CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, May 19, 2015

Meeting held at the City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

AMENDED CITY COUNCIL AGENDA

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

Commencing at 7:00 p.m.

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

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

1. **Update regarding the Pony Express Parkway Project.**
2. **Consent Items:** (Consent Items are those which have been discussed beforehand in a public meeting are non-controversial or do not require further discussion)
   a. Final Plat for Talus Ridge Plat C located at 1000 West Talus Ridge Blvd, Edge Homes, applicant.
      i. Resolution R15-20 (5-19-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Talus Ridge Plat C)
   b. Preliminary and Final Plat for Crossroads Ranchettes located at 1536 North Redwood Road, Thomas Davis, applicant.
      i. Resolution R15-21 (5-19-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Crossroads Ranchettes)
   c. Minutes:
      i. May 5, 2015.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE WITH THE ORDER OF THE MAYOR.

3. **PUBLIC HEARING ITEMS:**
   a. Public Hearing: Adoption of the City of Saratoga Springs Fiscal Year 2015-2016 Budget.
      i. Ordinance 15-19 (5-19-15): An Ordinance adopting the City of Saratoga Springs Municipal Budget for Fiscal Year 2015-2016, adopting a Pay Plan, and establishing Compensation for its Elected and Appointed Officials; and establishing an effective date.
   b. Public Hearing: Amendments to Legacy Farms Community Plan located at 400 South Redwood Road, DR Horton, applicant.
   c. Public Hearing: Proposed Sale of Real Property located near McGregor Lane and Harbor Bay Drive to Casey Development, LLC.
4. **ACTION ITEMS:**
   a. Site Plan for Auto Zone located at 1536 North Redwood Road, Colby Anderson, applicant.
   b. Award of the City of Saratoga Springs Phone System Contract
5. **REPORTS OF ACTION.**
6. **Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, the deployment of security personnel, devices or systems or the physical or mental health of an individual.**
7. **Adjournment.**

Notice to those in attendance:

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

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

CITY OF SARATOGA SPRINGS

City Council
Staff Report

Talus Ridge Plat C
Final Plat
Tuesday, May 19, 2015
Public Meeting

Report Date:	Tuesday, May 12, 2015
Applicant/Owner:	Edge Homes
Location:	Approximately 1000 West Talus Ridge Blvd
Major Street Access:	800 West, Talus Ridge Blvd
Parcel Number(s) & Size:	a portion of 58:034:0531 (~8.00 acres)
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	A and R-3
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Low Density Residential, Rural Residential, Agricultural
Previous Meetings:	2/13/14 and 2/27/14, PC review of Concept Plan and Rezone request 3/25/14, CC review of Concept Plan and Rezone request 6/12/14, PC review of Preliminary Plat
Previous Approvals:	7/1/14, CC approval of Preliminary Plat 9/2/14, CC approval of open space and phasing plan 9/2/14, CC approval of Final Plat A 12/12/14, CC approval of Final Plat B
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	None
Author:	Sarah Carroll, Senior Planner

A. Executive Summary: This is a request for final plat approval for Talus Ridge Plat C which consists of 23 lots on 8.00 acres in the R-3 zone.

Recommendation:
Staff recommends that the City Council conduct a public meeting, take public comment at their discretion, discuss the proposed final plat, and choose from the options in Section "H" of this report. Options include approval with conditions, continuation of the item, or denial.

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B. **Background:** The preliminary plat for the entire Talus Ridge development was approved by the City Council on July 1, 2014 and consisted of 216 total lots, 81 of which were in the 9,000-9,999 square foot range. Plat A included 8 lots in this size range. Plat B included 30 lots ranging in size from 9,000-9,999 square feet and 9 corner lots between 9,900-10,999 square feet. Plat C proposes 2 lots in the 9,000-9,999 square foot range and 2 corner lots between 9,900-10,999 square feet. This is a running total of 51 lots with reductions.

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

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

The boundary of Plat C is consistent with the phasing plan that was approved by the City Council on September 2, 2014 (attached). This phase does not include open space because there is currently a credit from the park in Plat B.

C. **Specific Request:** This is a request for Final Plat approval for Plat C of the Talus Ridge Development.

D. **Process:** Section 19.13.04 of the City Code states that Final Plats require approval by the City Council. No public hearing is required.

E. **Community Review:** Prior to City Council review of the proposed final plat, the Preliminary Plat was reviewed by the Planning Commission at a public hearing on June 12, 2014 and by the City Council at a public meeting on July 1, 2014. The public hearing with the Planning Commission was noticed as a public hearing in the *Daily Herald* and notices were mailed to all property owners within 300 feet of the subject property.

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

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

In order to address these concerns, one of the conditions of the preliminary plat approval was that a note be placed on the title to notify the buyers of neighboring agricultural rights. Condition number 3 in Section "H" of this report addresses this condition. The applicant and neighboring agricultural property owners were encouraged to work toward a solution on fencing. The applicant proposed vinyl fencing and was willing to share costs with neighboring property owners for a concrete fence.

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

Finding: consistent. The overall project is 88.80 acres and requires 15% open space (13.32 acres); the project includes 15.03% open space. The sensitive lands may not be considered when calculating density. The sensitive lands include the detention areas, the drainage channel, and the canal right of way which constitute 4.09 acres of property, resulting in a net area of 84.71 acres. 216 lots are proposed; thus the density is 2.55 units per acre (216 units/84.71 acres).

G. **Code Criteria:** The property is zoned R-3, Low Density Residential. Section 19.04.13 regulates the R-3 zone and is evaluated below.

Permitted or Conditional Uses: complies. Section 19.04.13(2 & 3) lists all of the permitted and conditional uses allowed in the R-3 zone. The final plat will provide residential building lots that will support single family homes, which are permitted uses in the R-3 zone.

Minimum Lot Sizes: complies, as approved with the Preliminary Plat. 19.04.13(4) states that the minimum lot size in the R-3 zone is 10,000 square feet and outlines criteria that may be evaluated for consideration of a lot size reduction to 9,000 square feet. During the Preliminary Plat review, the City Council granted approval of 81 lots in the 9,000 to 9,999 square foot size range. Plat C includes 2 lots ranging in size from 9,000-9,999 square feet and 2 corner lots between 9,900-10,999 square feet.

Setbacks and Yard Requirements: complies. Section 19.04.22(5) outlines the setbacks required by the R-3 zone. These requirements are:

Front: 25 feet
Sides: 8/20 feet (minimum/combined)
Rear: 25 feet
Corner: Front - 25 feet; Side abutting street - 20 feet

The typical lot setback detail shown on the final plat indicates that these setbacks are being met. The setbacks will also be reviewed for compliance with each individual building permit.

Minimum Lot Width: complies. Every lot in this zone shall be 70 feet in width at the front building setback. The proposed lots are a minimum of 70 feet wide at the front building setback.

Minimum Lot Frontage: complies. Every lot in this zone shall have at least 35 feet of frontage along a public street. The proposed lots comply with this requirement.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: can **comply.** No structure in the R-3 zone shall be taller than 35 feet. Maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space above grade. These requirements will be reviewed by the building department with each individual building permit application.

Open Space: The R-3 zone requires 15% of the total project area to be installed as open space to be either public or common space not reserved in individual lots. Such open space shall meet the definition in Section 19.02.02 which states:

> **"Open space":**
> a. means an open, landscaped, and improved area that:
> i. is unoccupied and unobstructed by residential or commercial buildings, setbacks between buildings, parking areas, and other hard surfaces that have no recreational value;
> ii. provides park or landscaped areas that meet the minimum recreational needs of the residents of the subdivision;
> b. includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, entry features, or other amenities that facilitate the creation of more attractive neighborhoods;
> c. may include hard surfaced features such as swimming pools, plazas with recreational value, sports courts, fountains, and other similar features with recreational value, as well as sensitive lands with recreational value, subject to the limitations stated in the definition of sensitive lands, within a development that have been designated as such at the discretion of the Planning Commission and City Council; and
> d. may not include surplus open space located on another lot unless such surplus open space was previously approved as part of an overall site plan, development agreement, or plat approval.
>
> **Finding: complies.** Plat A included 3.59 acres of open space (21.53%) within 16.67 acres, and a proposed tot lot and two benches. Plat B included 6.57 acres of open space (29%) within 22.63 acres to be developed with: a basketball half-court, a playground, a lacrosse field, and a trail along the canal. A restroom is also proposed in the Plat B park and will be constructed with Phase D. Plat C is 8.00 acres and does not include open space.
>
> The cumulative open space within Plats A, B and C is 10.16 acres within 47.30 acres (21.48 %), thus exceeding the requirement for 15% open space. The applicant is banking open space for future phases.

Sensitive Lands: complies. Sensitive lands shall not be included in the base acreage when calculating density. All sensitive lands shall be placed in protected open space.

Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space shall be comprised of sensitive lands.

The sensitive lands within the overall project consist of the proposed detention basins, the area of the drainage channel that will be preserved, and the canal right of way; totaling 4.09 acres (30% of the total open space). The base density was calculated after subtracting the sensitive lands and results in a density of 2.55 units per acre. No more than 50% of the required open space is comprised of sensitive lands.

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

Second Access: complies. Section 19.12.06(1)(e) requires two separate means of vehicular access onto a collector road whenever the total number of dwelling units served by a single means of access will exceed 50. Plat C has 23 lots and two separate accesses leading to a collector road (Talus Ridge Drive).

Phasing: complies. Section 19.12.02(6) requires City Council approval of phasing plans. The City Council approved the attached phasing plan on September 2, 2014. Plat C complies with the approved phasing plan.

H. Recommendation and Alternatives:

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

Recommended Motion – Approval:

"I move that the City Council approve the Talus Ridge Plat C Final Plat, located at approximately 1000 West Talus Ridge Blvd, with the findings and conditions below:

Findings:

1. The proposed final plat is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.
2. The proposed final plat meets all the requirements in the Land Development Code as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.

Conditions:

1. That all requirements of the City Engineer are met, including those listed in the attached report.
2. That all requirements of the Fire Chief are met.
3. Notification of the neighboring Agricultural rights shall be placed on the title to notify future buyers of abutting uses. This document shall be recorded concurrently with the final plat.
4. That final approval of the landscape and irrigation plans be delegated to staff.
5. Any other conditions as articulated by the City Council: _____
   _____

Alternative Motions:

Alternative Motion A – Continuance
"I move to **continue** the final plat to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

_____
_____
_____
_____

Alternative Motion B – Denial
"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the Talus Ridge Plat C Final Plat, generally located at 1000 West Talus Ridge Blvd."

List findings for denial:

_____
_____
_____

I. Exhibits:

1. Engineering Staff Report
2. Zoning / Location map
3. Overall Phasing Plan and Open Space Plan
4. Proposed Final Plat

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Talus Ridge Plat C
Date: May 19, 2015
Type of Item: Final Plat Approval

CITY OF SARATOGA SPRINGS

Description:

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

B. Background:

Applicant: *Edge Homes*
Request: *Final Plat Approval*
Location: *Approximately 1000 West Talus Ridge Blvd*
Acreage: *8 acres - 23 lots*

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

D. Conditions:

A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plat. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.

B. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.

C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

D. Submit easements for all off-site utilities not located in the public right-of-way, easements for these utilities must be recorded prior to commencing construction.

E. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.

F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

G. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.

H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

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

J. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

K. Developer shall bury and/or relocate the power lines that are within this plat.

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

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

N. Developer shall incorporate setbacks and landscape areas as necessary to ensure the project complies with the City's Wildland Urban Interface Code.

O. Developer shall obtain a building permit and provide structural calculations stamped by a licensed professional for any retaining wall's 4' or greater in height.

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

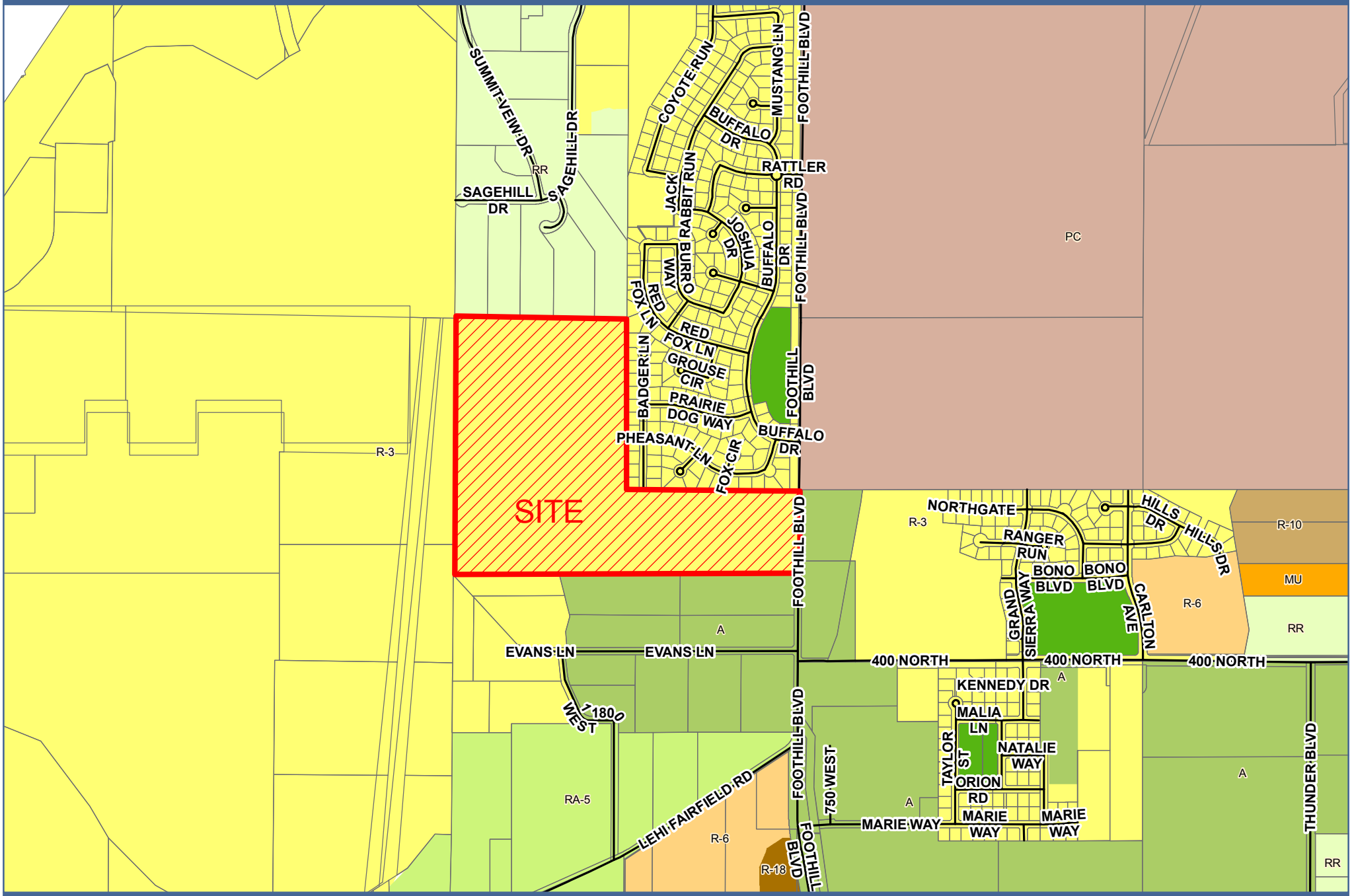
Q. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period. All hydrants must meet a 1,500 gpm fire flow with a residual pressure of 20 psi or greater during peak day demand conditions.

R. Plat cannot be recorded if said plat contains any lot(s) that lack adequate (does not meet the City's minimum standards) culinary or secondary water pressure.

S. Developer shall ensure no lots are recorded within any existing or proposed power line easements or canal easements and that no lots contain sensitive lands including natural drainages.

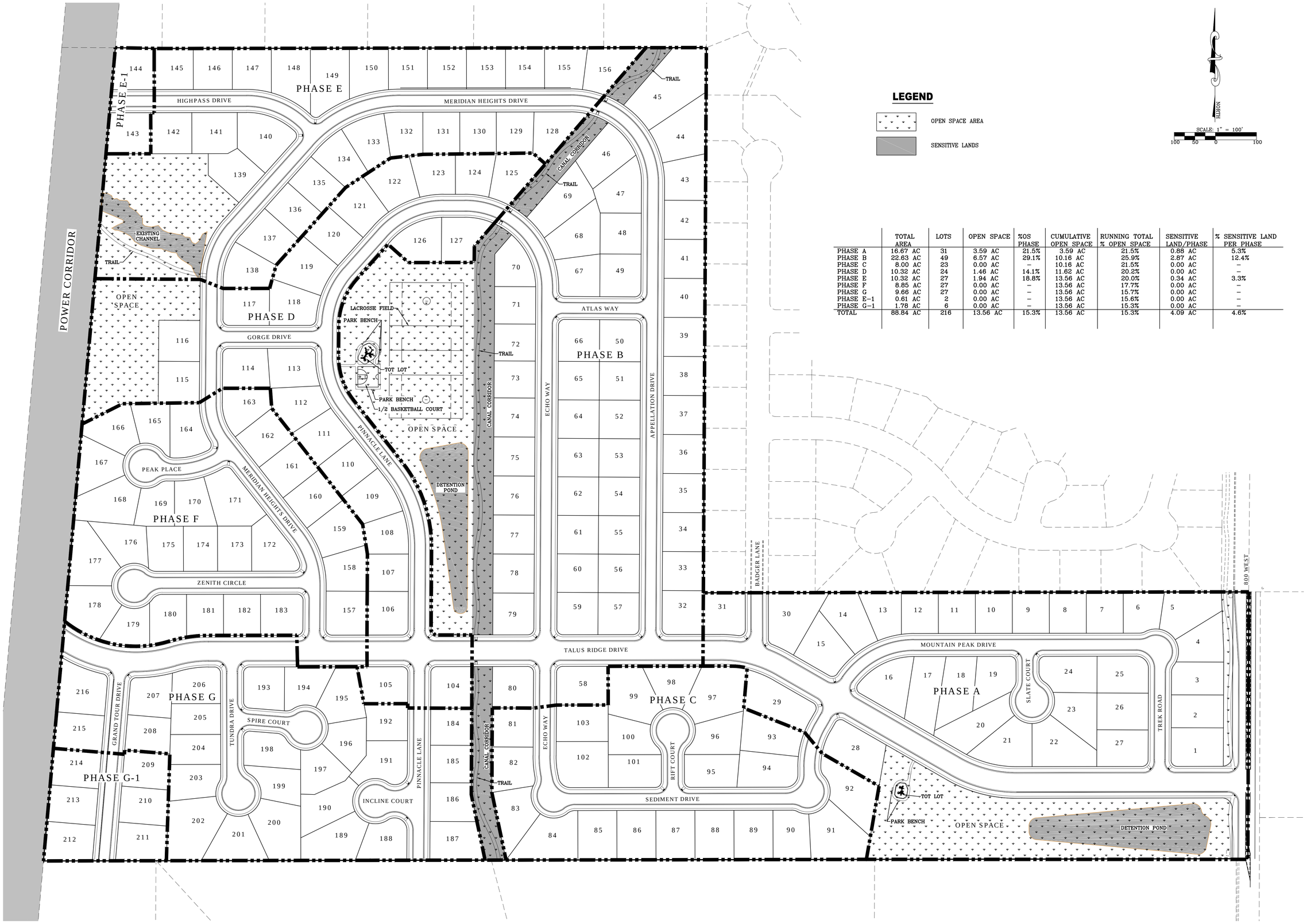
T. No access shall be permitted from lots on to collector roads. All lots are to have frontage/access along local roads only.

Location Map



Talus Ridge

0 435 870 1,740 Feet



LEGEND

OPEN SPACE AREA

SENSITIVE LANDS

SCALE: 1" = 100'

100 50 0 100

	TOTAL AREA	LOTS	OPEN SPACE	%OS PHASE	CUMULATIVE OPEN SPACE	RUNNING TOTAL % OPEN SPACE	SENSITIVE LAND/PHASE	% SENSITIVE LAND PER PHASE
PHASE A	16.67 AC	31	3.59 AC	21.5%	3.59 AC	21.5%	0.88 AC	5.3%
PHASE B	22.63 AC	49	6.57 AC	29.1%	10.16 AC	25.9%	2.87 AC	12.4%
PHASE C	8.00 AC	23	0.00 AC	–	10.16 AC	21.5%	0.00 AC	–
PHASE D	10.32 AC	24	1.46 AC	14.1%	11.62 AC	20.2%	0.00 AC	–
PHASE E	10.32 AC	27	1.94 AC	18.8%	13.56 AC	20.0%	0.34 AC	3.3%
PHASE F	8.85 AC	27	0.00 AC	–	13.56 AC	17.7%	0.00 AC	–
PHASE G	9.66 AC	27	0.00 AC	–	13.56 AC	15.7%	0.00 AC	–
PHASE E–1	0.61 AC	2	0.00 AC	–	13.56 AC	15.6%	0.00 AC	–
PHASE G–1	1.78 AC	6	0.00 AC	–	13.56 AC	15.3%	0.00 AC	–
TOTAL	88.84 AC	216	13.56 AC	15.3%	13.56 AC	15.3%	4.09 AC	4.6%

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TALUS RIDGE

SARATOGA SPRING, UTAH

OPEN SPACE EXHIBIT

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795

DRAWN BY: BLS

CHECKED BY: NKW

SCALE: 1" = 100'

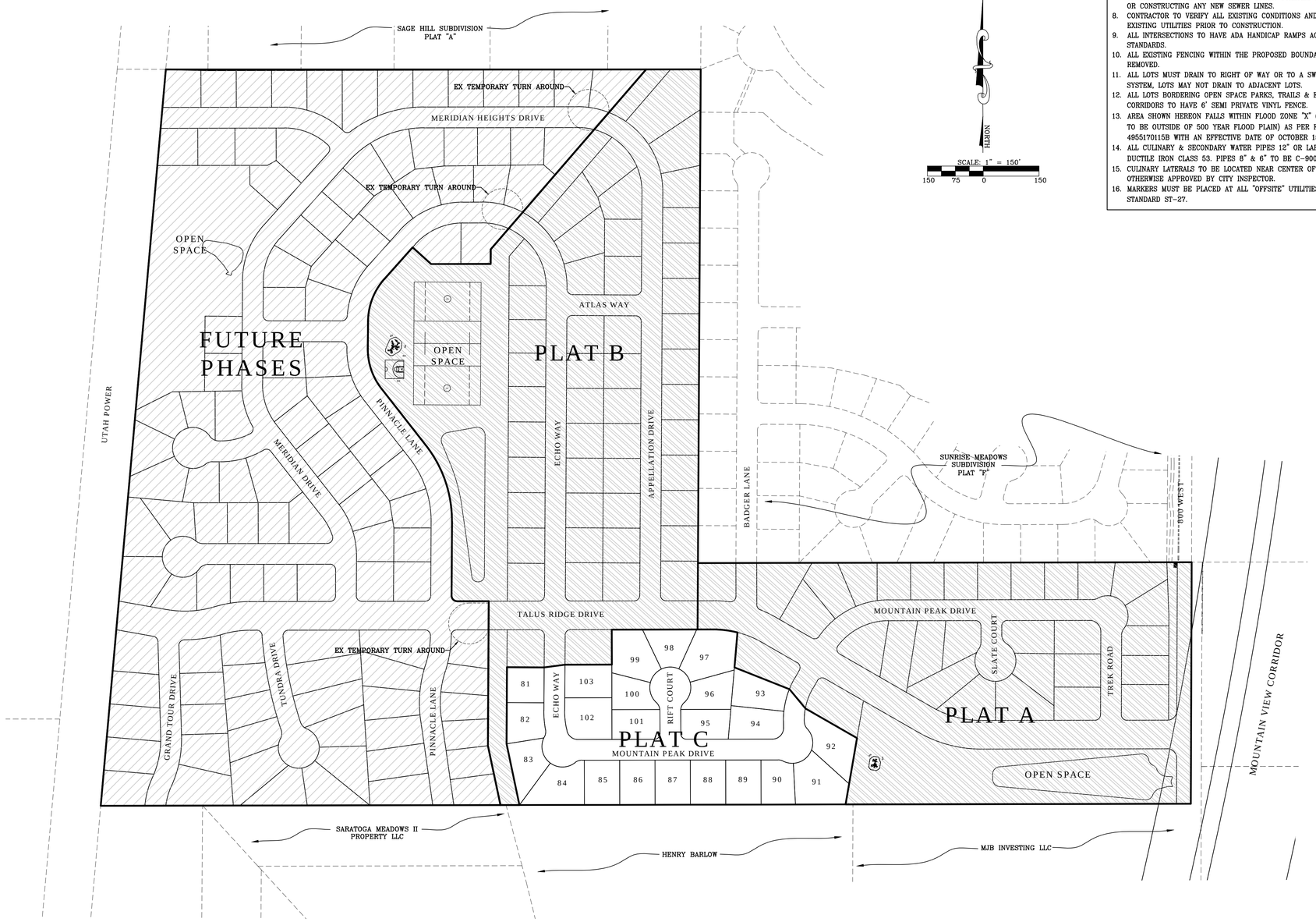
DATE: /26/2014

SHEET 1

TALUS RIDGE

PLAT "C"

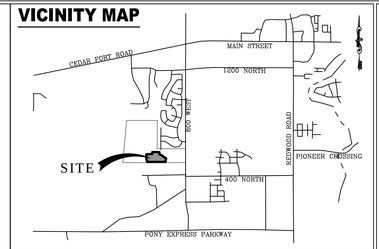
A PORTION OF SECTION 22, T5S, R1W, SLB&M,
SARATOGA SPRING CITY, UTAH



NOTES

1. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES
3. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
4. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
5. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
6. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING SEWER MANHOLES AND OTHER UTILITIES BEFORE STAKEING OR CONSTRUCTING ANY NEW SEWER LINES.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
10. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
11. ALL LOTS MUST DRAIN TO RIGHT OF WAY OR TO A SWALE/YARD DRAIN SYSTEM, LOTS MAY NOT DRAIN TO ADJACENT LOTS.
12. ALL LOTS BORDERING OPEN SPACE PARKS, TRAILS & EASEMENT CORRIDORS TO HAVE 6' SEMI PRIVATE VINYL FENCE.
13. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955170115B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
14. ALL CULINARY & SECONDARY WATER PIPES 12" OR LARGER TO BE DUCTILE IRON CLASS 53. PIPES 8" & 6" TO BE C-900 PVC.
15. CULINARY LATERALS TO BE LOCATED NEAR CENTER OF LOT UNLESS OTHERWISE APPROVED BY CITY INSPECTOR.
16. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.

VICINITY MAP



TABULATIONS

PLAT "C"

ZONING	R-3	
SINGLE FAMILY LOTS	23 LOTS	
DENSITY	2.88 UNITS/ ACRE	
LOT AREA	6.29 ACRES	(79%)
ROW AREA	1.71 ACRES	(21%)
TOTAL AREA	±8.00 ACRES	
IMPERVIOUS AREA	1.21 ACRES	(15%)
LANDSCAPE AREA	6.79 ACRES	(85%)
TOTAL AREA	±8.00 ACRES	

PLATS A, B & C OVERALL

ZONING	R-3	
SINGLE FAMILY LOTS	103 LOTS	
DENSITY	2.19 UNITS/ ACRE	
LOT AREA	25.91 ACRES	(55%)
ROW AREA	10.89 ACRES	(23%)
OPEN SPACE AREA	10.49 ACRES	(22%)
TOTAL AREA	±47.28 ACRES	
IMPERVIOUS AREA	9.09 ACRES	(19%)
LANDSCAPE AREA	38.19 ACRES	(81%)
TOTAL AREA	±47.28 ACRES	

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SHEET 4	GRADING PLAN
SHEET 5	LOT GRADING PLAN
SHEET 6	ECHO WAY & RIFT COURT PLAN & PROFILES
SHEET 7	MOUNTAIN PEAK DRIVE PLAN & PROFILE
SHEET 8	MOUNTAIN PEAK DRIVE PLAN & PROFILE
SHEET 9	SIGNAGE PLAN
SHEET 10	EROSION CONTROL PLAN
SHEET 11	OFFSITE SECONDARY WATER
SHEET 12	OFFSITE SECONDARY WATER
SHEET 13	OFFSITE SECONDARY WATER
SHEET D-1	CITY DETAILS
SHEET D-2	CITY DETAILS
SHEET D-3	CITY DETAILS
SHEET D-4	CITY DETAILS
SHEET D-5	CITY DETAILS
SHEET D-6	CITY DETAILS
SHEET D-7	CITY DETAILS

LEGEND

- CENTERLINE
- SEWER
- PRESSURIZED IRRIGATION
- STORM DRAIN
- CULINARY WATER
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CURB INLET
- FIRE HYDRANT
- LIGHT POLE
- MONUMENT
- FLOW ARROWS
- EXISTING SEWER MH
- EXISTING STORM DRAIN MH

OWNER / DEVELOPER

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(801)494-0150

ENGINEER

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AND SURVEYORS
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(801)798-0555

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Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
5/6/15
PROFESSIONAL ENGINEER

TALUS RIDGE PLAT "C"
SARATOGA SPRINGS CITY, UTAH
COVER

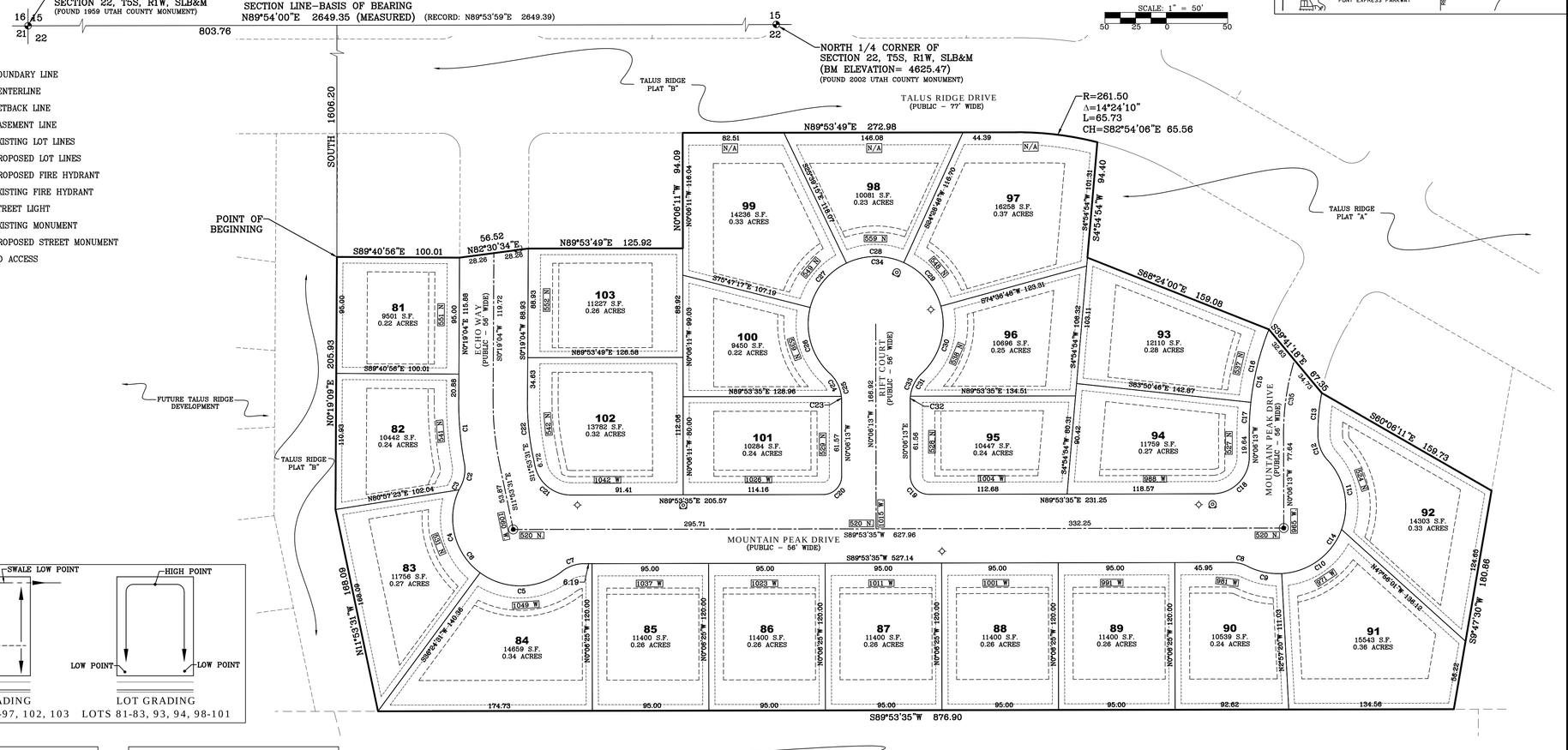
REVISIONS
1 -
2 -
3 -
4 -
5 -

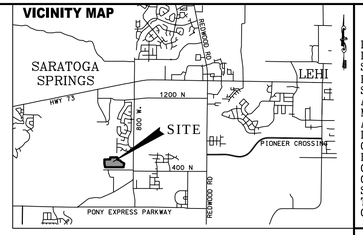
LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 150'
DATE: 5/6/2015
SHEET
COVER

TALUS RIDGE PLAT "C"

SARATOGA SPRINGS, UTAH

A PORTION OF SECTION 22, T5S, R1W SLB&M

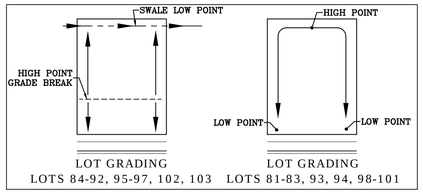




LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHT
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- N/A NO ACCESS

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



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	
C1	278.00	10°40'10"	51.77	S5°01'01"E	51.69
C2	30.00	38°18'59"	20.06	N8°48'23"E	19.69
C3	55.00	2°54'46"	2.80	S26°30'30"W	2.80
C4	55.00	78°38'36"	75.49	S14°16'11"E	69.70
C5	55.00	74°28'46"	71.50	N89°10'08"E	66.57
C6	55.00	78°38'36"	75.49	S14°16'11"E	69.70
C7	30.00	37°57'50"	19.88	S70°54'40"W	19.52
C8	30.00	26°52'00"	14.07	N76°40'25"W	13.94
C9	55.00	29°42'55"	28.52	S78°05'52"E	28.21
C10	55.00	66°52'34"	64.20	N53°36'23"E	60.61
C11	55.00	62°56'18"	60.42	N11°18'02"W	57.42
C12	30.00	41°46'31"	21.87	S21°52'56"E	21.39
C13	172.00	11°45'05"	35.28	S4°52'53"W	35.22
C14	55.00	66°52'34"	64.20	N53°36'23"E	60.61
C15	228.00	15°26'45"	61.46	S13°52'37"W	61.28
C16	228.00	15°26'45"	61.46	S13°52'37"W	61.28
C17	228.00	6°15'27"	24.90	S3°01'31"W	24.89
C18	30.00	89°59'48"	47.12	N44°53'41"E	42.43

CURVE TABLE

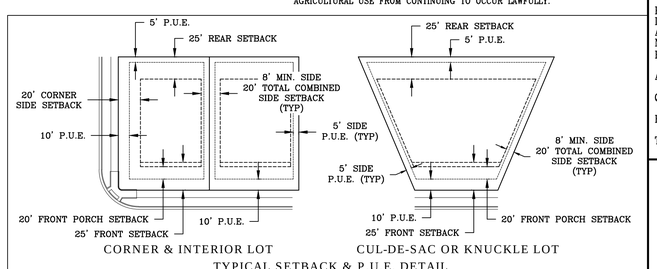
CURVE	RADIUS	DELTA	LENGTH	CHORD	
C19	15.00	90°00'12"	23.56	S45°06'19"E	21.21
C20	15.00	89°59'48"	23.56	N44°53'41"E	21.21
C21	30.00	78°12'54"	40.95	S50°59'58"E	37.85
C22	222.00	12°12'35"	47.31	S5°47'13"E	47.22
C23	30.50	6°27'59"	3.44	N3°20'12"W	3.44
C24	30.50	40°21'37"	21.48	N26°45'00"W	21.04
C25	30.50	40°21'37"	21.48	N26°45'00"W	21.04
C26	55.00	61°08'31"	58.69	S16°21'33"E	55.95
C27	55.00	50°08'02"	48.13	S39°16'44"W	46.60
C28	55.00	50°08'02"	48.13	S89°24'45"W	46.60
C29	55.00	50°08'02"	48.13	N40°27'13"W	46.60
C30	55.00	62°06'34"	59.62	N15°40'05"E	56.74
C31	30.50	40°21'15"	21.48	S26°32'45"W	21.04
C32	30.50	6°28'20"	3.45	S3°07'57"W	3.44
C33	30.50	40°21'15"	21.48	S26°32'45"W	21.04
C34	55.00	50°08'02"	48.13	S89°24'45"W	46.60
C35	200.00	17°12'31"	60.07	S8°30'03"W	59.84

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 WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN THE UTAH CODE SECTION 10-9A-603(4)(C)(ii).

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____20_____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
8. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
9. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE POUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
10. ALL OPEN SPACE TO BE IMPROVED BY THE DEVELOPER, DEDICATED TO THE CITY, & MAINTAINED BY THE CITY OF SARATOGA SPRINGS.
11. ALL LOTS BORDERING OPEN SPACE TO HAVE 6' SEMI PRIVATE VINYL FENCE.
12. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
13. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49051701 15B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
14. DRAINAGE EASEMENT AREAS ARE PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS DRAINAGE EASEMENTS FOR PURPOSES OF STORM WATER CAPTURE AND CONVEYANCE ON, OVER, UPON AND ACROSS THE AREAS DELINEATED AS DRAINAGE EASEMENTS. EACH LOT ENCUMBERED BY A DRAINAGE EASEMENTS SHALL, AT IT'S SOLE COST AND EXPENSE, MAINTAIN AND KEEP ALL ABOVE AND BELOW GRADE INFRASTRUCTURE AND APPURTENANCES IN REASONABLE CONDITION AND STATE OF REPAIR. NO OBSTRUCTIONS OR CHANGES IN GRADE SHALL BE LOCATED WITHIN THE EASEMENT AREA THAT WILL IMPEDE, DIVERT OR CAUSE THE RUNOFF TO HAVE AN ADVERSE EFFECT ON ADJOINING PROPERTY.
15. NO FOLIAGE, STRUCTURES, OR OTHER UNAUTHORIZED IMPROVEMENTS ARE ALLOWED IN WELBY JACOB WATER USERS COMPANY CORRIDORS.
16. LOTS 81-83, 93, 94 & 98-101 TO GRADE SUCH THAT STORM WATER RUNOFF DISCHARGES TO THE FRONT OF PROPERTY (OR STREET) AND NOT ON ADJACENT LOTS. SEE LOT GRADING DETAIL.
17. LOTS 84-92, 95-97, 102 & 103 TO DRAIN ROOF AND GRADE FRONT YARD SUCH THAT STORM WATER RUNOFF DISCHARGES TO THE FRONT OF PROPERTY (OR STREET) AND NOT ON ADJACENT LOTS. THE REAR YARDS WILL NEED TO MAINTAIN A DRAINAGE SWALE TO REAR OF PROPERTY LINE FOR ANY STORM WATER RUNOFF UNABLE TO REACH THE STREET. SEE LOT GRADING DETAIL.

NOTICE: FUTURE RESIDENTS AND LOT OWNERS ARE HEREBY PLACED ON NOTICE OF THE ONGOING AND ACTIVE AGRICULTURAL USES AND OPERATIONS ADJACENT TO OR NEAR THE TALUS RIDGE PLAT & LOTS. THIS AREA IS SUBJECT TO THE NORMAL AND EVERYDAY SOUNDS, ODORS, SIGHTS, NUISANCES, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND PROPERTY RIGHTS. THESE SOUNDS, ODORS, SIGHTS, AND NUISANCES MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING DURING 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.



TYPICAL SETBACK & P.U.E. DETAIL

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22, OF UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND IN 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, SOWN IN A CURRENT TITLE REPORT, OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTS ON THE GROUND AS SHOWN 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 THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT LOCATED N89°54'00"E ALONG THE SECTION LINE 803.76 FEET AND SOUTH 1606.20 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°40'56"E 100.01 FEET; THENCE N82°30'34"E 56.52 FEET; THENCE N89°53'49"E 125.92 FEET; THENCE N0°06'11"W 94.09 FEET; THENCE N89°53'49"E 272.98 FEET; THENCE ALONG THE ARC OF A 261.50 FOOT RADIUS CURVE TO THE RIGHT 65.73 FEET THROUGH A CENTRAL ANGLE OF 14°24'10" (CHORD: S82°54'06"E 65.56 FEET); THENCE S4°54'54"W 94.40 FEET; THENCE S68°24'00"E 159.08 FEET; THENCE S39°41'18"E 67.35 FEET; THENCE S60°06'11"E 159.73 FEET; THENCE S9°47'30"W 180.86 FEET; THENCE S89°53'35"W 876.90 FEET; THENCE N11°53'31"W 168.09 FEET; THENCE N0°19'09"E 205.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±8.00 ACRES
OF LOTS: 23

DATE

SURVEYOR'S NAME
(See Seal Below)

LICENSE NO. 501182

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ 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

TALUS RIDGE SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D. 20_____.

WASATCH LAND COMPANY
BY: GORDON P. JONES, PRESIDENT

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20_____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, ____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS_____DAY OF_____ , A.D. 20_____.

CITY MAYOR

ATTEST_____
CLERK-RECORDER
(See Seal Below)

QUESTAR ACCEPTANCE

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH 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 QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS_____DAY OF_____ , 20_____

QUESTAR GAS COMPANY

BY- _____

TITLE- _____

PLAT "C"

TALUS RIDGE

SUBDIVISION

SARATOGA SPRINGS UTAH COUNTY, UTAH

QUESTAR GAS COMPANY

APPROVED THIS _____ DAY OF _____, A.D. 20____.

QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, A.D. 20____.

ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _____, A.D. 20____.

COMCAST CABLE TELEVISION

CENTURYLINK

APPROVED THIS _____ DAY OF _____, A.D. 20____.

QWEST

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS DAY OF _____, A.D. 20____.

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION ON THIS DAY OF _____, A.D. 20____.

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER ON THIS DAY OF _____, A.D. 20____.

CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____.

LEHI CITY POST OFFICE REPRESENTATIVE

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

This form approved by Utah County and the municipalities therein.

RESOLUTION NO. R15-20 (5-19-15)

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

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

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

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

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

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

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

1. All lots and parcels in the Subdivision be added to and included in the Lighting SID based upon the above findings and the written consent attached as Exhibit 1 to this Resolution.

2. City staff is directed to file a copy of this Resolution, as an Addendum to Resolution No. 01-0510-01 creating the Lighting SID, as required by *Utah Code Ann.* § 17A-3-307.

3. Assessments will be hereafter levied against owners of all lots within the Subdivision on the same basis as assessments are being levied against other lots included in the Lighting SID.

4. The provisions of this Resolution shall take effect upon the passage and publication of this Resolution as required by law.

Passed this 19th day of May, 2015 on motion by

Councilor _____, seconded by Councilor _____.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Mayor Date

Attest: _____
Recorder Date

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

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

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

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

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

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

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

1. Consents to have all property covered by the Subdivision and all lots and parcels created by the Subdivision included within the Lighting SID. The legal description and the tax identification number(s) of the property covered by the Subdivision are set out in Exhibit A attached to this Consent.

2. Consents to the improvements with respect to the property covered by the Subdivision -- that is the maintenance of street lighting within the Subdivision. The street lighting within the Subdivision will be installed by Developer as part of the "Subdivision Improvements."

3. Agrees to the assessments by the Lighting SID for the maintenance of street lighting within the Lighting SID.

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

Dated this ____ day of _____, 20__.

DEVELOPER:

Name: Edge Homes
Authorized
Signature:
Its:

2001273

CITY OF SARATOGA SPRINGS

City Council
Staff Report

Preliminary and Final Plat
Crossroads Ranchettes Lot 1-A Plat Amended
May 19, 2015

Report Date:	May 11, 2015
Applicant:	Thomas Davis
Owner:	Gary Free/Towne Storage Saratoga LC
Location:	1547 North Redwood Road
Major Street Access:	Redwood Road and Commerce Drive
Parcel Number(s) & Size:	65:074:0008 (4.63 acres)
Land Use Map Designation:	Regional Commercial
Parcel Zoning:	RC, Regional Commercial
Adjacent Zoning:	RC & MU
Current Use of Parcel:	Vacant land and storage units
Adjacent Uses:	Townhomes, Bank, Walmart
Previous Meetings:	May 14, 2015; Planning Commission
Previous Approvals:	Final Plat Approval
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	Public meeting with City Council
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for approval of a Preliminary and Final Plat for the Crossroads Ranchettes Lot 1-A; amending the existing subdivision, located at 1547 North Redwood Road. The proposed plat subdivides the existing Lot 1-A into two new lots (Lot 1 & Lot 2). Proposed Lot 1 (3.6 acres) will contain the entirety of the existing Towne Storage self-storage facility. There is no specific use proposed for Lot 2 (1.4 acres), which is currently vacant; however, the applicant has provided a concept plan that illustrates the viability of future commercial development on Lot 2.

The Planning Commission reviewed a similar request last year, but that application was not able to move forward at that time due to the inability to secure public access to the proposed Lot 2. The applicant has now resolved the access issue and is ready to move forward with city approval.

Recommendation:

Staff recommends that the City Council conduct a public meeting and choose from the options in Section "I" of this report. Options include approval as proposed, continuation of the application, or a denial based on non-compliance with findings of specific criterion.

Scott Langford, AICP, Senior Planner
slangford@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x 116 • 801-766-9794 fax

B. **Background:** The Towne Storage Phase #1 site plan was approved in February 2001.

In 2002, the City Council approved the Final Plat for the "Crossroads Ranchettes Lot 1 Plat A", which created Lot 1-A and Lot 1-B.

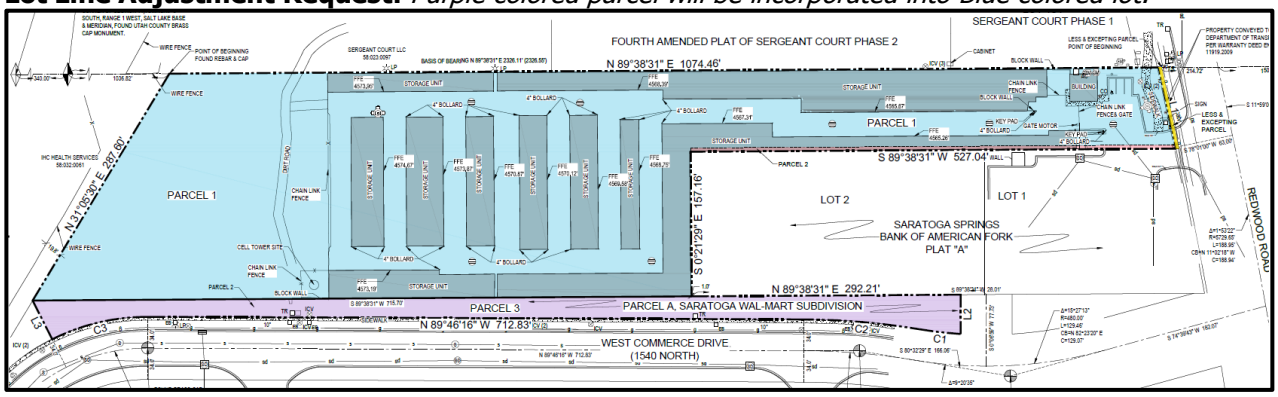
In January 2004 the City Council approved Towne Storage Phase #2.

On January 8, 2008 the City Council approved the Bank of American Fork Final Plat, which further subdivided Lot 1-B into 2 lots.

On August 28, 2014 the Planning Commission reviewed the proposed subdivision and concept plan on the site. The Planning Commission forwarded a positive recommendation to the City Council to approve the plat; however, due to the fact that at that time the applicant had not secured access to the future Lot 2, the City Council never held a meeting to approve the plat. Access to future Lot 2 was blocked by a 20 foot wide strip of property located between the property and West Commerce Drive. This strip of property was created with the Walmart Subdivision plat.

The applicant has now purchased the 20 foot wide strip of property. Running concurrent with this subdivision plat application, city staff is also reviewing a Lot Line Adjustment to adjust the southern boundary of the Crossroads Ranchettes Lot 1A. This request essentially expands the boundary of the subdivision plat being considered by the Planning Commission and City Council by incorporating the 20 foot wide parcel to the south.

Lot Line Adjustment Request: *Purple colored parcel will be incorporated into Blue colored lot.*



The Planning Commission held a public hearing on May 14, 2015 regarding the Preliminary Plat application. The Planning Commission Report of Action is attached to this report to summarize their actions.

C. **Specific Request:** The applicant is requesting a positive recommendation from the City Council to approve the Preliminary and Final Plat for the Crossroads Ranchettes Lot 1-A Subdivision. This approval will essentially amend the existing subdivision creating a two lot subdivision; proposed Lot 1 is 3.607 acres and proposed Lot 2 is 1.414 acres (total 5.218 acres). Lot 1 is already fully developed with a self-storage facility and a concept plan has been provided for Lot 2, which is currently vacant.

D. **Community Review:** This item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property as part of the Planning Commission public hearing on the Preliminary Plat. As of the date of this report, public input has not been received by the City.

E. **Process:** Section 19.13.04 of the City Code states that Subdivision Plats require a public hearing with the Planning Commission and that the City Council is the approval authority.

Per Section 19.13.04(6) of the City Code, a Concept Plan is required in order for the Planning Commission and City Council to consider Site Plan or Subdivision applications. A concept plan has been reviewed.

