY		
CC# 11421	WO# / REQ# 007209475	Map String 11305001.0	Job Comp Date		Page 2 of 2		
Customer: SAR12 LDS Stakecenter OH to UG Conversion Address: 1433 Lake View Terrace Dr., Saratoga Springs			Circuit SAR12	Post Jobs RQII Posted	EST ID# P46158	Print Date 5/29/2024	Scale

Entire Sheet

C106

Rocky Mountain Power Exhibit A
Page 2 of 2

Drawing Issue and Revision Schedule

#	Date	Description
1	22 Nov 2024	Addendum 2

Saratoga Hills 7 &
Saratoga Springs UT Stake

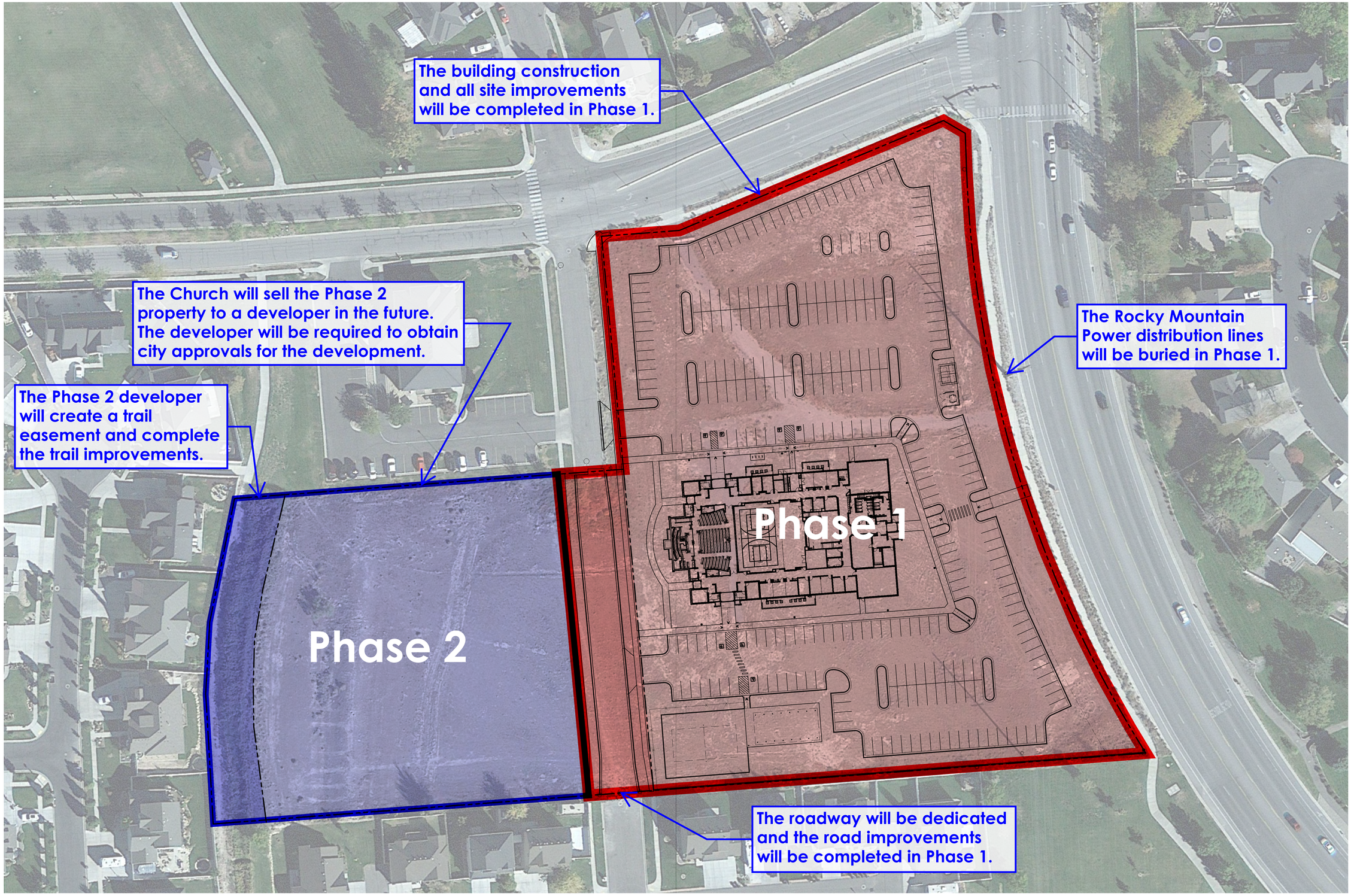
Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.33601, -111.91670

Date:	BHD #:	County Parcel:	Plan Series:	Owner #:
17 Jul 2024	2343	58:041:0220	Heritage 23.2	501-2705

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

bhd ARCHITECTS
Bush & Gudgell, Inc.
Phone 801.377.0700
Fax 801.377.0333
Toll Free 888.377.0700
5150 Commerce Drive
Suite 200, Draper, Utah 84020

Exhibit "F"
Phasing Plan



1 **Site Plan**
Scale: 1" = 40'-0"

0' 20' 40' 80' 160'

W N E S

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Phone 801.571.0010
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Preliminary - Not for Construction

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Saratoga Hills 7 & Saratoga Springs UT Stake
Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
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BHD #: 2343
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Plan Series: Heritage 23.2
Owner #: 501-2705
Date: 17 Jul 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	22 Nov 2024	Addendum 2

Site Plan

C111

Printed: 27 Nov 2024 4:53 PM

ORDINANCE NO. 25-03 (01-07-25)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AN AMENDMENT TO THE OFFICIAL ZONING MAP, AND APPROVING A DEVELOPMENT AGREEMENT SPECIFYING THE TERMS OF THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY

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

WHEREAS, before the Saratoga Springs City Council approves any zoning amendments, the amendments must first be reviewed by the Saratoga Springs Planning Commission for its recommendation to the City Council; and

WHEREAS, on June 27, 2024, the Planning Commission held a public hearing after proper notice and publication to consider amendments to the City-wide zoning map for certain real property in the City of Saratoga Springs, which is described in Exhibit A ("Property"), and forwarded the item with a favorable recommendation; and

WHEREAS, on January 7, 2025, the City Council held a public meeting to consider the zoning map amendments; and

WHEREAS, the City Council voted to approve the rezone subject to the terms of a development agreement, which agreement is attached as Exhibit B ("Agreement"); and

WHEREAS, pursuant to Utah Code § 10-9a-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

WHEREAS, the City desires to enter into the Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property; and

WHEREAS, after due consideration, and after proper notice, and after conducting the requisite public hearing with the Planning Commission, the City Council, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the City-wide zoning map be made and that the Agreement be approved.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The Property described in Exhibit A is hereby changed from Agricultural (A) to Residential Single-Family (R1-10) on the City's Zoning Map, subject to and conditioned on the owner of the

Property entering into the development agreement attached as Exhibit B, which Agreement shall be recorded on the Property in the Office of the Utah County Recorder. City Staff is hereby instructed to amend the official City Zoning Map accordingly and to record said Agreement, subject to payment of the recording costs by the property owner.

The City Manager is hereby authorized to sign the development agreement attached as Exhibit B. City Staff may make any non-substantive changes to the Agreement before execution but may not make any changes inconsistent with the conditions of approval adopted by the City Council.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th day of January, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A

Legal Description

LEGAL DESCRIPTION

COMMENCING AT A POINT NORTH 887.63 FEET AND EAST 49.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 85°39'07" WEST 873.34 FEET; THENCE NORTH 03°19'19" WEST 121.33 FEET; THENCE NORTH 03°09'45" EAST 67.05 FEET; THENCE NORTH 11°21'18" EAST 118.23 FEET; THENCE NORTH 85°41'30" EAST 358.97 FEET; THENCE NORTH 04°59'56" WEST 218.51 FEET; THENCE NORTH 85°41'21" EAST 76.72 FEET; THENCE NORTH 67°24'20" EAST 267.08 FEET; THENCE SOUTH 59°46'03" EAST 23.51 FEET; THENCE SOUTH 02°03'08" EAST 33.6 FEET; THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS: SOUTH 17°03'38" EAST 570.53 FEET, RADIUS = 1103.26 FEET) TO THE POINT OF BEGINNING.

EXHIBIT B

Development Agreement

MINUTES – CITY COUNCIL MEETING

Tuesday, December 3, 2024
City of Saratoga Springs
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Call to Order: Mayor Jim Miller called the meeting to order at 6:00 p.m.

Roll Call:

Present	Mayor Pro Tempore Stephen Willden, Council Members Christopher Carn (electronically), Audrey Barton, Michael McOmber, and Lance Wadman
Excused	Mayor Jim Miller
Staff Present	City Manager Mark Christensen, Assistant City Manager Owen Jackson, Public Outreach Specialist AnnElise Harrison, Planning Director Sarah Carroll, City Recorder Nicolette Fike, Public Works Director Jeremy Lapin, Community Development Director Ken Young, Finance Director Chelese Rawlings, Budget Analyst Spencer Quain, City Attorney Kevin Thurman, Police Chief Andrew Burton, Office Darius Fort, Deputy City Recorder Wendy Wells, and Deputy City Recorder Kayla Moss
Others:	David Meredith, Scott Hill, Colton Miles, Chuck Carn, Matt Brown, Alicia Fairbourne, Lucinda Thomas

Invocation:	Council Member Wadman
Pledge of Allegiance:	Council Member Barton

Presentation: Oath of Office for New Police Officer Darius Fort. Chief Andrew Burton presented Darius Fort to the City Council. Officer Fort worked for the Millard County Sheriff's office for the last year. He is also a parachute rigger in the 19th Special Forces group. Chief Burton presented the officer with a commission.

Presentation: City Recorder MMC Designation. Board Members from the Utah Municipal Clerks Association recognized City Recorder Nicolette Fike for receiving her Master Municipal Clerk designation with the International Institute of Municipal Clerks.

Council Member Willden mentioned that it is always great to recognize staff and see the great continuing education programs they are involved with. He thanked the board for coming to the meeting tonight.

Public Input: None

REPORTS: Council Member McOmber thanked staff for a great tree lighting ceremony and mentioned that Santa was there until 9:00 pm, and he would have stayed longer if asked.

Council Member Audrey Barton recognized City Employees for being willing to go the extra mile for certifications. She praised the City Recorder for her hard work and diligence.

City Manager Mark Christensen mentioned that the City has great staff who are willing to continue their training and education. He congratulated the Recorder on obtaining her MMC.

DRAFT

CONSENT ITEMS:

1. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 – Definitions and 19.06 – Landscaping and Fencing for Lot Coverage Code Amendments. City Initiated. Ordinance 24-49 (12-3-24).**
2. **Acceptance of the FY 2024 Audit.**
3. **FY 2025 Fraud Risk Assessment; Resolution R24-62 (12-3-24).**
4. **City Hall Sublease Agreement, Resolution R24-63 (12-3-24).**
5. **Approval of Annual City Council Regular Meeting Schedule. Resolution R24-64 (12-3-24).**
6. **Consent to Transfer of Title for Alpine School District Property Located in the Boundary of the Interlocal of the New School District in West Utah County. Resolution R24-66 (12-3-24).**
7. **Approval of Minutes: October 30, 2024 & November 19, 2024.**

Motion by Council Member McOmber to approve the Consent Items; seconded by Council Member Barton.

Vote:

Council Member Chris Carn	**Yes**
Council Member Lance Wadman	**Yes**
Council Member Audrey Barton	**Yes**
Council Member Stephen Willden	**Yes**
Council Member Michael McOmber	**Yes**

Motion carried 5-0.

BUSINESS ITEMS:

1. **Approval of New Planning Commissioners, 4-Year Terms, Scott A. Hill & Colton Miles. Resolution R24-65 (12-3-24).** Planning Director Sarah Carroll advised that the candidates were interviewed to fill the vacancies on the Commission. They received many good applicants. They felt that the answers to the questions these individuals gave, as well as where they are located in the city, made them the most appropriate choice at this time. They had two other applicants as well that she hopes will apply again in the future.

   Current Planning Commissioner Scott Hill, who is being approved again tonight for a 4-year term, addressed the council and thanked them for the opportunity.

   Soon to be Planning Commissioner Colton Miles introduced himself to the City Council and thanked them for the opportunity.

   Council Member McOmber thanked them for volunteering their time to serve the City. He mentioned that he reads all of the Planning Commission minutes and appreciates their input and advice as an advisory body.

   Council Member Barton agreed with the comments Council Member McOmber made. She appreciates their feedback and advice given as a Planning Commission.

   Council Member Wadman mentioned that he attends planning commission because it is a good heads up on what is going to be coming to them as a City Council.

   Council Member Carn mentioned he was on the Planning Commission for a time before serving on the City Council and he appreciates the unappreciated job they do.

DRAFT

Motion by Council Member Carn to approve the appointment of the New Planning Commissioners, 4-Year Terms, Scott A. Hill & Colton Miles. Resolution R24-65 (12-3-24). seconded by Council Member Wadman.

Vote:

Council Member Chris Carn	**Yes**
Council Member Lance Wadman	**Yes**
Council Member Audrey Barton	**Yes**
Council Member Stephen Willden	**Yes**
Council Member Michael McOmber	**Yes**

Motion carried 5-0.

2. **Approval of New Planning Commissioner for 3-Year Term, Chuck Carn. Resolution R24-68 (12-3-24).**

Council Member Carn mentioned that he was not involved with the Mayor or staff through this process because of his relationship to the candidate. He is going to recuse himself from the conversation and the vote.

Soon to be Planning Commissioner Chuck Carn introduced himself to the Council and thanked them for the opportunity.

Motion by Council Member Barton to approve the appointment of New Planning Commissioner for 3-Year Term, Chuck Carn. Resolution R24-68 (12-3-24); seconded by Council Member McOmber.

Vote:

Council Member Chris Carn	**Abstain**
Council Member Lance Wadman	**Yes**
Council Member Audrey Barton	**Yes**
Council Member Stephen Willden	**Yes**
Council Member Michael McOmber	**Yes**

Motion carried 4-0.

3. **Consolidated Fee Schedule Update – Sewer and Garbage Rate Changes from TSSD and Bayview Landfill. Resolution R24-67 (12-3-24).** Budget Analyst Spencer Quain presented this fee schedule update. Both TSSD and Bayview Landfill are increasing their fees at the beginning of the year. This update reflects those increases, it is a pass through cost, and no additional revenue is being generated by this.

Motion by Council Member Willden to approve the Consolidated Fee Schedule Update – Sewer and Garbage Rate Changes from TSSD and Bayview Landfill. Resolution R24-67 (12-3-24) with all staff findings and conditions; seconded by Council Member Wadman.

Vote:

Council Member Chris Carn	**Yes**
Council Member Lance Wadman	**Yes**
Council Member Audrey Barton	**Yes**
Council Member Stephen Willden	**Yes**
Council Member Michael McOmber	**Yes**

Motion carried 5-0.

4. **River View Townhomes Preliminary Plat & Site Plan, located at 1050 N Riverside Dr. David Meredith as applicant.** Senior Planner David Jellen presented this preliminary plat and site plan to the City Council. He advised that the applicant is seeking preliminary plat and site plan approval for

the River View Townhomes development, located at approximately 1022 North Redwood Road. The proposed development consists of three townhome buildings, with a total of 15 townhome units, on 4.22 acres. This property was rezoned as part of a larger development that included the commercial property to the west, which was approved with an accompanying development agreement in April of 2020. Due to the location of this property adjacent to the Jordan River, this development is subject to the City's waterfront buffer requirements and the Jordan River Meander Corridor.

Council Member McOmber thinks they were very creative in having the illusion of a flat roof without it actually being flat. He is however frustrated that it seems like the Council have made the efforts to make the City unique and beautiful but the 4-sided architecture that is allowed here is not meeting the vision of the Council. The rear elevation of the buildings are what people will see driving up to it and he thinks the design is very plain.

Council Member Barton likes to see the square footage variation in this project. She hopes that this will allow for more affordable options.

Council Member Carn advised that he has been waiting for this since the commercial component was approved. He mentioned that he is concerned that Riverside Drive is a road to nowhere. He encouraged the applicant to work with the landowner to make connection on that road. He mentioned the only access to this development is through the commercial development and he doesn't love that.

Council Member Willden mentioned he saw that this either complies with code or they are willing to adjust to comply with code and he was appreciative of that.

Motion by Council Member Barton to approve the River View Townhomes Preliminary Plat & Site Plan, located at 1050 N Riverside Dr. David Meredith as applicant; seconded by Council Member Wadman.
Vote:
Council Member Chris Carn Yes
Council Member Lance Wadman Yes
Council Member Audrey Barton Yes
Council Member Stephen Willden Yes
Council Member Michael McOmber Yes
Motion carried 5-0.

5. **Expansion of Vested Mining Use from Utah County Parcel No. 50:087:0001, located in Unincorporated Utah County, to Utah County Parcel Nos: 59:011:0085, 59:014:0020, 59:011:0029, 59:024:0001, 59:023:0027, 59:023:0003, 59:023:0005, and 16:003:0021, located in City of Saratoga Springs, Utah; Applicant: Todd Cusick, CMC Rock.** City Manager Mark Christensen advised that the applicant was not able to be at the meeting tonight so they asked us to table the item.

Motion by Council Member McOmber to table the Expansion of Vested Mining Use from Utah County Parcel No. 50:087:0001, located in Unincorporated Utah County, to Utah County Parcel Nos: 59:011:0085, 59:014:0020, 59:011:0029, 59:024:0001, 59:023:0027, 59:023:0003, 59:023:0005, and 16:003:0021, located in City of Saratoga Springs, Utah; Applicant: Todd Cusick, CMC Rock to the next meeting; seconded by Council Member Willden.
Vote:
Council Member Chris Carn Yes
Council Member Lance Wadman Yes

Council Member Audrey Barton Yes
Council Member Stephen Willden Yes
Council Member Michael McOmber Yes
Motion carried 5-0.

ADJOURNMENT

There being no further business, Mayor Miller adjourned the meeting at 6:48 p.m.

_____

Jim Miller, Mayor

Attest:

_____

Nicolette Fike, City Recorder

Approved:

DRAFT

MINUTES – Special City Council Meeting

CITY OF SARATOGA SPRINGS
Tuesday, December 10, 2024 @ 6:00 pm
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

SPECIAL POLICY MEETING

Call to Order: Mayor Jim Miller called the meeting to order at 6:01 p.m.

Roll Call:

Present: Mayor Jim Miller, Council Members Audrey Barton, Christopher Carn, Lance Wadman.
Excused: Council Members Michael McOmber, Stephen Willden.
Staff: City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Community Outreach Specialist AnnElise Harrison, and City Recorder Nicolette Fike.

BUSINESS ITEMS:

1. **Ordinance adopting a city-wide sales and use tax to fund cultural, recreational, and zoological facilities, and botanical, cultural, and zoological organizations in the City. Ordinance 24-50 (12-10-24).** City Manager Mark J. Christensen explained this was needed to enact the RAP tax which was approved by the voters in November.

   Motion made by Councilmember Wadman to approve Ordinance 24-50 (12-10-24), adopting a city-wide sales and use tax to fund cultural, recreational, and zoological facilities, and botanical, cultural, and zoological organizations in the City. Seconded by Councilmember Carn.
   Yes: Audrey Barton, Chris Carn, Lance Wadman.
   No: None
   Absent: Michael McOmber, Stephen Willden.
   Motion passed 3 - 0

ADJOURNMENT – Meeting adjourned without objection at 6:03 p.m. by Mayor Miller.

_____
Jim Miller, Mayor

Attest:

_____
Nicolette Fike, City Recorder
Approved:

DRAFT

SARATOGA SPRINGS

CITY COUNCIL
Staff Report

Pony Express Well Site Annexation
January 7, 2025
Public Hearing

Report Date:	December 19, 2024
Applicant:	City of Saratoga Springs
Owner:	“ “
Location:	Approximately 1300 E. Pony Express Parkway
Major Street Access:	Pony Express Parkway
Parcel Number(s) & Size:	13:028:0100 and 13:028:0069, 164 acres
Land Use Designation:	Low Density Residential
Parcel Zoning:	Requesting Institutional/Civic (IC)
Adjacent Zoning:	R1-9, Agriculture and County
Current Use of Parcel:	Well Site/ Vacant
Adjacent Uses:	Low Density Residential
Type of Action:	Legislative
Land Use Authority:	City Council
Previous Meetings:	City Council Resolution of Intent to Annex - November 27, 2024
Future Routing:	City Recorder, County, Lieutenant Governor
Author:	Ken R. Young, AICP, Community Development Director

A. Executive Summary:

The applicant is requesting approval of an annexation of 1.64 acres owned by the City of Saratoga Springs as shown in Exhibit 1. This parcel is located at approximately 1300 E. Pony Express Parkway, east of Saratoga Road. The intent is to bring these two parcels into the City to ensure control over the future zoning and development of the property.

Potential actions of the City Council include approval, denial, or continuance with specific direction to Staff and the applicant.

B. Specific Request:

The proposed annexation is currently within the County and falls within the City’s Annexation Policy Plan area. The request is for the property to be zoned IC (Institutional/Civic) and designated with a General Plan Land use of I (Institutional).

C. Process and Review:

This annexation process follows Utah Code 10-2-418, which requires that the City Council first adopt a resolution with the intent to annex the property. This resolution was adopted at the November 19, 2024 City Council meeting.

The next City Council meeting is scheduled for January 7, 2025 as a public hearing action item. This meeting satisfies the required waiting period of at least 30 days prior to holding a public hearing to approve the annexation. A public notice of impending boundary action for the public hearing was sent on November 27, 2024.

F. General Plan Land Use and Zoning:

The current General Plan Land Use Designation for this property is Low Density Residential, which would allow for a R1-10 or R1-9 zoning designation. However, since the property is currently used and will continue to be used as a public works facility, an IC (Institutional/Civic) zoning is deemed most appropriate, with a corresponding land use designation of I (Institutional).

Potential finding: The IC zoning request may be considered consistent with the intent of the IC Zoning, which is to allow for public or quasi-public land uses. A similar zoning has recently been applied on other City-owned properties, including parks, fire stations and marinas.

G. Code Criteria:

Annexation

City Code Section 19.22.01 contains standards and guidelines for annexations:

1. Developers shall provide public improvements in accordance with City ordinances.
   Shall Comply. *The City is and intends to remain owner of this public works well site. Any future development of the property will be consistent with such use.*
2. Developers shall pay all applicable impact fees, service fees, and assessments in addition to the annexation fee.
   Shall Comply. *Because of City-ownership, no fees will be charged.*
3. Developers will be subject to all other appropriate and adopted fees to offset the costs to the City.
   Shall Comply. *Because of City-ownership, no fees will be charged.*
4. The applicant will be charged for all attorneys' fees associated with review of the annexation and drafting of applicable documents.
   Shall Comply. *Because of City-ownership, no fees will be charged.*
5. Piecemeal annexation of individual small parcels of property is discouraged if contiguous parcels, soon to be developed, are available in order to avoid repetitious annexations.
   Complies. *This is an isolated public works well site, unrelated to potential surrounding development.*
6. Except as permitted in Utah Code § 10-2-401 et seq., no islands or peninsulas of another jurisdiction shall be created by the annexation.
   Complies. *The existing area is adjacent to the City and other unincorporated County properties. No islands or peninsulas are created.*
7. The annexation shall generally follow existing roads, property lines, easements, utilities, and power lines in order to minimize the public expense for extension of main or service lines and streets.
   Complies. *The annexation follows existing property lines and ties into existing roadways.*
8. In order to facilitate the consolidation of overlapping functions of local governments, promote the efficient delivery of services, encourage the equitable distribution of community resources and obligations, and eliminate islands and peninsulas of territory that are not receiving municipal services, the boundaries of an area proposed for annexation shall be drawn, where practicable and feasible, along the boundaries of existing special districts for sewer, water, and other services, along the boundaries of school districts, and along the boundaries of other taxing entities.
   Complies. *The annexation will fall within existing school and service districts.*
9. In order to provide for the orderly growth and development in the City and avoid confusion and undue cost to the taxpayers, all utility and service hook-ups shall be limited to incorporated areas of the City and shall not be made available outside the City limits. The only exception shall be those extensions which are made pursuant to agreement with other units of government under the Interlocal Cooperation Act or by specific approval of the City Council.
   Shall Comply.

I. Recommendation and Alternatives:

The Staff recommends that the City Council conduct the public hearing, consider the proposed annexation and take one of the following actions:

Option 1: Approval – The City Council may approve the annexation, with the following findings and conditions.

"I move to **Approve** the Pony Express Well Site Annexation with the following findings and conditions:

Findings

1. In accordance with Utah statutory and case law, the decision whether to annex property is an inherently legislative decision. The City Council has complete legislative discretion of whether to grant or deny an annexation. Should the Council choose to exercise its legislative discretion in granting an annexation, the City Council finds that the provisions of Section G of this staff report are met.

Conditions

1. The property shall be zoned Institutional /Civic with a land use designation of Institutional.
2. An annexation plat shall be recorded at Utah County.
3. Other conditions deemed necessary by the City Council: _____.

Option 2: Continuation – The City Council could indicate a willingness to annex the property with additional direction to the staff and applicant to refine and revise the annexation agreement and continue the item. The Annexation would then come back at a later meeting for approval of the annexation and annexation agreement.

"I move to **Continue** the Pony Express Well Site Annexation with the following direction to staff and/or the applicant:

1. _____
2. _____

Option 3: Denial – The City Council may deny the annexation based on finding and conditions that the annexation does not meet some or all of the required findings (see findings above in Section G of this report).

"I move to **Deny** the Pony Express Well Site Annexation with the following findings:"

1. _____
2. _____

J. Attached Exhibits:

1. Map of Pony Express Well Site
2. Annexation Plat
3. Annexation Ordinance

EXHIBIT 1 Map of Pony Express Well Site

EXHIBIT 2 Annexation Plat

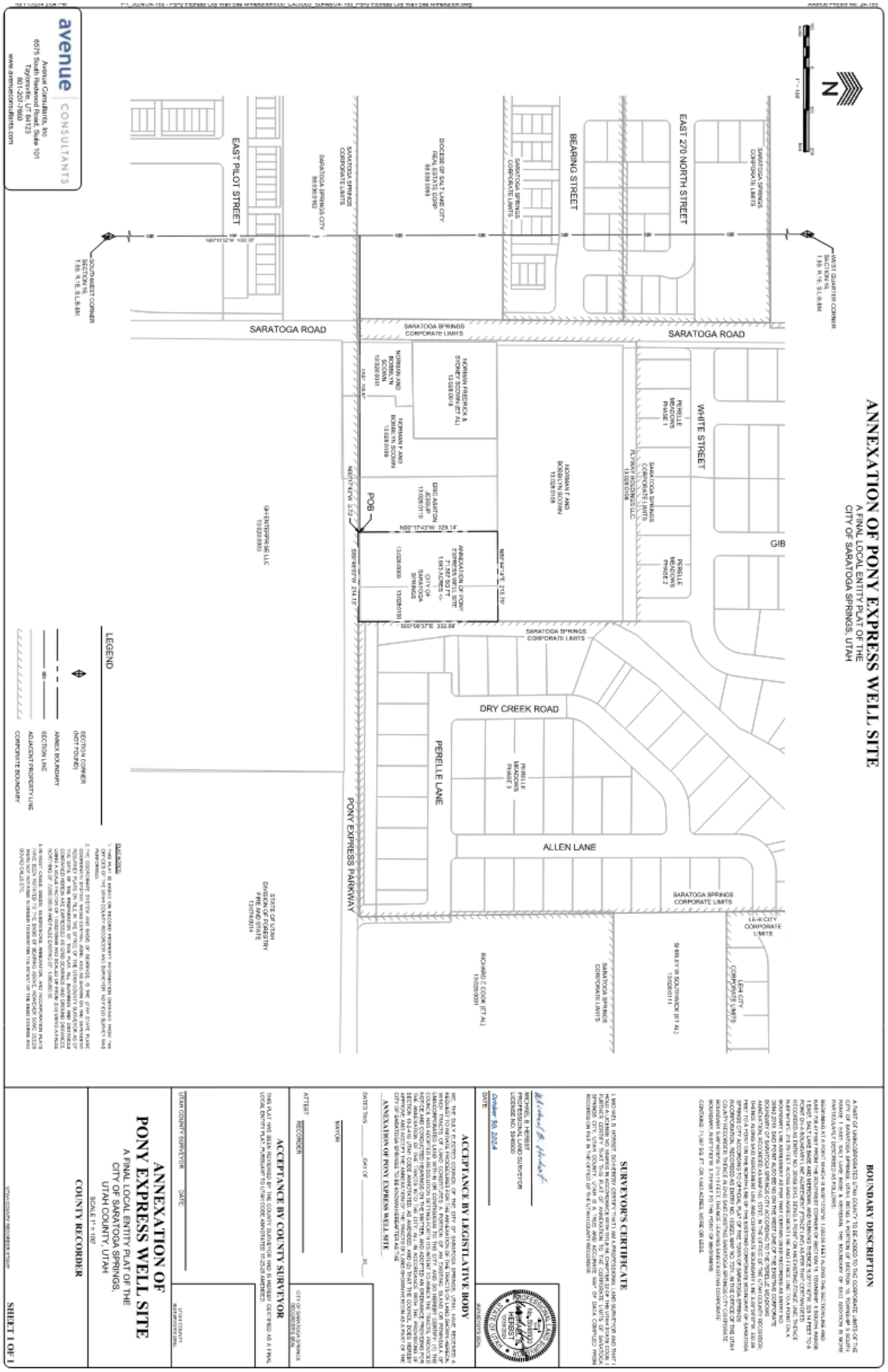


EXHIBIT 3 Annexation Ordinance

ORDINANCE NO. 25-04 (01-07-25)

AN ORDINANCE ADOPTED PURSUANT TO SECTION 10-2-418 OF THE UTAH CODE APPROVING THE ANNEXATION OF 1.64 ACRES OF LAND; ANNEXING SUCH LAND INTO THE CITY; AND RELATED MATTERS. (Pony Express Well Site)

WHEREAS, Utah Code §§ 10-2-401 to - 428 (the "Act") constitute the statutory framework for annexation of unincorporated areas of a county into an adjoining Utah municipality; and

WHEREAS, Utah Code § 10-2-418(2)(b)(ii) provides that a municipality may annex an unincorporated area without an annexation petition if the area to be annexed consists an unincorporated island within, or unincorporated peninsula contiguous to, the municipality; and

WHEREAS, the area proposed to be annexed described in Exhibit A ("Property") consists of approximately 1.64+/- acres owned by the City of Saratoga Springs, which is less than 50 acres, and constitutes all or part of an unincorporated island or peninsula of Utah County, a county of the second class, contiguous to and/or surrounded by land of the City of Saratoga Springs, Utah ("City"); and

WHEREAS, the Property is situated within a portion of unincorporated Utah County included in the Annexation Policy Plan Map adopted by the City Council of the City of Saratoga Springs on June 7, 2022 as part of Ordinance No. 22-23 (6-7-22) as amended; and

WHEREAS, on October 9, 2024 Saratoga Springs City Community Development Director Ken Young, on behalf of the City, filed a "Annexation Application" ("Application"), on file with the City Recorder, seeking to annex the Property into the City pursuant to Utah Code § 10-2-418; and

WHEREAS, on November 19, 2024, the City Council passed resolution R24-58 indicating its intent to annex the Property; and

WHEREAS, pursuant to Utah Code § 10-2-418, at least three weeks before the public hearing, the City caused notice of the proposed annexation to be published as a Class B notice under Section 63G-30-102; and

WHEREAS, on November 27, 2024, the City Recorder sent written notice of the proposed annexation to the Utah County Commission and the board of each local district and special service district whose boundaries contain some or all of the area proposed for annexation; and

WHEREAS, on January 7, 2025, not less than thirty (30) days after the City Council adopted the resolution indicating its intent to annex the Property, the City Council held a public hearing relating to the proposed annexation, at which public hearing all individuals desiring to

express their views relating to the proposed annexation were given the opportunity to be heard on the matter; and

WHEREAS, no protests to the annexation have been filed pursuant to Utah Code § 10-2-418; and

WHEREAS, the City Council has given careful consideration to the views expressed by the public during the public hearing; and

WHEREAS, the City Council has carefully reviewed and considered the Petition and all materials submitted by the petitioner in connection therewith and in support thereof, including materials required to be submitted pursuant to the City's Annexation Policy Plan Statement and Annexation Petition Requirements and Procedures; and

WHEREAS, in light of the foregoing, and after due deliberation, the City Council desires to approve the Petition and proceed with the proposed annexation and other related matters.

NOW THEREFORE, it is hereby ordained by the City Council of the City of Saratoga Springs, Utah, as follows:

SECTION 1. Findings. The City Council does hereby find and determine that the annexation of the Property furthers the health, safety, and general welfare of the City and its residents.

SECTION 2. Approval of Annexation; Effective Date. The City Council approves the Application, approves the annexation of the Property as described in the Application, and does hereby annex the Property into the City. The effective date of such annexation shall be the date of issuance by the Utah Lieutenant Governor of the Certificate of Annexation, under Utah Code § 10-2-425.

SECTION 3. Land Use and Zoning. The Property shall be designated and subject to the General Plan Land Use designation of Institutional (I) and the Institutional/Civic (I/C) zoning.

SECTION 4. Authorized Actions. The Mayor, the City Recorder, the City Manager, and all other officers and employees of the City are hereby authorized and directed to take, in a timely manner, any and all actions required or advisable to be taken to give effect to the annexation hereby approved; including, without limitation, the giving of all notices and the filing of all items required pursuant to Sections 10-2-401 et seq. of the Utah Code.

SECTION 5. Publication of Ordinance. A copy of this Ordinance shall be delivered to the City Recorder immediately upon execution by the Mayor, and the City Recorder is hereby authorized and directed to cause a summary thereof to be published in accordance with state law. This Ordinance shall become effective immediately upon such publication.

SECTION 6. 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 7. 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.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th day of January, 2025.

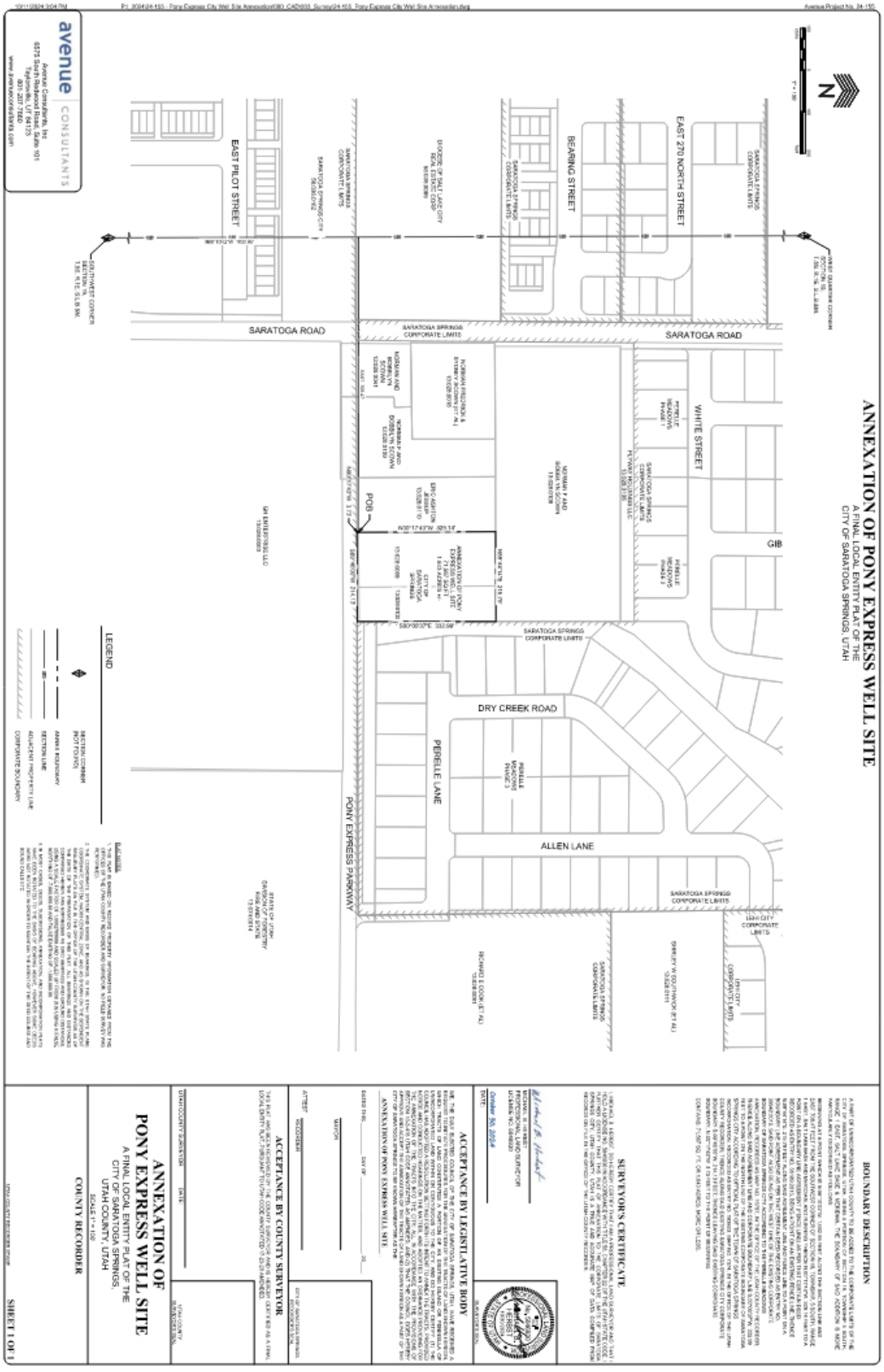
Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A - Annexation Plat and Legal Description



LEGAL DESCRIPTION

A PART OF UNINCORPORATED UTAH COUNTY TO BE ADDED TO THE CORPORATE LIMITS OF THE CITY OF SARATOGA SPRINGS, UTAH, BEING A PORTION OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THE BOUNDARY OF SAID ADDITION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N.00°10'02"W. 1,032.95 FEET ALONG THE SECTION LINE AND EAST 708.47 FEET FROM THE SOUTWEST CORNER OF SECTION 19, TOWNSHIP, 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N.00°17'43"W. 329.14 FEET TO A POINT ON A BOUNDARY LINE AGREEMENT (FENCE LINE) AS PER THAT CERTAIN DEED RECORDED AS ENTRY NO. 35189:2013, BEING A POINT ON AN EXISTING FENCE LINE; THENCE N.89°44'14"E. 215.79 FEET ALONG SAID AGREEMENT LINE AND FENCE LINE TO A POINT ON A BOUNDARY LINE AGREEMENT AS PER THAT CERTAIN DEED RECORDED AS ENTRY NO. 39842:2019, SAID POINT ALSO BEING ON THE WEST LINE OF THE EXISTING CORPORATE BOUNDARY OF SARATOGA SPRINGS CITY ACCORDING TO THE PERELLE MEADOWS ANNEXATION, RECORDED AS MAP NO. 15767, IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID AGREEMENT LINE AND CORPORATE BOUNDARY LINE S.00°00'37"W. 332.99 FEET TO A POINT ON THE NORTH LINE OF THE EXISTING CORPORATE BOUNDARY OF SARATOGA SPRINGS CITY ACCORDING TO OFFICIAL PLAT OF THE TOWN OF SARATOGA SPRINGS INCORPORATION, RECORDED AS ENTRY NO. 103823, MAP NO. 7374, IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EXISTING SARATOGA SPRINGS CITY CORPORATE BOUNDARY S.89°46'00"W. 214.13 FEET; THENCE LEAVING SAID EXISTING CORPORATE BOUNDARY, N.00°17'43"W. 3.73 FEET TO THE POINT OF BEGINNING.

CONTAINS: 71,567 SQ. FT. OR 1.643 ACRES, MORE OR LESS.

SARATOGA SPRINGS

CITY COUNCIL
Staff Report

Annexation and Development Agreement
Alpine School District/West Saratoga Annexation
January 7, 2025
Public Hearing

Report Date:	December 19, 2024
Applicant:	Frank Pulley, Alpine School District
Owner:	Corp. of Presiding Bishop of Church of Jesus Christ of LDS
Location:	Approximately Bonneville Drive and Halvorsen Parkway
Major Street Access:	Mountain View Corridor
Parcel Number(s) & Size:	58:041:0187, 162.23 acres
Land Use Designation:	Low Density Residential
Parcel Zoning:	Requesting Planned Community (PC)
Adjacent Zoning:	PC (DAP, Beacon Pointe), Agricultural, Eagle Mountain City (EMC)
Current Use of Parcel:	Vacant
Adjacent Uses:	Vacant, future Beacon Pointe residential, EMC residential
Type of Action:	Legislative
Land Use Authority:	City Council
Previous Meetings:	City Council Resolution of Intent to Annex - November 27, 2024
Future Routing:	City Recorder, County, Lieutenant Governor
Author:	Tippe Morlan, AICP, Long Range/Senior Planner

A. Executive Summary:

The applicant is requesting approval of an annexation of 162.23 acres owned by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints into the City of Saratoga Springs as shown in Exhibit 1. This parcel is located at approximately Bonneville Drive and Halvorsen Parkway, west of Mountain View Corridor, west of the current temple site. The intent is to bring this parcel into the City for the development of a new high school and to develop the remainder of the property as residential within 5 years as a part of the District Area Plan (DAP) under the Planned Community zone.

Potential actions of the City Council include approval, denial, or continuance with specific direction to Staff and the applicant.

B. Specific Request:

The proposed annexation is currently within the County and falls within the City's Annexation Policy Plan area. The request is for the entire property to be zoned PC and incorporated into the DAP, using the existing vested density within the DAP and not adding to it. The provisions for the annexation are outlined in the Annexation Development Agreement exhibit. Staff has included a condition of approval that the DAP needs to be updated within 2 years to incorporate this property.

This property also falls within the Eagle Mountain City Annexation Policy Plan area, and Eagle Mountain City has acknowledged and agreed to this annexation (see Exhibit 3), as is required by Utah Code 10-2-418(2)(a).

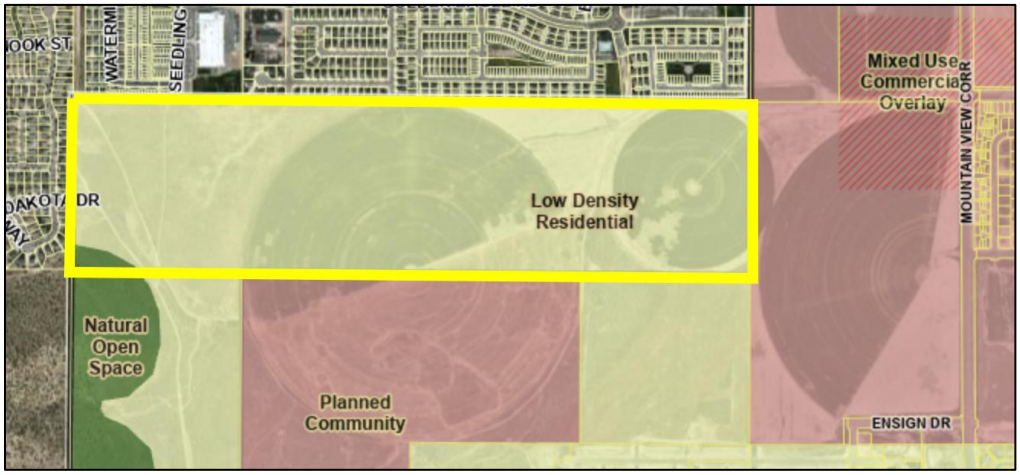
C. Process and Review:

This annexation process follows Utah Code 10-2-418, which requires that the City Council first adopt a resolution with the intent to annex the property. This resolution was adopted at the November 19, 2024 City Council meeting.

The next City Council meeting is scheduled for January 7, 2025 as a public hearing action item. This meeting satisfies the required waiting period of at least 30 days prior to holding a public hearing to approve the annexation. A public notice of impending boundary action for the public hearing was sent on November 27, 2024.

F. General Plan Land Use and Zoning:

The current General Plan Land Use Designation for this property is Low Density Residential, which would allow for a R1-10 or R1-9 zoning designation. However, the applicant has requested that this property be zoned PC to be incorporated into the DAP, using the existing density within the DAP to be assigned with a DAP update within two years of this approval.



Potential finding: The PC zoning request may be considered consistent with the Low Density Residential land use designation since the applicant is only shifting existing density and is not assigning new density to this property. The DAP will be amended to assign density in the next two years, which should correspond to the General Plan designation at the time of the DAP Amendment application.

G. Code Criteria:

Annexation

City Code Section 19.22.01 contains standards and guidelines for annexations:

1. Developers shall provide public improvements in accordance with City ordinances.
   Shall Comply. *The Annexation and Development Agreement address the improvements needed for the development of the High School site as well as a timeline for determining the needs for the buildout of the remainder of the site. All improvements will be reviewed for compliance with City ordinances at time of the DAP amendment, plat, and site plan approvals.*
2. Developers shall pay all applicable impact fees, service fees, and assessments in addition to the annexation fee.
   Shall Comply. *Fees will be charged at time of plat, building permit, or site plan approval in accordance with City Code.*
3. Developers will be subject to all other appropriate and adopted fees to offset the costs to the City.
   Shall Comply. *All appropriate impact and development fees will be required to offset the costs of development to the City.*
4. The applicant will be charged for all attorneys' fees associated with review of the annexation and drafting of applicable documents.
   Shall Comply. *The required City Attorney's review costs are included with the fees for future development review.*
5. Piecemeal annexation of individual small parcels of property is discouraged if contiguous parcels, soon to be developed, are available in order to avoid repetitious annexations.
   Complies. *The area to be annexed is large and is contiguous to other property within the City.*
6. Except as permitted in Utah Code § 10-2-401 et seq., no islands or peninsulas of another jurisdiction shall be created by the annexation.
   Complies. *The existing area is adjacent to the City.*
   Complies. *Boundaries follow existing property lines.*
7. The annexation shall generally follow existing roads, property lines, easements, utilities, and power lines in order to minimize the public expense for extension of main or service lines and streets.

Complies. *The annexation follows existing property lines and ties into existing roadways.*

8. In order to facilitate the consolidation of overlapping functions of local governments, promote the efficient delivery of services, encourage the equitable distribution of community resources and obligations, and eliminate islands and peninsulas of territory that are not receiving municipal services, the boundaries of an area proposed for annexation shall be drawn, where practicable and feasible, along the boundaries of existing special districts for sewer, water, and other services, along the boundaries of school districts, and along the boundaries of other taxing entities.
   Complies. *The annexation will fall within existing school districts. City special district boundaries will be amended along with future plat(s).*
9. In order to provide for the orderly growth and development in the City and avoid confusion and undue cost to the taxpayers, all utility and service hook-ups shall be limited to incorporated areas of the City and shall not be made available outside the City limits. The only exception shall be those extensions which are made pursuant to agreement with other units of government under the Interlocal Cooperation Act or by specific approval of the City Council.
   Shall Comply.

I. Recommendation and Alternatives:

The Staff recommends that the City Council conduct the public hearing, consider the proposed annexation and take one of the following actions:

Option 1: Approval – The City Council may approve the annexation, with the following findings and conditions.

"I move to **Approve** the Alpine School District West Saratoga Annexation and Development Agreement with the following findings and conditions:

Findings

1. In accordance with Utah statutory and case law, the decision whether to annex property is an inherently legislative decision. The City Council has complete legislative discretion of whether to grant or deny an annexation.
2. This annexation includes the Development Agreement to be executed as shown in Exhibit 4.

Conditions

1. The Annexation and the Annexation Development Agreement shall be finalized and executed by both parties prior to the acceptance of any additional Land Use applications for this property.

2. The overall densities for the site shall be outlined in a District Area Plan amendment to be submitted to the City within two years of the date of this annexation approval.
3. The property shall be zoned Planned Community, assigned to the existing District Area Plan with no new density added to the plan.
4. An annexation plat shall be recorded at Utah County.
5. Other conditions deemed necessary by the City Council: _____.

Option 2: Continuation – The City Council could indicate a willingness to annex the property with additional direction to the staff and applicant to refine and revise the annexation agreement and continue the item. The Annexation would then come back at a later meeting for approval of the annexation and annexation agreement.

"I move to **Continue** the Alpine School District West Saratoga Annexation and Development Agreement with the following direction to staff and/or the applicant:
1. _____
2. _____

Option 3: Denial – The City Council may deny the annexation based on finding and conditions that the annexation does not meet some or all of the required findings (see findings above in Section G of this report).

"I move to **Deny** the Alpine School District West Saratoga Annexation and Development Agreement with the following findings:"
1. _____
2. _____

J. Attached Exhibits:

1. Aerial Map of Annexation Site
2. Annexation Plat
3. Eagle Mountain Acknowledgement
4. Annexation Development Agreement

Exhibit 1: Aerial Map

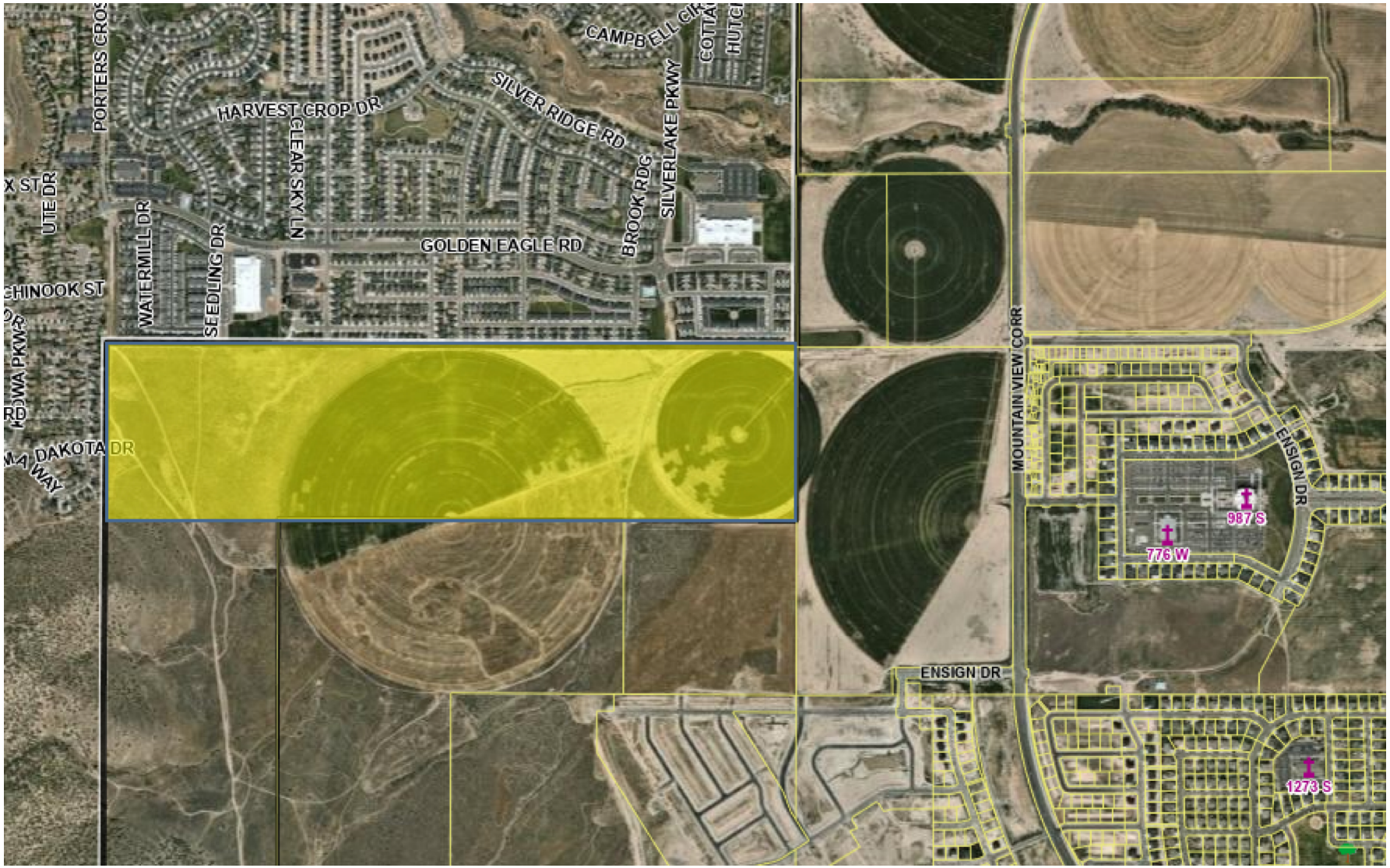
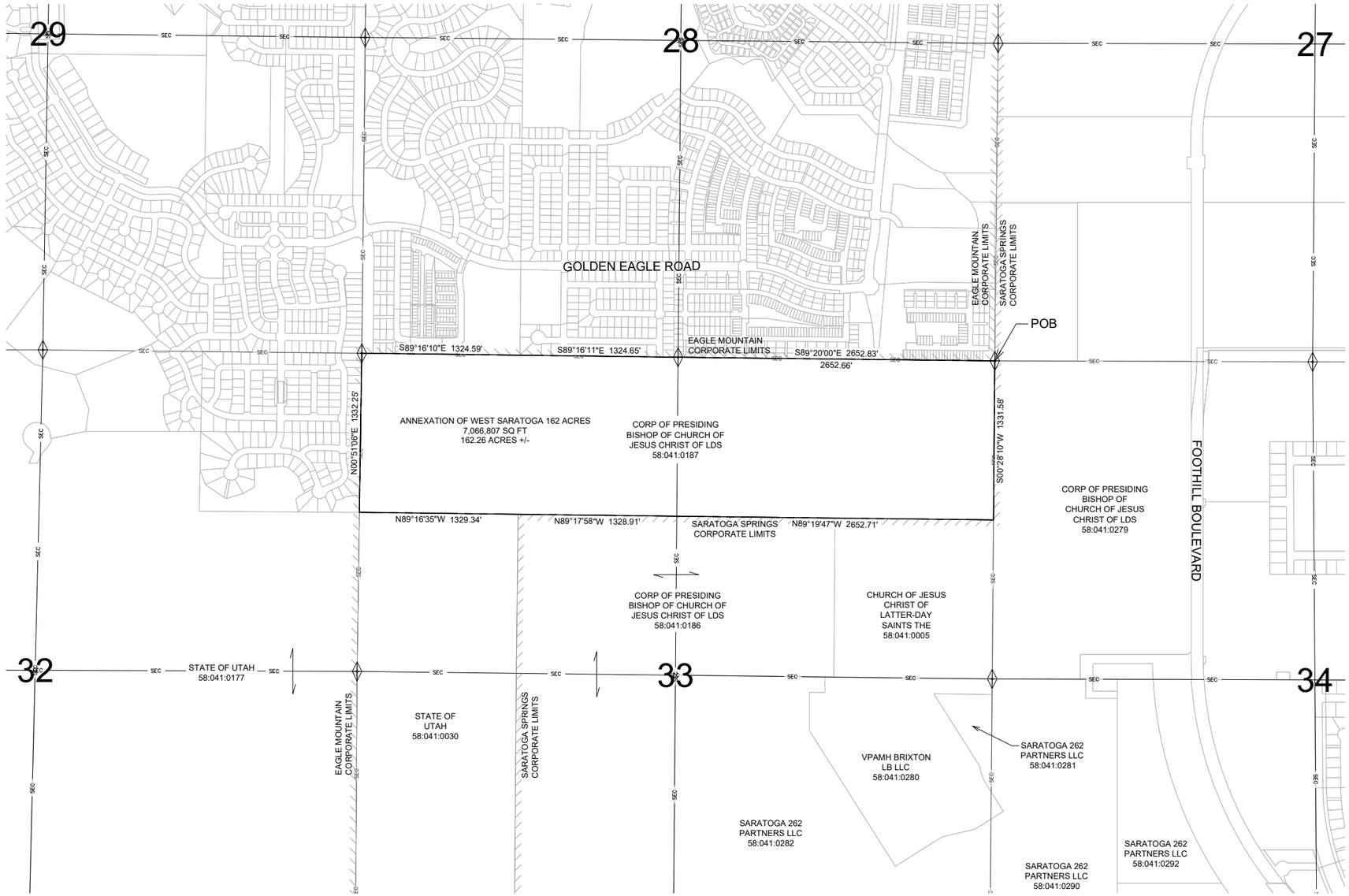


Exhibit 2: Annexation Plat

ANNEXATION OF WEST SARATOGA 162 ACRES

A FINAL LOCAL ENTITY PLAT



LEGEND

- SECTION CORNER (NOT FOUND)
- ANNEX BOUNDARY
- SECTION LINE
- PROPERTY LINE
- CORPORATE BOUNDARY

PLAT NOTES:

1. THIS PLAT IS BASED ON RECORD PROPERTY INFORMATION OBTAINED FROM THE OFFICES OF THE UTAH COUNTY RECORDER AND SURVEYOR. NO FIELD SURVEY WAS PERFORMED.
2. THE COORDINATE SYSTEM AND BASIS OF BEARINGS, IS THE UTAH STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE, AND AS SHOWN ON THE DEPENDENT RESURVEY PLATS ON FILE IN THE OFFICE OF THE UTAH COUNTY SURVEYOR AS OF THE DATE OF THE PREPARATION OF THIS PLAT. ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE EXPRESSED AS GRID BEARINGS AND GROUND DISTANCES, USING A SCALE FACTOR OF 1.0002709608 AND SCALED UP FROM (0,0) USING A FALSE NORTHING OF -7,000,000.00 AND FALSE EASTING OF -1,000,000.00.
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Preliminary
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avenue CONSULTANTS
Avenue Consultants, Inc
6575 South Redwood Road, Suite 101
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

BOUNDARY DESCRIPTION

A PART OF UNINCORPORATED UTAH COUNTY TO BE ADDED TO THE CORPORATE LIMITS OF THE CITY OF SARATOGA SPRINGS, UTAH, BEING A PORTION OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARY OF SAID ADDITION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP, 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EXISTING CORPORATE BOUNDARY OF SARATOGA SPRINGS CITY ACCORDING TO THE SARATOGA WEST ADDITION ANNEXATION PLAT, RECORDED AS ENTRY NO. 5776:2011, MAP NO. 13388, IN THE OFFICE OF THE UTAH COUNTY RECORDER; AND RUNNING THENCE ALONG SAID EXISTING SARATOGA SPRINGS CITY CORPORATE BOUNDARY THE FOLLOWING (3) COURSES AND DISTANCES:

(1) S.00°28'10"W. 1,331.58 FEET ALONG THE EAST LINE OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 33;

(2) N.89°19'47"W. 2,652.71 FEET ALONG THE 40-ACRE LINE TO THE SOUTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 33;

(3) N.89°17'58"W. 1,328.91 FEET ALONG THE 40-ACRE LINE TO THE SOUTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 33;

THENCE LEAVING SAID EXISTING CORPORATE BOUNDARY, N.89°16'35"W. 1,329.34 FEET ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 TO THE SOUTHWEST CORNER OF SAID NW1/4 OF THE NW1/4 OF SECTION 33, BEING A POINT ON THE EXISTING CORPORATE LIMITS OF EAGLE MOUNTAIN CITY ACCORDING TO THE OFFICIAL MAP OF THE TOWN OF EAGLE MOUNTAIN, RECORDED AS ENTRY NO. 97762, MAP NO. 6861-81 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EXISTING CORPORATE LIMITS THE FOLLOWING (4) COURSES AND DISTANCES:

(1) N.00°51'06"E. 1,332.25 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF SAID SECTION 33;

(2) S.89°16'11"E. 1,324.59 FEET (1,324.458 BY RECORD) ALONG THE SECTION LINE TO THE NORTH 1/4 CORNER OF SAID SECTION 33, TO A POINT ON THE SOUTH LINE OF THE EXISTING EVANS RANCH ANNEXATION, RECORDED AS ENTRY NO. 142608:2002, MAP NO. 9802-111 IN THE OFFICE OF THE UTAH COUNTY RECORDER;

(3) S.89°16'11"E. 1,324.65 FEET ALONG THE SECTION LINE, AND CONTINUING ALONG SAID SOUTH LINE OF EVANS RANCH ANNEXATION, TO THE NORTH 1/4 CORNER OF SAID SECTION 33;

(4) S.89°20'00"E. 2,652.83 FEET ALONG THE SECTION LINE, AND CONTINUING ALONG SAID SOUTH LINE OF EVANS RANCH ANNEXATION TO THE POINT OF BEGINNING.

CONTAINS: 7,066,827 SQ. FT. OR 162.23 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 5046930 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH IS A TRUE AND ACCURATE MAP OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Michael B. Herbst
MICHAEL B. HERBST
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5046930

December 7, 2023
DATE:

PROFESSIONAL LAND SURVEYOR — Electronic Seal — No. 5046930 — MICHAEL B. HERBST — 12/07/2023 — STATE OF UTAH
SURVEYOR'S SEAL

ACCEPTANCE BY LEGISTLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON, WHICH TRACTS OF LAND CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA OF UNINCORPORATED LAND WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACTS, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACTS INTO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON AS A PART OF THE CITY OF SARATOGA SPRINGS TO BE KNOWN HEREAFTER AS THE

ANNEXATION OF WEST SARATOGA 162 ACRES .

DATED THIS _____ DAY OF _____, 20___.

_____
MAYOR

ATTEST _____
RECORDER

RECORDER'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

_____
COUNTY SURVEYOR DATE:

_____
UTAH COUNTY RECORDER DATE:

COUNTY SURVEYOR'S SEAL

PLAT OF
ANNEXATION OF WEST SARATOGA 162 ACRES
A FINAL LOCAL ENTITY PLAT

SARATOGA SPRINGS UTAH COUNTY, UTAH
SCALE 1" = 500'

SHEET 1 OF 1

P:_2022\22-242 - Lake Mountain Annexation\000_CAD\003_Survey\22-242_Lake Mountain Annex - 2022.dwg
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Exhibit 3: Eagle Mountain Acknowledgement

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.GOV

ADMINISTRATION

November 18th, 2024

Mark Christensen
City Manager
Saratoga Springs

RE: Annexation Petition

Mayor Miller, City Council, and Mr. Christensen:

At your request we are providing this letter concerning the proposed annexation of approximately 162 acres (parcel #58:041:0187) into the City of Saratoga Springs. After meeting on November 15 with Mayor Miller and Councilmember Carn to address our concerns, we agree that we will not oppose this annexation petition. This decision is based on the following assumptions:

- Alpine School Board members (Julie King and Joylin Lincoln) showed us a map indicating that the future high school is planned to the east of this parcel and includes a small portion on the eastern edge of this parcel.
- The high school will be planned with a transportation connection to Foothill Boulevard (Mountain View Corridor).
- The Saratoga Springs Mayor and Council, as represented by Mayor Miller and Councilmember Carn, favor the development of single-family homes on this parcel (for compatibility reasons), rather than multi-family units.

We have the following additional concerns and requests:

- Any planned transportation connections from existing Eagle Mountain neighborhoods to the north and west are concerning, due to the proximity of two elementary schools and the safety concerns for the school children. We ask that you please work closely with us as development plans materialize to coordinate the proper road connections and determine solutions together to mitigate safety concerns.
- The Mid-Valley Road (also referred to as the Hidden Valley Road or Mid-Valley Expressway) is a future limited access roadway that will provide a critical connection between our two cities. A feasibility study is currently underway for this road. Please make sure that the proper ROW is preserved through this property.

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.GOV
ADMINISTRATION

- The property to the south is also within our annexation policy plan area and contains a number of mountain bike and ATV trails, as well as access to the Hidden Valley area. We ask that you provide pedestrian and vehicular connections to this area, as well as a trailhead and access to the trail systems for the residents of our communities.

Thank you for your continued partnership with us in resolving the various concerns facing our communities. Please contact us with any questions.

Best Regards,

Tom Westmoreland
Mayor
Eagle Mountain City

ORDINANCE NO. 25-05 (01-07-25)

AN ORDINANCE ADOPTED PURSUANT TO SECTION 10-2-418 OF THE UTAH CODE APPROVING THE ANNEXATION OF 162.3 ACRES OF LAND; ANNEXING SUCH LAND INTO THE CITY; AND RELATED MATTERS. (Alpine School District West Saratoga Annexation)

WHEREAS, Utah Code §§ 10-2-401 to - 428 (the "Act") constitute the statutory framework for annexation of unincorporated areas of a county into an adjoining Utah municipality; and

WHEREAS, Utah Code § 10-2-418(2) provides that a municipality may annex an unincorporated area that is within the expansion area of more than one municipality, without an annexation petition if the area to be annexed consists an unincorporated island within, or unincorporated peninsula contiguous to, the municipality, and each municipality agrees to the annexation; and

WHEREAS, the proposed Property is included in Eagle Mountain City and the City of Saratoga Springs expansion areas, Eagle Mountain City agreed to the annexation of the Property into the boundaries of the City of Saratoga Springs; and

WHEREAS, the area proposed to be annexed described in Exhibit A ("Property") consists of approximately 162.23+/- acres owned by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, and constitutes all or part of an unincorporated island or peninsula of Utah County, a county of the second class, contiguous to and/or surrounded by land of the City of Saratoga Springs, Utah ("City"); and

WHEREAS, the Property is situated within a portion of unincorporated Utah County included in the Annexation Policy Plan Map adopted by the City Council of the City of Saratoga Springs on June 7, 2022 as part of Ordinance No. 22-23 (6-7-22) as amended; and

WHEREAS, on October 24, 2024, the Alpine School District filed a "Annexation Application" ("Application"), on file with the City Recorder, seeking to annex the Property into the City pursuant to Utah Code § 10-2-418; and

WHEREAS, on November 19, 2024, the City Council passed resolution R24-61 (11-19-24) indicating its intent to annex the Property; and

WHEREAS, pursuant to Utah Code § 10-2-418, at least three weeks before the public hearing, the City caused notice of the proposed annexation to be published as a Class B notice under Section 63G-30-102; and

WHEREAS, on November 27, 2024, the City Recorder sent written notice of the proposed annexation to the Utah County Commission and the board of each local district and special service district whose boundaries contain some or all of the area proposed for annexation; and

WHEREAS, on January 7, 2025, not less than thirty (30) days after the City Council adopted the resolution indicating its intent to annex the Property, the City Council held a public hearing relating to the proposed annexation, at which public hearing all individuals desiring to express their views relating to the proposed annexation were given the opportunity to be heard on the matter; and

WHEREAS, no protests to the annexation have been filed pursuant to Utah Code § 10-2-418; and

WHEREAS, the City Council has given careful consideration to the views expressed by the public during the public hearing; and

WHEREAS, the City Council has carefully reviewed and considered the Petition and all materials submitted by the petitioner in connection therewith and in support thereof, including materials required to be submitted pursuant to the City's Annexation Policy Plan Statement and Annexation Petition Requirements and Procedures; and

WHEREAS, in light of the foregoing, and after due deliberation, the City Council desires to approve the Petition and proceed with the proposed annexation and other related matters.

NOW THEREFORE, it is hereby ordained by the City Council of the City of Saratoga Springs, Utah, as follows:

SECTION 1. Findings. The City Council does hereby find and determine that the annexation of the Property furthers the health, safety, and general welfare of the City and its residents.

SECTION 2. Approval of Annexation; Effective Date. The City Council approves the Application, approves the annexation of the Property as described in the Application, and does hereby annex the Property into the City. The effective date of such annexation shall be the date of issuance by the Utah Lieutenant Governor of the Certificate of Annexation, under Utah Code § 10-2-425.

SECTION 3. Zoning. The Property shall be subject to the Planned Community (PC) zoning as a part of the District Area Plan.

SECTION 4. Authorized Actions. The Mayor, the City Recorder, the City Manager, and all other officers and employees of the City are hereby authorized and directed to take, in a timely manner, any and all actions required or advisable to be taken to give effect to the annexation hereby approved; including, without limitation, the giving of all notices and the filing of all items required pursuant to Sections 10-2-401 et seq. of the Utah Code.

SECTION 5. Publication of Ordinance. A copy of this Ordinance shall be delivered to the City Recorder immediately upon execution by the Mayor, and the City Recorder is hereby

authorized and directed to cause a summary thereof to be published in accordance with state law. This Ordinance shall become effective immediately upon such publication.

SECTION 6. 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 7. 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.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th day of January, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A

Annexation Plat and Legal Description

ANNEXATION OF WEST SARATOGA 162 ACRES

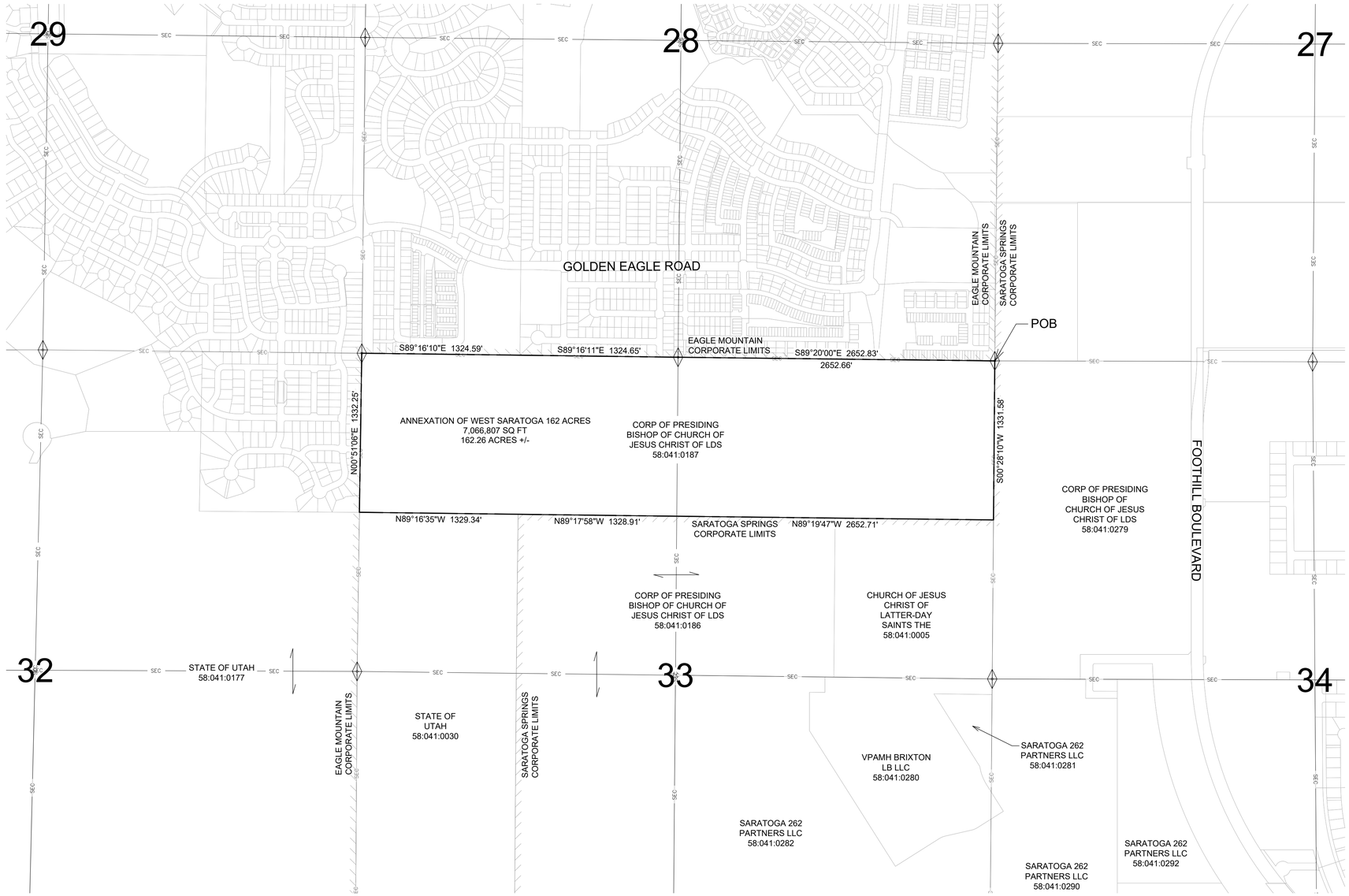
A FINAL LOCAL ENTITY PLAT

Avenue Project No. 22-242

N

1000 0 500 1000

scale 1" = 500' feet



LEGEND

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- ANNEX BOUNDARY
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Preliminary

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avenue CONSULTANTS

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BOUNDARY DESCRIPTION

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(2) N.89°19'47"W. 2,652.71 FEET ALONG THE 40-ACRE LINE TO THE SOUTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 33;

(3) N.89°17'58"W. 1,328.91 FEET ALONG THE 40-ACRE LINE TO THE SOUTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 33;

THENCE LEAVING SAID EXISTING CORPORATE BOUNDARY, N.89°16'35"W. 1,329.34 FEET ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 TO THE SOUTHWEST CORNER OF SAID NW1/4 OF THE NW1/4 OF SECTION 33, BEING A POINT ON THE EXISTING CORPORATE LIMITS OF EAGLE MOUNTAIN CITY ACCORDING TO THE OFFICIAL MAP OF THE TOWN OF EAGLE MOUNTAIN, RECORDED AS ENTRY NO. 97762, MAP NO. 6861-81 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EXISTING CORPORATE LIMITS THE FOLLOWING (4) COURSES AND DISTANCES:

(1) N.00°51'06"E. 1,332.25 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF SAID SECTION 33;

(2) S.89°16'11"E. 1,324.59 FEET (1,324.458 BY RECORD) ALONG THE SECTION LINE TO THE NORTH 1/4 CORNER OF SAID SECTION 33, TO A POINT ON THE SOUTH LINE OF THE EXISTING EVANS RANCH ANNEXATION, RECORDED AS ENTRY NO. 142608:2002, MAP NO. 9802-111 IN THE OFFICE OF THE UTAH COUNTY RECORDER;

(3) S.89°16'11"E. 1,324.65 FEET ALONG THE SECTION LINE, AND CONTINUING ALONG SAID SOUTH LINE OF EVANS RANCH ANNEXATION, TO THE NORTH 1/4 CORNER OF SAID SECTION 33;

(4) S.89°20'00"E. 2,652.83 FEET ALONG THE SECTION LINE, AND CONTINUING ALONG SAID SOUTH LINE OF EVANS RANCH ANNEXATION TO THE POINT OF BEGINNING.

CONTAINS: 7,066,827 SQ. FT. OR 162.23 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 5046930 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH IS A TRUE AND ACCURATE MAP OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Michael B. Herbst

MICHAEL B. HERBST
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5046930

December 7, 2023
DATE:

PROFESSIONAL LAND SURVEYOR — Electronic Seal — No. 5046930 — MICHAEL B. HERBST — 12/07/2023 — STATE OF UTAH

SURVEYOR'S SEAL

ACCEPTANCE BY LEGISTLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON, WHICH TRACTS OF LAND CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA OF UNINCORPORATED LAND WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACTS, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACTS INTO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON AS A PART OF THE CITY OF SARATOGA SPRINGS TO BE KNOWN HEREAFTER AS THE

ANNEXATION OF WEST SARATOGA 162 ACRES .

DATED THIS _____ DAY OF _____, 20___.

_____
MAYOR

ATTEST _____
RECORDER

RECORDER'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

_____
COUNTY SURVEYOR DATE:

_____
UTAH COUNTY RECORDER DATE:

COUNTY SURVEYOR'S SEAL

PLAT OF

ANNEXATION OF WEST SARATOGA 162 ACRES

A FINAL LOCAL ENTITY PLAT

SARATOGA SPRINGS UTAH COUNTY, UTAH

SCALE 1" = 500'

SHEET 1 OF 1

ANNEXATION OF WEST SARATOGA 162 ACRES
BOUNDARY DESCRIPTION

A PART OF UNINCORPORATED UTAH COUNTY TO BE ADDED TO THE CORPORATE LIMITS OF THE CITY OF SARATOGA SPRINGS, UTAH, BEING A PORTION OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARY OF SAID ADDITION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP, 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EXISTING CORPORATE BOUNDARY OF SARATOGA SPRINGS CITY ACCORDING TO THE SARATOGA WEST ADDITION ANNEXATION PLAT, RECORDED AS ENTRY NO. 5776:2011, MAP NO. 13388, IN THE OFFICE OF THE UTAH COUNTY RECORDER; AND RUNNING THENCE ALONG SAID EXISTING SARATOGA SPRINGS CITY CORPORATE BOUNDARY THE FOLLOWING (3) COURSES AND DISTANCES:

(1) S.00°28'10"W. 1,331.58 FEET ALONG THE EAST LINE OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 33;

(2) N.89°19'47"W. 2,652.71 FEET ALONG THE 40-ACRE LINE TO THE SOUTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 33;

(3) N.89°17'58"W. 1,328.91 FEET ALONG THE 40-ACRE LINE TO THE SOUTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 33;

THENCE LEAVING SAID EXISTING CORPORATE BOUNDARY, N.89°16'35"W. 1,329.34 FEET ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 TO THE SOUTHWEST CORNER OF SAID NW1/4 OF THE NW1/4 OF SECTION 33, BEING A POINT ON THE EXISTING CORPORATE LIMITS OF EAGLE MOUNTAIN CITY ACCORDING TO THE OFFICIAL MAP OF THE TOWN OF EAGLE MOUNTAIN, RECORDED AS ENTRY NO. 97762, MAP NO. 6861-81 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EXISTING CORPORATE LIMITS THE FOLLOWING (4) COURSES AND DISTANCES:

(1) N.00°51'06"E. 1,332.25 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF SAID SECTION 33;

(2) S.89°16'11"E. 1,324.59 FEET (1,324.458 BY RECORD) ALONG THE SECTION LINE TO THE NORTH 1/4 CORNER OF SAID SECTION 33, TO A POINT ON THE SOUTH LINE OF THE EXISTING EVANS RANCH ANNEXATION, RECORDED AS ENTRY NO. 142608:2002, MAP NO. 9802-111 IN THE OFFICE OF THE UTAH COUNTY RECORDER;

(3) S.89°16'11"E. 1,324.65 FEET ALONG THE SECTION LINE, AND CONTINUING ALONG SAID SOUTH LINE OF EVANS RANCH ANNEXATION, TO THE NORTH 1/4 CORNER OF SAID SECTION 33;

(4) S.89°20'00"E. 2,652.83 FEET ALONG THE SECTION LINE, AND CONTINUING ALONG SAID SOUTH LINE OF EVANS RANCH ANNEXATION TO THE POINT OF BEGINNING.

CONTAINS: 7,066,827 SQ. FT. OR 162.23 ACRES, MORE OR LESS.

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

General Plan Amendment
Utah Valley Turf Farm Property from Regional Commercial to Business Park
January 7, 2025

Report Date:	December 18, 2024
Applicant:	City-initiated
Owner:	City of Saratoga Springs
Location:	Between Pioneer Crossing, Crossroads Boulevard and 1400 North
Major Street Access:	Pioneer Crossing, Crossroads Boulevard and 1400 North
Parcel Number(s) & Size:	58:033:0408, 19.96 acres
Land Use Designation:	RC (Regional Commercial)
Requested Land Use:	BP (Business Park)
Parcel Zoning:	A (Agriculture)
Requested Zoning:	No change
Adjacent Zoning:	A, RC, R1-10, MF-10
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Undeveloped
Previous Meetings:	n/a
Previous Approvals:	n/a
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Ken R. Young, Community Development Director

A. Executive Summary:

This City-initiated request is in response to a request of the City Council to change the land use designation on this property to Business Park, following a decision made on June 18, 2024 for property to the east (Saratoga Springs Commercial Plat G) where the Business Park designation was removed.

The property, owned by Utah Valley Turf Farm LP / Doug Horne, has previously been planned as part of the larger commercial area for RC (Regional Commercial) zoning. However, in light of the recent adjacent zone changes, a BP (Business Park) zone has been deemed more needed / appropriate for this property. This request is only for a General Plan Land Use Map amendment. The current Agriculture zoning may be changed at a later date when the property is ready to be developed.

Ken R. Young, Community Development Director
kyoungk@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x123 • 801-766-9794 fax

Recommendation:
The Planning Commission, following a public hearing, made a motion of recommendation to approve this application. The motion was a split vote, with 3 in favor and 2 against. The opposing opinion was that this property would be better suited for less intense development since it is adjacent to single-family residential development to the north. The opinion in favor was that that a Business Park land use and zoning is appropriate because of its frontage on Pioneer Boulevard and adjacency to Business Park and Regional Commercial uses on other surrounding properties.

B. Background:
This City-initiated request is in response to a request of the City Council to change the land use designation on this property to Business Park, following a decision made on June 18, 2024 for property to the east (Saratoga Springs Commercial Plat G) where the Business Park designation was removed.

C. Specific Request: This is a request to change the General Plan future land use designations on the subject property as identified in Exhibit A.

D. Process:
General Plan Amendment
Code Section 19.13.04 outlines the process for Rezones and General Plan Amendments. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request.

E. Community Review:
Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the proposal and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

Public Comment: As of the date of this report, no public input has been received.

F. General Plan:
This request meets the identified vision of the Saratoga Springs City General Plan, adopted September 2022, including:

Land Use and Neighborhoods Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

Staff conclusion: Consistent. *The proposed General Plan land use amendment will more correctly reflect the City's intentions for the best development and use of this property.*

G. Code Criteria & Analysis:

19.17.03. Planning Commission and City Council Review.

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
   Complies. *The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council. The application was submitted on September25, 2024 and upon completion of review, November 14, 2024 was the soonest available Planning Commission meeting.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
   Complies. *Please see Sections G and H of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.
   Complies. *Please see Section D-1 of this report.*

19.17.04. Gradual Transition of Uses and Density.

It is the policy of the City Council, through exercising its zoning authority, to: (a) transition high intensity uses to help prevent the impacts of high density uses on low density areas; and (b) to limit inconsistent uses being located on adjacent parcels. The City Council may implement this policy using its zoning powers. Through amendments to the General Plan and the Zoning Map, the City Council intends to apply the following guidelines to implement this policy:

1. Residential lots, parcels, plats, or developments should not increase by more than 20% of density as compared to adjacent lots, zones, parcels, plats, or developments to enable a gradual change of density and uses. To appropriately transition, new lots should be equal to or larger than immediately adjacent existing platted lots.

2. Exceptions.
    a. The City should avoid allowing high intensity uses (e.g., commercial, industrial, multi-family structures, etc.) adjacent to lower intensity uses (e.g., single family, low density residential, etc.), however may allow these uses to be located adjacent to each other if appropriate transitions and buffers are in place. Appropriate buffers and transitions include a combination of roadways, landscaping, building orientation and facades, increased setbacks, open spaces, parks, and trails.
3. Despite these guidelines, the City Council recognizes that it will become necessary to allow high intensity next to low intensity uses in order to allow for the implementation of multiple zones in the City. The City Council should use their best efforts to limit inconsistent uses and zones being located on adjacent parcels and to mitigate inconsistent uses and zones through transitions and buffers.

Staff finding: consistent. *The proposed General Plan land use amendment will more correctly reflect the City's intended development and use of this property.*

19.17.05. Consideration of General Plan, Ordinance, or Zoning Map Amendment.

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

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Staff finding: Consistent.

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Staff finding: Consistent.

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City;

   19.01.04. Purpose.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;

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

Staff finding: Consistent.

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change; and
Staff finding: Consistent.

5. any other reason that, subject to legislative discretion of the City Council, could advance the general welfare.
Staff finding: Consistent.

H. Recommendation and Alternatives:

The Planning Commission recommends approval of this application.

Option 1 – Positive Recommendation

"I move that the City Council approve the proposed General Plan Amendment to change the future land use designation on the property as identified in Exhibit A to Business Park, with the Findings and Conditions in the Staff Report."

Findings

1. The proposed amendment is consistent with the vision of the General Plan, as articulated in Section F of the staff report.
2. The General Plan Amendment request may be considered consistent with the criteria in Section 19.01.04 of the Land Development Code which are outlined in Section G of the staff report, subject to the findings below:
    a. The requested amendments to Business Park reflects the City's intended development and use of these properties.
3. Any other finding: _____.

Conditions:

1. All other Code requirements shall be met.
2. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Negative Recommendation

"I move that the City Council deny the proposed General Plan Amendment to the land use designation on property identified in Exhibit A to Business Park, with the Findings and Conditions in the Staff Report. "

Findings

1. The application is not consistent with the General Plan;
2. The General Plan Amendment request is not consistent with the criteria in Section 19.01.04 of the Land Development Code which are outlined in Section G of the staff report, subject to the findings below:
3. Any findings: _____.

Option 2 – Continuance

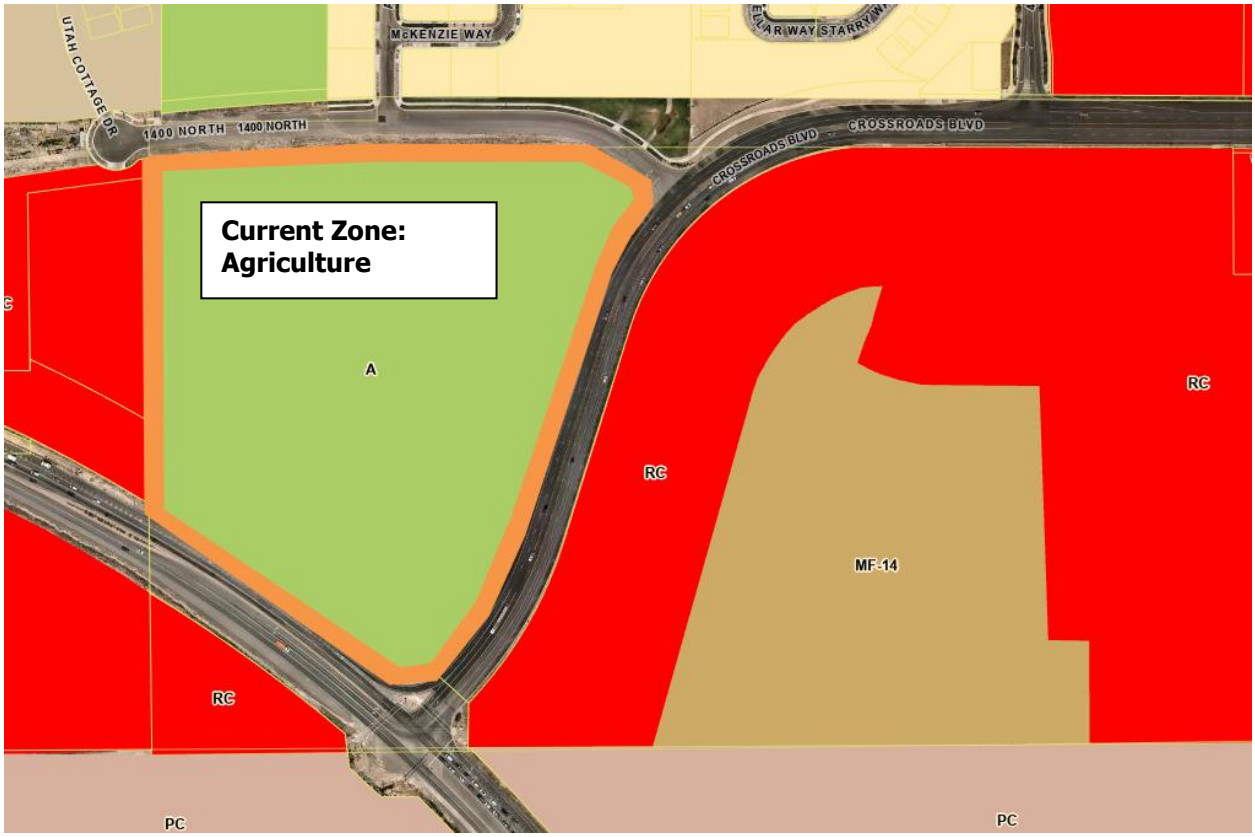
"I move that the City Council **continue** the requested General Plan Amendment to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

J. Exhibits:

A. Current Zone and Land Use Amendment Maps

EXHIBIT A


Current Zone:
Agriculture
McKENZIE WAY
UTAH COTTAGE DR
1400 NORTH
1400 NORTH
CROSSROADS BLVD
CROSSROADS BLVD
A
RC
RC
MF-14
RC
PC
PC

Land Use Amendment:
From Regional Commercial
to Business Park
McKENZIE WAY
UTAH COTTAGE DR
1400 NORTH
1400 NORTH
CROSSROADS BLVD
CROSSROADS BLVD
High Density
Residential
Planned
Community

ORDINANCE NO. 25-06 (01-07-25)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AN AMENDMENT TO THE LAND USE MAP OF THE GENERAL PLAN.

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

WHEREAS, before the Saratoga Springs City Council approves any zoning or general plan amendments, the amendments must first be reviewed by the Saratoga Springs Planning Commission for its recommendation to the City Council; and

WHEREAS, on December 12, 2024, the Planning Commission held a public hearing after proper notice and publication to consider amendments to the City's Land Use Map of the General Plan for certain real property in the City of Saratoga Springs, which is described in Exhibit A ("Property"), and forwarded the item with a favorable recommendation; and

WHEREAS, on January 7, 2025, the City Council held a public meeting to consider the general plan land use map amendments; and

WHEREAS, after due consideration, and after proper notice, and after conducting the requisite public hearing with the Planning Commission, the City Council, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that an amendment to the Land Use Map of the General Plan be approved.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The Property described in Exhibit A is hereby changed from Regional Commercial (RC) to Business Park (BP) on the City's Land Use Map of the General Plan. City Staff is hereby instructed to amend the official City Land Use Map accordingly. The City is the property owner of all these properties and will pay the recording costs.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th day of January, 2025.

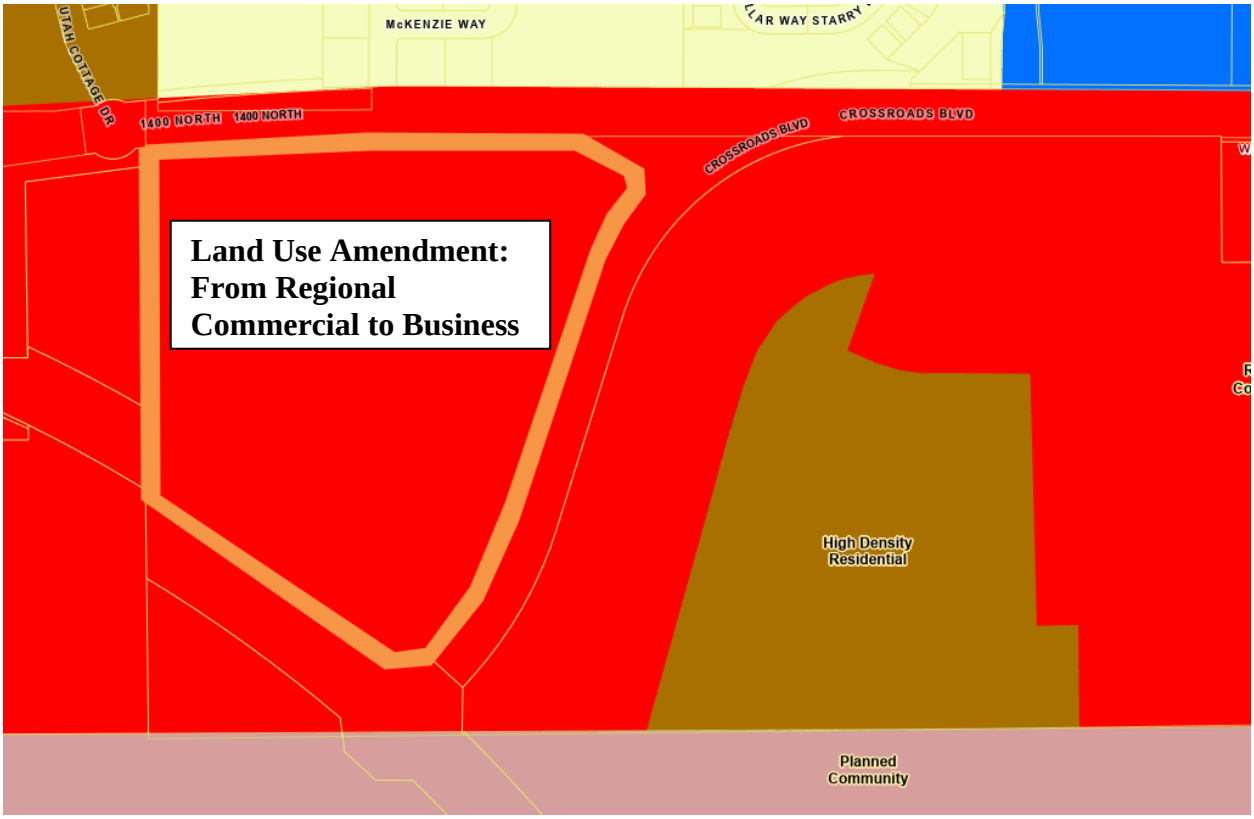
Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A


McKENZIE WAY
UTAH COTTAGE DR
1400 NORTH
1400 NORTH
CROSSROADS BLVD
CROSSROADS BLVD
Land Use Amendment:
From Regional
Commercial to Business
High Density
Residential
Planned
Community

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

PRELIMINARY PLAT/SITE PLAN
SPRING HEIGHTS
JANUARY 7, 2025
PUBLIC MEETING

Report Date:	December 19, 2024
Applicant:	Marty Beaumont representing St. John Properties
Owner:	Saratoga Heights 1 LLC
Location:	Approximately 2500 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:021:0712/17.07 Acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial/Office Warehouse
Adjacent Zoning:	R1-10/Agriculture/RC
Current Use of Parcel:	Vacant
Adjacent Uses:	Low Density Residential/Regional Commercial
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

Applicant is seeking Preliminary Plat and Site Plan approval for the Spring Heights commercial development, located at approximately 2500 North Redwood Road. Spring Heights consists of 4 lots on 13.95 acres, with 2 retail buildings and 2 flex (office/warehouse) buildings being proposed. The retail buildings fall within the Gateway Overlay. The application was received May 31, 2023, which vests them under the Gateway Overlay Code requirements that were in place at that time. See Section G for a review of those code requirements and all other architectural requirements.

Recommendation:

On October 24, 2024 the Planning Commission recommended approval of the Preliminary Plat and Site Plan for Spring Heights.

Austin Roy, Senior Planner
aroy@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

B. **Background:** The development is located in the northernmost end of the City. The property is adjacent to Alpine School District (ASD) Property to the south, the municipal boundary between Lehi to the north, Redwood Road on the east, and the Welby Jacobs Canal to the west.

The main access for Spring Heights is located off of Redwood Road and is a shared private road between Spring Heights and ASD. The main access is located on the south end of the Spring Heights property and north end of the ASD property. A Shared Access Agreement has been recorded between the two parties mentioned above. Date of recordation October 15, 2024.

The plans for Spring Heights development show a temporary offsite detention pond located on the ASD property. A Storm Water Detention Basin Easement and Agreement, between Spring Heights and ASD, has been recorded. Date of recordation October 15, 2024.

Regarding the boundary with the property to the north (Westerly Properties LLC (ET AL)) the applicant has readjusted the boundary line via Boundary Line Agreement so that the boundary between the two properties coincides with the municipal boundary line. Date of recordation November 14, 2024.

With regards to the western property line, the applicant has cleaned up the boundary with the Welby Jacobs Water Users Company via Quit Claim Deed. Date of recordation November 14, 2024.

Regarding Redwood Road to the east, the applicant has worked with the Utah Department of Transportation (UDOT) on an approved access onto Redwood Road. An approved Access Permit was provided to the City on June 13, 2024.

The northeast corner of this development falls under the Hillside Ordinance, Section 19.10, which requires a fire protection report to be approved by the Fire Marshall, to assess fire probability and potential hazards; see Section H of this report.

The Redwood Road Trail, the sidewalk on the east side of the property, that runs along the frontage of Redwood Road is supposed to be meandering per the City Engineering Standards and Details. However, due to the narrow space in between the retaining wall and the Redwood Road right-of-way a meandering configuration is not possible in this location. Staff recommends that the straight configuration be a condition of approval; see Section H of this report.

The flex buildings have rooftop equipment. Applicant shall install screen walls to screen the view of equipment from any public or private street, see Section H of this report.

C. **Specific Request:** Applicant is seeking Preliminary Plat and Site Plan approval for the Spring Heights commercial development, located at approximately 2500 N Redwood Road. Spring Heights consists of 4 lots on 13.95 acres, with 2 retail buildings and 2 flex (office/warehouse) buildings being proposed. The retail buildings fall within the Gateway Overlay.

D. **Process:** Code Section 19.13 outlines the process for Preliminary Plat and Site Plan approval; both require a recommendation from the Planning Commission prior to a final decision by the City Council. The Planning Commission has reviewed this request and forwarded a positive recommendation.

E. **Community Review:**
Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

Public Comment: As of the date of this report, no public input has been received.

F. **General Plan:** Spring Heights is located in the in two zones, the Regional Commercial Zone and Office Warehouse Zone. The General Plan defines the Regional Commercial zone as *areas that incorporate retail, employment, entertainment, and civic uses*. The General Plan defines the Office Warehouse zone as *areas designated for warehousing and office uses*.

Staff conclusion: consistent, the proposed plans show compatible uses in each zone.

G. **Code Criteria:**
For full analysis please see the attached Planning Review Checklist.
List all related sections from the checklist

- 19.04, Land Use Zones: **Complies**.
- 19.04.14, Gateway Overlay: **Complies, see review comments below.**
- 19.06, Landscaping and Fencing: **Complies**.
- 19.09, Off Street Parking: **Complies, see review comments below.**
- 19.10, Hillside Development: **Shall Comply. Fire Protection Report to be provided prior issuance of the building permit.**
- 19.11, Lighting: **Complies, see review comments below.**
- 19.12, Subdivision: **Complies.**
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Complies, see review comments below**.
- 19.18, Sign Regulations: **Complies** (separate permit and approval required).
- Northgate Development Agreement: **Complies.**

19.04.14 Gateway Overlay & 19.16 Architectural Design Standards
Spring Heights is a unique development in that part of it is located in the Regional Commercial Zone/Gateway Overlay and part of it is located in the Office Warehouse Zone.

Two retail buildings (Retail A and Retail B) are proposed in the Regional Commercial Zone/Gateway Overlay, which is a permitted use, and additional architectural and landscape features have been added to the retail properties in order to comply with the standards of the

Gateway Overlay. The retail properties have added the following features to comply with the Gateway Overlay: parking located to the rear of the buildings, additional small groves of trees and clusters of native grasses added, benches and decorative garbage cans along Redwood Road, and greater than 50 percent windows on the Redwood Road facing side of the buildings. Proposed signage and building materials also comply with the standards of the Gateway Overlay. The proposed buildings show Building Articulation with a horizontal elevation shift every 50 feet, horizontal and vertical divisions by use of textures and materials, primary material change every 50 feet and a variation in roof lines via stepped roofs. Landscaping complies with Title 19. The proposed retail buildings meet the parking, lighting, landscaping and architectural standards for the zone.

There is an existing City Entrance Feature sign, "Saratoga Springs", located on the second phase (not a part of the proposed Site Plan, to come at a later date) of the Spring Heights Development. The developer will be working with the City and UDOT to coordinate the relocation of the sign, and the sign will need to connect to power to be lighted. Applicant is proposing to relocate sign slightly east and adjust the angle of the sign for better visibility from Redwood Road southbound traffic.

In the Office Warehouse Zone the applicant is proposing two flex buildings. These buildings feature customer parking in the front, and loading docks in the rear with additional parking. The proposed buildings show Building Articulation with a horizontal elevation shift every 50 feet, horizontal and vertical divisions by use of textures and materials, and variation in roof lines via stepped roofs. Landscaping matches the retail sites. The proposed buildings each meet the parking, lighting, landscaping and architectural standards for the zone.

The proposed flex buildings will have rooftop equipment. Applicant shall be required install screen walls to screen the view of equipment from any public or private street; see Section H of this report.

19.09 Off-Street Parking

The proposed retail buildings, which are located in the Regional Commercial/Gateway Overlay Zone, require 102 parking stalls based on the proposed uses. 182 parking stalls are shown on the Site Plan, which complies with the requirements found in Title 19. Also, the proposed parking is located to the rear of the buildings, screening the parking from Redwood Road, which meets the requirement of the Gateway Overlay.

The proposed flex (office warehouse) buildings, which are located in the Office Warehouse Zone, require 119 parking stalls based on the proposed ratio of office to warehouse square footage (36% office/warehouse; 64% warehouse/flex). 120 parking stalls are shown on the site plan, which complies with the requirements found in Title 19.

19.11 Lighting

The development shall be required to use the street lights found in the City's Standard Specifications and Details, including the use of light poles which have banner arms and outlets

(see LP-3B) along Redwood Road which is a requirement of the Gateway Overlay. All other lighting being proposed complies with the requirements found in Title 19.

Northgate Development Agreement Landscaping and Trail Improvements
The Northgate Development Agreement requires that the developer of the Spring Heights property "…*shall be required to install and improve the landscaping and trail improvements*…" And states that the "*developer shall maintain the trail improvements including repairing and replacing the vegetation and trail surface, repairing and replacing all necessary infrastructure and improvements, and providing snow removal to ensure that the public is able to safely use and access the trail*". This requirement is addressed in the proposed plat and plans, which show the trail being built and maintained by the developer/future owner of the Spring Heights property.

H. Recommendation and Alternatives:

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

Option 1 – Approval
"I move that the City Council approve the requested Preliminary Plat and Site Plan for Spring Heights, located at approximately 2500 North Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies, or conditionally complies, with the criteria in Title 19 the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. The application meets the landscaping and trail improvement requirements of the Northgate Development Agreement, with the proposed plans showing the canal trail to be installed and maintained by the developer/owner of Spring Heights.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. The proposed Preliminary Plat and Site Plan is recommended as shown in the attachments to the Staff report. Any remaining redlines shall be corrected before the plans are approved and stamped by City Engineering for construction.
4. Street Lights along Redwood Road shall use the banner arm configuration LP-3B.
5. The Fire Protection Report shall be provided prior to the issuance of the first building permit.
6. The Redwood Road trail is approved with a straight configuration along the frontage of Spring Heights.

7. The City Entrance Feature sign, “Saratoga Springs”, shall be relocated based on coordination between the City and UDOT.
8. Screen walls shall screen rooftop equipment from any public or private street.
9. All other Code requirements shall be met.
10. Any other conditions or changes as articulated by the City Council:
    _____.

Option 2 – Continuance

“I move to **continue** the Preliminary Plat and Site Plan for Spring Heights to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

“I move that the City Council deny the proposed Preliminary Plat and Site Plan for Spring Heights, located at 2500 N. Redwood Road with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section {XX.XX] of the Code:
    a. _____, and/or
3. The application does not comply with the DA:
    _____.

I. Exhibits:

1. City Engineer’s Report
2. Location & Zone Map
3. Planning Review Checklist
4. Preliminary Plat
5. Site Plan
6. Elevations
7. Lighting Plan
8. Landscape Plan

Staff Report

Author: Kyle Kingsbury, Engineer II
Subject: Spring Heights – Prelim Plat/Site Plan
Date: January 7, 2025
Type of Item: Preliminary/Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Marty Beaumont – St. John Properties*
Request:	*Preliminary Plat/Site Plan Approval*
Location:	*2500 N. Redwood Road*
Acreage:	*13.98 Acres - 4 Lots*

C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

1. Developer shall provide updated retaining wall calculations to the City. Upon receipt of this information, the City will forward it to Bill Turner at CMT Technical Services (the City's geotechnical consultant) for his review. Once Mr. Turner is comfortable with the retaining wall designs on the project, he will provide the City with a correspondence on company letterhead giving his professional opinion on the long-term stability of the retaining walls.

2. A Welby Jacobs Water Users Company Encroachment Agreement must be signed by the City relative to the proposed Drinking Water and Secondary Water mainlines crossing under the 48" diameter piped canal near the northwest corner of the project.

3. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.

4. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.

5. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.

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

7. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

8. Developer shall provide easements for all public utilities not located in the public right-of-way.

9. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.

10. Developer will be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to commencement of the warranty period.

11. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.

12. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.

13. Developer shall bury the power lines less than 46 kV that are within this plat.

14. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.

15. Developer shall meet all horizontal and vertical water-sewer separation standards established by the State of Utah.

16. Developer shall record changes to existing sewer easement to reflect the alignment as modified in the project.

17. Developer shall perform Redwood Road storm drain crossing per "Slip-Lining Notes" as specified in the construction drawings and in accordance with Saratoga Springs City Standards and Specifications.

18. "Summary of Key Findings/Recommendations" from the Traffic study – see following pages:

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of a mix of commercial (restaurants, retail) and flex space (office/warehouse)
- The project is anticipated to generate approximately 3,751 (+1,049 pass-by) weekday daily trips, including 207 (+27 pass-by) trips in the morning peak hour, and 341 (+81 pass-by) trips in the evening peak hour
- The following auxiliary lanes are recommended:
  - Hardman Way / Redwood Road: Northbound left-turn and southbound right-turn
  - Center Access / Redwood Road: Northbound left-turn and Southbound right-turn
  - 2400 North / Redwood Road: Northbound left-turn and southbound right-turn
  - South Flex Access / 2400 North: Westbound right-turn

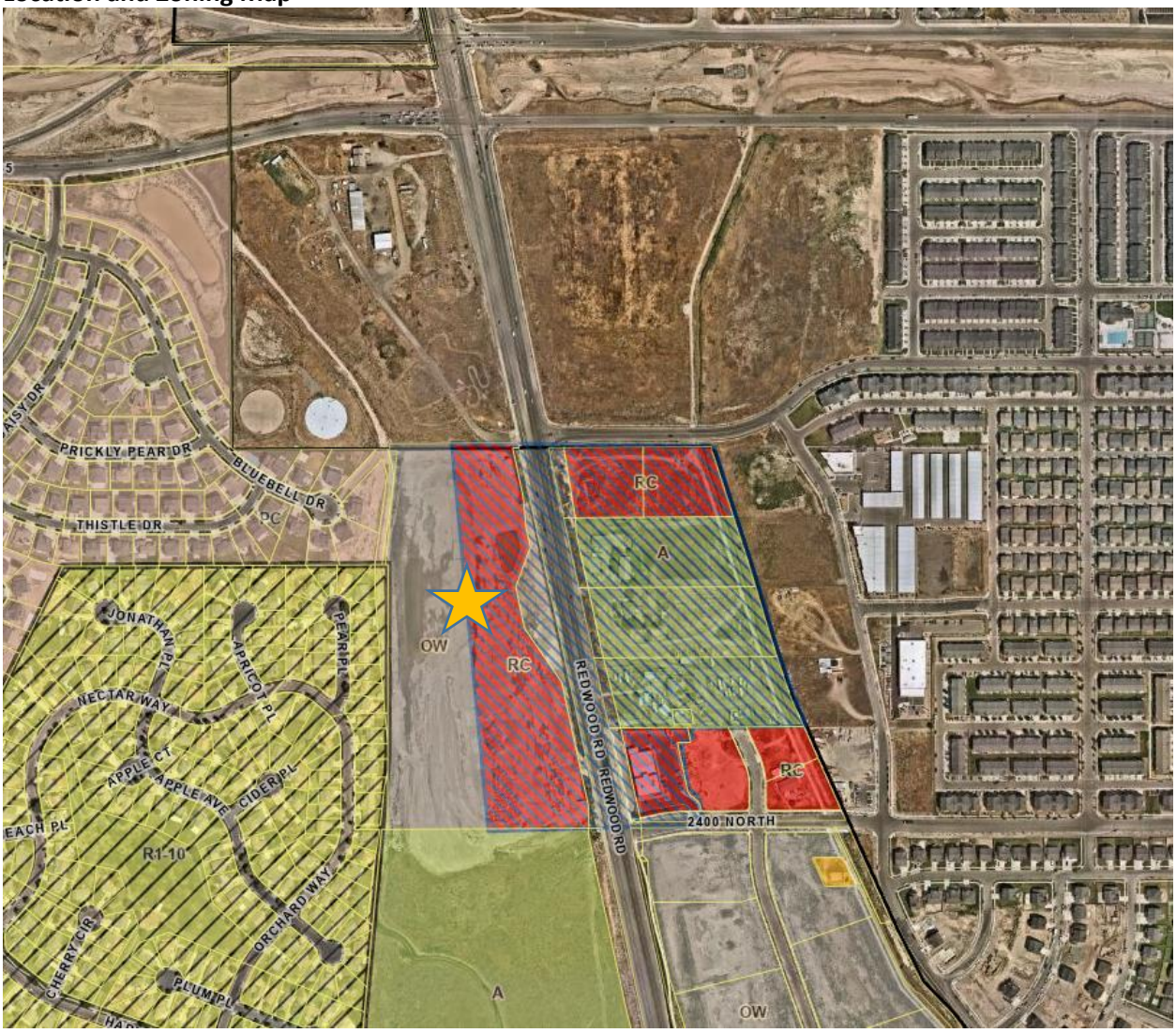
2022	Background	Plus Project
Assumptions	• None	• None
Findings	• Acceptable LOS	• Poor LOS at: ○ Hardman Way / Redwood Road ○ 2400 North / Redwood Road
Mitigations	• None	• **2400 North / Redwood Road:** ○ Install signal when warranted
2027	**Background**	**Plus Project**
Assumptions	• 2400 North connection east of Redwood Road • Mountain View Corridor freeway completed between 2100 North and Porter Rockwell • Anticipated trip generation from future nearby projects added to traffic volumes, including: ○ Industrial/retail SW of 2100 N / Redwood Rd ○ Industrial/flex SE of 2100 N / Redwood Rd ○ Middle school SW of 2400 N / Redwood Rd ○ Flex space SE of 2400 N / Redwood Rd • Signal timing optimization	• Signal timing optimization
Findings	• Poor LOS at: ○ 2100 North WB / Redwood Road (PM) ○ Hardman Way / Redwood Road ○ 2400 North / Redwood Road	• Poor LOS at: ○ 2100 North WB / Redwood Road (PM) ○ Center Access / Redwood Road
Mitigations	• **Hardman Way / Redwood Road:** ○ Install signal when warranted ○ Implement NB protected / permissive LT phasing • **2400 North / Redwood Road:** ○ Install signal with NB and SB protected / permissive phasing	• No additional mitigations recommended in the interim before freeway installation

2050	Background	Plus Project
Assumptions	• Mountain View Corridor freeway completed south of 2100 North • 2100 North freeway completed • Signal timing optimization	• Signal timing optimization
Findings	• Acceptable LOS	• Acceptable LOS
Mitigations	• None	• None

Additional Notes

- Depending on the future design of the middle school on the property to the south, temporary queues are anticipated to back up on the eastbound approach of the 2400 North / Redwood Road intersection, which will block the south project accesses for a short time during the drop-off / pick-up times
- The Hardman Way / Redwood Road intersection does not meet signalized access spacing. However, a traffic signal was assumed to be feasible based on discussions with UDOT and future development in the area

Location and Zoning Map



SARATOGA SPRINGS PLANNING

PRELIMINARY PLAT/SITE PLAN APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	9/11/2024
Date of Review:	10/3/2024
Project Name:	Spring Heights
Project Request / Type:	Preliminary Plat/Site Plan
Meeting Type:	Planning Commission/City Council
Applicant:	Marty Beaumont
Owner:	Saratoga Heights 1, LLC
Location:	2500 N. Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) and size:	58:021:0712/17.07 Acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial/Office Warehouse
Adjacent Zoning:	R1-10/Agricultural/RC
Current Use:	Vacant
Adjacent Uses:	Low Density Residential/Regional Commercial
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	Planning Commission & City Council
Planner:	Austin Roy, Senior Planner

Section 19.13 – Application Submittal

- Application Complete: Yes.
- Rezone Required: No.
- General Plan Amendment required: No.
- Additional Related Application(s) required: Final Plat.

Section 19.13.04 – Process

- DRC: 06/13/23; 10/01/24
- Neighborhood Meeting: Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
- PC: -
- CC: -

General Review

Building Department

- No comments.

Fire Department

- No comments.

GIS / Addressing

- No comments.

Additional Recommendations:

- All proposed retaining walls must meet City Code. To be reviewed by third party.
- A global stability analysis for the area along the entire west boundary of the development must be performed by a qualified geotechnical engineer to analyze and report the potential for failure due to the piped Welby Jacobs Canal being located above the proposed retaining wall(s). The report must be submitted to the City for review and evaluation. RB&G Geotech Report 08/2024 submitted.
- Provide written documentation from UDOT indicating that development flows from this site will be allowed to discharge to their storm drain system in Redwood Road in perpetuity.
  Any proposal to discharge development flows to the existing 24" ADS near the south end of the property and crossing Redwood Road must be carefully researched, analyzed and coordinated. Applicant/Engineer must determine ownership of the pipe and obtain Owner's permission to utilize the pipe for development flow conveyance. Discuss and coordinate closely with City to ensure requirements are being met if the plan is to use the ADS as a casing and install a carrier pipe for storm water flows. Stamped UDOT accepted plan submitted (Expires 02/14/2025).
- Whether storm water is being discharged to UDOT or to the City's system, it must meet maximum allowable flows and be treated prior to discharge. Subject to Engineering review.
- UDOT must approve Redwood Road access points to this development, movements allowed at proposed intersections, decel/accel lengths, etc.
  2400 North Street at the sound end of the property must be private if it only serves the private development being proposed. If the Alpine School District is planning to eventually connect 2400 North to Fall Harvest Drive through their property, and is willing to indicate this in writing, the City may consider accepting ownership of 2400 North at that time (assuming 2400 North is constructed in accordance with City Standards and Specifications). Private road shown on proposed plat.
- Cross-Access Easement is required between all Spring Heights lots. This needs to be shown on the plat. Cross-access easements shown on plat.
- Lot 1 will require a subdivision exception be done to subdivide it from the rest of the project, this needs to be done so that frontage improvements are not required the entire length of Redwood Road. Also, it will need to be shown that the parcel can still be developed and is not a remnant parcel. Approved 09/2023.
- The project is located in the Gateway Overlay, as such additional standards apply (streetscaping, additional landscaping, parking, sign, and use requirements). Additional streetscape elements added.
- Documentation needed from Alpine School District regarding south road. Recorded October 15, 2024.