All of the information required per the code has been provided and the review process with the Planning Commission and City Council has been followed.

F. **General Plan:** The General Plan designates the site for Regional Commercial type development. The existing self-storage units on the property are non-conforming within the current Regional Commercial designation and therefore cannot expand to include the vacant land proposed as Lot 2. The proposed subdivision will create an autonomous piece of property that can be developed with a use that is supported by the General Plan and the Land Development Code.

G. **Code Criteria:** The following sections of code are used to review the plat. Subdivision requirements must be met in order for the plat to be approved. Section 19.12.03 of the City Code states, *"All subdivisions are subject to the provisions of Chapter 19.13, Development Review Process".* The following criteria are requirements listed in Sections 19.12 (Subdivision Requirements) and 19.04.22 (Regional Commercial Requirements) of the City Code.

Regional Commercial Requirements (Section 19.04.22):

Permitted or Conditional Uses: complies. Section 19.04.22(2 & 3) lists all of the permitted and conditional uses allowed in the RC (Regional Commercial) zone. The Concept Plan (reviewed August 2104) appears to present a building that would support a variety of permitted and conditional uses typically found in the RC zone. Businesses falling under the Conditional Use category would be reviewed according the Conditional Use process and standards in the Code at the time of application.

It is important to note that the existing self-storage facility is non-conforming with the current list of permitted and conditional uses in the RC zone. Non-conforming uses cannot expand. This is one of the reasons why the applicant desires to split the existing lot and create a new autonomous commercial property that can support future commercial development independent of the storage units.

Minimum Lot Sizes: complies. 19.04.22(4) states that the minimum lot size for commercial lots is 20,000 square feet. The smaller of the two proposed lots, Lot 2, is 1.414 acres (61,607 square feet).

Setbacks and Yard Requirements: can comply. Section 19.04.22(5) outlines the setbacks required by the RC zone. These requirements are will be reviewed in detail once a formal Site Plan application is submitted; however the concept plan that was reviewed last August presented a plan that met the RC setbacks.

Maximum Height of Structures: can comply. Section 19.04.22(6) outlines the requirements for the building height in the RC zone and states that no structure in this zone shall be taller than fifty feet. Compliance with this requirement will be reviewed during the formal Site Plan review.

Maximum Lot Coverage: can comply. Section 19.04.22(7) outlines the requirements for lot coverage in the RC zone and states that the maximum lot coverage in this zone is 50%. Specific lot coverage will be reviewed with each site plan. Based on the Concept Plan, it appears that meeting this requirement will not be an issue.

Minimum Building Size: can comply. Section 19.04.22(8) buildings in the RC zone must be a minimum 1,000 square feet in area above grade. Compliance with this requirement will be reviewed during the formal Site Plan review

Development Standards: can comply. Staff believes that based on the proposed size of Lot 2 and the Concept plan submitted, all of the standards listed in Section 19.04.22 can be met with a site plan application.

General Subdivision Requirements (Section 19.12.06):

Due to the fact that this application involves land in an existing subdivision and will create an additional lot, the applicant does not have the option to file an application for a Minor Subdivision or an Amended Subdivision.

Subdivision Layout: complies. The proposed subdivision generally complies with the City's adopted Land Use Element of the General Plan. In consideration of the corresponding lot line adjustment, the two lots proposed on the plat have direct access to public roads. As part of the improvements required with the subdivision, a curb cut and access from West Commerce Drive to Lot 2 will be installed.

Lot Design: can comply. With the incorporation of the 20 foot wide parcel that was part of the Walmart Plat, Lot 2 and Lot 1 will have frontage on a public road.

The plat design shows a remnant Parcel "A" that is approximately 8,602 square feet. The applicant has no use for this remnant and has attempted to contact the owner of the neighboring property to transfer ownership to them. As of the completion of this report, the applicant has not heard back from the neighboring property owner (Golden Lucks LLC).

Section 19.12.06(2h) of the code states, *"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 City Council."* Because the applicant has been unsuccessful in their communication with the neighboring property owner, staff recommends as a condition of approval that this remnant parcel be combined with Lot 1 in order to meet this code requirement.

Timing of Installation; Phasing: complies. This is not a phased subdivision so this review criterion is not applicable.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed Amended Final Plat, conduct a public hearing, and choose one of the following motions; in addition provide informal feedback on the Concept Plan associated with the Amended Plat:

Recommended Motion – Positive Recommendation:

"I move to approve the Crossroads Ranchettes Lot 1-A Preliminary and Final Plat, located at approximately 1547 North Redwood Road, based on the findings and conditions listed below:

Findings:

1. The Preliminary and Final Plat is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.
2. The Preliminary and Final Plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "E" and "G" of this report, which findings are incorporated herein by this reference.

Conditions

1. That per Section 19.12.02(5) of the City Code, the Preliminary and Final Subdivision Plat shall remain valid for twenty-four months from the date of City Council approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extensions must be requested within twenty-four months of site plan/Subdivision approval and shall not exceed twelve months.
2. That all requirements of the City Engineer be met, including those listed in the attached report.
3. That all requirements of the City Fire Chief be met.
4. That Parcel A shall be combined with Lot 1 of the Crossroads Ranchettes Lot 1-A in order to comply with the code requirement listed in Section 19.12.06(2h) of the code.
5. Any other conditions as articulated by the City Council:

_____

_____

_____

Alternative Motions:

Alternative Motion A – Continuance

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

_____

_____

_____

Alternative Motion B – Negative Recommendation

"Based upon the analysis discussed at the meeting and information received from the public, I move that the City Council deny the Crossroads Ranchettes Lot 1-A Preliminary and Final Plat, located at approximately 1547 North Redwood Road, based on the findings below: "

List findings for denial:

_____

_____

_____

I. Exhibits:

A. Engineering Staff Report
B. Zoning / Location Map
C. Aerial Photo
D. Preliminary/Final Plat
E. Lot Line Adjustment
F. Lot 2 Concept Plan
G. Planning Commission Report of Action

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Crossroads Ranchettes Lot 1-A
Date: August 28, 2014
Type of Item: Final Plat – Plat Amendment – Lot Line Adjustment

Description:

A. Topic: The applicant has submitted an Amended Final Plat application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Thomas Davis*
Request:	*Plat Amendment – Final Plat – Lot Line Adjustment*
Location:	*1547 North Redwood Road*
Acreage:	*3.28 acres – 5 lots*

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

D. Proposed Items for Consideration:

A. Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.

B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.

C. Utility laterals for culinary water, secondary water, sanitary sewer, and storm drain shall be installed for lot 2 of the Crossroads Ranchettes Lot 1 Plat "A" Amended in accordance with the City's standards and specifications. These improvements must be bonded for or completed prior to recording the plat.

D. The existing cell tower access easement shall be shown and referenced on the plat.

E. Incorporate a grading and drainage design that protects buildings from upland flows.

F. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.

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

H. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.

I. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.

J. Developer shall ensure that the boundary calls on the final plat match all existing adjacent recorded plats.

K. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.

L. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.

M. Developer must pay all applicable impact fees and secure water rights as required by the City Engineer, City Attorney, and development code.

N. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

O. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.

P. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

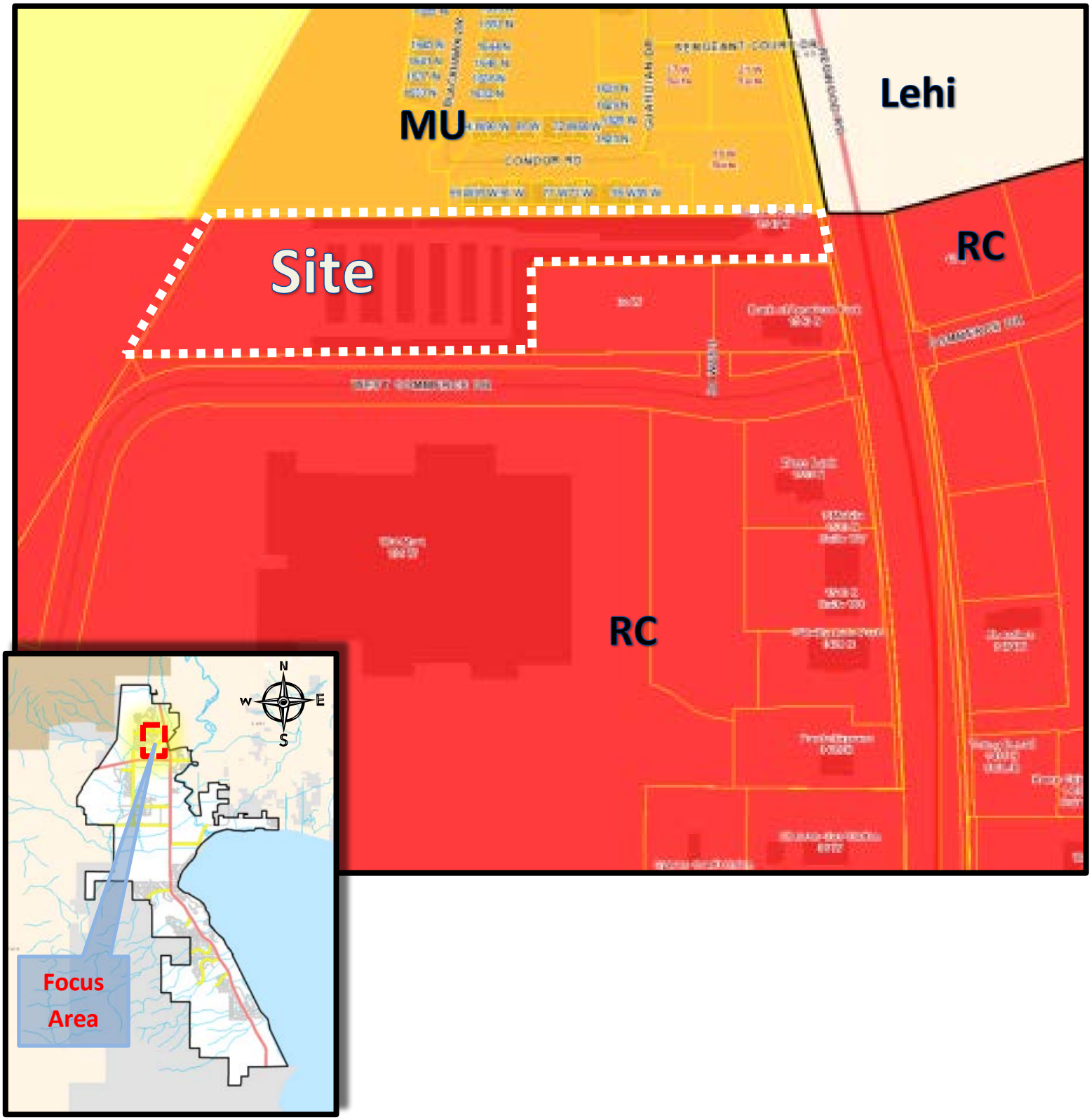
Q. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

R. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

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

T. Developer shall stabilize and reseed all disturbed areas.

Zoning Map



Aerial Photo

CROSSROADS RANCHETTES LOT 1 PLAT "A" AMENDED

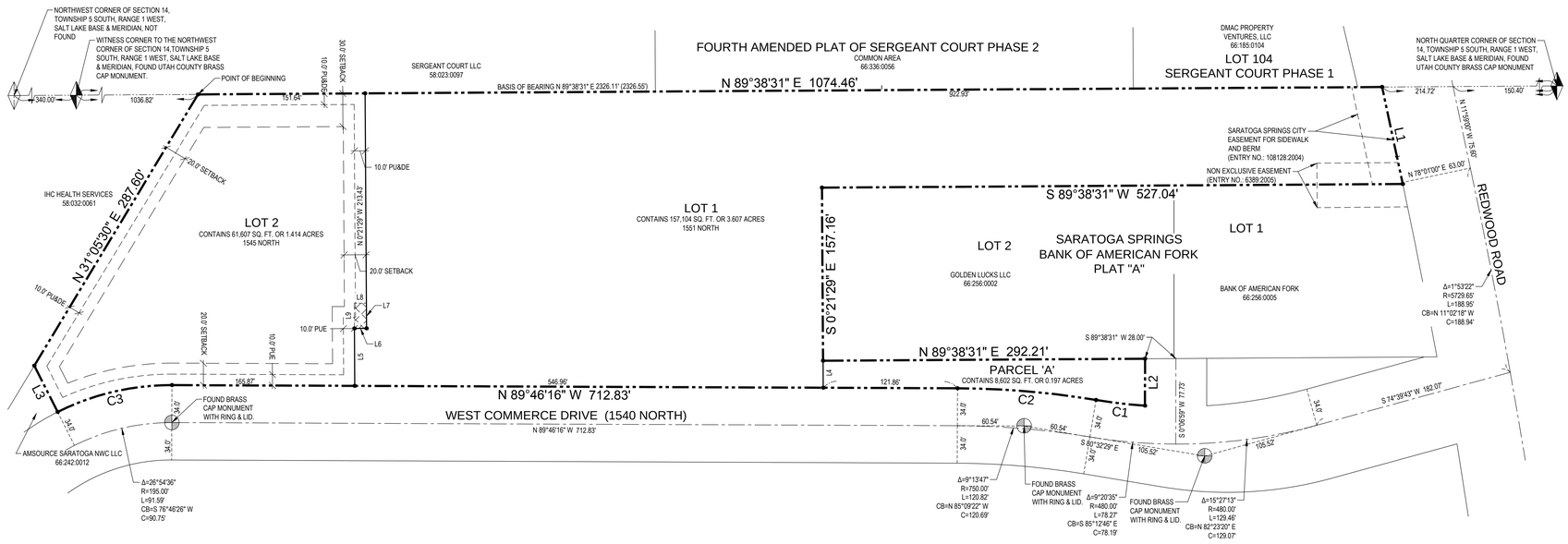
AMENDING PARCEL "A" SARATOGA WAL-MART SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

NORTH

SCALE: 1" = 60'

0 30' 60' 120' 180'



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- PROPOSED SETBACK LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITIES & DRAINAGE EASEMENT
- ● — PROPERTY CORNER SET REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- PROPOSED CELL TOWER ACCESS EASEMENT
- PROPOSED ACCESS EASEMENT ACROSS PARCEL A SARATOGA WALMART SUBDIVISION

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 WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii).

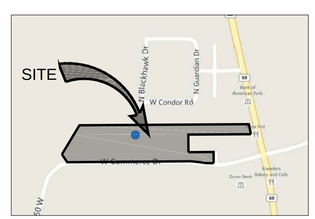
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, A.D. 20___	APPROVED THIS _____ DAY OF _____, A.D. 20___
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	**QWEST**
APPROVED THIS _____ DAY OF _____, A.D. 20___	APPROVED THIS _____ DAY OF _____, A.D. 20___
COMCAST CABLE TELEVISION	QWEST

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 12°01'53" E	90.05'
L2	S 00°06'59" W	42.61'
L3	N 26°40'30" W	47.08'
L4	S 00°21'29" E	24.52'
L5	N 00°21'29" W	52.09'
L6	N 89°38'31" E	11.07'
L7	N 00°21'29" W	23.00'
L8	N 89°38'31" E	11.07'
L9	N 00°21'29" W	23.00'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	446.00'	44.71'	5°44'35"	N83° 24' 46"W	44.69
C2	783.99'	126.29'	9°13'47"	N85° 09' 22"W	126.16
C3	229.00'	107.55'	26°54'36"	S76° 46' 26"W	106.57



VICINITY MAP

SCALE: N.T.S.

PLAT NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°38'31 EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, BETWEEN THE TWO FOUND BRASS CAP MONUMENTS AS SHOWN HEREON
2. THE SUBJECT PROPERTY IS LOCATED AT: 1547 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UTAH
3. THE SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP NO.: 49049C0911SC EFFECTIVE DATE JULY 12, 2002
4. SUBJECT PARCEL IS LOCATED WITHIN ZONE RC (REGIONAL COMMERCIAL) ZONE PER SARATOGA SPRINGS CITY PLANNING AND ZONING MAP
5. PARCEL 'A' SHOWN HEREON DOES NOT MEET THE REQUIREMENTS OF A BUILDABLE PARCEL.
6. PLAT MUST BE RECORDED WITH 24 MOTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE_____DAY OF _____, 20__
6. THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS,CONSTRUCTION STANDARDS, POLICIES AND OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.
7. PRIOR TO BUILDING PERMIT BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL
8. PLAT MAY BE SUBJECT TO A MATER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
9. BUILDING PERMIT WILL NOT BE ISSUED UNTIL ALL IMPROVEMENT HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AN BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
10. ALL BOUNDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING MANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
11. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT THE IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMIT SHALL BE ISSUES FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT ARE PAIN IN FULL AND WATER RIGTHS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES.
12. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREON ARE TO BE INSTALLED BY OWNERS AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE BY EACH IMPROVEMENT.
13. ANY REFERENCE HEREON TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, ASSIGNS.

SURVEYOR'S CERTIFICATE

I, DAVID B DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

CROSSROADS RANCHETTES LOT 1 PLAT "A" AMENDED
AMENDING PARCEL "A" SARATOGA WAL-MART SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, SAID PARCEL BEING ALL OF LOT 1A, CROSSROADS RANCHETTES LOT 1 PLAT "A", THE NORTH 4.05 FEET OF LOT 1-B, CROSSROADS RANCHETTES LOT 1, PLAT "A" AND PARCEL A, SARATOGA WAL-MART SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1-A, SAID POINT BEING NORTH 89°38'31" EAST ALONG THE SECTION LINE 1036.82 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°38'31" EAST 1074.46 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION PER THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 5, 2009 AS ENTRY NO. 11918:2009 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 12°01'53" EAST 90.05 FEET; THENCE SOUTH 89°38'31" WEST 527.04 FEET TO THE EASTERLY LINE OF SAID LOT 1-A; THENCE SOUTH 00°21'29" EAST ALONG SAID EASTERLY LINE 157.16 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL "A" SARATOGA SPRINGS WAL-MART SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID PARCEL "A" THE FOLLOWING SEVEN COURSES: 1) NORTH 89°38'31" EAST 292.21 FEET, 2) SOUTH 0°06'59" WEST 42.61 FEET TO A POINT ON THE ARC OF A 446.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, 3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°44'35" A DISTANCE OF 44.71 FEET (CHORD BEARS NORTH 83°24'46" WEST 44.69 FEET) TO A POINT OF REVERSE CURVATURE, 4) NORTHWESTERLY ALONG THE ARC OF A 784.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°13'47" A DISTANCE OF 126.29 FEET (CHORD BEARS NORTH 85°09'22" WEST 126.16 FEET), 5) NORTH 89°46'16" WEST 712.83 FEET TO A POINT OF CURVATURE, 6) SOUTHWESTERLY ALONG THE ARC OF A 229.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°54'36" A DISTANCE OF 107.55 FEET (CHORD BEARS SOUTH 76°46'26" WEST 106.57 FEET), 7) NORTH 26°40'30" WEST 47.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1-A; THENCE NORTH 31°05'30" EAST ALONG SAID WESTERLY LINE 287.60 FEET TO THE POINT OF BEGINNING.

CONTAINS: 227,313 SQ. FT. OR 5.218 ACRES, IN TWO (2) COMMERCIAL LOTS AND ONE (1) PARCEL

DAVID B DRAPER,
L.S. LICENSE NO. 6861599
(SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE:

CROSSROADS RANCHETTES LOT 1 PLAT "A" AMENDED
AMENDING PARCEL "A" SARATOGA WAL-MART SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF _____HAVE HEREUNTO SET _____THIS _____DAY OF _____, A.D. 20____

GREGG FREE — TOWNE STORAGE SARATOGA, LC.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THE DAY OF , A.D. 20 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, _____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT

_____SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: — NOTARY PUBLIC RESIDING AT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THE _____DAY OF_____, A.D., 20____, PERSONALLY APPEARED BEFORE ME_____ AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE/SHE, THE SAID _____IS THE PRESIDENT AND HE THE SAID IS THE SECRETARY OF CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID AND EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL IF SAID CORPORATION.

MY COMMISSION EXPIRES: — NOTARY PUBLIC RESIDING AT

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS , _____DAY OF_____, A.D. 20_____

CITY MAYOR — ATTEST — CITY RECORDER (SEE SEAL BELOW)

CROSSROADS RANCHETTES LOT 1 PLAT "A" AMENDED
AMENDING PARCEL "A" SARATOGA WAL-MART SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

FIRE CHIEF APPROVAL	PLANNING COMMISSION REVIEW	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20___	REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 20____	APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20____	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____
CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE REPRESENTATIVE

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

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CROSSROADS RANCHETTES LOT 1 PLAT "A" AMENDED

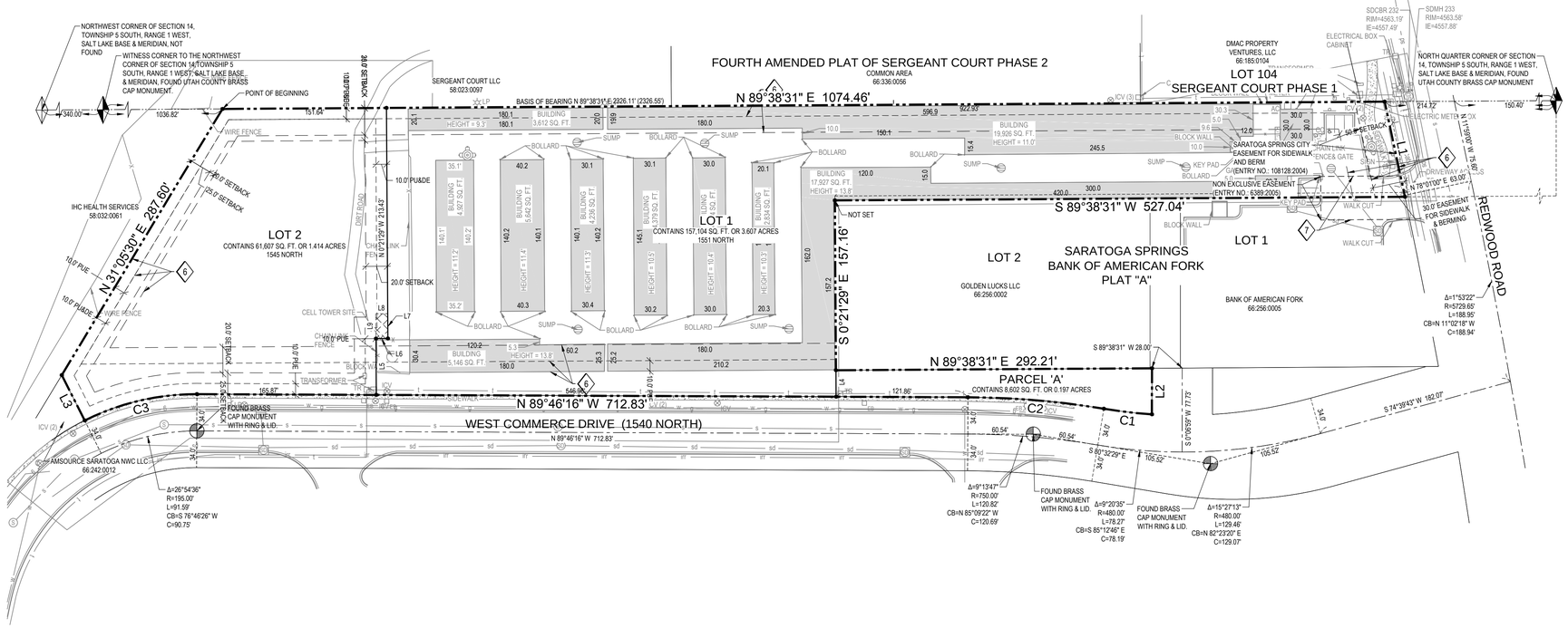
AMENDING PARCEL "A" SARATOGA WAL-MART SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

NORTH

SCALE: 1" = 60'

0 30' 60' 120' 180'



SURVEYOR'S CERTIFICATE

I, DAVID B DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

CROSSROADS RANCHETTES LOT 1 PLAT "A" AMENDED

AMENDING PARCEL "A" SARATOGA WAL-MART SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, SAID PARCEL BEING ALL OF LOT 1A, CROSSROADS RANCHETTES LOT 1 PLAT "A", THE NORTH 4.05 FEET OF LOT 1-B, CROSSROADS RANCHETTES LOT 1, PLAT "A" AND PARCEL A, SARATOGA WAL-MART SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1-A, SAID POINT BEING NORTH 89°38'31" EAST ALONG THE SECTION LINE 1036.82 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°38'31" EAST 1074.46 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION PER THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 5, 2009 AS ENTRY NO. 11919:2009 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 12°01'53" EAST 90.05 FEET; THENCE SOUTH 89°38'31" WEST 527.04 FEET TO THE EASTERLY LINE OF SAID LOT 1-A; THENCE SOUTH 00°21'29" EAST ALONG SAID EASTERLY LINE 157.16 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL "A" SARATOGA SPRINGS WAL-MART SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID PARCEL "A" THE FOLLOWING SEVEN COURSES: 1) NORTH 89°38'31" EAST 292.21 FEET, 2) SOUTH 0°06'59" WEST 42.61 FEET TO A POINT ON THE ARC OF A 446.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, 3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°44'35" A DISTANCE OF 44.71 FEET (CHORD BEARS NORTH 83°24'46" WEST 44.69 FEET) TO A POINT OF REVERSE CURVATURE, 4) NORTHWESTERLY ALONG THE ARC OF A 784.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°13'47" A DISTANCE OF 126.29 FEET (CHORD BEARS NORTH 85°09'22" WEST 126.16 FEET), 5) NORTH 89°46'16" WEST 712.83 FEET TO A POINT OF CURVATURE, 6) SOUTHWESTERLY ALONG THE ARC OF A 229.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°54'36" A DISTANCE OF 107.55 FEET (CHORD BEARS SOUTH 76°46'26" WEST 106.57 FEET), 7) NORTH 26°40'30" WEST 47.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1-A; THENCE NORTH 31°05'30" EAST ALONG SAID WESTERLY LINE 287.60 FEET TO THE POINT OF BEGINNING.

CONTAINS: 227,313 SQ. FT. OR 5.218 ACRES, IN TWO (2) COMMERCIAL LOTS AND ONE (1) PARCEL

DAVID B DRAPER,
L.S. LICENSE NO. 6861599
(SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE:

CROSSROADS RANCHETTES LOT 1 PLAT "A" AMENDED

AMENDING PARCEL "A" SARATOGA WAL-MART SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF _____HAVE HEREUNTO SET _____THIS _____DAY OF _____, A.D. 20____

GREGG FREE — TOWNE STORAGE SARATOGA, LC.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THE DAY OF , A.D. 20 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, _____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT

_____SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: — NOTARY PUBLIC RESIDING AT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THE _____DAY OF_____, A.D., 20____, PERSONALLY APPEARED BEFORE ME_____
AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE/SHE, THE SAID _____IS THE PRESIDENT AND HE THE SAID IS THE SECRETARY OF CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID AND EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL IF SAID CORPORATION.

MY COMMISSION EXPIRES: — NOTARY PUBLIC RESIDING AT

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS , _____DAY OF_____, A.D. 20_____

CITY MAYOR — ATTEST — CITY RECORDER (SEE SEAL BELOW)

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- PROPOSED SETBACK LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITIES & DRAINAGE EASEMENT
- PROPERTY CORNER SET REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- PROPOSED CELL TOWER ACCESS EASEMENT
- PROPOSED ACCESS EASEMENT ACROSS PARCEL A SARATOGA WALMART SUBDIVISION

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 WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii).

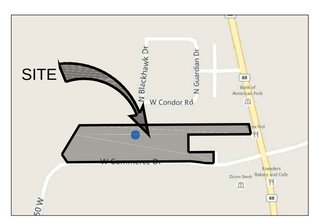
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, A.D. 20___	APPROVED THIS _____ DAY OF _____, A.D. 20___
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	**QWEST**
APPROVED THIS _____ DAY OF _____, A.D. 20___	APPROVED THIS _____ DAY OF _____, A.D. 20___
COMCAST CABLE TELEVISION	QWEST

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 12°01'53" E	90.05'
L2	S 00°06'59" W	42.61'
L3	N 26°40'30" W	47.08'
L4	S 00°21'29" E	24.52'
L5	N 00°21'29" W	52.09'
L6	N 89°38'31" E	11.07'
L7	N 00°21'29" W	23.00'
L8	N 89°38'31" E	11.07'
L9	N 00°21'29" W	23.00'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	446.00'	44.71'	5°44'35"	N83° 24' 46"W	44.69
C2	783.99'	126.29'	9°13'47"	N85° 09' 22"W	126.16
C3	229.00'	107.55'	26°54'36"	S76° 46' 26"W	106.57



VICINITY MAP

SCALE: N.T.S.

PLAT NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°38'31 EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, BETWEEN THE TWO FOUND BRASS CAP MONUMENTS AS SHOWN HEREON
2. THE SUBJECT PROPERTY IS LOCATED AT: 1547 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UTAH
3. THE SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP NO.: 49020901150 EFFECTIVE DATE JULY 12, 2002
4. SUBJECT PARCEL IS LOCATED WITHIN ZONE RC (REGIONAL COMMERCIAL) ZONE PER SARATOGA SPRINGS CITY PLANNING AND ZONING MAP
5. PARCEL 'A' SHOWN HEREON DOES NOT MEET THE REQUIREMENTS OF A BUILDABLE PARCEL.
6. PLAT MUST BE RECORDED WITH 24 MOTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE_____DAY OF _____ 20__
6. THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS,CONSTRUCTION STANDARDS, POLICIES AND OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.
7. PRIOR TO BUILDING PERMIT BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL
8. PLAT MAY BE SUBJECT TO A MATER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
9. BUILDING PERMIT WILL NOT BE ISSUED UNTIL ALL IMPROVEMENT HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AN BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
10. ALL BOUNDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING MANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
11. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT THE IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMIT SHALL BE ISSUES FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT ARE PAIN IN FULL AND WATER RIGTHS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES.
12. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREON ARE TO BE INSTALLED BY OWNERS AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE BY EACH IMPROVEMENT.
13. ANY REFERENCE HEREON TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, ASSIGNS.

CROSSROADS RANCHETTES LOT 1 PLAT "A" AMENDED
AMENDING PARCEL "A" SARATOGA WAL-MART SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

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

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

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LOT LINE ADJUSTMENT MAP

INVOLVING UTAH COUNTY PARCEL NUMBERS: 65:074:008, 65:074:007, & 66:242:0011

SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. LOCATED IN SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH

LEGEND

ADJOINING PROPERTY LINE
LOT LINE
ADJUSTED PARCEL BOUNDARY
MONUMENT LINE
SECTION LINE
EXISTING FENCE
POWER LINE
TELEPHONE LINE
WATER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
GAS LINE
MAJOR CONTOUR
MINOR CONTOUR
CONCRETE

FIRE HYDRANT
WATER MANHOLE
WATER METER
WATER VALVE
ELECTRIC BOX
ELECTRIC MANHOLE
ELECTRIC METER
LIGHT POLE
CLEAN OUT
SANITARY SEWER MANHOLE
GAS MANHOLE
STORM DRAIN CATCH BASIN
STORM DRAIN MANHOLE
IRRIGATION CONTROL VALVE
TELEPHONE RISER
AIR CONDITIONING UNIT
SIGN

PARCEL 1
PARCEL 2
LESS & EXCEPTING PARCEL
PARCEL 3

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

VICINITY MAP

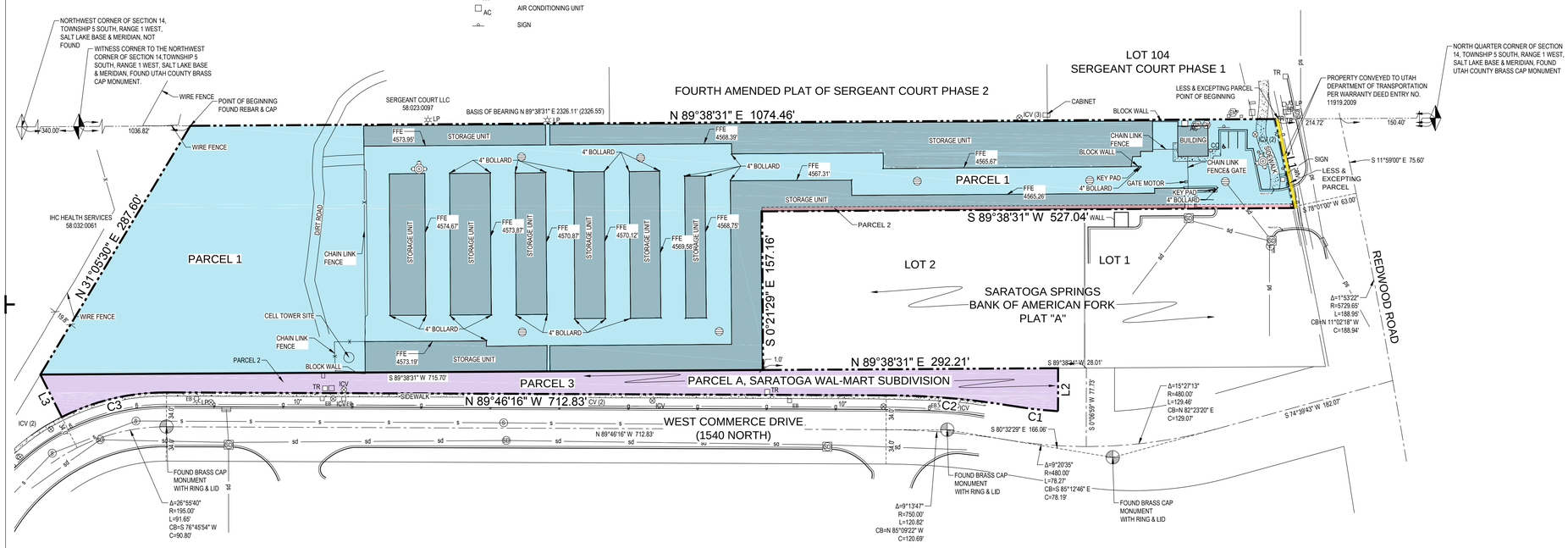
SCALE: N.T.S.

LINE TABLE: PARCELS

LINE #	DIRECTION	LENGTH
L1	S 12°01'53" E	90.05'
L2	S 00°06'59" W	42.61'
L3	N 26°40'30" W	47.08'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	446.00'	44.71'	5°44'35"	N83° 24' 46"W	44.69
C2	783.99'	126.29'	9°13'47"	N85° 09' 22"W	126.16
C3	229.00'	107.55'	26°54'36"	S76° 46' 26"W	106.57



SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

DAVID B. DRAPER
LICENSE NO. 6861599

RECORD DESCRIPTION

PARCEL 1: (65:074:008) PER QUIT CLAIM DEED RECORDED AS ENTRY NO.: 88307-2005

LOT 1A, CROSSROADS RANCHETTES LOT 1 PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH.

PARCEL 2: (65:074:007) PER QUIT-CLAIM DEED RECORDED AS ENTRY NO.: 88307:2005

THE NORTH 4.05 FEET OF LOT 1-B, CROSSROADS RANCHETTES LOT 1, PLAT "A", ACCORDING TO THE OFFICIAL PLAT AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, ALSO DESCRIBED AS: BEGINNING AT A POINT THAT IS SOUTH, A DISTANCE OF 88.18 FEET; AND SOUTH 89°38'31" WEST, A DISTANCE OF 182.76 FEET FROM THE NORTH ¼ CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING SOUTH 11°59'00" EAST FROM THE NORTHEAST CORNER OF LOT-A OF CROSSROADS RANCHETTES LOT 1 PLAT "A"; THENCE CONTINUING SOUTH 89°38'31" EAST, A DISTANCE OF 540.33 FEET; THENCE NORTH 00°21'29" WEST, A DISTANCE OF 4.05 FEET; THENCE NORTH 89°38'31" EAST, A DISTANCE OF 539.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 78°01'00" WEST, A RADIAL DISTANCE OF 5,679.65 FEET; THENCE SOUTHERLY ALONG ARC, THROUGH A CENTRAL ANGLE OF 00°02'30", A DISTANCE OF 4.13 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPTING PARCEL: (65:074:0006) PER WARRANTY DEED RECORDED AS ENTRY NO.: 11919:2009

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF CONSTRUCTING THEREON A RADOWAY KNOWS AS PROJECT NO. 0068, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NW1/4 OF SECTION 14, T.5S,R.1W,S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING A THE NORTHEAST CORNER OF LOT 1-A CROSSROADS RANCHETTS LOT 1 PLAT "A", ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH, WHICH POINT IS 208.86 FT. S. 89°38'45" W. ALONG THE NORTH LINE OF SAID NW1/4 OF SECTION 14 FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE S. 12°01'43" E., 86.82 FT. TO THE A POINT OF TANGENCY WITH A 5669.65 FT. RADIUS CURVE TO THE RIGHT, THENCE SOUTHERLY 3.23 FT. ALONG THE ARC OF SAID CURVE, TO THE SOUTHEAST CORNER OF SAID LOT 1-A; THENCE S. 89°38'45" W., ALONG THE SOUTH LINE OF SAID LOT 1-A, 3.17 FT. TO A POINT 63.00 FT. PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 619+81.43; THENCE N. 12°01'39" W., 90.05 FT. TO THE NORTH LINE OF SAID LOT 1-A, WHICH IS TO A POINT 63.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID PROJECT NO. 0068, OPPOSITE ENGINEERS STATION 620+71.48; THENCE N. 89°38'45" E., ALONG SAID NORTH LINE, 3.17 FT. TOT HE POINT OF BEGINNING.

THE ABOVE DESCRIBE PARCEL OF LAND CONTAINS 279 SQUARE FEET IN AREA OR 0.006 ACRES, MORE OF LESS.

PARCEL 3: (66:242:0011) PER WARRANTY DEED RECORDED AS ENTRY NO.: 83811:2014

PARCEL A, SARATOGA WAL-MART SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PROPOSED DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, SAID PARCEL BEING ALL OF LOT 1A, CROSSROADS RANCHETTES LOT 1 PLAT "A", THE NORTH 4.05 FEET OF LOT 1-B, CROSSROADS RANCHETTES LOT 1, PLAT "A" AND PARCEL A, SARATOGA WAL-MART SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1-A, SAID POINT BEING NORTH 89°38'31" EAST ALONG THE SECTION LINE 1036.82 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°38'31" EAST 1074.46 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION PER THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 5, 2009 AS ENTRY NO. 11919:2009 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 12°01'53" EAST 90.05 FEET; THENCE SOUTH 89°38'31" WEST 527.04 FEET TO THE EASTERLY LINE OF SAID LOT 1-A; THENCE SOUTH 00°21'29" EAST ALONG SAID EASTERLY LINE 157.16 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL "A" SARATOGA SPRINGS WAL-MART SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID PARCEL "A" THE FOLLOWING SEVEN COURSES: 1) NORTH 89°38'31" EAST 292.21 FEET, 2) SOUTH 0°06'59" WEST 42.61 FEET TO A POINT ON THE ARC OF A 446.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, 3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°44'35" A DISTANCE OF 44.71 FEET (CHORD BEARS NORTH 83°24'46" WEST 44.69 FEET) TO A POINT OF REVERSE CURVATURE, 4) NORTHWESTERLY ALONG THE ARC OF A 784.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°13'47" A DISTANCE OF 126.29 FEET (CHORD BEARS NORTH 85°09'22" WEST 126.16 FEET), 5) NORTH 89°46'16" WEST 712.83 FEET TO A POINT OF CURVATURE, 6) SOUTHWESTERLY ALONG THE ARC OF A 229.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°54'36" A DISTANCE OF 107.55 FEET (CHORD BEARS SOUTH 76°46'26" WEST 106.57 FEET), 7) NORTH 26°40'30" WEST 47.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1-A; THENCE NORTH 31°05'30" EAST ALONG SAID WESTERLY LINE 287.60 FEET TO THE POINT OF BEGINNING.

CONTAINS: 227,313 SQ. FT. OR 5.218 ACRES

PROPERTY OWNERS APPROVAL

I, (WE), THE UNDERSIGNED OWNER(S) OF HEREON DESCRIBED PROPERTY, IDENTIFIED BY PARCEL NO.S: 65:074:008, 65:074:007, & 66:242:0011, DO HEREBY DECLARE THAT I (WE) DO APPROVE THE PROPERTY LINE

WITNESS THE HAND(S), THIS _____DAY OF _____, 20____

_____
TOWNE STORAGE SARATOGA, LC.

PROPERTY OWNERS APPROVAL

I, (WE), THE UNDERSIGNED OWNER(S) OF HEREON DESCRIBED PROPERTY, IDENTIFIED BY PARCEL NO.S: 65:074:008, 65:074:007, & 66:242:0011, DO HEREBY DECLARE THAT I (WE) DO APPROVE THE PROPERTY LINE

WITNESS THE HAND(S), THIS _____DAY OF _____, 20____

_____
GARY R. FREE

PROPERTY OWNERS APPROVAL

I, (WE), THE UNDERSIGNED OWNER(S) OF HEREON DESCRIBED PROPERTY, IDENTIFIED BY PARCEL NO.S: 65:074:008, 65:074:007, & 66:242:0011, DO HEREBY DECLARE THAT I (WE) DO APPROVE THE PROPERTY LINE

WITNESS THE HAND(S), THIS _____DAY OF _____, 20____

_____

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

CROSSROADS RANCHETTES LOT 1 A

1547 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045
SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REVISIONS

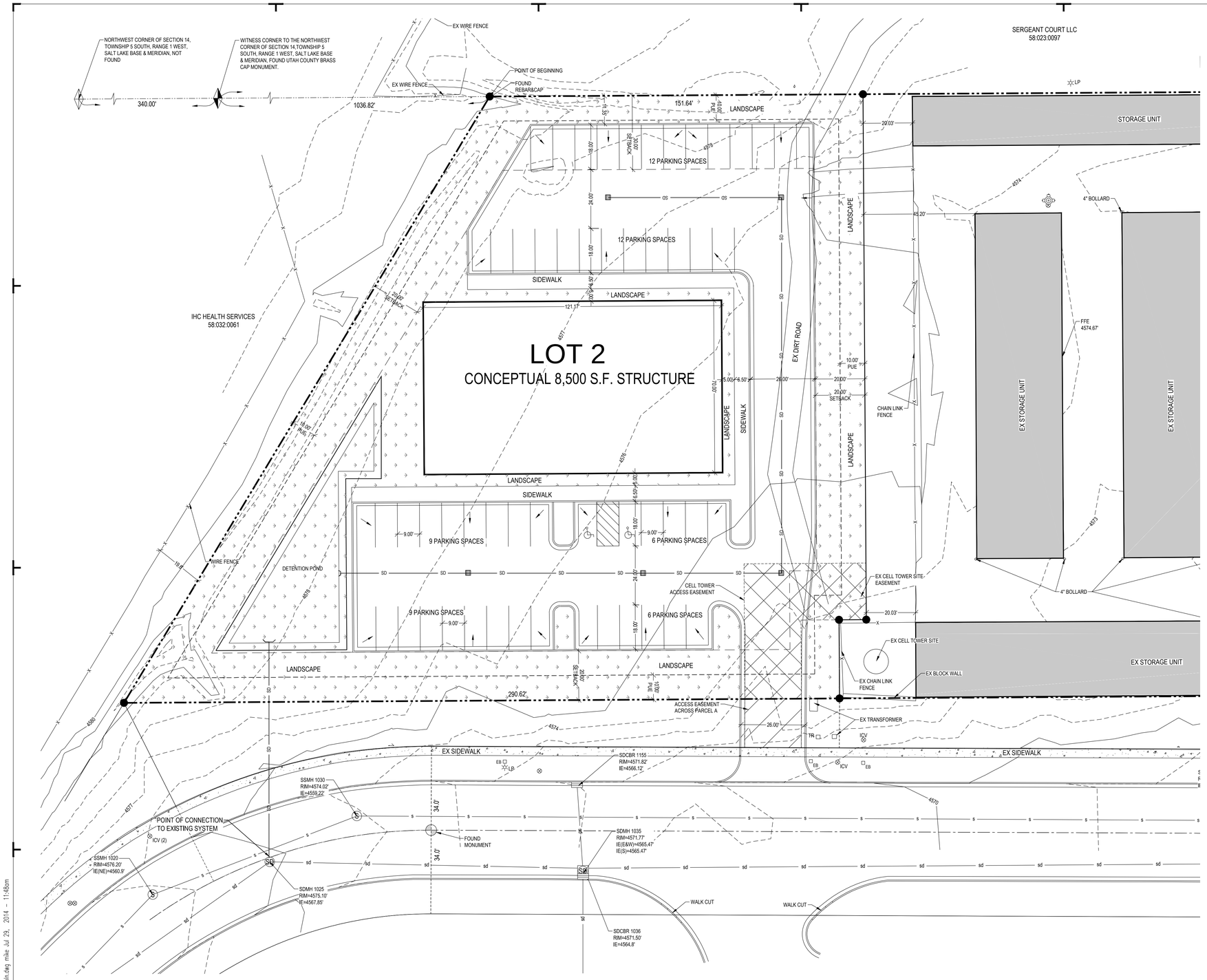
REV	DATE	DESCRIPTION

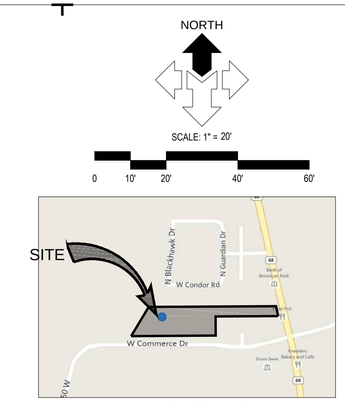
PROJECT NO:	14306
CAD FILE:	14306 LLA
DRAWN BY:	EAD
CALC BY:	DBD
FIELD CREW:	DS/SS
CHECKED BY:	DBD
DATE:	4/24/15

LOT LINE ADJUSTMENT MAP

1 OF 1

S:\2014Files\14306\Survey\Prod Dwg\14306 LLA.dwg Kent Apr 24, 2015 - 9:16am





VICINITY MAP

SCALE: N.T.S.

RECORD DESCRIPTION

PARCEL 1:
LOT 1A, CROSSROADS RANCHETTES LOT 1 PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH.

PARCEL 2:

THE NORTH 4.05 FEET OF LOT 1-B, CROSSROADS RANCHETTES LOT 1, PLAT "A", ACCORDING TO THE OFFICIAL PLAT AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, ALSO DESCRIBED AS: BEGINNING AT A POINT THAT IS SOUTH, A DISTANCE OF 88.18 FEET; AND SOUTH 89°38'31" WEST, A DISTANCE OF 182.76 FEET FROM THE NORTH ¼ CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING SOUTH 11°59'00" EAST FROM THE NORTHEAST CORNER OF LOT-A OF CROSSROADS RANCHETTES LOT 1 PLAT "A"; THENCE CONTINUING SOUTH 89°38'31" EAST, A DISTANCE OF 540.33 FEET; THENCE NORTH 00°21'29" WEST, A DISTANCE OF 4.05 FEET; THENCE NORTH 89°38'31" EAST, A DISTANCE OF 539.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 78°01'00" WEST, A RADIAL DISTANCE OF 5,679.65 FEET; THENCE SOUTHERLY ALONG ARC, THROUGH A CENTRAL ANGLE OF 00°02'30", A DISTANCE OF 4.13 FEET TO THE POINT OF BEGINNING.

DATA TABLE

NUMBER OF LOTS: 1
NUMBER OF BUILDINGS: 1
BUILDING SQUARE FOOTAGE: 8,500 S.F.
NUMBER OF PARKING SPACES:56
PERCENTAGE OF BUILDABLE LAND: 36,389 S.F.=65.8%.
PERCENTAGE OF LANDSCAPING:39.8%

PROPOSED CELL TOWER ACCESS EASEMENT

PROPOSED ACCESS EASEMENT ACROSS PARCEL A SARATOGA WALMART SUBDIVISION

LEGEND

	ADJOINING PROPERTY LINE		FIRE HYDRANT
	LOT LINE	W	WATER MANHOLE
	PROPERTY LINE	WM	WATER METER
	MONUMENT LINE		WATER VALVE
	SECTION LINE	EB	ELECTRIC BOX
X	EXISTING FENCE	E	ELECTRIC MANHOLE
p	POWER LINE	EM	ELECTRIC METER
t	TELEPHONE LINE	LP	LIGHT POLE
w	WATER LINE	CO	CLEAN OUT
s	SANITARY SEWER LINE	S	SANITARY SEWER MANHOLE
sd	STORM DRAIN LINE	G	GAS MANHOLE
g	GAS LINE		STORM DRAIN CATCH BASIN
4580	MAJOR CONTOUR	SD	STORM DRAIN MANHOLE
4563	MINOR CONTOUR	ICV	IRRIGATION CONTROL VALVE
	CONCRETE	TR	TELEPHONE RISER
	BUILDING	AC	AIR CONDITIONING UNIT
			SIGN

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PROJECT NO:	14306
CAD FILE:	14306-PLN
DRAWN BY:	EAD
CALC BY:	DBD
FIELD CREW:	DS/SS
CHECKED BY:	DBD
DATE:	7/24/2014

CONCEPTUAL SITE PLAN

NO. 1 OF 1

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RESOLUTION NO. R15-21 (5-19-15)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Crossroads Ranchettes)

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

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

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

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

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

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

1. All lots and parcels in the Subdivision be added to and included in the Lighting SID based upon the above findings and the written consent attached as Exhibit 1 to this Resolution.

2. City staff is directed to file a copy of this Resolution, as an Addendum to Resolution No. 01-0510-01 creating the Lighting SID, as required by *Utah Code Ann.* § 17A-3-307.