Code Review

- 19.04, Land Use Zones
  - Zone: RC (Regional Commercial) / OW (Office Warehouse)

- Use: Regional Commercial

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)		**N/A**	
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*Lot 1 = 80,173; Lot 2 = 96,236*
Front/Corner Side Setback (Minimum)	10'	**Complies**	*>10'*
Interior Side Setback (Minimum)	10'	**Complies**	*>10'*
Rear Setback (Minimum)	30'	**Complies**	*>30'*
Building Separation (Minimum)		**N/A**	
Lot Width (Minimum)		**N/A**	
Lot Frontage (Minimum)		**N/A**	
Building Height (Maximum)	50'	**Complies**	*27' Retail A&B*
Lot coverage (Maximum)	50%	**Complies**	*21% buildings.*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*Retail A & B = 12,750*
Building Size (Maximum)		**N/A**	

19.04.01 Requirements		Office Warehouse	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)	40,000 sq. ft.	**Complies**	*13.955 AC*
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*211,144 SF*
Front/Corner Side Setback (Minimum)	20'	**Complies**	*>20'*
Interior Side Setback (Minimum)	25'	**Complies**	*>25'*

Rear Setback (Minimum)	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones.	**Complies**	*> 30'*
Building Separation (Minimum)	20'	**Complies**	*>20'*
Lot Width (Minimum)	70'	**Complies**	
Lot Frontage (Minimum)		**N/A**	
Building Height (Maximum)	35'	**Complies**	*22'8"Flex A&B.*
Lot coverage (Maximum)	50%	**Complies**	*21% buildings.*
Building Size (Minimum)		**N/A**	
Building Size (Maximum)		**N/A**	

19.04 Establishment of Land Use Zones: Gateway Overlay		
Regulation	**Compliance**	**Findings**
Landscaping: In addition to the landscaping requirements in Chapter 19.06, the following shall apply to developments in the Gateway Overlay:		
a. A unified landscape them must be provided that is designed to: i. Be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;	**Complies.**	*Landscaping plan provided for entire development.*
ii. Utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b.	**Complies.**	*All plants shown are drought tolerant.*
b. Additional landscape features shall be installed along Gateway Overlay arterial and collector streets, all development entry corners, and along all sides of buildings visible to the community entrance. These features shall include raised accent planters with shrubs or flowers or both, as well as at least two of the following: i. Clusters of native grasses or other similar plants or both;	**Complies.**	*Landscape features shown comply with gateway standards.*
ii. Small groves of trees;	**Complies.**	*Trees shown on plans.*
iii. Water features; and/or	**N/A.**	
iv. Other similar landscaping features as approved by planning staff.	**N/A.**	
c. At least 50% of the entrance area in front of each building, and along the Gateway Overlay arterial and collector street side of each building, shall be designed with streetscape elements which include but are not limited to awnings, benches, trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, public art, water features, outdoor restaurant seating, outdoor plazas/gathering areas, and other similar streetscape features.	**Complies.**	*Benches and decorative garbage cans along Redwood Road. L1.1*
19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the	**Complies.**	*Not in flood plain.*

base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.		
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Utility plan provided.*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Does not conflict with TMP.*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Public road access complies.*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*		
Automobile refueling stations and car wash operations.	**N/A.**	
Automobile Repair, Minor:	**N/A.**	
Car Wash (full service).	**N/A.**	
Hotels.	N/A.	
Kennel, Private.	**N/A.**	
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	
Vehicle Storage.	**N/A.**	
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	
Bars.	**N/A.**	

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Ken G. Bowers. L1.1*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*Shown in plans.*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*Shown in plans.*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*Shown in plans.*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*Grading plan included.*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*Provided.*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*Shown in plans.*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*Table complies.*
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with	**Complies.**	*To be verified at time of inspection.*

the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.		
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*2”*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*6’*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Complies.**	*Noted in plans.*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*>25%*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*17% turf*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	No artificial turf shown.
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*All plants shown are drought tolerant.*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	*2"-3" dia. Nephi Rock & Gravel color 'Southtown'*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Colorado Spruce.*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	*Plants shown around building and along walls.*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*Shown in plans.*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*Drip line and rain sensor.*

Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**Complies.**	
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*Plants shown around building and along walls.*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*No powerlines.*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**Complies.**	*No existing.*
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**N/A.**	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*Noted in plans.*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies.**	*Noted in plans.*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*Concrete shown. L1.1.*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Drip shown in beds.*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**Complies.**	

Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**Complies.**	
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	581,347		
Required Landscaping	116,269	**Complies**	125,498
Required Deciduous Trees	40	**Complies**	87
Required Evergreen Trees	38	**Complies**	39
Required Shrubs	58	**Complies**	2,406
Drought Tolerant Plants	68	**Complies**	2,532

19.09 Off Street Parking

General Provisions		
Regulation	**Compliance**	**Findings**
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies.**	*C1.0-1.2*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**Complies.**	*C1.0-1.2*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*C1.0-1.2*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**Complies.**	*Noted on Plat.*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*PH100*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed within 600' of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing	**Complies.**	*C1.0-1.2*
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**Complies.**	*C1.0-1.2*
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**Complies.**	*C1.0-1.2*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*C1.0-1.2*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*C1.0-1.2*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	*C1.0-1.2*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of	**Complies.**	*C1.0-1.2*

employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.		
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies.**	*C1.0-1.2*
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	**N/A.**	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	*C1.0-1.2*
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies.**	*C1.0-1.2*
Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**Complies.**	*C1.0-1.2*
Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10’ wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30’. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**Complies.**	*C1.0-1.2*
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10’ in width placed between the sidewalk and the	**Complies.**	*L1.0-1.4*

parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.		
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	*L1.0-1.4*
Clear Sight Triangles must be followed.	**Complies.**	*L1.0-1.4*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*L1.0-1.4*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*C1.2*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*C1.2*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*L1.0-1.4*
Required Minimum Parking		
Office & Retail Areas = 4 Stalls per 1,000 SF *Warehouse/Flex Areas = 1 Stall per 1,000 SF*	**Complies.**	*Parking minimums met. 50/50 split shown on flex buildings (half office/retail & half warehouse/flex).*
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	**Complies.**	*Stacking spaces shown.*

All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	**Complies.**	*Stacking spaces shown.*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*10 stacking spaces per drive-thru shown.*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*C1.2 & C4.0*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Complies.**	*L1.0*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*C1.0*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies.**	*C1.2*
Gateway Overlay Parking		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	**Complies.**	*Parking opposite of Redwood.*

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9'	18'	24'	26'
60° Parking				
Required	9'	18'	25'	18'
Provided	n/a	n/a	n/a	n/a
45° Parking				
Required	9'	18'	25'	14'
Provided	n/a	n/a	n/a	n/a
Parallel				
Required	9'	20'	N/A	12'
Provided	n/a	n/a	n/a	n/a

19.10 Hillside Development

Requirements at Concept Plan, Village Plan, and Neighborhood Plan		
Regulation	**Compliance**	**Findings**
Slope Survey: Detailed slope map derived from data no older than 5 years with a minimum of two-foot contour intervals: i. The map shall identify and delineate all disturbed and undisturbed areas. ii. The map shall include a color legend of the site with the existing slopes identified in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater.	**Complies.**	*C0.6*
Lotting Plan: Plan showing overall project layout, including: i. lots with setbacks; ii. limits of disturbance and buildable areas; iii. open spaces; and iv. roads, highways, and rights-of-way.	**Complies.**	*C0.7*
Conceptual Grading and Drainage Plan: Plan which identifies at a minimum all existing and proposed drainages, areas of proposed cuts and fills, and the proposed size and scale of such areas and activities.	**Complies.**	*C2.0*
Requirements of Development Activity, Subdivision, and Site Plan		
Regulation	**Compliance**	**Findings**
Grading and Drainage Plan: A Grading and Drainage Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah. Such plan shall comply with applicable provisions of the City's Engineering Standards. i. A slope classification map and analysis for the development site. Two maps shall be prepared. The first shall represent the pre-development slope districts and the second shall represent post-development slope districts. ii. Balanced cut and fill shall be implemented to the maximum extent practicable. Balanced cut and fill measures include the following: 1. avoiding stockpiling material on-site; and 2. minimizing the export and import of material. iii. All roof drainage that cannot be drained to a roadway or approved drainage system shall be managed on site via Low Impact Development principles, per City storm water regulations. iv. Topsoil stockpile areas shall be designated. v. Access or haul road locations, designs, and maintenance requirements shall be designated on the grading plan. vi. A written statement addressing the Hillside Development Guidelines found in 19.10.05 of this Chapter shall be submitted with the grading plan.	**Complies.**	*C2.0*
Slope Protection Plan and Requirements: A Slope Protection Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah and shall identify areas within the project with contiguous slopes greater than 30 percent that are required to be protected from disturbance. These areas may be located within lots if the provisions of this chapter can be met, otherwise they shall be placed in protected open space. In either case, these areas shall be identified on the development application, subdivision plan, site plan, and building plan as areas that may not be disturbed. The following standards apply to the slope protection plan: i. Provide a detailed slope map derived from a physical survey no older than 5 years with a minimum of two-foot contour intervals.	**Complies.**	*C0.5*

1. The map shall identify all disturbed and undisturbed areas. 2. The map shall include a color legend of the site slope percentages in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater. ii. Contiguous slopes of 30 percent or greater are to be protected, except for the following exceptions: 1. Areas with slopes that exceed 30 percent may be disturbed if: A. They are smaller than one-half (0.50) acre in size; B. They are isolated from other areas that exceed 30 percent; C. They are less than 100 feet in length and width; and D. Their disturbance or removal will not create unstable geologic or drainage conditions that result in damage to public or private property. 2. Man-made slopes exceeding 30 percent may be disturbed if it is determined, per the geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area. 3. Prior to disturbance of the slope a geotechnical report shall be prepared by a licensed engineer and shall be approved by the City Engineer, along with a grading plan.		
Vegetation Preservation and Slope Stabilization Plan: A Slope Stabilization Plan shall be prepared by a qualified professional licensed by the state of Utah and shall contain all of the following: i. Location of existing vegetation on the development site, including noxious and invasive weeds, and areas of native vegetation to be preserved, containing the following details: 1. A delineation of the area to be developed or remain permanent native open space; An inventory or survey of the vegetation species or a subset of species (such as noxious weeds) present; 2. A map showing the area and the location of populations of each species; and 3. A characterization of each identified plant species as native versus non-invasive or noxious. ii. For open space or common area of the development proposed to remain native and cleared of existing vegetation possessing erosion control characteristics at least equal to the existing native vegetation, which was removed, in compliance with the Engineering Standards. Existing non-invasive vegetation shall be replaced in kind; iii. A plant schedule listing the plant species and seed mixes to be used for revegetation in accordance with City standards for revegetation species; iv. A plan showing how the planting and installation of revegetation will be supervised by a person or firm having expertise in the practice of revegetation (e.g., licensed landscape architects) and how the revegetation will be protected with mulch and fertilized and watered in conjunction with a planting and maintenance schedule; v. Slope stabilization and erosion control measures while new vegetation is being established; vi. Temporary irrigation as needed until established;	**Complies.**	*See MSE wall calcs.*

vii. Plans shall comply with Utah Wildlife-Urban Interface Code.		
Geology Report: A Geology Report shall be prepared by a Geotechnical Engineer or Geologist licensed by the State of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements, and surface or subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. The map shall clearly distinguish the difference between observed and inferred features or relationships. The Geology Report shall contain, at a minimum, the following: i. Identification of any zones of deformation with respect to active faults and other mass movements of soil and rock; ii. Alluvial fans and other areas with debris and flood flow hazards; iii. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site; iv. Active or inactive landslide areas; v. Identification of all rock fall zones; and vi. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geological hazards (as prepared by a Geotechnical Engineer).	**Complies.**	*Submitted.*
Fire Protection Report: A Fire Protection Report, approved by the Fire Marshall, shall be prepared to assess fire probability and potential hazards. The plan shall be prepared by a person or agency qualified by training and experience and approved by the City Fire Marshall. The Fire Protection Report is a separate and independent obligation from the Fire Protection Plan that may be required by the Fire Marshall or Building Official in the Wildland-Urban Interface Code, Fire Code, or Building code. The Fire Protection Report shall include the following: i. The width and approximate location of any easement required for access of fire protection equipment; ii. The width and approximate location of recommended fuel breaks on the development site; and iii. A letter from the Fire Marshall specifying required fire protection measures and fire suppression flow.	**Shall Comply.**	*Will be provided prior to issuance of Building Permit.*
Physical Constraints Report: A report prepared by a licensed geologist or geotechnical engineer demonstrating that buildings, structures, or building envelops shall not be placed on or within any of the following areas: i. Natural or manmade slopes exceeding 30 percent with the exception of terracing to accommodate walk-out basements; ii. Within the distance recommended by the Geology Report of any fault line; iii. Area considered as navigable, interstate waters, or areas having an significant nexus to such waters per federal law, within the jurisdiction of the United States or State of Utah such as wetlands, drainages, streams, rivers, and lakes, whether or not ephemeral, without the proper permits (or letter exempting the area from such jurisdiction) through the Utah Division of Water	**Complies.**	*RB&G Geotech Report 08/2024.*

Rights and United States Army Corps of Engineers or other state or federal entity having jurisdiction; iv. landscape hazard areas, except that lots, but not buildings or building envelopes, may be included in landslide areas if supported by the required geotechnical report; v. an area of flood hazard as defined and specified in Chapter 18.02; vi. areas of springs, seeps, or surface water areas. 1. These areas are defined as follows: A. Spring: A spring is any natural situation where water flows from an aquifer. B. Seep: A seep is a moist or wet place where water, usually ground, reaches the earth's surface from an underground aquifer. C. Surface water areas: Surface water is water on the surface such as in a river, lake, or wetland. vii. existing or master planned detention basins, roads, and utility corridors.		
Hillside Development Guidelines		
Regulation	**Compliance**	**Findings**
General Guidelines: A written statement addressing the following guidelines shall be submitted with the grading plan: a. Development shall be concentrated in the flattest areas of the site in order to preserve as much of the natural terrain as possible. b. Varied lot sizes and designs shall be utilized in order to reduce the amount of grading required and preserve natural landforms. c. Building pads shall be located in order to preserve as much of the natural terrain as possible. d. Lots and buildings shall be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type. e. Large flat pads shall be avoided in favor of stepped pads, or split-level structures that follow the general contours of the site.	**Complies.**	*Hillside Development Guidelines document provided.*
Limits of Disturbance: No building or other structure is allowed on slopes greater than 30 percent. No excavation, grading, or permanent clearing shall be allowed on slopes greater than 30 percent, without the necessary methods implemented and outlined in this Chapter.	**Complies.**	*See retaining wall plans and calcs.*
Limits on grading: Grading shall comply with the following standards, in addition to the standards within other applicable Chapters: a. All cut, filled, and graded slopes and transitions shall be re-contoured to blend into the grade of surrounding land. b. The outside corners or edges of all permanent cut and fill slopes shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least five feet. c. All permanent cuts and fills shall be constructed and stabilized to prevent settlement, sliding, and erosion. d. Mass grading and benching of hillside areas to create large flat building envelops for multiple homes shall be avoided. Instead, smaller stepped envelops for each home shall be used that follow the existing topography. e. Cut and fill slopes exceeding 50 percent shall be retained.	**Complies.**	*See retaining wall plans and calcs.*

f. The maximum slope of driveways shall not exceed 15 percent and shall minimize disturbance to natural terrain. g. Terracing shall be used to facilitate the completion of balanced cut and fill slopes as well as to reduce overall impacts to slopes.		
Limits on changes to established lot grades: The elevation of an established lot shall not be permanently raised or lowered more than 6 feet at any point for construction of any structure or improvement, except: a. Areas outside the building pad but within the lot may be raised or lowered more than 6 feet if a retaining wall or other slope protection measure is used to reduce the steepness of man-made slopes, provided that the retaining wall complies with the provisions of this chapter.	**Complies.**	*See retaining wall plans and calcs.*
Limits on man-made slopes: a. Maximum cuts and fills shall not exceed 25 feet in height unless it is determined, per a geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area.	**Complies.**	*See retaining wall plans and calcs.*
Terracing and retaining walls: Use of retaining walls is encouraged to reduce the steepness of man-made slopes as outlined herein. Cutting terraces combined with the use of retaining walls may be implemented to create buildable areas, to minimize or alleviate potential erosion to hillsides, and to establish planting pockets conducive to revegetation of hillsides. The following standards shall apply: a. Individual retaining walls may be permitted to support deep slopes but shall not exceed 10 feet in height as measured from adjacent finished grade. b. When the overall retained height would exceed 10 feet, the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding 6 feet in height as measured from the lowest adjacent grade to the top of the wall. c. Retaining walls taller than 4 feet shall be separated from any other retaining wall by a minimum distance of 3 horizontal feet or half the height of the highest wall, whichever is greater. Terraces created between retaining walls shall be permanently landscaped or re-vegetated per City Code. d. A building permit shall be obtained if required by the Building code. The lot owner or developer may be required to obtain documentation from the building official that a building permit is not required. e. The parabolic slip plane mode of failure of the retaining wall system shall be used to determine height and wall separation.	**Complies.**	*See retaining wall plans and calcs.*
Structures: Additional grading for structures shall be determined on an individual lot basis, shall be minimized by designing the house to fit the natural slopes, and shall meet the following requirements: a. The general location and magnitude of cuts and fills shall be identified with each site plan. b. Where building masses orient against the lot's existing contours, the structures shall be stepped with the grade and broken into a series of individual smaller components. c. Structures and foundation types shall be utilized that are compatible with the existing hillside conditions and require less	**Complies.**	*C1.0*

grading. Split-level, embedded structures, and stepped foundations shall be utilized. d. Building highest shall comply with the requirements in the specific zone using the definition in 19.02. e. No more than four feet of the foundation may be exposed on the fronts of the structure and no more than six feet on the sides and backs of the structure.		
Preservation of existing vegetation: Existing concentrations of significant trees and vegetation shall be preserved, except that noxious or invasive trees and vegetation and sage brush are not required to be preserved. a. For the purposes of this subsection, "significant trees and vegetation" means: i. Large trees of 6-ich caliper or greater; and ii. Groves of five or more smaller trees, or clumps of shrubs covering an area of 50 square feet or more measured at the drip lines. b. Areas with significant trees and non-invasive vegetation may not be disturbed unless specifically approved by the City, based on a replacement plan as described in Chapter 19.06.	**N/A.**	
Revegetation: a. Any permanent slope exposed or created in new development shall be landscaped or revegetated with native or adapted trees and other native or adapted plant material. b. New vegetation shall be equivalent to, or exceed, the density and erosion control characteristics of the original vegetation cover to mitigate adverse environmental and visual effects. c. All existing native or adapted vegetation within and adjacent to major drainage channels shall be preserved to the maximum extent practical. d. All areas of the site where removal of native or adapted natural vegetation in the course of development will occur shall be replanted with native or adapted trees and plants. The vegetation shall possess erosion control characteristics (such as fast growing and deep roots) at least equal to the native or adapted vegetation which was removed. These may be replaced within other areas of the site such as open space, common areas, or street trees. e. Use of fire-resistant plants for revegetation is strongly encouraged and shall be required if the area is located in a Wildland-Urban Interface area per the City's Fire Code. (For a list of fire-resistant plants, refer to the Wildland-Urban Interface, contact the local Forest Service, or contact the Utah Division of Forestry, Fire, and State Lands.) f. All disturbed areas shall be stabilized no later than 30 days after the disturbance is complete. Reseeding may be delayed until the earliest planting season thereafter if temporary stabilization measures are implemented in the interim.	**N/A.**	
Buildable Area and Limits of Disturbance: a. Slopes greater than 30 percent shall be identified on the plat and restricted on the plat as protected, undisturbed areas. A lot may contain existing natural grades in excess of 30 percent if the following conditions are met: i. The subdivision plat clearly identifies the limits of disturbance and each lot contains a buildable area that is:	**N/A.**	*Site being regraded and retaining walls installed.*

1. At least 2000 square feet on contiguous area; 2. A minimum dimension of 30 feet in any direction; 3. No greater than 30 percent in slope; and 4. Contained within the building setbacks of a proposed lot. ii. Slopes greater than 30 percent shall be recorded on the plat or site plan with the prohibition on their disturbance. iii. No grading, building, accessory building, or structure will be allowed outside of the limits of disturbance as delineated on the respective plat or site plan. iv. Access and driveways shall be included within the limits of disturbance for a lot. v. No grading related to the construction of the structure shall occur outside the limits of disturbance. b. The buildable area and limits of disturbance must be recorded on the plat along with an easily identified location for clear access.		
Streets and hard surface trail access and driveways: a. Streets and hard surface trails and driveways may cross slopes over 30 percent and up to 50 percent if deemed necessary by the Development Review Committee. Approval shall be based on the following findings: i. No alternate location for access is feasible or available. ii. No individual segment or increment of the street or trail crossing these slopes exceeds 1500 feet in length. iii. Visual, environmental, and safety impacts from the street or trail crossing shall be mitigated as outlined in the revegetation, grading, and erosion sections of this chapter. b. The developer shall dedicate to the City a slope easement for any cut or fill slope created by construction of a street on a hillside which is not contained within the public right-of-way to allow for future road maintenance or reconstruction of the road. c. Points of access shall be provided to trails in canyons, drainages, and natural washes shall be provided to all developed and undeveloped land for emergency firefighting equipment. d. Emergency vehicle access shall be provided to all developments that are located adjacent to such canyons, drainages, or washes. e. When open space, common area, or undeveloped land is behind lots, access between homes is required every 1000 feet for emergency access. f. Private driveways that are longer than 150 feet shall not exceed a grade of 10 percent at any point, so as to not hinder emergency service vehicles. g. Driveways longer than 150 feet shall require a fire truck turn around. h. Access via streets and driveways require approval by the Fire Chief and shall comply with the Fire Code.	**Complies.**	*Reviewed by DRC.*
Drainage corridor and flood zone protection: a. **Filling and dredging**. Filling or dredging of natural drainage channels as identified for protection by the City shall meet engineering standards.	**N/A.**	*No natural drainage channels.*

b. **Minimum setbacks**. Lots shall be setback 20 feet horizontally from the top of the required freeboard, whether ephemeral or not, of: (a) water courses; (b) gullies; and (c) major drainages as identified for protection by the City as open channels in the Storm Drain Capital Facilities Plan.		
Responsibility for construction and maintenance of improvements: The developer shall be fully responsible for making all improvements in accordance with accepted plans.	**Complies.**	*Developer has indicated improvements to be completed with the project.*
19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*Cast aluminum. PH101*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*PH101*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*Bell and arm shown. PH101*
Angle: Shall be directed downward.	**Complies.**	*Noted in plans.*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*Noted in plans.*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*Details provided.*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	*No flags shown.*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*None proposed.*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*PH101*
Residential Lighting		
Floodlights: Floodlights are prohibited.	**N/A.**	
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	**N/A.**	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**N/A.**	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	**N/A.**	
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies.**	*Noted in plans.*

Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies.**	*Noted in plans.*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Complies.**	*Noted in plans.*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*Noted in plans.*
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*PH101*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Complies.**	*16' Mounting Hgt. shown.*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*PH100*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*PH100*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	*PH100*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*PH100*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**Complies.**	*PH100*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Details provided.*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*Bell and arm lighting shown. PH101*

Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*PH100*
Plans providing information required in the Technical Standards and Specifications Manual.	**Complies.**	*PH101*

19.12 Subdivision

Preliminary Plat Requirements

Regulation	Compliance	Findings
Standard Plat Format followed.	**Complies.**	*Followed.*
Name and address of property owner and developer.	**Complies.**	*St. John Properties.*
Name of land surveyor.	**Complies.**	*Patrick M. Harris.*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Vicinity map shown.*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Shown.*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*Shown.*
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	*Shown.*
Subdivision name cleared with Utah County.	**Complies.**	*See plat.*
North arrow.	**Complies.**	*Shown.*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Shown.*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*Shown.*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*Shown.*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Shown.*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Shown.*
Proposed road cross sections.	**Complies.**	*PP-1, PP-2, & PP-3.*
Proposed fencing.	**Complies.**	*C1, C1.1, & C1.2.*
Vicinity map.	**Complies.**	*Shown.*
All required signature blocks are on the plat.	**Complies.**	*Shown.*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Patrick M. Harris; Boyd Preece.*
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Projected Established Grade of all building lots.	**Complies.**	*C2.0.*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;	**Complies.**	*Shown on plat.*

4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).		
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**Complies.**	*Single phase.*
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*C0.7*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**N/A.**	
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**N/A.**	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*Canal trail provided.*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	**N/A.**	
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	**Complies.**	*PP-2*
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**Complies.**	*UDOT stamped plans submitted.*

Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Access Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**Complies.**	*Spring Heights Way and parking access on retail lots.*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way.	**Complies.**	*500' shown. C1.0.*
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	**N/A.**	
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*See plat.*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*See plat.*
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**N/A.**	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**Complies.**	*See plat.*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*See plat.*
Corner lots for residential use shall be 10% larger than the required minimum lot.	**N/A.**	

No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*Lehi boundary to the north.*
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**Complies.**	*Subdivision exceptions submitted.*
Double access lots are not permitted with the exception of corner lots.	**Complies.**	*See plat.*
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	**N/A.**	
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**Complies.**	*See UDOT cross sections C0.0, C1.1, C1.2 & C1.3.*

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required?	*Yes, held 09/26/2023.*
Notice/Land Use Authority.	*City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	
Payment of Lieu of Open Space.	Amount of $: -
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use;	**Complies.**	*Scheduled to go to Planning Commission City Council.*

3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.		
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*Provided.*
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	**Complies.**	*Provided.*
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	**Complies.**	*Provided.*
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	**Complies.**	*Provided.*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**Complies.**	*Provided.*
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each	**Complies.**	*Provided.*

building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.		
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*Provided.*
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**N/A.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Provided.*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Provided.*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*Provided.*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*Provided.*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*Provided.*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*Provided.*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties;	**Complies.**	*Provided.*

ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*Provided.*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*Provided.*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping	**Complies.**	*Shown on Site Plan.*

ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*Ken G. Bowers. L1.0*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*PH100 & PH101*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*Provided.*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*Proposed signage plan meets code.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid.*
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	**Complies.**	*To be noticed for future PC meeting.*
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	**Complies.**	*Existing DA.*

Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Complies.**	*Traffic report provided.*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*Outdoor signage meets 19.18.*
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*Compatible with surroundings.*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies.**	*Architectural standards met.*
The effect of the site development plan on the adequacy of the storm and surface water drainage.	**Complies.**	*Storm drainage provided.*
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	**Complies.**	*Utility plan provided.*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*Consistent with Land Use Plan, General Plan, Land Use Ordinance, land regulations, architectural guidelines and other ordinances, regulations, policies and standards.*
19.16 Site and Architectural Design Standards		
General Site Design Standards		

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Connections shown throughout site.*
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Complies.**	*Connections shown throughout site.*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*Connections shown throughout site.*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies.**	*Shown in rear or sides of bldgs.*
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	*Proper circulation shown.*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	*Landscaping screened via topography of the site.*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*To be provided on Redwood Road*
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	

The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Complies.**	*C1.0*
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.	**Complies.**	*C1.1 & C1.2*
All trash dumpsters shall be provided with solid enclosures. i. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*C5.0*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*L1.0*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*L1.0 & C1.0*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*L1.0*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	

Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*C1.0*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	**N/A.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*PP-1, PP-2, & PP-3*
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*C1.0*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.	**Complies.**	*C1.0 & L1.0*
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**Complies.**	*C1.0 & L1.0*
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Complies.**	*C1.0 & L1.0*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*C1.0 & L1.0*
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies.**	*C1.0 & L1.0*
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural	**Complies.**	*C1.0 & L1.0*

or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.		
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**Complies.**	*C1.0 & L1.0*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies.**	*C1.0 & L1.0*
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*C1.0 & L1.0*
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies.**	*C1.0 & L1.0*
Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	**Complies.**	*Cross-easements shown on plat.*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	**Complies.**	*Building show variation and articulation as required. See elevations.*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*Parapets shown in plans. See elevations.*
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural	**N/A.**	

enhancement, residential structures are encouraged to have multiple pitch variations.		
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*See building plans and elevations.*
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies.**	*See building plans and elevations.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*See building plans and elevations.*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*See building plans and elevations.*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*4' canopy depth shown over pedestrian area. See building plans and elevations.*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*See building plans and elevations.*
Backlighting is not permitted.	**Complies.**	*See building plans and elevations.*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	*See building plans and elevations.*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	*See building plans and elevations.*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*See building plans and elevations.*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*See building plans and elevations.*
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*All sides designed appropriately. See building plans and elevations.*
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	**Complies.**	*See building plans and elevations. Colors match as closely as possible due to limitations of software.*
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	**Complies.**	*See building plans and elevations.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*Not proposed.*
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or	**Complies.**	*<75%*

ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.		
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	*Materials comply with code.*
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*Single story buildings proposed.*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*Drains are internal per details.*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See building plans and elevations.*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*See building plans and elevations.*
At least 50% of the first floor elevation(s) of a building that is viewed from a public street shall include windows and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. This percentage may be reduced to 35% for buildings without a retail component or with medical uses on the first floor.	**Complies.**	*See building plans and elevations.*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	
19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Proposed signs meet code.*
Monument sign location and details	**Complies.**	*Proposed signs meet code.*
Wall signs and potential locations and details	**Complies.**	*No wall signs proposed at this time.*
19.18.18 Signage in the Gateway Overlay Zone		
Regulation	**Compliance**	**Findings**
The standards for signage in the Gateway Overlay shall be the same as for the underlying zoning as found in Chapter 19.18. including the following:		

a. All signs in a development shall follow a design plan that dictates uniformity in sign appearance and style, to be approved with the site plan; and	**Complies.**	*Signs use same materials as buildings creating a uniform look for the development.*
b. Signs shall not obscure display windows or significant building features.	**Complies.**	*Signs do not obscure buildings.*

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	*No.*
What is the anticipated cost to the City?	*None.*
When will City maintenance begin?	*N/A*

SPRING HEIGHTS PLAT 'A'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

VICINITY MAP
NOT TO SCALE

DATA TABLE			
TOTAL LOTS		4	
DESCRIPTION	AREA (SF)	AREA (ACRES)	PERCENTAGE
PHASE 1	607,877	13.955	100%
IMPERVIOUS	358,922	8.24	59%
BUILDING	130,260	2.99	21.00%
SENSITIVE LAND AREA	45,411	1.043	7.13%
OPEN SPACE AND LANDSCAPING AREA	118,695	2.725	20.00%
ROW	0	0	0.00%
BUILDABLE LAND	479,345	11.004	79%

LINE TABLE		
LINE	BEARING	LENGTH
PL1	N0°22'40"E	69.84'
PL2	S32°58'04"W	5.46'
PL3	S12°01'48"E	13.69'
PL4	S0°22'53"W	14.69'

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- FOUND UDOT ROW MARKER
- EXISTING CAP STAMPED AS NOTED
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FENCE LINE
- 42" RCP PIPED CANAL
- CULINARY WATER LINE EASEMENT
- CULINARY AND SECONDARY WATER LINE EASEMENT
- SEWER EASEMENT
- SHARED ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- EXISTING PRESCRIPTIVE CANAL EASEMENT

SARATOGA SPRINGS PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE, THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
2. PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT
8. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY RB&G ENGINEERING, INC.[GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
9. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
10. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
11. SHALLOW SEWER DEPTHS!!
12. ALL 6" AND 8" SANITARY SEWER LATERALS COLLECTING AND CONVEYING FLOWS GENERATED FROM THIS COMMERCIAL SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED.

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

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____

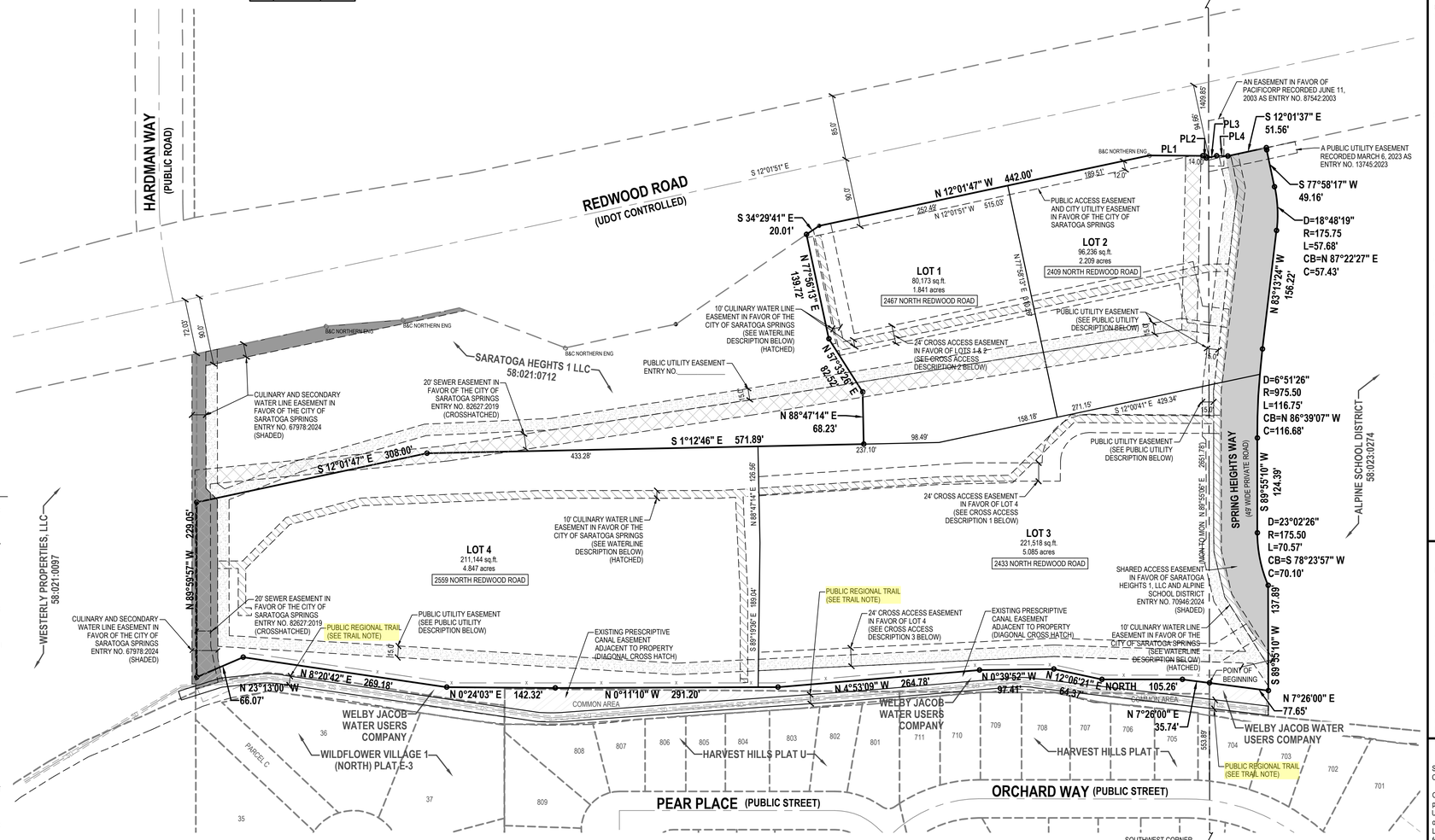
BY:_____
TITLE:_____

ROCKY MOUNTAIN POWER NOTES

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a-601 ET SEQ. ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

_____
ROCKY MOUNTAIN POWER

DEVELOPER
ST. JOHN PROPERTIES
1064 S. NORTH COUNTY BLVD #190
PLEASANT GROVE, UTAH
801.899.7991



PLAT EASEMENT NOTES

WATERLINE EASEMENT
BEGINNING AT A POINT BEING LOCATED NORTH 89°55'05" EAST 570.01 FEET ALONG THE SECTION LINE AND SOUTH 75.24 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 57°45'14" EAST 103.48 FEET; THENCE NORTH 76°29'03" EAST 60.99 FEET; THENCE NORTH 89°55'10" EAST 167.81 FEET; THENCE NORTH 00°24'02" EAST 182.74 FEET; THENCE NORTH 44°25'23" WEST 112.62 FEET; THENCE NORTH 01°21'06" WEST 95.77 FEET; THENCE NORTH 03°35'34" WEST 257.45 FEET; THENCE SOUTH 87°13'23" WEST 127.87 FEET; THENCE WEST 115.62 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 115.38 FEET; THENCE NORTH 87°13'23" EAST 127.48 FEET; THENCE NORTH 03°35'34" WEST 19.31 FEET; THENCE NORTH 236.16 FEET; THENCE NORTH 02°23'27" WEST 233.12 FEET; THENCE NORTH 14°38'29" WEST 98.03 FEET; THENCE NORTH 45°00'00" WEST 81.44 FEET; THENCE SOUTH 89°57'48" WEST 51.53 FEET; THENCE SOUTH 7.33 FEET; THENCE WEST 10.00 FEET; THENCE NORTH 17.31 FEET; THENCE NORTH 89°53'26" EAST 61.51 FEET; THENCE NORTH 00°06'34" WEST 26.83 FEET; THENCE SOUTH 89°53'26" EAST 10.00 FEET; THENCE SOUTH 00°06'34" EAST 32.77 FEET; THENCE SOUTH 45°00'00" EAST 80.03 FEET; THENCE SOUTH 14°38'29" EAST 101.82 FEET; THENCE SOUTH 02°23'27" EAST 234.41 FEET; THENCE SOUTH 236.06 FEET; THENCE SOUTH 03°35'34" EAST 286.64 FEET; THENCE SOUTH 01°21'06" EAST 92.02 FEET; THENCE SOUTH 44°25'23" EAST 112.80 FEET; THENCE SOUTH 00°24'02" WEST 186.78 FEET; THENCE NORTH 89°55'10" EAST 32.92 FEET; THENCE SOUTH 83°13'24" EAST 99.82 FEET; THENCE NORTH 00°46'36" WEST 23.62 FEET; THENCE NORTH 12°00'41" EAST 499.27 FEET; THENCE NORTH 57°33'26" 10.67 FEET; THENCE SOUTH 12°00'41" EAST 4.97 FEET; THENCE NORTH 77°59'19" EAST 143.16 FEET; THENCE SOUTH 12°01'51" EAST 10.00 FEET; THENCE SOUTH 77°59'19" WEST 143.17 FEET; THENCE SOUTH 12°00'41" EAST 489.01 FEET; THENCE SOUTH 00°46'43" EAST 25.83 FEET; THENCE SOUTH 83°13'24" EAST 99.82 FEET; THENCE NORTH 77°58'05" EAST 43.89 FEET; THENCE SOUTH 12°19'37" EAST 10.00 FEET; THENCE SOUTH 77°58'09" WEST 45.54 FEET; THENCE NORTH 83°13'24" WEST 268.27 FEET; THENCE SOUTH 89°55'10" WEST 208.95 FEET; THENCE SOUTH 76°29'03" WEST 58.17 FEET; THENCE SOUTH 57°45'14" WEST 101.83 FEET; THENCE NORTH 32°14'46" WEST 10.00 FEET TO THE POINT OF BEGINNING.

PUBLIC UTILITY EASEMENT
BEGINNING AT A POINT BEING LOCATED NORTH 89°55'05" EAST 1244.09 FEET ALONG THE SECTION LINE AND SOUTH 13.63 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°22'53" WEST 11.30 FEET; THENCE SOUTH 12°01'37" EAST 3.96 FEET; THENCE SOUTH 77°58'09" WEST 43.89 FEET; THENCE NORTH 83°13'24" WEST 267.21 FEET; THENCE SOUTH 89°55'10" WEST 210.73 FEET; THENCE SOUTH 76°29'03" WEST 60.99 FEET; THENCE SOUTH 57°45'14" WEST 106.75 FEET; THENCE SOUTH 89°55'10" WEST 26.28 FEET; THENCE NORTH 56°07'57" EAST 35.72 FEET; THENCE NORTH 261.02 FEET; THENCE NORTH 02°44'55" EAST 494.35 FEET; THENCE NORTH 03°31'49" EAST 601.40 FEET; THENCE NORTH 89°53'26" EAST 191.83 FEET; THENCE NORTH 44°53'26" EAST 3.02 FEET; THENCE SOUTH 12°01'47" EAST 49.47 FEET; THENCE NORTH 21°16'09" WEST 33.53 FEET; THENCE SOUTH 89°53'26" WEST 178.01 FEET; THENCE SOUTH 03°31'49" WEST 586.50 FEET; THENCE SOUTH 02°44'55" EAST 494.14 FEET; THENCE SOUTH 01°56'57" WEST 251.44 FEET; THENCE NORTH 57°45'14" EAST 77.63 FEET; THENCE NORTH 76°29'03" EAST 65.23 FEET; THENCE NORTH 89°55'10" EAST 13.17 FEET; THENCE SOUTH 45°04'50" EAST 7.07 FEET; THENCE NORTH 89°55'10" EAST 129.96 FEET; THENCE NORTH 44°55'10" EAST 7.07 FEET; THENCE SOUTH 89°58'48" EAST 61.16 FEET; THENCE SOUTH 83°13'24" EAST 73.23 FEET; THENCE NORTH 08°19'23" EAST 35.88 FEET; THENCE NORTH 09°12'57" WEST 430.92 FEET; THENCE NORTH 57°33'26" EAST 16.32 FEET; THENCE SOUTH 09°12'57" EAST 439.67 FEET; THENCE SOUTH 08°19'23" WEST 37.79 FEET; THENCE SOUTH 83°13'24" EAST 176.49 FEET; THENCE NORTH 77°58'09" EAST 43.83 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS EASEMENT 1
BEGINNING AT A POINT BEING LOCATED NORTH 89°59'06" EAST 880.69 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°24'02" EAST 156.25 FEET; THENCE NORTHWESTERLY 59.69 FEET ALONG THE ARC OF A 38.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 89°35'58" WEST AND THE CHORD BEARS NORTH 44°35'58" WEST 53.74 FEET WITH A CENTRAL ANGLE OF 90°00'00"); THENCE NORTH 89°35'58" WEST 26.00 FEET; THENCE NORTH 125.15 FEET; THENCE NORTH 03°48'51" WEST 269.96 FEET; THENCE NORTH 88°47'14" EAST 24.02 FEET; THENCE SOUTH 03°48'51" EAST 269.66 FEET; THENCE SOUTH 102.16 FEET; THENCE SOUTHEASTERLY 99.56 FEET ALONG THE ARC OF A 62.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°36'09" EAST AND THE CHORD BEARS SOUTH 45°36'03" EAST 89.20 FEET WITH A CENTRAL ANGLE OF 92°00'11"); THENCE SOUTH 00°24'02" WEST 170.46 FEET; THENCE WESTERLY 24.00 FEET ALONG THE ARC OF A 1,024.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01°35'25" WEST AND THE CHORD BEARS NORTH 89°04'51" WEST 24.00 FEET WITH A CENTRAL ANGLE OF 01°20'32"); THENCE NORTH 00°24'02" EAST 14.01 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS EASEMENT 2
BEGINNING AT A POINT BEING LOCATED NORTH 89°55'06" EAST 1022.38 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 06°46'36" EAST 28.42 FEET; THENCE NORTH 77°59'19" EAST 32.68 FEET; THENCE NORTH 12°00'41" WEST 453.50 FEET; THENCE NORTH 77°59'19" EAST 168.16 FEET; THENCE SOUTH 34°24'41" EAST 9.18 FEET; THENCE SOUTH 12°01'47" EAST 15.51 FEET; THENCE SOUTH 77°59'19" WEST 147.68 FEET; THENCE SOUTH 12°00'41" EAST 453.50 FEET; THENCE SOUTH 77°59'19" WEST 59.50 FEET; THENCE SOUTH 06°46'36" WEST 35.00 FEET; THENCE NORTH 83°42'52" WEST 24.00 FEET; THENCE NORTH 06°46'36" EAST 23.98 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS EASEMENT 3
BEGINNING AT A POINT BEING LOCATED NORTH 89°55'06" EAST 611.54 FEET ALONG THE SECTION LINE AND SOUTH 62.08 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 32°16'50" WEST 56.99 FEET; THENCE NORTH 01°56'57" EAST 217.73 FEET; THENCE NORTH 02°44'55" WEST 386.95 FEET; THENCE SOUTH 89°19'36" EAST 24.04 FEET; THENCE SOUTH 02°44'55" EAST 386.50 FEET; THENCE SOUTH 01°56'57" WEST 211.32 FEET; THENCE SOUTH 32°16'50" EAST 48.36 FEET; THENCE SOUTHWESTERLY 24.04 FEET ALONG THE ARC OF A 224.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 32°09'11" EAST AND THE CHORD BEARS SOUTH 54°46'44" WEST 24.03 FEET WITH A CENTRAL ANGLE OF 06°08'10") TO THE POINT OF BEGINNING.

TRAIL NOTE
AFTER CONSTRUCTION OF THE ASPHALT TRAIL, AND A ONE-YEAR WARRANTY PERIOD, SARATOGA SPRINGS CITY IS RESPONSIBLE FOR THE ONGOING MAINTENANCE, REPAIR, OR REPLACEMENT OF THE PUBLIC TRAIL. OWNERS OF THE LOTS OF THIS PLAT ARE RESPONSIBLE FOR THE INSTALLATION MAINTENANCE, REPAIR, AND REPLACEMENT OF THE LANDSCAPING AND IRRIGATION SYSTEM ALONG BOTH SIDES OF THE PUBLIC TRAIL WITHIN THE COMMON AREA OF THE ADJACENT RESIDENTIAL DEVELOPMENTS OR ACROSS THE WELBY JACOBS CANAL USER COMPANY PROPERTY ALONG THE WEST BOUNDARY OF THE PLAT.

HORIZONTAL GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITH IN THE SUBDIVISION

SHEET 1 OF 1
PROJECT NUMBER : 11682
MANAGER : PMH
DRAWN BY : KFW
CHECKED BY : KFW
DATE : 12/18/24

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0119

COMCAST CABLE TELEVISION	SARATOGA SPRINGS ENGINEER APPROVAL	FIRE CHIEF APPROVAL	LEHI CITY POST OFFICE	CENTURY LINK	PLANNING DIRECTOR APPROVAL	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
APPROVED THIS _____ DAY OF _____, A.D. ____ .	APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____ A.D. ____	APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. ____ .	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____ A.D. ____	APPROVED THIS _____ DAY OF _____, A.D. ____ .	APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____, A.D. ____ .	APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. ____	APPROVED BY SARATOGA SPRINGS CITY ATTORNEY THIS ____ DAY OF _____ A.D. ____
_____ COMCAST CABLE TELEVISION	_____ CITY ENGINEER	_____ CITY FIRE CHIEF	_____ LEHI CITY POST OFFICE REPRESENTATIVE	_____ CENTURY LINK	_____ PLANNING DIRECTOR	_____ LAND USE AUTHORITY	_____ SARATOGA SPRINGS ATTORNEY

SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a registered Land Surveyor, and that I hold a License No. 286882, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of recordation of this plat, a map of survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

Beginning at a point located North 89°55'06" East 553.89 feet along the Section Line from the Southwest Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 07°26'00" East 35.74 feet;
thence North 105.26 feet;
thence North 12°06'21" East 64.37 feet;
thence North 00°39'52" West 97.41 feet;
thence North 04°53'09" West 264.78 feet;
thence North 00°11'10" West 291.20 feet;
thence North 00°24'03" East 142.32 feet;
thence North 08°20'42" East 269.18 feet;
thence North 23°13'00" West 66.07 feet to the Northerly boundary line of the City of Saratoga Springs boundary line per the Crossroad Annexation recorded June 2, 1999 and Country Mile Annexation recorded November 22, 2000 as Entry No. 92808:2000;
thence South 89°59'57" East 229.05 feet along said Northerly boundary line;
thence South 12°01'47" East 308.00 feet;
thence South 01°12'46" East 571.89 feet;
thence South 88°47'14" East 68.23 feet;
thence North 57°33'26" East 82.52 feet;
thence North 77°56'13" East 139.72 feet to the Westerly Right-of-Way line of Redwood Road;
thence along said Westerly Right-of-Way line the following seven (7) courses:
(1) thence South 34°29'41" East 20.01 feet;
(2) South 12°01'47" East 442.00 feet;
(3) South 00°22'40" West 69.84 feet;
(4) South 32°58'04" West 5.46 feet;
(5) South 12°01'48" East 13.69 feet;
(6) South 00°22'53" West 14.69 feet;
(7) South 12°01'37" East 51.56 feet;
thence Westerly 2.97 feet along the arc of a 44.50 foot radius curve to the left (center bears South 08°12'24" East and the chord bears South 79°52'57" West 2.97 feet with a central angle of 03°49'19");
thence South 77°58'17" West 49.16 feet;
thence Westerly 57.68 feet along the arc of a 175.75 foot radius curve to the right (center bears North 12°01'43" West and the chord bears South 87°22'27" West 57.43 feet with a central angle of 18°48'19");
thence North 83°13'24" West 156.22 feet;
thence Westerly 116.75 feet along the arc of a 975.50 foot radius curve to the left (center bears South 06°46'36" West and the chord bears North 86°39'07" West 116.68 feet with a central angle of 06°51'26");
thence South 89°55'10" West 124.39 feet;
thence Westerly 70.57 feet along the arc of a 175.50 foot radius curve to the left (center bears South 00°04'50" East and the chord bears South 78°23'57" West 70.10 feet with a central angle of 23°02'26");
thence South 89°55'10" West 137.89 feet;
thence North 07°26'00" East 77.65 feet to the point of beginning.

Contains 609,071 Square Feet or 13.982 Acres and 4 Lots.

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that Saratoga Heights 1, LLC undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

SPRING HEIGHTS PLAT 'A'

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

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20____ ;

_____.

For: Saratoga Heights 1, LLC
By: Daniel Thomas
Its: Regional Partner

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
)S.S.
County of _____)

On the _____ day of _____ A.D., 20____ , personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

_____
NOTARY SIGNATURE

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ A.D. 20____ .

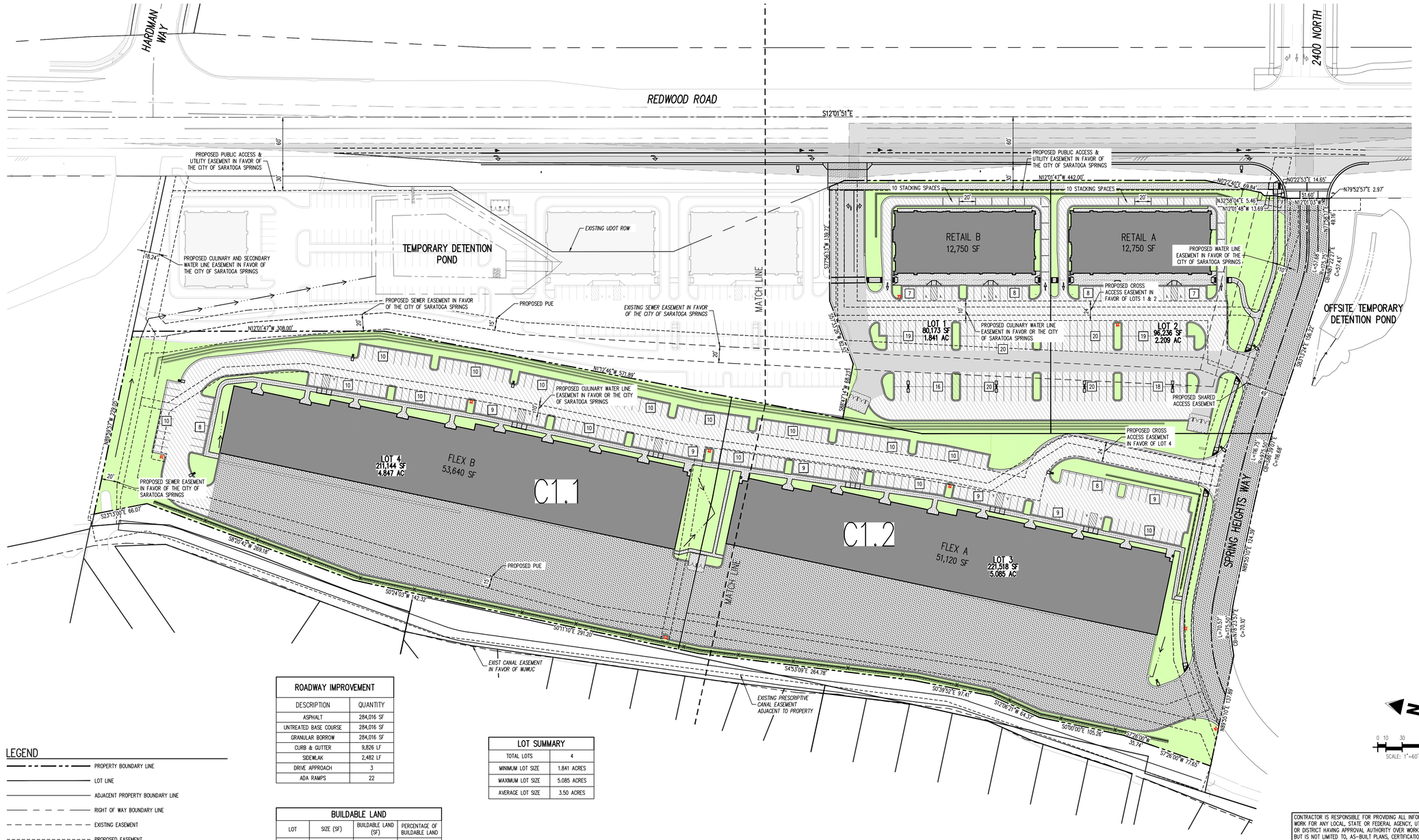
_____ CITY MAYOR

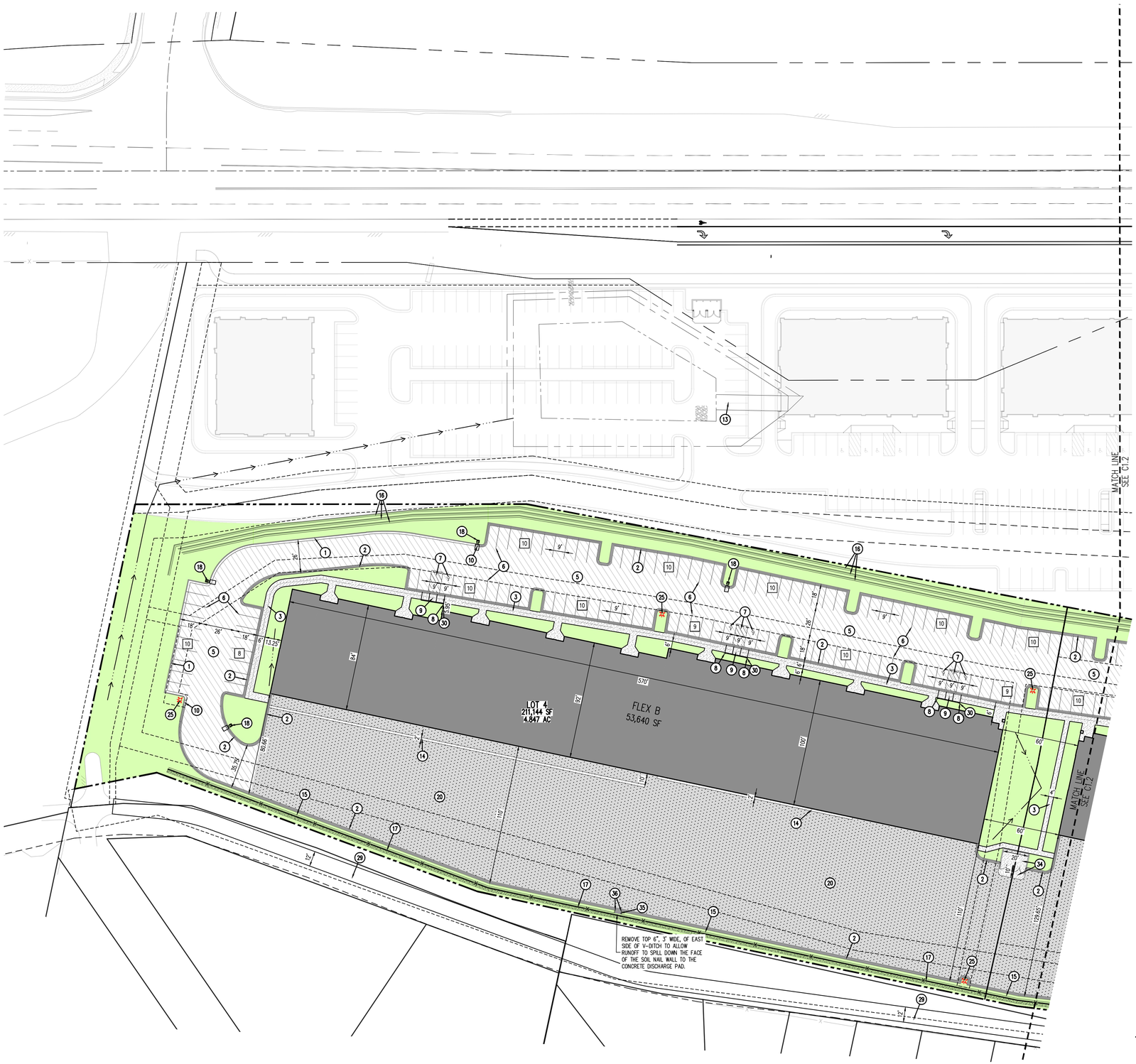
ATTEST: _____ CITY RECORDER (SEE SEAL BELOW)

SPRING HEIGHTS PLAT 'A'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CIVIL ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			


HARDMAN WAY
REDWOOD ROAD
2400 NORTH
S12°01'51"E
PROPOSED PUBLIC ACCESS & UTILITY EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS
TEMPORARY DETENTION POND
EXISTING UDOT ROW
MATCH LINE
PROPOSED CULINARY AND SECONDARY WATER LINE EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS
PROPOSED SEWER EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS
PROPOSED PUE
EXISTING SEWER EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS
N12°01'47"W 308.00'
N12°01'47"W 442.00'
10 STACKING SPACES
RETAIL B 12,750 SF
RETAIL A 12,750 SF
PROPOSED WATER LINE EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS
PROPOSED CROSS ACCESS EASEMENT IN FAVOR OF LOTS 1 & 2
LOT 1 80,173 SF 1.841 AC
LOT 2 96,236 SF 2.209 AC
PROPOSED CULINARY WATER LINE EASEMENT IN FAVOR OR THE CITY OF SARATOGA SPRINGS
PROPOSED SHARED ACCESS EASEMENT
PROPOSED CROSS ACCESS EASEMENT IN FAVOR OF LOT 4
OFFSITE TEMPORARY DETENTION POND
SPRING HEIGHTS WAY
LOT 4 211,144 SF 4.847 AC
FLEX B 53,640 SF
C1.1
C1.2
FLEX A 51,120 SF
LOT 3 221,518 SF 5.085 AC
PROPOSED SEWER EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS
PROPOSED PUE
S23°13'00"E 66.07'
S8°20'47"W 268.18'
S0°24'05"W 142.32'
S0°11'10"E 291.20'
EXIST CANAL EASEMENT IN FAVOR OF WJWUC
S45°33'09"E 264.78'
S0°39'52"E 97.47'
S12°06'21"W 64.37'
S0°00'00"E 105.26'
S7°26'00"W 35.74'
S7°26'00"W 77.65'
EXISTING PRESCRIPTIVE CANAL EASEMENT ADJACENT TO PROPERTY
N89°50'07"E 174.39'
S0°13'24"E 182.22'
N79°52'57"E 2.97'
N0°22'53"E 14.65'
N0°22'40"E 69.84'
N32°58'04"E 5.46'
N12°01'48"W 13.69'
N12°01'03"W 49.16'
S77°58'13"W 139.22'
S89°24'14"W 88.01'
N89°50'07"E 174.39'
N89°50'07"E 174.39'
N0°09'53"W 10.00'
N89°50'07"E 174.39'
N0°09'53"W 10.00'
N89°50'07"E 174.39'
N0°09'53"W 10.00



SITE SCHEDULE

1. 24" COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 TYPE "E". SEE SHEET C5.6
2. 24" REVERSE PLAN CURB AND GUTTER. SEE DETAIL 4/C5.0
3. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS. SEE SHEET C5.6
4. MEDIUM-DUTY ASPHALT PAVEMENT (HATCHED AREA): SEE DETAIL 2/C5.0 PER GEOTECHNICAL REPORT
5. LIGHT DUTY ASPHALT PAVEMENT: SEE DETAIL 1/C5.0 PER GEOTECHNICAL REPORT
6. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS
7. PAINTED ADA SYMBOL AND ASSOCIATED LOADING ZONE HATCHING PER ADA STANDARD PLANS
8. ACCESSIBLE PARKING SIGN PER ADA STANDARDS SEE DETAIL 5/C5.0
9. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235-237 AND SPECIFICATIONS. USE APPLICABLE DETAIL AT EACH LOCATION ON SITE. SEE SHEET C5.6
10. TRANSITION BETWEEN COLLECTION AND REVERSE PAN CURB & GUTTER
11. 6' MASONRY WALL PER ARCHITECTURAL PLANS
12. TRASH ENCLOSURE: 6' SPLIT FACED MCU WALL (STAINED EARTH-TONE IN COLOR) AND GATED. 8" CONCRETE PAD AND APRON (10' WIDE MIN WIDTH, #4 REBAR @ 18" O.C. E.W.) ON 12" AGGREGATE BASE. SEE DETAILS 7&8/C5.0
13. 12' WIDE ACCESS ROAD CAPABLE OF SUPPORTING H-20 LOADING
14. 6" THICK CONCRETE APRON WITH ZURN TRENCH DRAIN (SEE DRAINAGE PLANS)
15. SOIL NAIL RETAINING WALL (MUST MEET CITY CODE). SEE DETAILS IN DRAWING PACKAGE PROVIDED BY LITHOS ENGINEERING.
16. MSE RETAINING WALL (MUST MEET CITY CODE). SEE DETAILS IN DRAWING PACKAGE PROVIDED BY LITHOS ENGINEERING.
17. INSTALL 6' TALL SEMI-PRIVATE CLOSED PICKET VINYL FENCE W/ 3" WIDE PICKETS W/ 3" SPACING BETWEEN PICKETS (SEE SHEET L3.1). INSTALL FENCE ON TOP OF CONCRETE V-DITCH PER MANUFACTURER'S RECOMMENDATION.
18. SITE LIGHTING PER SARATOGA SPRINGS STANDARDS AND SPECIFICATIONS. SEE PHOTOMETRIC PLANS FOR DETAIL
19. PROPOSED MONUMENT SIGN LOCATION. SEE COMPREHENSIVE SIGNAGE PLAN SUBMITTAL.
20. HEAVY-DUTY ASPHALT PAVEMENT (HATCHED AREA): SEE DETAIL 3/C5.0 PER GEOTECHNICAL REPORT
21. CURB CUT & 2'x2' CONCRETE DISCHARGE PAD
22. SIDEWALK/TRAIL PER SARATOGA SPRINGS STANDARD DRAWING #ST-15A/C5.5
23. DRIVE-THRU ENTRY SIGN
24. DRIVE-THRU EXIT SIGN
25. PROPOSED FIRE HYDRANT
26. ARTERIAL STREET LIGHT PER SARATOGA SPRINGS STANDARD DETAILS LP-3A, 3C, 3D/C5.3. INSTALL IN ACCORDANCE WITH AASHTO CLEAR ZONE REQUIREMENTS.
27. DIP DRIVEWAY APPROACH PER APWA STD PAN #215 LIP ALTERNATE. SEE SHEET C5.6
28. 3'x8', 4" THICK, CONCRETE PAD FOR BENCH
29. 12' WIDE ASPHALT TRAIL. 3" THICK ASPHALT OVER 8" OF ROAD BASE
30. "VAN ACCESSIBLE" SIGN PER ADA STANDARDS SEE DETAIL 5/C5.0
31. 30" CURB & GUTTER PER SARATOGA SPRINGS STANDARD DETAIL ST-2A/C5.5
32. SIDEWALK PER SARATOGA SPRINGS STANDARD DETAIL ST-1/C5.5
33. HANDICAP ACCESS RAMP PER SARATOGA SPRINGS STANDARD DETAIL ST-5C/C5.5
34. TRASH ENCLOSURE: 6' SPLIT FACED MCU WALL (STAINED EARTH-TONE IN COLOR) AND GATED. 8" CONCRETE PAD AND APRON (10' WIDE MIN WIDTH, #4 REBAR @ 18" O.C. E.W.) ON 12" AGGREGATE BASE. SEE DETAILS 8&9/C5.0
35. 4" THICK, 4' WIDE, CONCRETE APRON/DISCHARGE PAD FROM TOE OF SOIL NAIL WALL TO TBC
36. TAPER CURB DOWN TO FLOW LINE TO GIVE A 2' WIDE OPENING

LEGEND

- PROPERTY BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ADA ACCESSIBLE ROUTE
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE PAN CURB AND GUTTER
- PROPOSED GUTTER TRANSITION
- PROPOSED SIDEWALK
- PROPOSED FENCE
- LIGHT DUTY ASPHALT
- MEDIUM DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- PROPOSED LIGHT
- PROPOSED FIRE HYDANT
- SIGHT TRIANGLE

BENCHMARK

THE PROJECT BENCHMARK IS A BRASS CAP LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M

PROJECT BENCHMARK ELEVATION = 4748.84'

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

Galloway
1221 S. Valley Grove Way , Suite 140
Pleasant Grove, UT 84062
385.248.0460
GallowayUS.com

LICENSED PROFESSIONAL ENGINEER
7699059
BOYD
PREECE
12/17/24
STATE OF UTAH

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

SPRING HEIGHTS
SITE PLAN APPLICATION

REDWOOD ROAD
SARATOGA SPRINGS, UT

#	Date	Issue / Description	Init.

Project No:	STJ 18.20
Drawn By:	RCL
Checked By:	BAP
Date:	12-17-2024

SITE PLAN

C1.1

W:\2018...John Pinnacle\C Surveying Settings - STJ 18.20 - Pinnacle Heights\DWG\ASP\Sheet\STJ 18.20_C1.1 - Site Plan.dwg - Modified: Larsen - 12/17/2024

SITE SCHEDULE

1. 24"COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 TYPE "E". SEE SHEET C5.6
2. 24" REVERSE PLAN CURB AND GUTTER. SEE DETAIL 4/C5.0
3. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS. SEE SHEET C5.6
4. MEDIUM-DUTY ASPHALT PAVEMENT (HATCHED AREA): SEE DETAIL 2/C5.0 PER GEOTECHNICAL REPORT
5. LIGHT DUTY ASPHALT PAVEMENT: SEE DETAIL 1/C5.0 PER GEOTECHNICAL REPORT
6. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS
7. PAINTED ADA SYMBOL AND ASSOCIATED LOADING ZONE HATCHING PER ADA STANDARD PLANS
8. ACCESSIBLE PARKING SIGN PER ADA STANDARDS SEE DETAIL 5/C5.0
9. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235-237 AND SPECIFICATIONS. USE APPLICABLE DETAIL AT EACH LOCATION ON SITE. SEE SHEET C5.6
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11. 6' MASONRY WALL PER ARCHITECTURAL PLANS
12. TRASH ENCLOSURE: 6' SPLIT FACED MCU WALL (STAINED EARTH-TONE IN COLOR) AND GATED. 8" CONCRETE PAD AND APRON (10' WIDE MIN WIDTH, #4 REBAR @ 18" O.C. E.W.) ON 12" AGGREGATE BASE. SEE DETAILS 7&8/C5.0
13. 12' WIDE ACCESS ROAD CAPABLE OF SUPPORTING H-20 LOADING
14. 6" THICK CONCRETE APRON WITH ZURN TRENCH DRAIN (SEE DRAINAGE PLANS)
15. SOIL NAIL RETAINING WALL (MUST MEET CITY CODE). SEE DETAILS IN DRAWING PACKAGE PROVIDED BY LITHOS ENGINEERING.
16. MSE RETAINING WALL (MUST MEET CITY CODE). SEE DETAILS IN DRAWING PACKAGE PROVIDED BY LITHOS ENGINEERING.
17. INSTALL 6' TALL SEMI-PRIVATE CLOSED PICKET VINYL FENCE W/ 3" WIDE PICKETS W/ 3" SPACING BETWEEN PICKETS (SEE SHEET L3.1). INSTALL FENCE ON TOP OF CONCRETE V-DITCH PER MANUFACTURER'S RECOMMENDATION.
18. SITE LIGHTING PER SARATOGA SPRINGS STANDARDS AND SPECIFICATIONS. SEE PHOTOMETRIC PLANS FOR DETAIL
19. PROPOSED MONUMENT SIGN LOCATION. SEE COMPREHENSIVE SIGNAGE PLAN SUBMITTAL.
20. HEAVY-DUTY ASPHALT PAVEMENT (HATCHED AREA): SEE DETAIL 3/C5.0 PER GEOTECHNICAL REPORT
21. CURB CUT & 2'x2' CONCRETE DISCHARGE PAD
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29. 12' WIDE ASPHALT TRAIL. 3" THICK ASPHALT OVER 8" OF ROAD BASE
30. "VAN ACCESSIBLE" SIGN PER ADA STANDARDS SEE DETAIL 5/C5.0
31. 30" CURB & GUTTER PER SARATOGA SPRINGS STANDARD DETAIL ST-2A/C5.5
32. SIDEWALK PER SARATOGA SPRINGS STANDARD DETAIL ST-1/C5.5
33. HANDICAP ACCESS RAMP PER SARATOGA SPRINGS STANDARD DETAIL ST-5C/C5.5
34. TRASH ENCLOSURE: 6' SPLIT FACED MCU WALL (STAINED EARTH-TONE IN COLOR) AND GATED. 8" CONCRETE PAD AND APRON (10' WIDE MIN WIDTH, #4 REBAR @ 18" O.C. E.W.) ON 12" AGGREGATE BASE. SEE DETAILS 8&9/C5.0
35. 4" THICK, 4' WIDE, CONCRETE APRON/DISCHARGE PAD FROM TOE OF SOIL NAIL WALL TO TBC
36. TAPER CURB DOWN TO FLOW LINE TO GIVE A 2' WIDE OPENING

LEGEND

- PROPERTY BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ADA ACCESSIBLE ROUTE
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE PAN CURB AND GUTTER
- PROPOSED GUTTER TRANSITION
- PROPOSED SIDEWALK
- PROPOSED FENCE
- LIGHT DUTY ASPHALT
- MEDIUM DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- PROPOSED LIGHT
- PROPOSED FIRE HYDANT
- SIGHT TRIANGLE

0 20 40
SCALE: 1"=40'

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

BENCHMARK

THE PROJECT BENCHMARK IS A BRASS CAP LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M

PROJECT BENCHMARK ELEVATION = 4748.84'

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
1221 S. Valley Grove Way , Suite 140
Pleasant Grove, UT 84062
385.248.0460
GallowayUS.com

LICENSED PROFESSIONAL ENGINEER
7699059
BOYD
PREECE
12/17/24
STATE OF UTAH

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

SPRING HEIGHTS
SITE PLAN APPLICATION

REDWOOD ROAD
SARATOGA SPRINGS, UT

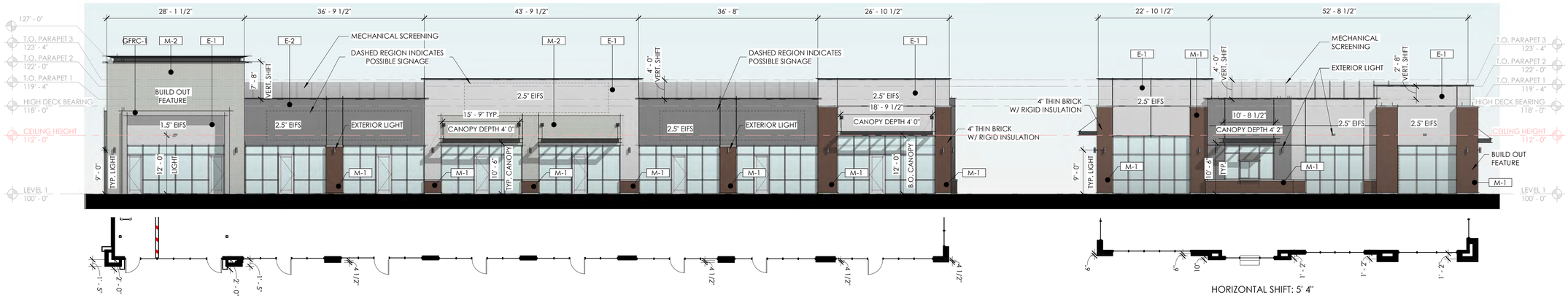
#	Date	Issue / Description	Init.

Project No:	STJ 18.20
Drawn By:	RCL
Checked By:	BAP
Date:	12-17-2024

SITE PLAN

C1.2

K:\SDSL Jobs (Proposed)\2 - Saratoga Springs - STJ 18.20 - Survey Needs\CAD\Civil\Redline\STJ 18.20_C1.2 - Site Plan Key - Redwood Landing - 12-17-2024



HORIZONTAL SHIFT: 8' 2"

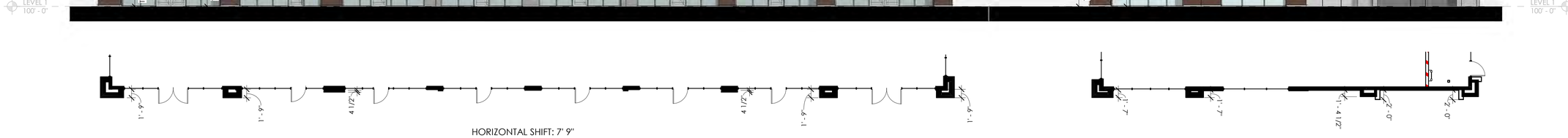
VERTICAL SHIFT: 15' 8"

1 EAST ELEVATION - BUILDING A
3/32" = 1'-0"

HORIZONTAL SHIFT: 5' 4"

VERTICAL SHIFT: 6' 8"

2 NORTH ELEVATION - BUILDING A
3/32" = 1'-0"



HORIZONTAL SHIFT: 7' 9"

VERTICAL SHIFT: 9' 4"

3 WEST ELEVATION - BUILDING A
3/32" = 1'-0"

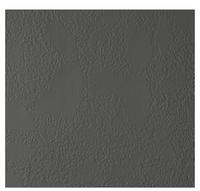
HORIZONTAL SHIFT: 8' 6 1/2"

VERTICAL SHIFT: 10' 4"

4 SOUTH ELEVATION - BUILDING A
3/32" = 1'-0"

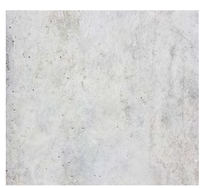
MATERIAL LEGEND

EIFS 1 - BENJAMIN MOORE - SILVERY MOON 1604



EIFS 2 - BENJAMIN MOORE - GRAY MOUNTAIN 1462

M-1 - SHEFFIELD BRICK 3" x 8"



GFRC - PRECAST CONCRETE

M-2 - NORMAN BRICK VENEER - GLACIER SMOOTH 3" x 12"

OVERALL MATERIAL TAKEOFF

NORTH:		
TOTAL:	1,636 SF	
EIFS:	800 SF	49%
BRICK (M-1):	350 SF	21%
GLAZING:	486 SF	30%
EAST		
TOTAL:	3,803	
EIFS:	1,484 SF	39%
BRICK (M-1):	223 SF	6%
BRICK (M-2):	618 SF	16%
GFRC:	54 SF	1%
GLAZING:	1424 SF	38%

OVERALL MATERIAL TAKEOFF

SOUTH:		
TOTAL:	1,764 SF	
EIFS:	933 SF	54%
BRICK (M-1):	158 SF	8%
BRICK (M-2):	335 SF	19%
GFRC:	50 SF	3%
GLAZING:	288 SF	16%
WEST:		
TOTAL:	3,674 SF	
EIFS:	1,475 SF	40%
BRICK (M-1):	358 SF	10%
BRICK (M-2):	363 SF	10%
GFRC:	70 SF	2%
GLAZING:	1408 SF	38%

GROUND LEVEL TRANSPARENCY PERCENTAGE
(MEASURED FROM CEILING HEIGHT 12'-0")

NORTH:
TOTAL: 935 SF
GLAZING: 513 - 54.9%

EAST
TOTAL: 2,070.5 SF
GLAZING: 1440 SF - 69.5%

SOUTH:
TOTAL: 935 SF
GLAZING: 288 SF - 30.8%

WEST:
TOTAL: 2084 SF
GLAZING: 1440 SF - 69%

GENERAL NOTES:

1. ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PUBLIC AND PRIVATE STREETS AS WELL AS FROM ADJACENT PROPERTIES, UNLESS GRADE DIFFERENCES MAKE VISIBILITY UNAVOIDABLE
2. ALL MECH. EQMT. SHALL BE LOCATED OR SCREENED AND OTHER MEASURES SHALL BE TAKEN SO AS TO SHIELD VISIBILITY OF SUCH EQMT. FROM ANY PUBLIC OR PRIVATE STREETS.
3. ROOFTOP EQMT. IS COMPLETELY SCREENED FROM ALL HORIZONTAL POINTS OF VIEW BY THE BUILDING PARAPET. SEE BUILDING ELEVATIONS FOR ROOF AND PARAPET HEIGHT CALLOUTS. PARAPET IS AN EXTENSION OF THE BUILDING EXTERIOR WALL, SO MATERIALS ARE CONTINUOUS WITH THE PRIMARY BUILDING FINISHES.
4. ALL ROOF DRAINS AND PIPES WILL BE INTERNAL.
5. ROOFTOP ACCESS WILL BE INTERNAL.
6. ELECTRICAL PANELS AND COMMUNICATION WILL BE INTERNAL.
7. NO EXTERNAL STAIRS.

GENERAL ARCHITECTURAL DESIGN STANDARDS

Building Articulation: *Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevations to create shadow lines and changes in the volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width:*

Elevations shown meet above criteria through combination of parapet height changes, material changes, and built out features.

i. A combination of vertical and horizontal elevation shifts that together equal at least 5'-0".

Elevations shown exceed this requirement. There are more than 5'-0" of parapet height shifts, and additional horizontal shifts through material changes.

ii. Addition of horizontal and vertical divisions by the use of textures or materials.

Elevations shown meet this requirement. There are multiple changes in texture and material.

iii. Primary material change.

Elevations shown meet this requirement.

iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such as trellis' and awnings extend outward from the underlying wall surface at least 36".

This criteria is met with the canopies shown. Canopies vary in depth between 36" at entrances and 50" at drive through window.

v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables, or other similar devices.

Parapets shown are designed with multiple variations, and shifts occur less than 50'-0" apart.

Gateway Overlay Additional Standards:

i. Waterfront Buffer facing facades for floors above 35 feet in height shall be set back an additional 5 feet from the floors below. Each additional floor shall be set back an additional 5 feet.

This criteria does not apply maximum building height is 27'-0"

ii. The building façade facing the Waterfront Buffer or Gateway Overlay arterial and collector streets shall have at least 50 percent of the waterfront level façade area devoted to display windows and/or windows affording some view into the interior areas.

This criteria applies only to the east elevation. East elevation shown has 69.5% glazing when measured from ground level to interior ceiling height 12'-0".

iii. Prohibited building materials: High gloss or shiny metal panels as a primary material or mirror glass panels.

None of the above materials are proposed.

iv. In the Waterfront Buffer or Gateway Overlay, entrances shall be as prominent on the any waterfront side of a building as on the street side.

Elevations shown meet this criteria. Entrances on east and west elevations are equally prominent.

v. Entrances shall be placed so as to be highly visible.

Elevations shown meet this criteria. Entrances are called out through either material shift or canopies.

1 SOUTHEAST PERSPECTIVE - BUILDING A

2 SOUTHWEST PERSPECTIVE - BUILDING A

3 NORTHEAST PERSPECTIVE - BUILDING A

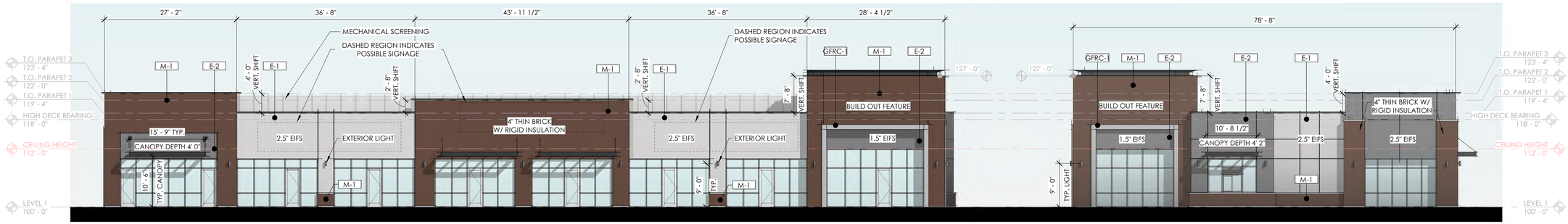
4 NORTHWEST PERSPECTIVE - BUILDING A

PRES-101.1

SPRING HEIGHTS RETAIL - BUILDING A PERSPECTIVES

SPRING HEIGHTS |
02 AUGUST 2023

Babcock Design



HORIZONTAL SHIFT: 7' 3"

VERTICAL SHIFT: 17' 0"

1 EAST ELEVATION - BUILDING B
3/32" = 1'-0"

HORIZONTAL SHIFT: 13' 1/2"

VERTICAL SHIFT: 11' 8"

2 NORTH ELEVATION - BUILDING B
3/32" = 1'-0"

HORIZONTAL SHIFT: 7' 9"

VERTICAL SHIFT: 12' 0"

3 WEST ELEVATION - BUILDING B
3/32" = 1'-0"

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3/32" = 1'-0"

MATERIAL LEGEND

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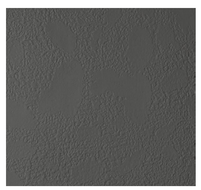

EIFS 2 - BENJAMIN MOORE - GRAY MOUNTAIN 1462

M-1 - SHEFFIELD BRICK

GFRC - PRECAST CONCRETE

MATERIAL TAKEOFF

NORTH:		
TOTAL:	1,793 SF	
EIFS:	746 SF	41%
BRICK:	602 SF	33%
GFRC:	50 SF	3%
GLAZING:	412 SF	23%
EAST:		
TOTAL:	3,736 SF	
EIFS:	916 SF	25%
BRICK:	1326 SF	35%
GFRC:	54 SF	1%
GLAZING:	1440 SF	39%

MATERIAL TAKEOFF

SOUTH:		
TOTAL:	1,644 SF	
EIFS:	1,221 SF	75%
BRICK:	173 SF	10%
GLAZING:	250 SF	15%
WEST:		
TOTAL:	3,720 SF	
EIFS:	1,468 SF	39%
BRICK:	851 SF	23%
GLAZING:	1401 SF	38%

GROUND LEVEL TRANSPARENCY PERCENTAGE
(MEASURED FROM CEILING HEIGHT 12'-0")

NORTH:
TOTAL: 948 SF
GLAZING: 412 SF - 43.5%

EAST
TOTAL: 2,070.5 SF
GLAZING: 1440 SF - 69.5%

SOUTH:
TOTAL: 930 SF
GLAZING: 250 SF - 26.9%

WEST:
TOTAL: 2,070.5 SF
GLAZING: 1,401 SF - 67.7%

GENERAL NOTES:
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None of the above materials are proposed.

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Elevations shown meet this criteria. Entrances on east and west elevations are equally prominent.

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Elevations shown meet this criteria. Entrances are called out through either material shift or canopies.

PRES-102

SPRING HEIGHTS RETAIL - BUILDING B
SPRING HEIGHTS |
02 AUGUST 2023

Babcock Design

1 | SOUTHEAST PERSPECTIVE - BUILDING B

2 | SOUTHWEST PERSPECTIVE - BUILDING B

3 | NORTHEAST PERSPECTIVE - BUILDING B

4 | NORTHWEST PERSPECTIVE - BUILDING B

SPRING HEIGHTS
FLEX BUILDING A
CORE AND SHELL

SARATOGA SPRINGS, UTAH

CONSULTANTS

ARCHITECT:

STEVE WARR
727 WEST ALAN PT. DRIVE
DRAPER UTAH 84020
PHONE: (801) 631-4748
EMAIL SMAJSET@GMAIL.COM

CIVIL ENGINEER:

GALLOWAY
BOYD PREECE PE
2015 W. GROVE PARKWAY STE H
PLEASANT GROVE, UTAH 84062
PHONE: (385) 248-0460
EMAIL: BOYDPREECE@GALLOWAYUS.COM

STRUCTURAL ENGINEER:

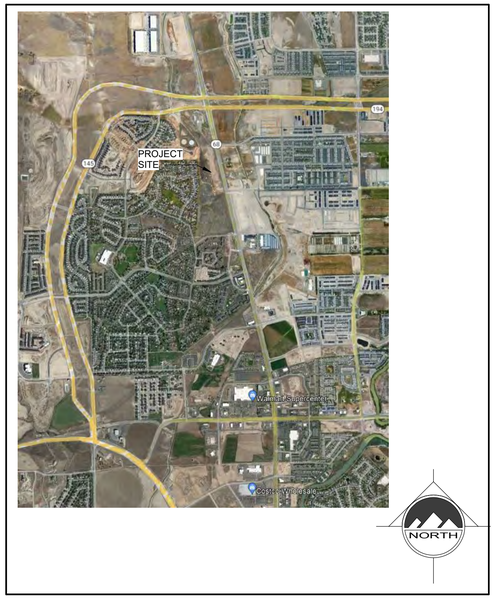
ENSIGN ENGINEERING
ERIC HOFFMAN PE SE
45 WEST 10000 SOUTH #500
SANDY CITY, UTAH 84070
PHONE: (801) 255-0529
EMAIL: EHOFFMAN@ENSIGNUTAH.COM

ELECTRICAL ENGINEER:

MECHANICAL ENGINEER:

SHAKESPEARE ENGINEERING, LLC
BRAD SHAKESPEARE, PE
4241 SOUTH RIVER RD. STE B
ST. GEORGE, UTAH 84790
PHONE: (801) 613-1419
EMAIL:BRAD@SHAKESPEARE-ENG.COM

VICINITY MAP



SHEET INDEX

000	COVER SHEET
A100	FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS DOCKS
A300	ROOF PLAN
A400	CMU WALL SECTIONS
A500	WALL DETAILS

CODE REVIEW

REFERENCED BUILDING CODES:	2021 IBC, 2021 IFC, 2021 IECC, 2021 IPC, 2021 IFGC, 2021 IMC, 2020 NEC, ICC/ANSI A117.1-2017
OCCUPANCY CLASSIFICATION:	B,S-1,S-2,F-1,F-2 (F-1 MOST RESTRICTIVE)
SEPARATED USES:	NA
TYPE OF CONSTRUCTION:	II-B
IMPORTANCE FACTORS:	SEISMIC: 1.0 SNOW: 1.0 WIND: 1.0
TABULAR HEIGHT LIMITATIONS:	55'-0"
TABULAR STORY LIMITATIONS:	3 (504.4)
TABULAR AREA/FLOOR:	62,000 (506.2)
ACTUAL HEIGHT:	22'-8"
ACTUAL STORIES:	1
TENANT AREA:	51,120 SQ. FT.
OCCUPANT LOAD:	175 TABLE 1004.1.2
OFFICE (1/150)	103 (30% OF SPACE)
WAREHOUSE (1/500)	72 (70% OF SPACE)
FIRE RATINGS:	NA
FIRE SYSTEM:	YES NFPA 13

GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED ACCORDING TO LOCAL CODES & REQ'MTS.
2. BUILDING SHALL BE FULLY SPRINKLERED AS PER NFPA 13.
3. BLOCKING: ALL WOOD USED FOR BLOCKING, BULKHEAD FRAMING AND SIMILAR PURPOSES, SHALL BE FIRE RATED WOOD IN ACCORDANCE WITH: AWPA-C27-74 FOR PLYWOOD, APWA-C20-74 FOR LUMBER.
4. EMERGENCY LIGHTING SHALL BE PROVIDED AT ALL EMERGENCY EXITS IN ACCORDANCE WITH 2018 NFPA 101.
5. ALL GLAZING FOR WINDOWS, DOORS, AND STOREFRONTS SHALL HAVE LOW 'E' GLASS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR SHOP DRAWING REVIEW.
7. GENERAL CONTRACTOR TO NOTIFY ENGINEER FOR THE FOLLOWING:
   A. DIMENSIONAL INCONSISTENCIES, ERRORS AND OMISSIONS.
   B. COORDINATION PROBLEMS BETWEEN DRAWINGS OR BETWEEN DRAWINGS AND SPECIFICATIONS.
   C. AREAS OF INFORMATION INADEQUATE FOR ACCURATE BIDDING OR CONSTRUCTION.
   D. INFORMATION THAT MIGHT CAUSE CONFLICTS OF SCOPE OR SEQUENCING BETWEEN TRADES.
   E. ITEMS THAT MIGHT INADVERTENTLY RESULT IN UNDESIRABLE AESTHETICS.
   F. DETAILS THAT CAN BE LESS EXPENSIVELY CREATED.
   G. DETAILS THAT DO NOT SEEM TO HAVE A FAIR COST/BENEFIT BALANCE.
   H. DETAILS THAT THREATEN THE OVERALL PROJECT BUDGET COMPLIANCE.

DIFFERED SUBMITTALS:
FIRE SPRINKLER SYSTEM
FIRE ALARM
STEEL FRAMING, GIRDERS, JOISTS, AND DECK

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

ST.JOHN PROPERTIES

SPRING HEIGHTS
BUILDING A - 51,120 SQ. FT.
SARATOGA SPRINGS UTAH

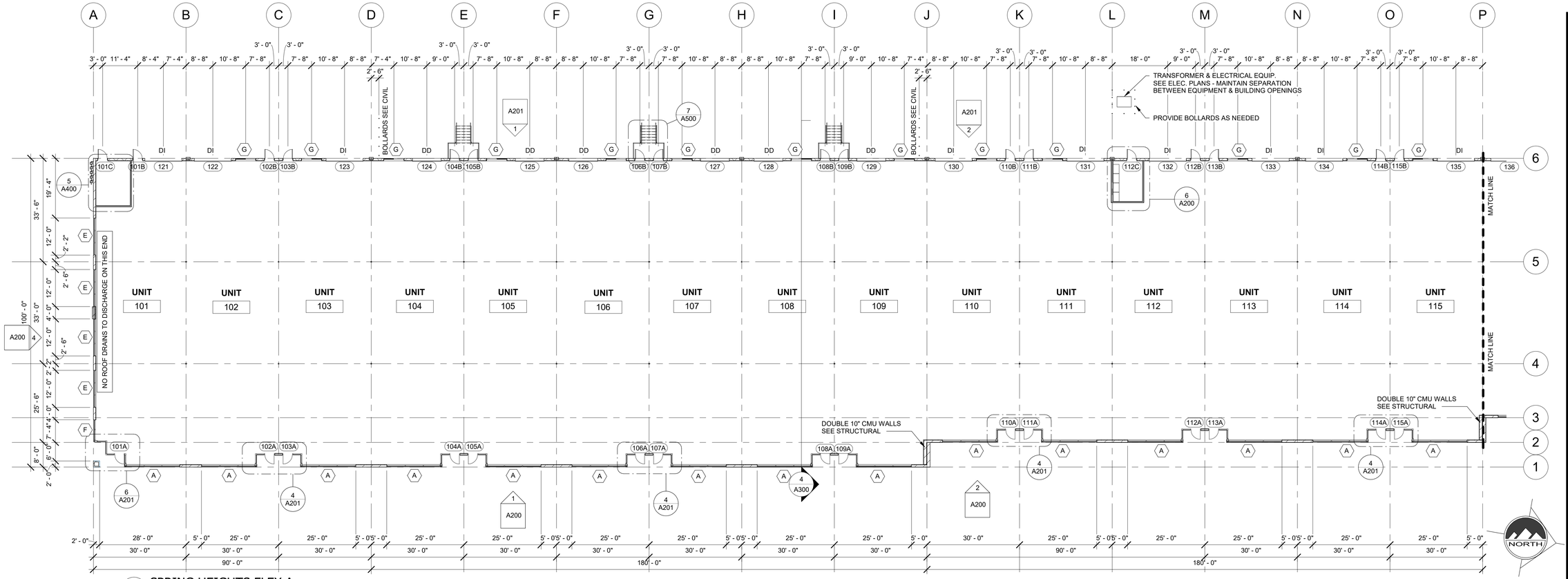
PRELIM. 11/28/23

NO.	DATE	REVISION

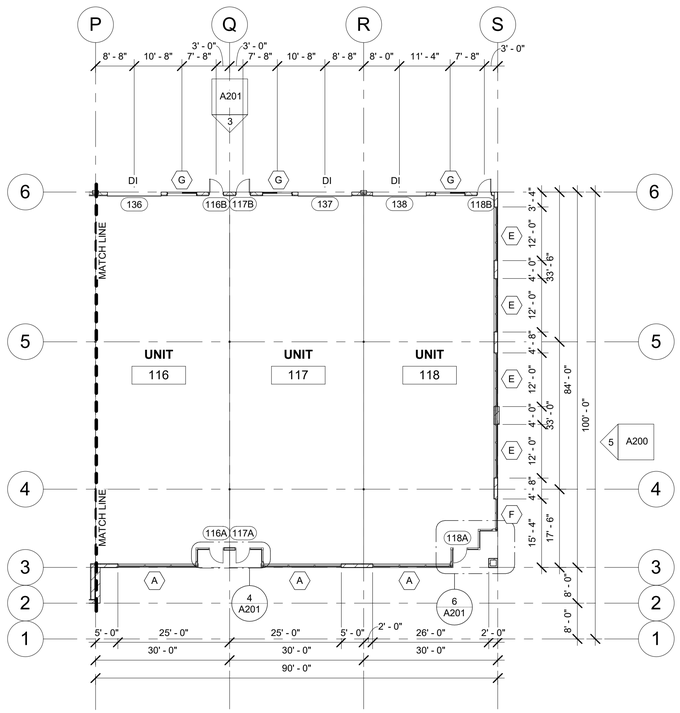
COVER SHEET

PROJECT NUMBER	DATE
12331	11/28/23
PROJECT MANAGER	DESIGNED BY
CGD	CGD

000



1 SPRING HEIGHTS FLEX A
SCALE: 1/16" = 1'-0"



2 SPRING HEIGHTS FLEX A (NORTH END)
SCALE: 1/16" = 1'-0"

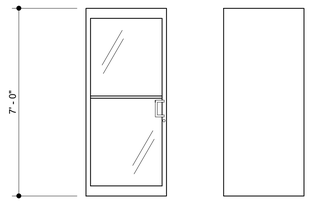
FIRST FLOOR PLAN

1. TYPICAL EXTERIOR WALL CONSTRUCTION:
   8" x 16" x 4" REINFORCED CONCRETE BLOCK
   SEE ELEVATIONS FOR LAYOUT.
2. D.I. = DRIVE IN DOOR
   D.D. = DOCK DOOR
   C.J. = CONTROL JOINT IN MASONRY WALL
3. MASONRY WALLS SHALL BE BRACED AT 10'-0" o/c HORIZONTAL DURING CONSTRUCTION PRIOR TO ROOF STEEL ERECTION.
4. INSTALL FLASHING AT THE FOLLOWING HEIGHTS (3 OZ. COPPER)
   SLAB - 16" HIGH
   FRONT OPENINGS - 24" HIGH
   SIDE OPENINGS - 24" HIGH
   BACK OPENINGS - 24" HIGH
   MUST BE CONTINUOUS WITH 2" LAPS. CAULK ALL LAPS.
   BREAKS AT CONTROL JOINTS ONLY.
5. BUILDING SHALL BE FULLY SPRINKLERED WITH AN AUTOMATIC SPRINKLER SYSTEM.
6. PROVIDE FLASHING AND CAULK AROUND ALL EXTERIOR DOOR AND WINDOW OPENINGS.
7. ALL GLAZING SHALL BE TINTED (COLOR TBD) AND HAVE LOW "E" GLASS. TEMPER AS REQUIRED.
8. EMERGENCY LIGHTS SHALL BE PROVIDED WITH APPROVED EMERGENCY LIGHT PACKS WITH FULLY AUTOMATIC BATTERY BACK-UP AND LOAD SWITCHES. LIGHTS SHALL BE PROVIDED AT ALL EXTERIOR STAIRS IN ACCORDANCE WITH LATEST CODES.
9. ALL REQUIRED EXTERIOR EXIT STAIRS SHALL BE DESIGNED PER THE 2021 1011.7.2 OUTDOOR CONDITIONS - SUCH THAT OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

WINDOW SCHEDULE

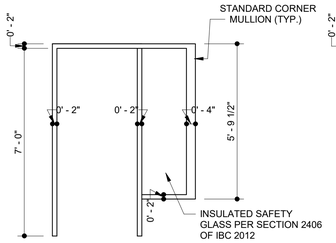
MARK	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
A	17' - 4"	9' - 4"	9' - 4"	
B	2' - 9"	9' - 4"	9' - 4"	TEMPERED
C	2' - 7"	9' - 4"	9' - 4"	TEMPERED
D	3' - 9"	9' - 4"	9' - 4"	
E	12' - 0"	8' - 0"	9' - 4"	
F	6' - 8"	9' - 4"	9' - 4"	
G	6' - 6"	6' - 4"	9' - 4"	12" TRANSOM

CONTRACTOR SHALL FIELD VERIFY ALL WINDOW DIMENSIONS IN THE FIELD. COORDINATE GLASS COLOR WITH OWNER'S REP. TEMPER GLASS AS REQUIRED BY CODE. PROVIDE FLASHING PER MANUFACTURES RECOMMENDATIONS.



ALUM. WITH GLASS PANEL (YKK 20D MEDIUM STILE) — A
HOLLOW METAL — B

DOOR TYPES



* FRAME IS 2"x 4" ALUMINUM, CLEAR ANODIZED

A1 ALUMINUM — B ALUMINUM — C HOLLOW METAL

FRAME TYPES

# OPENING	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR SIZE	GLASS TYPE	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HARDWARE
101A-118A	A	AL	FF	3'x7'	T	A1	AL	FF	1
101B-118B 101C/112C	B	HM	PF	3'x7'	-	C	HM	PF	2
124-129	9'-0" x 10'-0" INSULATED PANEL OVERHEAD DOOR								
121-123 130-138	12'-0" x 12'-0" INSULATED PANEL DRIVE-IN DOOR								

*PROVIDE MANUAL PULL CHAIN HOIST TO OVERHEAD DOORS
** PROVIDE A MASTER KEY FOR ENTIRE BUILDING

HARDWARE SETS

SET 1: YKK LOCKING DEVICE: H-3201 HOOK BOLT WITH STRIKE
YKK H-4202 5-PIN CYLINDER
YKK H-4204 THUMBTURN CYLINDER
YKK H-1104 1" DIAMETER PUSH PULLS
YKK H-2101 (RH) OFFSET PIVOT
YKK H-2102 (LH)

SET 2: 3 EA. STANLEY FBB179 HINGES, NRP, US26D
CRASH STOP
THRESHOLD
LATCH GUARD

KEY TO ABBREVIATIONS

AL ALUMINUM
HM INSULATED HOLLOW METAL
FF FACTORY FINISH DK BRONZE OR BLACK
PF PAINTED, FIELD FINISH
T TEMPERED S SAFETY

1. DOOR THRESHOLDS TO BE LESS THAN 1/2" ABOVE FINISH FLOOR.
2. ALL DOOR HARDWARE TO BE ADA APPROVED.
3. EXIT DOORS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
4. DOORS TO MEET THE REQUIREMENTS OF IBC 1010.
5. DOOR HARDWARE TO BE LOCATED IN DOOR PER 1010.1.9.2
6. ALL LOCKSETS SHALL COMPLY WITH 1010.1.9.3 AND 1010.1.9.4
7. THUMB TURN LOCKS SHALL BE READILY DISTINGUISHABLE AS LOCKED OR BE VISIBLE FOR LOCKED AND UNLOCKED POSITIONS.
8. ALL DOORS SHALL HAVE A MIN. 5'x5' LANDING ON BOTH SIDES OF DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2%.
9. ALL LANDINGS SHALL COMPLY WITH 1010.1.4 AND 1010.1.5.

INSULATION VALUES:
BUILDING ENVELOPE COMPONENTS TO COMPLY WITH MINIMUM R-VALUES FROM TABLE C402.1.3 OF THE 2021 IECC - INTERNATIONAL ENERGY CONSERVATION CODE FOR LOCAL CLIMATE ZONE 5 (EXCEPT MARINE).

ROOFS: INSULATION ENTIRELY ABOVE ROOF DECK = R-30CI (CI = CONTINUOUS INSULATION)
WALLS ABOVE GRADE: MASS WALLS = R-10 CONTINUOUS, R-19 CAVITY IN METAL STUD FURRING.
WALLS BELOW GRADE: R-10 RIGID INSULATION
SLABS-ON-GRADE PERIMETER INSULATION: UNHEATED = R-10 FOR 24" BELOW
NOTE: SLABS-ON-GRADE SHALL COMPLY WITH C402.2.5 SLABS-ON-GRADE PERIMETER INSULATION.
SOFFIT OVERHANGS AT ENTRANCES = R-19
WINDOWS: U FACTOR = 0.32, SHGC 0.25

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

SPRING HEIGHTS
BUILDING A - 51,120 SQ. FT.
2433 NORTH REDWOOD ROAD
SARATOGA SPRINGS UTAH

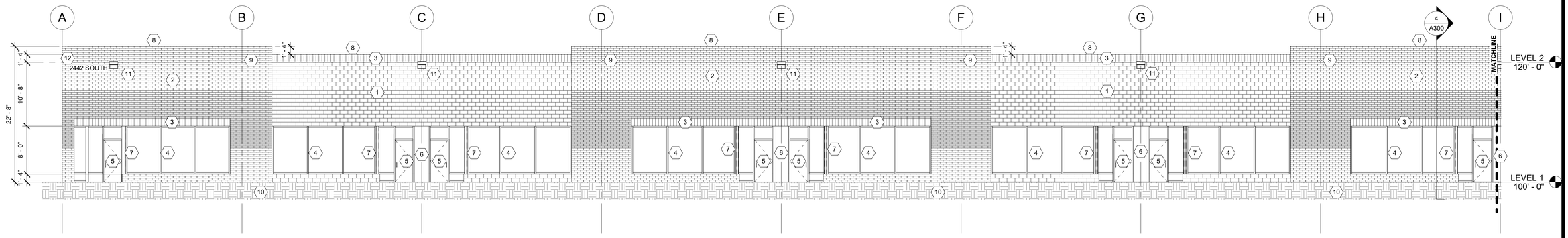
PERMIT 11/21/24

NO.	DATE	REVISION

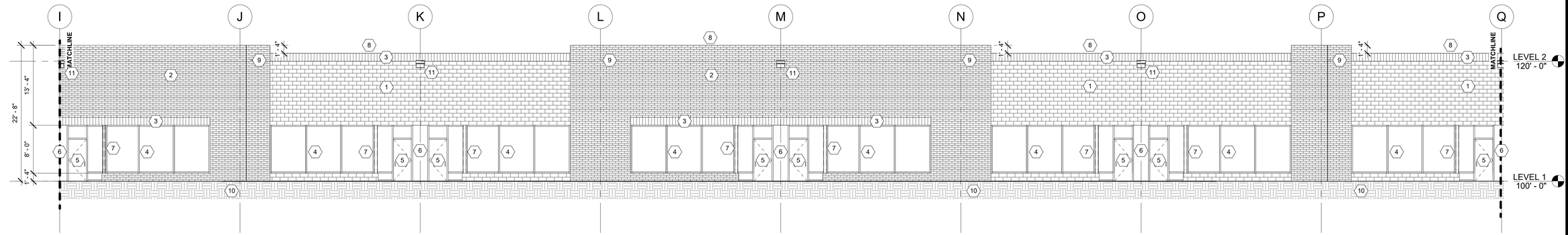
FLOOR PLAN

PROJECT NUMBER 12331
DATE 11/28/24
PROJECT MANAGER
DESIGNED BY

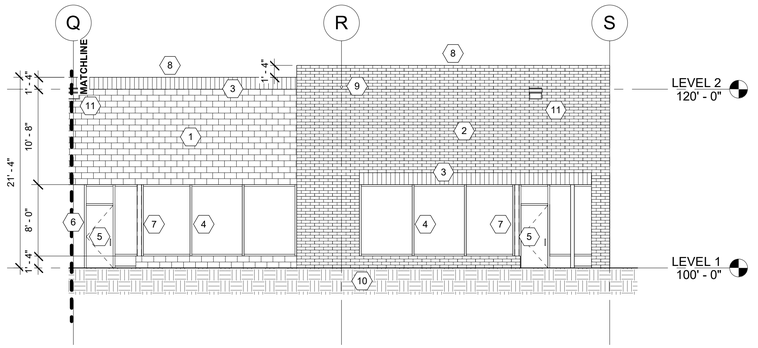
A100



1 EAST ELEVATION (SOUTH END)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (MIDDLE)
SCALE: 1/8" = 1'-0"



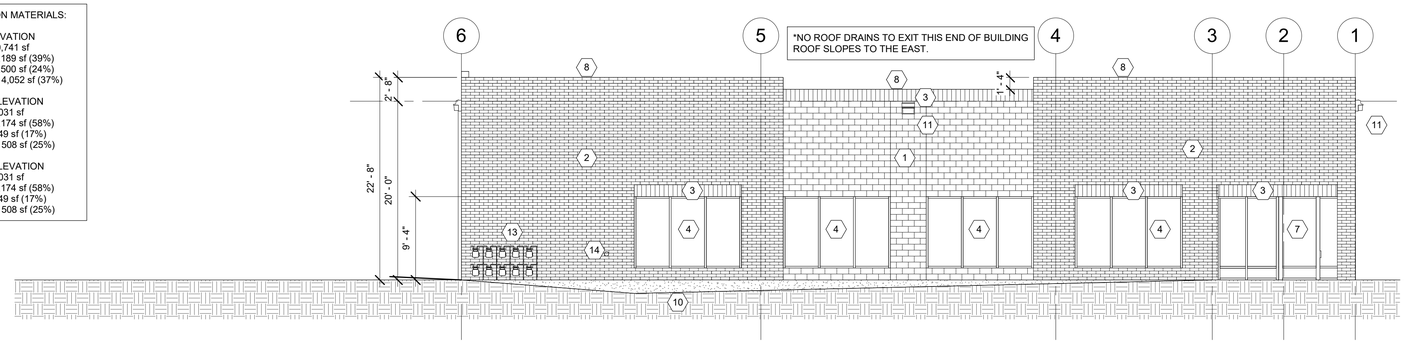
3 EAST ELEVATION (NORTH END)
SCALE: 1/8" = 1'-0"

ELEVATION MATERIALS:

EAST ELEVATION
TOTAL: 10,741 sf
4" CMU: 4,189 sf (39%)
8" CMU: 2,500 sf (24%)
GLAZING: 4,052 sf (37%)

SOUTH ELEVATION
TOTAL: 2,031 sf
4" CMU: 1,174 sf (58%)
8" CMU: 349 sf (17%)
GLAZING: 508 sf (25%)

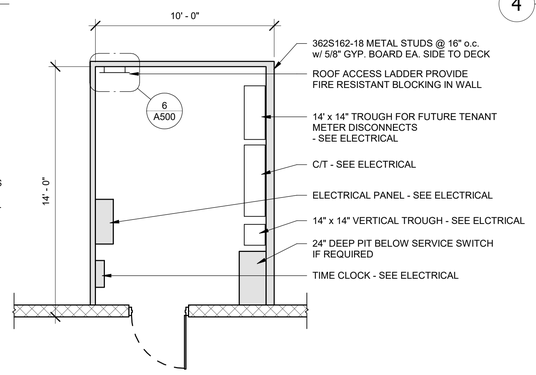
NORTH ELEVATION
TOTAL: 2,031 sf
4" CMU: 1,174 sf (58%)
8" CMU: 349 sf (17%)
GLAZING: 508 sf (25%)



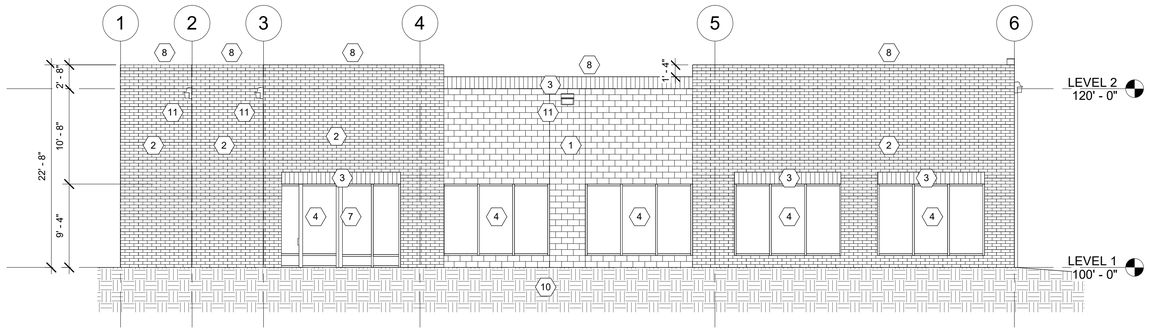
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES:

1. 8x8x16 CONCRETE MASONRY UNIT - NATURAL FACE IVORY
2. 4x8x16 CONCRETE MASONRY UNIT - NATURAL FACE MT. BROWN
3. 8x8x16 CONCRETE MASONRY UNIT - HONED (3 SCORE) CHARCOAL
4. ALUMINUM STOREFRONT- BLACK OR DK BRONZE
5. ALUMINUM ENTRY DOOR - BLACK OR DK BRONZE
6. METAL FRAMED WALL w/ BREAKMETAL - BLACK OR DK BRONZE
7. ALUMINUM WRAPPED STRUC COLUMN - BLACK OR DK BRONZE
8. METAL WALL CAP - BLACK OR DK BRONZE
9. 3" CORED OVERFLOW ROOF DRAIN
10. FINISH GRADE SEE CIVL ENGINEERING PLANS
11. EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL PLANS
12. BUILDING ADDRESS PER IBC
13. GAS METERS COORD. WITH MECHANICAL
14. FIRE DEPARTMENT CONNECTION COORD. W/ SPRINKLER DESIGN
15. OVERHEAD DOOR SEE SCHEDULE
16. DOCK DOOR SEE SCHEDULE
17. DOCK BUMPER COORD. WITH OWNER
18. EXTEND BLOCK DOWN DOCK WALL
19. BOLLARDS SEE FLOOR PLAN AND CIVIL PLANS
20. ELECTRICAL GEAR COORD. WITH ELECTRICAL
21. GRADE SLOPE COORD. WITH CIVIL
22. WINDOW SEE SCHEDULE
23. STAIRS AND RAILINGS SEE DETAIL



6 ENLARGED ELEC. ROOM
SCALE: 1/4" = 1'-0"



5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

SPRING HEIGHTS
BUILDING A - 51,120 SQ. FT.
2433 NORTH REDWOOD ROAD
SARATOGA SPRINGS UTAH

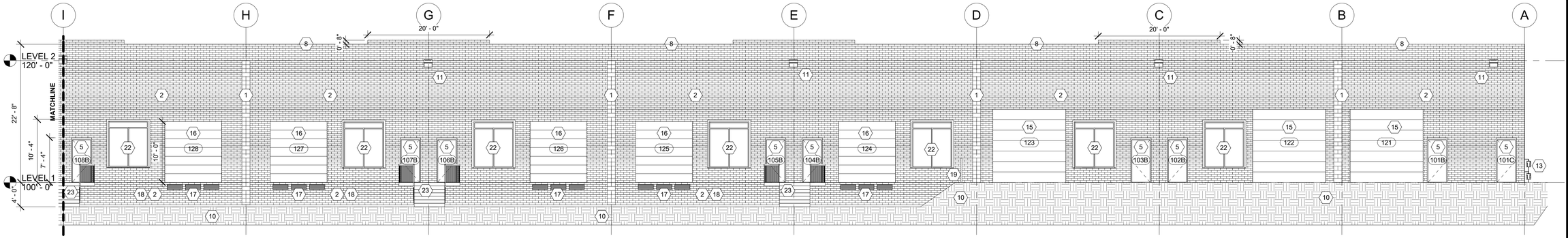
PERMIT 11/21/24

NO.	DATE	REVISION

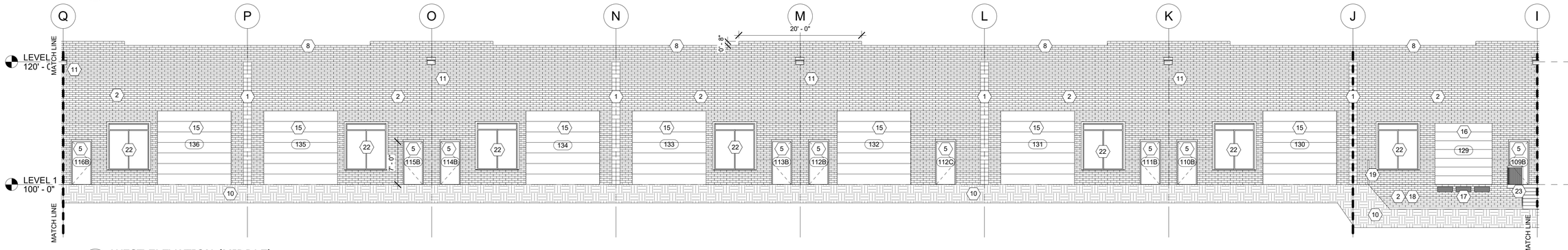
EXTERIOR ELEVATIONS

PROJECT NUMBER	DATE
12331	11/28/24
PROJECT MANAGER	DESIGNED BY

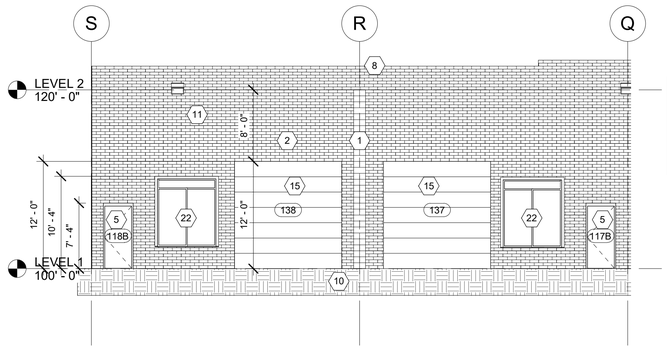
A200



1 WEST ELEVATION (SOUTH END)
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (MIDDLE)
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (NORTH END)
SCALE: 1/8" = 1'-0"

ELEVATION MATERIALS:

WEST ELEVATION
TOTAL: 11,106 sf
4" CMU: 7,445 sf (68%)
8" CMU: 476 sf (4%)
DOORS: 1,980 sf (17%)
GLAZING: 1,199 sf (11%)

KEYED NOTES:

1. 8x8x16 CONCRETE MASONRY UNIT - NATURAL FACE IVORY
2. 4x8x16 CONCRETE MASONRY UNIT - NATURAL FACE MT. BROWN
3. 8x8x16 CONCRETE MASONRY UNIT - HONED (3 SCORE) CHARCOAL
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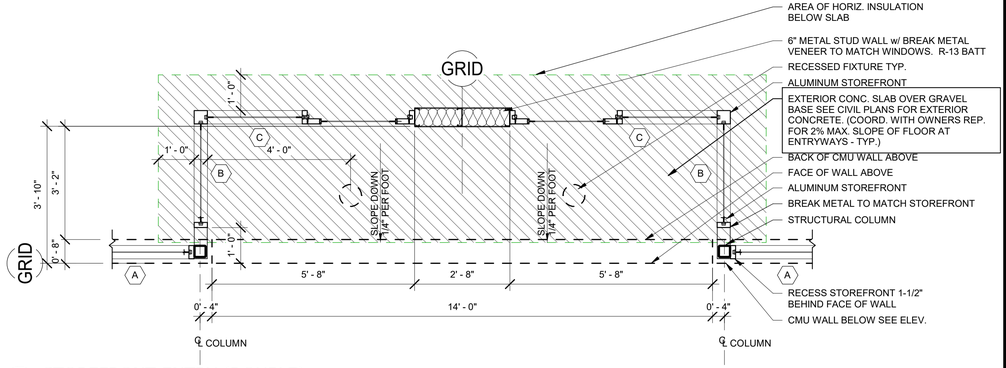
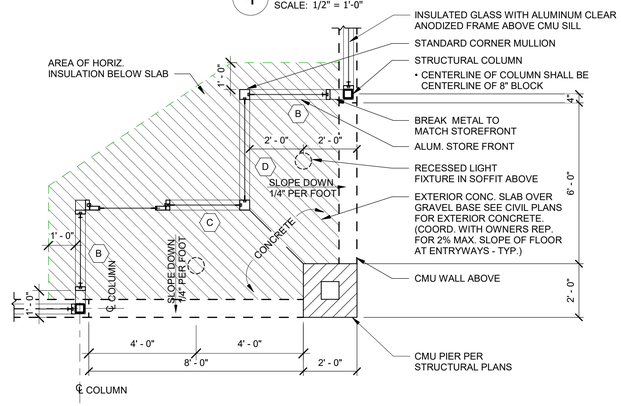
22. WINDOW SEE SCHEDULE
23. STAIRS AND RAILINGS SEE DETAIL

10 KEYED NOTES
SCALE: 1/4" = 1'-0"



4 STOREFRONT ENTRY (DOUBLE)
SCALE: 1/2" = 1'-0"



6 STOREFRONT ENTRY (CORNER)
SCALE: 3/8" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

SPRING HEIGHTS
BUILDING A - 51,120 SQ. FT.
2433 NORTH REDWOOD ROAD
SARATOGA SPRINGS UTAH

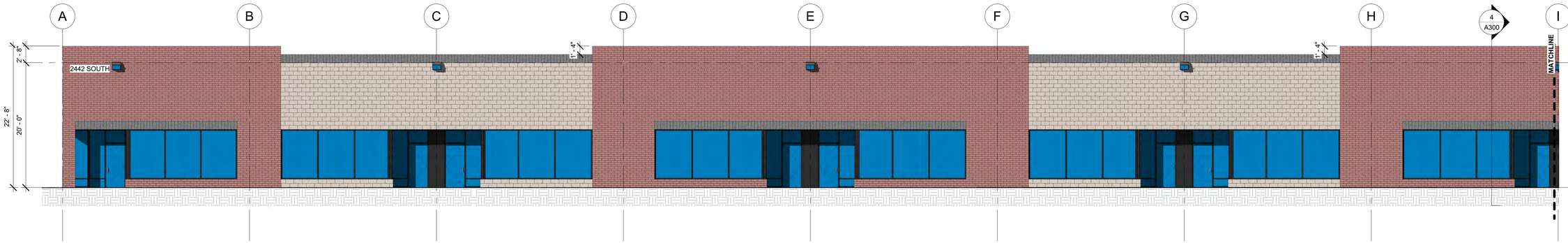
PERMIT 11/21/24

NO.	DATE	REVISION

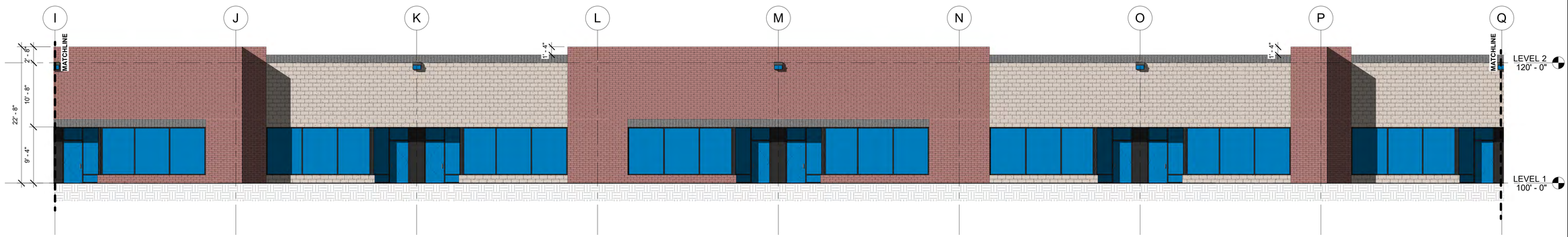
EXTERIOR ELEVATIONS DOCKS

PROJECT NUMBER 12331
DATE 11/28/24
PROJECT MANAGER
DESIGNED BY

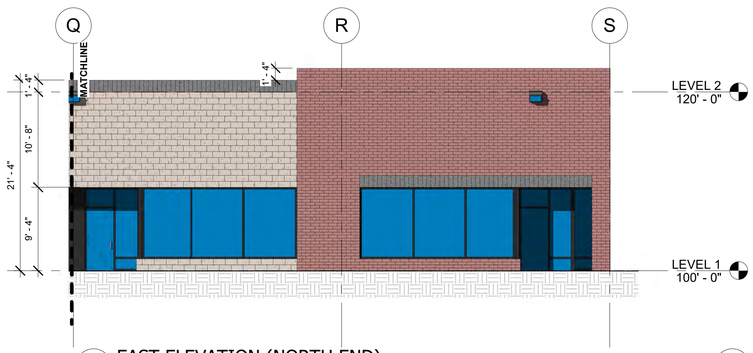
A201



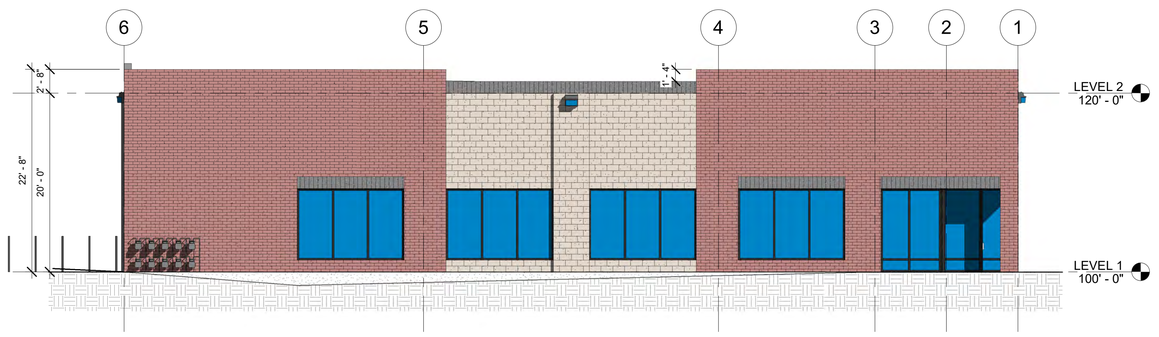
1 EAST ELEVATION (SOUTH END)
SCALE: 1/8" = 1'-0"



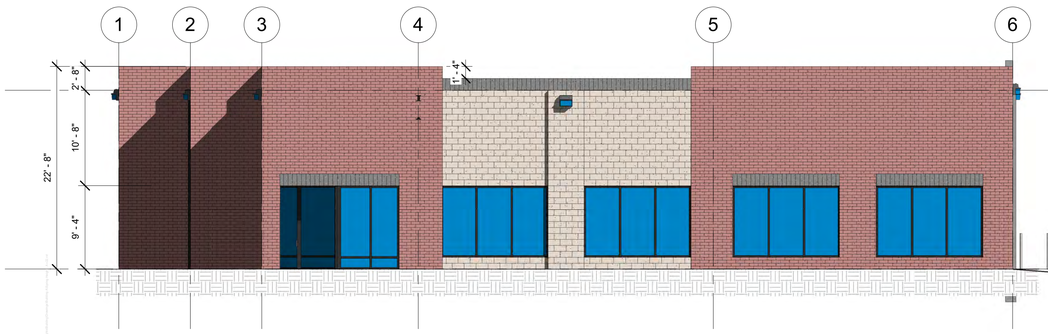
2 EAST ELEVATION (MIDDLE)
SCALE: 1/8" = 1'-0"



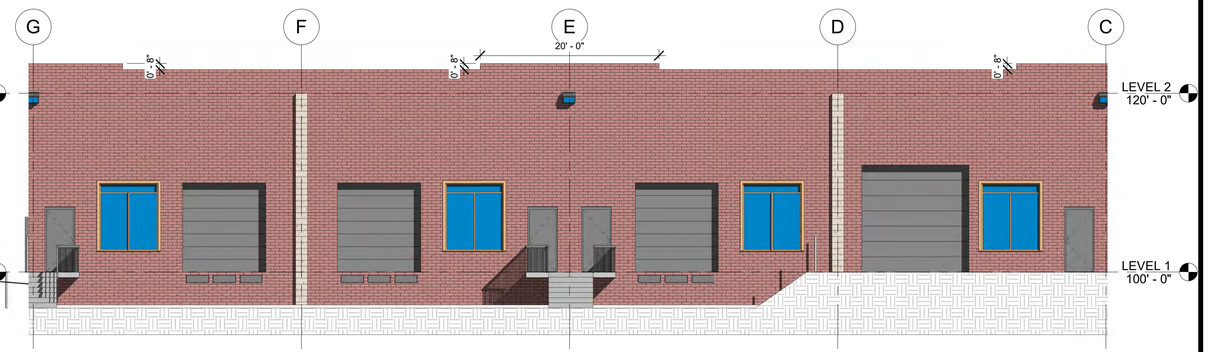
3 EAST ELEVATION (NORTH END)
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 WEST ELEVATION (SOUTH END)
SCALE: 1/8" = 1'-0"

WINDOW FRAMES, CANOPIES, METAL CAPS & FLASHINGS MBCI CHARCOAL GRAY OR BLACK

FIELD BLOCK
SUNROCK 8x8x16 IVORY SMOOTH

ACCENT BLOCK
SUNROCK 4x8x16 MT. BROWN SMOOTH

ACCENT BLOCK
SUNROCK 8x8x16 CHARCOAL HONED (3 SCORES)

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
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WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

SPRING HEIGHTS
BUILDING A - 51,120 SQ. FT.