3. Assessments will be hereafter levied against owners of all lots within the Subdivision on the same basis as assessments are being levied against other lots included in the Lighting SID.

4. The provisions of this Resolution shall take effect upon the passage and publication of this Resolution as required by law.

Passed this 19th day of May, 2015 on motion by

Councilor _____, seconded by Councilor _____.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Mayor Date

Attest: _____
Recorder Date

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

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

WHEREAS the undersigned ("Developer") is the developer of Crossroads Ranchettes Subdivision (the "Subdivision") located within the City for which the City Council has given or is expected to give final plat approval.

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

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

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

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

1. Consents to have all property covered by the Subdivision and all lots and parcels created by the Subdivision included within the Lighting SID. The legal description and the tax identification number(s) of the property covered by the Subdivision are set out in Exhibit A attached to this Consent.

2. Consents to the improvements with respect to the property covered by the Subdivision -- that is the maintenance of street lighting within the Subdivision. The street lighting within the Subdivision will be installed by Developer as part of the "Subdivision Improvements."

3. Agrees to the assessments by the Lighting SID for the maintenance of street lighting within the Lighting SID.

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

Dated this ____ day of _____, 20__.

DEVELOPER:

Name:
Authorized
Signature:
Its:

2001273

City of Saratoga Springs
City Council Meeting
May 4, 2015

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

Work Session Minutes

Present:

Mayor: Jim Miller
Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska
Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Nicolette Fike, Melissa Grygla, Andrew Burton, Jess Campbell,
Others: David Funk, Nate Shipp, Jennifer Klingonsmith, Chris Porter, Ron Johnston, Susan Palmer, Ken Evans

Call to Order – 5:49 p.m.

1. Departmental updates from the Library and Police Departments.

Melissa Grygla presented a power point that showed milestones from the library over the last quarter. The number of cardholders and visitors has steadily climbed. They have a high number of volunteers but the numbers fall over the holidays. They average about 40-80 volunteers each month including literacy center. They are adjusting to meet the community demands with classes and programs. The library programs is one of the benchmarks they have been trying to reach. They have met the benchmark which is based on population. They have received a few grants and will continue to seek those.

Councilwoman Call asked with the summer reading program, how are they doing on donations and volunteers.

Melissa Grygla replied that the person working on that has been able to get what she needs and has been working since September.

Councilwoman Call asked if they integrating anything into Splash.

Melissa Grygla replied yes, they have Tuesday as their day at Splash. Their summer reading kick off is that morning and there is the book sale and Lakeshore learning with crafts and a science night.

Councilman Poduska was in awe of what the library has been able to accomplish. They have done a tremendous job for the city. Thank you.

Councilman McOmber loved the volunteer stats and the comparisons per capita, also the dollar per capita cost and value.

Councilwoman Baertsch thanked Melissa.

Councilman Willden liked hearing about the volunteer items and is impressed with Melissa and her work to improve the library without adding cost.

Detective Robinson told Council about their recent grant for a part time domestic violence investigator. With part of the grant he has tried to standardize the protocol for domestic violence cases. Part of the grant sets up the North Utah County Domestic Violence Task Force. They meet with the northern cities and receive training to help domestic victims.

Holly Johnson mentioned that they were one of 4 agencies in the state that had the funding for this project. It allows them to go above and beyond normal investigations in Domestic Violence cases. They now have the follow up they need and the victims have better care. They have to have a collaboration project for the grant and they are working from the ground up. They have been able to solve problems and confusion. They have been able to improve, with this, in other areas as well. She mentioned Detective Rosen from Bluffdale was asked to give a presentation at Utah Crime Conference in responding to office involved critical incidents. The presentation was well received and they talked on how victim advocates

and officers can work together. She received a call from an advocate in Duchesne who was able to use things she had learned at the presentation already.

Councilwoman Call mentioned that they had worked with a local therapist and can they look forward to that type of community involvement more in the future.

Holly Johnson responded that they would be seeing more of that. It will be effective to have them on call.

Chief Burton noted that in addition to the grant paying for this investigator it also paid for some specialized training. He sent Council a slide show showing things from his regular quarterly briefing and special events supported and upcoming. The training they have been involved in and will be doing.

2. Discussion regarding the Western Hills Open Space.

Sarah Carroll noted some of the options for this linear open space that were in the packet. She noted that the open space is a little larger than what she noted in the staff notes. There are several items to discuss including future ownership, landscaping, trail locations and materials, and amenities. Options for each item were provided in the packet. Each one was discussed separately. On Landscaping Staff recommended Option 1.

Councilwoman Baertsch asked if we found out if Central Utah Water was supposed to re-vegetate and then did not.

Sarah Carroll was told it was not part of the contract, although the applicant thought it was.

Councilman McOmber thought it was standard procedure in the city that if something was disturbed it was supposed to be left better.

Sarah Carroll replied that in this case it was a private agreement on private land.

Councilwoman Baertsch commented that if the owner thought it was part of his agreement then he needs to follow up on that. No matter how well you re-vegetate it for native it never comes back as nice, she thinks we should leave it as natural as possible.

Council members liked option 1

Councilwoman Call wanted the option clarified. How would it be re-vegetated.

Councilman McOmber commented that when the property transfers over it needs to be at a standard that we would be ok with.

Councilwoman Baertsch asked what our normal standards were.

Sarah Carroll noted if it's City owned we would like it to meet our standards if it's HOA owned they have other options. Sarah brought up trails and showed the most recent design for Shay Park. There is a portion on top of the berm that it was recommended that it be an aggregate trail. Type of material and location needs to be discussed. She went through the options. Staff recommends option 2 for an 8ft wide aggregate trail to match Shay Park on top of the berm and transitioning to asphalt on the eastern side.

Councilman McOmber likes the consistency of the aggregate continuing from the park. He likes the asphalt part as well.

Councilwoman Baertsch noted that they can't do away with the Central Utah Water maintenance road.

Sarah Carroll said with option 2 they recommend some sort of plaza or nice connection area between the different types of trail.

Councilman McOmber commented that they have some great things happening with Shay Park and he looks forward to this continuity.

Councilwoman Call had a concern; as developments come in; if the dollar amount is decreased from what they originally see as a city then the residents of the city ought to be compensated with the difference in a different type of recreational facility. Make sure the residents are getting some value out of what we are offering.

Councilman McOmber agrees.

Councilwoman Baertsch agrees and they had talked about being able to take the amenity value and transfer it over to improvements in another area. She agrees with option 2.

Councilman Willden doesn't like that option 2 is on top of the berm to see into homeowners back yards. But thinks it's the best option for the betterment of the city.

Councilwoman Baertsch thinks it will be a benefit and has been used like that anyway for several years.

Mark Christensen noted because it was part of a previous development agreement it would need to come back as an amendment.

Councilman Poduska also liked option 2. He thinks it blends in better.
Sarah Carroll noted the Amenities options; that the applicant construct recreational amenities within the linear park or 2 that the applicant contributes to the amenities in Shay Park.
Council was all in agreement with option 2.
Councilwoman Baertsch liked that it kept with the code and with the payment in lieu system and open space requirements, and it would be a better benefit to the residents.
Councilman McOmber commented that it will be able to bring in things to the Shay Park more quickly.
Councilwoman Call agrees with both comments already made but worries that we have other things that are high priority and we could use this contribution to transfer to something like baseball or higher demands.
Councilman McOmber noted we are not increasing the fund, just meeting the design we already have.
Sarah Carroll presented the options for Property Ownership. It makes sense where it connects to the park to transfer ownership to the City. The staff was split on the recommendation. Should the whole piece be owned by the City or not, we would probably need to take care of the park strip anyway, at least in front of any City owned parts. There is also a City maintained trail on the opposite side of the subdivision.
Councilwoman Baertsch thought this was originally supposed to be part of Aspen Hills. There is also a trail to the South East of the Subdivision that is publicly owned and maintained. As far as the canal maintenance road, does the city maintain that no matter what?
Jeremy Lapin thought the plan was the city would take ownership of the property and unless it was piped the canal company would still maintain the road and ditch. He noted if we put asphalt on the maintenance road than we would be responsible for maintenance of the improvements.
Councilwoman Baertsch asked if there was a connector trail to the south east side and if we own it no matter what.
Jeremy Lapin responded that he thinks there is an easement dedication but we don't own it no matter what.
Councilwoman Baertsch asked where the detention basin was located.
Jeremy Lapin noted it was joint with the school property. Commercial area would need to have their own.
Councilwoman Baertsch noted that it seemed rather silly of this few homes to have an HOA and there are several trails through here and we can leave the trail area as native as possible and take the savings and put in to Shay Park. We are taking care of so much in this area, it was originally part of Aspen Hills and we should add this.
Councilwoman Call agrees with Councilwoman Baertsch and thinks we are already deployed to that area so it doesn't make sense to require an HOA.
Councilman McOmber agrees; it doesn't make sense for a small area.
Councilman Willden agrees that the city should take on this area, it makes sense.
Councilman Poduska had a similar position, he isn't an HOA fan and under these circumstances it would be good to incorporate it into the trails system.

Items 3 and 4 will be continued in the Policy session

3. Discussion regarding the Wildflower Community Plan.
4. Discussion regarding the 400 West Road Agreement with Ken Evans and IHC.

5. Agenda Review: - Item not covered.
a. Discussion of current City Council agenda staff questions.
b. Discussion of future City Council policy and work session agenda items.

6. Reports:
a. Mayor.
b. City Council.
Councilwoman Call commented that the River Trail is still funded, they are working with that. She is having breakfast with Rep. Hutchings as V.P. of Jordan River Commission. discussing legislative appropriation. They are looking to getting hazard money to take out some pylons. FFSL, building blocks due first of July so we need to have those in place now. Mark Edwards identified some spots for put-in areas for canoe type boats. Economic development; Mayor Miller, Owen Jackson and

Mark Christensen and she are in the discussion. She went to IASIS for Chamber and they are inviting the Council for a tour on the 29th. It is scheduled to open June 1.

Councilman McOmber commented that residents have asked about having a traffic study at the Zion's bank light on Redwood Road that needs a turn light on the north bound left turn. He hears about the Wall in the Saratoga Springs Development that is a concern. And he asked if he could get access to any covenants on record for the development agreement. He felt they were very clear as a Council as to what they wanted for the fence.

Kimber Gabryszak will get him the appropriate information.

Councilwoman Baertsch was asked by residents for traffic study at Aspen Hills and Redwood, and at Foothill Blvd. and Pony Express, it's almost impossible to turn left from those roads.

Councilman Willden had also heard about a need for those same traffic studies.

Spencer Kyle noted the one on Redwood Road would be UDOT.

Councilwoman Call noted the app had launched. She had been contacted about the traffic studies also. She asked Chief Burton about some recent vandalism at the parks.

Chief Burton noted it was not gang related except on 4th south. They are aware of loitering on the golf course.

Councilwoman Call mentioned at Neptune Park the developer needs to put a separator for the detention pond that will be a fenced open pit during construction. it seems like a poor time for this to happen with Splash.

Mark Christensen asked if they knew how long it would be open.

Jeremy Lapin said he would work with the developer to see about options.

c. Administration communication with Council.

d. Staff updates: inquires, applications and approvals.

Adjourn to Policy Session 6:53 p.m.

_____ _____

Date of Approval Lori Yates, City Recorder

Policy Session Minutes

Present:

Mayor: Jim Miller

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

Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Chelese Rawlings, Jess Campbell, Andrew Burton, Nicolette Fike

Planning Commission Members: David Funk, Jarred Henline, Jeff Cochran, Sandra Steele

Others: Susan Palmer, Ronald Johnston, Chris Porter, Jennifer Klingonsmith, Ken Evens, Emily Myers, Tim Burkett, Asher Cameron, Brad Boyle, Dylan Llays, Coltan Goodman, Jim Shields, Tiffany Sorensen, Rachel Everitt, Melissa Brown, Robin DePalma

Excused: Bud Poduska

Call to Order 6:53 p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilwoman Baertsch

Pledge of Allegiance - led by Councilman Willden

Public Input - **Opened** by Mayor Miller

Asher Cameron handed out a presentation and was here on behalf of Saratoga Springs Development. Residents are opposed to the extensive concrete fence along Centennial Blvd. It blocked views and bounced sound. He noted 194 residents had signed a petition he would share with them. He noted that Council members had expressed concerns about this when this was approved in Council meeting. The residents are asking that the Council press on the developer to make it a semiprivate fence.

Jim Shields lives across from the fence on Centennial. He feels the wall impeded his home value and thinks it's ugly.

Public Input - Closed by Mayor Miller

Introductions

Councilwoman Call introduced Eric Ellis as the new Executive Director of the Utah Lake Commission.

Eric Ellis wanted to introduce himself so that they knew who to work with on projects. They are working on the trails system. They are moving ahead with carp removal and are at 60% of that goal. They would like to remove 75% at which point the native fish can take hold. Phragmite removal is moving along also. The Lake water level is down about 3 ½ feet below compromise. They assume by the end of the summer it will drop more. The Utah Lake Festival is on June 6th. Last week they had 4th grade classes that come to the State Park to learn about wildlife and the environment. They are thinking of expanding that program to the West side of the Lake. Tomorrow is the Media day.

Councilman McOmber commented that they would like support to help remove the phragmite along the tributaries to the lake so they don't feed back into the lake.

Eric Ellis is working to put together best practices for private properties with some options and he will have that on the website as soon as it gets put together.

Councilwoman Call asked if he could help push those who had promised to come train our city guys on how to take care of the phragmite. She noted that amount of Carp was 18,000,000 lbs. most of it goes into a landfill because we don't have enough use for them. We look forward to a great partnership with Utah Lake Commission.

Work Session Continuation Items

3. Discussion regarding the Wildflower Community Plan.

Kimber Gabryszak presented the amendment, the applicant has requested input from the Council and staff feels it is a major amendment. She noted the location under discussion. An area of Open Space that could be a park but would also be a good place for a detention basin. The applicant has been speaking with UDOT and there are some concerns. UDOT wants that piece to be included with the MVC plan. It was suggested that no future residential density would be permitted on this property. Staff was concerned

with potential removal of Open Space from the Development and that would make it a Major Amendment. Minor amendments may be taken care of by Staff.

Nate Shipp noted they are excited about the progress they are making and they are getting close to submitting their village plans on the East side of the corridor. They have been working along time to get the Corridor itself finalized and transferred to UDOT. The intent of what is happening with that property has not changed but for UDOT to build they need to have this area as a detention basin. Their attorney suggested that UDOT never buys property that is subject to any other kinds of agreements.

Blake Bauman said this is a change in form not substance. The intention is to not acquire property subject to any restriction and they view that this impacts their policy. The developers feel that although it would transfer to UDOT it would stay as a detention park area.

Mark Christensen asked if the developer prohibition in the court order is still intact.

Brian said it hadn't come up once in any of their discussions.

Councilman Willden commented that his preference would be to have UDOT here to speak with Council directly. He agrees that this is a major modification and appreciates staff bringing this to them. There is nothing in the language that states that the developer would still be making the park. He is not comfortable with the change at this time.

Councilwoman Baertsch asked if there was any guarantee that they would keep it as a public access detention basin and maintain public access.

Blake Bauman said in their agreements with UDOT that should they construct a detention basin in the area then Wildflower will have the contractual right to improve the area.

Kevin Thurman clarified that mentions improvement but what about public access. What he has seen only mentions landscaping.

Blake Bauman noted in all the conversations they had they believed the public access would be open. They feel that was the intent.

Councilwoman Baertsch it may be a simple thing but they don't have the language in front of them and they should bring this back for Council to see before they make a commitment.

Mark Christensen said staff feels strongly it's a major amendment however if the contract included all these things like access and improvements and it is more obvious that it is a minor change would Council be ok with staff handling it as per Code and as a minor amendment.

Councilwoman Baertsch said she would be ok with that.

Council members indicated they would also be ok with that if it was all clear and including all the recreational needs of the community.

Nate Shipp wanted to make sure they were clear also with all the conditions they wanted.

Councilman Willden said there would need to be very clear commitments.

Kevin Thurman noted if we process it as minor they would have the conditional approval on that.

Kimber Gabryszak said if they would make sure all that language went into the community plans as well so they are not relying on a contract between third parties.

Councilman McOmber agrees he would be ok for staff to take care of it if it did meet all those needs. His concern is when he hears about conversations, because UDOT doesn't always do what they say so it needs to be in writing. If they come back and UDOT becomes a stickler they could find the open space requirement in other areas of their development. Hopefully they will be able to work it out with UDOT but if not they will need to come back with a solution.

Councilwoman Call echoed the other Councilmembers sentiments. Now it's all intent but it needs to be concrete.

Nate Shipp would like to facilitate a meeting with all three parties.

Councilwoman Call thought that was great to handle with staff.

Nate Shipp noted he met with Alpine School District and they have a site tour for this Friday for potentially locating a high school and Jr. high within the Development. They would need 60-70 acres. It would fit where they have property designated as the multifamily corridor. The District can not necessarily afford that cost with the density and so they would look for some help so they would look at pushing some of the density north, still on the West side.

Councilwoman Call thought staff could work with them on that.

4. **Discussion regarding the 400 West Road Agreement with Ken Evans and IHC.**

Jeremy Lapin noted they had a meeting with IHC and Ken Evans and he had been negotiation with them for a connecting road to Commerce drive. IHC had no current use for the area and they would be willing to dedicate it for a road under a set timeline. Would council like staff to put together an agreement on this.

Councilwoman Baertsch thought it would be a huge benefit especially with access to Shay Park. She thought 3 years would do.

Councilman McOmber wanted Jeremy Lapin to get a big time frame for flexibility. As a side note we need better signage on our roads on how to get to the regional parks.

Jeremy Lapin hopes to bring the transfer agreement for the portion of SR73 so we wouldn't have to go through UDOT.

Ken Evans thanked Jeremy Lapin for the idea to put a joint effort together. He has met with IHC. He is concerned that the timing could go too long or it may not happen. The IHC board approved for the city to build the road because they have no urgency for the road. It's being accelerated now because he would like to develop the north part of his property. it would have to happen within three years for his partners to not pull out.

Policy Items

1. **Departmental Update from the Finance Department.**

Chelese Rawlings gave an update on the third quarter financial analysis. The revenues were a little over 80%. The expenses were below the 75th percentile.

Council felt it looked good.

2. **Public Hearing: Consideration and Possible Adoption-Budget Amendments for Fiscal Year 2014-2015.**

a. Resolution R15-18 (5-5-15): A Resolution Amending the City of Saratoga Springs Budget for Fiscal Year 2014-2015 and establishing an effective date.

Chelese Rawlings noted it was due to the fact that the library got another grant from the State.

Public Hearing – Opened by Mayor Miller

No input at this time.

Public Hearing - Closed by Mayor Miller

Motion made by Councilman McOmber to approve Resolution R15-18 (5-5-15): A Resolution Amending the City of Saratoga Springs Budget for Fiscal Year 2014-2015 and establishing an effective date. For the library grant they received from the State for $5,825. Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Motion passed 4 - 0.

3. **Consideration and Possible Adoption of the Tentative Budget for Fiscal Year 2015-2016.**

a. Resolution R15-19 (5-5-15): A Resolution adopting the Tentative Budget for the City of Saratoga Springs for the Fiscal Year 2015-2016; setting a date, time and place for a Public Hearing and Adopting of the Fiscal Year 2015-2016 Budget; and ordering that notice of the Public Hearing be published at least seven days in advance.

Chelese Rawlings noted staff recommends approval of the tentative budget. The changes they talked about in the last meeting have been changed.

Councilwoman Call had questions and concerns on general budget and ground

Pg. 6 building permit has a typo.

Pg. 109 increase in budget for governmental building.

Chelese Rawlings replied that is for the dispatch center.

Pg. 126 we are not a social service and noted a concern that was contrary on 5a and in 3.

Councilwoman Baertsch understands police are not going to pay for themselves but especially in recreation, they have been trying to make fees pay for the recreation department.

Councilwoman Call thinks a number of the budget changes have not made it into the document yet.
Pg. 157 benchmarking cities look like they have shrunk. We need to revisit that.
Pg. 160 in the computer replacement policy 5 years is a really long time for a desktop. We don't want to lose employees. She suggested 3 years. The City Manager should have a designee for evaluating the machines.
Spencer Kyle noted a lot of employees do not use their computers extensively and shouldn't need replaced that often.
Councilwoman Call noted it was talking about being "considered for replacement." It needs to be based some on technological cycles.
Pg. 161 is this getting our paychecks paperless?
Chelese Rawlings replied yes.
Pg. 173 $4500 is that for setting it up? It seems high for issuing checks electronically.
Chelese Rawlings said this is a one-time amount to set it up and the$ 2500 is ongoing.
Pg. 162 do we have answers on the last park site?
Chelese Rawlings responded that we have decided that we are going to have to bill ourselves for water, so we won't know the costs until after the fact, so we will do a transfer at the end of the year.
Councilwoman Call said thank you for putting the sapling farm on there. It will give us better trees and stewardship. She asked Chief Burton if the Corporal/Sargent position is being negotiating.
Chief Burton noted that there are a number of changes in the Bluffdale contract; he recommended an increase in overtime.
Chelese Rawlings noted it is included in the adjusted budget for this year which rolls over for next year.
Councilwoman Call asked to keep an eye on that.
Pg. 167 Fireworks. Let's talk to Civic Events after this year and adjust as needed.
Pg. 173 employee and volunteer recognition increased to a request of $5500.
Mark Christensen replied this is us adding the sponsor appreciation event that had been discussed earlier.
Councilwoman Call thought it seemed like too much.
Pg. 176 are we defunding the Harvest Hills native now that it's completed.
Chelese Rawlings replied they were being billed to regional park one went over and one went under so that is correcting it.
Pg. 185 huge dip between 12 and 13, clarifying that is before installing the water meters.

Councilman McOmber thanked Chelese and that they had gone over all his concerns in an earlier meeting.
Councilwoman Baertsch asked on fund 53, there was a revenue spike of 3million on page 120.
Chelese Rawlings noted it was fund balance they have to roll it forward from this year and note it as both an expense and income.
Councilwoman Baertsch thinks there are some philosophical errors that don't coordinate with their philosophies.
Councilman Willden appreciated having a pre-meeting with her and Mark and they answered all his questions. He suggested in a work session he would like to talk about key risk indicators and establishing risk triggers and thresholds and revisiting them regularly.

Motion made by Councilwoman Baertsch to approve Resolution R15-19 (5-5-15): A Resolution adopting the Tentative Budget for the City of Saratoga Springs for the Fiscal Year 2015-2016; setting a date, time and place for a Public Hearing and Adopting of the Fiscal Year 2015-2016 Budget; and ordering that notice of the Public Hearing be published at least seven days in advance. Seconded by Councilman Willden. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Motion passed 4 - 0.

4. Consent Calendar:

a. Consideration and Possible Approval: Amended Final Plats for Legacy Farms Plats 1A and 1E located at 400 South Redwood Road, DR Horton, applicant.

b. Consideration and Possible Approval for Contract Amendment for the South Secondary Well.

c. Consideration and Possible Approval for the Jacobs Ranch Drainage License Agreement.

d. Consideration and Possible Approval for the Engineering Standard Technical Specifications and Drawings Manual.

i. Ordinance 15-19 (5-5-15): 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,

e. Minutes:

i. April 21, 2015.

Councilwoman Baertsch had a question on item c. that there is no language about sprinklers that are a permanent sort. And we don't mention that they can't alter the actual drainage improvements.

Mark Christensen indicated that we are looking for structures like sheds and pads, as far as landscaping we don't worry about that as much.

Councilwoman Baertsch commented that on the next page it would be good if there was something that says the City won't cover any costs of removed improvements.

Mark Christensen felt there was no implied reimbursement on that, and feels it calls out in earlier paragraphs that they are responsible and it's at their expense

Councilwoman Baertsch thought we could add in the motion that staff verifies that those two are in there.

Kevin Thurman said when he drafted it he said it's at their sole expense and cost that they had to restore it.

Councilwoman Baertsch noted on Item d. on the roundabout specifications, that the odd shaped roundabout was the new standard and that is not what we have in here.

Jeremy Lapin noted it was probably an error of lack of time. He would recommend that they delete the details and when roundabouts come in they would each be a custom design. He would remove them from the city specs.

Kevin Thurman commented that we need to be careful because we cannot impose any unexpressed conditions so if it's not in the standards or design development code, we essentially can't regulate a roundabout.

Jeremy Lapin noted it still has to meet industry standards, safety and such.

Councilwoman Call commented that so long as we have it in policy and say so long as it meets standards and keep up on the code we could hold them to that.

Mark Christensen suggested that keep the standards in to move things along and direct Jeremy Lapin to modify it and bring it back later.

Councilwoman Baertsch mentioned in the tree standards it doesn't specify what kind of mulch and we have talked about the bark mulch to help them get established.

Kimber Gabryszak noted it doesn't say mulch, it says non-rock.

Councilwoman Baertsch on the street light standards, there are many times where the street light is on the opposing corner from the street sign.

Mark Christensen had a clarification on item c. We agreed to replace the fence for one property owner. The owner said rather than the fence could you help with the landscaping. So they would propose to take that cost and spread it across all three property owners as a possible solution.

Councilwoman Baertsch noted minute changes that were sent in.

Councilwoman Call commented that on the license agreement we have people taking liberal use of property that is not their own to plant fruit trees and gardens outside of their yard. Could we put language to prohibit dropping fruit trees. On the engineering standard technical specifications, our adoption of residential streets, we have people saying our street is really small and you can't do anything on our street. The streets meet the residential standard. People will park on the streets.

Jeremy Lapin Public streets are one of their major expenses. They asked themselves how we reduce liability. We looked at making the streets more complete with sidewalks. Evidence has shown the wider the street the higher the speeds. We try to balance the needs with slower neighborhood streets and collector roads. Anything we can do to keep us ahead of the curve is good.

Councilwoman Call was concerned that if we have a restriction when the development is going in and they are receiving deliveries so they are impeding traffic. Is that something that needs to be put in engineering standards or just needs to go through code enforcement?

Jeremy Lapin replied that we did create a grading code to help govern those types of things. It would be up to code enforcement or inspectors. We need to do more citation training. It's a balance of not being too policing but also making sure things are taken care of.

Councilwoman Call appreciates the manhole standards. Storm drains do we need to talk about particulate matter and reference State or Federal code in there.

Jeremy Lapin noted he was not aware of any State or Federal Code that has any hard numbers.

Councilwoman Call in wetlands do we need to reference reseeding, does it change and do we need to reference standards.

Jeremy Lapin replied that just because we have given approval doesn't exclude them from other approvals they need to get. He would like to meet with other industry people to make the code better.

Councilwoman Call asked if they could get the suckers off the trees without voiding the warranty.

Jeremy Lapin says it covers fine most builders, does it make sense to pay a premium to hire someone when we can do it ourselves.

Councilwoman Baertsch commented that most cities don't to warranties on trees because the city can take care of it cheaper.

Councilwoman Call noted the font was different in a portion of the report. We don't reference locking devices to protect copper wire. We need to make sure we are requiring developers to do that.

Jeremy Lapin said they are collecting those fees.

Motion made by Councilwoman Baertsch to approve Consent Calendar items a.- e. changing item c. that we might verify items 2 and 6 that they are not alternating the drainage improvements and also that the City is not liable and if needed that staff alter those items. Also that there will be no fruit trees planted in the area to drop fruit on the lower trial. And with item d. Technical Standards, that street light placement and roundabout specs be brought back to Council at a later time including all staff findings and conditions. And including all pre-submitted changes to the minutes. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call. Motion passed 5 - 0.

5. Reports of Action.

Code Amendments 04-21-15 – Council approved 5-0.

The Springs Annexation 04-21-15 – Council approved 5-0.

Motion made by Councilman Willden to approve the Reports of Action in our packet. Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call. Motion passed 5 - 0.

Mayor Miller noted that our Fire department is being recognized for a top team in water and ice rescue and are being asked to start training other agencies.

Jess Campbell noted they were presenting at the summit tomorrow.

Councilman McOmber would like that information to get in the newsletter.

Councilman McOmber was excused.

6. Joint City Council and Planning Commission Training Session.

a. Land Use: Brent Bateman, State Property Rights Ombudsman.

Brent Bateman was present to answer questions. They began by talking about decisions Council made tonight. Council made both legislative (a decision that enacts policy) and administrative decisions tonight. Not all legislative decisions end up in Code amendments. When a decision is going into a contract, it is a legislative decision. The decision to amend is probably a legislative decision. With contract decisions they cannot delegate for someone else to enter into a contract for the City but you can delegate somebody else to make the decision to bring to you so it doesn't become a thing where the Council has to mull it all over again. You can make the decision based on what the delegates have

recommended and take your thumb off it. With contracts for an agreement whether they are legislative or administrative is whatever you say they are. He also reminded them of making decisions based on evidence. Conditions need to be based on something objective. You need to have standards in your ordinances; they should not be too broad. They need to be as objective as possible. Perpetual Maintenance; if they create the impact you can ask for that. Legal Exactions; the exaction has to solve a problem the development creates. Exactions are conditions but you don't need standards to make an exaction. You do have to have a standard for a condition. You can make a development agreement legislative or administrative. As long as the development agreement is real quid pro quo, as long as they get something in return even if it's lopsided all the exaction stuff is out the window. On site plans the question should be if it meets the code or if it doesn't. There can be a condition if it brings it into alignment with the code. Probably only about 10 – 20% of conditional use questions ought to be handled by Planning Commission, the rest should be handled by staff. It is critical that the Staff, Planning Commission, and City Council communicate with each other. Good code is to give Planning Commission time to Plan.

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

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

Meeting Moved to Closed Session 9:50 p.m.

Closed Session

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

Closed Session Adjourned at 10:00p.m.

Policy Meeting Adjourned at 10:00.m

_____ _____

Date of Approval Mayor Jim Miller

_____

Lori Yates, City Recorder

City Council
Staff Report

Author: **Chelese Rawlings, Finance Manager**
Subject: **Final Budget Fiscal Year 2015-2016**
Date: **May 19, 2015**
Type of Item: **Ordinance**

Summary Recommendation: Staff recommends approval of the City Manager recommended budget for fiscal year 2015-16.

Description

A. Topic

City Manager recommended budget for fiscal year 2015-16.

B. Background

- December 15, 2014 - Budget requests were requested for fiscal year 2015-16 by all city departments.
- December 21, 2014 – Budget requests were compiled and reviewed by the Finance Manager.
- During the months of December and January, meetings were held with the department head or employee submitting the request, the City Manager, the Assistant City Manager, and the Finance Manager (also included in these meetings for training purposes were: City Attorney, Planning Director, Public Affairs/Economic Development Manager, City Engineer, and Admin Intern). At this point all budget requests were discussed in great detail to determine if it was a viable request.
- At the City Council retreat on January 9-10, 2015, council was given a brief overview of all of the City departmental requests.
- On March 31, 2015 - Budget requests were given to council.
- In the month of April 2015 individual meetings were held with each council member and the Mayor to address questions concerning the recommended budget.
- May 5, 2015 - The Tentative Budget Document 2015-2020 was presented to council, and the Tentative Budget FY2015-16 was approved by council.

C. Analysis

The budget formalizes the City's resolve to remain fiscally and legally responsible.

Recommendation: Staff recommends approval by ordinance of the City Manager recommended budget for fiscal year 2015-16.

Fund	Department	Request	FY 2015 Adjusted Budget	FY 2016 Dept Request	City Manager Recommended	On going/One Time
General Fund	Personnel	Payplan Reclasses 2nd year		$146,000	Y	On going
General Fund	Administration	Electronic Payroll Voucher Software Fees		$2,300	Y	On going
General Fund	Administration	Adjust Credit Card Bank Fees		$6,610	N	
General Fund	Administration	Records and Asset Manager/Management Analyst		-$10,000	Y	On going
General Fund	Administration	Records and Asset Manager/Management Analyst		$79,608	Y	On going
General Fund	Non-Departmental	Payplan Analysis Contract Services		$5,000	Y	One-time
General Fund	Elections	Elections		$9,600	Y	On going
General Fund	Attorney	Books and Memberships		$1,910	N	
General Fund	Planning	Planning Intern		$15,433	N	
General Fund	Planning	Admin Assistant Hours		$5,567	Y	On going
General Fund	Public Relations/Comm	Play Unplugged		$1,500	N	
General Fund	Public Relations/Comm	Economic Development Memberships		$6,900	Y	On going
General Fund	Public Relations/Comm	Economic Development		$5,000	Y	On going
General Fund	Civic Events	Volunteer and Sponser services		$4,000	Y	On going
General Fund	Court	Online CC payment services for CORIS		$3,554	N	
General Fund	Court	Judge Salary per state requirement		$1,150	Y	On going
General Fund	Library	Sirsi Dynex Subscription	$7,000	$7,000	Y	On going
General Fund	Library	Library Programs	$1,000	$1,000	Y	On going
General Fund	Engineering	Increase in subscriptions for annual software	$1,500	$1,500	Y	On going
General Fund	Engineering	Engineering Intern	$18,809	$16,809	Y	On going
General Fund	Engineering	GIS Intern	$8,405		N	
General Fund	Parks	Salaries and Wages (seasonals)		$68,265	Y	On going
General Fund	Parks	Vehicle Maintenance		$514	Y	On going
General Fund	Parks	Gasoline		$1,962	Y	On going
General Fund	Parks	Maintenance and Supplies		$6,834	Y	On going
General Fund	Parks	Restroom maintenance		$2,644	Y	On going
General Fund	Parks	Fertilizer		$10,953	Y	On going
General Fund	Parks	Sprinkler Maintenance and parts		$3,753	Y	On going
General Fund	Parks	Equipment Maintenance		$567	Y	On going
General Fund	Parks	Landscape equipment purchase		$500	Y	On going
General Fund	Parks	Hand Tools		$800	Y	On going
General Fund	Parks	Separate Secondary water from HOA landscape		$30,000	N	
General Fund	Parks	Park signage		$36,183	Y	One-time
General Fund	Parks	New Trailer		$6,000	Y	One-time
General Fund	Parks	Trees for planting in native soil		$10,000	Y	One-time
General Fund	Parks	Mower and rollers for striping		$12,000	Y	One-time
General Fund	Parks	Utility truck body		$8,000	Y	One-time
General Fund	Non-Departmental	Workers Compensation	$60,000	$60,000	Y	On going
General Fund	Non-Departmental	Dispatch Building Agreement		$250,000	Y	One-time
General Fund	Police	PT SRO Officer at Vista Heights		$15,000	Y	On going
General Fund	Police	Police Officer 1		$121,965	N	
General Fund	Police	Police Officer X2		$133,413	N	
General Fund	Police	Police Corporal		$120,300	N	
General Fund	Police	Police Sergeant (upgrade one position from Corporal)		$13,860	N	
General Fund	Police	Court Security		$14,900	Y	On going
General Fund	Police	Uniform Expense		$8,761	N	
General Fund	Police	Supplies Cost		$7,733	N	
General Fund	Police	Animal Shelter Fees		$3,000	Y	On going
General Fund	Police	Overtime Adjustment	$10,000		Y	On going
General Fund	Police - Bluffdale	Police Officer		$92,020	Y	On going
General Fund	Police - Bluffdale	Police Sergeant (upgrade one position from Corporal)		$13,860	Y	On going
General Fund	Fire	Generator for South Fire Station		$22,500	Y	One-time
General Fund	Fire	Health and Wellness		$10,500	N	
General Fund	Fire	Fire Equipment and Supplies		$20,000	N	
General Fund	Fire	Vehicle Maintenance		$6,000	N	
General Fund	Fire	Contract Services		$4,000	N	
General Fund	Fire	Gasoline and Oil		$2,563	N	
General Fund	Streets	Walk Behind Striper		$14,500	N	
General Fund	Streets	Walk Behind Grinder		$7,000	N	
General Fund	Streets	Bobtail Truck with salter and plow		$158,300	Y	One-time
General Fund	Streets	Pickup Salt spreader		$8,000	N	
General Fund	Streets	Road markings paint stencils		$3,500	N	
General Fund	Streets	Truck mounted arrow board		$4,500	N	
General Fund	Streets	Wash/Retention Basin		$42,500	Y	One-time
Street Light SID	Street Lights	Street Light rate analysis		$10,000	Y	One-time
Storm Drain Impact	Strom Drain	Talus Ridge Outfall reimbursement	$172,000		Y	One-time
Roads Impact	Roads	400 S Widening reimbursement agreement with DR Horton		$75,000	Y	One-time
General Capital	General	Roads Projects		$737,025	Y	On going
General Capital	General	Street Light Projects		$50,000	Y	On going
General Capital	General	Parks Capital Projects		$50,000	Y	On going
General Capital	General	Vehicle Replacement		$252,000	Y	On going
General Capital	General	Equipment Replacement		$29,653	Y	On going
General Capital	General	Computer Replacement		$22,122	Y	On going
General Capital	General	Fiber Optic Master plan		$13,200	Y	One-time
Water Operations	Water	Pay Plan/Reclasses 2nd year		$44,000	Y	On going
Water Operations	Water	Utility Maintenance Worker (seasonal)		$18,493	N	
Water Operations	Water	Mini X (Lease)		$8,250	N	
Water Operations	Water	Well Repairs		$5,000	N	
Water Operations	Water	Water Table Drop Projects		$74,000	Y	One-time
Water Operations	Water	Fixed Network Meter Reader		$64,000	Y	One-time
Sewer Operations	Sewer	Pay Plan/Reclasses 2nd year		$4,000	Y	On going
Sewer Operations	Sewer	Drying Pond for Jet truck		$42,500	Y	One-time
Sewer Operations	Sewer	Inlet Park outfall upsize phase II		$208,218	Y	One-time
Sewer Impact	Sewer	Inlet Park Lift station upgrade		$300,000	Y	One-time
Sewer Impact	Sewer	Inlet Park Outfall upsize phase I		$1,399,000	Y	One-time
Sewer Impact	Sewer	Inlet Park Outfall upsize phase II		$1,445,782	Y	One-time
Secondary Impact	Water	Zone 1 North Source and Storage		$2,886,000	Y	One-time
Secondary Impact	Water	Zone 1 North Transmission Line along 400 N		$1,481,000	Y	One-time
Water Rights	Water Rights	Purchase of Water Rights		$600,000	Y	On going

2015 - 2020
Tentative Budget

City of
Saratoga Springs, Utah

March 2015

EXECUTIVE SUMMARY – INTRODUCTION

EXECUTIVE SUMMARY

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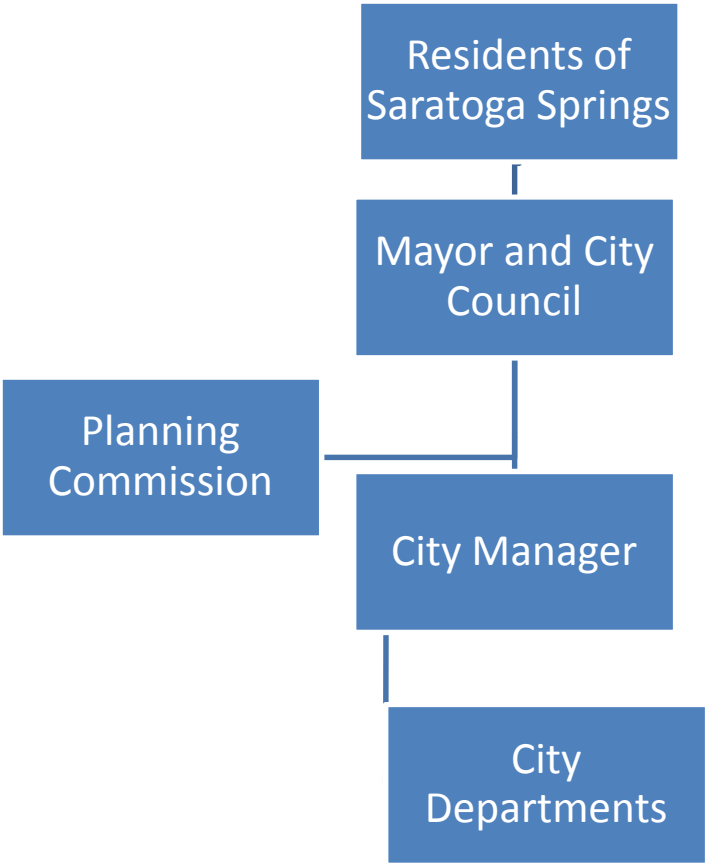

Mayor and City Council Activities

- Legislative Body
- Budgetary Authorization
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- Oversee Administration
- Strategic Goals
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- Represent Constituency

EXECUTIVE SUMMARY – INTRODUCTION

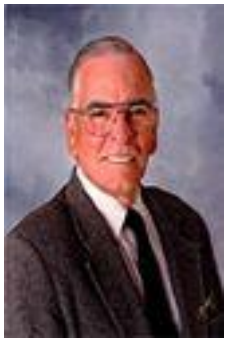
CITY OF SARATOGA SPRINGS
1307 N. Commerce Drive, Suite 200
Saratoga Springs, Utah 84045
801-766-9793

MAYOR AND CITY COUNCIL AS OF JULY 1, 2015

Mayor Jim Miller
Email: jmiller@saratogaspringscity.com
Term: 01/2014 - 01/2018

Council Member Stephen Willden
Email: SWillden@saratogaspringscity.com
Term: 01/2014 - 01/2018

Council Member Rebecca Call
Email: rcall@saratogaspringscity.com
Term: 01/2012 - 01/2016



Council Member Bud Poduska
Email: bpoduska@saratogaspringscity.com
Term: 01/2012 - 01/2016

Council Member Michael McOmber
Email: mmcomber@saratogaspringscity.com
Term: 01/2014 - 01/2018

Council Member Shellie Baertsch
Email: sbaertsch@saratogaspringscity.com
Term: 01/2012 - 01/2016

EXECUTIVE SUMMARY – INTRODUCTION

City Manager Introduction:

The City of Saratoga Springs FY 2015 adjusted budget and the FY 2016 tentative budget reflect a local economy The national economy and housing market trends continue to improve placing Saratoga Springs as one of the fastest growing cities in the state with a positive economic forecast for the foreseeable future (*Source*: Davidson, Lee. "Utah Tops Nation for Huddling into Cities." *The Salt Lake Tribune*. The Salt Lake Tribune, 04 Mar. 2015. Web. 24 Mar. 2015.).

With these national economic conditions in mind, the pertinent question is: How has the City of Saratoga Springs reacted to these dynamic market changes and how will we continue to respond to current and future demands?

The City has over the past few years seen the pressure of the growing housing market as a key leading indicator for service delivery demands in the community. Since the 2010 Census the City has seen significant population growth. As is indicated in the following table:

Building Permits Issued [i]		
July - Dec	2013	224
Jan - Dec	2014	234
July - Feb	2015	320
Total Housing Permits		778
4.13 persons per household		3213
*Est 3 - 4 Month Home Construction		
Projected Population		
April 1, 2012	2012	21137
July 1, 2014	2014	23219
July 1, 2015	2015 Projected	24988
Estimated Population Increase since April 1, 2010.		7186
Percent Growth 2010 - 2015		40.4%

This high growth rate is one of the driving factors that have led to the recommendations that are presented in this budget to the Mayor and City Council.

The City continues to see rapid expansion in the housing market in addition to the explosive population growth derived from the number of building permits issued the City currently is working with over 8,000 new lots at some point in the application process. It is anticipated that the continuing creation of more building lots within the City will continue to facilitate the growth demands in the City leading to more and additional service delivery demands in the future.

With the economic volatility of the last six years still fresh in our minds, it is difficult to make precise economic predictions given the uncertainty of 2007-2008 still impacting trend analysis. However, given recent market trends, the budget that is presented in this document assumes a higher rate of growth projected for the next fiscal year. As a result of this growth, the City will

likely begin to see revenues increasing through FY 2015. Where these revenue growth projections are made, the City has assumed levels that are consistent with observable current trends and actual revenues. Based on continued improving economic performance of the last few years and this City's ability to overcome the last six years of recession and post-recession slowed growth, I can with report that Saratoga Springs is in good financial shape. As always the City is closely monitoring the economic conditions to insure that future growth is directly tied to ongoing revenues and sustainable economic vitality.

Saratoga Springs finished Fiscal Year 2014 and began FY 2015 with the General Fund Reserves near the maximum allowed level of 25 percent. The actual balance after all accruals were made as of June 30, 2014 was 20.3 percent or $2,068,425 in the General Fund Balance. The maximum balance allowed under state law is 25 percent and in the June 2014 adopted budget the City transferred funds from the General Fund to the City's future capital fund $2,100,000 consistent with state law for funding future capital projects. This accomplishment has been made possible by taking a conservative fiscal approach, focusing on sustainable economic growth and ensuring that one-time revenues are not used for ongoing expenses. While long-term forecasts may change over time, this budget attempts to present an attainable operational plan through FY 2020. This is the third year that we have implemented a five year fiscal operating plan and the second year that we have begun implementing five year capital plans. This long range perspective projects future funding and expenditure growth based on current trends and operational expenses. By anticipating these long-term operational and capital needs, I am confident that Saratoga Springs can weather economic volatility and plan for future success.

In connection with this long-term plan, the City has begun a series of updates to its Capital Facilities Plans and the preparation of a 20-year comprehensive capital plan and impact fee studies. In conjunction with this capital and infrastructure planning, the City has undertaken a substantial policy review and recodification of the City Codes. These efforts will continue to position Saratoga Springs to take advantage of the recovery and positive growth in development markets.

With that said, if the national economy experiences a relapse this same conservative fiscal approach will allow our community to weather the storm, as it has in the past. Regardless of national economic trends, past experience has demonstrated that the City of Saratoga Springs can continue to offer high quality services which can be delivered to our customers in a cost-effective, timely manner. Despite external economic pressures, staff remains committed to high levels of customer service. In every economic environment, City staff has diligently looked for ways to operate efficiently. City staff has done and will continue to carry out Council's goals while operating within identified resources.

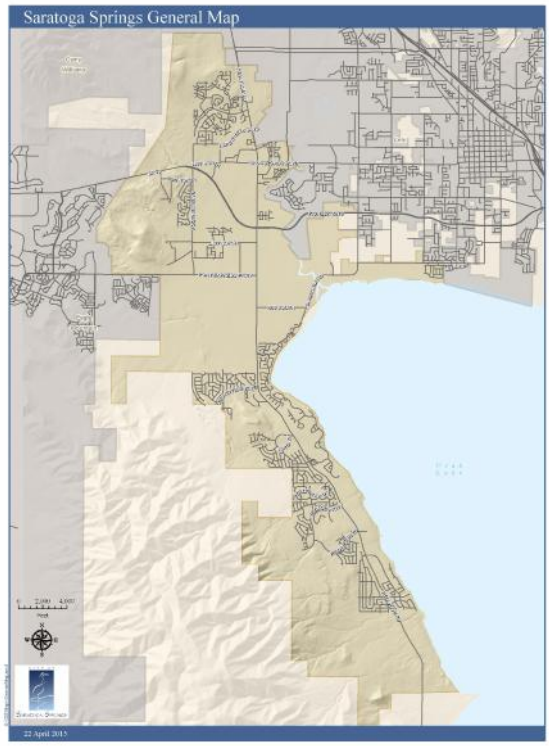
In preparing this budget, City staff used as a base the FY 2015 Adopted Budget approved by Council in June of 2014. Any one-time authorizations were removed from this base budget and additional changes were highlighted for the City Council's review. Proposed changes to these approved budget levels were based on direction from City Council and in consultation with department managers, City staff, and the Capital Improvement Project prioritization recommended to the City Council. Due to fiscal constraints, the recommended budget items may

meet the criteria for approval or recommendation to the City Council but are not being recommended by the City Manager because of a lack of ongoing funding through the City's operating accounts.

The proposed budget presented herein has been compiled with goals and objectives outlined by City Council. Moreover, pursuant to §10-6-109, Utah Code Annotated, the FYI 2015 Adjusted budget, FY 2016 and FY 2017 – 20120 budgets have been prepared for the City of Saratoga Springs using budgetary practices and techniques recommended by the Governmental Accounting Standards Board (GASB) and the Governmental Finance Officers Association (GFOA). As required by State law, the proposed budget is balanced and represents a fiscally conservative approach to meet the demands imposed by the national, state and local economy.

In light of the aforementioned, I present the City Manager Amended FY 2015 and Recommended Budget for FY2016 and the FY 2017 – 2020 draft plan to the City Council, residents of Saratoga Springs, and other interested stakeholders for review.

Sincerely,
Mark J. Christensen
City Manager
City of Saratoga Springs



The City of Saratoga Springs is an exciting, developing community located on the northwest shores of Utah Lake in the center of Utah's Wasatch Front Metropolitan Area. The City, incorporated in December of 1997, boasts a high quality of life that includes beautiful lakeshore living, a quiet and rural atmosphere, great air quality, superb views and an excellent central location midway between the Provo/Orem and Salt Lake City metro areas. There is excellent access to I-15, via Pioneer Crossing, for both north and south travel, and access to the Bangerter Highway via Redwood Road for quick travel to Salt Lake International Airport (30-40 minutes by car) or other critical locations north of the City.

EXECUTIVE SUMMARY – INTRODUCTION

Provo/Orem is located approximately 20-25 minutes by car via I-15.

The City's population of approximately 24,000 residents is a suburban population that works along the Wasatch Front but desires a quiet suburban area in which to live. The City is among the top ten highest growth cities in Utah, and as a region the northern Utah County area has also experienced rapid development and growth in recent years. Even in a down economy, the cities of Saratoga Springs, Eagle Mountain and Lehi continue to issue many development approvals and permits. The physical infrastructure to continue rapid residential growth is in place and regular planning ensures that transportation expansions map to population growth rates. The estimated combined population of these cities is 102,600 residents, mostly located west of the I-15 corridor.

Land development in the City has taken the form of large "master planned" communities with progressive land-use and zoning practices which have resulted in quality and diverse housing styles.

Saratoga Springs is only partially developed and it is expected that the build-out population of the City will be over 100,000 residents. Only 25 % of the land area within the City has been developed or is planned to be developed. There are still several large parcels that remain as well as numerous smaller tracts that will one day be developed. In its General Land Use Plan, the City has sites planned for low, medium and high density residential, neighborhood and regional parks, schools, commercial and office uses and large research and development properties.

The City provides many public services including: water, sewer, police, garbage, and fire and emergency medical response. There is a fully functioning administrative office with staff providing city management, building permitting and inspections, engineering, development services, public works, utility billing, and records management. In addition to administrative functions the City has a growing recreation program that provides year round recreational programs and clinics. This document includes budgets of all funds and account groups responsible for these activities, organizations, and functions that are related to the City and are controlled by or dependent upon the City's governing body, the Mayor and City Council.

The Saratoga Springs Special Improvement District is chartered under Utah law as separate legal governmental entity. This document includes reports of these entities since the Mayor and City Council are the appointed board members for these agencies.

The City operates under a six member council with the Mayor as a non-voting member of the legislative body. The Council has by ordinance established a city-manager form of government. Under this organizational structure, the Mayor and a five member Council appoint a city manager to act as the chief executive officer who oversees the daily operations of the City. The Council establishes policy and direction by enacting local legislation and adopting budgets; the city manager is responsible for implementing the Council's policies and direction. The Mayor is elected for a term of 4 years, while the Council is elected for 4 years with staggered terms.

The Mayor appoints seven members of the Planning Commission with the advice and consent of

the City Council. The Planning Commission is a volunteer position appointed to 4 year staggered terms. The Commission's primary responsibilities are to review and provide a recommendation on new development plans in accordance with the direction established by Council, zoning changes, and the general plan.

Mark J. Christensen – City Manager
J. Spencer Kyle – Assistant City Manager
Chelese Rawlings – Finance Manager

Please visit the City online at www.saratogaspringscity.com

EXECUTIVE SUMMARY – INTRODUCTION

OVERVIEW

The purpose of this document is to present a budget that serves the functions of a:

Policy Document – Clearly describing the City's short-term and long-term financial goals and objectives.

Financial Plan – Describe the fund environment including structure, balances, and major revenues and expenditures.

Operations Guide – Describe the activities, services, and functions carried out by the organizational units.

Communication Device – Provide a clear summary of significant budget issues and trends in resources, requirements, and policies.

The principal objective of this executive summary is to clearly describe the City's budget process and highlight significant changes to it. This will enable the Mayor and City Council to provide policy direction during the budget process by addressing the following:

1. An overview of goals and outcomes of the Budget Summary
2. A summary of the City's financial position
3. An outline of the overall budget process & changes to the budget format
4. Provide a Budget Summary for Fiscal Year 2015 adjusted budget, 2016 tentative budget, and 2017 - 20120 financial plan
5. Capital project prioritization and CIP funding issues
6. An overview of the City Manager's Recommended Budget
7. The status of various City projects
8. Highlights of future issues
9. Citywide budget policy changes

This budget document should be read and considered in conjunction with the City's Audited Financial Statements to provide an in-depth understanding of the City's financial and economic condition including historical trend data.

CITY MISSION STATEMENT

The City of Saratoga Springs promotes and serves the community's general well being, health, and safety by preserving our natural beauty and enhancing the quality of life through long-term planning, providing a quality community experience, and sound fiscal responsibility.

Life's just better here!

EXECUTIVE SUMMARY – INTRODUCTION

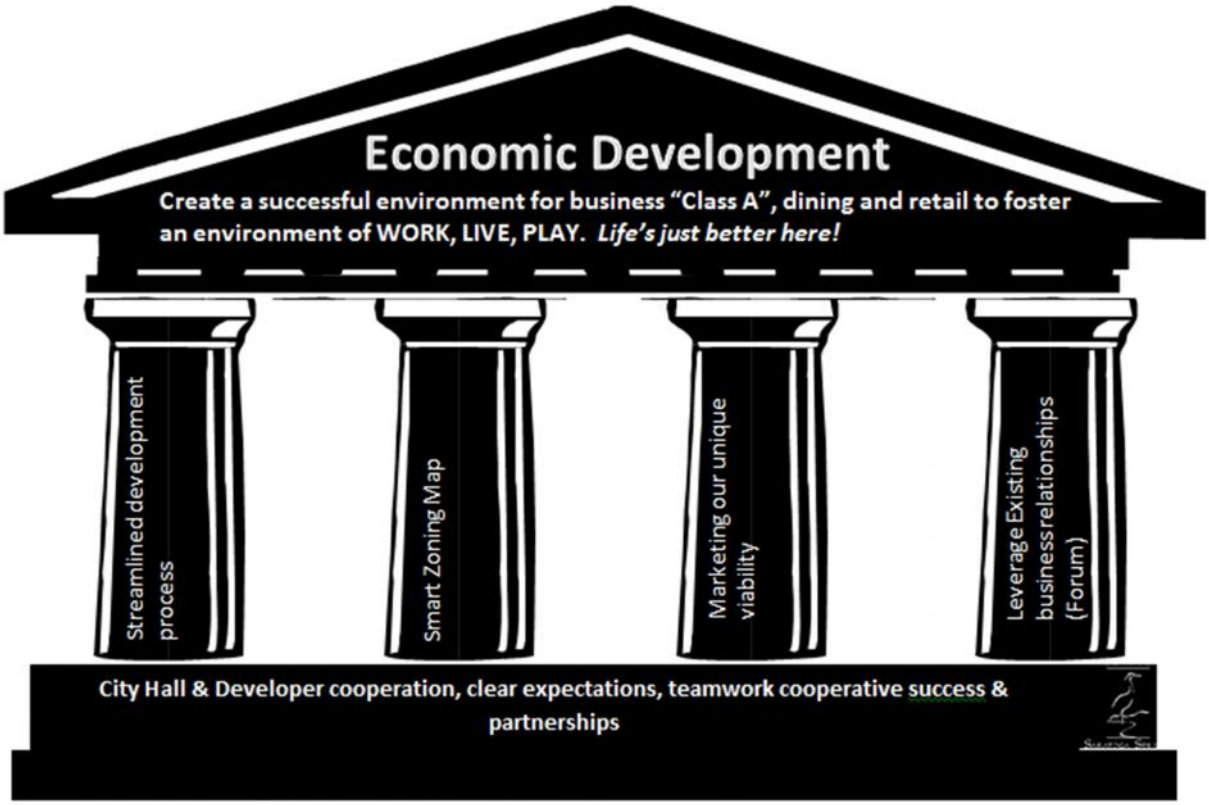
CITY COUNCIL GOALS AND PRIORITIES

MAYOR AND COUNCIL GOALS

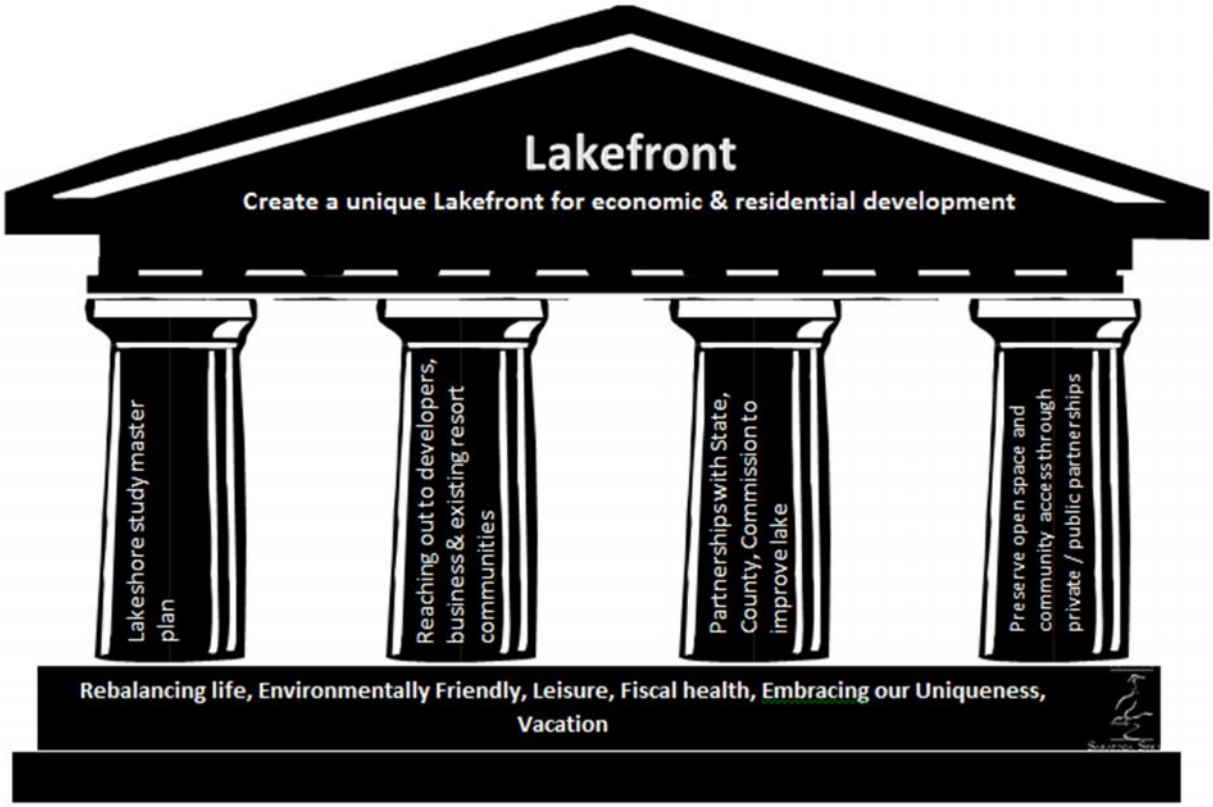
In January of each year, the Mayor and City Council meet to discuss their vision for the community and to establish short and long term goals for the community. City staffs then take these goals and the direction provided by the City Council to establish operational priorities for the organization. The operational priorities of the Mayor and City Council are then implemented through the formal adoption of the budget. The goals and objectives identified below by the Mayor and Council are established as the community priorities for FY 2015 – 2016 and beyond. The strategies or specific procedures to achieve the goals can be found in Operating and Capital Budgets incorporated in this budget.

NOTE: THE FOLLOWING STRAT HOUSES ARE DRAFT COPIES PENDING APPROVAL.

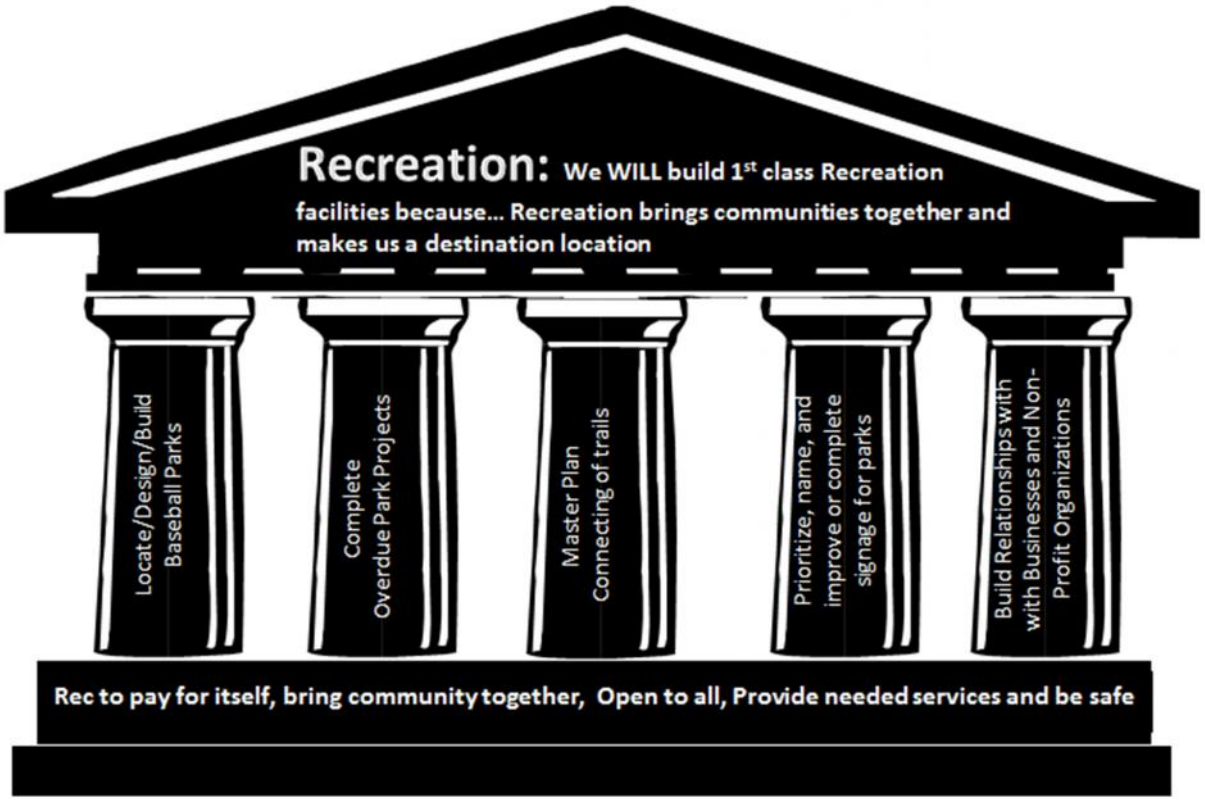
EXECUTIVE SUMMARY – INTRODUCTION

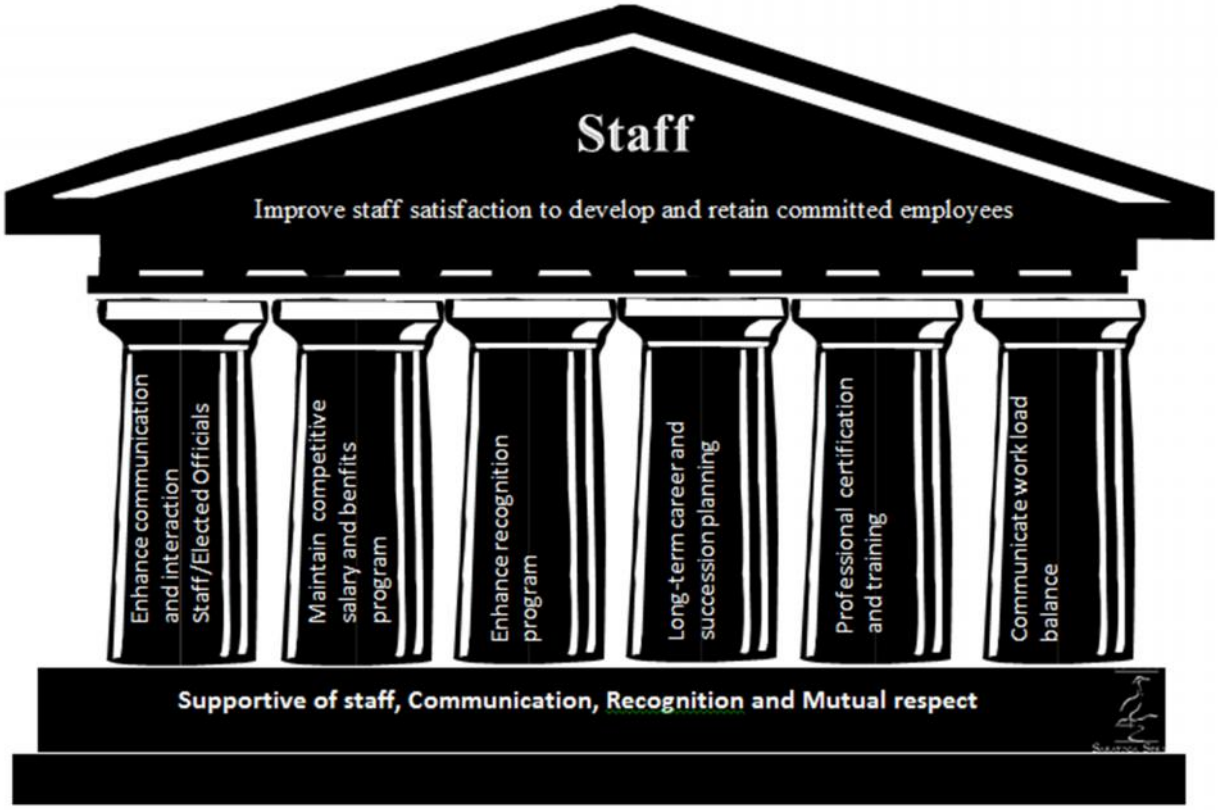


EXECUTIVE SUMMARY – INTRODUCTION



EXECUTIVE SUMMARY – INTRODUCTION





EXECUTIVE SUMMARY – INTRODUCTION

BUDGET PROCESS

The budget process is a way to link Council's goals to the day-to-day operations of the City. Through the budget process, the Council will adopt a budget and financial plan that will serve as a policy document for implementing the Council's goals and objectives. The budget provides the staff and other resources necessary to accomplish goals and programs established by the City Council as well as a plan that establishes performance expectations for each department.

The budget process is an essential element of financial planning, management, control, and evaluation for the City. Additionally, the budget process offers a series of public hearings for consumers of governmental services to give input on city sponsored programs and levels of services.

According to state statute, the budget officer (City Manager) shall prepare and file a proposed budget with the City Council by the first scheduled Council meeting in May. The proposed budget must be available for public inspection during normal business hours after it has been filed with the City Council. The Council holds at least one public hearing on the proposed budget. Before June 22, the Council must adopt either a tentative budget if the certified tax rate is to be exceeded (tax increase) or a final budget and proposed tax rate (no tax increase). If there is a property tax increase, the Council holds an additional public hearing before adopting the

budget by August 17. This year there is no property tax increased proposed as part of the City Managers recommended budget.

The City begins the budget process in January with the City Council identifying goals and objectives for the next year. Each department director is responsible for preparing budget requests for each program, under the assumption that basic services will be maintained at current levels and adequately funded. Council objectives are addressed either in the current level budget or as additional options for enhanced, increased, or decreased service levels proposed by the departments. The City Manager reviews budget requests, including budget options, with each department director and develops a proposed budget balanced within the limits of the current available resources or with a proposed increase in fees and/or tax revenues. Between the second City Council meeting in March and the first meeting in June, the Council has the opportunity to review the proposed budget, consider public comment, and finally, adopt a balanced budget. The operating budget is adopted on an annual basis. Capital construction normally takes place over more than one fiscal year; therefore, capital budgets are adopted on a project length basis.

Budgetary Control: Budgetary control of each fund is maintained at the department level. Department directors play an active and important role in controlling the budget. Expenditures may not exceed appropriations at the department level. The City Council may amend the budget by motion during the fiscal year; however, increases in overall fund budgets (governmental funds) require a public hearing. However, enterprise fund budgets may be increased by the City Council without a public hearing.

Considerations for Funding: Requests for increased funding or levels of service should be considered at one time rather than in isolation or on a “piecemeal” basis. This policy does not preclude budget adjustments pursuant to state laws, but encourages that budget decisions, where possible, be part of the comprehensive process.

Departments are given specific instructions during the budget process that all budget requests must meet certain criteria prior to being considered by the City Council. Generally, the criteria is as follows: (1) budget requests are directly tied to the established Council goals, (2) the department can demonstrate through quantifiable means that there is an outstanding need, or (3) the request is offset by a new revenue source, or (4) the request is directly tied to an expense reduction in the department’s existing operating budget. Consideration must be given that new requests might require a budget reduction in future budget cycles to offset the request. This stringent process assists the City in acting fiscally responsible and clearly communicates expectations for budget requests. In addition to the above-mentioned criteria, all requests should meet at least one of the following criteria:

1. Requests should be offset with equal or greater reductions within a department’s budget.
2. New personnel requests must be discussed with the City Manager prior to submitting the request.
3. Requests are offset with budget reductions in the same budget category. For example: a new personnel request should be offset with existing personnel funding, materials should

offset materials, etc. Personnel requests offsetting existing funds other than personnel are discouraged and will be subjected to a heightened review.

4. Request demonstrates an exceptional need that could not have been anticipated during the budget process.
5. Request is specific for a Council program or goal.
6. Request generates new revenues.
7. Request fulfills federal, state, or local mandates.

BUDGET CALENDAR

Preparation of Tentative Budget

December

- Budget Calendar and instructions presented to departments. Department mid-year performance measures due. Pay plan benchmarking updated.

January

- Legislative body identifies community goals and objectives. Tentative capital improvement plan released.
- Department's submit budget options and tentative performance measures. Department's meet with City Manager and Finance Manager to discuss options and performance measures. Begin rate and fee analysis.

February – March

- Compilation of Tentative Budget

April

- Tentative Budget presented to Council. Staff presents introduction, executive summary, and budget policies.

Council Presentation and Public Hearings

April-May

- The Council holds public hearings on the proposed tentative budget. Staff presents operating and capital budgets and tentative rate and fee schedule. Council adopts tentative budget.

Adopt Final Budget and Set Certified Tax Rate

June

- The Council holds public hearings on the proposed tentative budget; Council adopts final budget, certified tax rate and fee schedule (adopted prior to June 22nd state deadline if no property tax increase)

July - August

- The Council notices and holds Truth-in-Taxation Public Hearing (ad run twice in the two weeks preceding the hearing). Council adopts final budget and certified tax rate.

Additional Budget Dates and Deadlines

- July 17 – Budget due to State Auditor's Office (no property tax increase)
- August 30 - Budget published and available on-line
- September 17 - Budget due to State Auditor's Office (property tax increase)
- September 17- Submit Budget Document to Government Finance Officers Association for their Budget Presentation Award
- September 30 – Final Budget Document and Citizens Budget made available

On or before the last day of the fiscal period in which a final budget has been adopted, budget amendments may become necessary to increase estimated revenues and appropriation budgets in certain funds. The Council, prior to approving budget amendments, must hold a public hearing to solicit public input.

Budget Format: This is the third year the City has completed and published a formal multi-year budget document with this format and scope. Last year the City introduced a five-year financial plan. The City's budget process is different in many ways when compared to the past. Some of the most notable changes in the budget process include moving from an annual budget to a multi-year budgeting process, the incorporation of a long term Capital Plan and the implementation of performance measures. In FY 2012 staff worked with the Council to develop a multi-year pay-for-performance compensation philosophy. A multi-year budget encourages a forward thinking approach to programs and services offered by offering a comprehensive financial outlook.

A multi-year budget is a process in which the City anticipates revenues and expenditures for two or more budgetary years. Each budget year beyond the required appropriations period is referred to as a multi-year financial plan which *does not* act as a formal spending document but rather serves as a plan that can be amended freely with legislative approval. The financial plan only becomes a formal spending document with approval by the legislative body, at which time the plan becomes a budget.

Implementing a multi-year budget offers the City numerous advantages, including but not limited to:

- Improved financial management
- Improved long-term planning
- Ability to evaluate program and service delivery

A primary change internal to the organization is that departments have been instructed to anticipate budgetary needs for a 72-month period (the remaining 3 months of Fiscal Year 2015 and Fiscal Years 2016 - 2020). While going from a one-year budget to a five-year budget is relatively new, the concept has been favorably accepted throughout our organization. The process requires an even greater deal of planning and preparation for upcoming years from each of the departments.

The first year of a five-year budget process is when the majority of the planning occurs. The second year typically will include minor adjustments and anticipated programmatic changes. The

goal of this type of planning is to ensure the operational needs are meeting the long-term organization's direction. Each year the City will incorporate the current adjusted budget and a modified five-year plan.

The City Council approved a budget for the upcoming fiscal year and a fiscal plan for the next four years. The Budget Document is a tool to be used by management and staff to implement the direction established by council to carry out the needs and direction of the community. The document is divided into five major areas: (1) Executive Summary, (2) Operating Budgets, (3) Summaries, (4) Policies and Objectives, and (5) Performance Measurement Program.

A. The Executive Summary highlights: the City's goals, objectives, and budget processes; economic and demographic facts and projections; significant budget issues for fiscal year 2014; and revenue and expense trends.
B. The Operating Budget reports how the City's fiscal resources are used to deliver services. Included with the operational budgets are the department's performance measures.
C. The Budget Summaries focus on government-wide revenues, expenditure summaries and individual fund summaries.
D. The Policies and Objectives section establishes guidelines for achieving fiscal accountability and management, full disclosure and acts as a planning tool to assist in the decision making process.
E. The Performance Measurement Program is included in this document and outlines the program developed for the City and highlights its creation, philosophy and implementation.

This year's Executive Summary represents staff's recommendations to carry out the Mayor and Council's goals for the upcoming budget year. By adopting the Fiscal Year 2015-2016 budget, City Council is legally appropriating funds and authorizing expenditures in accordance with policies outlined in this document and in accordance with State law.

BUDGET AWARDS PROGRAM

It is the intent of the City Manager to formally present this budget document to The Government Finance Officers Association of the United States and Canada (GFOA) for the Distinguished Budget Presentation. To receive this award, the City must publish the document that meets program criteria as a policy document, operations guide, financial plan, and communication device. The award is significant because it demonstrates adherence to budget policies and positive planning efforts. The award is an external measure of the proactive budgeting practices the City is employing and is valid for a period of one year. We believe this budget conforms to GFOA requirements and we will submit the budget when we apply for this prestigious award.

EXECUTIVE SUMMARY – BUDGET OVERVIEW

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Saratoga Springs

Utah

For the Fiscal Year Beginning

July 1, 2014

Executive Director

EXECUTIVE SUMMARY – BUDGET OVERVIEW

FISCAL FIRST AID

The Government Finance Officers Association (GFOA) in 2010 released fiscal first aid techniques that governments can implement when responding to financial distress. GFOA states that fiscal first aid techniques can be used as an immediate short-term aid to stop perpetuating financial distresses. While the development of permanent treatments may be necessary, in less severe cases of financial distress, fiscal first aid alone may be sufficient. The four categories of fiscal first aid are as follows:

Primary Treatments – are those that are recommended as the first line of defense and should be considered as a first option. In many cases, the go-to treatments not only provide immediate help but also improve the long-term prognosis.

Treatments to Use with Caution - may be called for if the go-to techniques are not sufficient. However, the side effects of these treatments could potentially worsen the financial condition if used improperly.

Treatments to Use with Extreme Caution - might help the near term financial situation, but could ultimately work against financial sustainability. For example, a treatment might damage the government's reputation, thereby reducing public support through local taxes

Treatments Not Advised - are ones that can cause long term negative effects.

The first step in implementing fiscal first aid is to diagnose the main causes of the problem. Accurate diagnosis is essential for selecting the right treatment and getting support for the treatment regimen. GFOA states that when diagnosing the problem, it is advisable to emphasize factors internal to the organization such as structure, culture, and communications. While external causes, such as a poor economy or state/federal mandates, may be at least partially to blame for fiscal distress, fixating on these largely uncontrollable items saps confidence that a good solution can be found.

The City has evaluated its own management practices against the four fiscal first aid treatments identified above. Table 2 compares the actions the City has employed in its current management practices against each treatment. As demonstrated in Table 2, the City has implemented strong fiscal management practices that offer proactive techniques utilized as a short and long-term aid to achieve the highest level of fiscal management. The City has implemented its "Recession/Net Revenue Shortfall Plan" (refer to the "Policies and Objectives" section) and is closely monitoring the potential budgetary impacts and strategies. We have reviewed these practices but are not currently in a crisis mode.

EXECUTIVE SUMMARY – BUDGET OVERVIEW

Fiscal First Aid Techniques 2016			
Action	Primary Treatments	Action	
	Revenue		Recognize opportunities within crisis
Goal	Audit revenue sources	X	Manage perceptions
X	Improve billing and collections procedures	X	Be willing to spend money to save money
X	Explore fees for services	X	Network with peer agencies and individuals
X	Propose taxes with a strong nexus		**Human Resources and Benefits**
X	Conduct a tax lien sale	X	Evaluate overtime use
		X	Address health care costs & workers' compensation claims patterns
	Capital and Debt		Re-examine labor structures
X	Start comprehensive capital project planning	X	Assess organization structure
X	Restructure debt	X	Integrate human resources and financial systems
		X	Investigate risk management
	Management Practices		
X	Make managers manage		**Financial Planning and Analysis**
X	Enhance purchasing practices	X	Evaluate financial condition & get benchmark data
X	Pursue inter-organizational cooperation	X	Inventory programs and ascertain their costs
X	Revisit control system		Audit certain recurring expenditures
X	Centralize financial management and human resources activities	X	Divest of loss-generating enterprises
	Develop cash flow reporting	X	Seek state, federal, and/or regional assistance
X	Establish a culture of frugality		Identify Sources of liquidity
Treatments to Use with Caution			
	Revenue		**Human Resources and Benefits**
	Sell assets		Offer early retirement program
	Obtain better returns on idle cash	X	Increase part-time labor
		X	Institute hiring/wage freezes
		X	Reduce hours worked and pay
	Capital and Debt		**Financial Planning and Analysis**
X	Use short-term debt to pay for vehicles		Revisit interfund transfer policies
	Defer and/or cancel capital projects	X	Use Fund Balance to Soften the Landing
	Use debt to fund pay-go capital projects		**Management Practices**
		X	Close facilities (or reduce hours of operation)
			Outsource
Treatments to Use with Extreme Caution			
	Revenue		**Human Resources and Benefits**
X	Levy a broad tx increase		Make across-the-board wage cuts
	Create special taxing districts		Defer compensation
	Capital and Debt		**Management Practices**
			Make across-the-board budget cuts
Treatments Not Advised			
	Revenue		**Human Resources and Benefits**
			Underfund accrued liabilities like pensions
	Capital and Debt		**Management Practices**
	Shift operational costs into capital budgets		Use accounting manipulations

Table 2 – Fiscal First Aid Techniques, comparing City practices to techniques

PROPERTY VALUATION AND TAX ASSESSMENTS

The Property Tax Act, Title 59, Chapter 2, Utah Code Annotated 1953, as amended, provides that all taxable property must be assessed and taxed at a uniform and equal rate on the basis of its "fair market value" by January 1 of each year. "Fair market value" is defined as "the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts." Commencing January 1, 1991, "fair market value" considers the current zoning laws for each property. Section 2 of Article XIII of the Utah Constitution provides that the Utah State Legislature may exempt from taxation up to 45 % of the fair market value of primary residential property as shown in the table below.

History of Property Statutory Assessment

	Year	Statutory Assessment Level (% of Market Value)	Real Property Intangible Exemption (Apply to Locally Assessed Only)	Primary Residential Exemption	Total Taxable Value as a Percentage of Market Value
Primary Residential	1961 - 1978	30%	0%	0%	30%
	1979 - 1980	25%	0%	0%	25%
	1981 - 1982	20%	20%	0%	16%
	1983	20%	0%	25%	15%
	1984 - 1985	20%	20%	25%	12%
	1986 - 1990	100%	20%	25%	60%
	1991	100%	5%	29.75%	66.74%
	1992 - 1993	100%	5%	29.50%	66.98%
	1994	100%	0%	32%	68%
	1995 - Present	100%	0%	45%	55%
Other Locally Assessed Real Property	1961 - 1978	30%	0%	N/A	30%
	1979 - 1980	25%	0%	N/A	25%
	1981 - 1982	20%	20%	N/A	16%
	1983	20%	0%	N/A	20%
	1984 - 1985	20%	20%	N/A	16%
	1986 - 1990	100%	20%	N/A	80%
	1991	100%	5%	N/A	95%
	1992 - 1993	100%	5%	N/A	95%
	1994 - Present	100%	0%	N/A	100%
Personal Property	1961 - 1978	30%	N/A	N/A	30%
	1979 - 1980	25%	N/A	N/A	25%
	1981 - 1985	20%	N/A	N/A	20%
	1986 - Present	100%	N/A	N/A	100%
Centrally Assessed Property	1961 - 1978	30%	N/A	N/A	30%
	1979 - 1980	25%	N/A	N/A	25%
	1981 - 1985	20%	N/A	N/A	20%
	1986 - Present	100%	N/A	N/A	100%

Table 3 - State of Utah property tax statutory assessment from 1961 to present.

During the 1995 legislative session, the exemption for primary residential property was increased from 32 % to the constitutional maximum of 45 %. The local effect of this action was to shift the burden of supporting education, public safety, and general government from primary residents to other classes of property, principally commercial property and vacation or second homes. The Utah Supreme Court held this practice to be constitutional in subsequent tests.

EXECUTIVE SUMMARY – BUDGET OVERVIEW

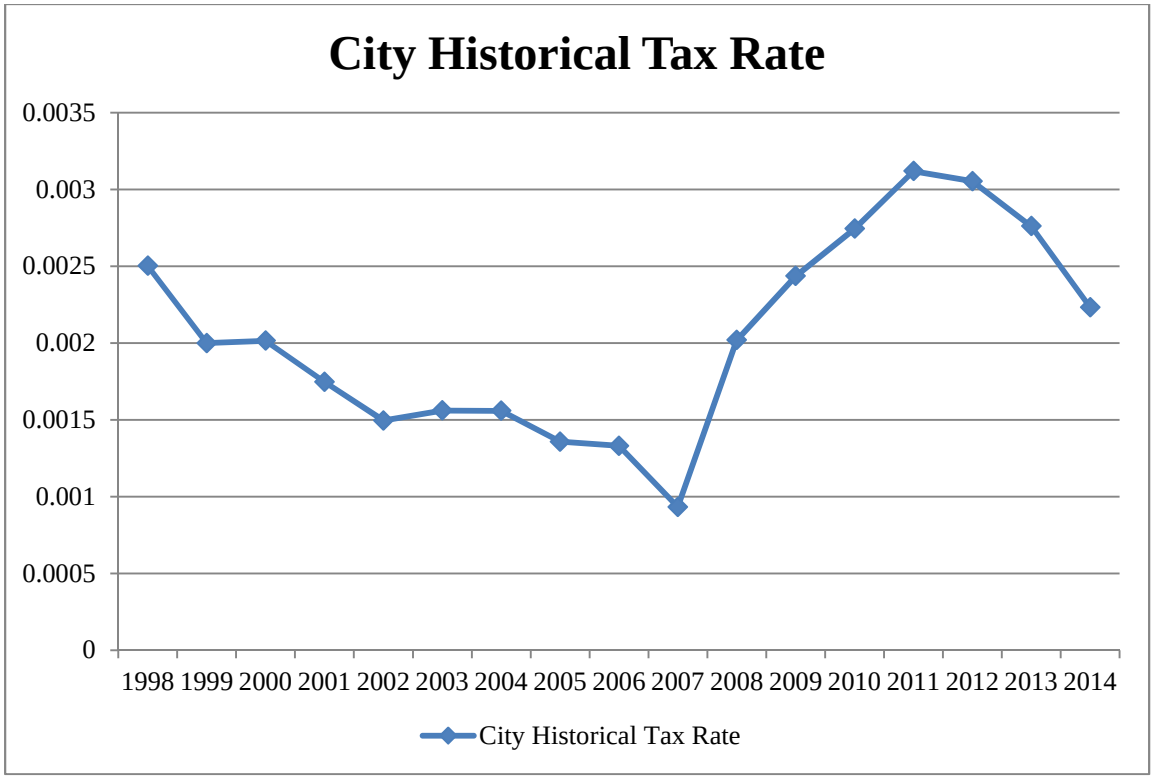


Figure 1 – illustrates the City Historical tax rate since 1998 (Calendar Year)

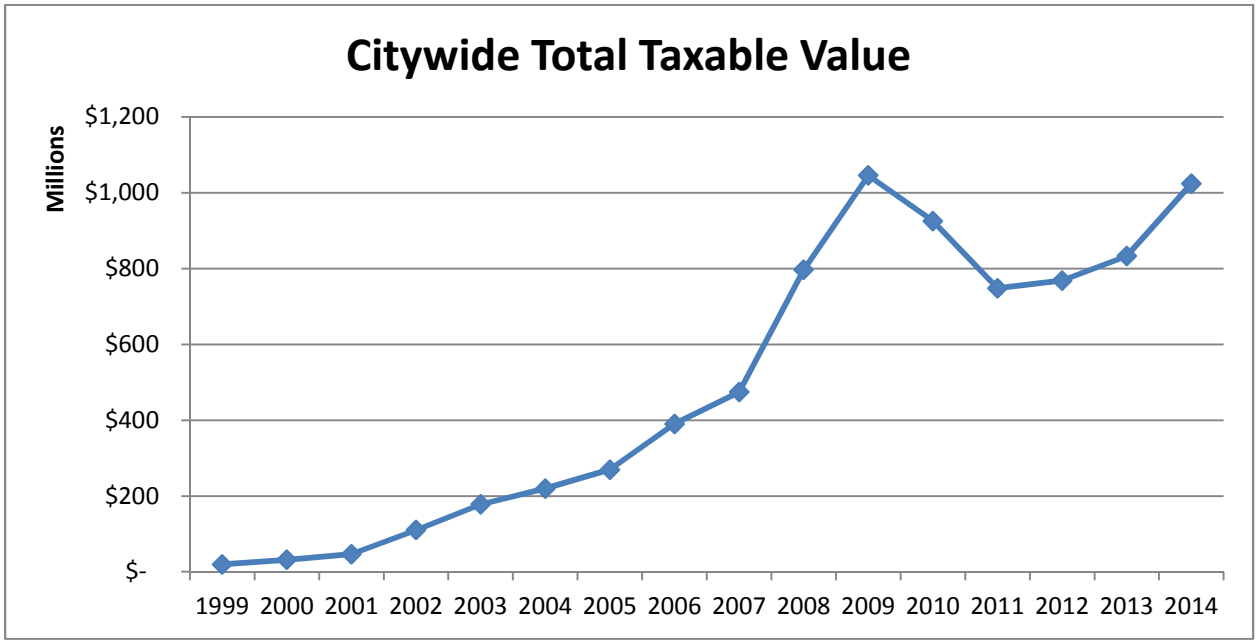


Figure 2 – illustrates the Citywide Property Value percent change for prior year since 1998 (Calendar Year)

Property Tax Levies and Collections: Utah County levies, collects, and distributes property taxes for the City of Saratoga Springs and all other taxing entities within the County. Utah law prescribes how taxes are levied and collected. Generally, the law provides as follows: the County Assessor determines property values as of January 1 of each year and is required to have the

assessment roll completed by May 15. The County Auditor mails notice of valuations and tax changes by July 22.

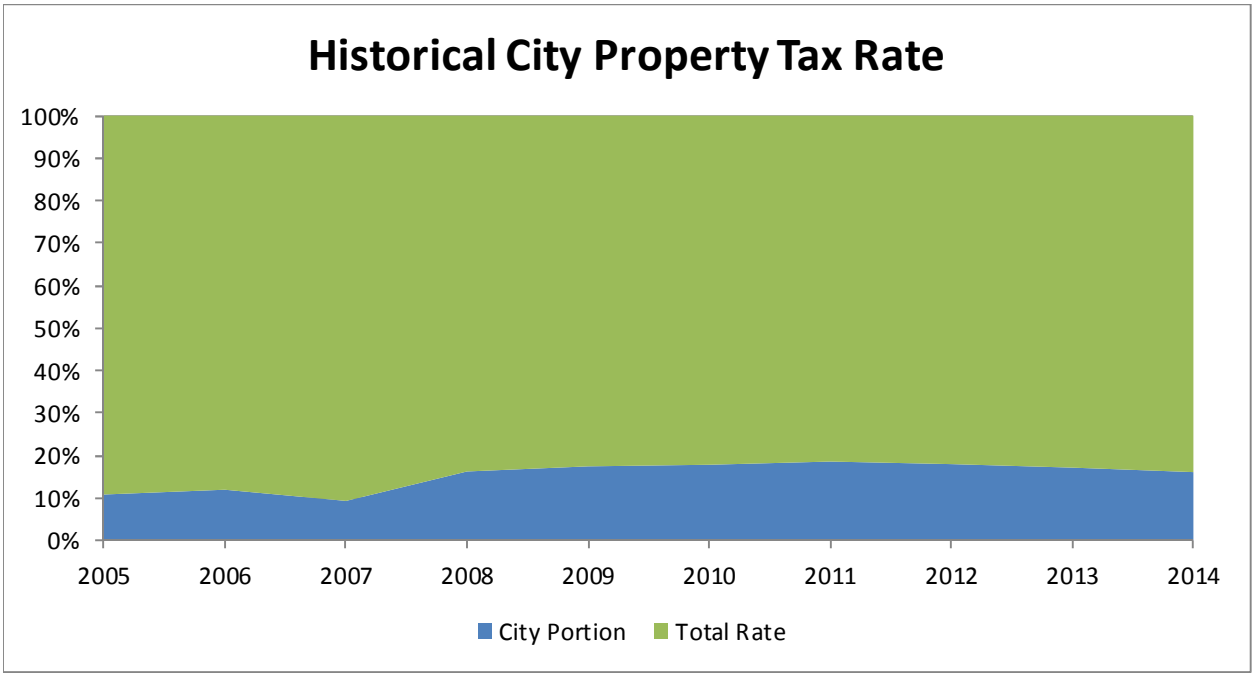


Figure 3 – illustrates each taxing entities share of the total levy for property taxes in 2013.

State statutes require that each year a certified tax rate be calculated. The certified tax rate is the rate which will provide the same amount of property tax revenue as was charged in the previous year, excluding the revenue generated by new growth. If a taxing entity determines that it needs greater revenues than what the certified tax rate will generate, State statutes require that the entity must go through a process referred to as Truth-in-Taxation. The Truth-in-Taxation process is a series of steps that include notification and advertisement of the proposed tax increase and holding a public hearing to receive public input before the final rate is adopted.

Tax notices are mailed November 1 and are due November 30. Delinquent taxes are subject to a penalty of 2 % of the amount of such taxes due or a $10 minimum penalty, this penalty is assessed by Utah County. The delinquent taxes and penalties are charged interest at the federal discount rate plus 6 % from the first day of January until paid. If after four and one-half years (May of the fifth year) delinquent taxes have not been paid, the County advertises and sells the property at a tax sale.

The maximum rate of levy applicable to the City for general fund operations authorized by State law is 0.007000 per dollar of taxable value per taxable property within the City. The City may levy an unlimited tax levy to pay the principal of and interest on legally issued General Obligation Bonds.

EXECUTIVE SUMMARY – BUDGET OVERVIEW

Historical City Property Tax Rate	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
City General Purpose	0.001358	0.001331	0.000933	0.002019	0.002436	0.002744	0.00312	0.003054	0.002761	0.002761
City (GO Bond Debt)	0	0	0	0	0	0	0	0	0	1
Total City Levy	**0.001358**	**0.001331**	**0.000933**	**0.002019**	**0.002436**	**0.002744**	**0.00312**	**0.003054**	**0.002761**	**0.002761**
Other Taxing Entities	0.009873	0.008502	0.008239	0.008448	0.009144	0.009935	0.010590	0.010900	0.010607	0.010607
Total Tax Rate for City	**0.011231**	**0.009833**	**0.009172**	**0.010467**	**0.011580**	**0.012679**	**0.013710**	**0.013954**	**0.013368**	**0.013368**
City rate as a % of Total	**12%**	**14%**	**10%**	**19%**	**21%**	**22%**	**23%**	**22%**	**21%**	**21%**

Table 4 – represents the City's and other taxing entities' historical tax rates since 2005.

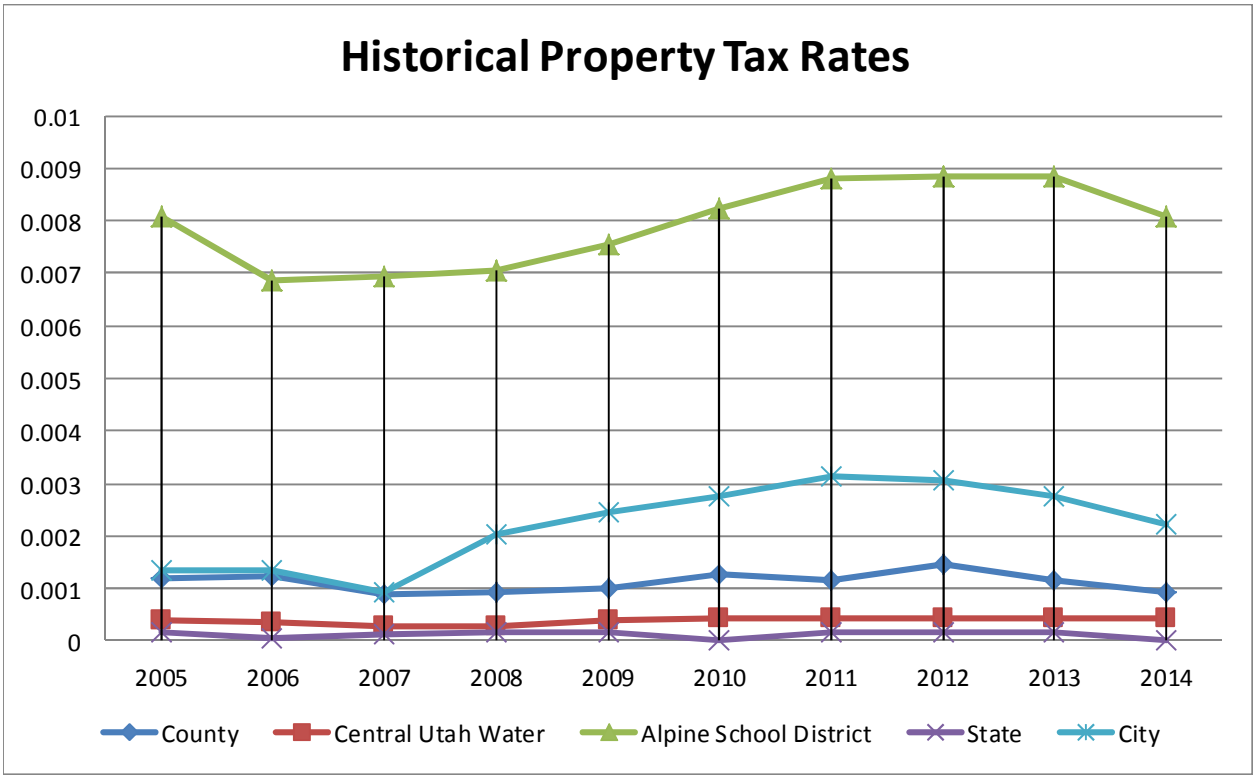


Figure 4 – illustrates each taxing entities tax rate for Saratoga Springs since 2005.

As depicted in Table 4, the City's tax levy rate decreased from 0.001358 in 2005 to 0.000933 in 2007. In 2008 the City's tax rate increased to 0.002019 as a result of declining assessed values Citywide. In 2013, the City's tax levy rate has decreased from the year before due to rising assessed values in the City.

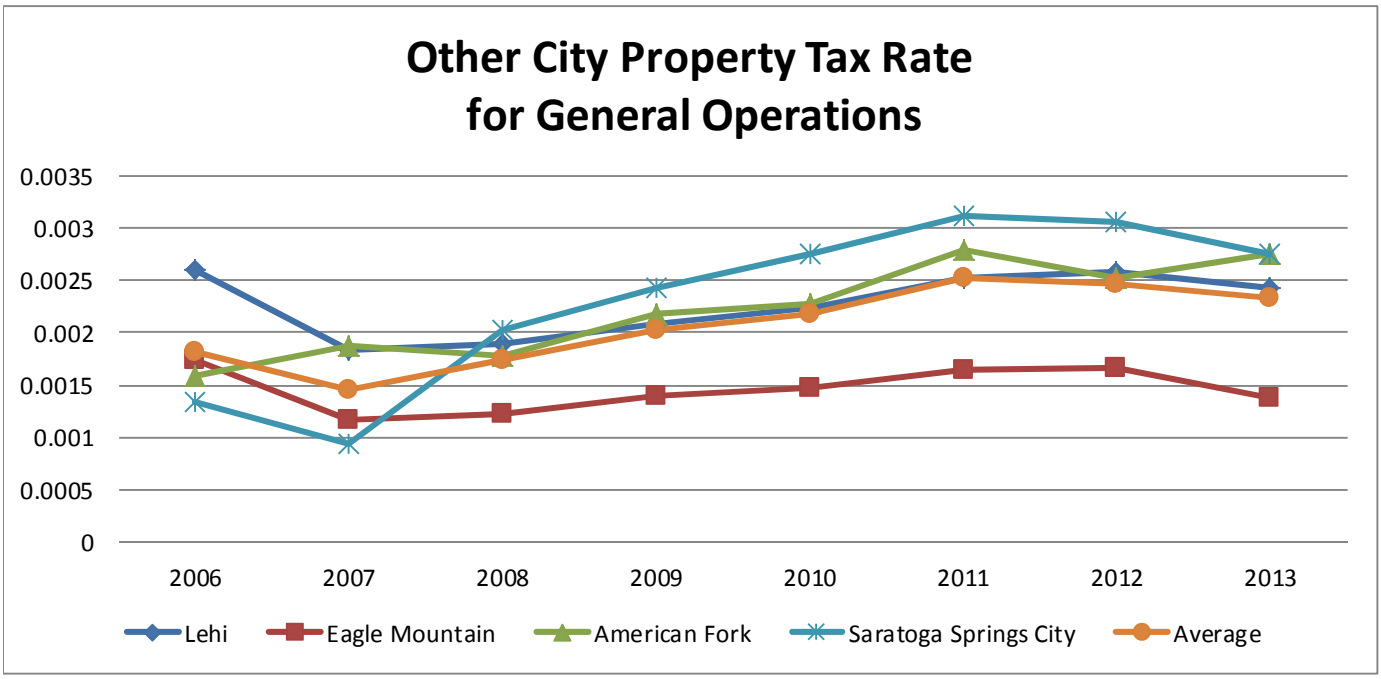


Figure 5 – Illustrates each operating property tax rate compared to Saratoga Springs since 2006.