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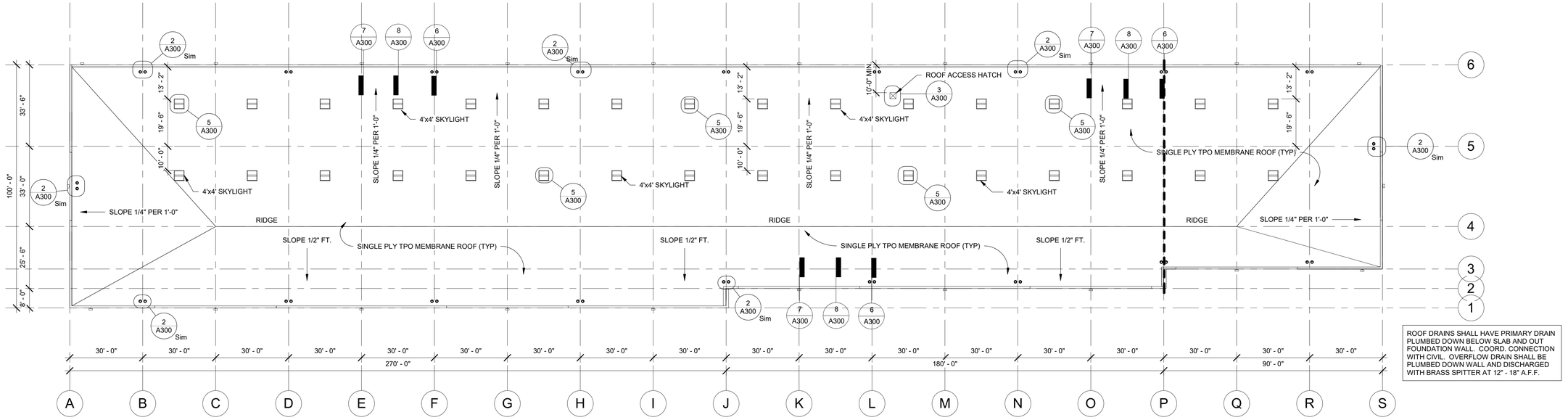
PERMIT 11/21/24

NO.	DATE	REVISION

EXTERIOR COLOR BOARD

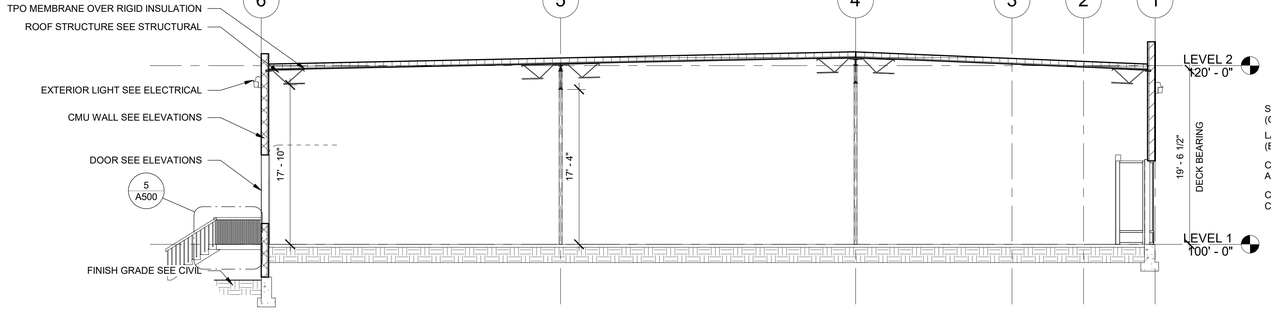
PROJECT NUMBER	DATE
12331	11/28/24
PROJECT MANAGER	DESIGNED BY

A202

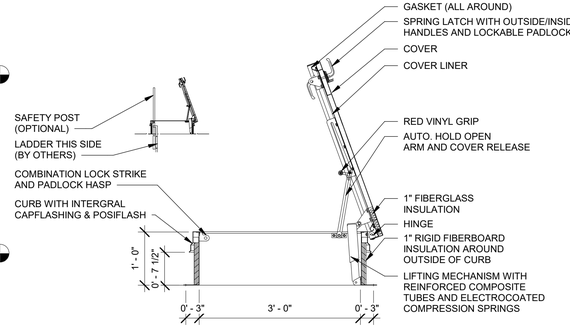


ROOF DRAINS SHALL HAVE PRIMARY DRAIN PLUMBED DOWN BELOW SLAB AND OUT FOUNDATION WALL. COORD. CONNECTION WITH CIVIL. OVERFLOW DRAIN SHALL BE PLUMBED DOWN WALL AND DISCHARGED WITH BRASS SPITTER AT 12" - 18" A.F.F.

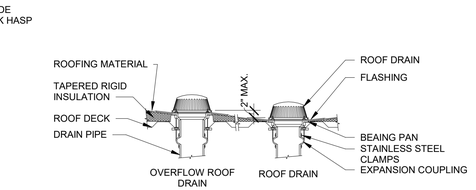
1 ROOF PLAN
SCALE: 3/64" = 1'-0"



4 BUILDING SECTION
SCALE: 1/8" = 1'-0"

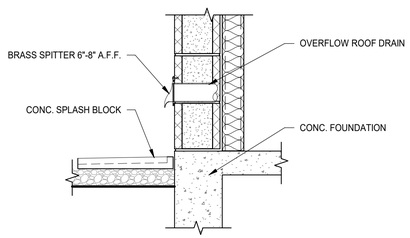


3 ROOF ACCESS HATCH
SCALE: 3/4" = 1'-0"

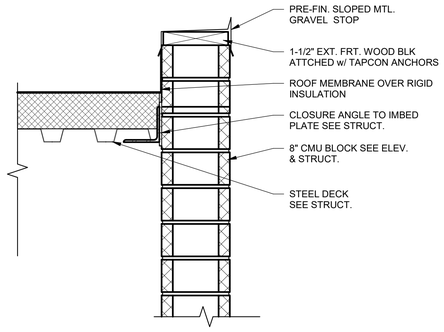


NOTE:
1. SEE ROOF DRAIN MANUFACTURER SPECIFICATIONS FOR DETAILS & INSULATION REQUIREMENTS.
2. CONNECT ROOF DRAIN TO STORM DRAIN SEE C/VIL PLANS, DAYLIGHT OVERFLOW ROOF DRAIN WITH BRASS SPITTER 12" - 18" A.F.F.

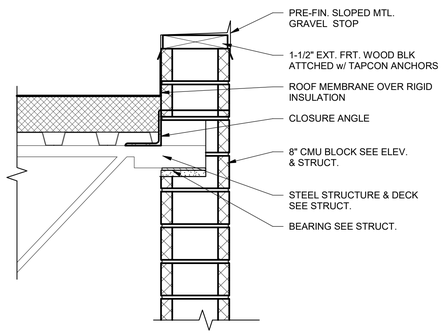
2 ROOF DRAIN DTL.
SCALE: 3/4" = 1'-0"



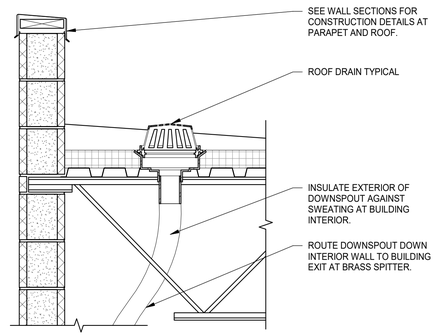
9 BRASS SPITTER DETAIL (COWS TONGUE)
SCALE: 1" = 1'-0"



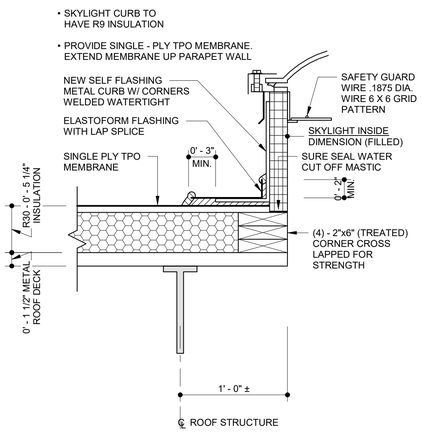
8 PARAPET DETAIL @ CLOSURE ANGLE
SCALE: 1 1/2" = 1'-0"



7 PARAPET DETAIL @ STEEL BEAM
SCALE: 1 1/2" = 1'-0"



6 ROOF DRAIN
SCALE: 1" = 1'-0"



5 ROOFING AT SKYLIGHTS
SCALE: 1 1/2" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

ST.JOHN PROPERTIES

SPRING HEIGHTS
BUILDING A - 51,120 SQ. FT.
SARATOGA SPRINGS UTAH

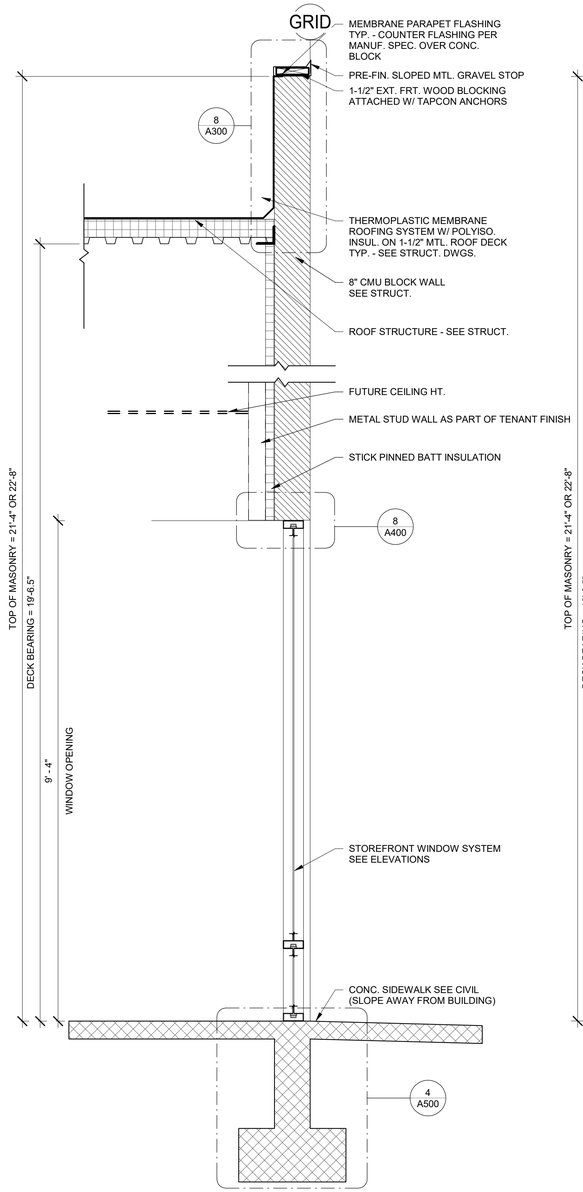
PRELIM. 11/28/23

NO.	DATE	REVISION

ROOF PLAN

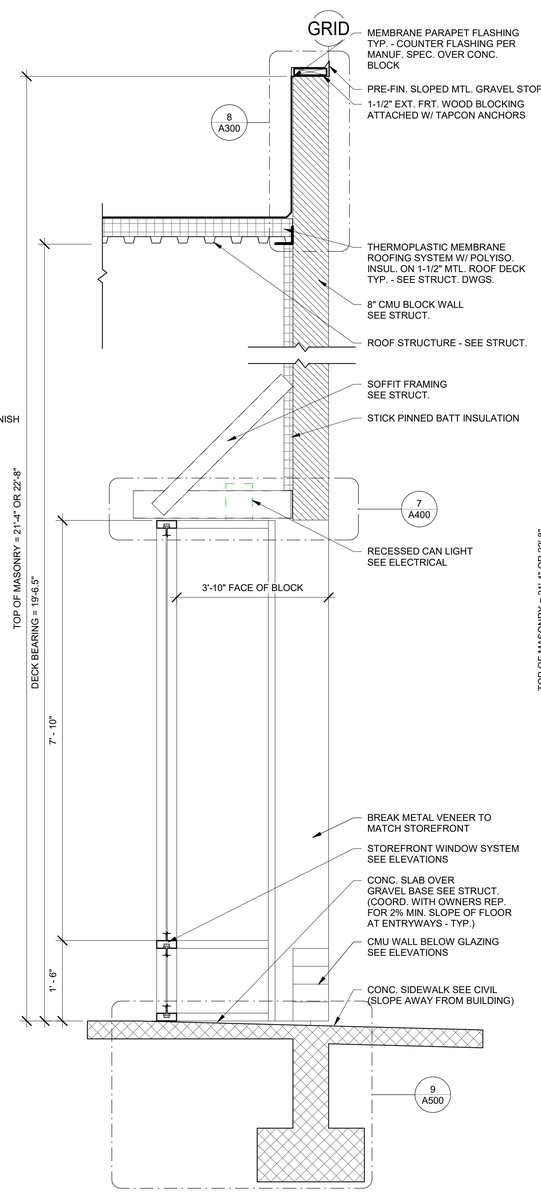
PROJECT NUMBER 12331
DATE 11/28/23
PROJECT MANAGER CGD
DESIGNED BY CGD

A300



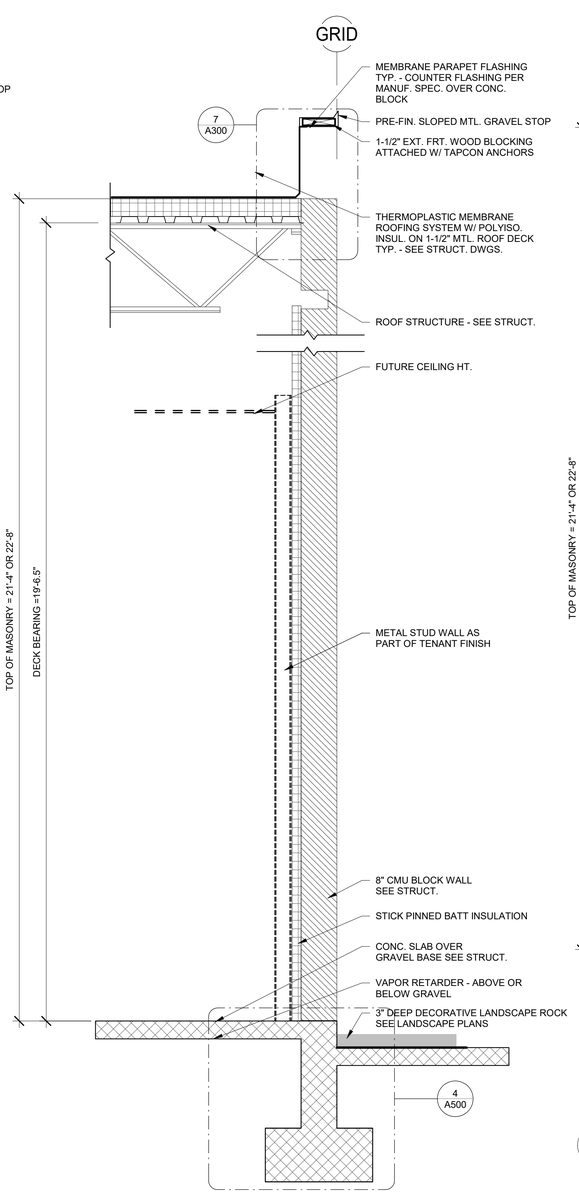
4 WALL SECTION @ WINDOW

SCALE: 3/4" = 1'-0"



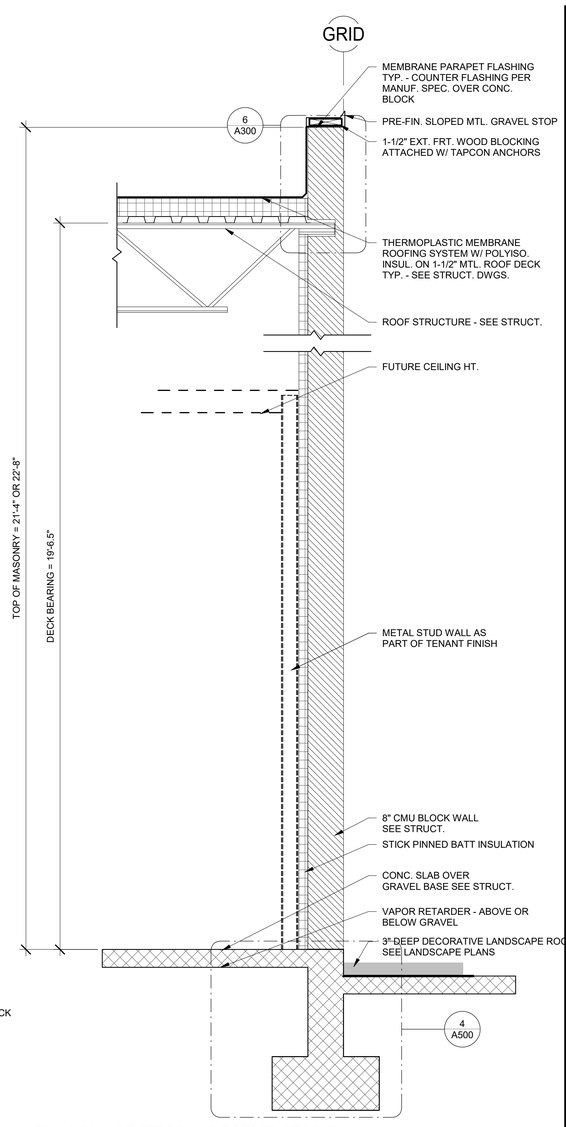
3 WALL SECTION @ ENTRY

SCALE: 3/4" = 1'-0"



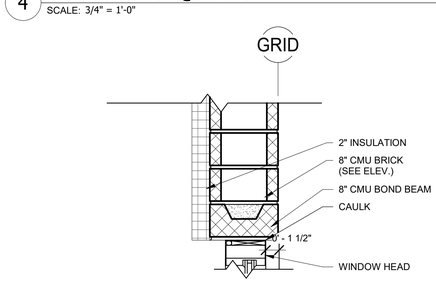
2 WALL SECTION

SCALE: 3/4" = 1'-0"



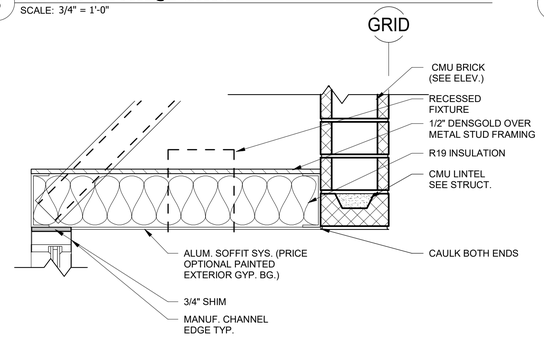
1 WALL SECTION - ACCENT STONE

SCALE: 3/4" = 1'-0"



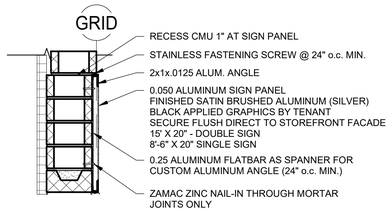
8 STOREFRONT HEAD TYP.

SCALE: 1 1/2" = 1'-0"



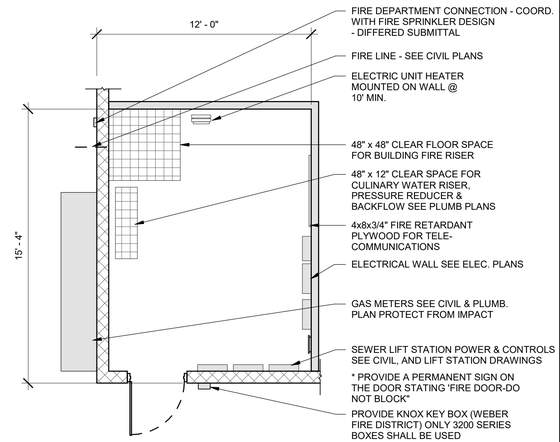
7 SOFFIT DETAIL

SCALE: 1 1/2" = 1'-0"



6 RECESSED SIGN PANEL

SCALE: 1" = 1'-0"



5 ENLARGED FIRE & COMM. ROOM

SCALE: 1/4" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

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SPRING HEIGHTS
BUILDING A - 51,120 SQ. FT.
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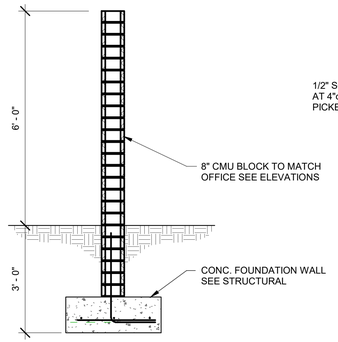
PRELIM. 11/28/23

NO.	DATE	REVISION

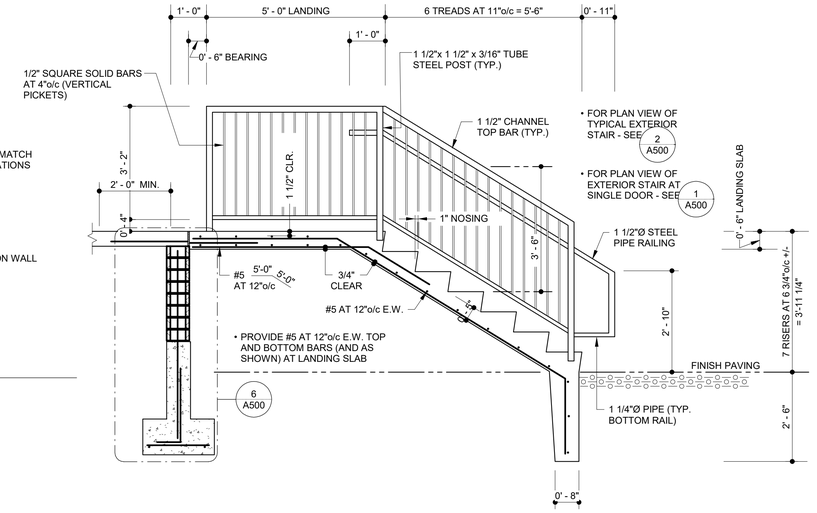
CMU WALL SECTIONS

PROJECT NUMBER 12331
DATE 11/28/23
PROJECT MANAGER CGD
DESIGNED BY CGD

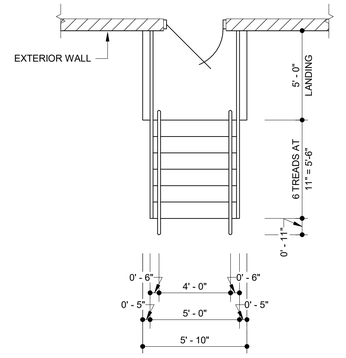
A400



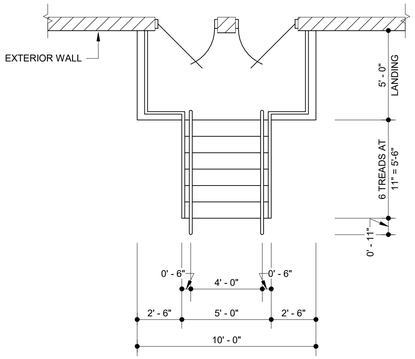
10 TYPICAL SCREEN WALL DETAIL
SCALE: 1/2" = 1'-0"



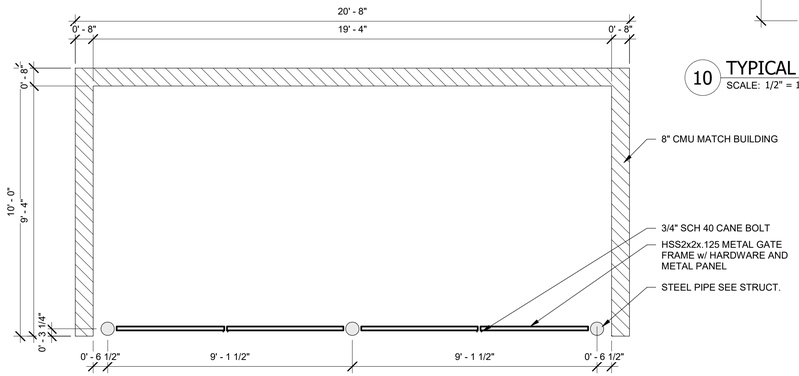
5 TYPICAL EXTERIOR STAIR DETAIL
SCALE: 1/2" = 1'-0"



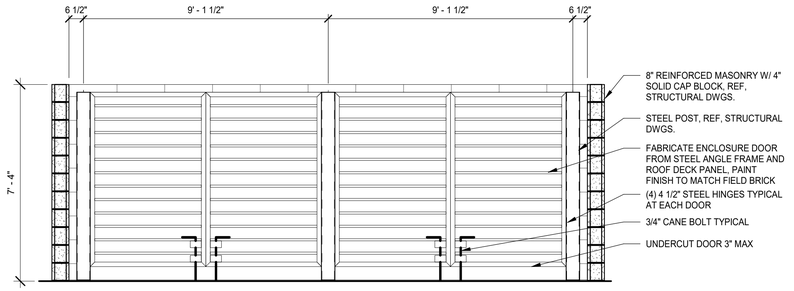
1 EXTERIOR STAIR @ SINGLE DOOR
SCALE: 1/4" = 1'-0"



2 EXTERIOR STAIR @ TWO DOORS
SCALE: 1/4" = 1'-0"

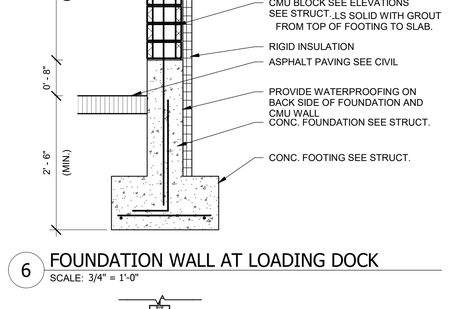


11 TRASH ENCLOSUE PLAN VIEW
SCALE: 3/8" = 1'-0"

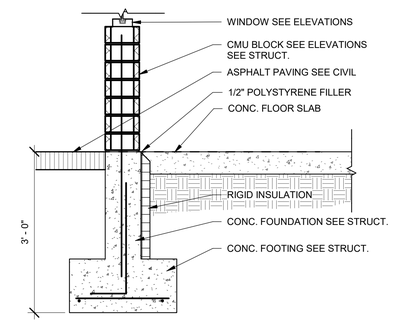


12 TYPICAL TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

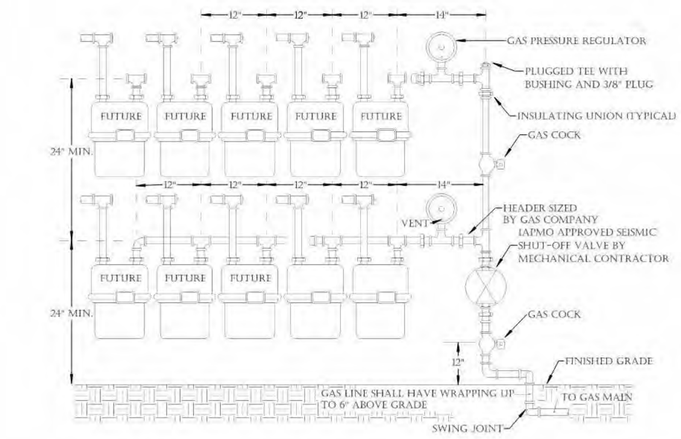
8 ROOF LADDER DTL.
SCALE: 1/2" = 1'-0"



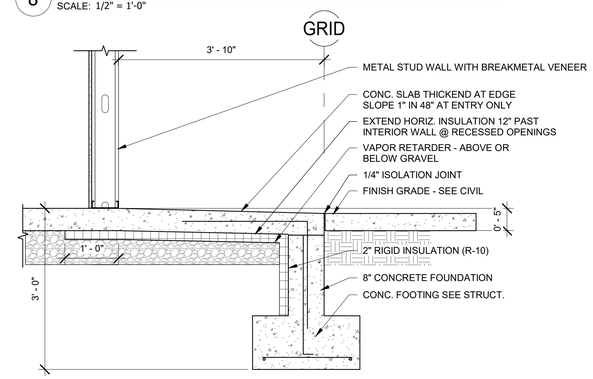
6 FOUNDATION WALL AT LOADING DOCK
SCALE: 3/4" = 1'-0"



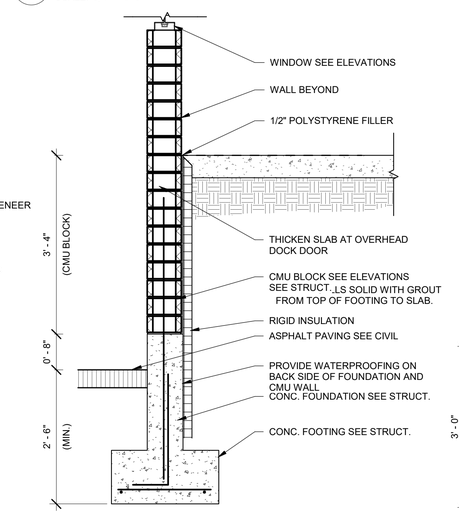
3 SILL AT REAR WALL WINDOWS
SCALE: 3/4" = 1'-0"



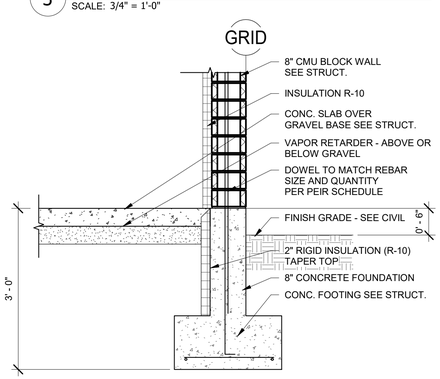
13 STACKED METER DETAIL
SCALE: 3/4" = 1'-0"



9 FOUNDATION SECTION TYP.
SCALE: 3/4" = 1'-0"



7 SILL AT REAR WALL WINDOWS
SCALE: 3/4" = 1'-0"



4 FOUNDATION SECTION TYP.
SCALE: 3/4" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

ST.JOHN PROPERTIES

SPRING HEIGHTS
BUILDING A - 51,120 SQ. FT.
SARATOGA SPRINGS UTAH

PRELIM. 11/28/23

NO.	DATE	REVISION

WALL DETAILS

PROJECT NUMBER 12331
DATE 11/28/23
PROJECT MANAGER CGD
DESIGNED BY CGD

A500

SPRING HEIGHTS
FLEX BUILDING B
CORE AND SHELL

SARATOGA SPRINGS, UTAH

CONSULTANTS

ARCHITECT:

STEVE WARR
727 WEST ALAN PT. DRIVE
DRAPER UTAH 84020
PHONE: (801) 631-4748
EMAIL SMAJSET@GMAIL.COM

CIVIL ENGINEER:

GALLOWAY
BOYD PREECE PE
2015 W. GROVE PARKWAY STE H
PLEASANT GROVE, UTAH 84062
PHONE: (385) 248-0460
EMAIL: BOYDPREECE@GALLOWAYUS.COM

STRUCTURAL ENGINEER:

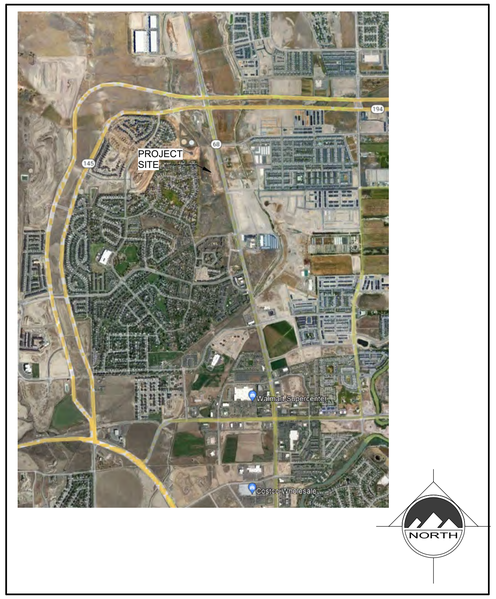
ENSIGN ENGINEERING
ERIC HOFFMAN PE SE
45 WEST 10000 SOUTH #500
SANDY CITY, UTAH 84070
PHONE: (801) 255-0529
EMAIL: EHOFFMAN@ENSIGNUTAH.COM

ELECTRICAL ENGINEER:

MECHANICAL ENGINEER:

SHAKESPEARE ENGINEERING, LLC
BRAD SHAKESPEARE, PE
4241 SOUTH RIVER RD. STE B
ST. GEORGE, UTAH 84790
PHONE: (801) 613-1419
EMAIL:BRAD@SHAKESPEARE-ENG.COM

VICINITY MAP



SHEET INDEX

000	COVER SHEET	S001	GENERAL STRUCTURAL NOTES
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C0.1	GENERAL CIVIL NOTES	S003	SPECIAL INSPECTIONS
1of1	ALTA SURVEY	S004	STRUCTURAL SCHEDULES
C1.0	SITE PLAN	S100	FOUNDATION PLAN
C2.0	GRADING PLAN	S200	WALL PLAN
C2.1	GRADING PLAN	S300	ROOF FRAMING PLAN
C2.2	DRAINAGE PLAN	S500	STRUCTURAL DETAILS
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C3.5	OFF-SITE IRRIGATION PLAN	E002	ELECTRICAL SPECIFICATIONS
C4.0	EROSION CONTROL PLAN	E003	ELECTRICAL DIAGRAMS
C5.0	CIVIL DETAILS	E101	ELECTRICAL SITE PLAN
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L200	LANDSCAPE DETAILS	E302	ELECTRICAL PLAN - BUILDING B
L300	IRRIGATION PLAN	E303	ONE LINE DIAGRAM
L301	IRRIGATION PLAN	M001	TITLE SHEET
L302	IRRIGATION PLAN	M002	MECHANICAL NOTES & SPECS
PH100	PHOTOMETRIC PLAN	M101	LEVEL 1 MECH. PLAN, SCHED. & DETAILS
A100	FLOOR PLAN	P001	PLUMBING NOTES & SPECS
A200	EXTERIOR ELEVATIONS	P101	PLUMBING PLANS
A201	EXTERIOR ELEVATIONS DOCKS	P501	PLUMBING DETAILS
A300	ROOF PLAN	P601	PLUMBING SCHEDULES
A400	CMU WALL SECTIONS		
A500	WALL DETAILS		

CODE REVIEW

REFERENCED BUILDING CODES:	2021 IBC, 2021 IFC, 2021 IECC, 2021 IPC, 2021 IFGC, 2021 IMC, 2020 NEC, ICC/ANSI A117.1-2017
OCCUPANCY CLASSIFICATION:	B,S-1,S-2,F-1,F-2 (F-1 MOST RESTRICTIVE)
SEPARATED USES:	NA
TYPE OF CONSTRUCTION:	II-B
IMPORTANCE FACTORS:	SEISMIC: 1.0 SNOW: 1.0 WIND: 1.0
TABULAR HEIGHT LIMITATIONS:	55'-0"
TABULAR STORY LIMITATIONS:	3 (504.4)
TABULAR AREA/FLOOR:	62,000 (506.2)
ACTUAL HEIGHT:	22'-8"
ACTUAL STORIES:	1
TENANT AREA:	53,640 SQ. FT.
OCCUPANT LOAD:	185 TABLE 1004.1.2
OFFICE (1/150)	110 (30% OF SPACE)
WAREHOUSE (1/500)	75 (70% OF SPACE)
FIRE RATINGS:	NA
FIRE SYSTEM:	YES NFPA 13

GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED ACCORDING TO LOCAL CODES & REQ'MTS.
2. BUILDING SHALL BE FULLY SPRINKLERED AS PER NFPA 13.
3. BLOCKING: ALL WOOD USED FOR BLOCKING, BULKHEAD FRAMING AND SIMILAR PURPOSES, SHALL BE FIRE RATED WOOD IN ACCORDANCE WITH: AWPA-C27-74 FOR PLYWOOD, APWA-C20-74 FOR LUMBER.
4. EMERGENCY LIGHTING SHALL BE PROVIDED AT ALL EMERGENCY EXITS IN ACCORDANCE WITH 2018 NFPA 101.
5. ALL GLAZING FOR WINDOWS, DOORS, AND STOREFRONTS SHALL HAVE LOW 'E' GLASS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR SHOP DRAWING REVIEW.
7. GENERAL CONTRACTOR TO NOTIFY ENGINEER FOR THE FOLLOWING:
   A. DIMENSIONAL INCONSISTENCIES, ERRORS AND OMISSIONS.
   B. COORDINATION PROBLEMS BETWEEN DRAWINGS OR BETWEEN DRAWINGS AND SPECIFICATIONS.
   C. AREAS OF INFORMATION INADEQUATE FOR ACCURATE BIDDING OR CONSTRUCTION.
   D. INFORMATION THAT MIGHT CAUSE CONFLICTS OF SCOPE OR SEQUENCING BETWEEN TRADES.
   E. ITEMS THAT MIGHT INADVERTENTLY RESULT IN UNDESIRABLE AESTHETICS.
   F. DETAILS THAT CAN BE LESS EXPENSIVELY CREATED.
   G. DETAILS THAT DO NOT SEEM TO HAVE A FAIR COST/BENEFIT BALANCE.
   H. DETAILS THAT THREATEN THE OVERALL PROJECT BUDGET COMPLIANCE.

DIFFERED SUBMITTALS:
FIRE SPRINKLER SYSTEM
FIRE ALARM
STEEL FRAMING, GIRDERS, JOISTS, AND DECK

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
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WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

SPRING HEIGHTS
BUILDING B - 53,640 SQ. FT.
SARATOGA SPRINGS UTAH

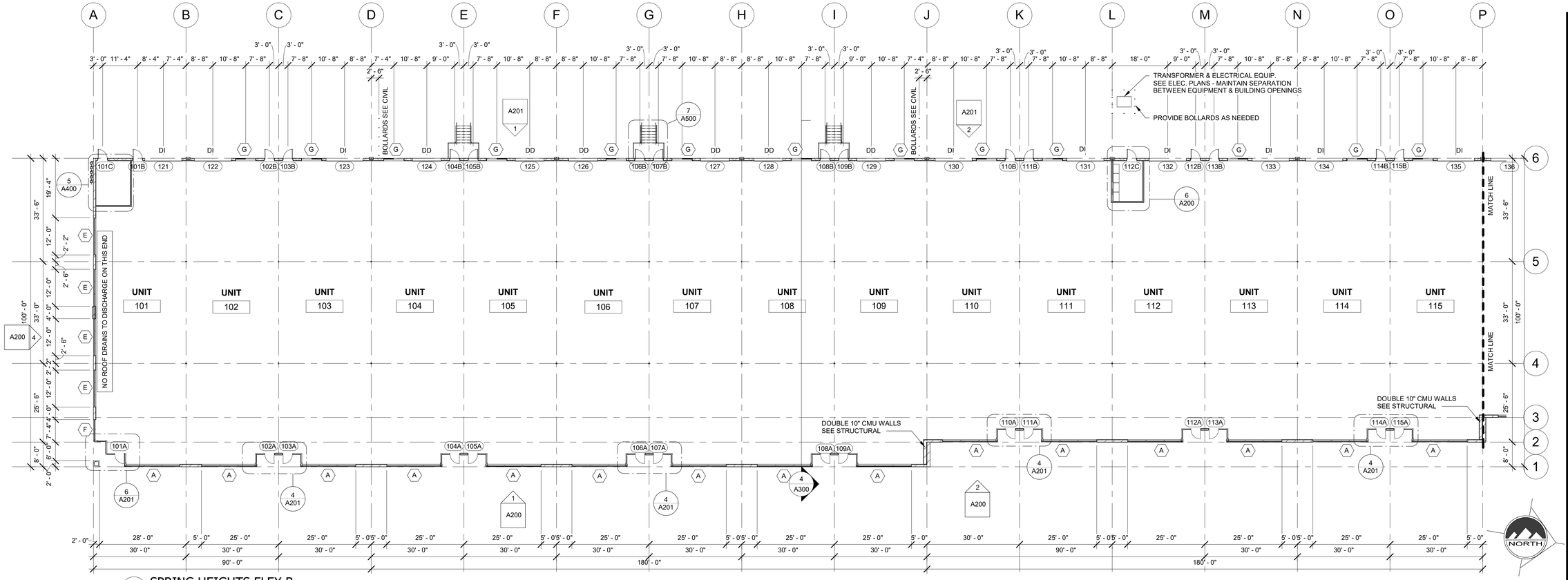
PRELIM. 12/29/23

NO.	DATE	REVISION

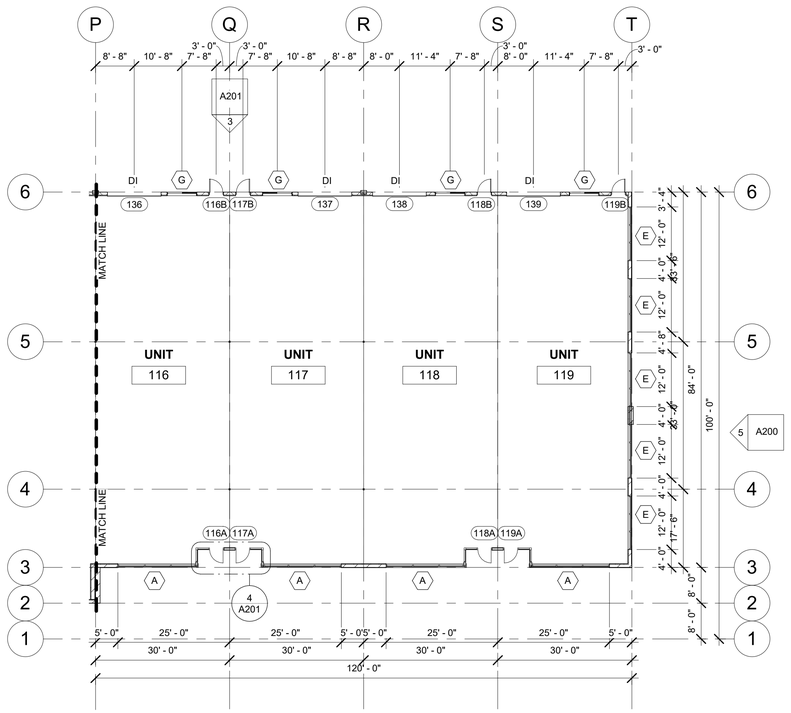
COVER SHEET

PROJECT NUMBER	DATE
12331	11/28/23
PROJECT MANAGER	DESIGNED BY

000



1 SPRING HEIGHTS FLEX B
SCALE: 1/16" = 1'-0"



2 SPRING HEIGHTS FLEX B (NORTH END)
SCALE: 1/16" = 1'-0"

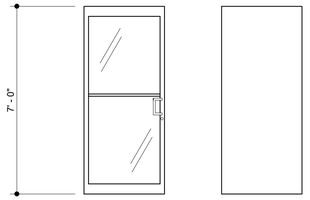
FIRST FLOOR PLAN

1. TYPICAL EXTERIOR WALL CONSTRUCTION:
   8" x 16" x 4" REINFORCED CONCRETE BLOCK
   SEE ELEVATIONS FOR LAYOUT.
2. D.I. = DRIVE IN DOOR
   D.D. = DOCK DOOR
   C.J. = CONTROL JOINT IN MASONRY WALL
3. MASONRY WALLS SHALL BE BRACED AT 10'-0" o/c HORIZONTAL DURING CONSTRUCTION PRIOR TO ROOF STEEL ERECTION.
4. INSTALL FLASHING AT THE FOLLOWING HEIGHTS (3 OZ. COPPER)
   SLAB - 16" HIGH
   FRONT OPENINGS - 24" HIGH
   SIDE OPENINGS - 24" HIGH
   BACK OPENINGS - 24" HIGH
   MUST BE CONTINUOUS WITH 2" LAPS. CAULK ALL LAPS.
   BREAKS AT CONTROL JOINTS ONLY.
5. BUILDING SHALL BE FULLY SPRINKLERED WITH AN AUTOMATIC SPRINKLER SYSTEM.
6. PROVIDE FLASHING AND CAULK AROUND ALL EXTERIOR DOOR AND WINDOW OPENINGS.
7. ALL GLAZING SHALL BE TINTED (COLOR TBD) AND HAVE LOW "E" GLASS. TEMPER AS REQUIRED.
8. EMERGENCY LIGHTS SHALL BE PROVIDED WITH APPROVED EMERGENCY LIGHT PACKS WITH FULLY AUTOMATIC BATTERY BACK-UP AND LOAD SWITCHES. LIGHTS SHALL BE PROVIDED AT ALL EXTERIOR STAIRS IN ACCORDANCE WITH LATEST CODES.
9. ALL REQUIRED EXTERIOR EXIT STAIRS SHALL BE DESIGNED PER THE 2021 1011.7.2 OUTDOOR CONDITIONS - SUCH THAT OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
A	17' - 4"	9' - 4"	9' - 4"	
B	2' - 9"	9' - 4"	9' - 4"	TEMPERED
C	2' - 7"	9' - 4"	9' - 4"	TEMPERED
D	3' - 9"	9' - 4"	9' - 4"	
E	12' - 0"	8' - 0"	9' - 4"	
F	6' - 8"	9' - 4"	9' - 4"	
G	6' - 6"	6' - 4"	9' - 4"	12" TRANSOM

CONTRACTOR SHALL FIELD VERIFY ALL WINDOW DIMENSIONS IN THE FIELD. COORDINATE GLASS COLOR WITH OWNER'S REP. TEMPER GLASS AS REQUIRED BY CODE. PROVIDE FLASHING PER MANUFACTURES RECOMMENDATIONS.



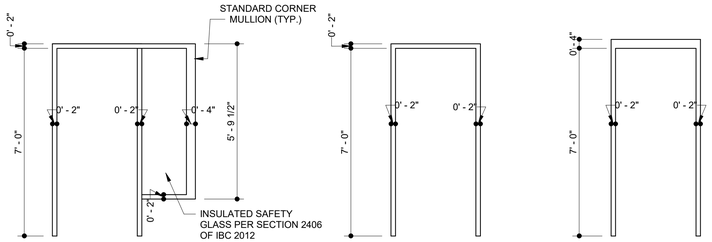
ALUM. WITH GLASS PANEL (YKK 20D MEDIUM STILE) — A

HOLLOW METAL — B

DOOR TYPES

#	DOOR					FRAME			
OPENING	TYPE	MATERIAL	FINISH	SIZE	GLASS TYPE	TYPE	MATERIAL	FINISH	HARDWARE
101A-119A	A	AL	FF	3'x7'	T	A1	AL	FF	1
101B-119B 101C/112C	B	HM	PF	3'x7'	-	C	HM	PF	2
124-129	9'-0" x 10'-0" INSULATED PANEL OVERHEAD DOOR								
121-123 130-139	12'-0" x 12'-0" INSULATED PANEL DRIVE-IN DOOR								

*PROVIDE MANUAL PULL CHAIN HOIST TO OVERHEAD DOORS
** PROVIDE A MASTER KEY FOR ENTIRE BUILDING



* FRAME IS 2"x 4" ALUMINUM, CLEAR ANODIZED

A1 ALUMINUM — B ALUMINUM — C HOLLOW METAL

FRAME TYPES

HARDWARE SETS

SET 1: YKK LOCKING DEVICE: H-3201 HOOK BOLT WITH STRIKE
YKK H-4202 5-PIN CYLINDER
YKK H-4204 THUMBTURN CYLINDER
YKK H-1104 1" DIAMETER PUSH PULLS
YKK H-2101 (RH) OFFSET PIVOT
YKK H-2102 (LH)

SET 2: 3 EA. STANLEY FBB179 HINGES, NRP, US26D
CRASH STOP
THRESHOLD
LATCH GUARD

KEY TO ABBREVIATIONS

AL ALUMINUM
HM INSULATED HOLLOW METAL
FF FACTORY FINISH DK BRONZE OR BLACK
PF PAINTED, FIELD FINISH
T TEMPERED S SAFETY

1. DOOR THRESHOLDS TO BE LESS THAN 1/2" ABOVE FINISH FLOOR.
2. ALL DOOR HARDWARE TO BE ADA APPROVED.
3. EXIT DOORS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
4. DOORS TO MEET THE REQUIREMENTS OF IBC 1010.
5. DOOR HARDWARE TO BE LOCATED IN DOOR PER 1010.1.9.2
6. ALL LOCKSETS SHALL COMPLY WITH 1010.1.9.3 AND 1010.1.9.4
7. THUMB TURN LOCKS SHALL BE READILY DISTINGUISHABLE AS LOCKED OR BE VISIBLE FOR LOCKED AND UNLOCKED POSITIONS.
8. ALL DOORS SHALL HAVE A MIN. 5'x5' LANDING ON BOTH SIDES OF DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2%.
9. ALL LANDINGS SHALL COMPLY WITH 1010.1.4 AND 1010.1.5.

INSULATION VALUES:
BUILDING ENVELOPE COMPONENTS TO COMPLY WITH MINIMUM R-VALUES FROM TABLE C402.1.3 OF THE 2021 IECC - INTERNATIONAL ENERGY CONSERVATION CODE FOR LOCAL CLIMATE ZONE 5 (EXCEPT MARINE).

ROOFS: INSULATION ENTIRELY ABOVE ROOF DECK = R-30CI (CI = CONTINUOUS INSULATION)
WALLS ABOVE GRADE: MASS WALLS = R-10 CONTINUOUS, R-19 CAVITY IN METAL STUD FURRING.
WALLS BELOW GRADE: R-10 RIGID INSULATION
SLABS-ON-GRADE PERIMETER INSULATION: UNHEATED = R-10 FOR 24" BELOW
NOTE: SLABS-ON-GRADE SHALL COMPLY WITH C402.2.5 SLABS-ON-GRADE PERIMETER INSULATION.
SOFFIT OVERHANGS AT ENTRANCES = R-19
WINDOWS: U FACTOR = 0.32, SHGC 0.25

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

SPRING HEIGHTS
BUILDING B - 53,640 SQ. FT.