City of Saratoga Springs, Top 10 Tax Payers, **2014			
Taxpayer	**Rank**	***Taxable Valuation**	**% of Total Value**
Pacificorp	1	$7,299,996	0.88%
Questar Gas	2	$7,150,992	0.86%
Stations West	3	$5,801,400	0.70%
Saratoga Self Storage LLC	4	$3,661,000	0.44%
Towne Storage	5	$3,351,400	0.40%
Cougars Rock Investments	6	$3,057,000	0.37%
Cardinal Land Holdings IV LLC	7	$2,522,500	0.30%
Aldara Apartment Associates LLC	8	$2,423,300	0.29%
S3 Properties (Walgreens)	9	$2,171,000	0.26%
SCP Fox Hollow LLC	10	$2,070,700	0.25%
Principle Tax Payer Totals		**$39,509,288**	
Total Property Valuation		**$ 831,929,894**	
Top 10 as a % of Total		**5%**	
*Includes Real, Personal and Centrally Assessed			
** Calendar Year			

Table 5 (above) represents the City's largest property tax payers. (Utah County 2010 Taxable Values),

As shown in Table 5, the City's top ten taxpayers are relatively stable and diverse with the principal tax payers representing only 6 percent of the taxable property value.

DEMOGRAPHIC INFORMATION

The City has experienced high population growth since the 2000 Census. The City's population has grown from 1,003 in 2000 to 17,781 in 2010. Saratoga Springs grew by approximately 1,673% during this ten-year time span.

Census 2010 Demographic Profile Highlights

	2010	2013	Over 18 Years ago
Total population	17,781	22749	9,434
RACE			
One race	17,288	NA	9,303
White	16,501	NA	8,828
Black or African American	94	NA	38
American Indian and Alaska Native	50	NA	32
Asian	163	NA	117
Native Hawaiian and Other Pacific	140	NA	70
Some Other Race	340	NA	218
Two or More Races	493	NA	131
HISPANIC OR LATINO AND RACE			
Hispanic or Latino (of any race)	1,026	NA	541
Not Hispanic or Latino	16,755	NA	8,893
One race	16,370	NA	8,796
White	15,902	NA	8,526
Black or African American	89	NA	35
American Indian and Alaska Native	43	NA	26
Asian	163	NA	117
Native Hawaiian and Other Pacific Islander	140	NA	70
Some Other Race	33	NA	22
Two or More Races	385	NA	97
HOUSING UNITS			
Total housing units	4,685	NA	
OCCUPANCY STATUS			
Occupied housing units	4,387	NA	
Vacant housing units	298	NA	

Table 6 – Saratoga Springs Demographic Information from 2010 Census

EXECUTIVE SUMMARY – ECONOMIC OUTLOOK

FISCAL YEAR 2015 BUDGET ISSUES

This section of the Budget outlines the basic premises associated with the budget and its major programs. It is an introduction to the basic assumptions underlying the tentative budget.

Service Level Changes

As the City's revenues see modest growth, the City has been careful about increasing service levels without a sustainable revenue stream. For this reason, most service levels have increased slightly in this fiscal year. Some service level changes of note include:

- In-house Professional Staff. In the FY 2016 budget year funding was recommended for an Asset/Management Analyst, seasonal parks, Bluffdale police officer. It is believed that for the cost the City will receive greater service due to having these positions in house.

Enterprise Utility Funds

As staff continues to evaluate the current and future status of the water, sewer, street light, garbage, and storm drain enterprise funds, the analysis continues to highlight concerns regarding the funds' ability to fund future operations, capital projects, equipment, and build reserves for unforeseen events while keeping rates as low as possible. It is anticipated that pay-as-you-go financing in connection with other short-term and long-term financing sources may be necessary to fund necessary capital improvements and equipment replacement. City staff has been diligent in seeking grant revenue to assist with cost of funding necessary capital improvements and equipment replacement. The City in 2016 will be including a full cost allocation strategy for the enterprise funds that will detail administrative costs not currently being charged to these funds.

See Capital Projects Summary and Fee Schedule located in the Supplemental section for details on capital projects anticipated in the next five years and the proposed user fee schedule.

In 2014 the City implemented a Fleet Management Plan developed to provide guidance in operating, maintaining, evaluating, financing, and replacement of City fleet. The budget plan anticipates that capital acquisitions for fleet and equipment replacement will be necessary.

Governmental Funds

Budgetary revenue projections have been difficult as economic assumptions, since FY 2012, have included a recessed economy and housing market, rising unemployment, low investment earnings, and low taxable sales. Budgetary assumptions moving forward anticipate conservative economic growth and taxable sales, stabilizing housing markets and unemployment, and low investment earnings. Stronger growth patterns are expected to continue going forward..

This year's budget process required staff to highly scrutinize their operating and capital budgets requests while trying to maintain the same high level of service for our customers.

Personnel costs, city-wide, rose slightly. The City's health insurance renewal came back with a 4.5% increase. The City conducted a salary analysis comparing employees' salaries against their counterparts in the group of benchmark cities. During their retreat in January 2014, the City Council set a goal to pay employees at the 65th percentile over the next two years. In addition,

the Council set aside 2% of salaries to be used for performance based incentives.

Levels of Service

It is the desire of the City to provide a high level of public services that require maintaining sufficient staff, quality equipment and advanced technology, and professional facilities, at the lowest cost to our customers. The 2016 budget provides for maintaining existing services and programs levels that are outlined in the operating budgets. The services and programs offered provide for focusing on the goals and objectives established by the Mayor and Council.

City Financial Summary

In November of 2014 the City received a Water Revenue and refunding bond in the amount of $9.995.000. This bond has refunded the Water Bond series 2005, 2006, 2009, in addition of bond revenue that is currently being used for much needed water The City was able to receive a true interest cost (TIC) rate of 2.00 percent for this issuance in part because of the excellent bond rating the City received.

Changes in Fund Balance

Fund balances in the General Fund are expected to increase and remain at the 25 percent state limit. Capital and Enterprise funds rise and fall on an annual basis based on the size, scope, and timing of capital projects.

Table 7 – Ending Fund Balance for Appropriation

Changes in Fund Balance Greater than 10%

Eleven of the cities funds had an ending fund balance that changed by more than 10 percent. The following is an explanation for these changes.

General Fund (Fund 10) The fund balance decreased by greater than 10% due to a transfer to fund 35 for a loan to the water fund (Fund 51).

Street Lighting (Fund 22) The fund balance increased by greater than 10% due to increased revenues coupled with less expenditures from the fund.

Parks Capital Projects (Fund 32) This fund's balance increased greater than 10% due to increased revenues coupled with minimal expenditures from the fund.

Public Safety Capital Projects (Fund 34) This fund's balance increased greater than 10% due to incoming revenues exceeding expeditures.

General Capital Projects (Fund 35) This funds balance increased by greater than 10% due to a transfer from the General Fund.

Water Operations (Fund 51) This Fund balance increased by greater than 10% due to a loan from the General Fund through the Capital Projects Fund.

Waste Water Capital (Fund 53) This fund balance decreased by greater than 10% due to the

spending down of balance for budgeted projects.

Garbage Utility (Fund 55) This fund's balance decreased by more than 10% due to a purchase of recycle bins for all residents.

Water Impact (Fund 56 and 57) This fund decreased in fund balance because of the spending down of balance for current budgeted projects.

Ending Fund Balance Available for Appropriation									
	FY2015 (Projected)	FY2014	FY2013	FY2012	FY2011	FY2010	FY2009	FY2008	FY2007
General (10)	2,557,671	2,068,425	2,818,941	$3,097,452	$2,525,779	$2,008,420	$905,031	$242,907	$931,273
Street Lighting (22)	8,465	40,488	217,714	248,903	248,903	128,706	76,617	36,792	30,620
SSD Street Lighting (23)	-10,038	5,879	65,266	56,822	56,822	35,220	24,167	21,349	17,952
Zone 2 SID (24)	410,004	65,141	4,183,268	3,848,755	2,630,676	2,845,822	-521,443	-131,433	-6,526
Storm Drain Capital (31)	1,235,161	1,224,940	1,215,961	967,267	967,267	619,573	398,368	971,425	889,252
Parks Capital (32)	2,197,030	2,197,030	1,882,322	1,263,584	1,263,584	3,001,914	3,741,074	3,908,130	2,440,896
Roads Capital (33)	4,547,000	4,750,570	4,874,572	4,412,250	4,412,250	2,237,814	4,102,054	4,758,489	3,608,414
Public Safety (34)	1,053,853	1,053,853	778,565	389,873	389,873	-270,898	1,093,882	901,752	545,362
General Capital Proj (35)	1,297,610	1,297,610	3,410,667	2,612,056	2,612,056	285,823	-	-	913,646
Water (51)	2,044,167	1,965,854	631,206	-245,689	-245,689	385,474	961,234	667,984	-133,982
Sewer (52)	1,945,885	2,620,909	2,501,588	2,136,793	2,136,793	1,049,999	387,356	78,231	82,639
Wastewater Capital (53)	183,093	183,093	804,595	742,709	742,709	330,994	167,781	330,681	207,641
Storm Drain (54)	451,407	451,407	264,181	123,700	123,700	-2,651	-	-	-
Garbage (55)	349,200	227,270	342,634	266,932	256,431	100,071	70,019	27,142	21,129
Water Capital Proj (56)	1,572,743	1,366,616	896,557	1,775,939	908,853	1,049,249	1,178,697	1,447,678	2,205,898
Secondary Capital Proj (57)	908,125	298,700	-5,862	222,501	222,501	97,834	1,329,878	1,152,059	2,113,549
Ending Fund Balance	**$20,751,376**	**$19,817,783**	**$24,882,175**	**$21,919,848**	**$19,252,510**	**$13,903,364**	**$13,914,715**	**$14,413,186**	**$13,867,763**
This includes Cash, Current Liabilities, and Current Receivables									

Table 8 – indicates the Starting Fund Balances for the Various City Funds.

FUND STRUCTURE

State law requires that budgets be prepared for the following funds: general fund, special revenue funds, debt service funds, and capital improvement funds. All City funds are accounted for in accordance with Generally Accepted Accounting Principles (GAAP). Major funds are as follows:

General Fund: The General Fund is the principal fund of the City. The General Fund accounts for the normal recurring operating activities of the City (i.e. general government, public safety, streets and public works, parks and recreation). User fees, property, sales, and franchise taxes primarily fund these activities.

Accounting records and budgets for governmental fund types are accounted for using the modified accrual basis of accounting. That is, revenues are recognized when they become measurable and available as net current assets. "Measurable" means the amount of the

transaction that can be determined and "available" means collective within the current period or soon enough thereafter to be used to pay current liabilities. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred.

Enterprise Funds: The Enterprise Funds are used to account for operations that are financed and operated in a manner similar to a business. Accounting records for proprietary fund types are maintained on an accrual basis. That is, their revenues are recognized when they are earned and their expenses are recognized when they are incurred. Budgets for all Enterprise Funds are prepared on a modified accrual basis. Depreciation is not budgeted in the City's enterprise funds.

- Water, Sewer, Garbage, and Storm Drain Enterprise Funds account for the operation of the City's utilities, including the accumulation of monies for the repayment of water utility debt service.

Debt Service Fund: Accounts for the payment of the City's 2011 Sales Tax Revenue Bond.

Tax Increment Fund: Accounts for operations and improvements within the TIF and the accumulation of money for the future repayment Tax Increment Financing Bonds. The principal source of revenue is property tax increment from properties located within the area and although the City does not currently have any TIF's or EDA's these may be utilized in the future for economic development within the City.

Capital Project Funds: Prepared accounting records and budgets for all capital project funds are maintained on a modified accrual basis. The capital project funds are used to account for the construction of major capital projects not included in the proprietary funds. The Capital Improvement Fund is used to account for capital projects of the City's general government. The City performed a capital facilities and impact fee analysis during 2012.

Functional Units by Fund Type		
General Fund	**Enterprise Funds**	**Special Improvement**
General Government	Water	Street Lighting
Public Safety	Sewer	
Highways & Public Improvements	Storm Drain	
Parks and Recreation	Garbage	
Economic Development		
Library		

Table 9 – Functional Units by Fund Type

FISCAL YEAR 2015 MAJOR REVENUES SUMMARY

Revenue Forecasting- The City has endorsed the recommended practices issued by the *National Advisory Council on State and Local Budgeting* addressing budgeting and financial planning, specifically the six revenue forecasting practices.

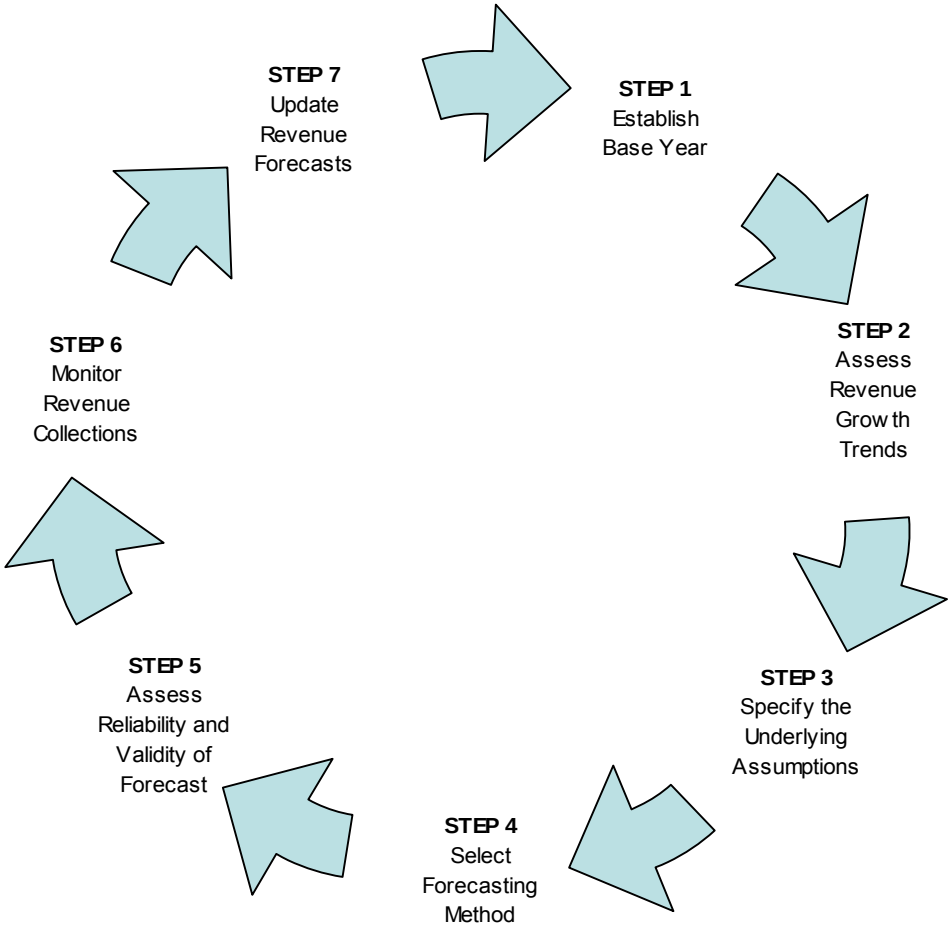
- Multi-year revenue/resource projections
- Maintaining an in-depth understanding of revenues/resources
- Assessing the effects of potential changes to revenue source rates and bases
- Periodically estimating the impact and potential foregone revenue/resources as a result of policies that exempt from payment, provide discounts and credits, or otherwise favor a particular category of taxpayers or service users
- Developing a process for achieving consensus on the forecast of revenues used to estimate available resources for a budget
- Preparing and maintaining a revenue manual that documents revenue sources and factors relevant to present and projected future levels of those revenues

Forecasting Methodology- The City uses *qualitative* and *quantitative* approaches to forecasting revenues that include, but are not limited to:

- Trend Analysis
- Economic Reviews and Publications
- Departmental Surveys
- National, State, and Local Policy Changes
- Comparing Revenue Collections against Projections
- Consensus, Expert, and Judgmental Forecasting

Both forecasting methods include global, national, state, and local analysis that may impact revenues and financial planning.

Figure 8 - Revenue Forecasting Process



Government-Wide: Revenues by Fund

Fund		2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
10	General Fund	11,682,808	12,176,649	13,070,261	13,160,639	13,422,698	13,715,979	14,021,512
22, 23	Street Lignting Funds	175,301	218,073	192,483	191,975	191,975	191,975	191,975
31	Storm Drain Capital Projects Fund	178,125	255,000	255,000	255,000	255,000	255,000	255,000
32	Parks Capital Projects Fund	731,711	450,000	550,000	577,500	606,375	636,694	668,528
33	Roads Capital Projects Fund	921,103	500,000	800,000	808,000	816,080	824,241	832,483
34	Public Safety Capital Projects Fund	280,551	300,000	300,000	303,000	306,030	309,090	312,181
35	Capital Projects Fund	4,696,641	4,649,434	1,697,046	1,447,046	1,447,046	1,447,046	1,447,046
40	Debt Service Fund	291,800	292,450	293,300	293,500	293,510	291,750	291,500
51	Water Utility Fund	3,222,306	3,340,500	3,440,500	3,541,310	3,645,096	3,751,947	3,861,953
52	Sewer Utility Fund	2,300,286	2,186,500	2,336,500	2,383,230	2,430,895	2,479,512	2,529,103
53	Wastewater Impact Fee Fund	433,429	365,000	3,300,000	303,000	13,306,030	309,090	312,181
54	Storm Drain Utility Fund	408,863	400,000	400,000	404,000	408,040	412,120	416,242
55	Garbage Utility Fund	896,600	851,785	880,000	888,800	897,688	906,665	915,732
56	Culinary Water Impact Fee Fund	951,656	2,700,000	750,000	751,500	753,015	754,545	756,091
57	Secondary Water Impact Fee Fund	722,991	2,200,000	4,200,000	200,000	200,000	200,000	200,000
Total Revenues by Fund		**$ 27,894,172**	**$ 30,885,391**	**$ 32,465,090**	**$ 25,508,500**	**$ 38,979,477**	**$ 26,485,655**	**$ 27,011,526**

Table 10 Government-Wide Revenues by Fund

Government-Wide: Revenues by Major Object							
Major Object	**2014 Actual**	**2015 Adj Budget**	**2016 Plan**	**2017 Plan**	**2018 Plan**	**2019 Plan**	**2020 Plan**
Tax Revenue	6,320,532	5,960,150	6,448,518	6,695,420	6,953,298	7,222,656	7,504,019
% Change from Prior Year	32%	-6%	8%	4%	4%	4%	4%
Licenses and Permits	582,224	582,100	632,100	632,724	633,360	634,010	634,672
% Change from Prior Year	93%	0%	9%	0%	0%	0%	0%
Intergovernmental Revenue	683,702	807,884	782,202	711,202	691,702	691,702	691,702
% Change from Prior Year	-16%	18%	-3%	-9%	-3%	0%	0%
Charges for Services	8,159,662	8,116,063	8,869,317	8,907,768	9,073,838	9,244,072	9,418,582
% Change from Prior Year	59%	-1%	9%	0%	2%	2%	2%
Other Revenue	6,484,848	6,138,792	12,078,135	4,684,430	17,729,293	1,776,411	4,823,905
% Change from Prior Year	169%	-5%	97%	-61%	278%	-90%	172%
Contributions and Transfers	3,729,585	3,307,553	4,322,904	3,866,852	3,887,801	3,917,455	4,420,441
% Change from Prior Year	874%	-11%	31%	-11%	1%	1%	13%
Total	**$ 25,960,554**	**$ 24,912,542**	**$ 33,133,177**	**$ 25,498,395**	**$ 38,969,295**	**$ 23,486,305**	**$ 27,493,322**
% Change from Previous Year	87%	-4%	33%	-23%	53%	-40%	17%

Table 11 Government-Wide Revenues by Major Object

Charges for Services, fees charged to users for goods or services, are expected to have an increase in FY 2016. Between 2017 and 2020 charges for services are expected to increase at an average annual rate of 1% as the city expects some increase in construction, recreation programming fees, and ambulance fees. Charges for services represent 26.8% of revenues for 2016.

Property Tax Revenues in 2016 are estimated at $2,297,558 or 24.0% of City's general fund revenue. This estimate has increased in comparison to the property tax collected in 2015. While new properties may have been developed, the State of Utah has changed the formula for the property tax calculations to more accurately account for delinquent property tax payments. This change in calculation will lower the City's collections. Property tax revenue pays for general governmental programs.

Government-Wide: Revenues by Major Object as a Percentage							
Major Object	**2014 Actual**	**2015 Adj Budget**	**2016 Plan**	**2017 Plan**	**2018 Plan**	**2019 Plan**	**2020 Plan**
Tax Revenue	24%	24%	19%	26%	18%	31%	27%
Licenses and Permits	2%	2%	2%	2%	2%	3%	2%
Intergovernmental Revenue	3%	3%	2%	3%	2%	3%	3%
Charges for Services	31%	33%	27%	35%	23%	39%	34%
Other Revenue	25%	25%	36%	18%	45%	8%	18%
Contributions and Transfers	14%	13%	13%	15%	10%	17%	16%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Table 12: Government-Wide Revenues by Major Object as a percentage of Total Revenues

Sales, Franchise, and Energy Tax receipts are estimated to reach $3,789,800 or 35.0 % of general fund revenue in 2016, up about 1.2% from the 2015 adjusted budget. Sales Tax receipts of $2,400,000, Franchise Tax receipts of $239,800, and Energy Tax receipts of $750,000 are deposited into the General Fund to help pay for general government operations. Table 13 represents the **Sales and Use Tax** rates for the City in the Utah County locality as of January 1, 2013. The combined sales and use tax rates includes: state, local option, mass transit, mass transit fixed guideway, county airport, highway, public transit, and county option taxes. Other tax rates and fees in addition to the combined rate include: transient room taxes, tourism short-term leasing taxes, tourism restaurant tax, E911 emergency telephone fee, telecommunications fees, and the municipal energy tax.

Sales Tax Current Rates	
Tax	**Rate %**
State Sales & Use Tax	4.70%
Local State & Use Tax	1.00%
Mass Transit	0.25%
Mass Transit Fixed Guideway	0.30%
HH County Airport, Highway, Public Transit	0.25%
County Option Sales Tax	0.25%
Total Sales Tax	**6.75%**

Table 13 Sales Tax Rates for the City effective January 1, 2009

Sales tax rates remained unchanged at 6.00% from January 1, 2000, through April 1, 2007, when the rate increased to 6.25% when the city opted to participate in with UTA and implement the Mass Transit Tax. Various other state tax rate changed were introduced in subsequent years. Sales tax rates for the City have remained constant since April 2009.

Historical Sales Tax Rates		
Effective	Rate (%)	% Change from prior Period
January 1, 2000	6.00	-
April 1, 2007	6.25	4.17%
January 1, 2008	6.20	-0.80%
January 1, 2009	6.50	4.84%
April 1, 2009	6.75	3.85%

Table 14 Historical Sales Tax Rates for the City since January 1, 2000

The tax on food and ingredients is 3% statewide. This includes the state rate of 1.75%, local option rate of 1%, and county option rate of 0.25%. In general, for each dollar collected from the sales and use tax, 50% is paid to each county, city, and town on the basis of the percentage that the population bears to the total population of all counties, cities, and towns in the state. An additional 50% is paid to each county, city, and town on the basis of the location the point of sale. The City receives one half of 1% of the Local Sales and Use Tax.

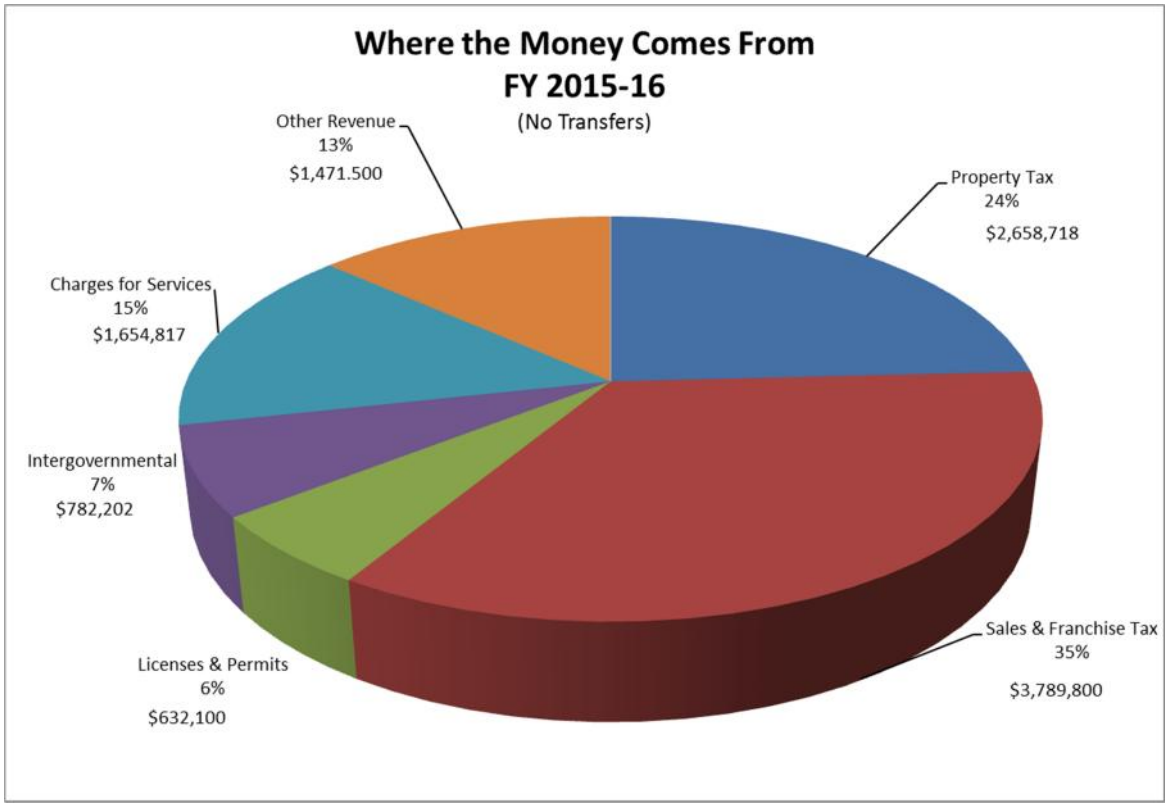


Figure 10 "Where the Money Comes From FY2015" identifies the major resources for the General Fund excluding fund balance and interfund transfers.

Intergovernmental Revenue receipts are estimated to reach $782,202 or 7.0% of the City's general fund revenue in 2016. Intergovernmental Revenue includes $551,250 of Class 'C' Road Funds which are disbursed by the State as a means of providing assistance to municipalities for the improvement of roads and streets. The State legislature assigns a formula appropriating Class 'C' monies as follows: 50% based on population and 50% based on weighted road miles. Since 2009, the City has reported 81.43 miles of eligible paved road. Class 'C' road monies are collected in the General Fund and are restricted for road related improvements and maintenance. Intergovernmental revenue also includes $200,000 of grant revenue. The majority of grant revenue is from a Staffing for Adequate Fire and Emergency Response (SAFER) grant that provides federal money for the hiring of full-time firefighters.

Licenses and Permits receipts are estimated to reach $632,100 or 6.0% of the City's general fund revenue in 2016. Licenses and Permits are collected in accordance with the City's fee schedule established by the local legislative body. Licenses and Permits include building permits, business licenses, and liquor licenses.

Other Revenue receipts are estimated to reach $1,471,500 or 13.0% of the City's projected general fund revenues for FY 2016. Other revenue includes, but is not limited to, interest earned, late fees and penalties, law enforcement fines and citations, the Police contract with Bluffdale City, and other miscellaneous receipts.

FISCAL YEAR 2016 MAJOR REQUIREMENTS SUMMARY

Departments are given specific instructions during the budget process that all budget requests must meet certain criteria prior to being considered by the City Council. Generally, the criteria is as follows:

1. Budget requests must be directly tied to the established Council goals
2. The department can demonstrate through quantifiable means that there is an outstanding need
3. The request is offset by a new revenue source
4. The request is directly tied to an expense reduction in the department's existing operating budget.

Government-Wide: Requirements by Fund

Fund		2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
10	General Fund	11,120,424	12,176,649	13,070,261	13,160,639	13,422,698	13,715,979	14,021,512
22, 23	Street Lignting Funds	109,513	287,111	201,975	191,975	191,975	191,975	191,975
31	Storm Drain Impact Capital Projects Fund	14,118	1,025,273	422,000	-	-	-	-
32	Parks Impact Capital Projects Fund	1,888,690	2,403,532	-	-	-	-	-
33	Roads Impact Capital Projects Fund	46,203	5,445,312	75,000	145,000	-	-	-
34	Public Safety Capital Projects Fund	5,313	824,737	-	-	-	-	5,000,000
35	Capital Projects Fund	2,418,870	5,489,655	1,697,046	1,447,046	1,447,046	1,447,046	1,447,046
40	Debt Service Fund	291,000	292,450	293,300	293,500	293,550	291,750	291,500
51	Water Utility Fund	1,911,106	5,906,065	3,716,408	3,579,908	3,645,096	3,751,947	3,861,953
52	Sewer Utility Fund	1,552,601	2,707,127	2,446,339	2,403,839	3,696,568	2,403,839	2,403,839
53	Wastewater Impact Fee Fund	276,860	1,215,323	3,144,782	-	13,069,485	-	-
54	Storm Drain Utility Fund	688,358	635,554	574,064	869,441	673,138	564,441	1,311,641
55	Garbage Utility Fund	756,772	851,785	880,001	888,800	897,688	906,665	915,731
56	Culinary Water Impact Fee Fund	138,008	2,964,557	1,086,635	880,635	879,937	879,954	879,955
57	Secondary Water Impact Fee Fund	216,575	2,437,594	4,415,000	200,000	200,000	200,000	200,000
Total Revenues by Fund		**$ 21,434,412**	**$ 44,662,722**	**$ 32,022,811**	**$ 24,060,783**	**$ 38,417,181**	**$ 24,353,597**	**$ 30,525,152**

Table 16 Government-Wide Requirements by Fund

Government-Wide: Requirements by Major Object

Major Object	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	6,503,743	8,959,122	9,536,553	9,568,770	9,569,309	9,569,892	9,570,521
% Change from Prior Year	35%	38%	6%	0%	0%	0%	0%
Materials, Supplies, and Services	10,332,256	16,174,899	13,320,820	14,501,027	16,146,668	15,446,360	16,922,299
% Change from Prior Year	91%	57%	-18%	9%	11%	-4%	10%
Debt Service	659,781	596,025	474,044	472,244	472,294	470,494	470,244
% Change from Prior Year	88%	-10%	-20%	0%	0%	0%	0%
Capital	5,081,424	22,159,323	13,043,981	4,774,181	17,816,498	4,861,115	10,087,393
% Change from Prior Year	-44%	336%	-41%	-63%	273%	-73%	108%
Transfers	1,694,516	209,513	412,860	412,994	413,087	413,141	413,211
% Change from Prior Year	1378%	-88%	97%	0%	0%	0%	0%
Ending Balance	11,994,590	13,201,922	13,492,260	13,415,638	13,677,698	13,970,979	14,768,712
% Change from Prior Year	44%	10%	2%	-1%	2%	2%	6%
Total	**$ 36,266,310**	**$ 61,300,803**	**$ 50,280,517**	**$ 43,144,853**	**$ 58,095,555**	**$ 44,731,981**	**$ 52,232,380**
% Change from Previous Year	29%	69%	-18%	-14%	35%	-23%	17%

Table 17 Government-Wide Requirements by Major Object

Government-Wide: Requirements by Major Object as a Percentage

Major Object	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	18%	15%	19%	22%	16%	21%	18%
Materials, Supplies, and Services	28%	26%	26%	34%	28%	35%	32%
Debt Service	2%	1%	1%	1%	1%	1%	1%
Capital	14%	36%	26%	11%	31%	11%	19%
Transfers	5%	0%	1%	1%	1%	1%	1%
Ending Balance	33%	22%	27%	31%	24%	31%	28%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Table 18 Government-Wide Requirements by Major Object as a percentage of Total

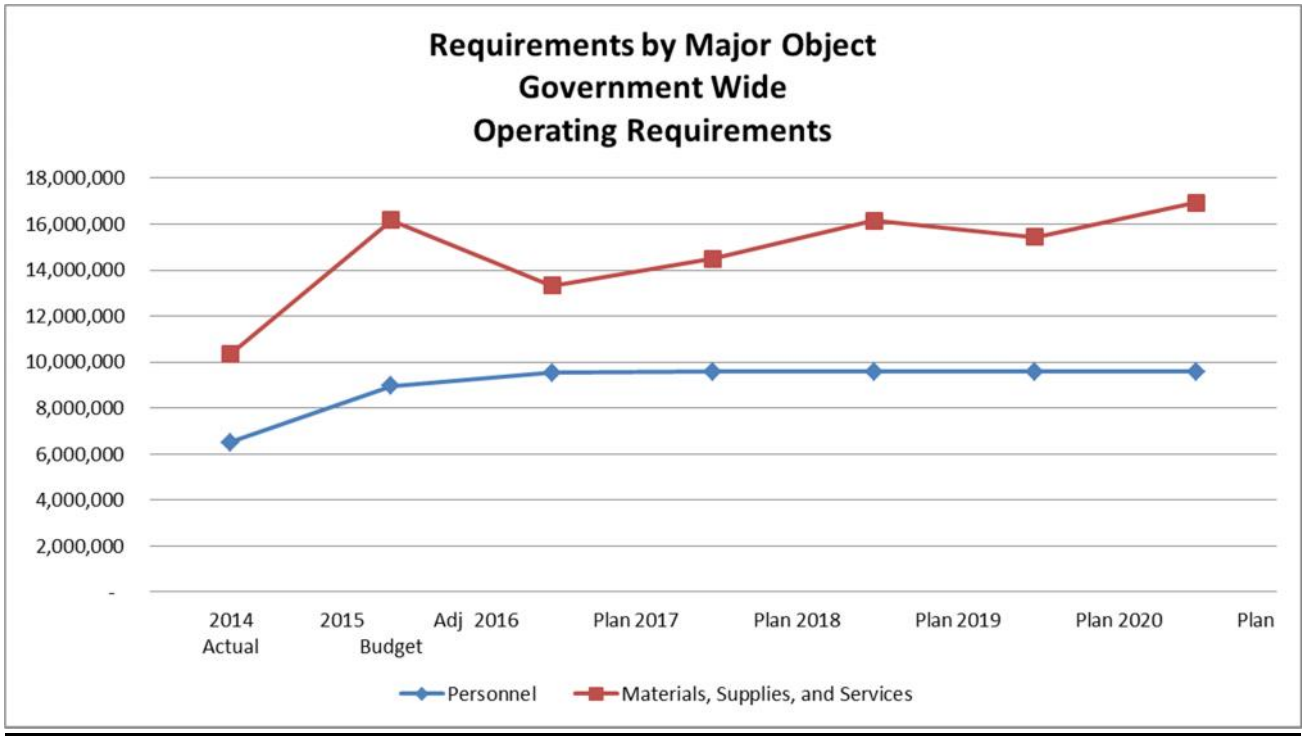


Figure 11 Government-Wide Operating Requirements by Major Object

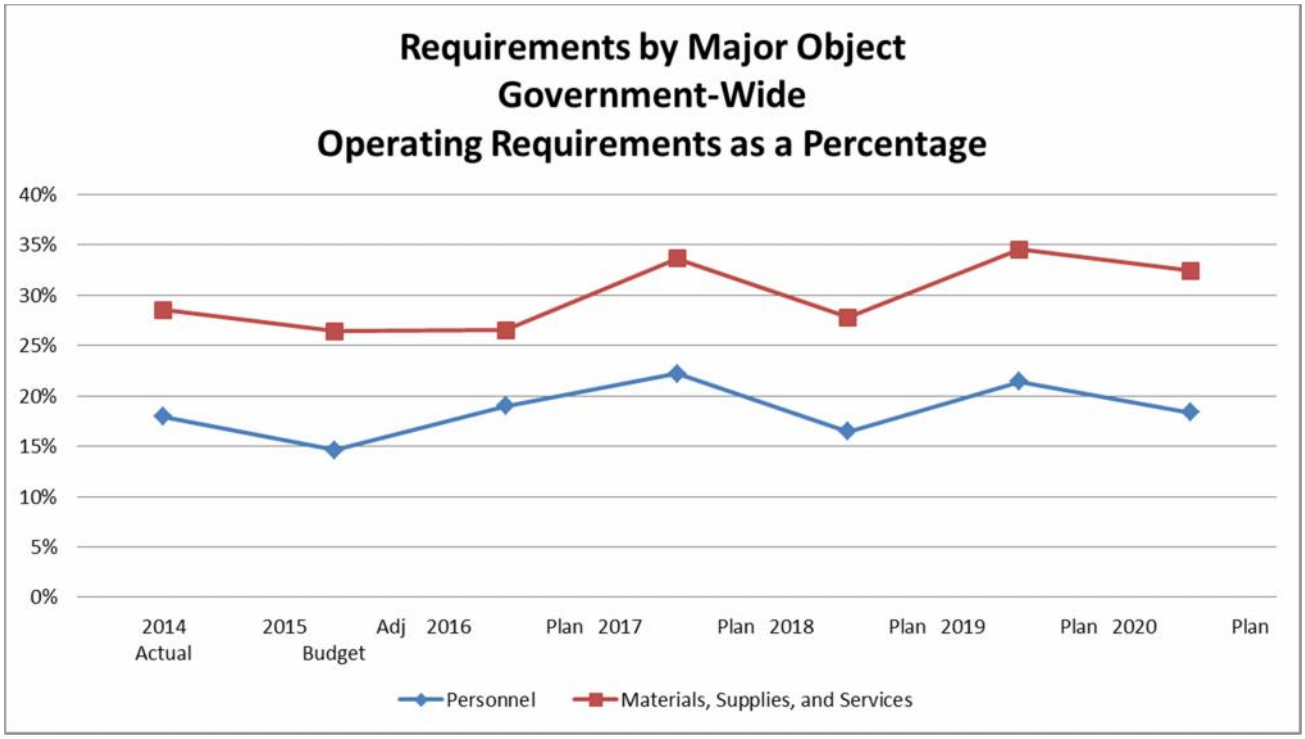


Figure 12 represents Personnel and Materials, Services, and Supplies as a percentage of Operating requirements for all funds combined.

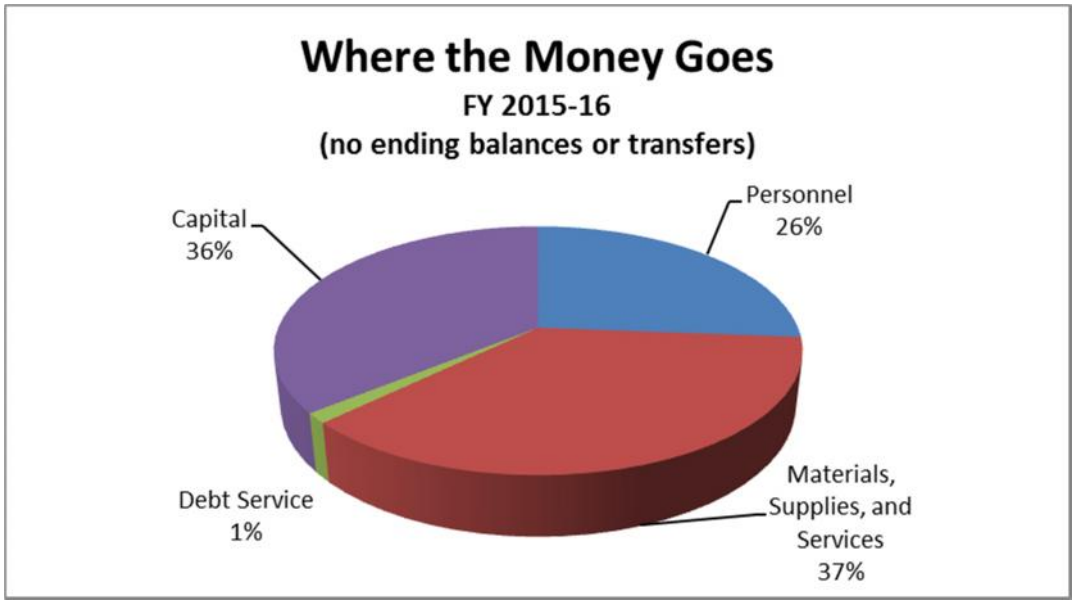


Figure 13 "Where The Money Goes FY 2016," represents the four major city-wide requirements.

PERSONNEL

Recruiting and retaining high quality employees is a primary goal of Human Resources as the City progresses and fills vacancies. There continues to be an increasingly competitive market for municipal employees. Unemployment rates in Utah have decreased from 7.5 % (July 2010) to 3.5 % (July 2014). Utah is still below the national average of 6.1 % (July 2014).

Pay and Benefits: The quality of life in and surrounding the City assists in attracting qualified candidates. The City must maintain a competitive total compensation package in order to attract and retain a competent workforce. As part of the adopted budget, a 2% pay for performance program was approved as part of the FY 2012 budget.

Compensation: During the 2015 fiscal year the city performed a compensation plan analysis. This pay plan is spread over a two-year period. Establishing a compensation plan that will attract and retain high quality employees while maintaining a fiscally responsible budget is challenging. Variables that may be considered in developing the City's pay plan include the following: (1) salary and total compensation plans for similar positions among selected benchmark communities, (2) supply and demand of qualified candidates, (3) internal equity, (4) cost of living, and (5) available City resources.

The compensation plan benchmarked the City's salaries against 20 other cities. These cities were chosen as benchmarks based upon the following factors: proximity to Saratoga Springs, high growth cities, and similar populations. The City Council set a goal since FY 2012, and has reaffirmed this as part of a two-year pay plan. This pay plan sets a goal for employees to be paid at the 65th percentile of their benchmarked passion based upon performance.

Benefits: The City provides a comprehensive and competitive benefits package which includes: health, dental, life, and disability insurance, pension, 401k, 457, Roth IRA, and Traditional IRA savings plans, and a variety of leave benefits including personal time off (PTO) and short-term medical leave.

Health, Dental, Vision, and Life Insurance: The City implements a cost sharing strategy with employees for health and dental premiums. Employees are responsible to pay for 10% of health and dental insurance premiums. The city has contracted with First West Benefits to broker the City's insurance policies. Health insurance is provided by PEHP. Dental insurance is provided by EMI. Vision insurance is provided by Eye Med and is fully funded through employee payroll deductions. Life insurance is provided by CIGNA. Long Term Disability insurance is also provided by CIGNA.

PEHP offers two different plans for employees to choose from. One plan is a traditional health insurance plan. It has a $500 deductible for single and $1,000 for family and pays for 80 % of the costs after the deductible is met. The second plan is a high deductible plan accompanied by a health savings account (HSA). The HSA has a deductible of $1,250 for single coverage and $2,500 for double and family coverage. The premiums are lower for the high deductible plan. The City contributes the savings into the employees' HSA. The two plans are cost neutral for the City.

The City received a renewal with an approximately 4.5% increase for health insurance when compared to last year.

As a way to save on unnecessary insurance costs, if an employee has comparable health insurance benefits through a spouse, they may opt out of health insurance coverage from the City. When an employee opts out of health insurance the City contributes $250 per month into a 401(k) retirement account on their behalf. The contribution is significantly lower than the cost of health insurance.

Plan	Single	Double	Family	Total
Traditional	5%	7%	49%	62%
High Deductible/Health Savings	4%	4%	19%	27%
Opted Out	-	-	-	11%

Table 19 Breakdown of City Employee Health Plan Participation

Retirement: The City offers pension retirement benefits through Utah Retirement Systems (URS). Three retirement programs are offered including the Public Employees' Noncontributory Plan, Public Safety Retirement Plan (sworn police personnel), and the Firefighter Retirement Plan. Employer paid retirement contributions are governed by Utah State law and are subject to change annually. Current rates can be found in the table below. In 2008 the City opted out of Social Security. In lieu of Social Security payroll taxes, the City contributes the 6.2 % into a 401(k) plan for the employee.

Plan	Rate (%)
Public Employees Noncontributory	18.47
Public Safety	32.20
Firefighters	23.30

Table 20 City Retirement Contribution Rates

Senate Bills 43 and 63 relating to retirement benefits were passed in the 2010 Legislative Session. Senate Bill 43 amends provisions related to a retiree who returns to work for a participating employer and restrictions on the maximum retirement allowance certain employees can accrue. Senate Bill 63 modifies the retirement benefits for new public employees and new public safety and firefighters employees. This bill created a tier system in which those that were employed after July 1, 2011 by a qualified employer would have a different structure of benefits as defined as Tier II. Those who worked for a qualified employer at all before July 1, 2011 would be defined as Tier I.

Market Pay Analysis

Beginning in fiscal year 2012 and every other year as part of the budget process, the City will complete a pay benchmarking study with the Wasatch Comp Group and a number of governmental entities to determine how the City's salary, wage, and benefit packages compare with other benchmark communities. A predetermined group of cities has been identified by the City Council as a "benchmark" group whereby each position is compared for market analysis to ensure that the City's compensation packages are comparable to that of other local communities. The City Manager will evaluate the compensation and benefits data with other benchmark communities and determine if any position changes or adjustments are necessary for the recommended pay plan for the next two years.

The personnel variance analysis chart shows that the total personnel cost growth rate has fluctuated greatly in the last five years. The largest variance occurred in 2008 when the Police Department was created and in 2009 when the City first experienced the economic slowdown and reduced its staffing levels in affected departments. Personnel costs are attributed to pay-for-performance, market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training). Salaries and wages are estimated to increase between 2016 and 2020 at an average rate of 2% annually. Benefits between 2016 and 2020 have been estimated to increase at an average rate of 4 % annually.

Between 2014 and 2016, the number of FTE's is projected to increase 12.7%.

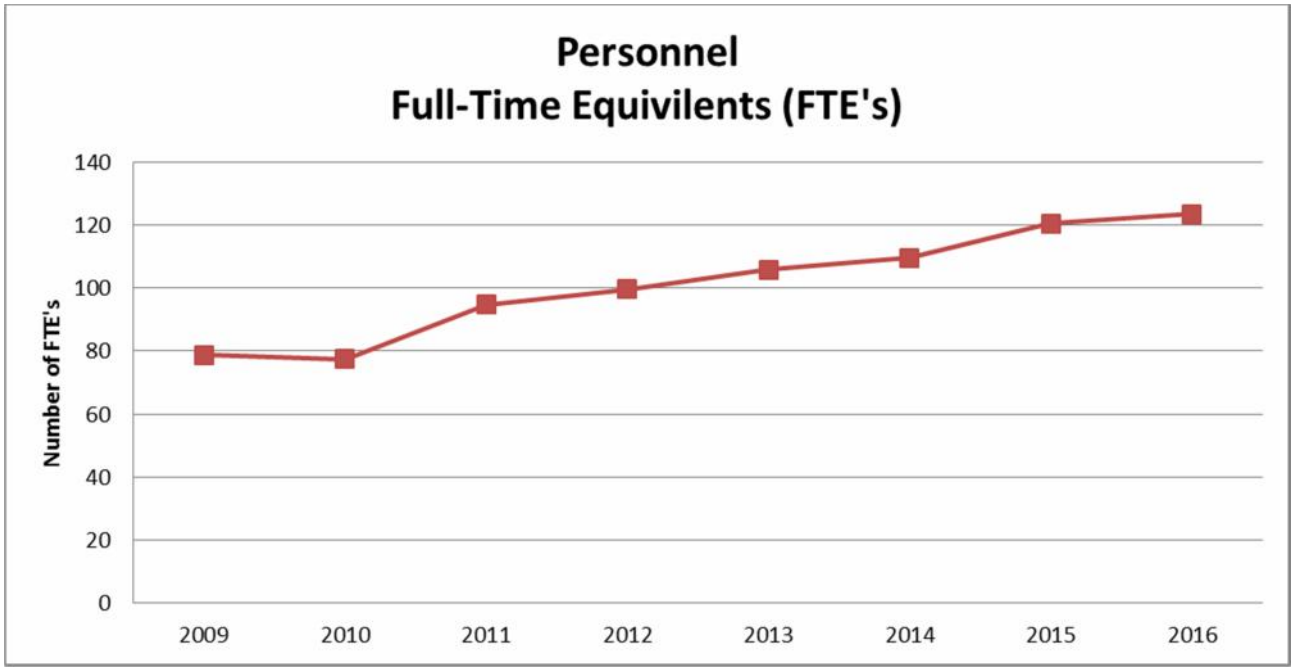


Figure 14 Personnel – Change in Full-Time Equivalents

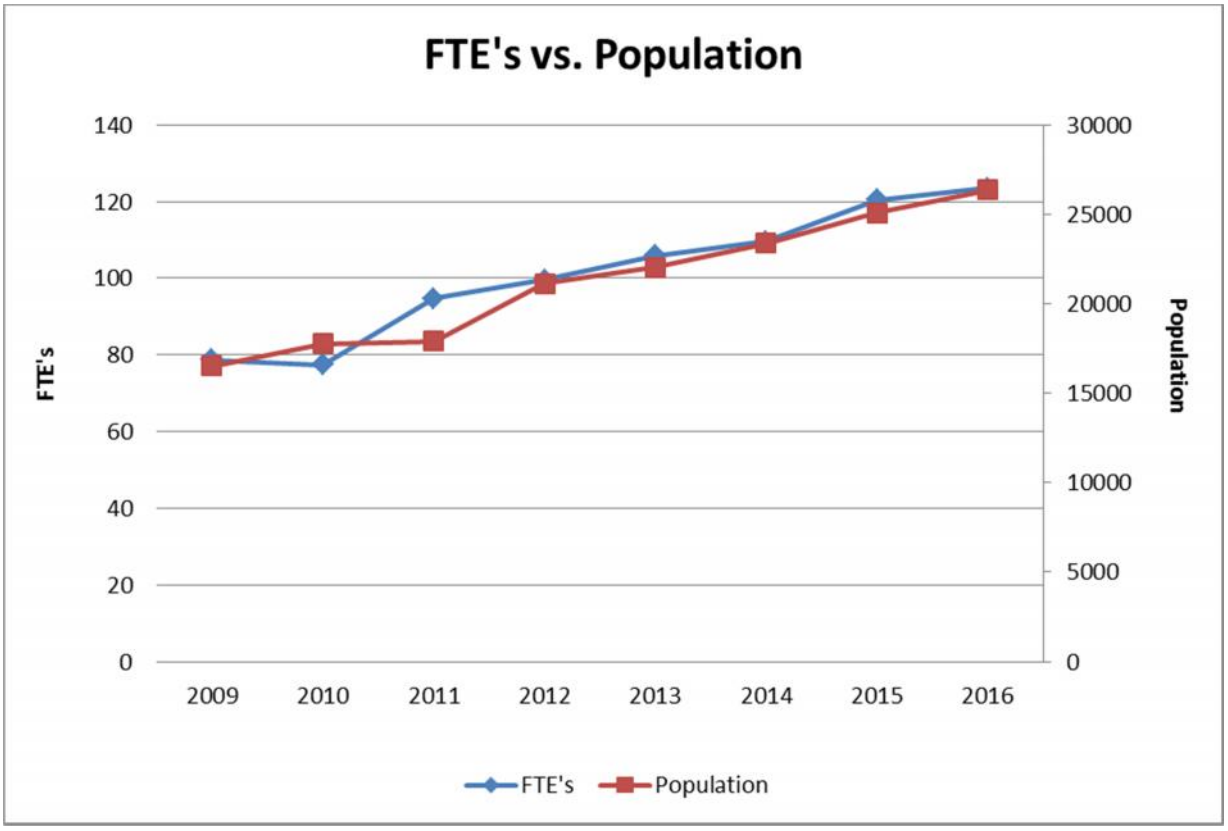


Figure 15 compares the number of employees to population.

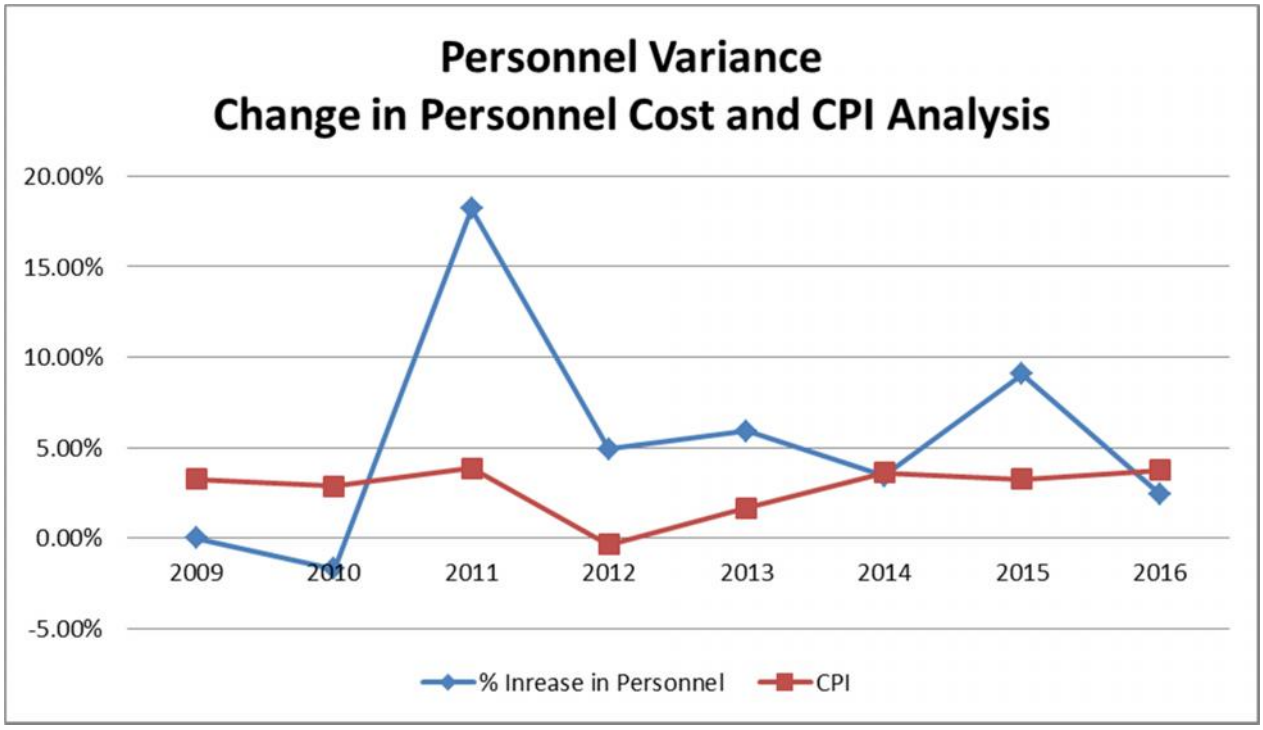


Figure 16 (compares Changes in Personnel Costs to the Change in the Consumer Price Index relative to growth patterns between 2008 and 2015.

Figure 16 indicates that historical average personnel growth rates are higher than the CPI in all years except 2009. This type of growth relative to the CPI is not inconsistent given that the City has been the fastest growing city in Utah over the past decade. The City has experienced rapid growth in population. This increase in population drives the increased need for services and their associated personnel costs.

Department	2009	2010	2011	2012	2013	2014	2015	2016
Administration	7.5	8	7.5	8	8.5	9.75	11.75	12.75
Recreation Services	0.5	0.66	0.66	2.05	2.8	2.8	3	3
Building	5	4	4	4	4.5	5	6	6
Planning	3	2	2.5	2.5	2.5	3.5	3.5	3.5
Public Works	17.5	18	21	22	25.5	26.5	33.75	34.75
Engineering	5.5	3.5	6.5	6.5	6.5	6.5	4	4
Fire	14	13	16	16	16	16	17.5	17.5
Police	23.3	25.8	33.05	34.05	34.05	34.05	35.5	36.5
Court	2	2	3	3	3	3	3	3
Attorney	0.5	0.5	0.5	1.5	2.5	2.5	2.5	2.5
Total	78.8	77.46	94.71	99.6	105.85	109.6	120.5	123.5
Population	16,516	17,781	17,904	21,137	22,022	23,399	25,100	26,355

Table 21 Full-Time Equivalents by Function

The staffing strategies presented in the Introduction and Policies and Objectives sections of this document describe how alternatives to additional staffing requests are explored and approved before new positions are recommended.

CAPITAL AND DEBT SERVICE REQUIREMENTS

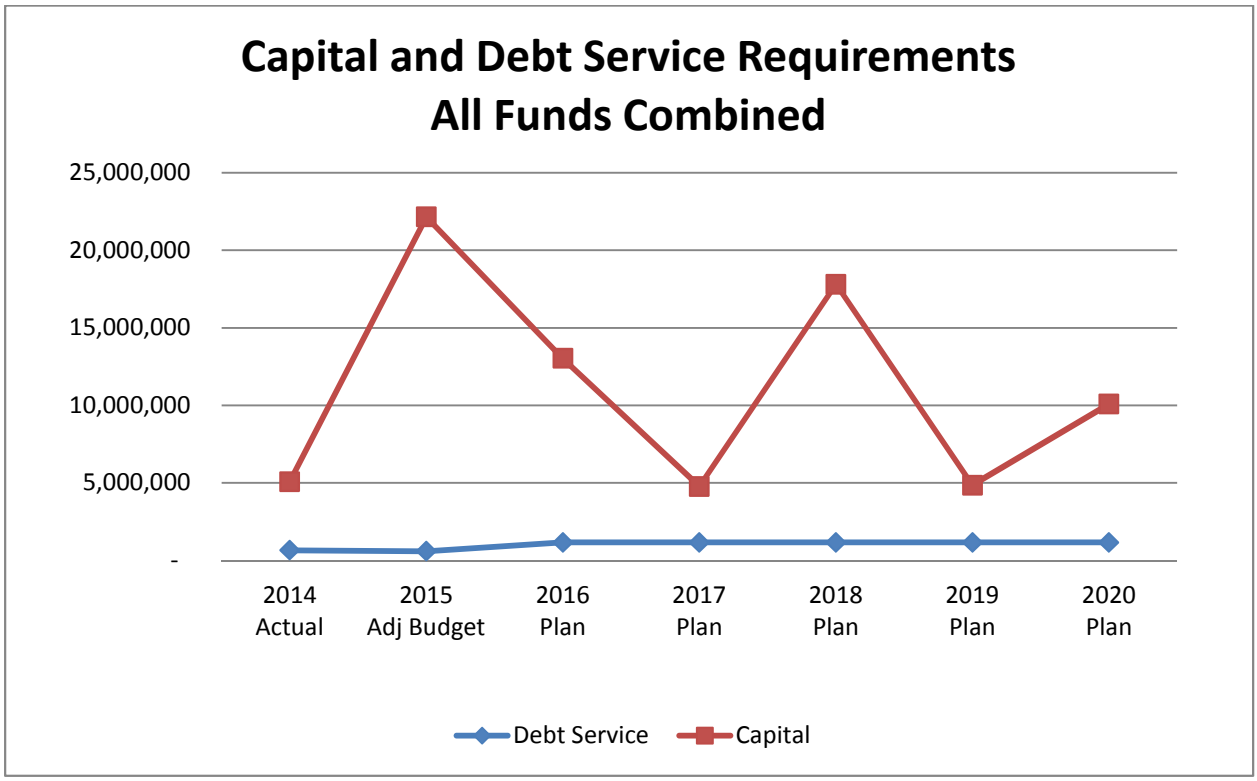


Figure 17 (left) represents capital and debt service requirements for all funds combined for fiscal years 2014 actual, 2015 adjusted budget, 2016 - 2020 budget plan.

Capital requirements are proposed to decrease from $22,159,323 in 2015 to $13,043,981 in 2016, a decrease of 41.1 %. Many of the budgeted amounts from FY 2015 will roll over into FY2016 for projects that were budgeted and incomplete and/or not started as of the end of FY2015.The City is currently undertaking a revision of its master plans, capital facilities plans, and impact fee studies. For this reason, capital improvements are only partially budgeted beyond the 2015 year. As soon as the updated capital facilities plans are approved they will be included in the budget document.

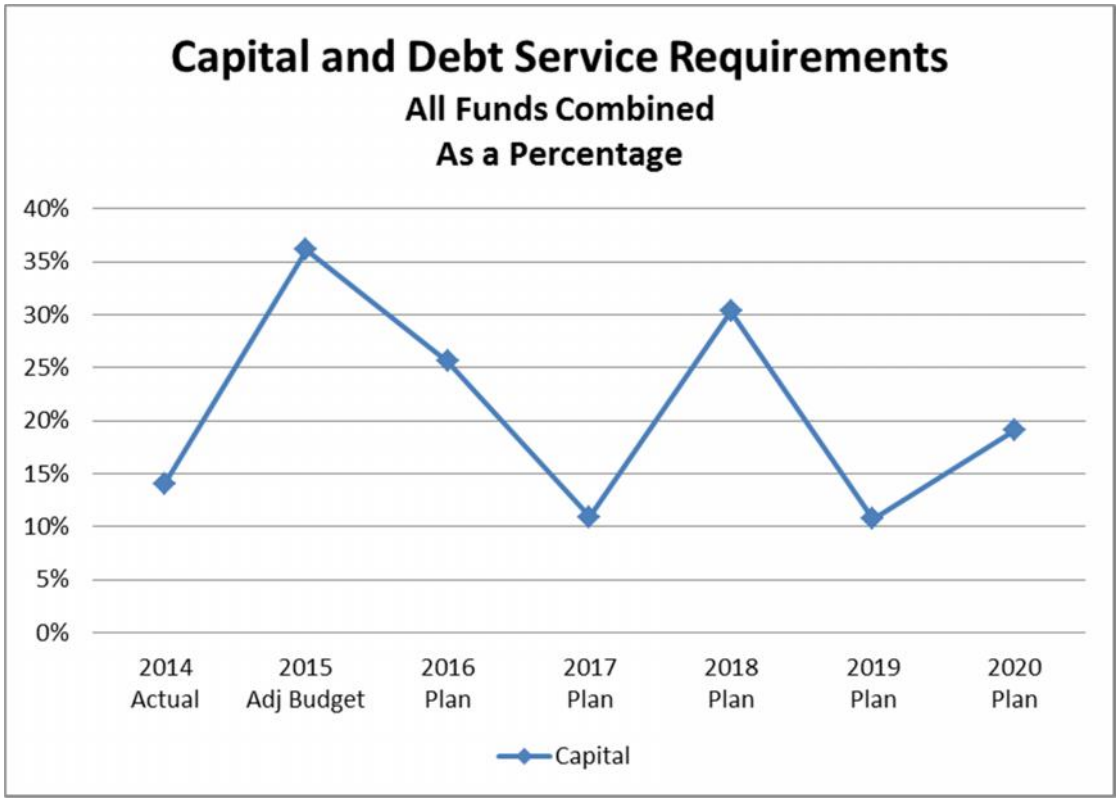


Figure 18 Capital and Debt Service Requirements for All Funds as a percentage of Total Requirements

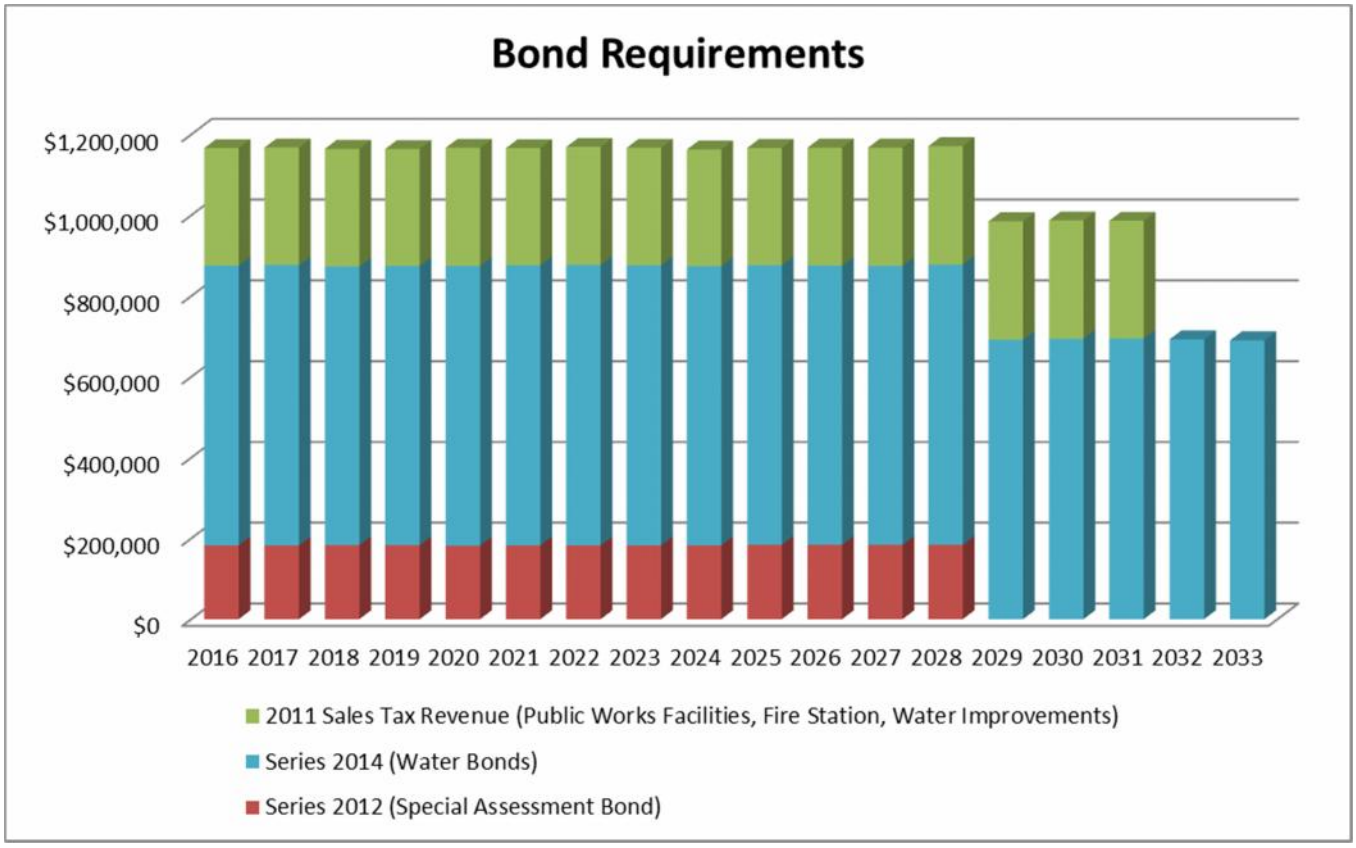


Figure 19 - represents total annual bond requirements from FYs 2016 – 2033

The City was established in 1997 with no water infrastructure. Construction of water improvements has been and will continue to be a major requirement and impediment to growth.

The share of capital as a percentage of total requirements tends to fluctuate as funding availability drives Capital requirements. The City's Capital Facilities Plan will address capital needs in the following areas: Road maintenance and replacement; fleet replacement; building maintenance and replacement; park improvements; culinary water; sanitary sewer and storm drainage infrastructure. The Plan further anticipates potential funding sources to include: Class 'C' road funds, enterprise funds, impact fees, grants, and general fund contributions. Debt Service requirements continue to follow relative amortization schedules. Water debt issuances are anticipated for the beginning of FY 2014, FY 2016 and FY 2018.

Debt Service requirements continue to follow their relative amortization schedules. The newest issuance occurred in November 2014. The City competitively placed Series 2014 Water Bonds Bonds for $10 million to finance the purchase and construction of water system improvements.

Table 22 below reflects total outstanding debt and debt due within one year for all funds. For detailed information regarding debt components, refer to the Debt Service section of the Operating Budgets.

Total Outstanding Debt and Debt Due Within One Year							
	Rate (%)	Amount of Original Issue (Bonds Only)	Balance 30-Jun-14	Additions	Retirements	Balance 30-Jun-15	Due Within One Year
Governmental activities:							
2011 Sales Tax Revenue Bond	3.000 to 4.125	4,000,000	3,565,000		155,000	3,410,000	160,000
Obligations Under Capital Leases			494,740	-	164,205	330,535	70,795
Total Governmental Activity Debt		4,000,000	4,059,740	-	319,205	3,740,535	230,795
Business-type activities:							
2012 Special Assesment Bond	0.750 to 4.450	3,114,374	2,110,000	-	121,000	1,989,000	122,000
2014 Water Bonds	2.000 to 3.500	9,995,000	-	9,995,000		9,995,000	420,000
Culinary Water System Settlement			13,334,960	-	600,000	12,734,960	950,000
Total Business-Type Activity Debt		13,109,374	15,444,960	9,995,000	721,000	24,718,960	1,492,000

Table 22 Total Outstanding Debt and Debt Due Within One Year

On May 5, 2011, the City of Saratoga Springs received its first bond rating. The City received an AA rating and a stable outlook from Standard and Poor's ratings agency. This rating is higher than expected based upon the population of the City. An AA rating from Standard and Poor's indicates that the City has a "very strong capacity to meet its financial commitments." Standard and Poor's identified several factors that lead to this high rating including:

- Positive population trends, which will likely lead to continued revenue growth;
- Very strong income levels and access to employment opportunities throughout the broad Salt Lake metro area economy;
- Very strong coverage (5.5 times coverage);
- The City's median household effective buying income in 2010 was very strong at 136 % of the national level.

The stable outlook reflects Standard and Poor's expectation of continued very strong debt service coverage. By receiving the AA rating it is estimated that the City saved 0.10 % to 0.15 %, which equates to $50,000 over the life of the bonds compared with an "AA-" rating.

The State of Utah limits a city's direct GO debt to 4 % of assessed valuation. The City of Saratoga Springs has an assessed value of $847,066,261, with no general obligation debt. The limit for the City is $33,882,650. The current level of debt does not have any effects on the current operations of the City. For more information on the City's debt management policies, see the Policies and Objectives section of this budget document.

Interfund Transfer The general fund appropriated a transfer of $78,027 to the debt service fund to cover the portion of the 2011 Sales Tax Revenue Bond relating to the City Hall refinance.

Summary of Capital Issues: The following is a summary of the major capital projects included in this year's budget process. The following capital projects will effect operations to the degree that operations will need to be increased to maintain these projects. As previously mentioned, the City is currently completing a revision to its capital facilities plan. This document will prioritize the project for the next five years.

Significant Non-Recurring Capital Projects

As part of the budget process and presentations to Council, staff has identified the following

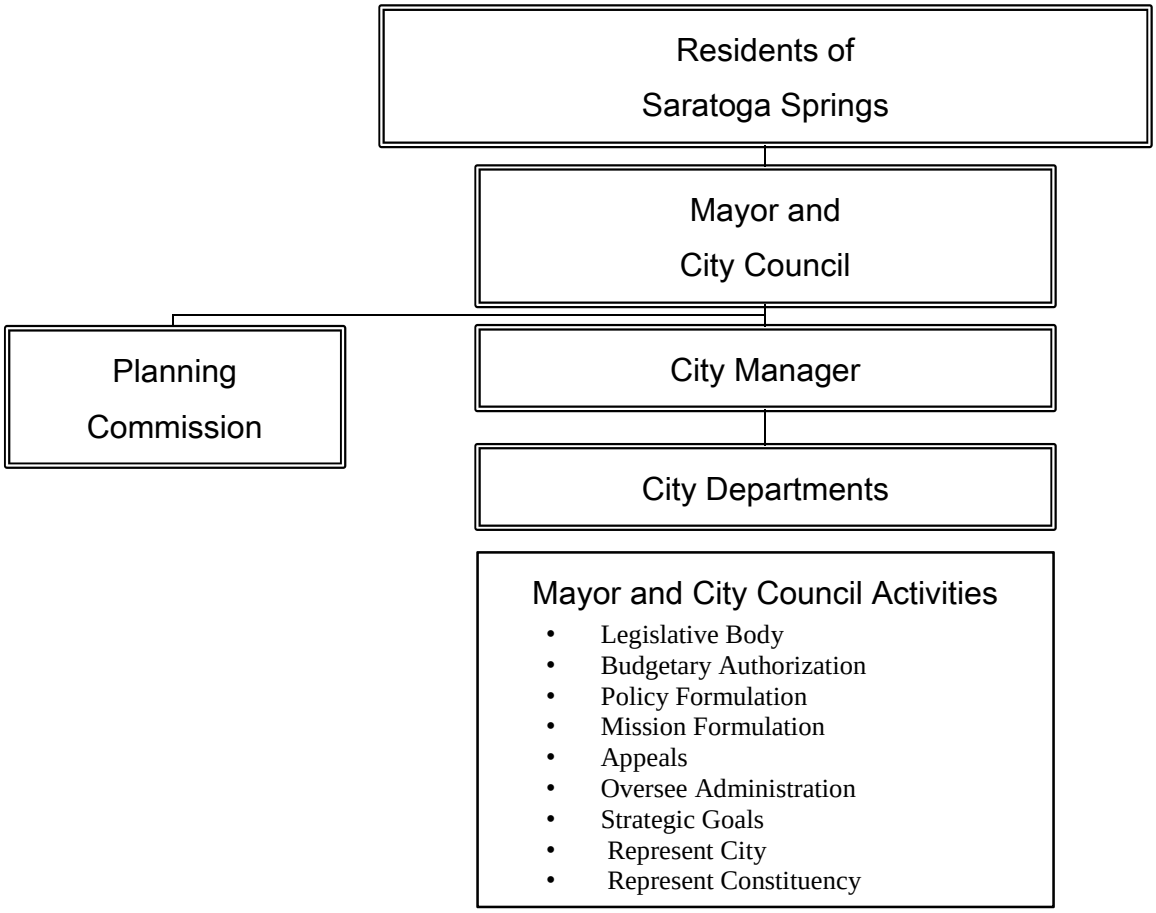
Major (projects > $100,000) capital projects as priorities for fiscal year 2016:

1. **Market Street ($2,496,000).**
2. **Riverside Drive ($4,432,000).**
3. **Public Safety Building Land and Construction ($800,000).**
4. **Regal Park ($608,000).**
5. **Shay Park ($2,000,000).**
6. **Culinary Waterline 18" in Redwood Road ($700,000)**
7. **South Secondary Well ($1,949,000).**

OPERATING BUDGETS

GENERAL GOVERNMENT: CITY LEADERSHIP

City of Saratoga Springs
Organizational Structure



City Of Saratoga Springs Mission Statement

The City of Saratoga Springs promotes and serves the community's general well being, health, and safety by preserving our natural beauty and enhancing the quality of life through long-term planning, providing a quality community experience, and sound fiscal responsibility.

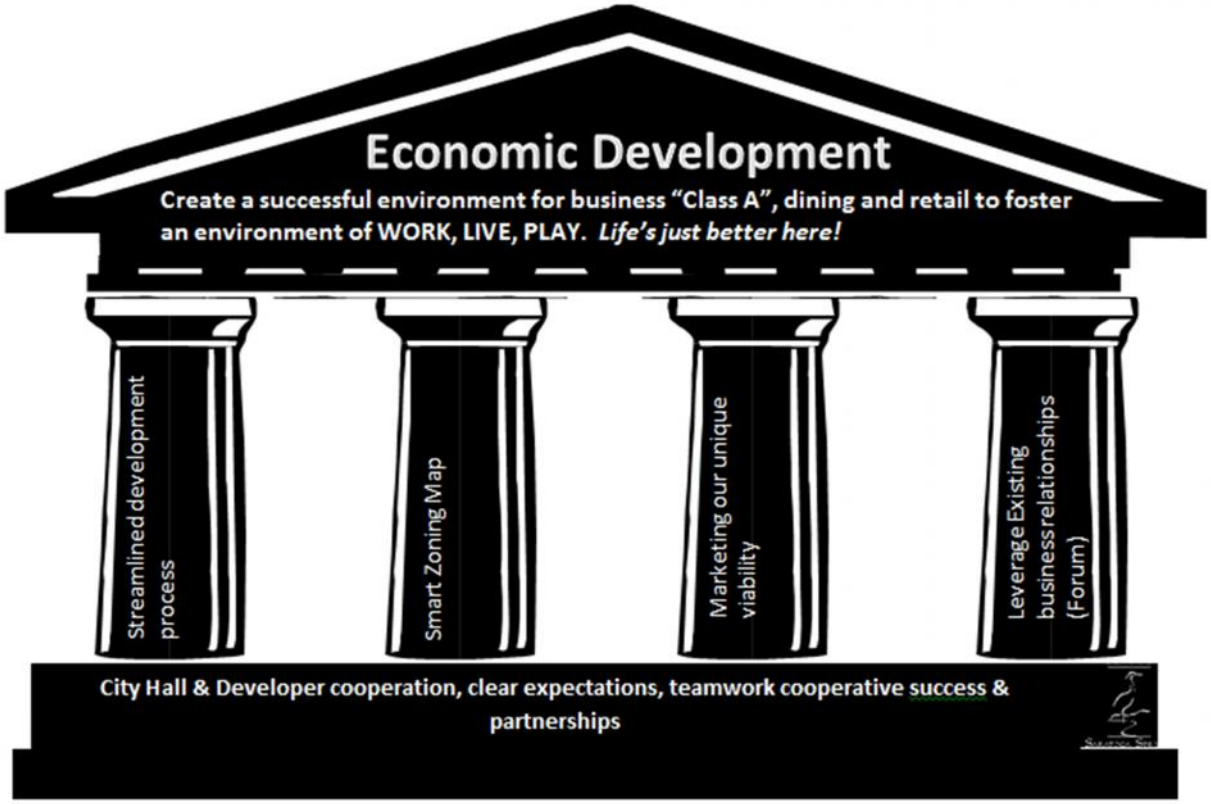
Life's just better here!

GENERAL GOVERNMENT: CITY LEADERSHIP

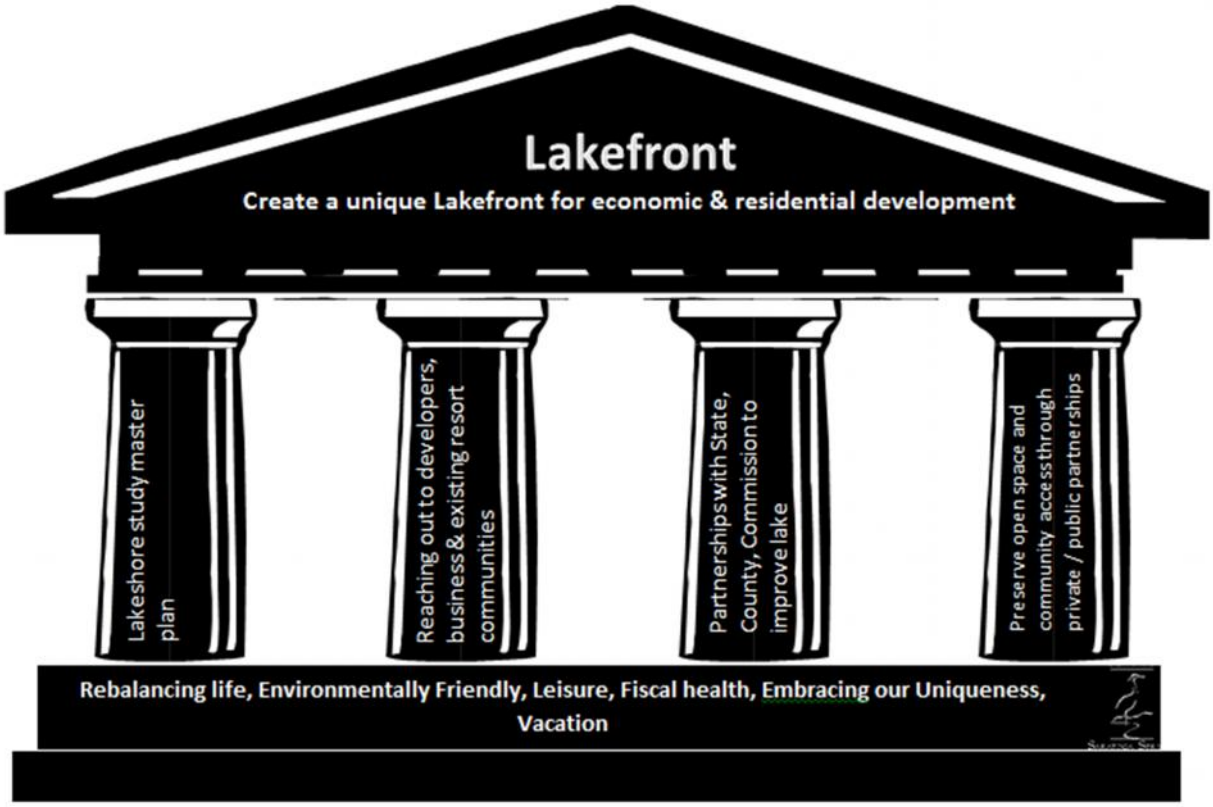
CITY COUNCIL SHORT TERM GOALS AND PRIORITIES

NOTE: THE FOLLOWING STRAT HOUSES ARE DRAFT COPIES PENDING APPROVAL.

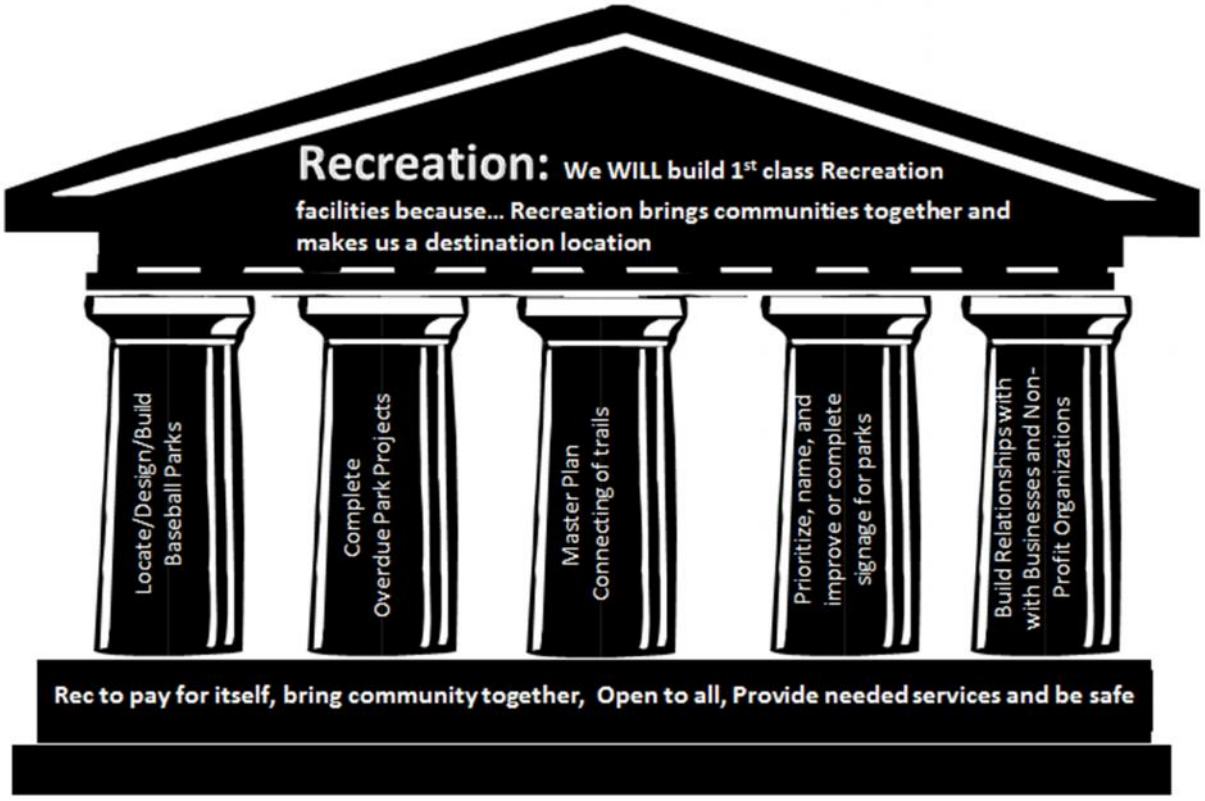
GENERAL GOVERNMENT: CITY LEADERSHIP

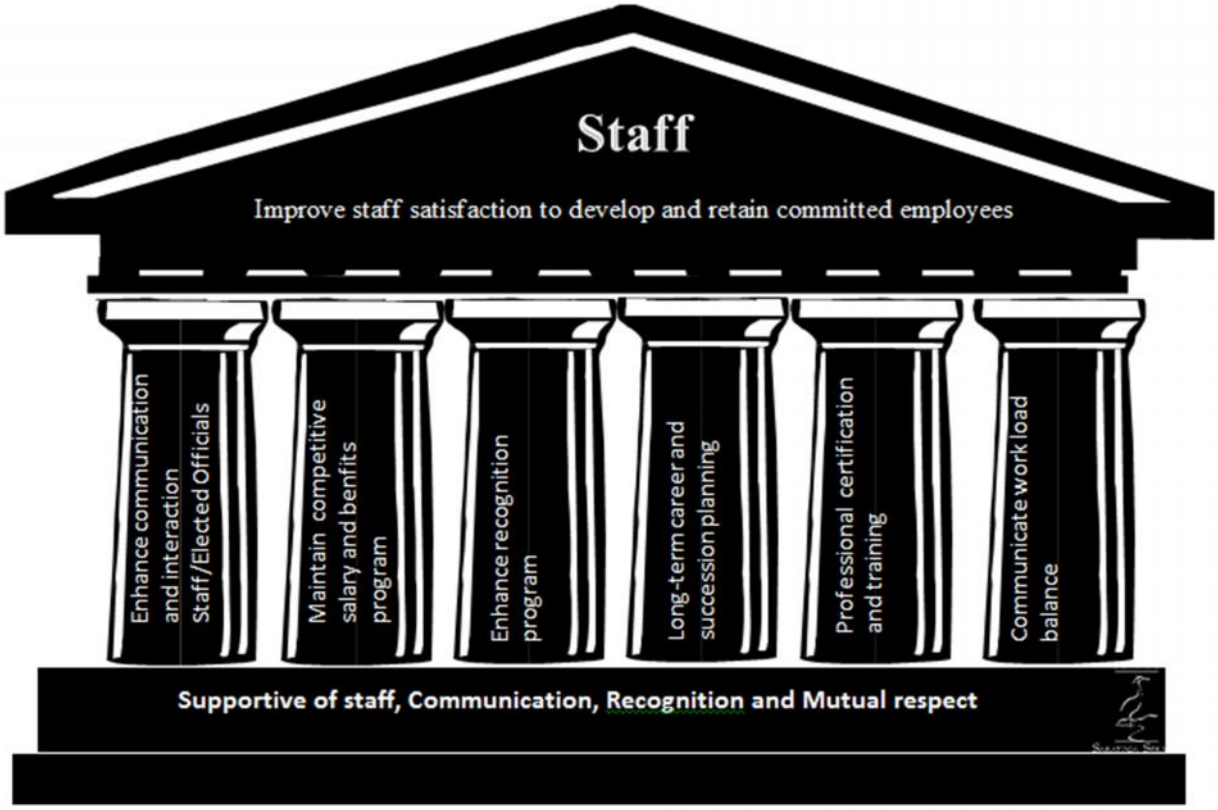


GENERAL GOVERNMENT: CITY LEADERSHIP



GENERAL GOVERNMENT: CITY LEADERSHIP





GENERAL GOVERNMENT: CITY LEADERSHIP

General Fund 10: Mayor and City Council								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	58,193	62,029	71,587	75,086	75,086	75,086	75,086	75,086
Materials, Supplies, & Services	45,337	39,915	44,185	44,185	44,185	44,185	44,185	44,185
Total Requirement	**103,529**	**101,944**	**115,772**	**119,271**	**119,271**	**119,271**	**119,271**	**119,271**
% Change from Prior Period	**60%**	**-2%**	**14%**	**3%**	**0%**	**0%**	**0%**	**0%**

Table 23 (above) represents the Mayor and City Council's fiscal year 2014 actual expenditures, 2015 final budget, 2016 approved budget, and 2017 through 2020 budget plan.

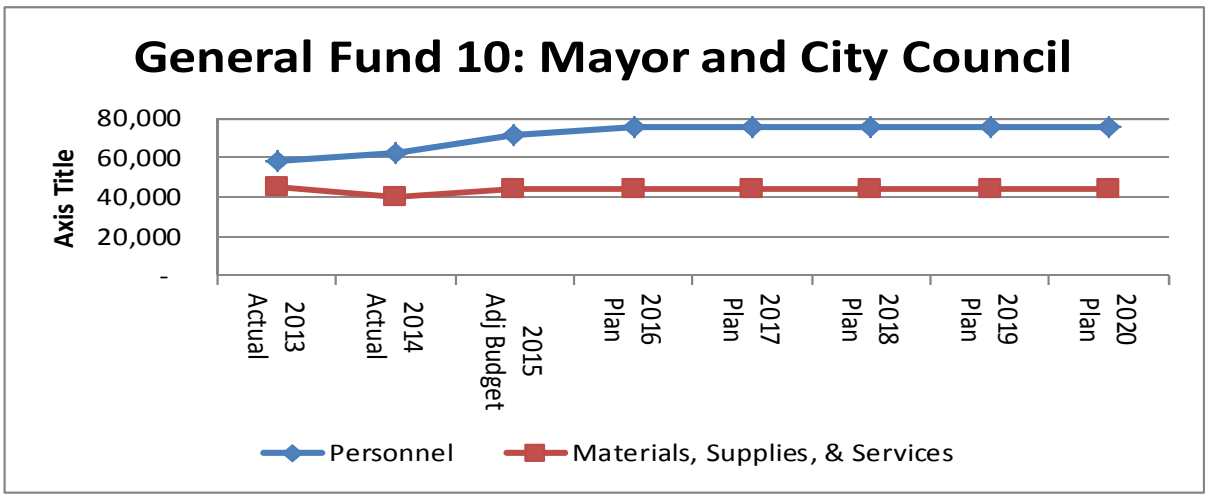


Figure 20 (above) represents Personnel and Materials, Services, and Supplies (MSS) between 2013 and 2020.

Personnel requirements are expected to stay approximately the same between 2016 and 2020.

Materials, Supplies, and Services are expected to remain relatively constant between 2016 and 2020. A flat increase is anticipated for Materials, Supplies, and Services between 2016 and 2020. This is mainly due to increases in association and membership dues.

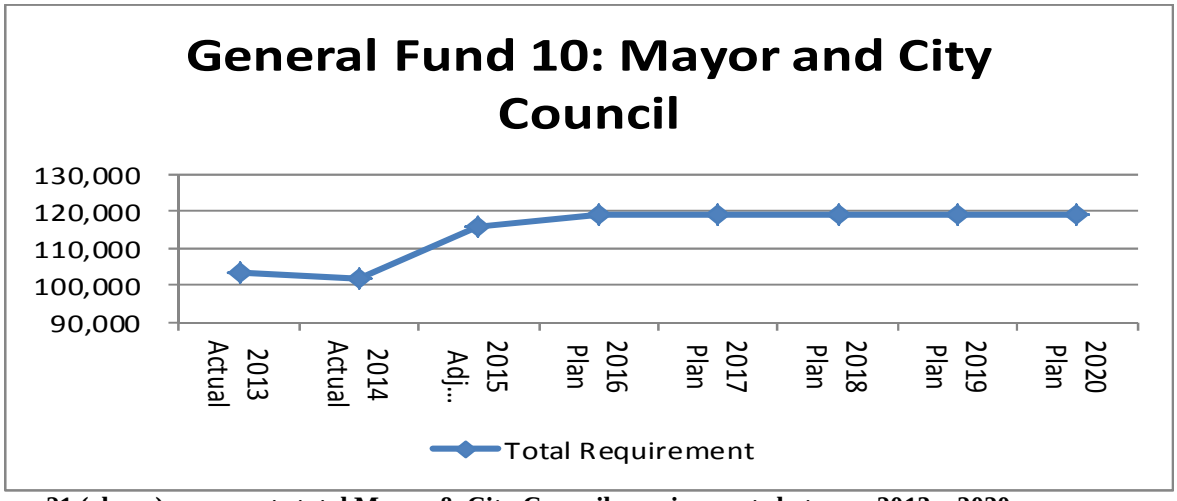
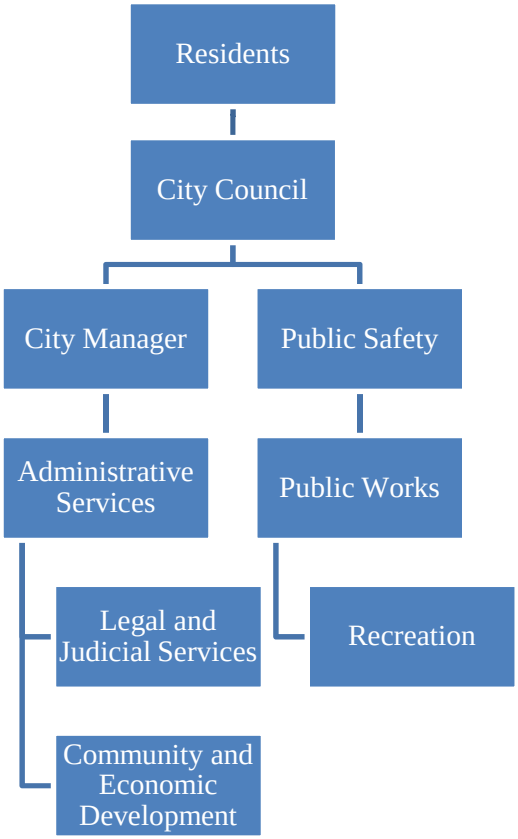


Figure 21 (above) represents total Mayor & City Council requirements between 2013 – 2020.

GENERAL GOVERNMENT: CITY MANAGER



Mission
The mission of the City Manager is to ensure that the City and all of its functions are operated in an efficient and effective manner with a high level of customer service and professionalism.

Vision
The vision of the City Manager is to ensure the organization carries out the will of the Mayor and Council in the governance of our community.

Department Overview
The City Manager is the chief executive officer of the City appointed by the Mayor and City Council to direct the delivery of municipal services. As the CEO, the City Manager is responsible for all supervision of staff, providing the Mayor and City Council with information, and to ensure that the mission and policies enacted by the Mayor and City Council are implemented throughout the organization. The City Manager provides all City departments with basic administrative support, including coordination and guidance of City operations, programs, and projects. The City Manager's Office is the focal point for the day-to-day management of City Government. The City Manager serves at the will of the Council.

The major objective for the City Manager is to facilitate the Mayor and City Council in achieving its objectives. While this concept is often implied, the City Manager will be involved in all the goals and action items identified by the Mayor and City Council.

City Manager Goals

Long Range Planning Goals

Underway

- Cost and Revenue Analysis
- Eccles Business School Partnership
- City Growth Analysis

To Do

- Complete Analysis
- Per Capita/Household Cost Analysis
- Develop Matrix and Present Findings
- City to Create Levels of Economic Sustainability

Recreation Goals

Underway

- Identify Location for Regional Sports Complex Facility
- Parks Projects for 2014/2015 Underway
    - Shay Park
    - Harvest Hills Zip Line
    - Neptune Park Phase 2
    - Regal Park Progress
    - Fox Hollow Park Planning

To Do

- Impact Fee Analysis
- Marina Grant

Economic Development Goals

Underway

- Comprehensive Code Review
- Online GIS zoning and Utility Maps
- Continued Activity with EDC Utah, Existing Developers and ICSC Contacts.
- Citywide Strategic Plan
    - Survey with Strategic Planning Advisory Committee for:
        - Businesses
        - Development Community
        - Residents

Lakefront Goals

Underway

- Shoreline Study Complete
    - Historic and Wetland
- Inlet Park, Boards and Commissions
- Lakeside Trail

To Do

- Amend Mixed Lakeshore Zone

Communication Goals

Underway

- Utilize Sport Sites for Vendor Transactions
- Lakeside Trail
- Email Bulk List Via Website
- Website Improvements
- Strategic Plan - Comp Outreach
- Cityworks Public Portal
- Email Newsletter in Utility Bill

To Do

- Website Mobile Improvements
- Cityworks Complete Implementation

Staff Goals

Underway

- Pay Plan 2014/2015
- Recognition Committee Development
- Volunteer Recognition
- Training- Ongoing
- Arbinger Training
    - Full Time (Dec 2014)
    - Part Time (Feb 2015)

To Do

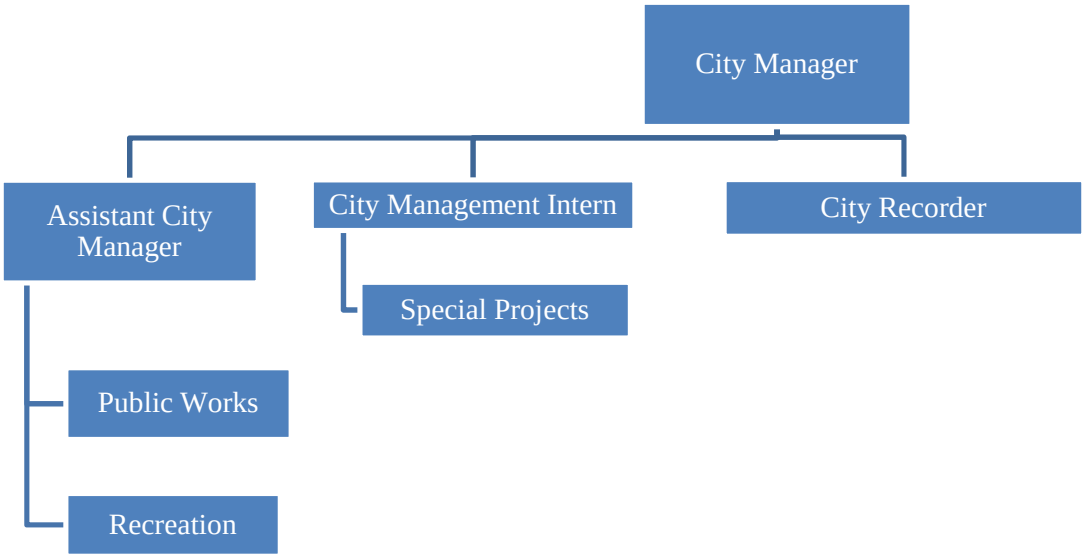
- Improve Communication With Staff
- Continue to Improve Customer Service

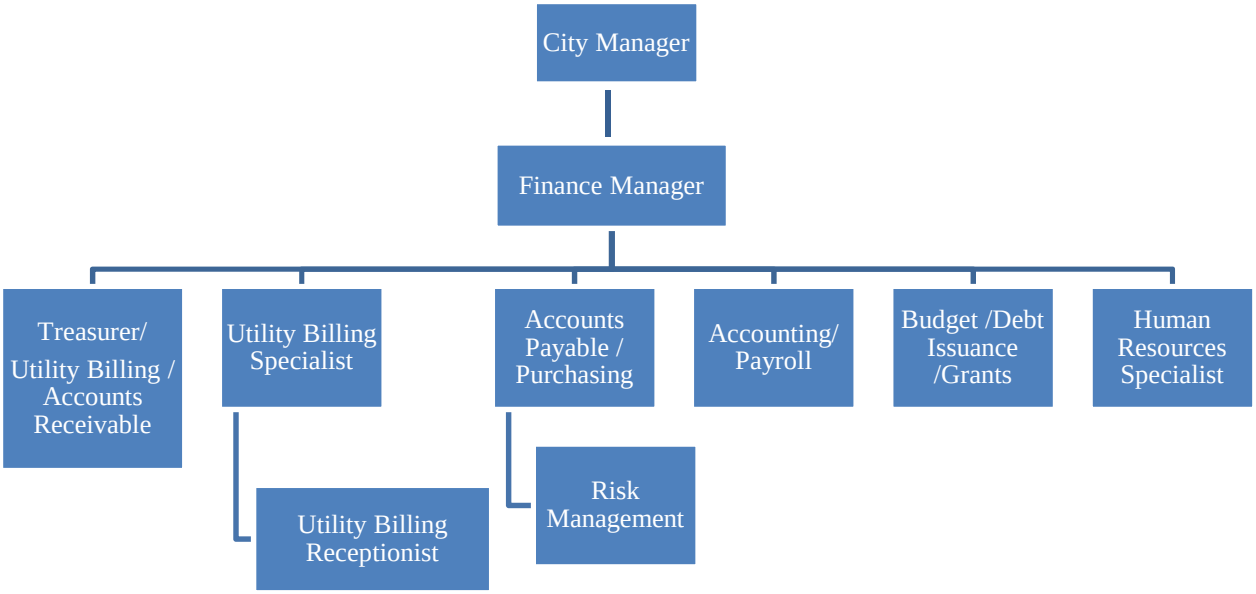
Table 24 Fiscal Year 2014 Accomplishments and Highlights

Performance Measure	**Target FY 2014**	**Actual FY 2014**
% of departmental goals met on an annual basis	90	86
% of Council goals accomplished and progressed	95	100
% of FT staff attending individual training	100	89
% of FT staff receive opportunity for quarterly in-house training	100	86
% of staff and boards receive annual sexual harassment training	100	100
Number of hours of continuing education per year for City Manager	40	40

Table 25 Fiscal Year 2014 Performance Measures

GENERAL GOVERNMENT: ADMINISTRATION





The administrative services department comprises administration, finance, and human resources budgets. While the functions operate independently they are connected through a common operating budget. The City Recorder has a separate operating budget but is supervised by the City Manager. The City Treasurer also has a separate operating budget along with Utility Billing.