2559 NORTH REDWOOD ROAD
SARATOGA SPRINGS UTAH

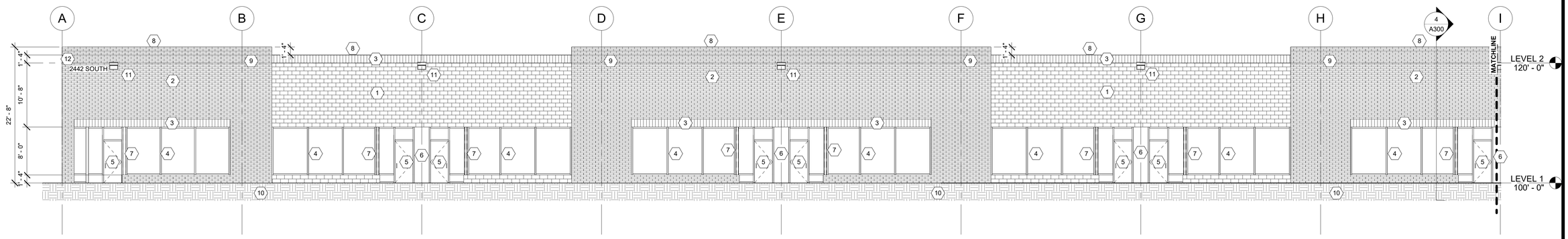
PERMIT 11/21/24

NO.	DATE	REVISION

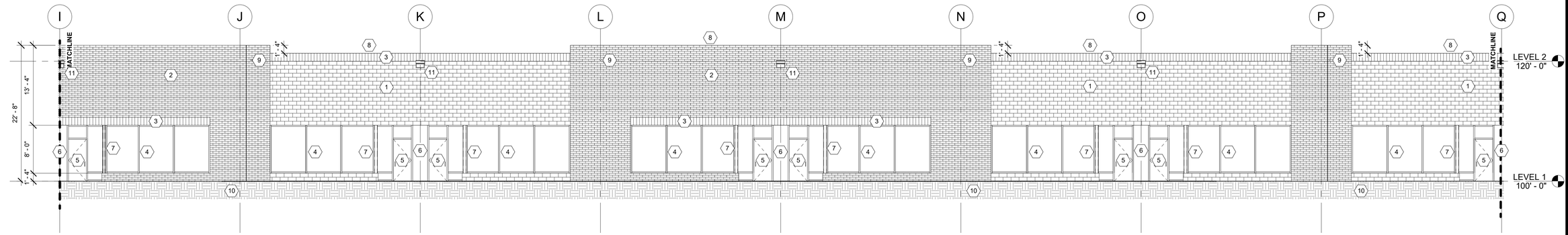
FLOOR PLAN

PROJECT NUMBER 12331
DATE 11/28/24
PROJECT MANAGER
DESIGNED BY

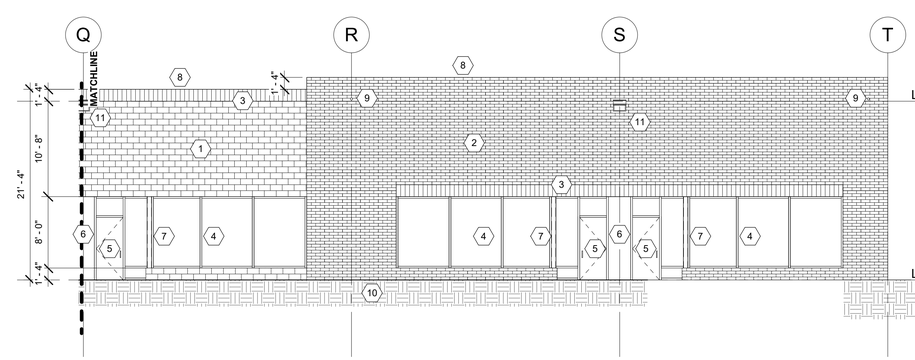
A100



1 EAST ELEVATION (SOUTH END)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (MIDDLE)
SCALE: 1/8" = 1'-0"



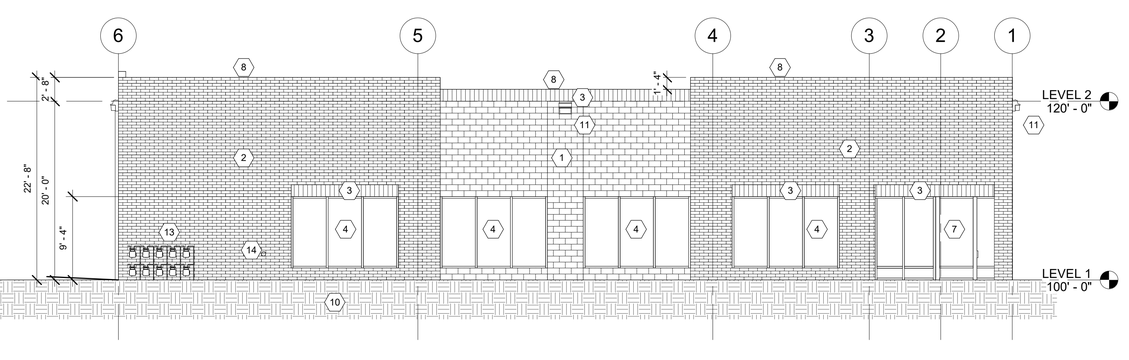
3 EAST ELEVATION (NORTH END)
SCALE: 1/8" = 1'-0"

ELEVATION MATERIALS:

EAST ELEVATION
TOTAL: 11,513 sf
4" CMU: 4,461 sf (39%)
8" CMU: 3,000 sf (26%)
GLAZING: 4,052 sf (35%)

SOUTH ELEVATION
TOTAL: 2,222 sf
4" CMU: 1,310 sf (59%)
8" CMU: 404 sf (18%)
GLAZING: 508 sf (23%)

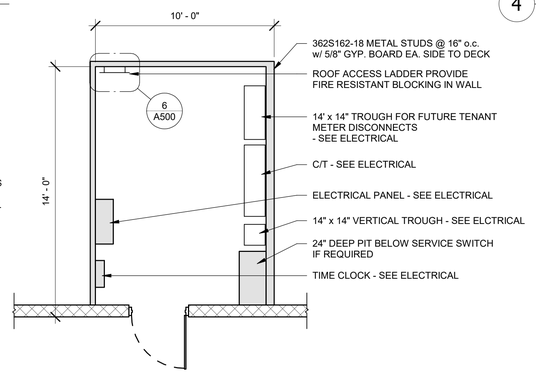
NORTH ELEVATION
TOTAL: 2,222 sf
4" CMU: 1,310 sf (59%)
8" CMU: 404 sf (18%)
GLAZING: 508 sf (23%)



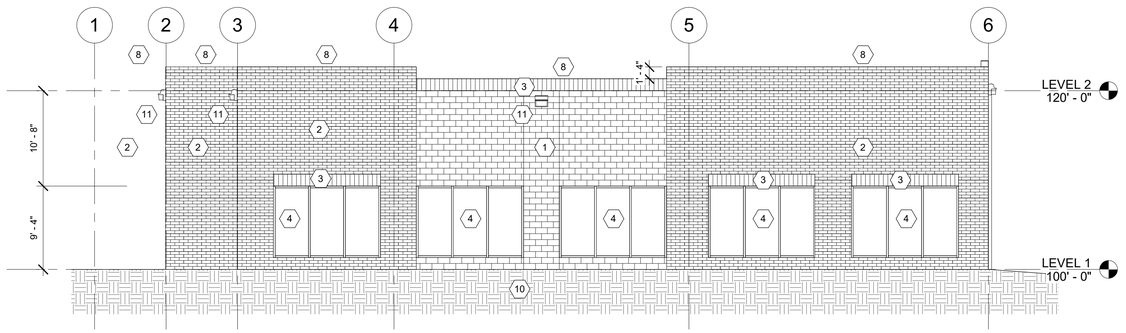
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES:

1. 8x8x16 CONCRETE MASONRY UNIT - NATURAL FACE IVORY
2. 4x8x16 CONCRETE MASONRY UNIT - NATURAL FACE MT. BROWN
3. 8x8x16 CONCRETE MASONRY UNIT - HONED (3 SCORE) CHARCOAL
4. ALUMINUM STOREFRONT- BLACK OR DK BRONZE
5. ALUMINUM ENTRY DOOR - BLACK OR DK BRONZE
6. METAL FRAMED WALL w/ BREAKMETAL - BLACK OR DK BRONZE
7. ALUMINUM WRAPPED STRUC COLUMN - BLACK OR DK BRONZE
8. METAL WALL CAP - BLACK OR DK BRONZE
9. 3" CORED OVERFLOW ROOF DRAIN
10. FINISH GRADE SEE CIVL ENGINEERING PLANS
11. EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL PLANS
12. BUILDING ADDRESS PER IBC
13. GAS METERS COORD. WITH MECHANICAL
14. FIRE DEPARTMENT CONNECTION COORD. W/ SPRINKLER DESIGN
15. OVERHEAD DOOR SEE SCHEDULE
16. DOCK DOOR SEE SCHEDULE
17. DOCK BUMPER COORD. WITH OWNER
18. EXTEND BLOCK DOWN DOCK WALL
19. BOLLARDS SEE FLOOR PLAN AND CIVIL PLANS
20. ELECTRICAL GEAR COORD. WITH ELECTRICAL
21. GRADE SLOPE COORD. WITH CIVIL
22. WINDOW SEE SCHEDULE
23. STAIRS AND RAILINGS SEE DETAIL



6 ENLARGED ELEC. ROOM
SCALE: 1/4" = 1'-0"



5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

SPRING HEIGHTS
BUILDING B - 53,640 SQ. FT.

2559 NORTH REDWOOD ROAD
SARATOGA SPRINGS UTAH

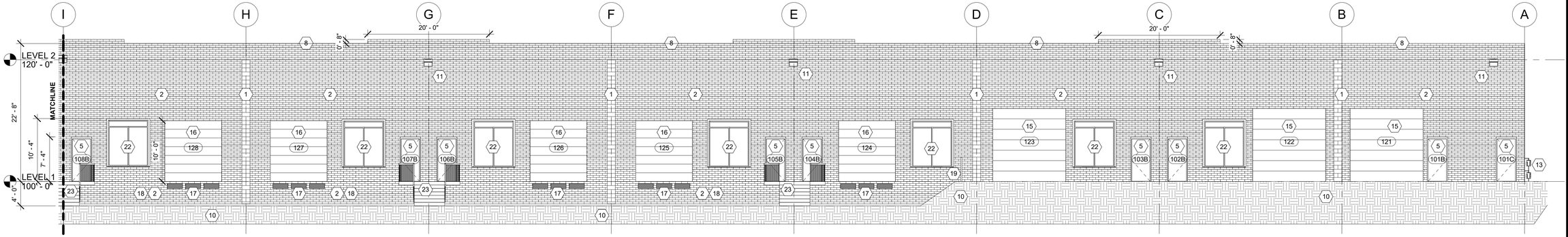
PERMIT 11/21/24

NO.	DATE	REVISION

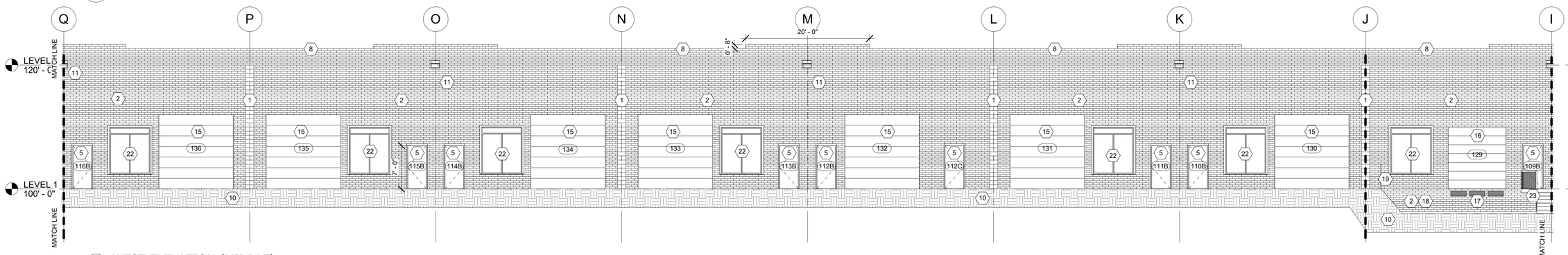
EXTERIOR ELEVATIONS

PROJECT NUMBER	DATE
12331	11/28/24
PROJECT MANAGER	DESIGNED BY

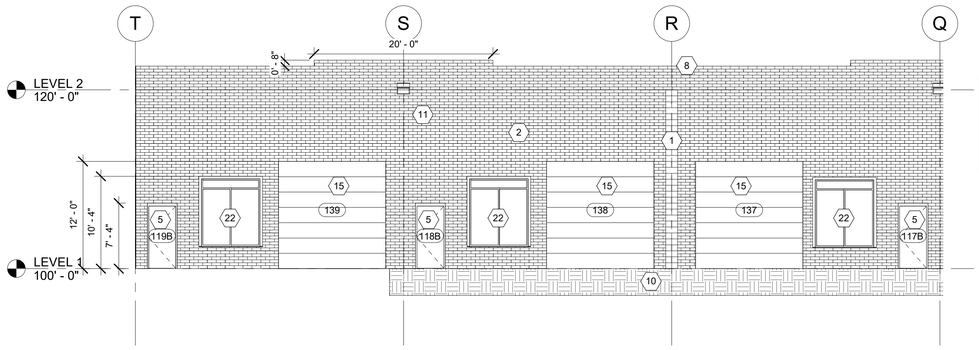
A200



1 WEST ELEVATION (SOUTH END)
SCALE: 1/8" = 1'-0"



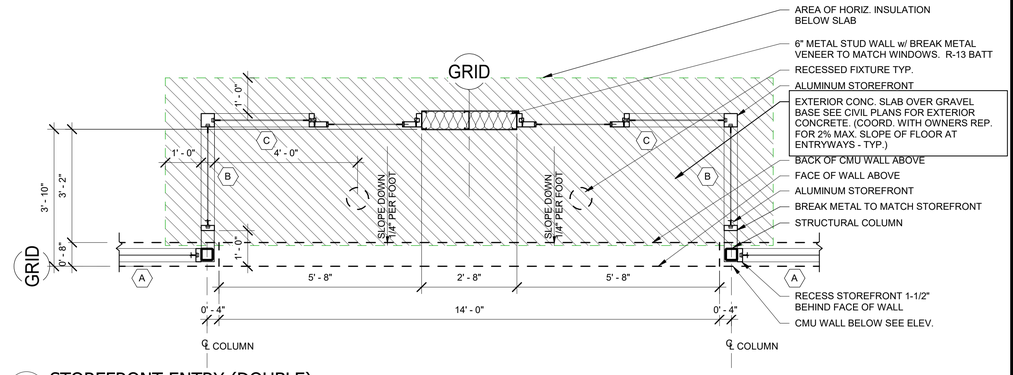
2 WEST ELEVATION (MIDDLE)
SCALE: 1/8" = 1'-0"



ELEVATION MATERIALS:

WEST ELEVATION
TOTAL: 12,206 sf
4" CMU: 8,515 sf (70%)
8" CMU: 512 sf (4%)
DOORS: 1,980 sf (16%)
GLAZING: 1,199 sf (10%)

3 WEST ELEVATION (NORTH END)
SCALE: 1/8" = 1'-0"



4 STOREFRONT ENTRY (DOUBLE)
SCALE: 1/2" = 1'-0"

KEYED NOTES:

1. 8x8x16 CONCRETE MASONRY UNIT - NATURAL FACE IVORY
2. 4x8x16 CONCRETE MASONRY UNIT - NATURAL FACE MT. BROWN
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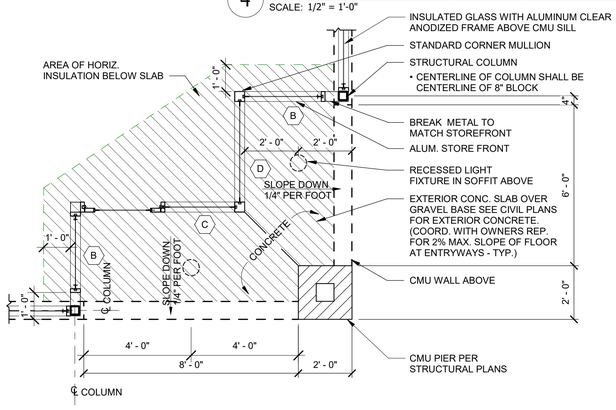
21. GRADE SLOPE COORD. WITH CIVIL
22. WINDOW SEE SCHEDULE
23. STAIRS AND RAILINGS SEE DETAIL

10 KEYED NOTES
SCALE: 1/4" = 1'-0"



6 STOREFRONT ENTRY (CORNER)
SCALE: 3/8" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

SPRING HEIGHTS
BUILDING B - 53,640 SQ. FT.

2559 NORTH REDWOOD ROAD
SARATOGA SPRINGS UTAH

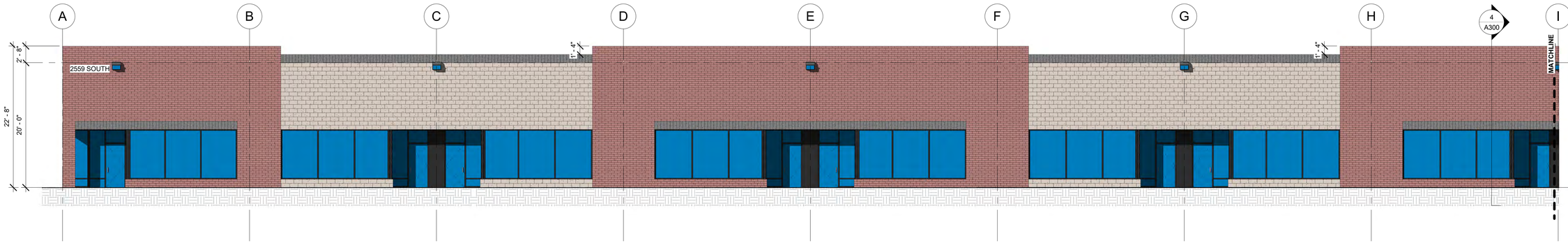
PERMIT 11/21/24

NO.	DATE	REVISION

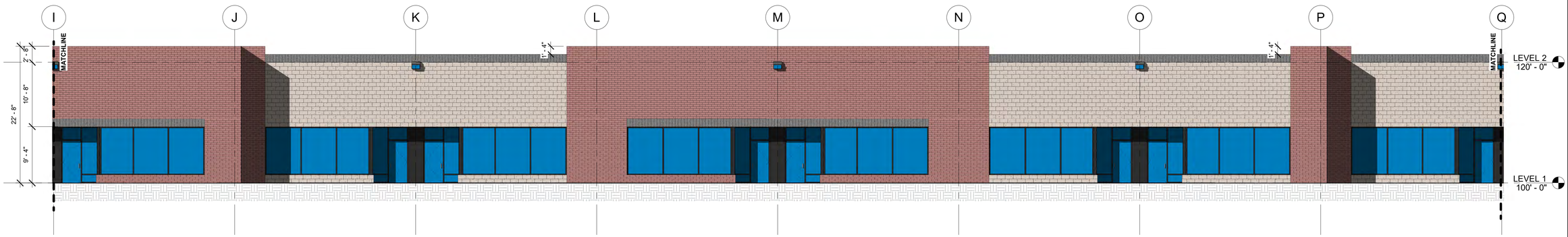
EXTERIOR ELEVATIONS DOCKS

PROJECT NUMBER	DATE
12331	11/28/24
PROJECT MANAGER	DESIGNED BY

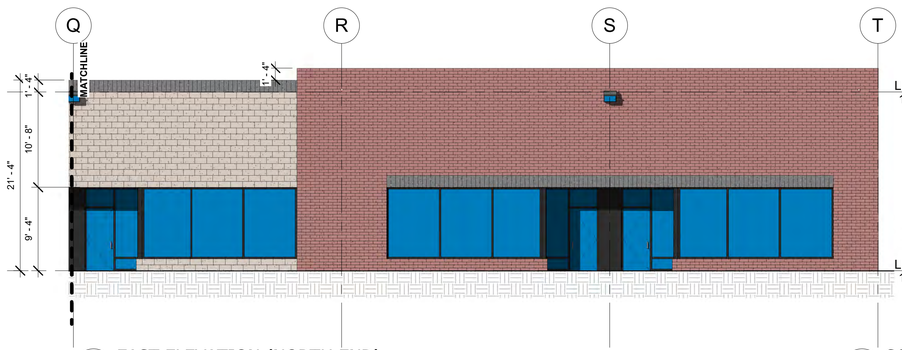
A201



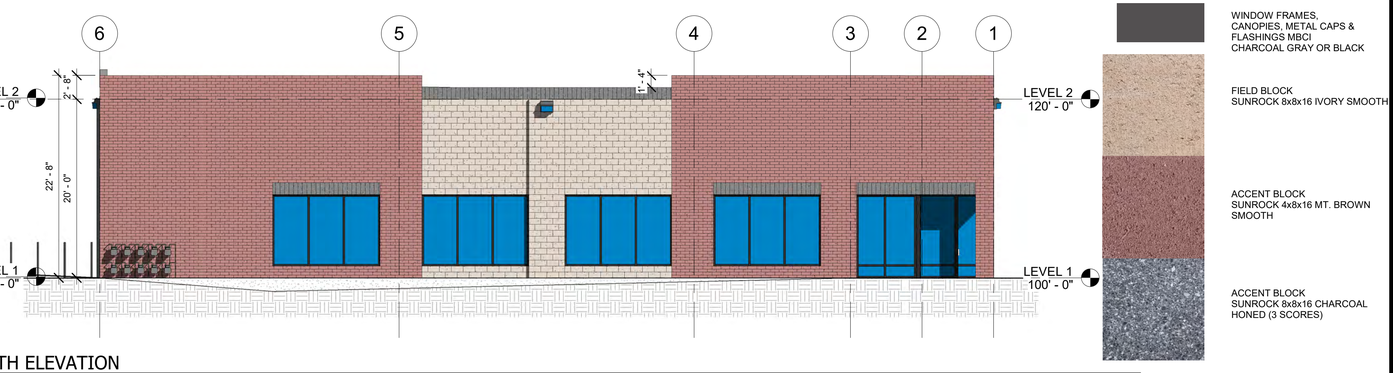
1 EAST ELEVATION (SOUTH END)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (MIDDLE)
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION (NORTH END)
SCALE: 1/8" = 1'-0"



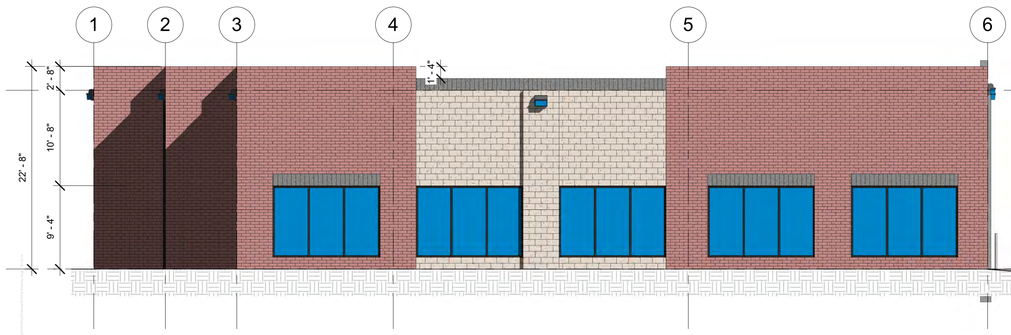
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FRAMES, CANOPIES, METAL CAPS & FLASHINGS MBCI CHARCOAL GRAY OR BLACK

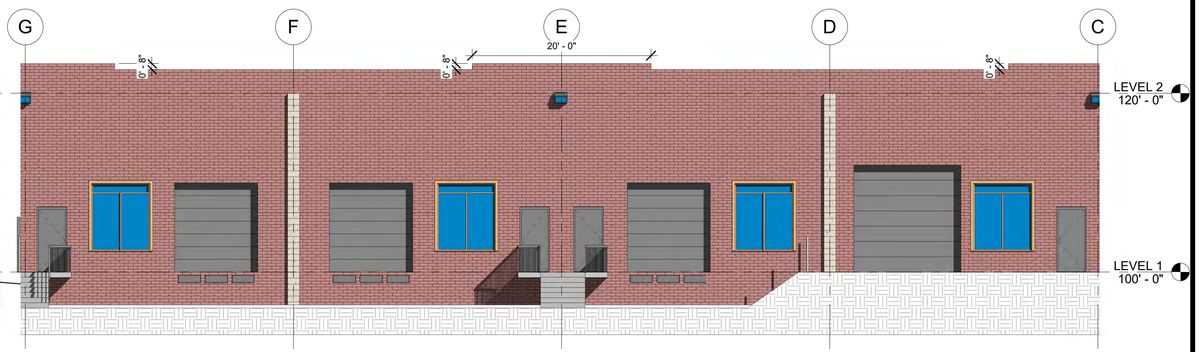
FIELD BLOCK
SUNROCK 8x8x16 IVORY SMOOTH

ACCENT BLOCK
SUNROCK 4x8x16 MT. BROWN SMOOTH

ACCENT BLOCK
SUNROCK 8x8x16 CHARCOAL HONED (3 SCORES)



6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 WEST ELEVATION (SOUTH END)
SCALE: 1/8" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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Phone: 435.865.1453

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FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UT 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

SPRING HEIGHTS
BUILDING B - 53,640 SQ. FT.

2559 NORTH REDWOOD ROAD
SARATOGA SPRINGS UTAH

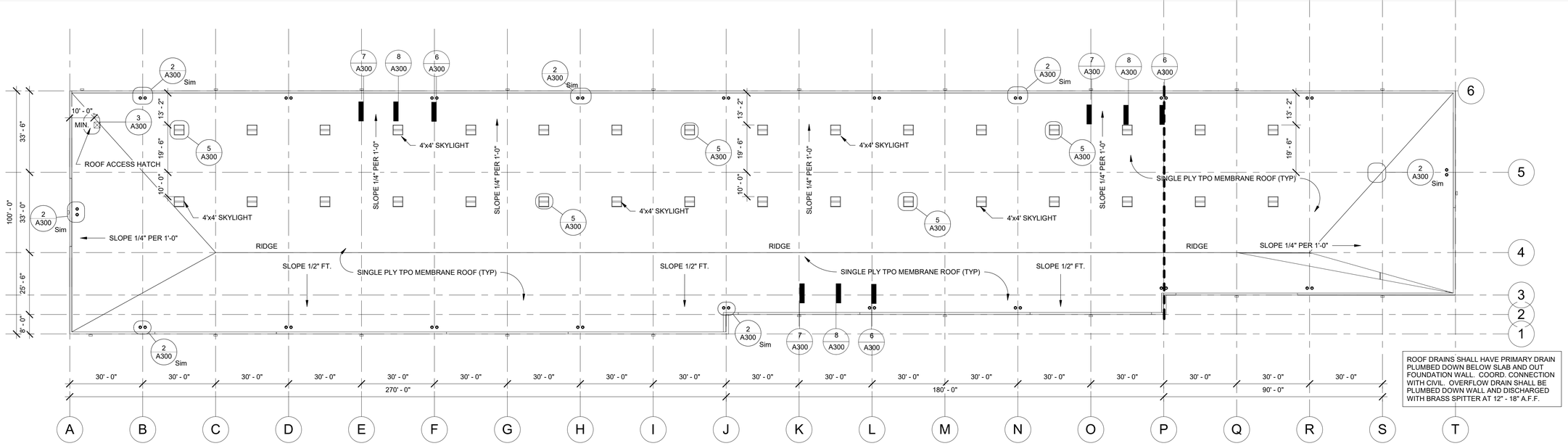
PERMIT 11/21/24

NO.	DATE	REVISION

EXTERIOR COLOR BOARD

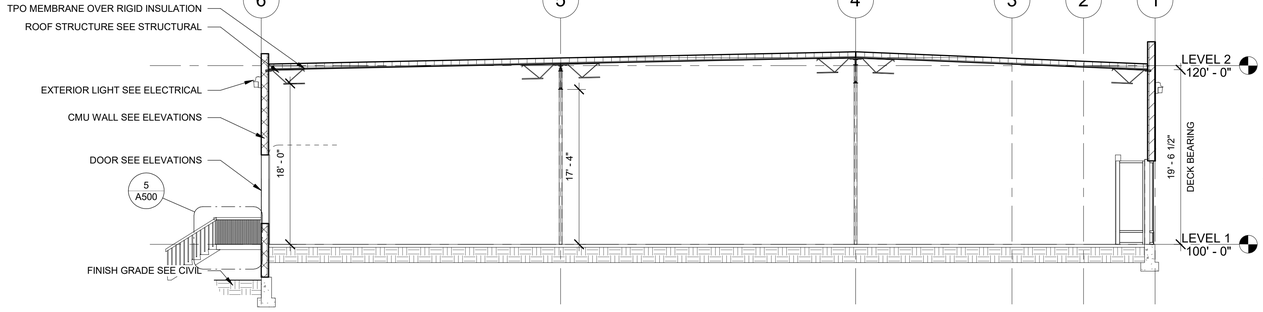
PROJECT NUMBER	DATE
12331	11/28/24
PROJECT MANAGER	DESIGNED BY

A202

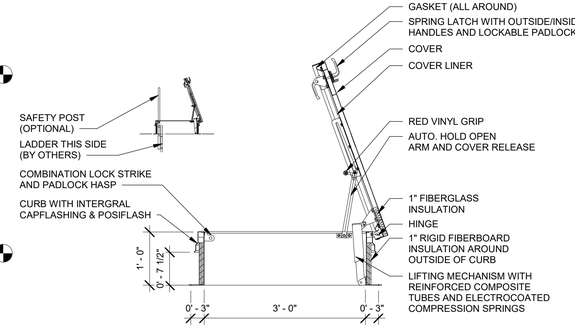


ROOF DRAINS SHALL HAVE PRIMARY DRAIN PLUMBED DOWN BELOW SLAB AND OUT FOUNDATION WALL. COORD. CONNECTION WITH CIVIL. OVERFLOW DRAIN SHALL BE PLUMBED DOWN WALL AND DISCHARGED WITH BRASS SPITTER AT 12" - 18" A.F.F.

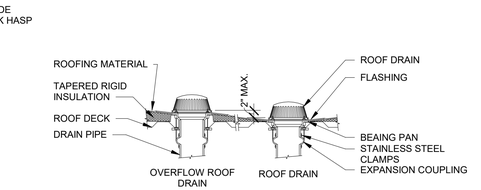
1 ROOF PLAN
SCALE: 3/64" = 1'-0"



4 BUILDING SECTION
SCALE: 1/8" = 1'-0"

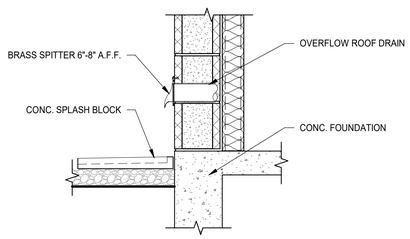


3 ROOF ACCESS HATCH
SCALE: 3/4" = 1'-0"

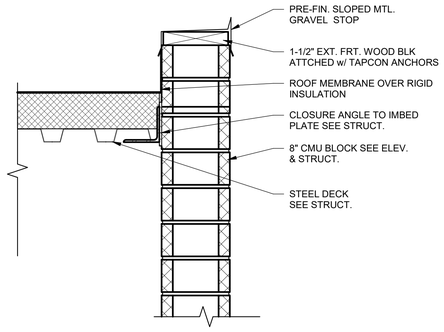


NOTE:
1. SEE ROOF DRAIN MANUFACTURER SPECIFICATIONS FOR DETAILS & INSULATION REQUIREMENTS.
2. CONNECT ROOF DRAIN TO STORM DRAIN SEE C/VIL PLANS, DAYLIGHT OVERFLOW ROOF DRAIN WITH BRASS SPITTER 12" - 18" A.F.F.

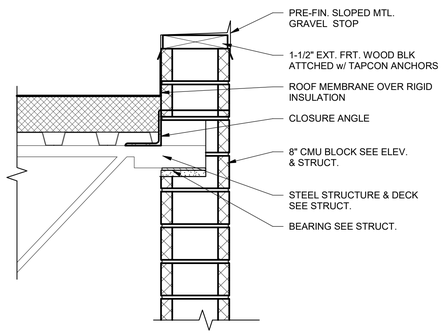
2 ROOF DRAIN DTL.
SCALE: 3/4" = 1'-0"



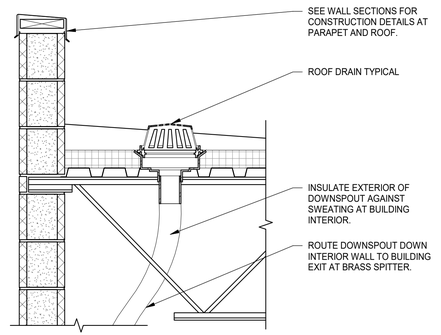
9 BRASS SPITTER DETAIL (COWS TONGUE)
SCALE: 1" = 1'-0"



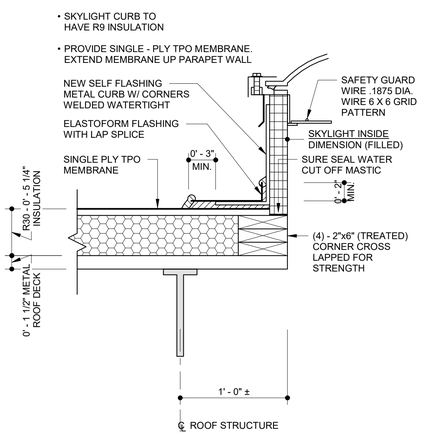
8 PARAPET DETAIL @ CLOSURE ANGLE
SCALE: 1 1/2" = 1'-0"



7 PARAPET DETAIL @ STEEL BEAM
SCALE: 1 1/2" = 1'-0"



6 ROOF DRAIN
SCALE: 1" = 1'-0"



5 ROOFING AT SKYLIGHTS
SCALE: 1 1/2" = 1'-0"

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Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

ST.JOHN PROPERTIES

SPRING HEIGHTS
BUILDING B - 53,640 SQ. FT.
SARATOGA SPRINGS UTAH

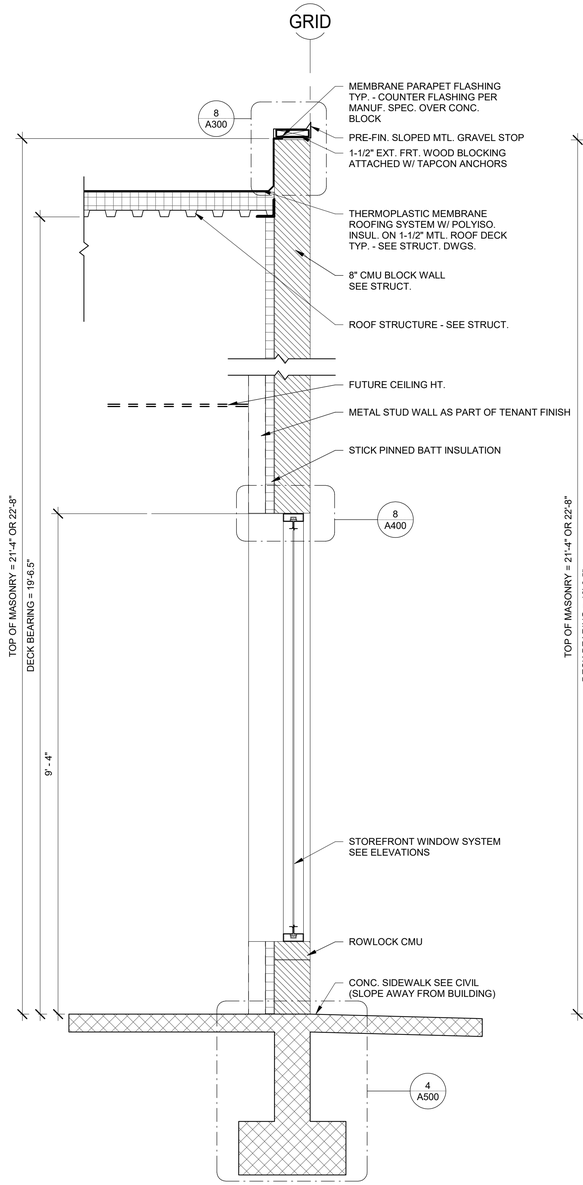
PRELIM. 11/28/23

NO.	DATE	REVISION

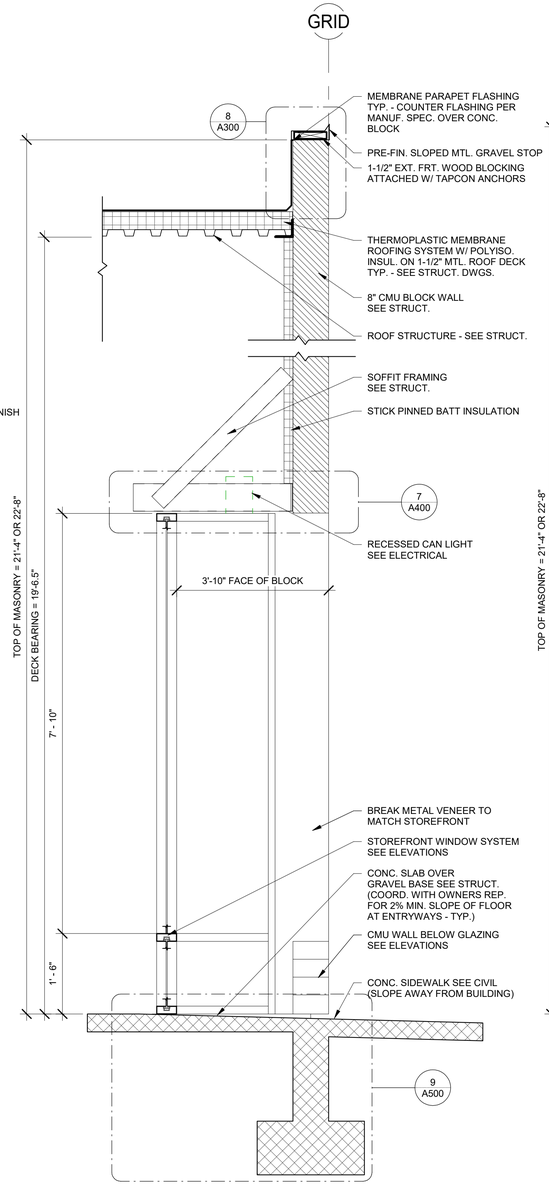
ROOF PLAN

PROJECT NUMBER	DATE
12331	11/28/23
PROJECT MANAGER	DESIGNED BY
CGD	CGD

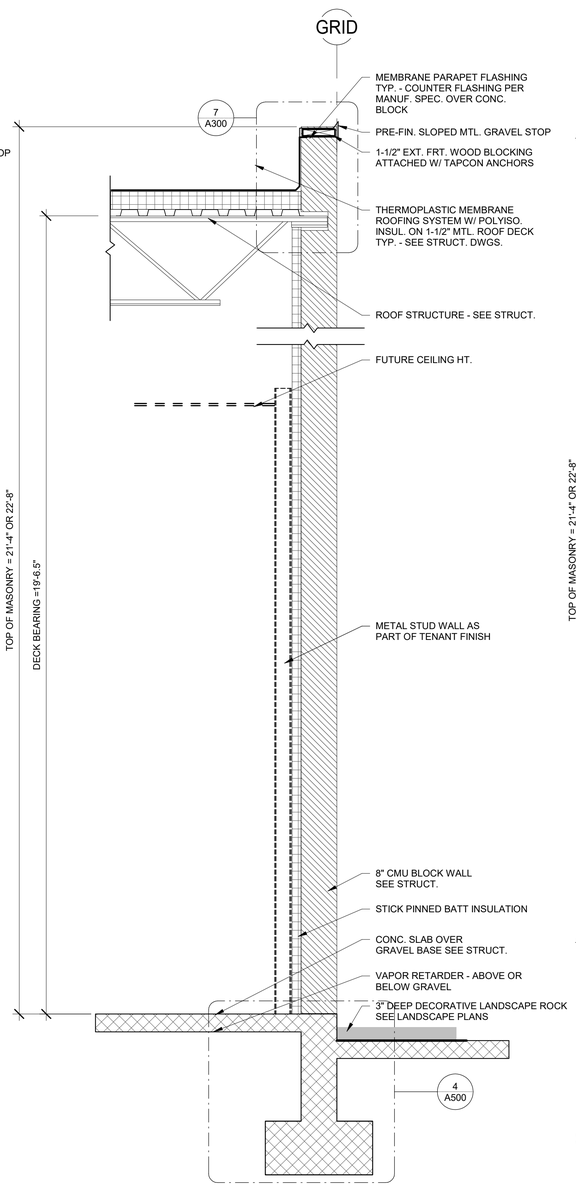
A300



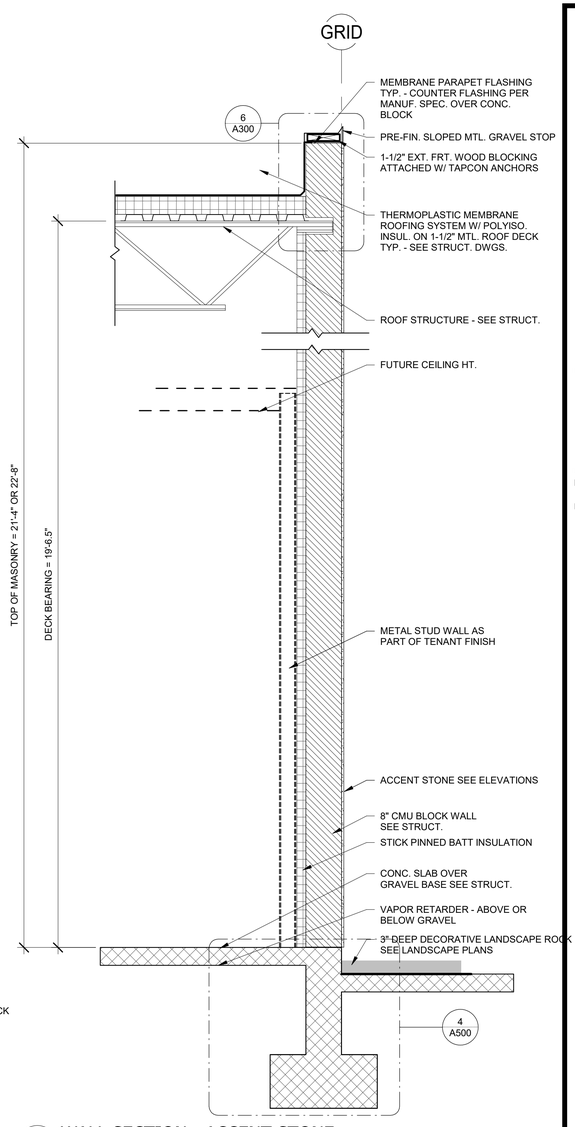
4 WALL SECTION @ WINDOW
SCALE: 3/4" = 1'-0"



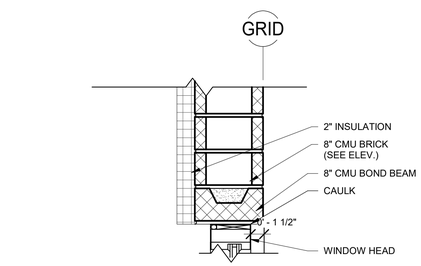
3 WALL SECTION @ ENTRY
SCALE: 3/4" = 1'-0"



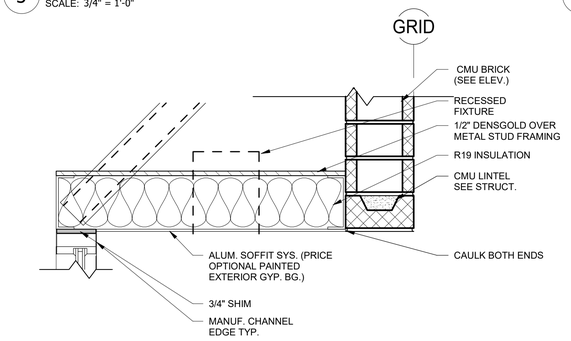
2 WALL SECTION
SCALE: 3/4" = 1'-0"



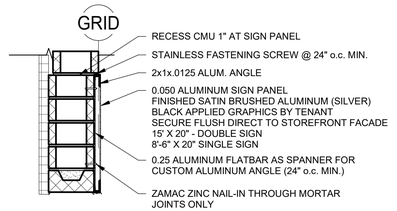
1 WALL SECTION - ACCENT STONE
SCALE: 3/4" = 1'-0"



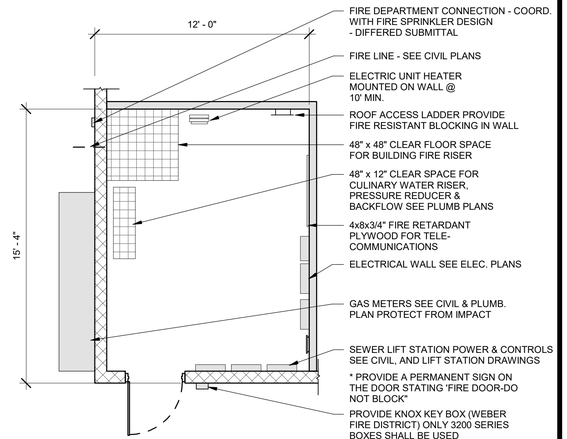
8 STOREFRONT HEAD TYP.
SCALE: 1 1/2" = 1'-0"



7 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"



6 RECESSED SIGN PANEL
SCALE: 1" = 1'-0"



5 ENLARGED FIRE & COMM. ROOM
SCALE: 1/4" = 1'-0"

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SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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Phone: 435.843.3590

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ST. JOHN PROPERTIES
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1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

ST.JOHN PROPERTIES

SPRING HEIGHTS
BUILDING B - 53,640 SQ. FT.
SARATOGA SPRINGS UTAH

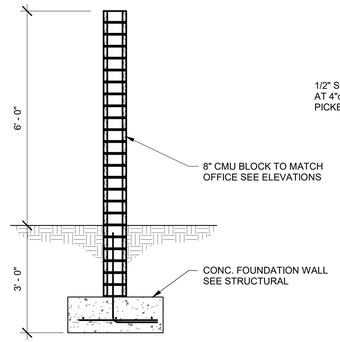
PRELIM. 11/28/23

NO.	DATE	REVISION

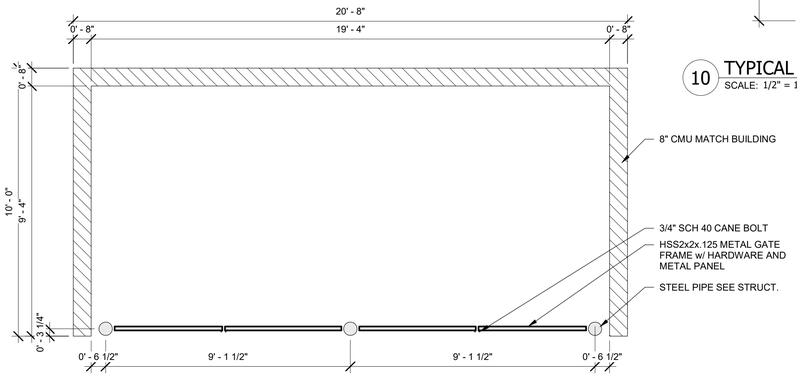
CMU WALL SECTIONS

PROJECT NUMBER 12331
DATE 11/28/23
PROJECT MANAGER CGD
DESIGNED BY CGD

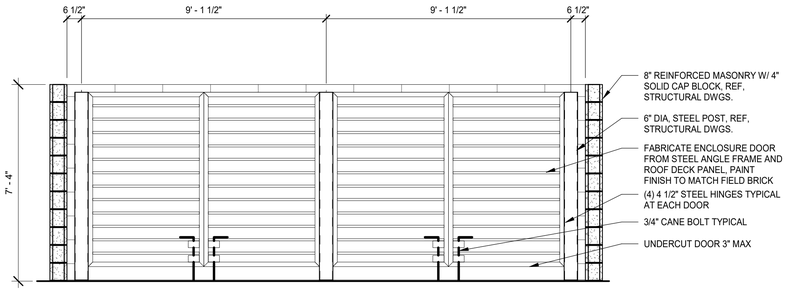
A400



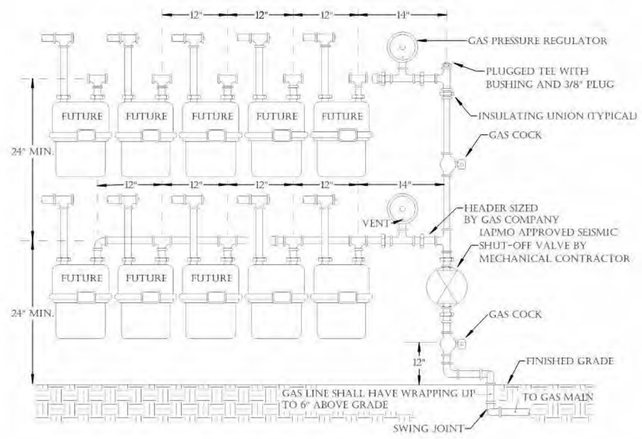
10 TYPICAL SCREEN WALL DETAIL
SCALE: 1/2" = 1'-0"



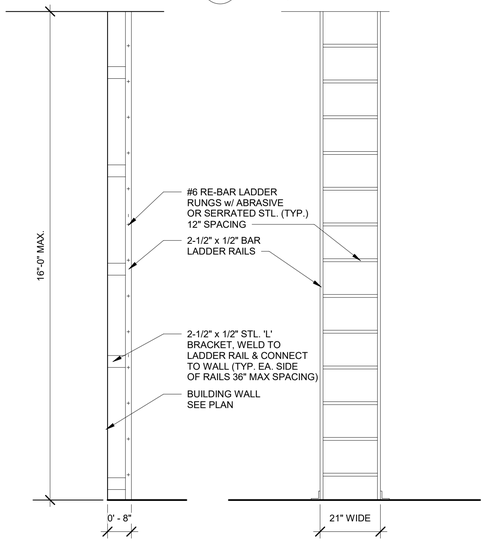
11 TRASH ENCLOSUE PLAN VIEW
SCALE: 3/8" = 1'-0"



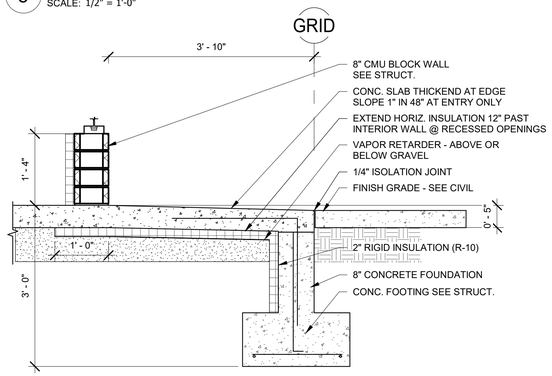
12 TYPICAL TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



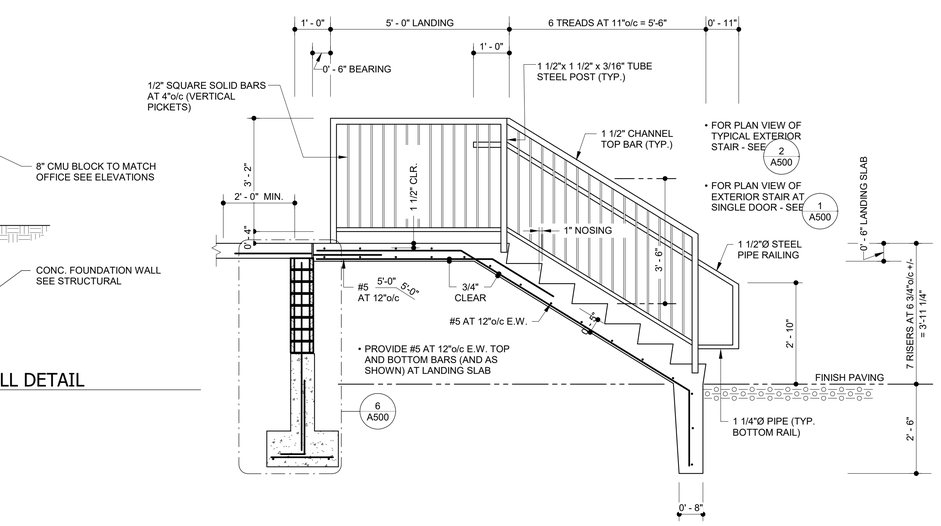
13 STACKED METER DETAIL
SCALE: 3/4" = 1'-0"



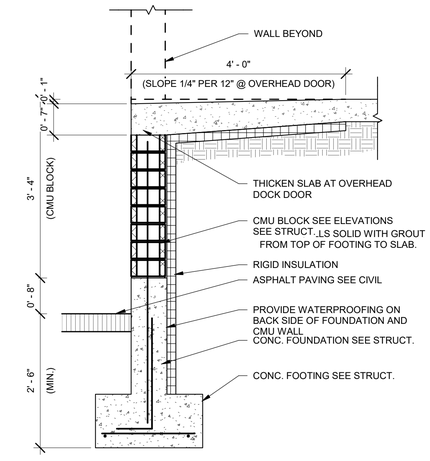
8 ROOF LADDER DTL.
SCALE: 1/2" = 1'-0"



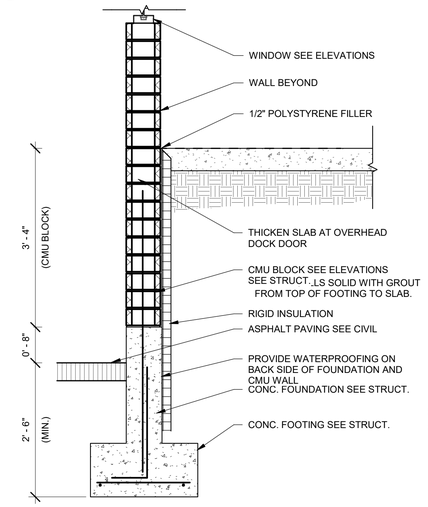
9 FOUNDATION SECTION TYP.
SCALE: 3/4" = 1'-0"



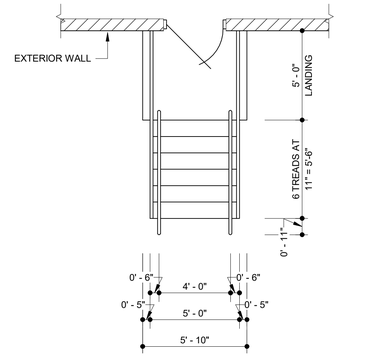
5 TYPICAL EXTERIOR STAIR DETAIL
SCALE: 1/2" = 1'-0"



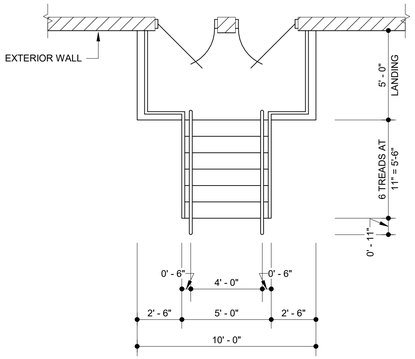
6 FOUNDATION WALL AT LOADING DOCK
SCALE: 3/4" = 1'-0"



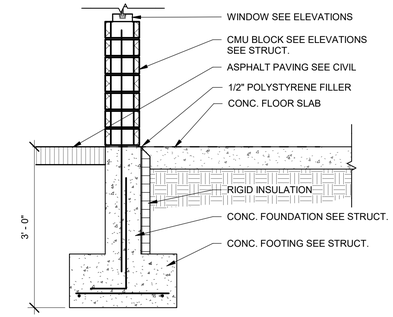
7 SILL AT REAR WALL WINDOWS
SCALE: 3/4" = 1'-0"



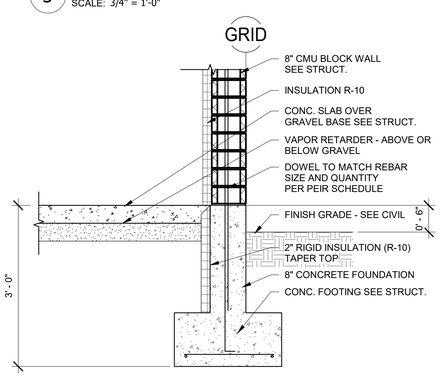
1 EXTERIOR STAIR @ SINGLE DOOR
SCALE: 1/4" = 1'-0"



2 EXTERIOR STAIR @ TWO DOORS
SCALE: 1/4" = 1'-0"



3 SILL AT REAR WALL WINDOWS
SCALE: 3/4" = 1'-0"



4 FOUNDATION SECTION TYP.
SCALE: 3/4" = 1'-0"

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THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

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Phone: 435.843.3590

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Phone: 435.865.1453

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FOR:
ST. JOHN PROPERTIES
DANIEL THOMAS
1064 W. NORTH COUNTY BLVD.
SUITE 190
PLEASANT GROVE, UTAH 84062
PHONE: 801-380-0337
EMAIL:DTHOMAS@SJPIUTAH.COM

ST.JOHN PROPERTIES

SPRING HEIGHTS
BUILDING B - 53,640 SQ. FT.
SARATOGA SPRINGS UTAH

PRELIM. 11/28/23

NO.	DATE	REVISION

WALL DETAILS

PROJECT NUMBER 12331
DATE 11/28/23
PROJECT MANAGER CGD
DESIGNED BY CGD

A500

Schedule

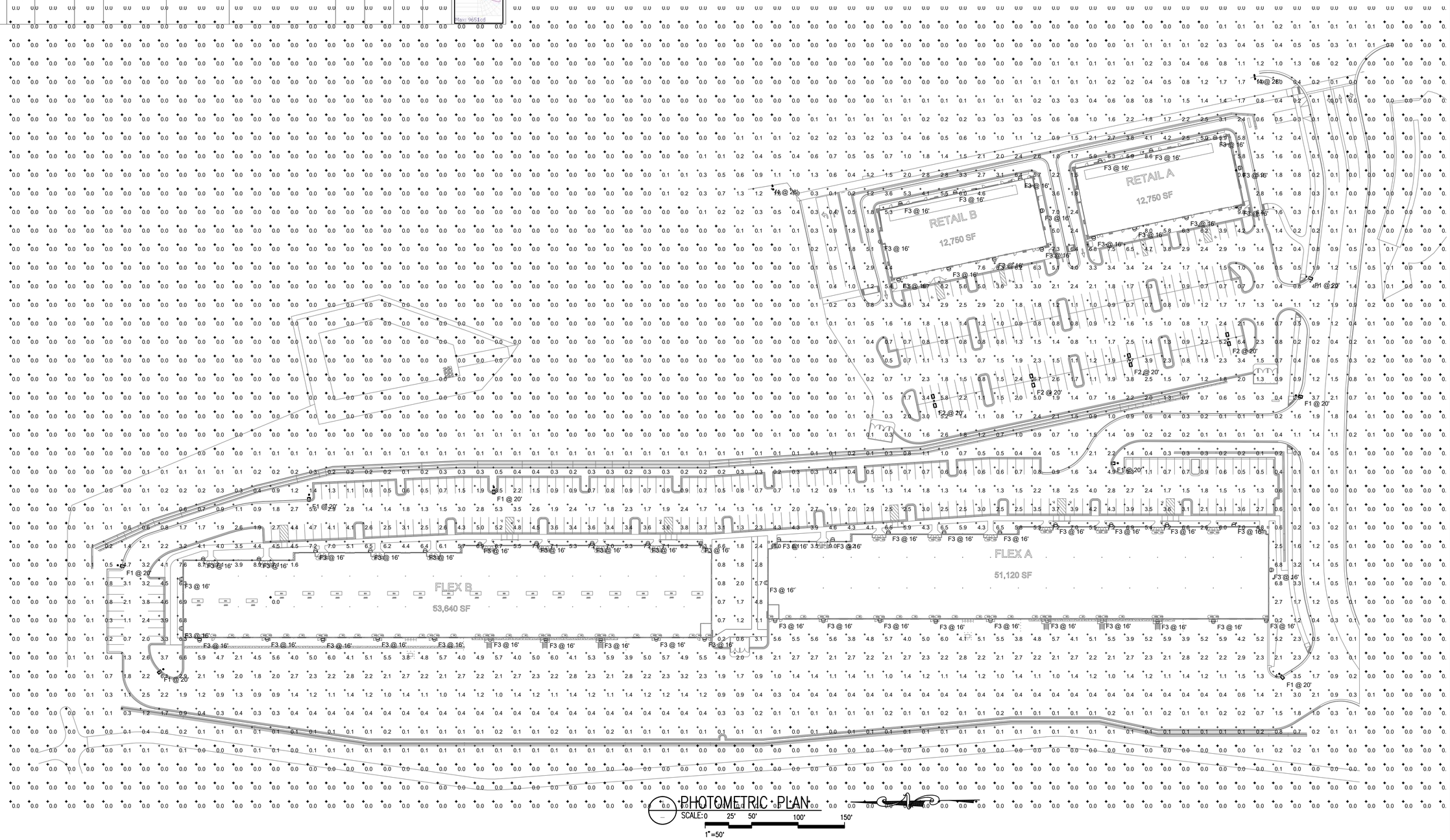
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	F1		8	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	EMM-E04-LED-E1-SL4	EPIC MODERN MEDIUM DECORATIVE LED LUMINAIRE (4) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ SPILL LIGHT CONTROL	84	134	1	97.2	Max: 10052cd
	F2		4	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	EMM-E04-LED-E1-SL4	EPIC MODERN MEDIUM DECORATIVE LED LUMINAIRE (4) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ SPILL LIGHT CONTROL	84	134	1	194.4	Max: 10052cd
	F3		60	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-SA2D-740-U-T4FT	GALLEON WALL LUMINAIRE (2) 70 CRI, 4000K, 1200mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	32	509	1	129	Max: 1331cd
	F4		2	Cyclone Lighting	CY55P1B-FGC-3M-80W-4K	CYCLONE LIGHTING BELL SHAPED PENDANT LED FIXTURE WITH INDIVIDUAL LED LENS OPTICS AND CLEAR FLAT LENS	1	8452	1	90	Max: 9651cd

GENERAL NOTES:

1. ALL LIGHTING FIXTURES SHALL BE OF THE FULL CUTOFF VARIETY.
2. ANGLE SHALL BE DIRECTED DOWNWARD.
3. KELVIN TEMPERATURE SHALL BE 4000K OF LESS.
4. ALL FREESTANDING LIGHT FIXTURES SHALL BE BLACK.
5. ONE HOUR AFTER CLOSING OF BY 11:00 PM. WHICHEVER IS EARLIER BUSINESSES MUST TURN OFF AT LEAST 50% OF BUILDING LIGHTING AND LIGHTING FIXTURES IN SURFACE PARKING LOTS. LIGHTS MAY BE TURNED BACK ON ONE HALF HOUR PRIOR TO THE FIRST EMPLOYEE SHIFT.
6. BUSINESSES OPEN FOR 24HR MUST TURN OFF 50% OF THERE OUTDOOR AND PARKING LOT LIGHTING BY 11:00 PM AND MUST KEEP THEM OFF UNTIL ONE-HALF HOUR BEFORE SUNRISE. HOWEVER THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM. ALL LIGHT POLES SHALL HAVE A 16' DECORATIVE BASE.
7. ALL WALL MOUNTED FIXTURES SHALL NOT BE MOUNTED ABOVE 16'.
8. INTERMITTENT LIGHTING MUST BE THE "MOTION SENSOR" TYPE THAT STAYS ON FOR A PERIOD OF TIME NOT TO EXCEED 10 MIN.
9. ALL TRESPASS LIGHTING SHALL NET EXCEED 1 FOOT CANDLE MEASURED AT THE PROPERTY LINE.
10. ALL FREESTANDING LIGHT FIXTURES SHALL BE METAL.