Administrative Services

General Fund 10: Administrative Department								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	425,283	507,268	509,677	584,588	584,588	584,588	584,588	584,588
Materials, Supplies, & Services	51,808	50,533	50,811	51,711	52,611	53,511	54,411	55,311
Capital	-	-	-	-	-	-	-	-
Total Requirement	**477,091**	**557,802**	**560,488**	**636,299**	**637,199**	**638,099**	**638,999**	**639,899**
% Change from Prior Period	**108%**	**17%**	**0%**	**14%**	**0%**	**0%**	**0%**	**0%**

Table 26 (above) represents the Administration Department's actual expenditures for 2014, adjusted budget for 2015, tentative budget for 2016, and budget plan for 2017 - 2020.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA). Personnel costs are expected to increase in fiscal year 2016 due to an addition of 1.0 FTE for a Records and Asset Manager/Manager Analyst . Included with this budget option was the net effect of relinquishing intern funds to partially fund the position.

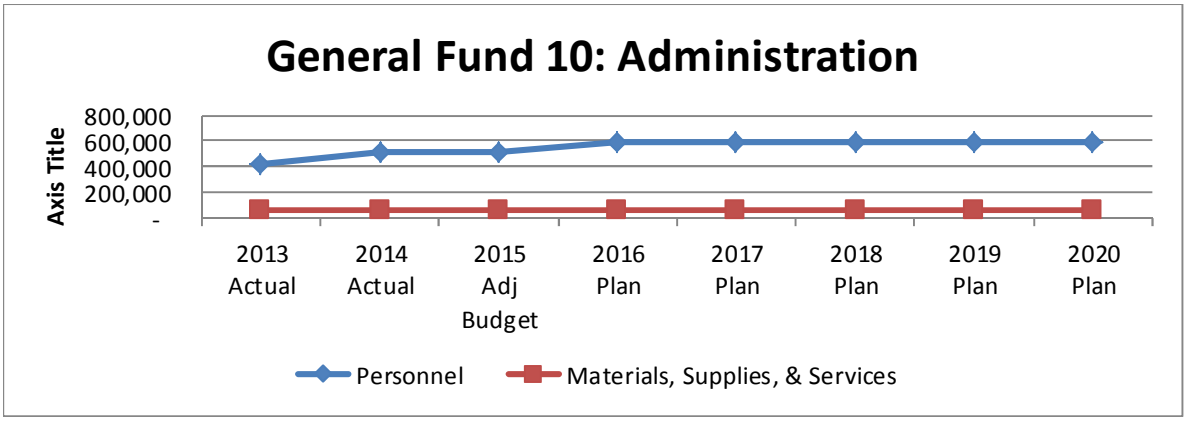


Figure 22 (above) represents Material, Services, and Supplies and Personnel major requirements between 2013 and 2020.

Positions funded in the administration department include the City Manager, Finance Manager, Accounts Payable Clerk, and HR Specialist, Payroll Clerk (part-time). Proposed for FY 2016 is a Records and Asset Manager/Manager Analyst. Full-time equivalents are expected to increase to 5.75.

Materials, Supplies, and Services (MSS) are expected to increase slightly in 2015. This is due to a slight increase in incremental auditing costs associated with the audit agreement.

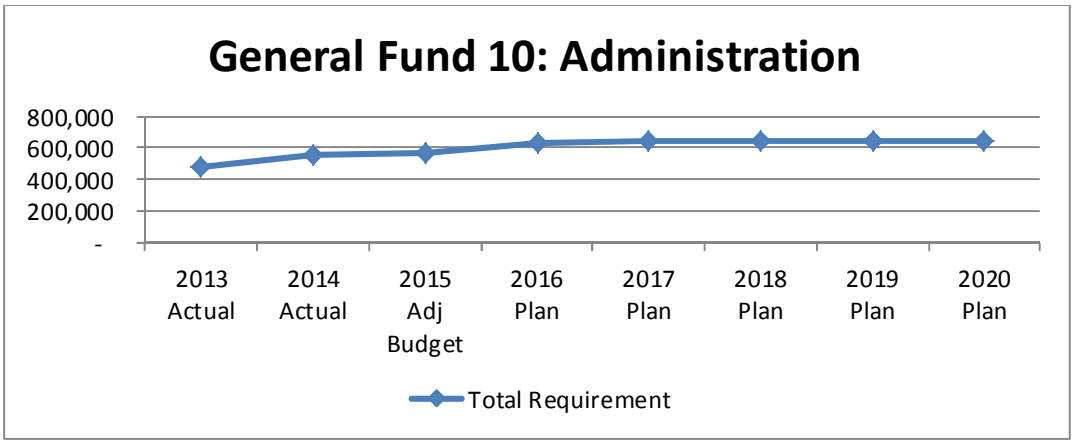
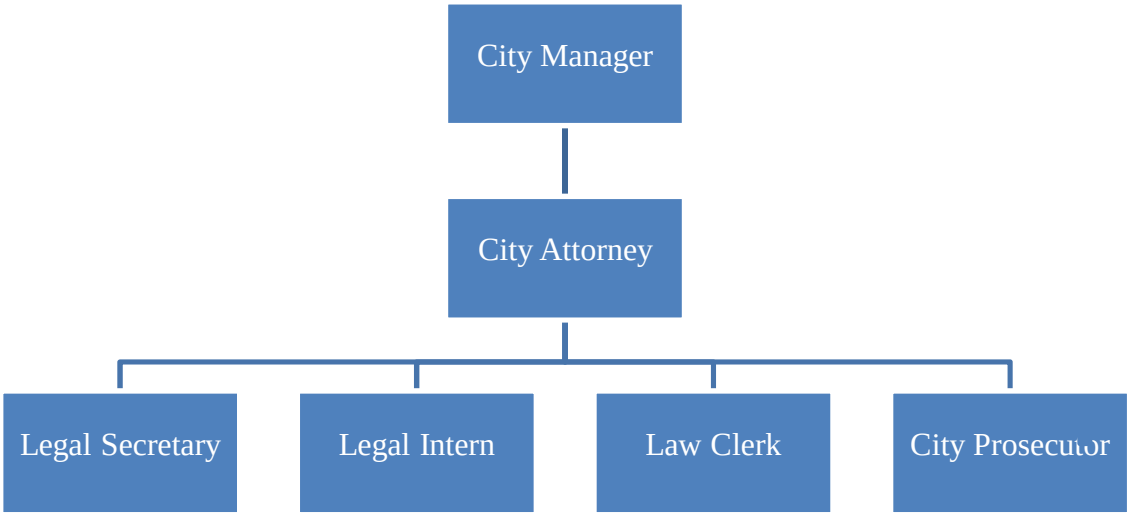


Figure 23 (above) represents total Administration requirements for 2013 – 2020.

Performance Measure	Target 2014
# of months month end completed by 15th	12
Audit completed by October 15th	Yes
# of months that financial reports presented to council by 10th of month	12
Earn GFOA Distinguished Budget Award	Yes
Earn GFOA Excellence in Financial Reporting Award	Yes

Table 27 - Administration Performance Measures

GENERAL GOVERNMENT: CITY ATTORNEY



Highlights FY 2014

- City Code amendments:
  - Comprehensive amendments were made to Title 19 last year. Many of the amendments added criteria to language that was arbitrary and capricious because there were no criteria for granting/denying certain types of uses. These modifications were significant as they will help protect the City in the future.
  - While changes to Title 19 are constant and never-ending, the changes passed last year will pay dividends as they set the tone for future amendments with having clear criteria for making land use decisions.
- ACE Amendments:
  - Our office accomplished comprehensive Title 20 amendments.
  - The amendments cleaned up Title 20 and made it consistent with current procedures.
  - We also developed forms used in code enforcement.
- Police training:
  - During the last year, our office has worked diligently towards improving police training.
  - Our office has performed at least quarterly trainings/legal updates for the police department.
  - Over the last three years, we have seen significant improvement with 4th amendment issues. While there are other reasons for the improved police training, our efforts have had a significant impact in this area.
- Finish code amendments:
  - We have made amendments to Title 2 (City Manager responsibilities), Title 3 (City Recorder responsibilities, Finance Manager changes necessitated by Utah Code), Title 8 (water and septic amendments), 18 (grading permit requirements), 19 (numerous changes), and 20 (numerous changes).
- Establish policies and procedures for bonds:
  - We have worked closely with the engineering departments and Recorder's office to streamline our processes. We have seen significant improvement in this area.
  - We are working towards a final draft of a policies and procedure manual that will help streamline our policies for processing and calling bonds.
- Court:

- In-court services were enhanced through the development of a plea sheet, which decreased amount of time citizens have waited in court for their case to be heard.
- Additionally, notice of wait time is now included on each Summons.
- Screening: amount of time between submission and screening/filing was reduced to typically no more than 2 weeks.
- Caseload: significant reduction in the amount of open cases by addressing backlog of old cases and then appropriately resolving.

2015 Attorney Goals

- Recreation:
  - Tighten up Code so that developers are held responsible for their open space obligations.
  - Give Council options for funding as far as bonding, fee-in-lieu, service/utility fees, and using general fund.
  - Rather than give Council open-ended options, give Council clear recommendations.
  - Tighten up master plans to eliminate unnecessary amenities.
  - Prioritize parks to focus on areas lacking recreational amenities.
  - Work towards creating adequate alternatives so that regional parks are developed.
- Economic Development:
  - Improve communication with developers to eliminate misunderstanding.
  - Improve master planning.
  - Streamline processes so that approvals are more efficient.
  - Tighten up Code so developers have a clear understanding of our processes and standards.
- Long Range Planning:
  - Work on master plans.
  - Eliminate Code and General Plan inconsistencies.
  - Educate Council on funding options.
- Lakefront:
  - Work on Code to encourage and require lakefront development.
  - Consider funding options.
- Communication:
  - Work on and update website.
  - Coordinate with Owen with providing relevant public information.
  - Return phone calls within 24 hours.
  - Show compassion to residents with concerns.
  - Communicate with employees often so that expectations are met.
  - Update forms and templates for criminal cases.
  - Define ACE procedures better.
  - Set up billing for ACE in Caselle or CityWorks.
  - Victim services:
    - Work with Victim Coordinator to create better communication between to keep victims updated with their cases.
    - Find an effective method of communication with Victim Coordinator regarding when hearings are to be held, whether victim has been contacted, and summary of any conversations.
- Staff:
  - Reward employees with expressing appreciation, encouragement, and rewards.
  - Ensure that employees are receiving the training they need.
  - More frequent staff meetings.
  - Encourage goal setting with performance incentives.

GENERAL GOVERNMENT: CITY ATTORNEY

General Fund 10: Attorney								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	165,260	208,758	223,030	237,824	237,824	237,824	237,824	237,824
Materials, Supplies, & Services	31,143	46,136	45,455	45,455	45,455	45,455	45,455	45,455
Total Requirement	**196,403**	**254,894**	**268,485**	**283,279**	**283,279**	**283,279**	**283,279**	**283,279**
% Change from Prior Period	**36%**	**30%**	**5%**	**6%**	**0%**	**0%**	**0%**	**0%**

Table 48 (above) represents the Attorney Department's actual expenditures for 2014, 2015 adjusted budget, tentative 2016 budget, and 2017-2020 budget plan.

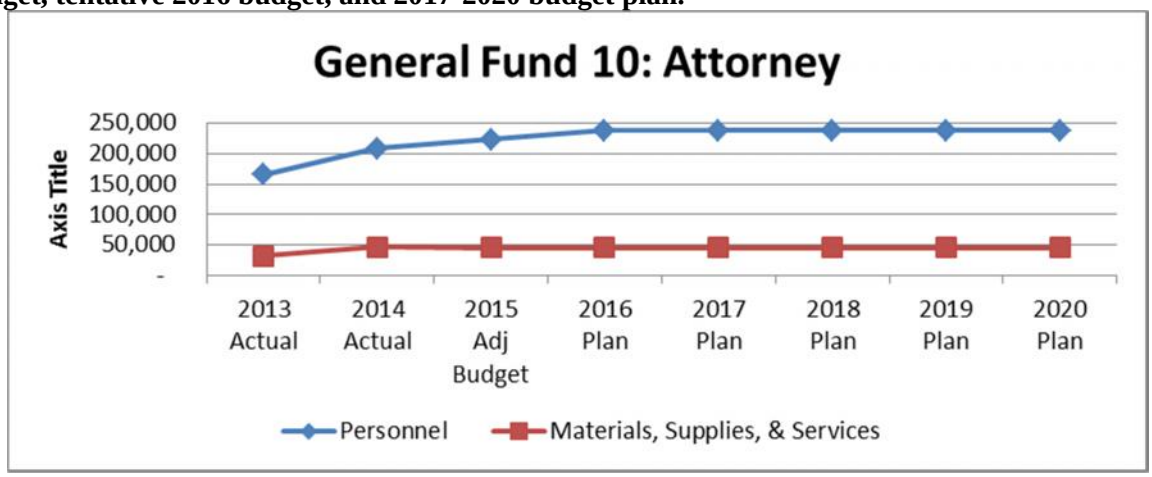


Figure 45 (above) represents Personnel, Materials, Services, and Supplies (MSS) major requirements from fiscal years 2013 – 2019.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training). Positions funded in the attorney department include the City Attorney, part-time legal assistant, a part-time Prosecutor, and a part-time Clerk. Full-time equivalents are expected to remain steady at 2.5.

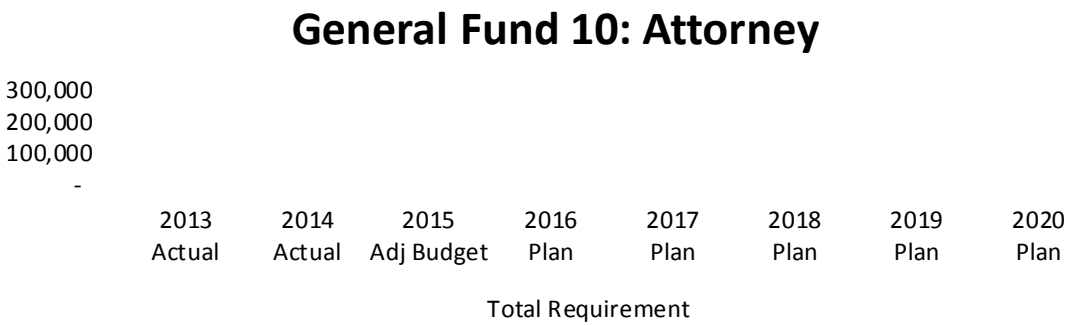


Figure 46 (right) represents total departmental requirements from fiscal years 2013– 2020.

Materials, Supplies, and Services are expected to remain fairly stable from 2016-2020.

Performance Measures	Targets FY 2014	Actuals FY 2014

GENERAL GOVERNMENT: CITY ATTORNEY

% of phone calls returned within 24 hours	100	100

GENERAL GOVERNMENT: CITY RECORDER

General Fund 10: Recorder Department								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	75,938	84,468	112,936	129,410	129,410	129,410	129,410	129,410
Materials, Supplies, & Services	12,534	9,701	11,275	11,275	11,275	11,275	11,275	11,275
Total Requirement	**88,472**	**94,169**	**124,211**	**140,685**	**140,685**	**140,685**	**140,685**	**140,685**
% Change from Prior Period	**10%**	**6%**	**32%**	**13%**	**0%**	**0%**	**0%**	**0%**

Table 28 (above) represents City Recorder's actual expenditures for 2014, adjusted budget for 2015, tentative budget for 2016, and budget plan for 2017 - 2020.

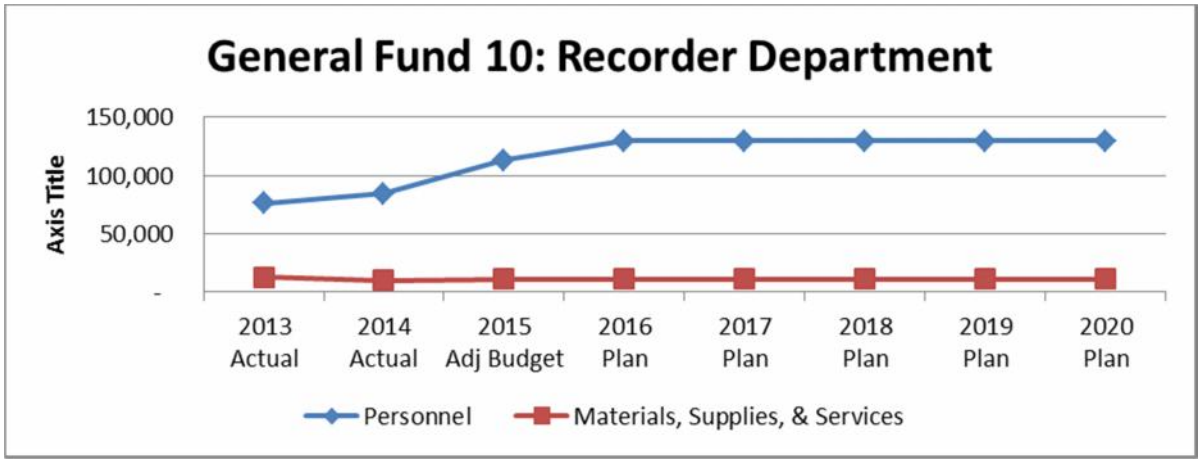


Figure 24 (above) represents Personnel and Material, Services, and Supplies major requirements between 2013- 2020.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA). Personnel requirements are anticipated to stay the same. An adjustment was made in FY 2014 to bring on a part-time recorder for the last few months of the fiscal year and into future years.

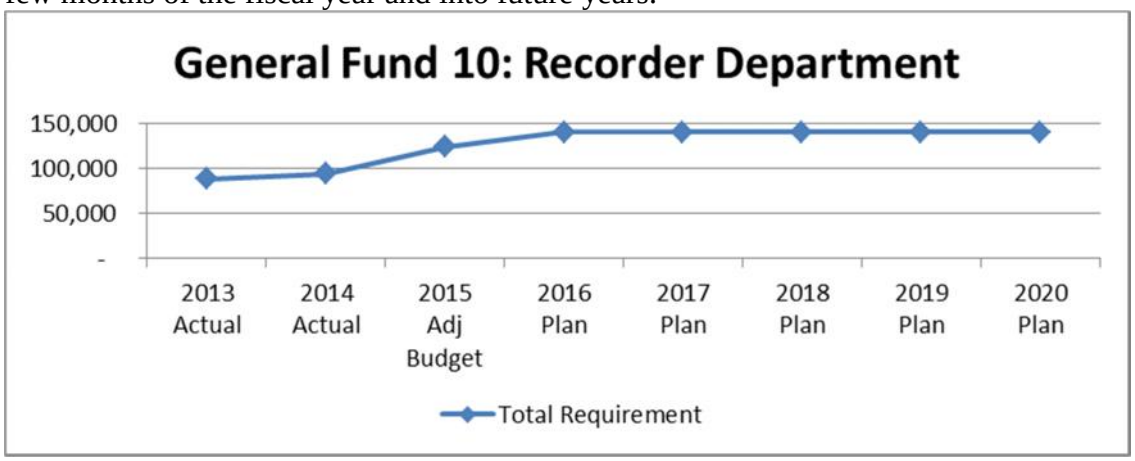


Figure 25 (above) represents total City Recorder requirements for 2013 – 2020.

Materials, Supplies, and Services (MSS) are expected to stay the same in FY 2016.

GENERAL GOVERNMENT: CITY RECORDER

Table 29 City Recorder Performance Measures

Performance Measures	FY 2014
Council agendas are posted 5 days prior to meeting	90%
% of times council minutes are ready for approval by next regular meeting	100%
Scheduled records are destroyed	Annually
All records are converted to new records management software	Monthly

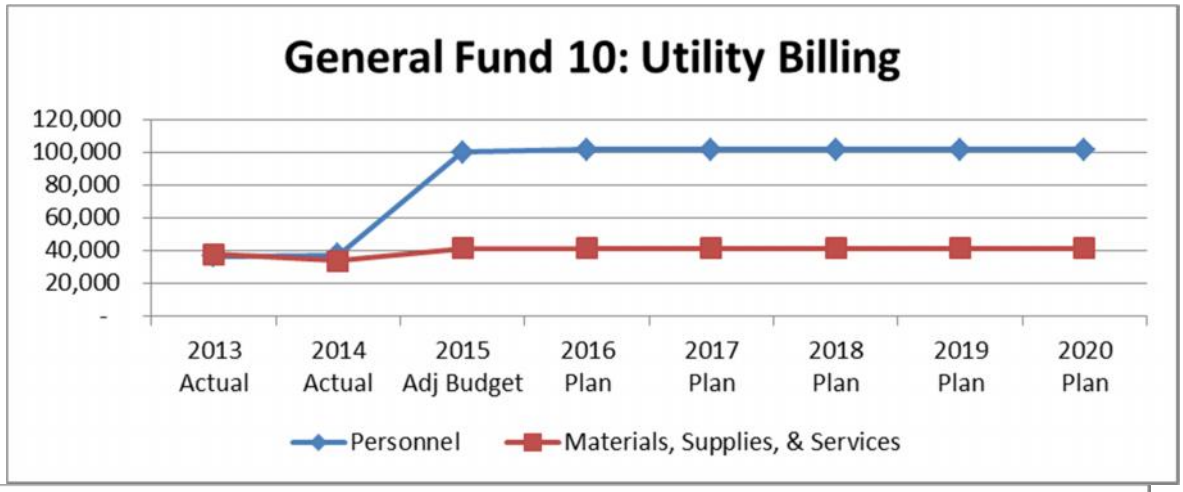
FY 2014 Highlights
Developments in Saratoga Springs during FY 2014 have increased and each has been accurately recorded. Business licensing has also increased in FY 2014.

GENERAL GOVERNMENT: CITY TREASURER

General Fund 10: Utility Billing Department								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	36,697	37,500	100,142	101,849	101,849	101,849	101,849	101,849
Materials, Supplies, & Services	37,781	33,670	41,581	41,581	41,581	41,581	41,581	41,581
Total Requirement	**74,478**	**71,170**	**141,723**	**143,430**	**143,430**	**143,430**	**143,430**	**143,430**
% Change from Prior Period		**-4%**	**99%**	**1%**	**0%**	**0%**	**0%**	**0%**

General Fund 10: Treasurer Department								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	69,990	70,521	80,010	84,702	84,702	84,702	84,702	84,702
Materials, Supplies, & Services	56,145	66,891	68,173	71,302	74,584	78,025	81,634	85,419
Total Requirement	**126,135**	**137,412**	**148,183**	**156,005**	**159,286**	**162,728**	**166,337**	**170,121**
% Change from Prior Period	**413%**	**9%**	**8%**	**5%**	**2%**	**2%**	**2%**	**2%**

Table 30 (above) represents the City Treasurer and Utility Billing's actual expenditures for 2014, adjusted budget for 2015, tentative budget for 2016, and budget plan for 2017 – 2020.



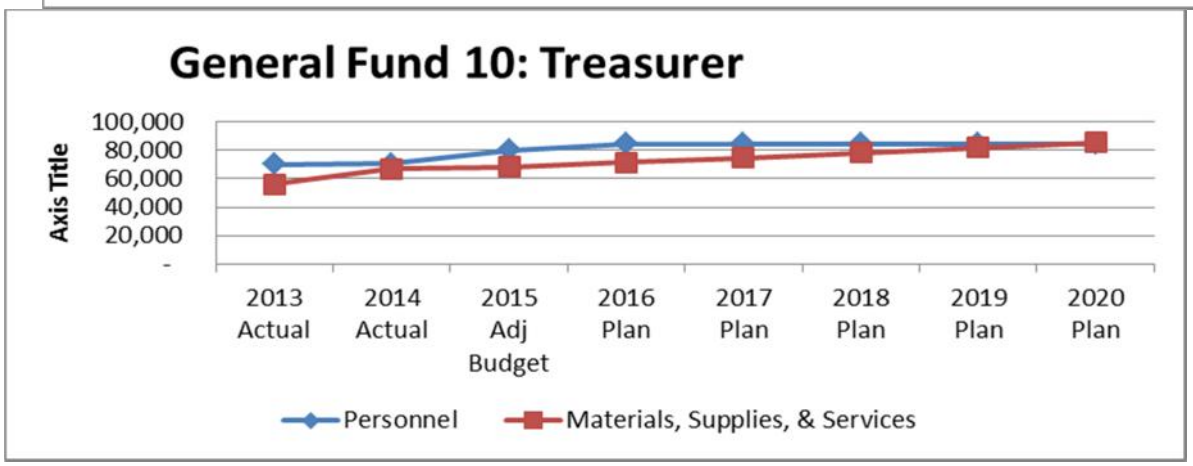
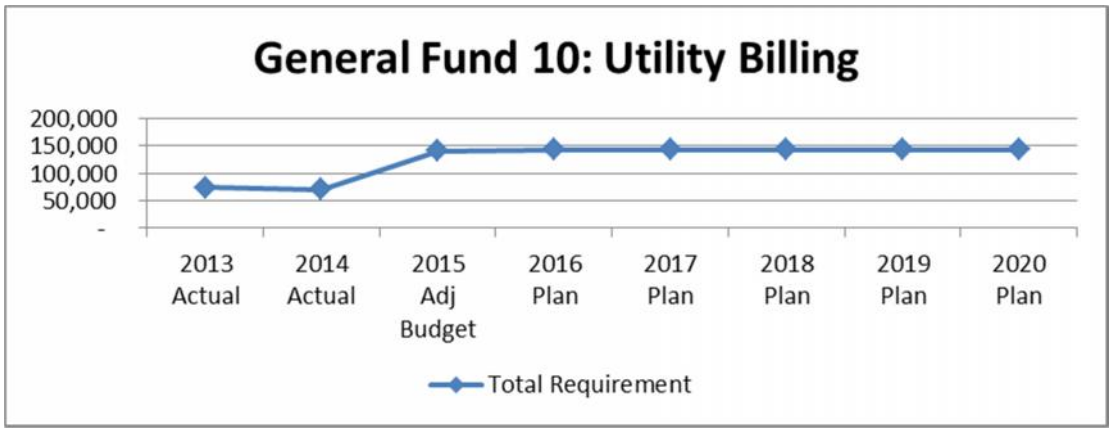


Figure 26 (above) represents the City Treasurer and Utility Billing's Personnel and Material, Services, and Supplies major requirements between 2013 and 2020.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA). During fiscal year 2012, the utility billing department was created to capture costs previously being split to multiple enterprise funds. The general fund is reimbursed for these costs through an administrative charge. The Treasurer's department also began to capture the full personnel costs of the City Treasurer in 2012. Personnel requirements are anticipated to stay at 2.75(1 FTE Treasurer, 1.75 FTE Utility Billing).



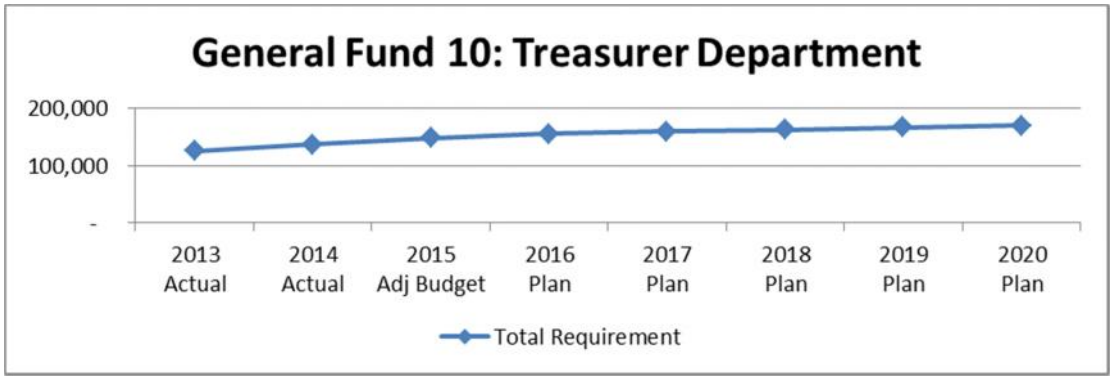


Figure 27 (above) represents total Treasurer and Utility Billing requirements for 2013-2020.

Materials, Supplies, and Services (MSS) are expected to increase by 4-5 % in 2016 due to increasing costs in treasurer for admin bank charges. MSS paid for out of these funds include: supplies needed for utility billing (billing & mailing supplies and the meter reading software maintenance contract), education/training expense for the City Treasurer, and citywide bank charges. Most of these expenses will be reimbursed through an administrative charge to the enterprise funds.

Performance Measures	FY 2014
% of biling concernsresolved within 24 hours % of terminated customers not delinquent	90

% of internet payments	>80
% of customers shut off for non-payment	70
	<1

Table 31 (above) represents the Utility Billing Department's performance measures.

GENERAL GOVERNMENT: ENGINEERING / PUBLIC IMPROVEMENTS

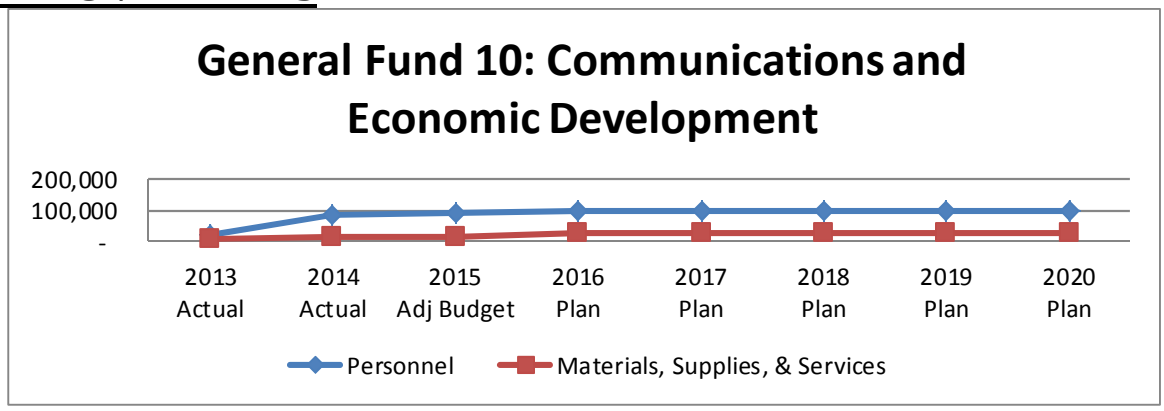
FY 2014 Highlights
Moved from Caselle Classic software to Caselle Clarity Implemented paperless billing for utility customers Including e-mailed monthly newsletters

Communications and Economic Development

General Fund 10: Communications and Economic Development								
Requirements by Major Object	**2013 Actual**	**2014 Actual**	**2015 Adj Budget**	**2016 Plan**	**2017 Plan**	**2018 Plan**	**2019 Plan**	**2020 Plan**
Personnel	21,792	84,511	92,510	99,604	99,604	99,604	99,604	99,604
Materials, Supplies, & Services	9,324	17,000	17,000	23,900	23,900	23,900	23,900	23,900
Total Requirement	**31,116**	**101,511**	**109,510**	**123,504**	**123,504**	**123,504**	**123,504**	**123,504**
% Change from Prior Period	**0%**	**226%**	**8%**	**13%**	**0%**	**0%**	**0%**	**0%**

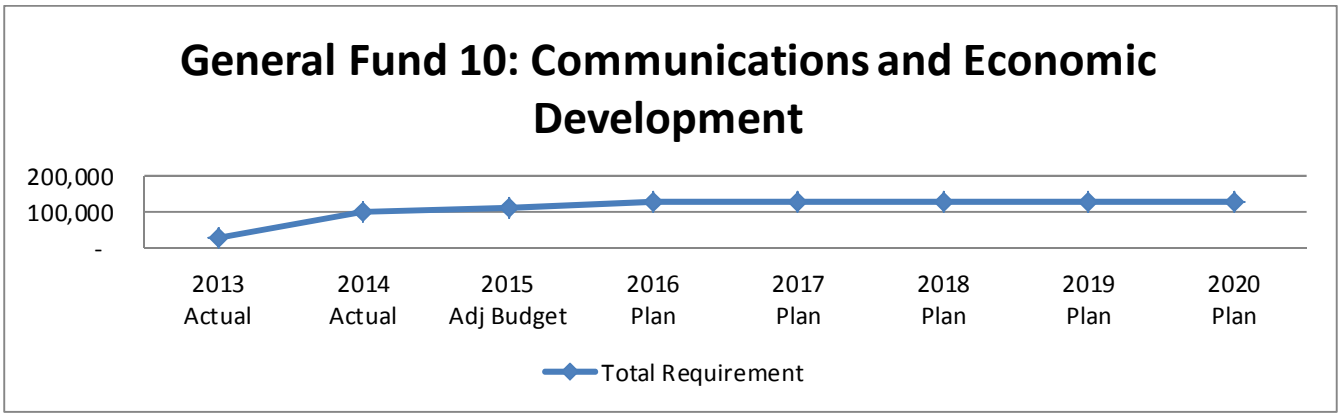
Table 32 (above) represents the Communications and Economic Development actual expenditures for 2014, adjusted budget for 2015, tentative budget for 2016, and budget plan for 2017 – 2020.

GENERAL GOVERNMENT: ENGINEERING / PUBLIC IMPROVEMENTS



Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA). This department was created in FY 2013. It includes 1 FTE, the Public Information Manager. In FY 2015 the economic development budget was moved into this department.

Materials, Supplies, and Services (MSS) are expected to increase for memberships from FY 2016-2020.

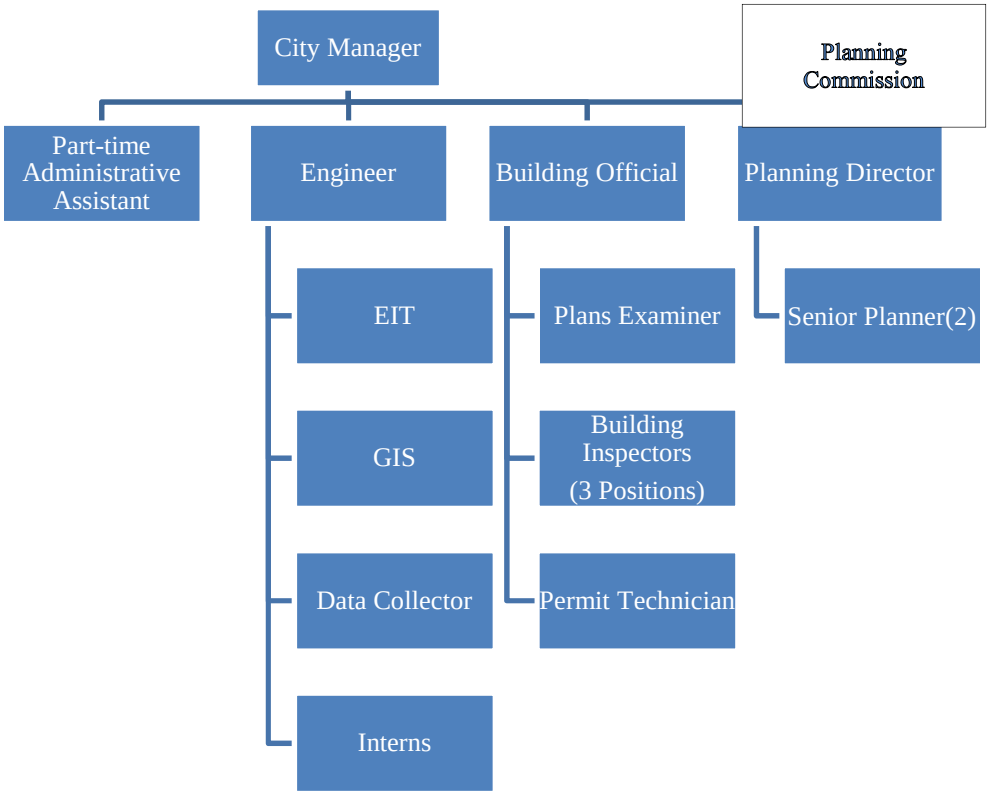


FY 2014 Highlights
- Implemented a monthly communications report for tracking cities outreach efforts and the effectiveness of City social media and media relations efforts. - Created a social media user policy for City Council approval to help City better administer its social media platforms. - Added economic development section to City's website including the City's developer packet. - Tripled the City's social media reach in last quarter of the fiscal year. - Achieved a 91 percent publish rate for press releases sent to media outlets. - Established procedures to coordinate public information requests and media requests between city staff and public safety. - Worked with Lehi Area Chamber of Commerce to increase the number of businesses benefitting from chamber membership. - Implemented an annual City update with the Saratoga Springs Business Alliance and facilitate discussion of issues affecting businesses in the City. - Continue to work with the Lehi Area Chamber of Commerce, EDCUtah and the Saratoga Springs

GENERAL GOVERNMENT: ENGINEERING / PUBLIC IMPROVEMENTS

Business Alliance to promote Saratoga Springs as a business friendly community and to recruit new retail and commercial uses to Saratoga Springs.

FY 2014 Performance Measures	Targets FY 2014	Actuals FY 2014
Update City's social media platforms 4-5 times per week Goal	90%	90%
Add/remove new or outdated website information within 24 hours Goal	90%	80%
Respond to development requests/questions within 24 hours Goal	90%	90%
Respond to citizen requests/questions within 24 hours Goal	95%	95%
Respond to media requests/questions within 24 hours Goal	100%	100%
Post events to City's event calendar within 24 hours Goal	95%	90%



Mission

We are committed to providing excellent service as a professional Planning, Building, and Capital Facilities department to establish, implement, identify and develop plans and provide Inspections and capital facilities for maintaining the Quality of Life, Health and Safety for the citizens of The City of Saratoga Springs.

Department Overview

The Planning, Building, and Capital Facilities Department oversees the completion of buildings and construction projects being constructed in the City and ensure compliance with applicable

zoning and building. Coordinate with the Planning Commission on zoning and planning issues.

General Fund 10: Building Department								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	323,876	383,784	448,786	520,149	520,149	520,149	520,149	520,149
Materials, Supplies, & Services	37,209	26,156	76,820	51,820	51,820	51,820	51,820	51,820
Total Requirement	**361,085**	**409,941**	**525,606**	**571,969**	**571,969**	**571,969**	**571,969**	**571,969**
% Change from Prior Period	**18%**	**14%**	**28%**	**9%**	**0%**	**0%**	**0%**	**0%**

Table 33 (above) represents the Building Department's actual expenditures for 2014, 2015 adjusted budget, 2016 tentative budget, and budget plan for 2017– 2020.

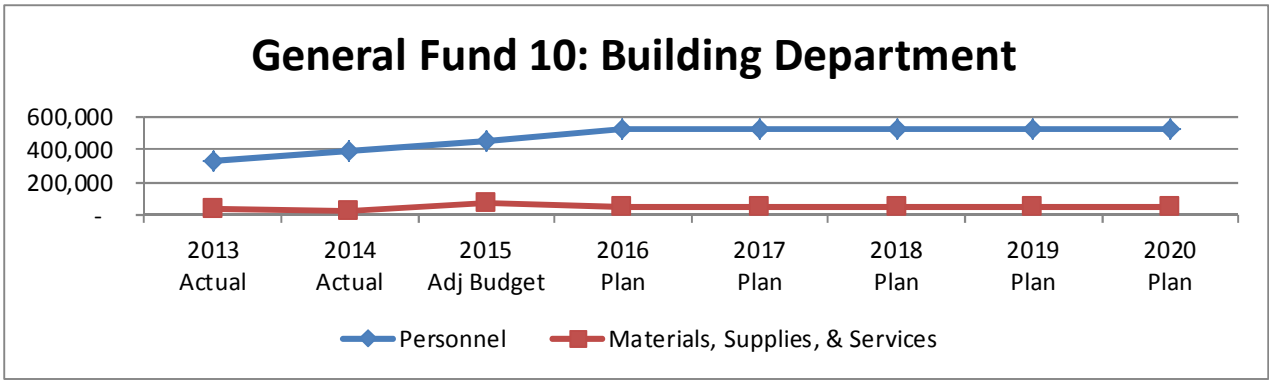


Figure 28 (above) represents Personnel, and Materials, Supplies, and Services (MSS) major requirements for fiscal years 2013 -2020.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training). Depending on future residential and commercial building within the City, it may be necessary to add additional staff to keep up with demand. For FY 2016 it is anticipated that an additional building inspector will be added to staff, this is reflected in the tentative budget.

Materials, Supplies, and Services requirements will decrease more than 34% in 2016, for the FY2015 purchase of a new vehicle.

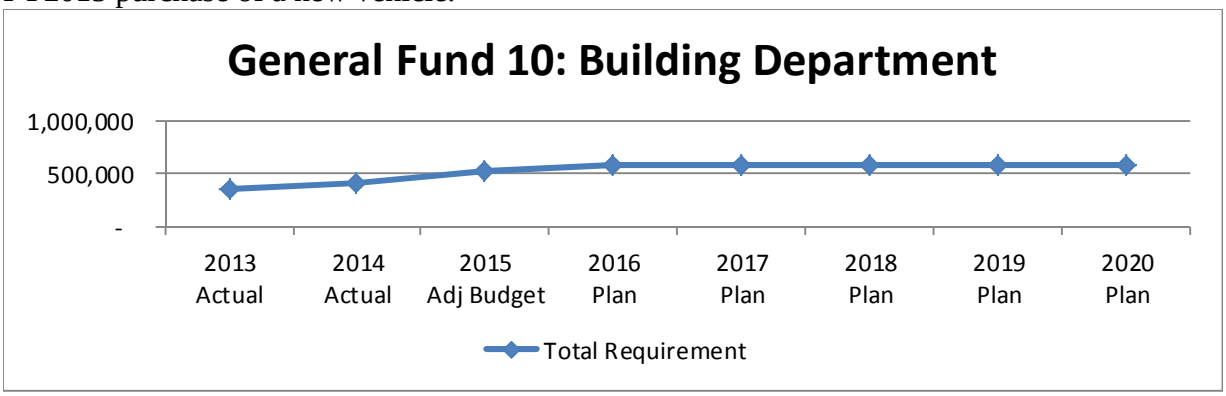


Figure 29 (above) represents total departmental requirements for fiscal years 2013 – 2020.

GENERAL GOVERNMENT: ENGINEERING / PUBLIC IMPROVEMENTS

Table 33 (below) represents the Building Department's performance measures

Performance Measures	
Average turnaround time for plan reviews	3.1 days
Percent of inspections performed next day if called in before 5:00 pm	100%

FY 2014 Highlights
Through the first 2 quarters of 2014 the City of Saratoga Springs has issued the 5th most building permits among the jurisdictions along the Wasatch front.

General Fund 10: Planning and Zoning Department								
Requirements by Major Object	**2013 Actual**	**2014 Actual**	**2015 Adj Budget**	**2016 Plan**	**2017 Plan**	**2018 Plan**	**2019 Plan**	**2020 Plan**
Personnel	203,031	281,218	335,392	345,829	345,829	345,829	345,829	345,829
Materials, Supplies, & Services	15,116	20,135	9,635	9,635	9,635	9,635	9,635	9,635
Total Requirement	**218,147**	**301,354**	**345,027**	**355,464**	**355,464**	**355,464**	**355,464**	**355,464**
% Change from Prior Period	**11%**	**38%**	**14%**	**3%**	**0%**	**0%**	**0%**	**0%**

Table 35 (above) represents the Planning and Zoning Department's actual expenditures for 2014, 2015 adjusted budget, 2016 tentative budget, and budget plan for 2017– 2020.

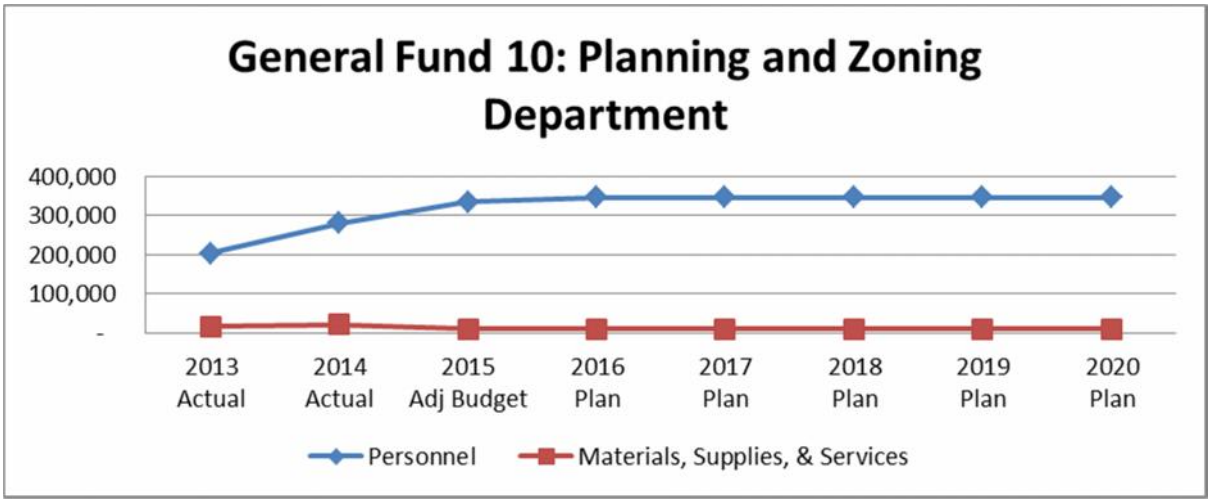


Figure 30(above) represents Personnel, and Materials, Supplies, and Services (MSS) major requirements for fiscal years 2013 -2020.

GENERAL GOVERNMENT: ENGINEERING / PUBLIC IMPROVEMENTS

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training). In addition the costs of the planning commission is now included in personnel rather than included in materials, supplies and services.

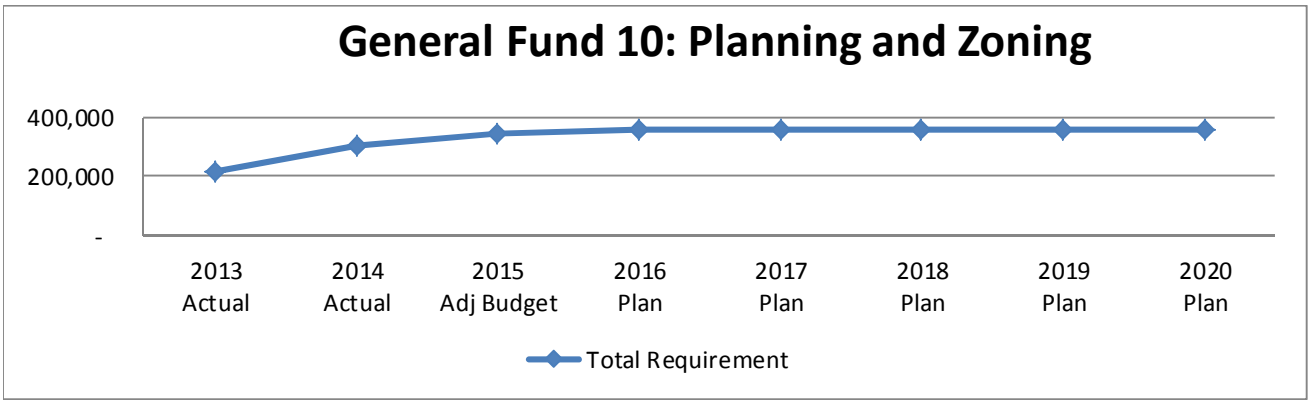


Figure 31(above) represents total departmental requirements for fiscal years 2013 – 2020.