H.P.E. INC. ELECTRICAL ENGINEERS
POWER SYSTEMS, CONTROL & INSTRUMENTATION SYSTEMS
HEGERHORST POWER ENGINEERING INCORPORATED (801) 642-2051
708 EAST 50 SOUTH FAX (801) 642-2154
AMERICAN FORK, UT 84003

©2023
HPE PROJECT:23.061
FOR INFORMATION ABOUT THIS JOB, PLEASE CONTACT: BEN SORENSON



PHOTOMETRIC PLAN
SCALE: 0 25' 50' 100' 150'
1" =50'

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
P: 801.255.0529

LAYTON
P: 801.547.1100

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P: 435.865.1453

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P: 435.896.2983

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FOR:
GALLOWAY
2015 W. GROVE PKWY, SUITE H
PLEASANT GROVE, UT 84062

SPRING HEIGHTS
REDWOOD ROAD
SARATOGA SPRINGS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 86-171214-2202
KEITH B. HEGERHORST
10/30/2024
STATE OF UTAH

PERMIT 10-30-24

NO.	DATE	REVISION

PHOTOMETRIC PLAN

PROJECT NUMBER 12331 | DATE 10-30-24
DRAWN BY G. SORENSON | CHECKED BY K. HEGERHORST
APPROVED BY K. HEGERHORST | DESIGNED BY B. SORENSON

PH100

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AMERICAN FORK, UT 84003
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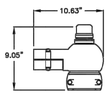
HPE PROJECT: 23.061
FOR INFORMATION ABOUT THIS JOB, PLEASE CONTACT: BEN SORENSON

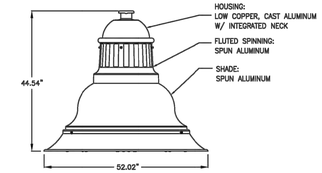
MSL ORDERING GUIDE

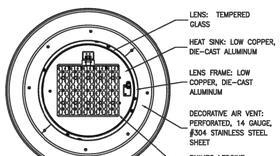
LIGHT FIXTURE: C12750A-80LED-120
PHOTOCELL: 6390TF-BK

NOTES:
1. ALL PRIVATE STREET LIGHTS SHALL BE MASTER-METERED.
2. ALL PRIVATE STREET LIGHTS SHALL NOT BEAR ANY SORT OF CITY IDENTIFICATION.
3. ALTERNATIVE PRODUCTS MAY BE SUBSTITUTED IF DEEMED TO BE EQUAL AND APPROVED BY THE CITY.

Horizontal Arm Mounting Adaptor







STREET AND PARKING LOT POLE LIGHTING FIXTURES AND ASSEBLIES SHALL BE BLACK

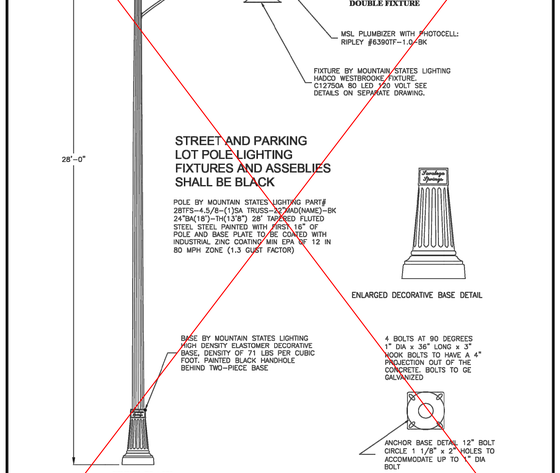
SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS

ARTERIAL STREET LIGHT LUMINARE

DATE: AUGUST 2017 | REVISIONS
DRAWING NAME: LP-3D | 1 | 08-21-17 | BSE | ADDED NOTES
DRAWN BY: RTL | CHECKED | APPROVED
SARATOGA SPRINGS CITY
STANDARD DETAILS | STREET LIGHTS | LP-3D

ORDERING GUIDE:

COMPLETE ASSEMBLY PART: LP-3
POLE: 28TFS-4.5/8-(*)SA-SA TRUSS
LIGHT FIXTURE: C12750-80LED-120
DECORATIVE BASE: 22"MAD(NAME)-BK

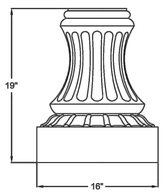


28' ARTERIAL STREET LIGHT

DATE: APRIL 2014 | REVISIONS
DRAWING NAME: LP-3 | BEN | DATE | BY | COMMENTS
DRAWN BY: RTL
CHECKED | APPROVED
SARATOGA SPRINGS CITY
STANDARD DETAILS | STREET LIGHTS | LP-3

Replace with LP-3B, banner arms required in Gateway Overlay.

https://www.saratogasprings-ut.gov/DocumentCenter/View/14736/2024-Standard-Technical-Specifications-And-Drawings



ENLARGED DECORATIVE BASE DETAIL

Invue

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. (Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistant distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CC. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less that 20% harmonic distortion, and is suitable for operation in -40ºC to 40ºC ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 85% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.Options to meet Buy American Act requirements

Warranty
Five-year warranty.

ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

DECORATIVE AREA LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
DesignLights Consortium® Qualified*
IP66 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested
ISO 9001

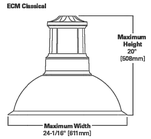
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
-40ºC Minimum Temperature
40ºC Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 0.94

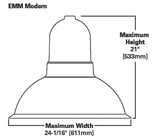
SHIPPING DATA
Approximate Net Weight:
46 lbs. (20 kgs.)

DIMENSIONS

ECM Classical



EMM Modern



See configurations for more detailed information.

COOPER Lighting Solutions

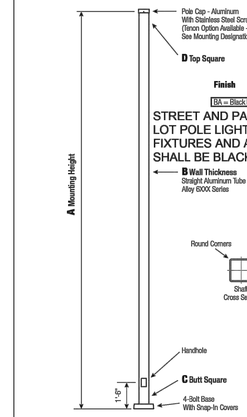
*www.designlights.org

TD600028EN
December 8, 2021 2:28 PM

Submitted by Quantum Lighting

Job Name:	Catalog Number:	Type:
SPRING HEIGHTS	GLEON-AF-04-LED-E1-T3-** SSA30D6-4-** Notes: **VERIFY STANDARD FINISH	S1 HQLG20-65373

SSA Square Straight Aluminum Pole — No Arm — 4-Bolt Base



WARNING: *Do not install light pole without luminaire.*
Satin Aluminum or Powder Coated Finish per Customer Specification.

A Nom. Height	B Wall Thickness	C Butt Square	Tenon Lnd. Width	Maximum EPA 90	100	110	120	130	Qty Per Tenon	Catalog Number
30	0.188"	8	40	8.8	5.0	4.0	1.6	-	1	11-290 SSA30D6-4-**

C Butt Dia.	D Top Sq.	F Base Cir. Dia.	G Base Sq.	H Base Proj.	I Base Size
6	6	12 - 13	12.75	2.25	1 x 36 x 4

Dimensions in Inches

Customer Name:		
Project:	Location:	
Notes:		Quantity:

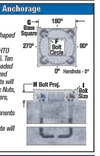
SSA30D6-4 - [ ]
CATALOG NUMBER — FINISH

Pole
The pole shaft will be constructed of seamless extruded tube of 6000 Series Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld.

Base Style
4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Snap-In Bolt Covers.

Handhole
3" x 5" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.

Anchorage
Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.



Vibration Damper
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation
***Slip Drill Mount** - For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.*

***Tenon Mount** For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (3", 4", etc.).*

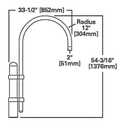
EPA Notes: *(Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2009 AASHTO LTS-5 using a 25 year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.*

hapco — 26262 Hillman Highway, Abingdon, VA 24210, 800.368.7171, www.hapco.com

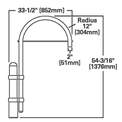
Submitted On: Feb 3, 2020 | 10/10 | Index Page

MOUNTING ACCESSORIES

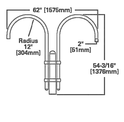
Pole mount arms are designed to fit both medium ECM/EMM housings. (Only these arms are compatible with the Epic luminaire). Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four stainless steel fasteners. Wall mount arms compliment pole mount luminaires and attractively transition fixture scale in lower mounting height pedestrian environments. Wall mount arms are designed to fit both medium ECM/EMM housings. Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four stainless steel fasteners.



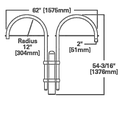
BISHOP SINGLE POLE MOUNT ARM
VA8106 (Modern), VA8164 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 24 lbs. E.P.A: 0.92



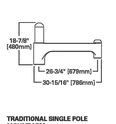
BISHOP SINGLE POLE MOUNT ARM WITH CROSS ROD
VA8108 (Modern), VA8165 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 25 lbs. E.P.A: 0.98



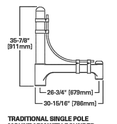
BISHOP TWIN POLE MOUNT ARM
VA8107 (Modern), VA8156 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 37 lbs. E.P.A: 1.43



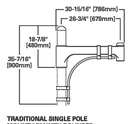
BISHOP TWIN POLE MOUNT ARM WITH CROSS RODS
VA8108 (Modern), VA8157 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 39 lbs. E.P.A: 1.55



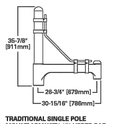
TRADITIONAL SINGLE POLE MOUNT ARM
VA8109 (Modern), VA8168 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 30 lbs. E.P.A: 0.88



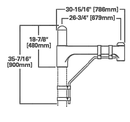
TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED UPPER BAR
VA8110 (Modern), VA8159 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 28 lbs. E.P.A: 1.4



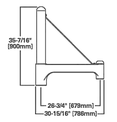
TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED LOWER BAR
VA8111 (Modern), VA8160 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 25 lbs. E.P.A: 1.16



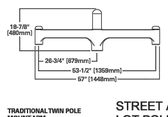
TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER BAR
VA8112 (Modern), VA8161 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" round tenon.
Weight: 28 lbs. E.P.A: 1.38



TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° LOWER BAR
VA8113 (Modern), VA8162 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 24 lbs. E.P.A: 1.17



TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER STRAP
VA8114 (Modern), VA8163 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 24 lbs. E.P.A: 1.17



TRADITIONAL TWIN POLE MOUNT ARM
VA8116 (Modern), VA8165 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 8" tall round tenon.
Weight: 30 lbs. E.P.A: 1.44

STREET AND PARKING LOT POLE LIGHTING FIXTURES AND ASSEBLIES SHALL BE BLACK

COOPER Lighting Solutions

TD600028EN
December 8, 2021 2:28 PM

Project		Catalog #	Type
Prepared by		Notes	Date

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light Attainment™ | BAA

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Product Certifications

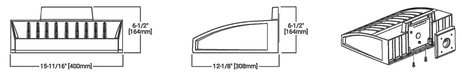
DLC LISTED | DLC PREMIUM | ISO 9001 | cULus | FC | IP66 | 5 YEAR

Connected Systems

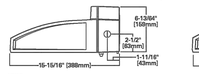
- WaveLinx
- Enlighted

Dimensional Details

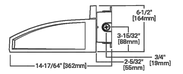
Net Weight: 17.0 lbs (7.7 kgs)



GWC with CBP option installed
(Thru-Branch Back Box accessory MA10593XX)



GWC with accessory BB/GWCXX Back Box installed



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. BAA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PSS000466EN page 1
May 24, 2023 6:54 PM

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
P: 801.255.0529

LAYTON
P: 801.547.1100

TOOELE
P: 435.843.3590

CEDAR CITY
P: 435.865.1453

RICHFIELD
P: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GALLOWAY
2015 W. GROVE PKWY, SUITE H
PLEASANT GROVE, UT 84062

SPRING HEIGHTS
REDWOOD ROAD
SARATOGA SPRINGS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 86-171214-2202
KEITH B. HEGERHORST
10/30/2024
STATE OF UTAH

PERMIT 10-30-24

NO. | DATE | REVISION

PHOTOMETRIC DETAILS

PROJECT NUMBER: 12331 | DATE: 10-30-24
DRAWN BY: G. SORENSON | CHECKED BY: K. HEGERHORST
APPROVED BY: K. HEGERHORST | DESIGNED BY: B. SORENSON

PH101

	Annual color planting bed area
	Install sod
	Native seed mix, per UDOT seed schedule below

In all other planter areas, install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.

UDOT ROADWAY SEED SCHEDULE - ANNUAL AVERAGE PRECIPITATION RATE OF 16-22"

GRASS OR FORB	SPECIES NAME		Number of Seeds per Pound (LBS)	DRILL SEED			BROADCAST SEED		
	BOTANICAL NAME	COMMON NAME		Pounds (LBS) of Pure Live Seed (PLS)/Acre	Percentage of Seed mixture	Number of Seeds (PLS/Sq. Foot)	Pounds (LBS) of Pure Live Seed (PLS)/Acre	Percentage of Seed mixture	Number of Seeds (PLS/Sq. Foot)
	Grass Species								
G	*Achnatherum hymenoides*	Indian ricegrass	141,000	2.50	10.81%	8	3.75	10.81%	12
G	*Agropyron cristatum'Ephraim'*	Ephraim Crested wheatgrass	265,250	1.00	8.14%	6	1.50	8.14%	9
G	*Elymus lanceolatus ssp. lanceolatus*	Thickspike wheatgrass	154,000	2.00	9.45%	7	3.00	9.45%	11
G	*Elymus trachycaulus ssp. trachycaulus*	Slender wheatgrass	159,000	2.80	13.66%	10	4.20	13.66%	15
G	*Elymus wawaiensis*	Snake River wheatgrass	120,000	3.00	11.04%	8	4.50	11.04%	12
G	*Festuca arizonica*	Arizona fescue	550,000	0.50	8.44%	6	0.75	8.44%	9
G	*Poa secunda ssp. sandbergii*	Sandberg bluegrass	1,047,000	0.30	9.64%	7	0.45	9.64%	11
G	*Sporobolus airoides*	Alkali sacaton	1,758,000	0.15	8.09%	6	0.23	8.09%	9
				12.25	79.26%	59	18.38	79.26%	89
	Forb Species								
F	*Linum lewsii*	Lewis flax	170,000	2.00	10.43%	8	3.00	10.43%	12
F	*Penstemon strictus*	Rocky Mountain penstemon	592,000	0.30	5.45%	4	0.45	5.45%	6
F	*Gaillardia arisata*	Blanket flower	132,000	1.20	4.86%	4	1.80	4.86%	5
				3.50	20.74%	16	5.25	20.74%	23
			TOTALS =	**15.75**	**100.00%**	**75**	**23.63**	**100.00%**	**112**

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
SOD	21,629	17%
ROCK MULCH	103,869	83%
TOTAL LANDSCAPE AREA	125,498	100%

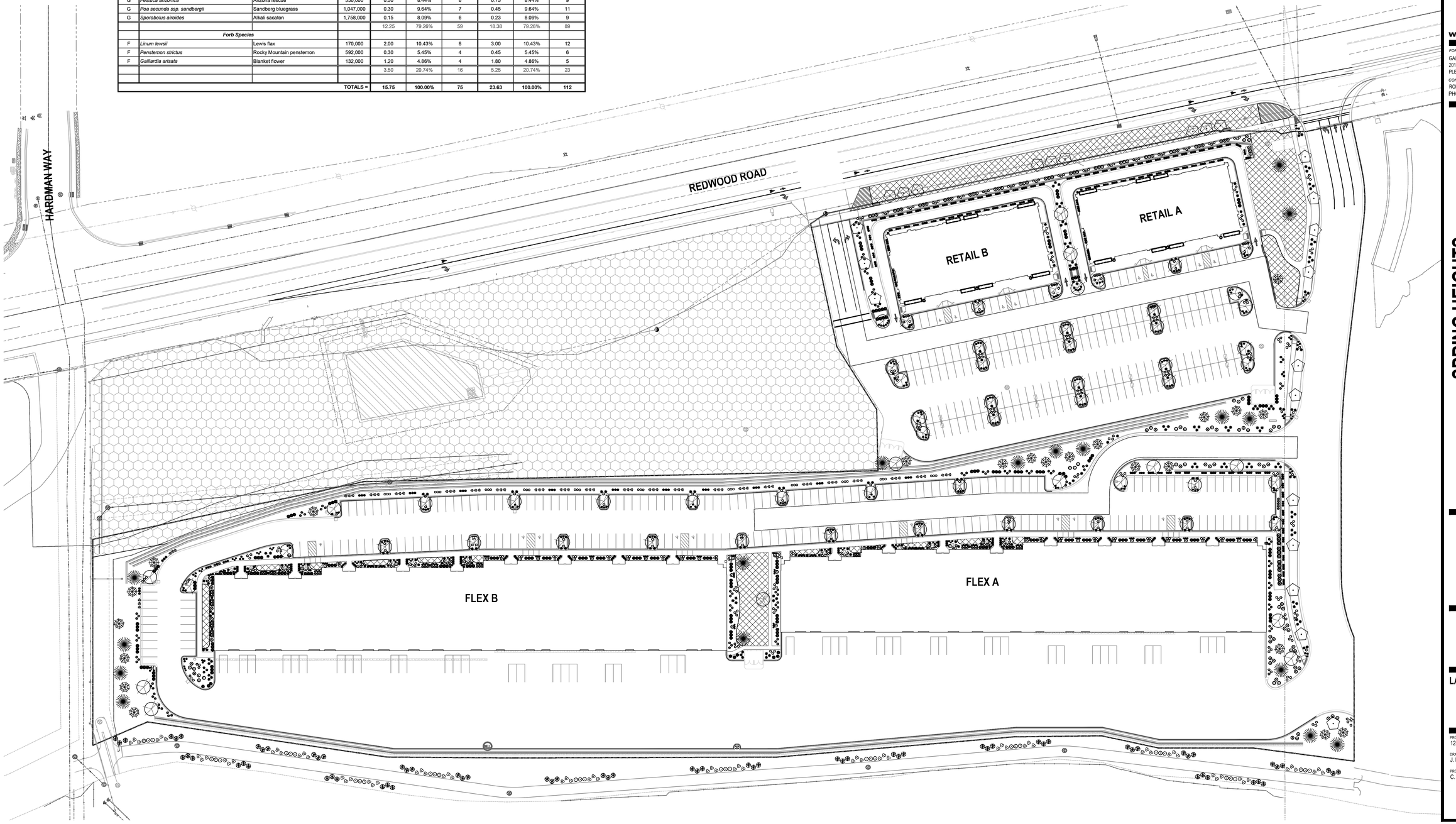
NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.



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SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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FOR:
GALLOWAY
2015 W. GROVE PKWY, SUITE H
PLEASANT GROVE, UT 84062
CONTACT:
ROBERT LACEY
PHONE: 385-246-0460

SPRING HEIGHTS

REDWOOD ROAD
SARATOGA SPRINGS, UTAH

STATE OF UTAH
KEN G. BOWERS
No. 10417-5301
LICENSED LANDSCAPE ARCHITECT

PERMIT SET 11/25/24

LANDSCAPE PLAN

PROJECT NUMBER 12331
PRINT DATE 11/25/24
DRAWN BY J. LINFORD
CHECKED BY C. DUNCAN
PROJECT MANAGER C. DUNCAN

L1.0

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size	Drought Tolerant	USDA Hardiness Zone
36		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon	Yes	Zones 4-8
363		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon	Yes	Zones 3-7
228		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon	Yes	Zones 2-7
150		Butterfly Bush, Purple Buzz	Buddleia davidii 'Buzz Purple'	5 Gallon	Yes	Zones 5-10
72		Creeping Juniper	Juniperus communis	5 Gallon	Yes	Zones 2-6
72		Creeping Phlox	Phlox subulata 'Emerald Blue'	1 Gallon	Yes	Zones 3-9
401		Blue Oat Grass	Helictotrichon sempervirens	1 Gallon	Yes	Zones 4-8
299		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon	Yes	Zones 5-9
213		Daylily	Hemerocallis	1 Gallon	Yes	Zones 4-9
249		Japanese Boxwood	Buxus microphylla var. japonica 'Green Beauty'	5 Gallon	Yes	Zones 6-9
69		Adam's Needle	Yucca filamentosa	1 Gallon	Yes	Zones 4-10
36		Bigelow Sage	Artemisia bigelovii	1 Gallon	Yes	Zones 4-8
33		Dorr's Sage	Salvia dorrii	1 Gallon	Yes	Zones 5-9

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size	Drought Tolerant	USDA Hardiness Zone
23		Norway Maple	Acer platanoides 'Columnare'	2" Cal.	Yes	Zones 4-9
64		Linden, Littleleaf 'Chancole'	Tilia cordata 'Chancole'	2" Cal.	Yes	Zones 4-7
17		Colorado Spruce	Picea pungens	6' Min.	Yes	Zones 2-8
22		Columnar Blue Atlas Cedar	Cedrus atlantica 'Glauca Fastigiata'	6' Min.	Yes	Zones 6-9

Tree Notes: Tree Base Clearance- 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.

1. Install concrete edging
2. Install sod.
   Sod Area
3. Install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed typ.
4. Install 4' Semi-private vinyl fence, see details on sheet L3.1
5. Monument Sign
6. Install 4" concrete edging
7. Annual Color Planting Bed
8. Decorative awning, see Arch. Plans
9. Decorative garbage cans
10. Install bench

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
SOD	21,629	17%
ROCK MULCH	103,869	83%
TOTAL LANDSCAPE AREA	125,498	100%

RETAIL A

RETAIL B

SEE DRAWING L-1.4

SEE DRAWING L-1.4

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THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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GALLOWAY
2015 W. GROVE PKWY, SUITE H
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CONTACT:
ROBERT LACEY
PHONE: 385-248-0460

SPRING HEIGHTS

REDWOOD ROAD
SARATOGA SPRINGS, UTAH

STATE OF UTAH
KEN G. BOWERS
No. 10416?-5301
LICENSED LANDSCAPE ARCHITECT

PERMIT SET 11/25/24

LANDSCAPE PLAN

PROJECT NUMBER 12331
PRINT DATE 11/25/24
DRAWN BY J. LINFORD
CHECKED BY C. DUNCAN
PROJECT MANAGER C. DUNCAN

L1.1

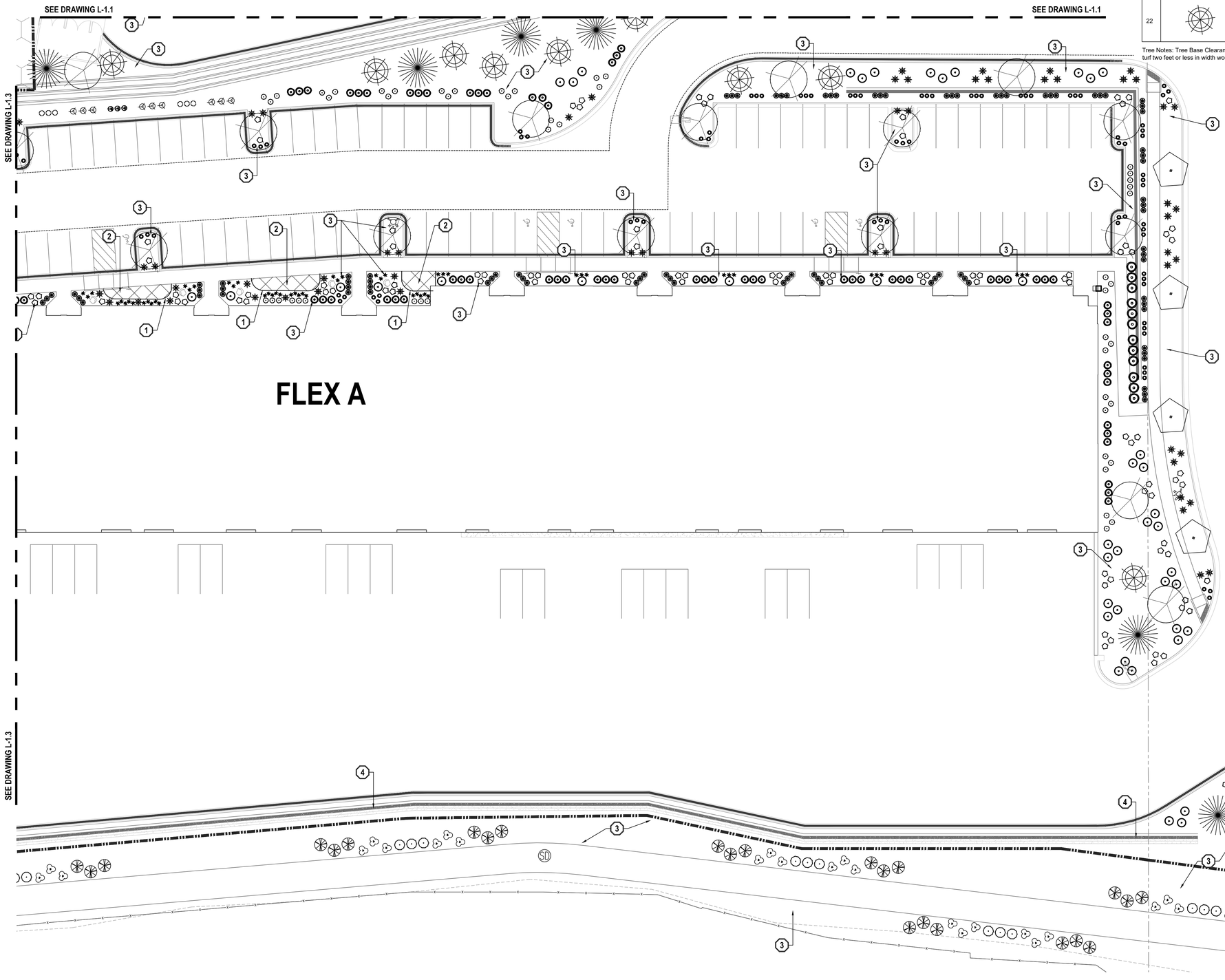
Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size	Drought Tolerant	USDA Hardiness Zone
36		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon	Yes	Zones 4-8
363		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon	Yes	Zones 3-7
228		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon	Yes	Zones 2-7
150		Butterfly Bush, Purple Buzz	Buddleia davidii 'Buzz Purple'	5 Gallon	Yes	Zones 5-10
72		Creeping Juniper	Juniperus communis	5 Gallon	Yes	Zones 2-6
72		Creeping Phlox	Phlox subulata 'Emerald Blue'	1 Gallon	Yes	Zones 3-9
401		Blue Oat Grass	Helictotrichon sempervirens	1 Gallon	Yes	Zones 4-8
299		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon	Yes	Zones 5-9
213		Daylily	Hemerocallis	1 Gallon	Yes	Zones 4-9
249		Japanese Boxwood	Buxus microphylla var. japonica 'Green Beauty'	5 Gallon	Yes	Zones 6-9
69		Adam's Needle	Yucca filamentosa	1 Gallon	Yes	Zones 4-10
36		Bigelow Sage	Artemisia bigelovii	1 Gallon	Yes	Zones 4-8
33		Dorr's Sage	Salvia dorrii	1 Gallon	Yes	Zones 5-9

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size	Drought Tolerant	USDA Hardiness Zone
23		Norway Maple	Acer platanoides 'Columnare'	2" Cal.	Yes	Zones 4-9
64		Linden, Littleleaf 'Chancole'	Tilia cordata 'Chancole'	2" Cal.	Yes	Zones 4-7
17		Colorado Spruce	Picea pungens	6' Min.	Yes	Zones 2-8
22		Columnar Blue Atlas Cedar	Cedrus atlantica 'Glauca Fastigiata'	6' Min.	Yes	Zones 6-9

Tree Notes: Tree Base Clearance- 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.



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2. Install sod.
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4. Install 4' Semi-private vinyl fence, see details on sheet L3.1
5. Monument Sign
6. Install 4" concrete edging
7. Annual Color Planting Bed
8. Decorative awning, see Arch. Plans
9. Decorative garbage cans
10. Install bench

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
SOD	21,629	17%
ROCK MULCH	103,869	83%
TOTAL LANDSCAPE AREA	125,498	100%

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
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SALT LAKE CITY
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Sandy, UT 84070
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WWW.ENSIGNENG.COM

FOR:
GALLOWAY
2015 W. GROVE PKWY, SUITE H
PLEASANT GROVE, UT 84062
CONTACT:
ROBERT LACEY
PHONE: 385-248-0460

SPRING HEIGHTS

REDWOOD ROAD
SARATOGA SPRINGS, UTAH

LANDSCAPE PLAN

PROJECT NUMBER 12331
PRINT DATE 11/25/24
DRAWN BY J. LINFORD
CHECKED BY C. DUNCAN
PROJECT MANAGER C. DUNCAN

L1.4

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size	Drought Tolerant	USDA Hardiness Zone
23		Norway Maple	Acer platanoides 'Columnare'	2" Cal.	Yes	Zones 4-9
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Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size	Drought Tolerant	USDA Hardiness Zone
36		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon	Yes	Zones 4-8
363		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon	Yes	Zones 3-7
228		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon	Yes	Zones 2-7
150		Butterfly Bush, Purple Buzz	Buddleia davidii 'Buzz Purple'	5 Gallon	Yes	Zones 5-10
72		Creeping Juniper	Juniperus communis	5 Gallon	Yes	Zones 2-6
72		Creeping Phlox	Phlox subulata 'Emerald Blue'	1 Gallon	Yes	Zones 3-9
401		Blue Oat Grass	Helictotrichon sempervirens	1 Gallon	Yes	Zones 4-8
299		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon	Yes	Zones 5-9
213		Daylily	Hemerocallis	1 Gallon	Yes	Zones 4-9
249		Japanese Boxwood	Buxus microphylla var. japonica 'Green Beauty'	5 Gallon	Yes	Zones 6-9
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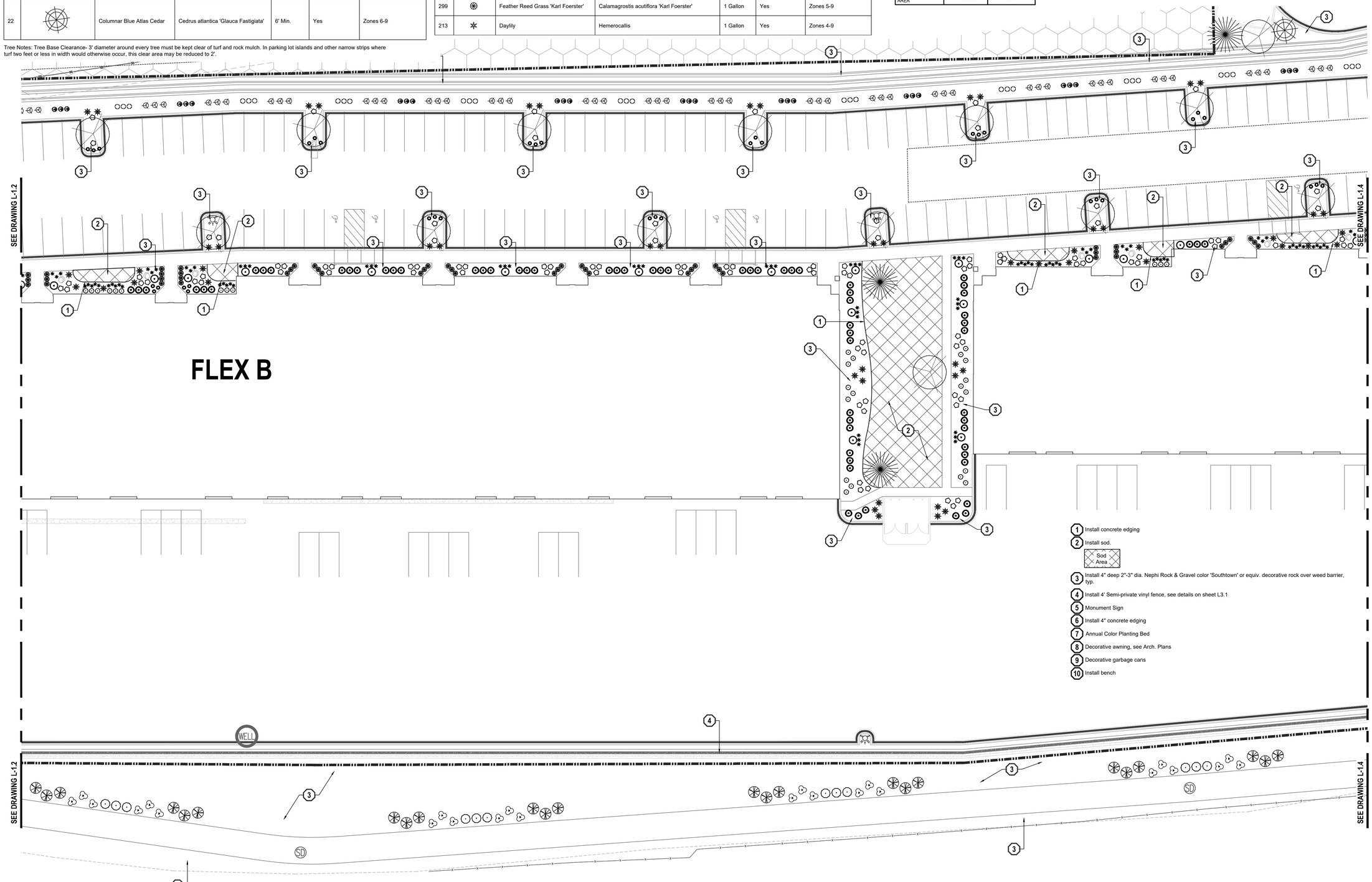

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SPRING HEIGHTS

REDWOOD ROAD
SARATOGA SPRINGS, UTAH

STATE OF UTAH
KEN G. BOWERS
No. 10417-5301
LICENSED LANDSCAPE ARCHITECT

PERMIT SET 11/25/24

LANDSCAPE PLAN

PROJECT NUMBER 12331
PRINT DATE 11/25/24
DRAWN BY J. LINFORD
CHECKED BY C. DUNCAN
PROJECT MANAGER C. DUNCAN

L1.3

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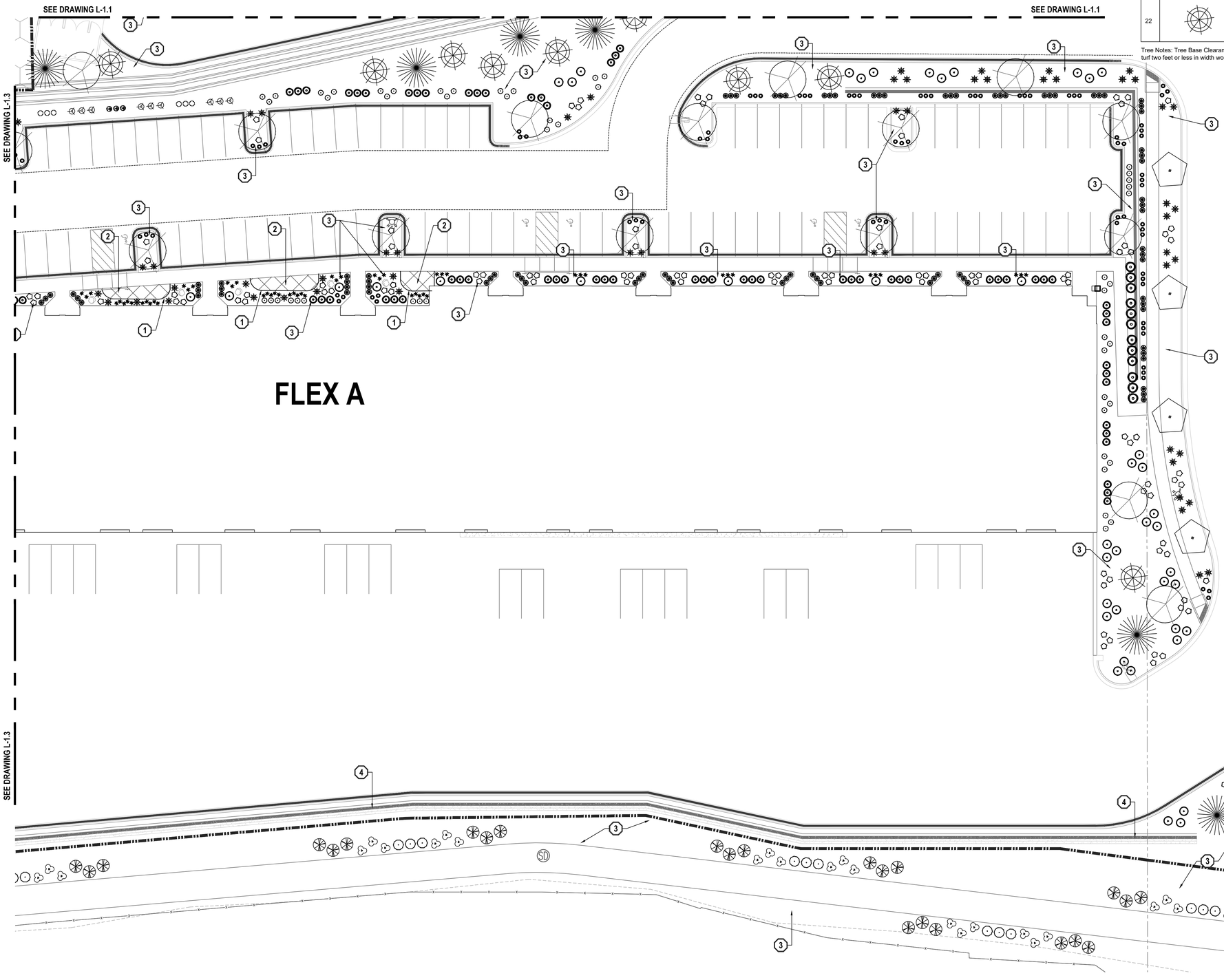

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DRAWN BY J. LINFORD
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PROJECT MANAGER C. DUNCAN

L1.4

SARATOGA SPRINGS PLANNING

City Council Staff Report

Code Amendment
Chapter 19.04.14 Gateway Overlay
January 7, 2024
Public Meeting

Report Date:	December 19, 2024
Applicant:	City Initiated
Location:	Citywide
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

The Planning Department keeps a running list of minor and major changes needed to provide additional clarity and effectiveness, remove inconsistencies and typos, and incorporate best practices, to keep the Code current. Staff have identified desired changes specific to the 19.04.14 Gateway Overlay zone.

19.04.14 addresses prohibited uses, signage, landscaping, and parking; this proposed amendment changes the landscaping requirements, encourages an entrance feature, and requires streetscape elements.

Recommendation:
On December 12, 2024 the Planning Commission recommended approval of the of the requested code amendment to Title 19.04.14 Gateway Overlay, with the Findings and Conditions in the Staff Report.

B. Specific Request:

Encourage entrance features and require a minimum quantity of streetscape elements for properties within the Gateway Overlay zone.

C. Process:

Section 19.17.03 of the Code outlines the process and criteria for an amendment:

Austin Roy, Senior Planner
aroy@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

a. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.
Complies. There is no application as this is City initiated and has been presented for a recommendation to the City Council.

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

c. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.
Complies. Please see Section D of this report.

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

D. Community Review:

The item was noticed as a Public Hearing prior to the Planning Commission meeting. A Public Hearing was held at the Planning Commission meeting on December 12, 2024.

Public Comment: As of the date of this report, no public input have been received.

E. General Plan:

Four Key Concepts

There are four key concepts that are the foundation of the strategies identified in the plan:

- Identify areas for balanced development
- Identify an area for a town center
- Enhance Saratoga Springs' community identity through urban design and streetscape improvements
- Continue to demonstrate forethought in the development and planning process

Staff conclusion: consistent. *The proposed amendment fulfills three of the four key concepts from the General Plan; the proposed amendment helps to create balanced development in the entrances to the City, the proposed amendment enhances the community identity by providing new streetscape standards for all entrances to the City, and the proposed amendment demonstrates forethought in the development and planning process of the entrances to the City.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

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

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Consistent*. See Section E of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendments will not adversely affect the health and welfare of the general public. The amendments will provide additional landscape elements for the Gateway Overlay which will have no adverse impact on the general welfare of the public.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;

h. encourage the development of an attractive and beautiful community; and
i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Consistent. *The proposed amendments will provide a streamlined development review process both benefiting the City, developers, and the public.*

4. In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
Consistent. *The amendments will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

G. Recommendation and Alternatives:

Staff recommends that the City Council discuss the application, and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the requested code amendment to Title 19.04.14 Gateway Overlay, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Sections E and F of the staff report, which sections are incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. The code amendment is recommended as shown in the attachments to the Staff report.
2. Any other conditions or changes as articulated by the City Council:
_____.

Option 2 – Continuance

"I move to **continue** the code amendment to Title 19.04.14 Gateway Overlay to another meeting on [DATE], with direction to Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested code amendment to Title 19.04.14 Gateway Overlay, with the Findings below:

1. The application is not consistent with the General Plan:

a._____, and/or,

2. The application is not consistent with Section {XX.XX] of the Code:
   a._____, and/or

H. Exhibits:

1. Proposed code amendment.

19.04.14 Gateway Overlay

1. **Purpose and Intent:** The Gateway Overlay (GO) is intended to accommodate a variety of commercial and office uses to service visitors as well as local residents. Properties in these entrances to Saratoga Springs should incorporate design aspects that are inviting, attractive, well-designed, and maintained. Site development shall be designed to create a distinct sense of place at the entrance to the city. Developments shall include site design techniques that incorporate best practices in planning for circulation, aesthetics, environmental sustainability, and safety. Development concepts will be scrutinized for their ability to create cohesion between abutting land uses and the surrounding landscape.
2. **Neighborhood Meeting.** A meeting is required in accordance with the provisions of 19.13.04.2.
3. **Development Standards.** Unless otherwise stated or referenced in this section, the standards for developments in the Gateway Overlay shall be the same as for the underlying zoning, and shall include the additional site and architectural design standards in section 19.16.10.
4. **Prohibited Uses.** All uses designated as permitted in the underlying zoning are allowed in the GO zone, except for the following:
    a. Alcoholic Beverage, State Liquor Store;
    b. Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service;
    c. Automobile Rental & Leasing Agency;
    d. Automobile Repair (major and minor) including repair of all vehicles;
    e. Automobile Sales;
    f. Bar;
    g. Building Material Sales (with outdoor storage);
    h. Bus Lot;
    i. Cannabis Production Establishments;
    j. Car Wash (full and self-service);
    k. Equipment Sales and Services (with outdoor storage);
    l. Kennel, Commercial;
    m. Light Manufacturing;
    n. Non-Depository Institutions;
    o. Pawn Shop;
    p. Recycling Facilities;
    q. Retail, these uses only:
        i. Auto Parts,
        ii. General tobacco retailer as defined in Utah Code § 26-62-102,
        iii. Medical cannabis pharmacy as defined in Utah Code § 26-61a-102,
        iv. Retail Tobacco Specialty Business,
        v. Tattoo Parlor, and
        vi. Tire Sales, and;
    r. Sexually Oriented Businesses;
    s. Storage, Self-Storage, or Mini Storage Units;

t. Storage, Outdoor;
u. Storage, Vehicle;
v. Vehicle Impound Yards; and
w. Warehouse/Flex.

5. **Signage.** The intent for all signage in the Gateway Overlay is that signs will enhance the aesthetic quality of the community gateway. Requirements for signage in the Gateway Overlay are found in section 19.18.
6. **Landscaping.** In addition to the landscaping requirements in Chapter 19.06, a unified landscaping theme must be provided that is designed to: ~~the following shall apply to developments in the Gateway Overlay:~~

~~a. A unified landscape theme must be provided that is designed to:~~

a. be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;
b. utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b.

~~c. Additional landscape features shall be installed along Gateway Overlay arterial and collector streets, all development entry corners, and along all sides of buildings visible to the community entrance. These features shall include raised accent planters with shrubs or flowers or both, as well as at least two of the following:~~

~~i. clusters of native grasses or other similar plants or both;~~
~~ii. small groves of trees;~~
~~iii. water features; and/or~~
~~iv. other similar landscaping features as approved by planning staff.~~

~~d. At least 50 percent of the entrance area in front of each building, and along the Gateway Overlay arterial and collector street side of each building, shall be designed with streetscape elements which include but are not limited to awnings, benches, trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, public art, water features, outdoor restaurant seating, outdoor plazas/gathering areas, and other similar streetscape features.~~

7. **Parking.** In addition to the requirements of Chapter 19.09, developments in the Gateway Overlay shall be designed with no parking between buildings and current or master planner arterial or collector streets.
Exceptions:
a. When a property has frontage on both a collector and a local roadway, when residential uses front on the local roadway, parking areas may only be allowed between the building and the collector. Parking areas adjacent to a collector street shall be screened from view through the use of earth berms, with a minimum height of three feet as measured from the parking surface; as well as additional landscape elements such as trees, shrubs, hedges, etc., and meeting the requirements of Sections 19.06 and 19.16
b. When a property has frontage on two arterial roadways, parking areas may only be allowed between the building and the arterial roadway having a lower

classification. Arterial road classifications from highest to lowest are: Principal, Major, and Minor. Examples: In the case of a property fronting on both a Principal and a Major arterial, parking would only be allowed adjacent to the Major arterial. In the case of a property fronting on the two arterials of equal classification, parking areas may only be allowed between the building and the roadway having lower traffic volumes, based on a traffic study. Parking areas adjacent to an arterial street shall be screened from view through the use of earth berms, with a minimum height of three feet as measured from the parking surface; as well as additional landscape elements such as trees, shrubs, hedges, etc., and meeting the requirements of Sections 19.06 and 19.16

8. **Entrance Feature.** A developer in this zone is encouraged to allow by easement a City entrance feature at each entrance to the City that is visible from the nearest public right-of-way. The location of the easement shall be determined at the discretion of the City Council for the placement of an entrance feature. Also, at the discretion of the City Council, the developer can build a City approved entrance sign to help meet the Streetscape Elements requirement, which would qualify as ten amenity points.
9. **Streetscape.** Each lot within the Gateway Overlay shall meet the Streetscape requirements as outlined in the table below:

Gateway Overlay Streetscape Elements **(Assign points only to applicable elements)** **Points Prorated** • **Every lot within a Gateway Overlay Zone shall contribute at least ten points of the table's amenities for every 150 linear feet facing an arterial or collector street. If a lot within a Gateway Overlay Zone faces more than one arterial/collector, just the greater length of one arterial/collector shall be required. Each lot's required amenities may be within the lot or the subdivision.** • **Amenities shall face the main road(s) with the intention of streetscape elements being visible as one enters the City.** • **Land Use Authority Approves at Site Plan.**	**Weight**	**Total**
Ten Point Minimum Requirement		
1. Planter Beds or Boxes (20' sq. minimum)	2.00	
2. Decorative Litter Receptacle (See Saratoga Site Amenities Spec.)	2.00	
3. Outdoor Restaurant Seating (Minimum 1 table, 4 chairs or 2 small tables w/2 chairs each)	4.00	
4. Four Ornamental Trees (above minimum, 2" caliper or similar maturity)	2.00	
5. Bench (See City Standards & Specs. & Saratoga Site Amenities Spec.)	4.00	
6. Bike Racks (decorative full size in bike space; capacity 5% of parking)	2.00	
7. Drinking Fountain (ADA s/swivel head)	4.00	
8. Gas Fire Pit	4.00	

9. Tree Guard	2.00	
10. Tree Grate	2.00	
11. Entrance Feature	10.00	
	TOTAL	

Example:

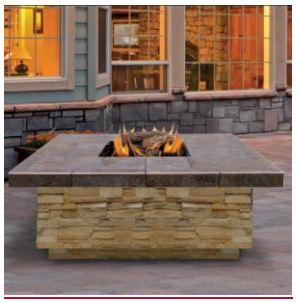
The lot outlined in red is within the Gateway Overlay Zone. While this lot does not front Riverside Drive or Crossroads Blvd. it faces them. Approximately 229 feet face Crossroads Blvd. and approximately 159 feet face Riverside Drive. Since 229 is greater than 159, the measurement of 229 feet shall be used. This lot may fulfill the Gateway Overlay Design Standards by providing amenities within this lot or the Steele Ridge Plaza subdivision. Since ten points is needed for every 150 linear feet, this lot is required to provide 15.26 points (or 16 points rounded up) of amenities.

Here is an example of how this lot may obtain at least 16 points:

Example of Chosen Amenities	**Weight**	**Total**
1. Planter Boxes	2.00	2.00
2. Decorative Litter Receptacles	2.00	2.00
3. Outdoor Restaurant Seating	4.00 x2	8.00
4. Benches	4.00	4.00
	TOTAL	**16.00**

Gateway Overlay Streetscape Elements

Example Images

Planter Bed or Boxes* 	Decorative Litter Receptacle*
Outdoor Restaurant Seating 	Four Ornamental Trees
Bench* 	Bike Rack*
Gas Fire Pit* 	Drinking Fountain*

Tree Guard*	Tree Grate*

*Shall use City branded item when available.

(Ord. 24-45, Ord. 23-4, Ord. 22-44)

ORDINANCE NO. 25-07 (01-07-25)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

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

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-9a, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-9a and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on December 12, 2024 and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-9a and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

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 on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th day of January, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments

MEMORANDUM

To: Jeremy Lapin, PE, CFM, Saratoga Springs City Engineer & Public Works Director

From: Jack Allen, Avenue Consultants

Date: November 9, 2024

Subject: Literature Search of Environmental Mining Impacts and Mitigation Strategies

1 INTRODUCTION/SUMMARY

CMC Rock (CMC) is considering expanding its South Pelican Point Quarry/Batch Plant operations on Waldo land holdings just south of recently developed residential land in Saratoga Springs, Utah County, Utah. This literature search assesses whether the proposed CMC expansion presents, to any extent, imminent danger to public health, safety, and welfare.

Through literature review on the subject, a reasonable person would conclude quarry operations, or sand and gravel operations, have a definite potential to adversely affect human health, safety, and welfare. There appears to be a wealth of findings supporting this conclusion noting that pollutants (see Section 3.1 below that summarizes specific pollutant contributions) can be generated from such operations that do not interact favorably with human populations. Studies also conclude that often the effectiveness of mitigation measures used to address these pollutants comes into question since data from analytical assessment of mitigation measures is sparse. *Study raises health concerns for sand and gravel workers*. Spartan Newsroom. 2022-04-29. Retrieved 2024-04-09; Nemer, Maysaa; Giacaman, Rita; Husseini, Abdullatif (17 September 2020). *Lung Function and Respiratory Health of Populations Living Close to Quarry Sites in Palestine: A Cross-Sectional Study*. Int J Environ Res Public Health. 17 (17): 6068. doi:10.3390/ijerph17176068. PMC 7504702. PMID 32825513 are two of many examples.

Definitively answering the question of whether operational expansion near residential developments would lead to imminent danger to the health, safety, and welfare of human populations is not as easy of a question to answer. While it may be clear that said operations can release harmful pollutants, answering the question around do such pollutants pose imminent danger is more delicate. Reasons for this are, but are not necessarily limited to:

1. While investigations do reveal potential harm to human populations, often these investigations are located in conditions where natural and manmade variables are distinct to a given location. These can be, but may not be limited to, frequency of operations, topographical conditions, and/or climatic conditions.
2. While data readily reveals, as even conveyed on the CMC Rock website, known harm from operational pollutants release, it is not readily known at what rate in which harm is inflicted, and hence, while harm is recognized, the imminency of the danger is not available without further study. Deleterious impacts often only become evident over time. The immediacy of the impact on humans is often difficult to assess. Often, this would lead to the need for "after-the-fact" study.

3. The responsibility to deliver additional study that could reveal quantities and release rates, in the case of Pelican Point, in the state of Utah, sits with the project proponent often mandated by state law and not local law. With this noted, there is often little compelling a proponent to take on such study. Hence, mitigation to reduce possible impacts leading to harm are enacted before a study is identified. Consequently, studies are rarely conducted if ever and further, the effectiveness of mitigation is never fully understood.

4. The effectiveness of mitigation strategies/plans is never fully understood is important. For example, study may be needed to know if mitigation plans effectively reduce impacts below thresholds (i.e., National Ambient Air Quality Standards [NAAQS] as administered by the United States Environmental Protection Agency [EPA] establish thresholds for criteria pollutants that have been determined to generate harm if exceeded; yet imminent danger remains unclear; or Noise Abatement Criteria [NAC] established thresholds could mean operational performance at the mining facility could exceed allowable levels leading to physical human damage, but again, the length of exposure to what levels would need to be known).

These are only a few possible reasons making it difficult to answer the question of whether operational expansion near residential developments would lead to imminent danger to said populations. Again, while this may appear obvious to some, it is not as easy of a question to answer upon review.

In conclusion, the following can be considered:

- Evidence is prevalent that quarry operations without effective mitigation in place can adversely affect human health, welfare, and safety in numerous ways. However, what is not known is the rate upon which such impact would occur, and the body of work reviewed suggests more study is warranted. Without knowing the rate upon which an impact would become deleterious, it may be difficult to predict when such an impact would pose an imminent danger.

- The City of Saratoga Springs should pause, however possible, before granting advancement of a proposal by CMC Rock to expand its operations to Waldo land holdings northward (from the Pelican Point operations) and in close proximity to residential land activities. With limited fortitude, the City may request detailed engagement with CMC Rock to negotiate expansion plan specifics (if at all) in order to create the highest assurances possible to effectively mitigate impacts from the operations on neighboring properties and uses. This is in recognition that mining operations and population centers (such as those found in residential areas) may not be compatible due to impacts compounded by a lack of full understanding of the effectiveness of mitigation to reduce impacts to a level that falls below "imminent danger".

One other element the City may wish to consider is potential impacts on the financial welfare of the community such as its tax base. Questions that may be worthy of considering are:

- Would conversion of planned residential uses to a commercial/industrial complex lead to beneficial or deleterious tax implications? From sales, employment, property taxes, etal.

- Would conversion as note immediately above lead to a need to modify land planning to generate an identified balance in tax revenue generation.

As a final note, limited research does suggest CMC Rock has been found by the Utah Department of Environmental Quality – Division of Qir Quality (DAQ), on at least one occasion, to be in violation of certain permit conditions and subsequently received a warning letter.

2 RESEARCH METHODOLOGY

Research methodology included reviewing as much available research as time allowed prior to preparation and facilitation of a November 25, 2024, call with City of Saratoga Springs staff to review findings.

Metrics were established specific to the literature-review findings presented in this memorandum:

1. Did the research present clear and convincing evidence of imminent harm to neighboring communities and uses?
2. Do the findings unequivocally establish that operational expansion would present an imminent danger to nearby or adjacent communities?

To establish literature findings applied to the city's concerns, the authors first established the type of mining and processing potentially being considered for expansion and the kind of environment (i.e., climatic conditions) in which the mining would occur. In establishing the parameters, CMC Rock was not contacted (due largely to the scope of the study and the timing available to deliver findings to the city) and so the following assumptions were made:

1. The anticipated operations were traditional sand and gravel operations, or as quarries.
2. Batch plant operations to create concrete would occur at the original site and raw materials would be trucked to the original site (however, if batch plant operations are to occur on the expansion sites, a different set of impacts on neighboring lands may be expected without mitigation plans in place).
3. Both on-site and off-site mitigation by CMC is unknown.

In the literature search review the authors attempted to take into account each study source and, from this, made general conclusions about study objectivity. Where possible biases were identified, the authors attempted to balance viewpoints and/or conclusions.

3 RESEARCH FINDINGS

3.1 Overall Findings

A wide body of research examines the relationship between open pit mining, like sand and gravel operations (termed "aggregate mining" or "quarry operations"), and how mining operators may mitigate impacts on the human, physical and natural environments.

In short, the first finding was a strong recognition a clear correlation exists between human health impacts and mining operations generating those impacts, and without proper measures in place, quarry operations could definitively release harmful pollutants into the human, natural and physical environments. Other findings:

1. A wide variation in pollutant loading is evident due to different geographies, topographies, operational behaviors, etc., and so therefore, potential impacts on human health seemingly also varied.
2. For almost each study reviewed, further study to characterize the levels of pollutants, the release rates of pollutants over the course of time and in lifecycle context, the impacts on human health, and the effectiveness of mitigation planning as permitting required were needed to reach certainty of remnant impact.

3. Permitting requirements for mining operations typically require mitigation planning to be undertaken with an assumption (often not quantified) that such mitigation, as established by the operator, will be effective in reducing impacts (most often not knowing if the mitigation will reduce the impacts below a harmful level).

The authors started with a comprehensive study first published in June 2024, *The Environmental Impact of Extraction: A Holistic Review of the Quarry Lifecycle*, by Lee, Asbjonsson, Hulthen, and Evertsson, which reviewed 171 studies worldwide as a systemic literature review to identify the significant impacts of aggregate mining operations. This study explored trends in research, categorizing the extent to which the worldwide studies address impacts to areas such as air quality, noise generation, visual or aesthetic resources, and water resources.

From this starting point, other sources addressing specific environmental resources (Air Quality, Noise, Visual Aesthetics, and Water Resources) were gathered to identify varying, authoritative perspectives on the environmental impacts of aggregate mining operations.

Of those listed, air, noise, and water resources have thresholds established to identify when exceedances would equate to harmful human impacts. These thresholds varied depending on the agency establishing the thresholds and for what activity is being considered.

For example, the Federal Highway Administration has established National Ambient Air Quality Standards (NAAQS) in accordance with the Clean Air Act (CAA) to identify seven criteria pollutants (including particulate matter of different sizes [also referred to as dust]) that are not only used to determine thresholds to public health and safety but also to determine if regions are in "attainment" for the thresholds. The United States Environmental Protection Agency (USEPA) administers to this CAA provision and has established specific requirements to determine compliance. But also, permitting at the State of Utah level, like that required for the Large Mining Operations (LMO) permit, requires dust abatement mitigation planning to reduce more localized impacts. So, in point, thresholds exist but application here is cautioned since it could lead to greater confusion than clarity.

As a side note, Visual Aesthetics (or, visual resources) has been included because of the soft science specific to the element. Impact assessment is often subjective on this subject and seldom are there any real metrics. There are methods to determine impacts depending upon the agency requiring the assessment, but the methods do vary. The takeaway should be that sand and gravel operations most often represent a substantial change to what most often is a natural setting and so therefore a reasonable person would conclude sand and gravel operations could have substantive adverse impacts on the visual environment.

3.2 Research Limitations

In the review of the aforementioned 2024 study and others, the authors identified "gaps." Generally, those gaps as determined through research are (it is these gaps, in short, that appear to deliver a consistent message from research undertaken):

1. Standards have not been established to conclude definitively what levels and intensities of pollutant loadings from one element to the next may lead to imminent danger on human health, welfare, and safety. Without such standards, more site-specific study is needed. To be clear, this is not to say standards have not been established (as noted earlier) but said standards seldom have a temporal element to them. Also, the lack of standards does not indicate there such operations are harmless nor should they prevent City officials from proceeding with caution in permitting mining operations from occurring.

2. Lifecycle quarry operations like the CMC's have effects on human health, welfare, and safety, and consequently, impact intensities will rise and fall over time. And this "rise and fall" is subject to several variables often unique to a given mining location.

3. The extent of the impacts and the severity of the impacts on the resources cited in No. 1 above warrants further study to deliver definitive findings. It is not uncommon for impacts identification to lack clarity and be partial in nature due to time limitations. Unwanted and harmful noise generation could be one such element in which the temporal limitations constrain complete impact awareness.

4. Methodologies upon which impacts are examined appear to vary widely and each has limitations. Methods of analyses include, but are not limited to, Life Cycle Assessments (LCAs), Environmental Impact Assessments or Statements (EIAs, EISs), and Environmental Management Systems (EMS). Overall, the analyses tend to be broad in findings and often rely on others to determine the harmful nature or "significance" of identified impacts. While methods may exist that could provide more definitive data and results, such methods were not often implemented, if at all, because of time limitations specific to the larger studies and costs associated with such analyses. Also, the determination to conduct such studies often lied with the operator's discretion.

5. While standardized mitigation requirements do exist and some regulatory requirements are in play leading to mitigative actions (like dust abatement plans), operators often identify impacts to determine where, and if, mitigation, abatement, or avoidance actions could be deployed. Criteria defining significance can vary widely (and is often determined by others) and this can lead to notable challenges for methodologies.

6. Mitigation is not uncommon but is often in place to protect on-site workers; and so little is known about effects on neighboring uses, communities, and activities. The "internal" measures are typically a legal requirement to satisfy insurance requirements.

7. Automation of impact assessments appears to create a dynamic in which impacts analyses are under-discussed. Put another way, modelling results can be accepted "carte blanche" without validation of findings.

8. The obligation to conduct further study is often the responsibility of the mining operators who often are not obligated to undertake such study and, often, regulations are lacking to require that such a study to occur.

3.3 Summary of Literature Review

Most research sources recognize the magnitude and severity of impacts as a general assumption, and instead spend their pages exploring how to assess or mitigate environmental impacts. Rarely, if ever, do such sources extend to answer the question of when an impact on human health would constitute imminent danger.

To be clear, based on the potential severity of impacts on human health, some sources go as far as to conclude that no aggregate extraction should ever take place near places of residence, and point to the lack of quantitative assessments as indicative of this hazard. For example, while not necessarily fully equitable to planned expansion operations:

> *Aggregate extraction, in particular a quarry operation that detonates explosives below the water table, is one of the most toxic, noxious and destructive industrial activities that has both short- and long-term impacts on the environment, some of which are permanent and irreversible, without any prospect of rehabilitation to an economic use. Most, if not all, proponent-driven studies prepared at a point in time, under static environmental conditions, in support of aggregate extraction fail or*

cannot possibly quantify with any degree of certainty the adverse effects on the environment and its inhabitants, human and non-human, given the dynamic nature of aggregate extraction. (Sevelka, 2024).

However, "*Sand, gravel, and crushed stone (collectively referred to…as aggregates) are the most in-demand materials on the planet in terms of volume*" (Bendixen et al, 2021) and rapidly approaching a point where demand exceeds the renew rate of the supply. As such, aggregate mining or extraction operations represent participation in a crucial economic resource as part of the global, and arguably, local and regional supply. Sources, such as that cited, that discuss the economic importance of aggregate mining, admit that "the impact of their mining on natural environment and human society remains relatively unknown. The aggregate mining sector is largely hidden from view…" (ibid). This "counter" point to readily identified impacts on human health possibly becomes an important consideration relating to community-based decisions and directions.

3.4 Summary of Environmental Impacts

Research sources did not sufficiently provide methods to offer calculable results for the category of environmental impacts examined herein. As such, guiding documents from sources such as the EPA identify as a blanket statement about the generic concerns associated with aggregate (sand, gravel, and rock) extraction activities and make recommendations for appropriate mitigation strategies. Data relative to the effectiveness of mitigation to reduce impacts to "acceptable" levels is most often qualitative in its nature and little known.

Most sources that specify quantitative data are specific to location-specific assessments and are generally subject to site-specific geology, topography, meteorology, and hydrology. Without these specific environmental site assessments, generic guidance is the most applicable and would support conversations between the city and the operator of the proposed quarry site.

In the body of research literature, a common theme that emerges is that regardless of impacts, the implementation of mitigation strategies and faithful compliance by the operator are essential components of operating extraction activities in a way that is safe for nearby existing or planned residential developments. Table 1 below summarizes research findings of the some of the environmental elements considered in the study. The table goes on to identify some, but not all, mitigation strategies, often, but not always, available to the operator. The mitigation strategies become important for City officials who may (with caution) choose to advance such an operation.

Table 1, Research Observations on Some Environmental Elements Commonly Associated with Impacts from Quarry Operations

Category of Environmental Impacts	Notes and Observations from Research	CMC Rock Implementation	Available Mitigations
Air Quality	Aggregate extraction activities are known to release particulate matter, also called "fugitive dust," predominantly those that are smaller than 2.5 micrometers (PM 2.5).	Unknown if such mitigations are planned for the proposed CMC operations expansion, nor is the	Representative (meaning not exhaustive) mitigations include: • Water sprinklers to minimize airborne dust (Abu-Allaban, M. and Abu-Qudais, H., 2011).

Category of Environmental Impacts	Notes and Observations from Research	CMC Rock Implementation	Available Mitigations

	According to the USEPA's Toxic Release Inventory, various metals such as mercury, arsenic, selenium, and others can be found in soils throughout the Great Basin, however, this distribution is not uniform and is often site-specific.
	
	Mitigations exist to create safe working conditions for workers as well as to minimize the release of fugitive dust into the air of nearby developments (Alvarez et al, 2008).
	
	Fugitive dust is a known air quality hazard regulated by the EPA and other environmental agencies with established thresholds for human health. In Utah, the Department of Environmental Quality (DEQ) regulates fugitive dust via approved Fugitive Dust Control Plans (DEQ, 2024).
	
	According to UDEQ (UDEQ, 2024a), the attainment status for particulate matter that would be released as part of operations is as follows for this area:
	• Particulate Matter (PM 2.5) – serious non-attainment area.
	• Particulate Matter (PM 10) – maintenance area.
		effectiveness of such mitigation known.	• Vegetative barriers such as using forests to surround an installation, which "constitute a barrier for the fugitive dust generated in the mine or quarry, thus avoiding its dispersion towards inhabited areas" (Alvarez et al., 2008).
			• High, solid barriers to trap fugitive dust from mining blasts (Alvarez et. al, 2008).
			• A Fugitive Dust Control Plan (FDCP) would need to be approved by the Utah Division of Air Quality (UDEQ, 2024b). Possible dust control measures from the required form (UDAQ, 2013) include:
			  ○ Stabilizing surface soils where drills, support equipment, and vehicles will operate (which includes using water or chemical stabilizers).
			  ○ Stabilizing soil during blast preparation activities (which include limiting the blast footprint and maintaining rock and vegetation where possible).
			  ○ Stabilizing soil after blasting (which includes watering disturbed soils and using chemical stabilizers).
			
			One DEQ requirement in place is, "Any person or entity that owns or operates a source of fugitive dust that is

Category of Environmental Impacts	Notes and Observations from Research	CMC Rock Implementation	Available Mitigations
			at least 1/4 acre in size must submit a Fugitive Dust Control Plan (FDCP) to the Utah Division of Air Quality (UDAQ). This includes mining activities, construction, earthmoving, excavation, and demolition" (ibid).
Noise	Noise production, and related impacts, appear to depend on the methods of extraction used and as described in the main text, noise impacts would vary from the type of activity and the lifecycle of the quarry operation. Noise sources from mining operations can come from many sources including but not limited to on-site equipment as well as haul trucks moving materials on local roadways. "Noise and vibration can be perceived by the local community as the most serious impact on the environment, affecting both working activities and night sleep" (Asdrubali and Baldinelli, 2003). Any specific noise evaluation would have to be done on site or developed into a noise model specific to the proposed site details and relevant extraction operations. USEPA and others identify mitigation measures that can be implemented to address public noise concerns. "External noise can affect persons living, working, and at leisure in the vicinity of a quarry. Most quarry activity takes place during	Unknown if such mitigations are planned for the proposed CMC operations expansion, nor is the effectiveness of such mitigation known.	Noise mitigations include: • Acoustic barrier walls to screen noise sources and entire segments of mines (Echo Barrier, 2021). Unfortunately, "acoustic barriers are not very effective at reducing noise below 400 Hertz." • Accurately monitoring mining noise, which includes Attended noise monitoring and Continuous unattended noise monitoring (ibid). • Operating the quarry during the hours of the normal working day, as an extraction site that "operates quite successfully during the daytime might give rise to justifiable complaints if they operated regularly at night" (Cockroft, 2005). • Designing plant and processing facilities with low noise output (ibid). • "Incorporation of buffer zones into the design of the site and its environs" (ODPM, 2005).

Category of Environmental Impacts	Notes and Observations from Research	CMC Rock Implementation	Available Mitigations
Noise, cont.	the normal working day, although night-time operations and early-morning starts can introduce additional problems. The primary factor in determining whether or not a noise is likely to give rise to environmental consequences is its loudness in relation to the existing noise climate" (Cockroft, 2005).		• Optimizing site design to minimize impact, using natural topography or the grouping of site buildings to form a barrier between site operations and noise-sensitive properties (ibid).
Visual (Aesthetics)	Visual resources connect people to the natural and built environments they see around them. The visual impacts of aggregate extraction "represents one of the most critical nuisances" of quarrying activities (Degan et. al, 2014). The landscape alteration associated with aggregate extraction and mining would warrant a "reclamation scheme aimed to eliminate, or if not possible, to reduce its effects" and requires "long term planning and design" to make this sustainable (Degen et al., 2014). Visual impacts associated with quarrying or aggregate extraction activities would be pursuant to the particular topography of the site and therefore, could not be predetermined (Dentoni et al., 2023). "Open-pit mining and other extractive techniques drastically alter the natural landscape. The removal of vegetation, excavation, and the creation of large cavities negatively affect the biodiversity and scenic beauty of the	Unknown if such mitigations are planned for the proposed CMC operations expansion, nor is the effectiveness of such mitigation known.	Mitigations Include: • "Strategic placement of screening materials including trees and the use of appropriate plant species in the reclamation phase" (Stefanovska and Panov, 2011). • "Modification in the placement of ancillary facilities and access roads" (ibid). • Long-term reclamation efforts, which restore the landscape on the scale of 20 to 30 years (Worlanyo and Li, 2021).

Category of Environmental Impacts	Notes and Observations from Research	CMC Rock Implementation	Available Mitigations
	environment" (Kunak Technologies, 2023).		
Water Resources	Chemicals used in mining, such as flotation reagents and solvents including cyanide and mercury, can leach into surrounding waters. This causes water pollution, affecting water quality and aquatic life (Green et al., 2005). Mining and extraction operations can disrupt water table hydrology, compounding the extent to which mining chemicals leach into ground water (ibid). "One of the biggest contributors to mine pollution is acid drainage. It occurs when sulfide minerals, such as pyrite, are exposed to air and water during mining. These minerals react with oxygen and water, releasing sulfuric acid. Acid drainage pollutes water bodies and negatively affects aquatic life" (Kunak Technologies, 2023). "The generation of mining waste, such as tailings and waste rock dumps, is another major cause of pollution. These wastes contain toxic substances and heavy metals that can leach into soil and groundwater. Tailings, in particular, may contain cyanide and other hazardous chemicals" (ibid). It is noted that the proposed site and the groundwater therein is proximal to Utah Lake. Implications of groundwater contamination or broader spread	Unknown if such mitigations are planned for the proposed CMC operations expansion, nor is the effectiveness of such mitigation known.	Mitigations include: • "Design of systems to prevent surface and groundwater contamination should be a primary goal of the mining operation," as "remediation of mining-caused [water] pollution can be extremely costly" (IRMA, 2018). • Using water efficiently, ensuring that total withdrawals maintain environmental flows in streams, springs and other surface waters (ibid). • Minimizing groundwater drawdown (ibid). • Treating mine-influenced water and discharging it in ways that minimize harm to surrounding water users and environmental resources (ibid). • Proactive and collaborative identification of potential water quality and quantity issues (ibid). • "Compiling the information on topography, geology, hydrology, karst (if applicable), and monitoring [to] allow for the development of a mining plan" (Green et. al, 2005).

Category of Environmental Impacts	Notes and Observations from Research	CMC Rock Implementation	Available Mitigations
	of industrial leachate should be considered.		

Authors also conducted research on the potential for vibration to meet objectives as outlined in Section 2.1 herein. Like the review of literature specific to air, noise, water and visual, while potential vibration impacts were recognized, evidence was insufficient to conclude impacts outlined might equate to imminent danger. Ground vibrations are often confused with noise associated with construction or mining operations (McCabe, 2022). Relevant factors in ground vibration impacts include the type of extraction operations in use and the proximity to the impact site. Rock blasting is one of the most common and cost-efficient aggregate extraction techniques, and "one of the most severe environmental impacts of blasting is ground vibration, which also causes issues for individuals in the proximity of the blazing zone" as these vibrations can damage surrounding structures, sand sensitive equipment (IRMA, 2018). These vibrations also cause disruption to the lives of individuals who live close by, including anxiety, agitation, and difficulty concentrating.

Mitigations can include:

- Automated vibration monitoring
- Attended vibration measurements.
- Controlling charge weight diameter and charge coupling with boreholes.
- Controlling the direction of blast initiation (ibid).
- Limits on air blast overpressure.
- Limits on working hours.
- Limiting permitted ground vibration (peak particle velocity)

4 CMC ROCK'S COMPLIANCE RECORD

The Utah Department of Environmental Quality – Division of Qir Quality (DAQ) conducted an inspection on August 30, 2022, of CMC's Pelican Point Aggregate Plant. This inspection found CMC Rock in violation of certain conditions. On October 11, 2022, CMC Rock provided a response that documented their response to all issues, including day-after mitigation in some instances. A warning letter summarizing this occurrence was sent on November 17, 2022.

Beyond this, other compliance advisories have been issued by the DAQ requiring a "prompt return to compliance." In all cases, compliance measures are indicated.

5 CONCLUSION

The literature review undertaken leads to the following recommendations. Not all are "requirements".

The authors believe it would be prudent for City officials to strongly urge the mining operator to engage in a meaningful discussion of the benefit of advancing the expansion proposal. This specific instance could be an opportunity for mining operators to establish "good neighbor" intentions. The ability of the operator to effectively respond to all reasonable requests by city officials and public members could generate substantial goodwill.

Of course, the authors recognize the very real possibility that no matter the answer, not all will be satisfied. As this endeavor, indeed, will lead to substantial environmental change. But nonetheless, exploring if more is needed beyond state permitting requirements may be prudent. City officials urging not only expansive study as well as withdrawing expansion plans at this location may call attention to what may be interpreted as limited permitting requirements. Put another way, perhaps city officials may suggest more is needed beyond what is allowed for when considering permitting requirements.

The objective of the memorandum was to answer the following three questions:

1. Did the research present clear and convincing evidence of imminent harm to neighboring communities and uses?
2. *In short, evidence is prevalent that quarry operations without effective mitigation in place could adversely affect human health, welfare, and safety in numerous ways. Many research sources strongly assert that aggregate mining presents imminent danger to nearby residents, but that assumption is used as an industry-wide starting point from which to explore mitigation.* Do the findings unequivocally establish operational expansion would present an imminent danger to nearby or adjacent communities?

   Collectively, it appears there is insufficient data available to determine if CMC's operations could be expanded without presenting an imminent danger to nearby or adjacent communities. The authors recommend city officials strongly urge the operator to undertake the necessary studies to answer the questions before expansion plans are implemented to ensure it presents no imminent danger to public health, safety, and welfare.

From this—despite land use rights afforded to operations such as CMC in the state of Utah—a "reasonable" person might conclude that word of excavation expansion could raise public fears and, because of this, it would be prudent for mine operators and locally affected jurisdictions to discuss (1) the mining activities under consideration, (2) added study to assess potential for imminent danger, and (3) if warranted, measures beyond requirements that could be taken (and at what cost) to reduce the potential impacts of the mining activities. This is evident via recent actions around Herriman Quarry complaints, as reported via the November 26th, 2024 KSL.com article on the subject matter.

Based on a vast body of research, there is little question that mining operations can have adverse human health implications beyond merely the category of impacts reviewed. A reader is likely to conclude that in most cases, it is imperative that no mining operations be conducted adjacent to places of residence. Therefore, it is in the best interest of both the city and CMC to discuss potential impacts and opportunities, such as available mitigations, while considering future repercussions that may not be desirable and could lead to undesirable precedence and impacts to the health, safety, and welfare of the adjacent community.

6 REFERENCES

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DORSEY
DORSEY+WHITNEY LLP

RICHARD R. HALL
Partner
(208) 617-2541
FAX (208) 485-7703
hall.richard@dorsey.com

August 30, 2024

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND ELECTRONIC MAIL

Sarah Carroll
Planning Director
Saratoga Springs Planning and Zoning
1307 N Commerce Dr., Suite 200
Saratoga Springs, Utah 84045
scarroll@saratogasprings-ut.gov

Re: CMC Rock - Notice of Expansion of Vested Mining Rights, Utah Code 17-41-502

Dear Director Carroll:

On behalf of CMC Rock, LLC, a Utah limited liability company ("***CMC***"), this letter serves as notice of the expansion of CMC's vested mining rights from the Jim Gay Mine located in unincorporated Utah County, as described in the Declaration of Vested Mining Use enclosed as Exhibit A, to parcels of land located in the City of Saratoga Springs, Utah with parcel numbers of 59:011:0085, 59:014:0020, 59:011:0029, 59:024:0001, 59:023:0027, 59:023:0003, 59:023:0005, and 16:003:0021 (collectively the "***Subject Parcels***").

CMC seeks to remove sand and gravel from the Subject Parcels in conjunction with CMC's vested mining rights under Utah Code 17-41-502(1)(b)(i)-(iii). CMC has perfected their vested mining rights in the "mineral deposit" within the Jim Gay Mine as shown in the enclosed Exhibit A. Consistent with Utah Code Section 17-41-502(1)(b)(i)(ii)(iii), the "mineral deposit" on the Subject Parcels is located beneath sand, gravel, and overburden controlled by CMC, and is within the same contiguous mineral trend and geologic offshoot as the "mineral deposit" currently operated and controlled by CMC at the Jim Gay Mine. Sand and gravel within the Subject Parcels rests as overburden on a "mineral deposit" and the sand and gravel must be removed to reach the underlying "mineral deposit". CMC is authorized to remove the sand overburden on the Subject Parcels by agreement with their property owners.

Accordingly, CMC now seeks to expand the vested mining use from the Jim Gay Mine to the Subject Parcels. We respectfully request the Saratoga Springs Planning and Zoning Commission to hold a public meeting regarding this matter as soon as possible following 10-days from receipt of this notice per Utah Code 17-41-502(2)(d). In addition to public notice of the meeting, pursuant to subsection (d)(i)(B)(II), please provide notice to the owners of the Subject Parcels, which are: Waldo Co. LTD, a Utah limited partnership; Waldo Co (County) LP, a Utah limited partnership; and Waldo Co (South) LP, a Utah limited partnership, which share a mailing address of 2296 N 180 W Pleasant Grove, UT 84062.

We appreciate your attention in this matter.

Best regards,

Richard R. Hall

Richard R. Hall

cc: Kevin Thurman, Saratoga Springs City Attorney - kthurman@saratogasprings-ut.gov
Todd Cusick
Sam Cusick

Exhibit A

When Recorded Mail To:
Sam Cusick
CMC Rock
151 E 1750 N Suite A
Vineyard, UT 84059

ENT 51817:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Aug 2 11:32 AM FEE 40.00 BY CS
RECORDED FOR CMC ROCK LLC

Declaration of Vested Mining Use

(Utah Code Section 17-41-501(4))

THIS DECLARATION OF VESTED MINING USE (**"Declaration"**) is effective as of the date set forth below by the undersigned mine operator (the **"Operator"**) of that certain large mine Permit No. M0490005 (**"Large Mine Permit"**), together with the undersigned landowners of the real property associated with the Large Mine Permit. This Declaration applies to all of the real property legally described on Exhibit A attached hereto (the **"Property"**).

RECITALS:

A. This Declaration is intended to be a declaration of a vested mining use on the Property in accordance with Utah Code Section 17-41-501(4).

B. One or more portions of the Property (including that portion for the Large Mine Permit) have been used to extract commercial quantities of mineral deposits. This mine site has been used since before the 1940's to produce mineral products used as different refractory materials by companies such as, The Western Fire Clay Company, Geneva Steel, Interstate Brick, PABCO, and Ashgrove Cement. Information on this mine site is found in bulletins posted by the Utah Geologic and Mineral Survey in 1956 and 1948, during these times the mine was known as the Jackrabbit mine. Aerial imagery as early as 1947 can show the entrance of the mine back when it was operated and mined as an underground operation.

C. On May 4th, 1977, because of the Federal Mine Safety & Health Act of 1977, Interstate Brick Corporation provided to the Utah State Department of Natural Resources Division of Oil, Gas, and Mining (**"DOGM"**) a Notice of Intention to Commence Large Mining Operation (**"NOI"**). Such NOI resulted in the issuance of the Large Mine Permit, which remains active today. All rights and obligations associated with the Large Mine Permit have been assigned to the Operator by that certain letter from DOGM dated July 25th, 2023.

DECLARATION:

Pursuant to Utah Code Section 17-41-501, the undersigned Operator and landowners hereby provide notice of the vested mining use on the Property.

Dated this 2 day of August, 2024.

OPERATOR:
CMC ROCK, LLC,
A Utah Limited Liability Company

Samuel Cusick, Manager

LAND OWNER:
Waldo Co South, LP,
A Utah Limited Partnership

Jim Davis, Manager

ENT 51817:2024 PG 2 of 3

NOTARY PUBLIC
Peter Mabey
723070
My Commission Expires
02/14/2026
STATE OF UTAH

STATE OF UTAH)
: SS.
COUNTY OF UTAH)

On the 2 day of ~~June~~ August, 2024, personally appeared before me Samuel Cusick, who duly acknowledged to me that he executed this instrument as an authorized agent of CMC Rock, LLC, and on behalf of such company.

Notary Public

NOTARY PUBLIC
Peter Mabey
723070
My Commission Expires
02/14/2026
STATE OF UTAH

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On the 2 day of ~~June~~ August, 2024, personally appeared before me Jim Davis, who duly acknowledged to me that he executed this instrument as a manager of Waldo CO South, LP, on behalf of such company.

Notary Public

ENT 51817:2024 PG 3 of 3

EXHIBIT "A" LEGAL
DESCRIPTION

That certain real property located in Utah County, and legally described as follows:

Utah County Parcel 59:087:0001

Lots 1, 5, 6, 7 and 8 of Section 13, Township 7 South, Range 1 West. Salt Lake Base and Meridian.
Area. 231.17 Acres

CMC Jim Gay Mine

Vesting Mining Rights Summary

Saratoga Springs City, Utah

October 15, 2024

CMC is the “Mine Operator” of Jim Gay

- Utah Code: 17-41-101 (13)
  - Mine operator means…. “a successor….that
    - owns, controls, or manages a mining use under a large mine permit issued by the division (DOGM); and…
    - has produced commercial quantities of a mineral deposit from the mining use”
  - Only a ”Mine Operator” as defined in (13) holds the Vested Mining Rights and the right to expand the Vested Mining Rights

DOGM approval of CMC

State of Utah
SPENCER J. COX
Governor
DEIDRE M. HENDERSON
Lieutenant Governor

Department of Natural Resources
Division of Oil, Gas and Mining

JOEL FERRY
Executive Director
JOHN R. BAZA
Division Director

July 25, 2023

Certified Return Receipt
7022 0410 0001 6029 4251

Sam Cusick
CMC Rock, LLC
8777 South Redwood Road
Suite 250
West Jordan, Utah 84088

Subject: Final Approval of Permit Transfer, CMC Rock LLC, Jim Gay Mine, M/049/0005, Task # 22164, Utah County, Utah

Dear Mr. Cusick:

The Division of Oil, Gas and Mining (Division) approves the transfer of the Jim Gay Mine; file number M/049/0005, from Pabco Clay Products, LLC DBA Interstate Brick Company. On June 30, 2023, the Division received the replacement surety of $ 212,986.86. The reclamation sureties are to ensure reclamation of approximately 89 acres of mine until December 2023.

The Division understands that you will be working on revising the current mine plan and are working with the BLM to establish a new sales contact. The Division also understands that your adjacent operation S/049/0234 for 20 acres will be incorporated into this permit. You may reclaim areas to reduce reclamation liability.

Copies of the approved NOI, Surety, and reclamation contract are enclosed. You are now solely responsible for conducting mining and reclamation operations as outlined in the approved NOI. Pabco Clay Products, LLC DBA Interstate Brick Company is hereby released from any further reclamation liability under this permit.

1594 West North Temple, Suite 1210 • PO Box 145801 • Salt Lake City, UT 84114-5801 • Telephone (801) 538-5340 • *www.ogm.utah.gov*

UTAH DNR OIL, GAS & MINING

Thank you for your patience in completing this permit transfer. Please refer to file M/049/0005 in any correspondence regarding this operation. If you have questions regarding this letter, please contact the Division if you have any questions regarding this approval.

Sincerely,

Wayne Western

Wayne Western
Minerals Program Manager

WHW:css:pb
Enclosed: Approved Pages, copy of surety and reclamation contract
cc: Todd Cusick – CMC Rock (todde@cmerock.com), Sam Cusick – CMC Rock (samc@cmerock.com), Bryson Hinkins (hinkinite@gmail.com), Jorge Mendoza (jorge.mendoza@interstatebrick.com), Travis DuVall (Travis.DuVall@interstatebrick.com), Frankie Delliskave (Frankie.Delliskave@interstatebrick.com), Greg Stevenson (greg.stevenson@basalite.com), Todd Marks (tmarks@blm.gov), Michael Kove (mkove@blm.gov), Keyra Fernand (kfernand@blm.gov), U-07780 Utah County Zoning (mariep@utahcounty.gov),
P:\GROUPS\MINERALS\WP\M049-Utah\M0490005-JimGayMine\Final\TRN-22164-07252023.doc

Jim Gay mine history

- 1940-1960: Western Fire & Clay, Geneva Steel
- 1960-2023: Interstate Brick, PABCO, Ashgrove Cement
- 1977: Large Mine Permit under Interstate Brick with DOGM
- 2023: Large Mine Permit transferred to CMC

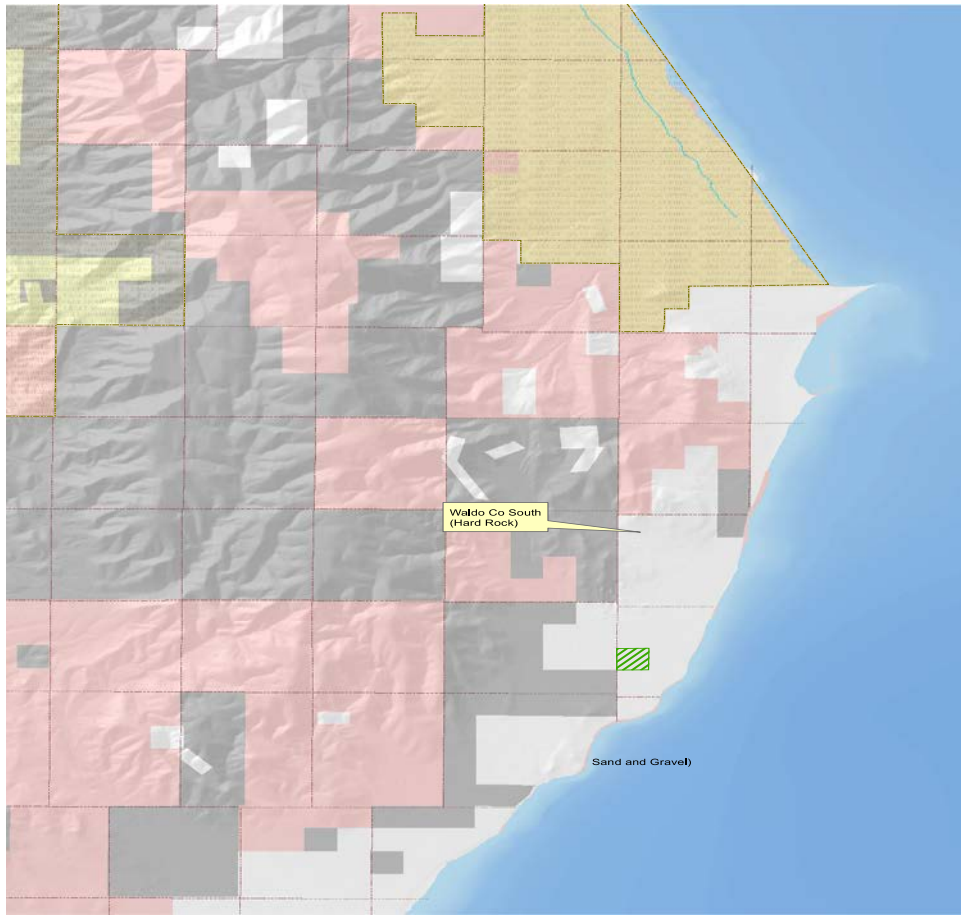
Right of Mine Operator to expand to:

- Utah Code 17-41-502 (1) (b)
  - “New land….related in mineralization….mineral trend… or is a geologic offshoot”
  - 2004, Hurlow, Utah Geological Survey
  - June 1951, Bullock, University of Utah
  - December 1948, Crawford & Buranek, University of Utah

DNR, Utah Interactive Geologic Map

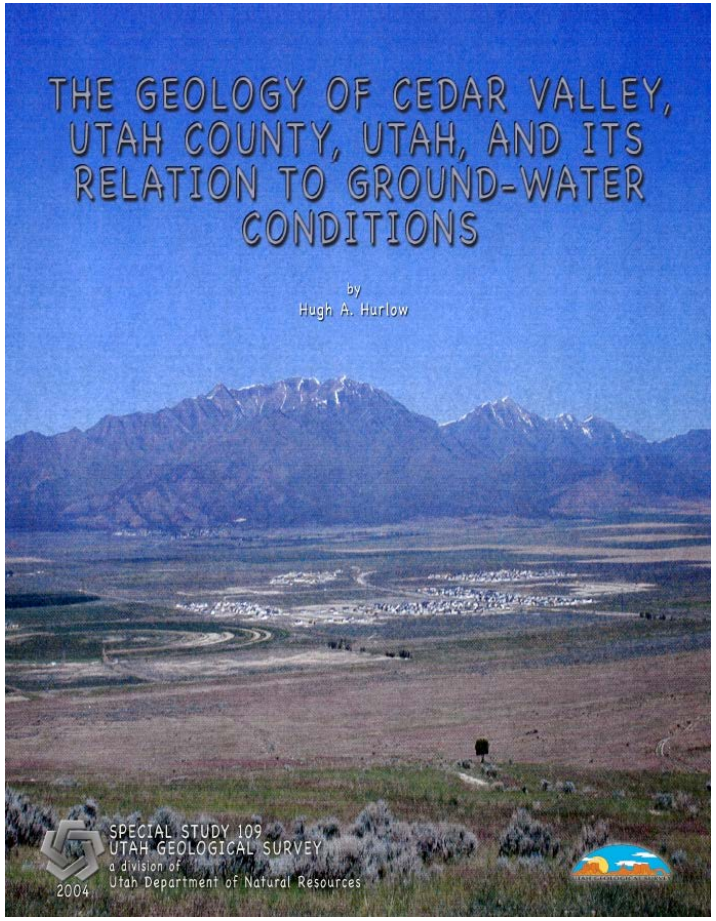
https://geology.utah.gov/apps/intgeomap/?view=scene&scale=222649&zoom=11.38&lat=40.32252&lng=-112.04345&layers=500k%2C100k&tilt=1&heading=1&elev=85044&exag=2.5&base=ustopo

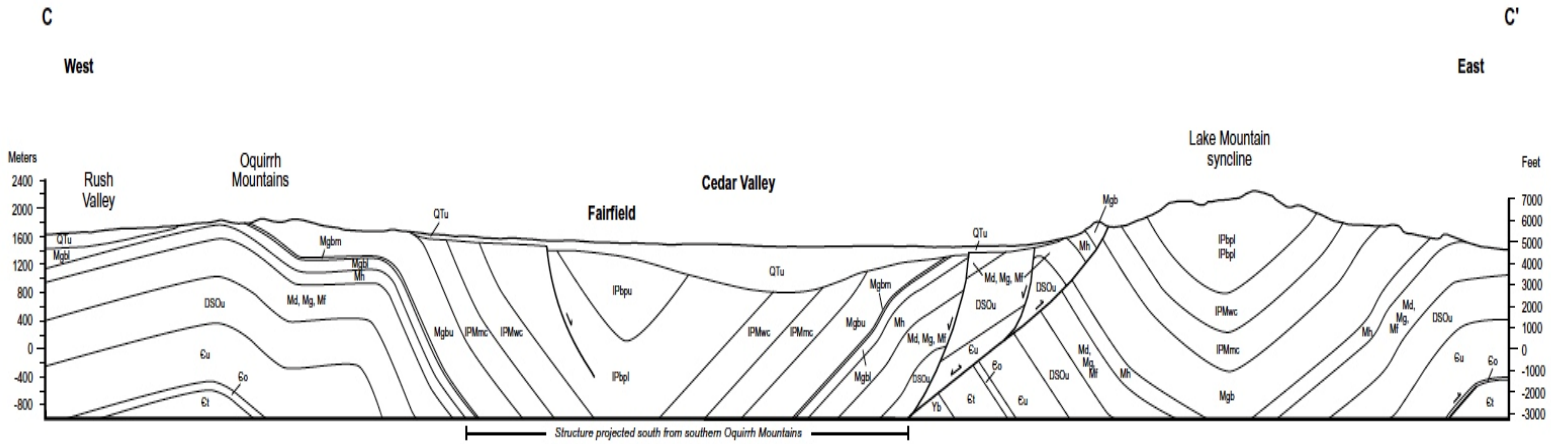
Jim Gay: Waldo lease area



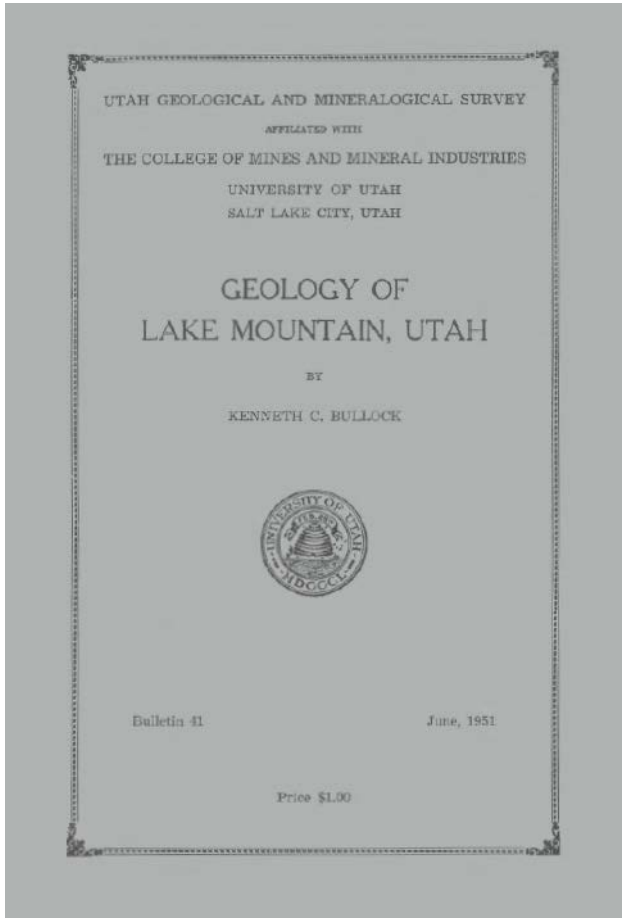
Attachment Map 1

Hurlow: 2004, Utah Geological Survey, DNR





Bullock


UTAH GEOLOGICAL AND MINERALOGICAL SURVEY
AFFILIATED WITH
THE COLLEGE OF MINES AND MINERAL INDUSTRIES
UNIVERSITY OF UTAH
SALT LAKE CITY, UTAH
GEOLOGY OF
LAKE MOUNTAIN, UTAH
BY
KENNETH C. BULLOCK
Bulletin 41
June, 1951
Price $1.00

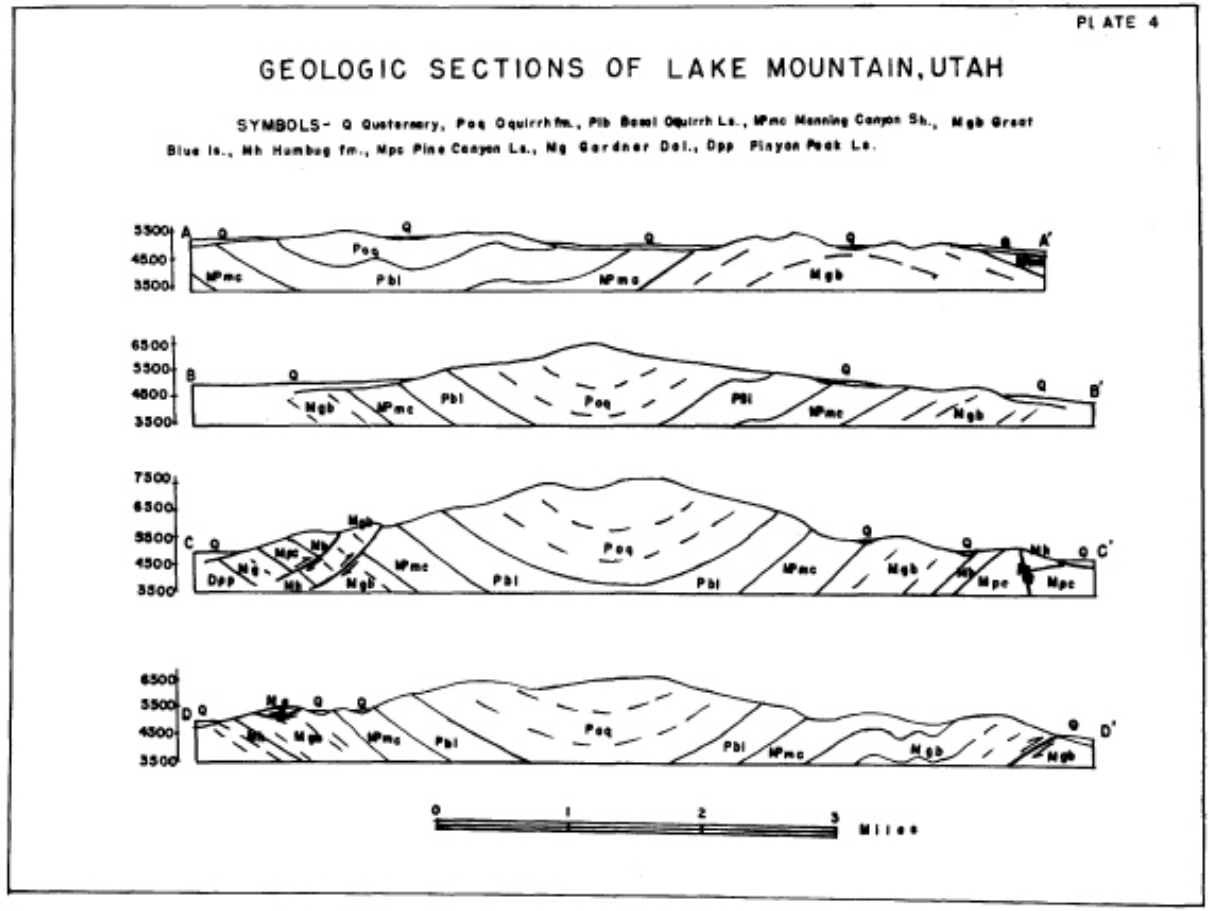


PLATE 4
GEOLOGIC SECTIONS OF LAKE MOUNTAIN, UTAH
SYMBOLS- Q Quaternary, Poq Oquirrh fm., Pib Basal Oquirrh Ls., MPmc Manning Canyon Sh., Mgb Great Blue ls., Mh Humbug fm., Mpc Pine Canyon Ls., Mg Gardner Dol., Dpp Pinyon Peak Ls.
A
A'
B
B'
C
C'
D
D'
Miles

Crawford & Buranek

A RECONNAISSANCE OF THE GEOLOGY AND MINERAL DEPOSITS

OF THE

LAKE MOUNTAINS, UTAH COUNTY, UTAH

BY

ARTHUR L. CRAWFORD
ALFRED M. BURANEK

•

Circular No. 35

OF THE

UTAH GEOLOGICAL AND MINERALOGICAL SURVEY

Prior to 1949, a Part of the

RAW MATERIALS DIVISION
DEPARTMENT OF PUBLICITY & INDUSTRIAL DEVELOPMENT
STATE OF UTAH

December, 1948

SECOND IMPRESSION
JUNE, 1951

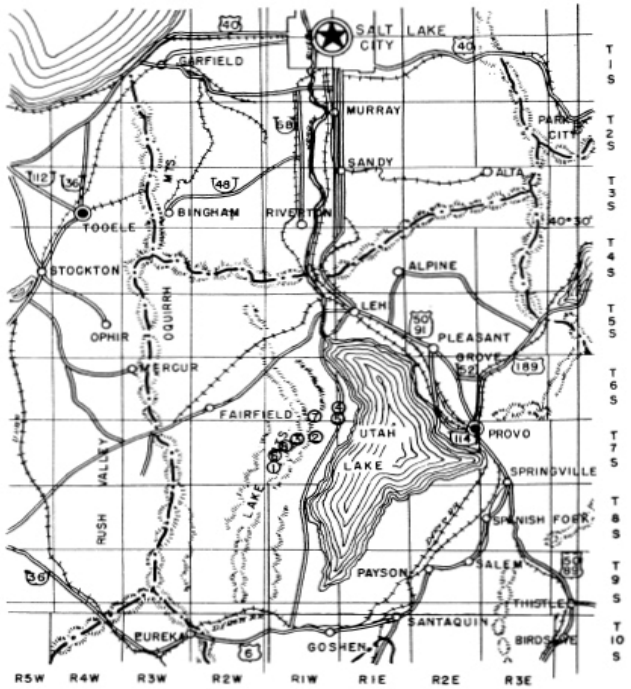


Fig. 2 Map of the Lake Mountains and Adjacent Areas, Utah, showing Mineral Deposits Described.

(1) Fox Clay Deposits; (2) Western Fire Clay Co. Deposits; (3) Wild Cat and Black Hawk Manganese Deposits; (3) Roger Cedarstrom Calcite Deposit; (5) Lakeside Lime and Stone Deposit; (6) Wm. H. Prince and Sons Block Co. Inc. Pumice Deposits; (7) Pelican Point Limonite Deposit; and (8) Onyx-marble Deposits.

CLAY ANALYSES

WESTERN FIRE CLAY COMPANY

CRISMON & NICHOLS -- ANALYSTS

	No.	SiO_2	Fe_2O_3	Al_2O_3	CaO	MgO	MnO_2	K_2O	Na_2O	P_2O_5	V_2O_5	TiO_2	SO_3	CO_2	% Calcination loss	Qualitative test for Barium & Strontium shows
Jack Rabbit	(1)	61.74	2.12	27.50	0.40	0.22						0.17				
Jack Rabbit	(2)	36.86	7.88	17.08	15.43	1.59						0.38				
Jack Rabbit	(3)	44.40	14.64	24.01	2.62	0.32						0.66				
Jack Rabbit	(4)	50.38	4.84	27.91	0.61	0.24						0.79				
Jack Rabbit	(5)	49.40	7.12	21.93	1.40	0.10	0.46	0.61	1.27	0.77	0.22	0.81	3.17	2.00	10.68	None
Jack Rabbit	(6)	53.80	4.94	18.29	2.20	0.30	0.38	0.71	2.41	2.19	0.34	0.67	0.37	1.66	11.70	None
Buck	(7)	54.28	4.31	25.35	0.48	0.03	0.23	0.56	2.20	0.54	0.16	0.70	0.14	2.80	7.64	None
Overcross	(8)	55.84	6.71	21.83	1.48	0.26	0.46	0.41	2.91	0.38	0.11	0.75	0.14	1.32	7.36	None

(1) White clay veinlets in shipping clay - Jack Rabbit claim.
(2) 5' clay on footwall - Jack Rabbit claim. (See Fig. 3.)
(3) 5' to 9' off footwall (4' iron-stained impure clay) - Jack Rabbit claim. (See Fig. 3.)
(4) - - - Jack Rabbit claim.
(5) Shipping clay from face 200 ft. underground - 300 ft. in from portal - Jack Rabbit claim.
(6) Vanadium test on black shales and qualitative test for phosphate - Jack Rabbit claim.
(7) Composite sample of clay shale 21' in width - Buck claim.
(8) Approximately 200' composite sample from surface (bulldozer) trench - Overcross claim.

2022 CMC Alumina production for Ashgrove

8/10/2022 2:14:29 PM

PANalytical
Results on-line

Measurement

Type:	Routine
Archive:	SHALE 22
Application:	Shale 22
Sample:	CMC CLAY
Sum (%):	90.3363
Init weight:	5 g
Final weight:	6 g
Flux weight:	1 g
Density:	2.269091 g/cm3

LoI 9.72

Compound	Value	Unit	Status
SiO2	50.278	%	
Al2O3	23.000	%	
Fe2O3	9.668	%	
CaO	1.690	%	
MgO	1.144	%	
SO3	0.200	%	
Na2O	0.742	%	
K2O	1.244	%	
TiO2	2.016	%	
P2O5	0.145	%	
Mn2O3	0.167	%	
SrO	0.042	%	
Sum Of Conc.	90.336	%	

8/10/2022 2:08:20 PM

PANalytical
Results on-line

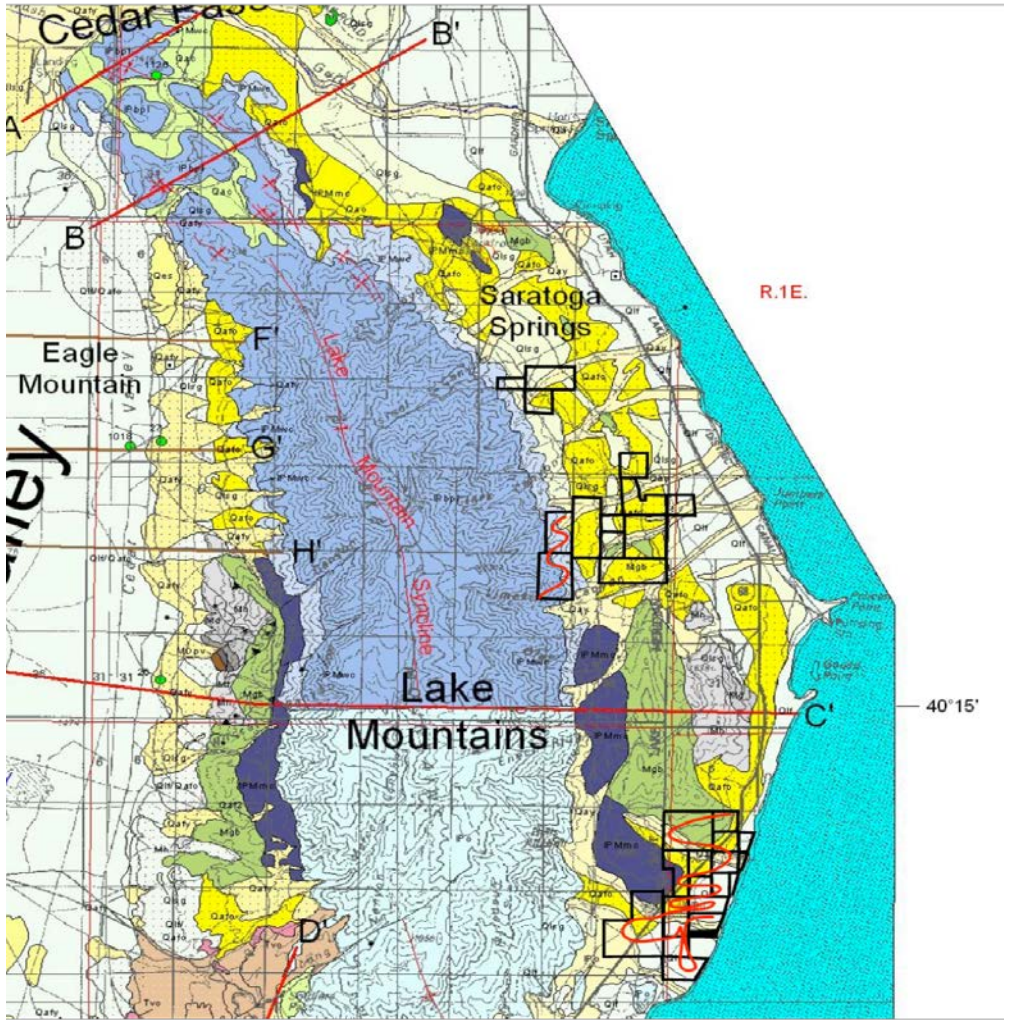
Measurement

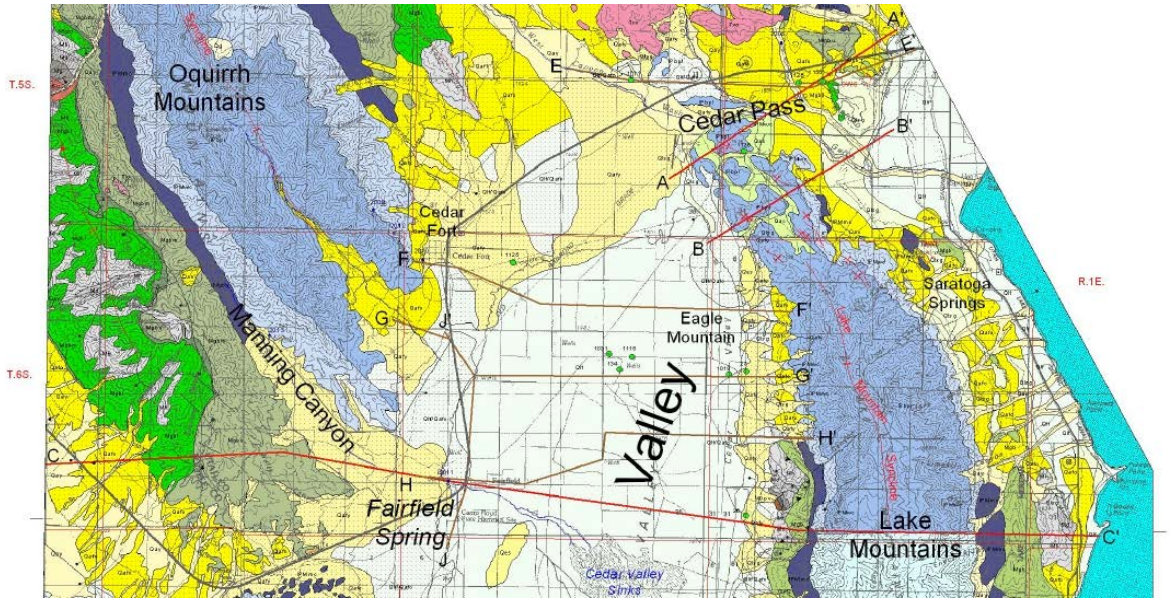
Type:	Routine
Archive:	Shale 22
Application:	Shale 22
Sample:	CMC BLACK
Sum (%):	93.4844
Init weight:	5 g
Final weight:	6 g
Flux weight:	1 g
Density:	2.269091 g/cm3

LoI 10.90

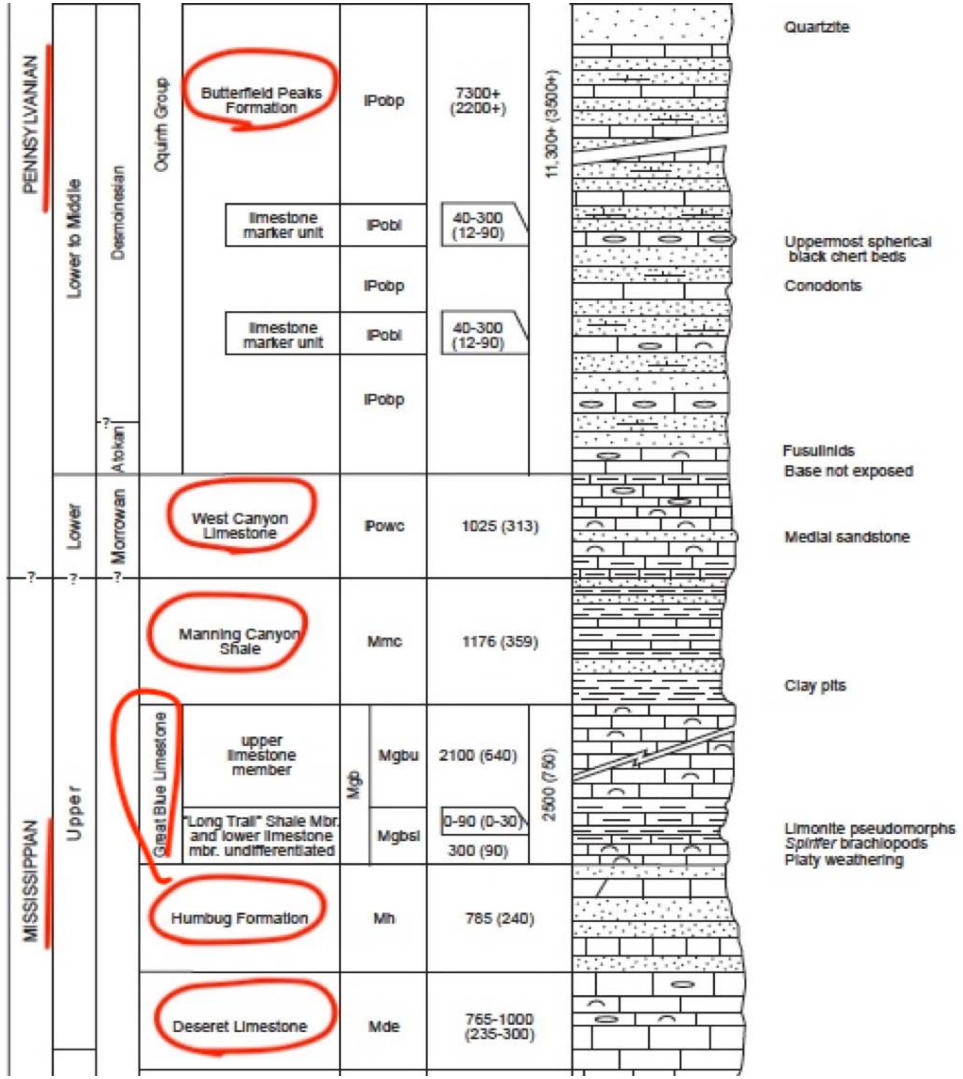
Compound	Value	Unit	Status
SiO2	51.602	%	
Al2O3	25.884	%	
Fe2O3	7.573	%	
CaO	0.268	%	
MgO	1.518	%	
SO3	2.408	%	
Na2O	0.710	%	
K2O	1.298	%	
TiO2	2.023	%	
P2O5	0.113	%	
Mn2O3	0.047	%	
SrO	0.039	%	
Sum Of Conc.	93.484	%	

Hurlow: Cross sections B-B’ and C-C’

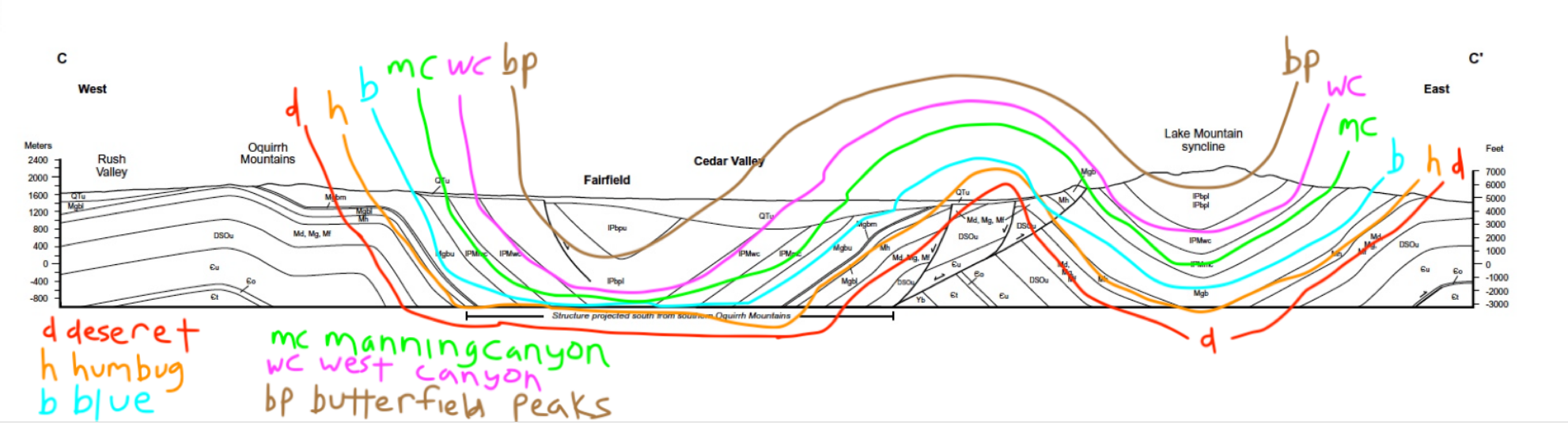




Formations of interest (Hurlow 2004)



Hurlow, 2004 cross section C-C’



Cross Section B-B’