Materials, Supplies, and Services requirements are expected to decrease at approximately 52.1% in FY 2016. This is mainly due to moving the planning commission stipend to the personnel line items to be compliant with the IRS.

Performance Measures

CATEGORY	GOAL TITLE	BENCHMARK	STEPS	TARGET %	Continued from 2013?
Performance - Communication	DRC Improvements	Improve communication and efficacy of DRC meeting. Create new process for go/no-go decisions on projects.	Modify DRC participant list, electronic routing system, and reorganize agenda for better efficiency of time. Regularly check-in to see if additional improvements are needed.	100%	yes
Performance - Communication	Public Noticing Training	Public Noticing. Cross train department members on procedures and requirements.	How-to memo from City Recorder. Create deadlines and reminders in CityWorks to ensure all steps done on time.	100%	yes
Performance - Customer Service	Timely Application Review	Review Planning related applications and return to applicant in timely manner. 14 days (10 business days) for internal review of most applications, including redlines and memos to applicant. 5 days for sign permits.	Create process in CityWorks to track review times to ensure better completion.	90%	yes
Performance - Customer Service	Timely Phone / Email Response	Return all calls and reply to all emails within 24 hours.	Improve tracking. Verify % returned each week in Staff meeting.	90%	yes
Performance - Organization	Archiving Planning Files	Archiving of all old Planning Files. All files will be archived, stored, or destroyed based on State requirements and coordinated with City Recorder. Scan and organize all folders. Reduce paper copies in each files to minimum necessary. New central tracking system.	Hire temporary employee to complete scanning.	100%	yes
Performance - Organization	Data Tracking	Enter all information regarding applications in Excel main table. Access has been replaced by Excel version; updating was not done thoroughly in 2013 so review timeframes, Planning Commission / Council meetings, etc. not tracked.	Create process in CityWorks and ensure tracking done on all application actions.	90%	yes
Performance - Quality	Checklists	Use checklists on every project.	Revise checklists to increase efficacy. Prohibit items from being scheduled for Commission/Council until checklist is done.	100%	new
Performance - Quality	Staff Reports	Ensure staff reports submitted on time, and that they are thorough, effective, with minimal errors.	Use CityWorks to remind of deadlines. Ensure every staff report has had at least one additional reviewer.	90%	new
Performance - Training	Ongoing Training	Ongoing training for Planners to maintain skills and stay up on industry changes. Maintain APA membership. Prepare remaining planner for AICP exam. Attend APA conference(s).	Conference attendance scheduled. AICP test application intended for remaining planner.	100%	new
Performance - Transparency	Transparency	Increase visibility and awareness of pending projects and applications.	Modify website to list applications in process; created public input interface.	100%	new
Workload	Workload - Agendas	Track number of items each planner has on agendas to determine reasonable workload balance.	Create Excel sheet to monitor number on agendas. Try to minimize excessive number to ensure quality of work possible.	80%	new
	Workload -		Create category to rate different types of	80%	

GENERAL GOVERNMENT: ENGINEERING / PUBLIC IMPROVEMENTS

Workload	Projects	Track total number of projects and work to ensure reasonable workload.	applications, and use system to balance project assignments.		new

FY 2014 Highlights
Created Code Update Subcommittee, and worked to improve consistency and predictability in development. Finalized two large rounds of amendments; more amendments in process
Created "Pending Applications" section of the Planning page to increase communication and transparency
Implemented electronic routing of applications for internal review
Implemented a comment form on the "Pending Applications" page to increase ease of public communication
Updated application checklists and created staff report templates
Implemented application submittal meeting requirements to avoid incomplete applications
Worked to improve coordination with adjacent municipalities
Finalized several long-term (aka lingering) applications

Table 36 - Planning Performance Measures

Engineering Accomplishments 2013-2014 Fiscal Year

During the past year (July 2013 – July 2014) the Engineering Department has done many things to advance GIS, public safety, customer support, utility operation, and internal processes. Development reviews with the planning and building departments have been optimized with standardized processes and templates implemented to ensure efficiency. Priority has been placed on providing a high level of customer service by providing timely responses to emails and phone calls and by providing easy access to standard forms, documents, specifications and details on the City's website. The Engineering Department Established an online system file system for real time feedback to developers and engineers in the plan review process to facilitate quicker communication of redlines and more complete documentation. An update to the City Engineering Standards and Specifications was completed to improve infrastructure quality and eliminate unnecessary or conflicting information from the previous document. A Grading Code was created and adopted by the City Council requiring Grading permits to protect the City from unregulated grading activity and to establish a process for permitting mass grading outside of the development process.

Web-based mapping and geodatabase upgrade have been the focus for GIS, partly pushed by the need to implement Cityworks properly. The geodatabase redesign was completed along with migration and implementation of the database. The City's spatial data is now on a SQL Server database platform. Utilizing intranet, web-browser based maps have been created to replace ArcReader. The same web services being utilized by the web-maps are also being consumed in Cityworks. Also to make information available to more, ArcGIS Online (an ESRI service

included with our GIS software licensing) has been implemented in a number of ways. ArcGIS Online has helped or allowed the City to carry out the following projects: secondary meter installation project, roadway striping project, a city-wide asphalt condition inventory, fire hydrant inspection, rec. dept. player address mapping, and public facing interactive utility and zoning maps.

The culinary and secondary water data has been greatly improved by cross-referencing as-builts, aerial imagery and field GPS data which is nearing completion. GPS data from the field has been continually entered. GPS is being used to carry out the secondary meter installation project (inventory and inspection), after which should be focused on sign inventory and culinary water meter inventory.

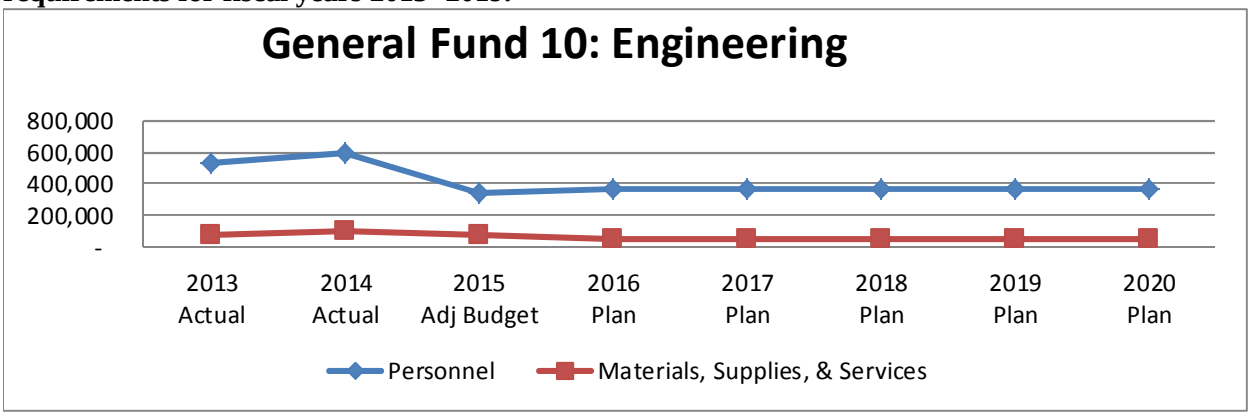
Traffic studies have been performed in priority areas, including the analysis of traffic calming devices in areas of concern and its effect on traffic speeds. Maps and results have been published for public access via the City webpage along with contact information where residents can forward their concerns or requests for information.

Culinary Water, Secondary Water, and Sanitary Sewer Capital Facility Plans and Impact Fee Facility plans have been completed and adopted by council ensuring these impact fees are fully compliant with State Code and regulation. Secondary Water fees went up while Culinary Water and Sanitary Sewer impact fees were reduced.

General Fund 10: Engineering Department								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	524,986	588,298	336,682	361,646	361,646	361,646	361,646	361,646
Materials, Supplies, & Services	76,996	103,334	80,382	57,150	57,150	57,150	57,150	57,150
Capital	-	-	-	-	-	-	-	-
Total Requirement	**601,981**	**691,632**	**417,064**	**418,796**	**418,796**	**418,796**	**418,796**	**418,796**
% Change from Prior Period	**107%**	**15%**	**-40%**	**0%**	**0%**	**0%**	**0%**	**0%**

Table 37 (above) represents the Capital Facilities & Engineering Department's actual expenditures for 2014, 2015 adjusted budget, 2016 tentative budget, and budget plan for 2017– 2020.

Figure 32 (below) represents Personnel, and Materials, Supplies, and Services (MSS) major requirements for fiscal years 2013 -2019.



GENERAL GOVERNMENT: ENGINEERING / PUBLIC IMPROVEMENTS

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training). Personnel costs are expected to increase slightly for the above explanation. This department has4.0 FTE's budgeted.

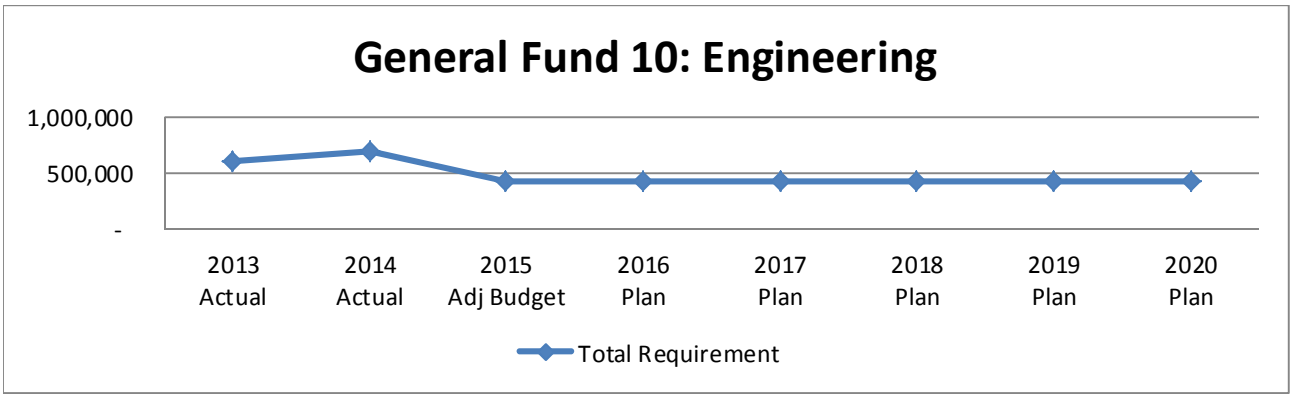
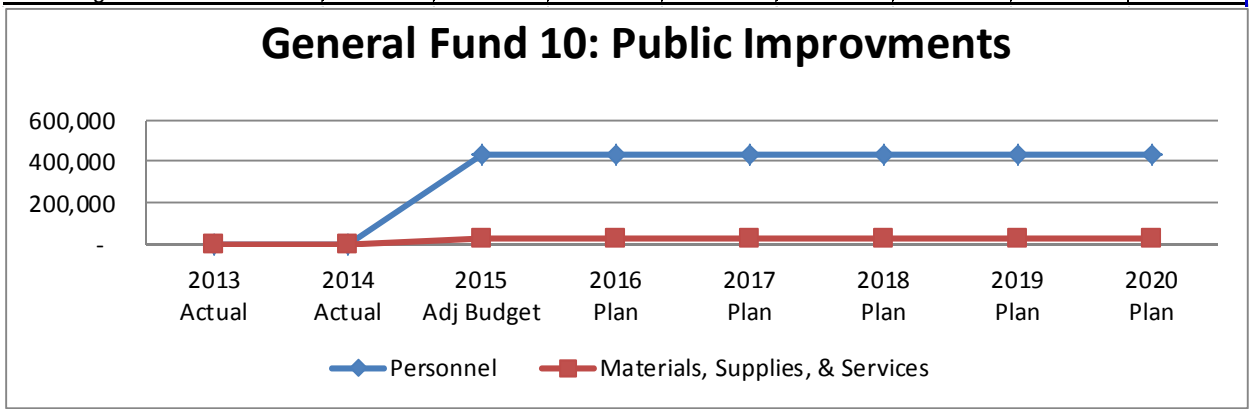


Figure 33 (above) represents total departmental requirements for fiscal years 2013– 2019

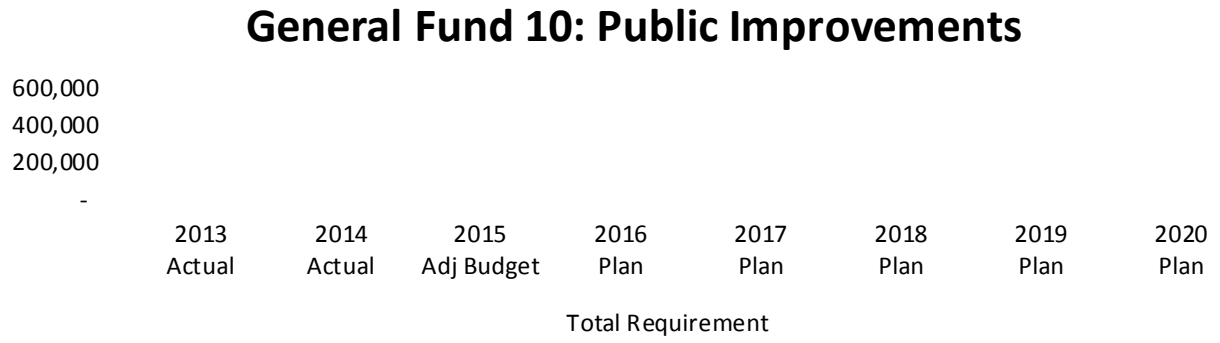
General Fund 10: Public Improvements

Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	-	-	437,047	432,937	432,937	432,937	432,937	432,937
Materials, Supplies, & Services	-	-	25,324	25,324	25,324	25,324	25,324	25,324
Total Requirement	-	-	**462,371**	**458,261**	**458,261**	**458,261**	**458,261**	**458,261**
% Change from Prior Period				**-1%**	**0%**	**0%**	**0%**	**0%**



Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training). The creation of this department in FY2015 separates 3.5 FTE's from the Engineering Department, plus the request for 2 additional FTE inspectors for upcoming projects. The Total FTE's for the Public Improvement Department is 5.5.

GENERAL GOVERNMENT: ENGINEERING / PUBLIC IMPROVEMENTS



Materials, Supplies, and Services requirements are expected to remain stable 2016 through 2020.

Non-Departmental

General Fund 10: Non-Departmental and Transfers								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	149,050	338	-	-	-	-	-	-
Materials, Supplies, & Services	292,173	326,685	506,033	513,333	508,333	508,333	508,333	508,333
Interfund Transfers	2,811,343	2,309,512	208,480	464,805	1,066,193	1,309,390	1,606,566	1,895,839
Total Requirement	**3,252,566**	**2,636,536**	**714,515**	**978,141**	**1,574,530**	**1,817,728**	**2,114,905**	**2,404,179**
% Change from Prior Period		-19%	-73%	37%	61%	15%	16%	14%

Table 38 (above) represents Non-Departmental's actual expenditures for 2014, 2015 adjusted budget, 2016 tentative budget, and budget plan for 2017 - 2020.

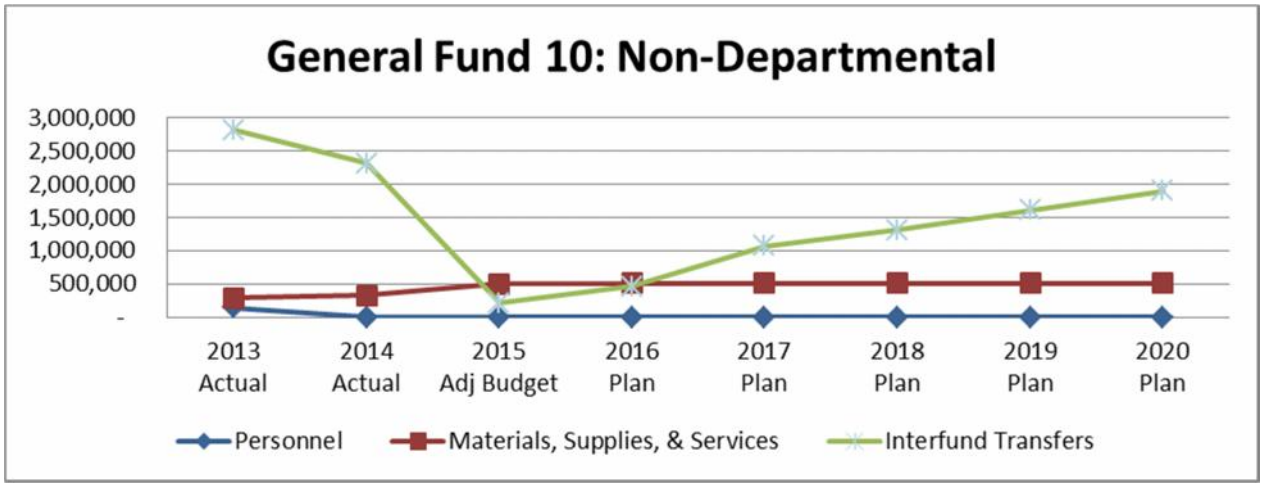


Figure 34 (above) represents Materials, Supplies, and Services (MSS), and Personnel costs for fiscal years 2013 – 2020.

Materials, Services, and Supplies requirements are expected to grow 1.6 % in 2016. MSS are expected to stay approximately the same between 2016 through 2020. This increase is mainly due to the software maintenance costs associated with Cityworks, and increases in insurance

costs.

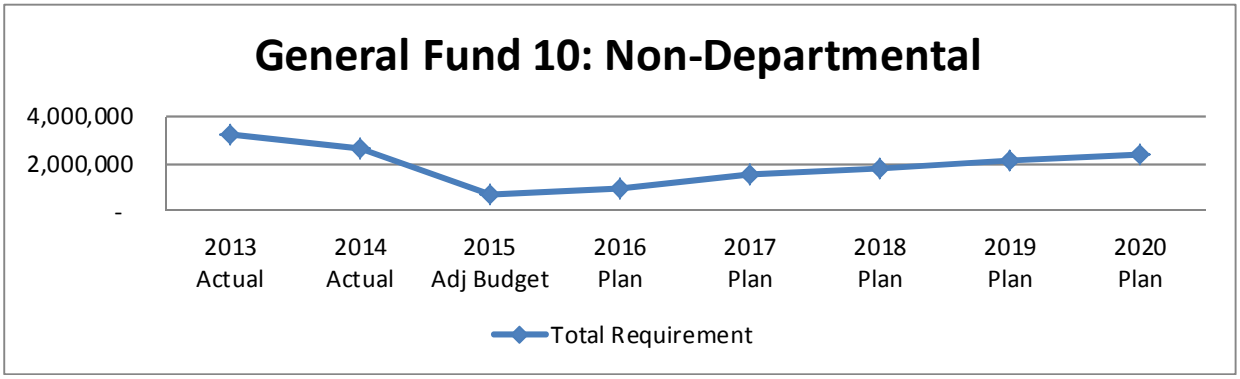


Figure 35 (above) represents total non-departmental requirements for fiscal years 2013 – 2020.

Buildings and Grounds

General Fund 10: Buildings and Grounds								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Materials, Supplies, & Services	143,240	182,311	186,516	437,328	188,164	189,025	189,911	190,825
% Change from Prior Period	-37%	27%	2%	134%	-57%	0%	0%	0%

Table 39 (above) represents the Buildings and Grounds Department's actual expenditures for 2014, adjusted budget for 2015, tentative budget for 2016, and budget plan for 2017 – 2020.

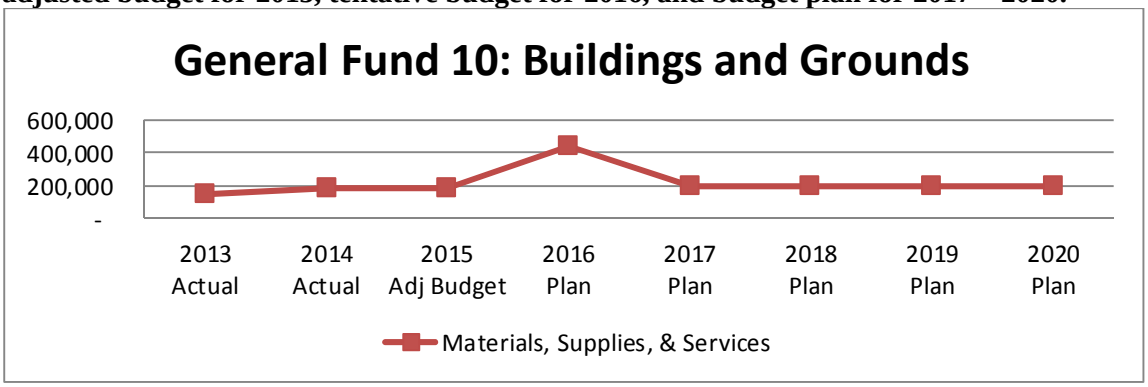
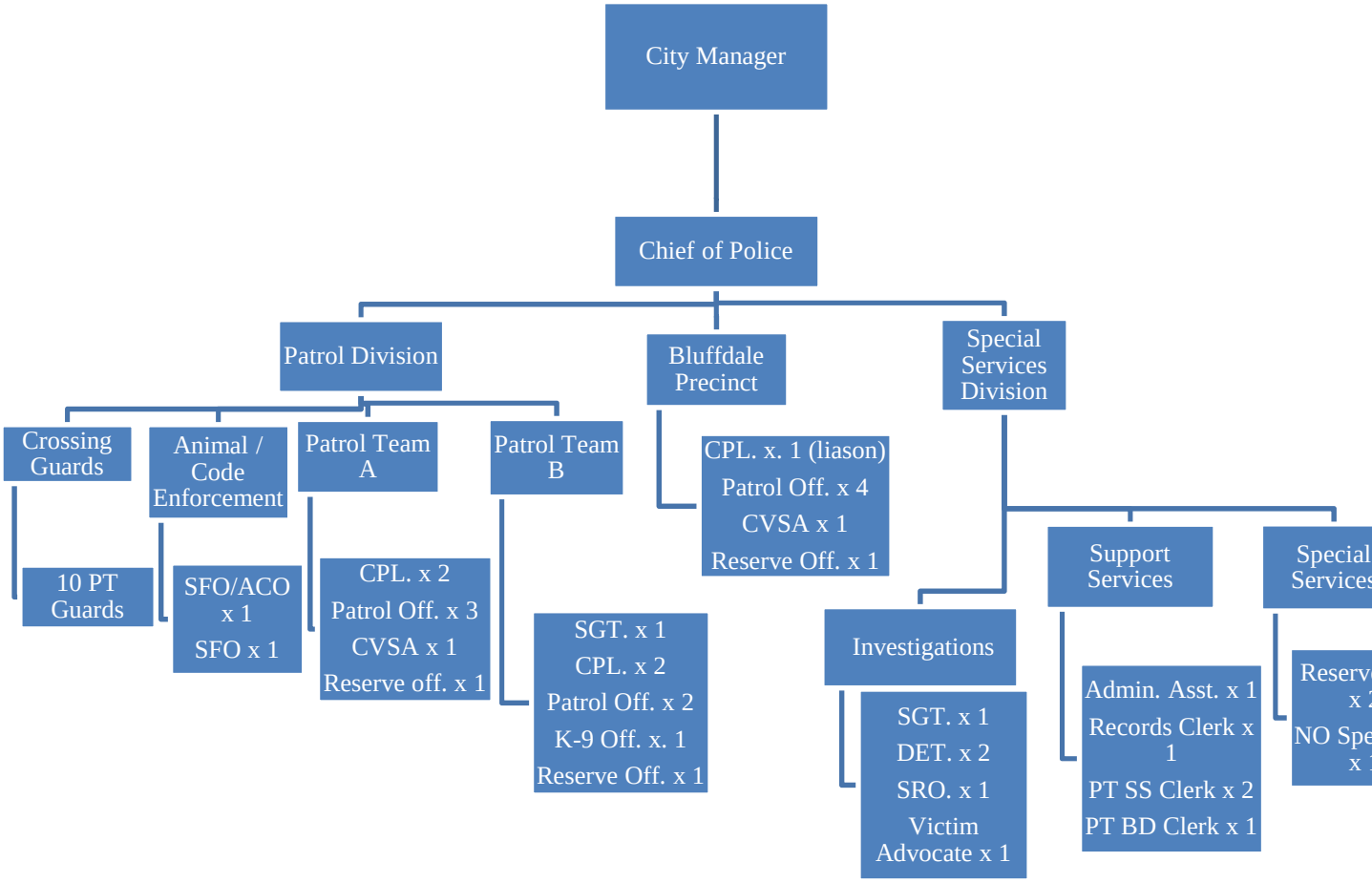


Figure 36 (above) represents Materials, Supplies, and Services (MSS) requirements for fiscal years 2013 – 2020.

In 2016 MSS is expected to increase 139.9 %. This is due to the FY2016 dispatch building agreement for $250,000. This will be a one time expenditure.

PUBLIC SAFETY – POLICE



Introduction

The Saratoga Springs Police Department currently employs twenty-six sworn police officers, two full time animal control/code enforcement officers, seven paid part time reserve police officers, one full time administrative assistant, one full time and four part time records clerks, a part time victim advocate, two part time Neighborhood Outreach coordinators, and 14 school crossing guards. The department provides law enforcement services to the cities of Saratoga Springs and Bluffdale, and animal control and code enforcement services to Saratoga Springs City.

Mission

The Saratoga Springs Police Department provides law enforcement services for the cities of Saratoga Springs and Bluffdale in order to protect life and property, support the highest level of public safety, and to help maintain the quality of life.

Fiscal Year 2013-14 Accomplishments and Highlights

1. The police department maintained the highest quality of investigations to include the use of state of the art investigative equipment such as the Cellebrite Smart Phone Data Analysis System, a modern pole surveillance camera, interview recording equipment, and a Total Traffic Station system. The department added one full time investigator. All

cases were cleared or closed within six months of receipt in the Investigations Unit. The Victim Services Coordinator provided services to 100% of victims requesting assistance.

2. The police department conducted patrol operations 7 days a week, 24 hours per day in both cities, and animal control/code enforcement patrol as needed in Saratoga Springs. This included 24/7 supervision and minimum manning of two officers on duty in Saratoga Springs and one officer on duty in Bluffdale on a 24/7 basis. Response to Priority One calls was less than 7 minutes in every case. The total number of incidents handled was 7,138. Officer generated incidents handled was 1,995. The patrol bicycle program was re-instituted with the rehabilitation of the two department bicycles. The patrol bicycles were utilized for selected events and patrol functions. Vacation checks as requested by citizens were completed at 100%. School crossing guard services at the city's elementary schools was provided at roughly 5.5 hours per day at each school.
3. The training program was vastly improved to include more firearms and "hands-on" training. This included the use of the new state of the art firearms simulation system at the UPD Range as well as active shooter scenarios at various schools and at Camp Williams. The department also conducted swift water rescue training and high risk vehicle stop training. Police department officers each averaged over 100 hours of training.
4. The department's tactical team equipment and training was greatly improved, with specialized training conducted in several schools and at other venues throughout both cities as well as at Camp Williams.
5. The department provided specialized law enforcement capabilities such as commercial truck inspections/enforcement, a police service dog, bicycle patrol, police motorcycle, and special weapons and tactics team.
6. Every officer was issued additional safety equipment including ballistic eyewear, personal flotation devices and rescue ropes. Additional safety vests, automatic external defibrillators (AEDs) and other first aide equipment was obtained. Every officer now also carries the new style rescue tourniquet. Additional lock out kits were obtained that will enhance the department's ability to assist citizens.
7. A law enforcement curriculum was taught to high school students at Westlake High School where the department provides a full time School Resource Officer. A school program entitled Nurturing Opportunities for Values and Accountability (NOVA) was taught within the Saratoga Springs elementary schools to approximately 495 students.
8. The department implemented a new car per officer fleet program that will greatly enhance the department's capability to perform its day to day mission as well as enhance the department's ability to respond to disasters and other emergencies.
9. Within the Bluffdale Precinct a police motorcycle program was established and the motorcycle is used for special events, educational events, and school safety.
10. The department conducted a citizens academy. Six new volunteers were recruited to participate in the Volunteers In Police Service (VIPS) program. The VIPS volunteers provided approximately 1663 hours of service to the department. The Explorer Scout Post consisted of 10 Explorer Scouts, 3 civilian advisors and two police officers. The Explorer Post provided over 300 hours of service time. The Post also conducted over 75 hours of training.

PUBLIC SAFETY – POLICE

11. The department's Neighborhood Outreach program conducted over 150 meetings and/or training events in support of neighborhood watch and other police safety programs.

General Fund 10: Police Department - Saratoga Springs								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	1,991,144	2,033,806	2,431,644	2,440,940	2,441,440	2,441,980	2,442,562	2,443,192
Materials, Supplies, & Services	482,733	507,783	399,413	402,413	399,413	402,413	402,413	402,413
Capital	17,971	12,736	-	-	-	-	-	-
Total Requirement	**2,491,848**	**2,554,325**	**2,831,057**	**2,843,353**	**2,840,853**	**2,844,393**	**2,844,975**	**2,845,605**
% Change from Prior Period	12%	3%	11%	0%	0%	0%	0%	0%

Table 40 (above) represents the police department's (Saratoga Springs portion) actual expenditures for 2014 and 2015, approved budget for 2016, and the budget plan for 2017 – 2020.

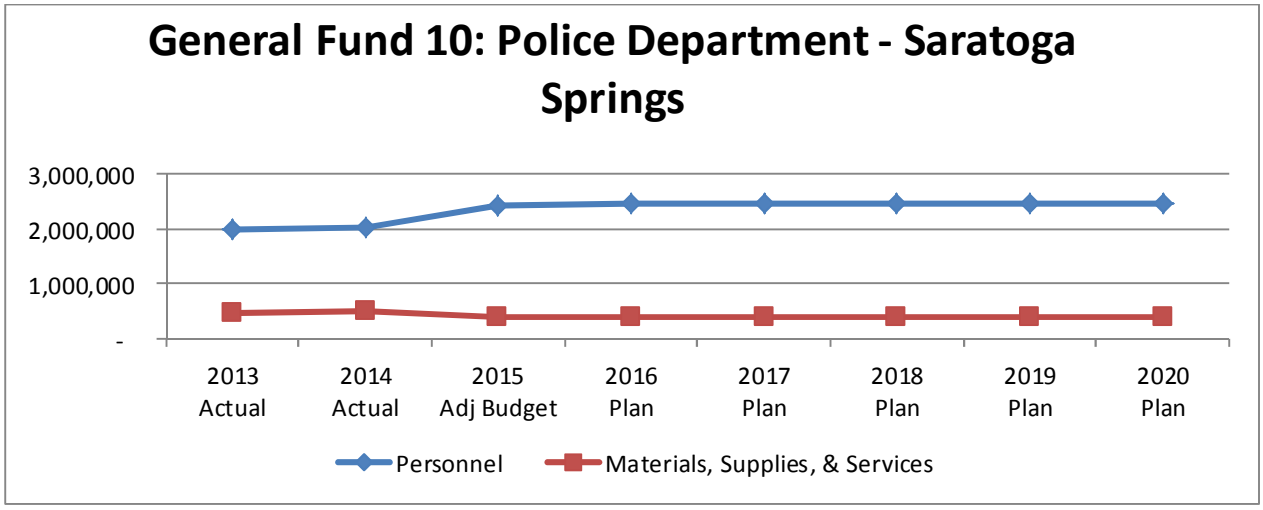


Figure 37 (above) represents Personnel, Materials, Services, and Supplies (MSS), and Capital expenses between 2013 and 2019.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training).

PUBLIC SAFETY – POLICE

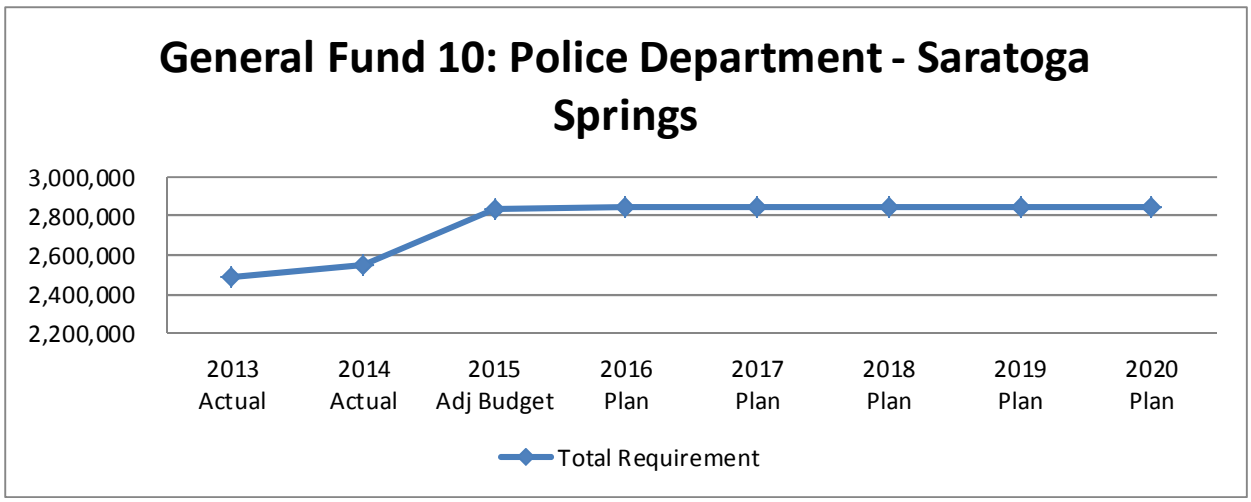


Figure 38 (above) represents total departmental requirements from fiscal years 2013-2019.

Materials, Supplies, and Services are expected to increase slightly in FY2016. This is mainly due to court/standby costs.

Bluffdale Police Services

General Fund 10: Police Department - Bluffdale								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	564,408	576,345	614,552	732,112	732,112	732,112	732,112	732,112
Materials, Supplies, & Services	135,267	129,065	174,125	174,125	174,125	174,125	174,125	174,125
Capital	1,455	-	-	-	-	-	-	-
Total Requirement	**701,130**	**705,410**	**788,677**	**906,237**	**906,237**	**906,237**	**906,237**	**906,237**
% Change from Prior Period	**385%**	**1%**	**12%**	**15%**	**0%**	**0%**	**0%**	**0%**

Table 41 (above) represents the police department's (Bluffdale portion) actual expenditures for 2014, approved budget for 2015, tentative budget for 2016, and budget plan for 2017 – 2020

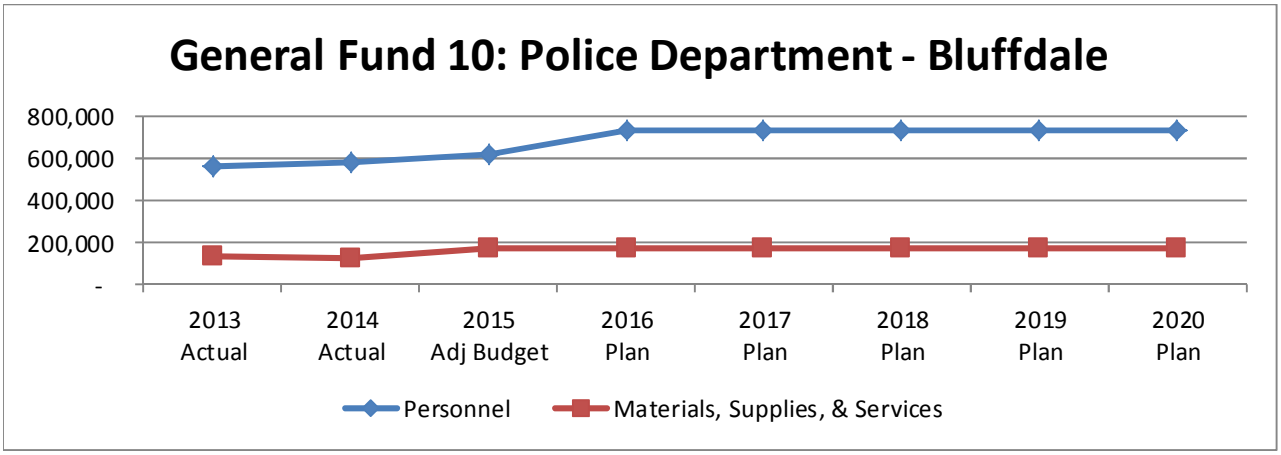


Figure 39 (above) represents Personnel, Materials, Services, and Supplies (MSS), and Capital expenses between 2013 and 2020.

PUBLIC SAFETY – POLICE

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training). Also, budget request for an additional officer and to upgrade a corporal to a sergeant in FY2016 and increase of 1.0 FTE and is included in the Bluffdale contract.

Materials, Supplies, and Services has no change between FY 2015 and FY 2020.

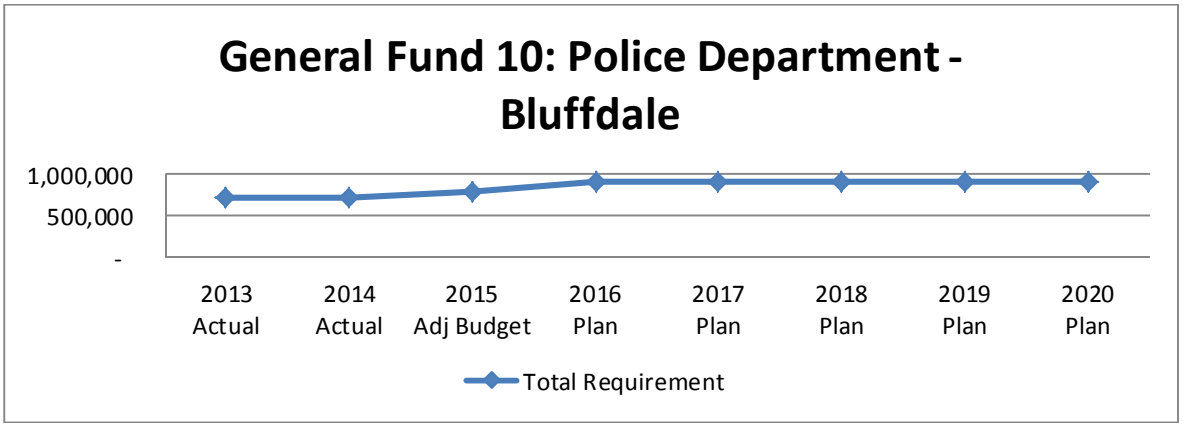
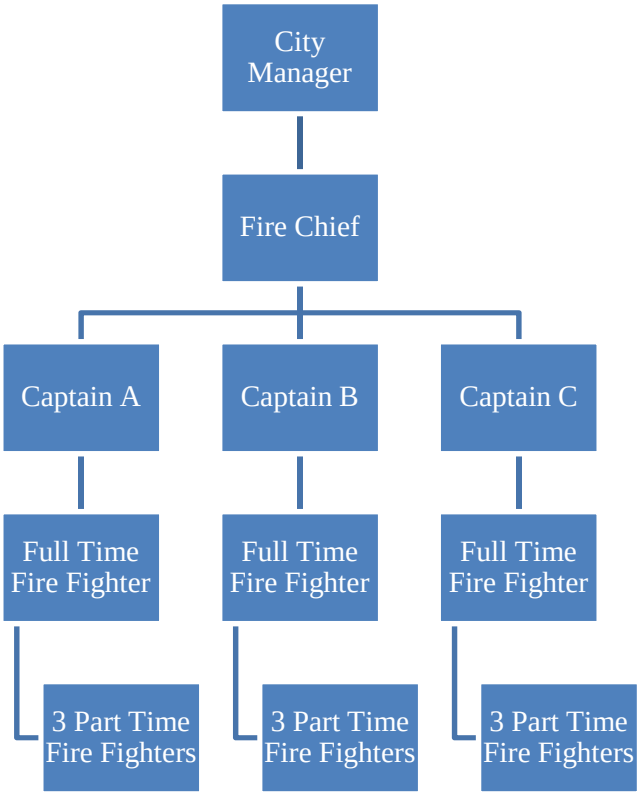


Figure 40 (above) represents total Police Department (Bluffdale) departmental requirements.

Police Department Performance Measures	Target 2014-15
Total Officer generated incidents	1200
Response time for priority 1 calls	< 7 min
Clear all assigned cases within 6 months	100%
Teach DARE classes to elementary school students	450 students
Serve all victims who request help from Victim Services	100%
# of Citizen Academies per year	1
# of new Volunteers In Police Service (VIPS)	3
VIPS Volunteer Hours	1200
# Scheduled neighborhood outreach meetings	100
# of Explorers	8-12
# of Explorer advisors	2
# of Explorer hours of service	200
# of hours of training per officer per year	80
Supervision 24/7 and minimum of 2 officers at all times	100%
# hours of bike patrols per week during summer	6
% of vacation checks completed	100%
Provide 5.5 hours of crossing guard service per elem. school per day	100%

Table 42 – Police Performance Measures

JUSTICE COURT



Mission

The mission of the Saratoga Springs Fire Department is to provide a wide range of services to the community designed to protect and preserve life, property, and the environment, through planning, prevention, education and response. We are committed to excellence in the delivery of these services:

"Proudly We Serve."

Department Overview

The Saratoga Springs Fire provides paramedic and fire protection/prevention services. Fire services include fire protection, fire suppression, training, inspections, code enforcement, and HAZMAT. Additionally, the City is covered by a series of Mutual Aid Agreements with the County and other neighboring agencies. The Mutual Aid Agreement requires that in the event of an emergency other jurisdictions will respond to the emergency in our community.

The Department is staffed with 7 Full-time including the Fire Chief, and 48 Part-time Firefighter/Paramedics and AEMT's. Five Firefighter/Paramedics and AMET's are on duty 24/7. The Firefighter/Paramedics and AMET's are trained to a minimum of AEMT (Advanced Emergency Medical Technician) and firefighter II levels of certification.

Fiscal Year 2013 - 14 Accomplishments and Highlights

Completed several overall goals and objectives; specifically the successful completion of all physical requirements that have been implemented by all current and new personnel for both structural and wild

land fitness testing. This was a benchmark that was established in April of 2012. A total of 210 man hours were spent on duty in preparation for the implementation of this new condition of employment that was placed into policy April 12, 2012.

We spend 1825 man hours in preparing for and conducting the annual process now, and it is mandated that 90 minutes each shift be dedicated to physical fitness, whether in a formal fashion like a gym setting; or in a combination of training and physical fitness workouts.

As a condition of employment with Saratoga Springs Fire and Rescue: Concluded second round of Train the Trainer instruction for Water and Ice Rescue and provided training to 95% of personnel. There was a total of 1804 man hours for Ice Rescue, 1580 for Water Rescue. Conducted 1050 man hours in fire training to include live fire training. 1178 hours for CEU's in EMS training and compliance.

315 man hours in maintaining the new safety program in all the elementary schools in Saratoga Springs. Presented students with awards and provided breakfast for them and their families at the fire station is now an event that is much anticipated and looked forward to!

The following are trainings provided to both external and internal customers:

- 102 man hours teaching Boy Scouts first aid
- 387 man hours in Public Relations events. (Splash, Polar Plunge, Parades, Safety Weeks, fire and medical)
- 162 man hours in providing 38 public tours of our stations
- 184 man hours in teaching CPR to public, and 150 man hours in teaching First-aid to the public.
- First-aid and CPR taught to every member of Public Works.
- 6 Babysitting classes to young men and woman in our community.
- CPR awareness and First-aid taught to 408 young women preparing for girls camps.
- Hand Only CPR to 1150 people in our community, our goal is 3000 annually.
- 1122 Fire Hydrants tested and flowed.
- 297 Business inspections and new building inspections of sprinkler and alarm systems.
- Ran a total of 867 911 Emergency calls for service.

A new Type III Engine was placed into service. Acquired two more additional water craft at no cost to the City under a relationship developed with Yamaha. Continue to upkeep and update as much of our fleet as possible. Prepare to present fleet replacement schedule for the rest of the aging fleet.

General Fund 10: Fire Department

Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	1,018,466	1,051,815	1,242,759	1,250,104	1,250,104	1,250,104	1,250,104	1,250,104
Materials, Supplies, & Services	377,194	453,651	372,098	299,248	299,248	299,248	299,248	299,248
Total Requirement	**1,395,660**	**1,505,466**	**1,614,857**	**1,549,352**	**1,549,352**	**1,549,352**	**1,549,352**	**1,549,352**
% Change from Prior Period	#DIV/0!	8%	7%	-4%	0%	0%	0%	0%

Table 44 (above) represents the Fire Department's actual expenditures for 2014, 2015 adjusted budget, 2016 tentative budget, and 2017– 2020 budget plan.

JUSTICE COURT

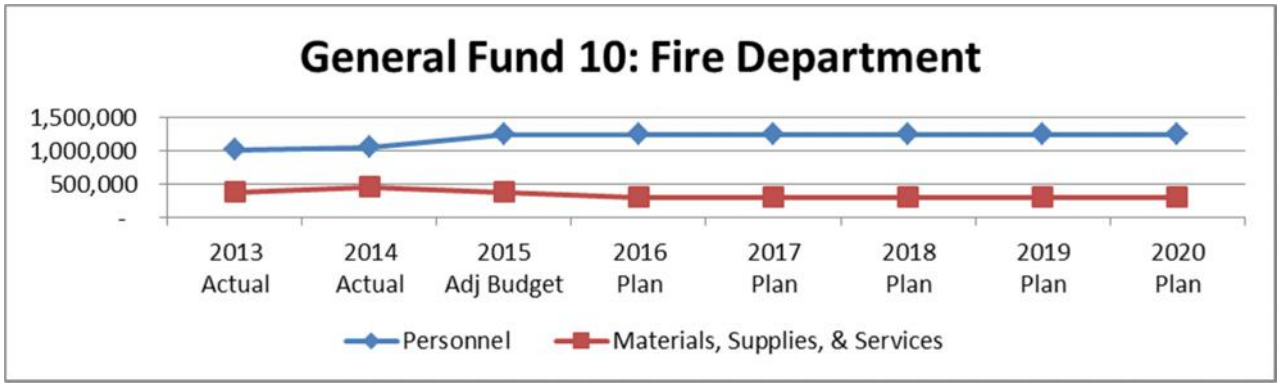


Figure 41 (above) represents Personnel, Materials, Supplies, and Services, and Capital Outlay major requirements from fiscal years 2013 - 2020.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training). .

Materials, Supplies, and Services (MSS) shows constant from fiscal years 2016 to 2020.

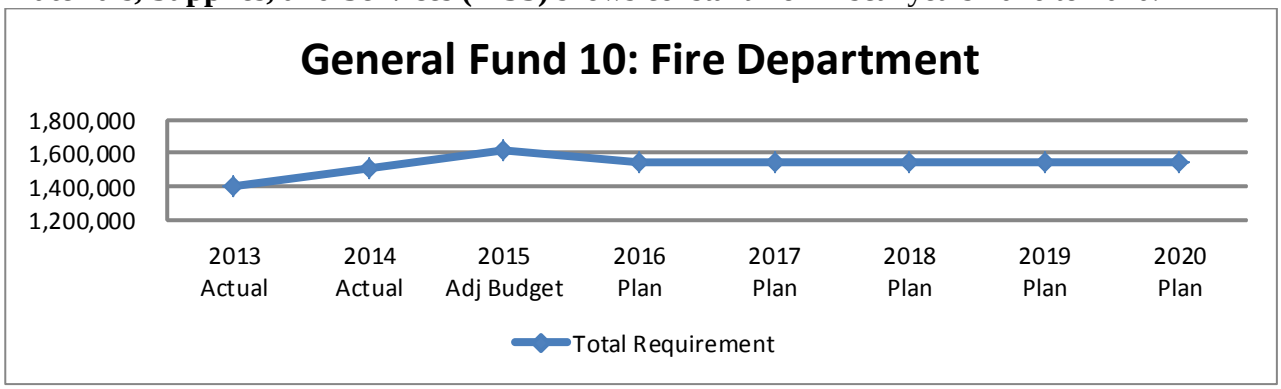
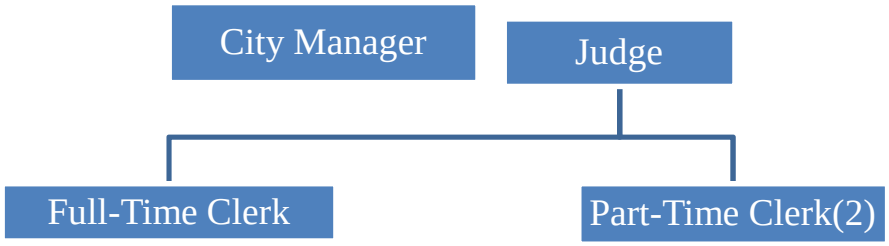


Figure 42 (above) represents total departmental requirements.

Performance Measures	Target FY 2014	FY 2014 Actuals
% of required annual business inspections completed	80	82
% of annual performance evaluations completed	90	100
# of times per year capital assets are inventoried	1	1
% of times daily weekly vehicle checks completed	100	98

Table 45 (above) represents the Fire Department's performance measures.

JUSTICE COURT



Mission
Consistent with the Utah Courts, the mission of the Saratoga Springs Court is to provide the people an open, fair, efficient and independent system for the advancement of justice under the law.

Vision

- The position of the Court is to educate people regarding their rights and duties under the law; to teach respect for the law and the importance of safety to persons and property as a result of compliance with the law.
- To render fair and speedy justice at a local level.
- Provide the proper atmosphere for the efficient administration of justice.
- To represent the administration of the City as well as the people of Saratoga Springs, in a professional manner through effective punishment and wise admonition.
- Every individual has worth and the right to be treated with dignity.

The Justice Court, a Class III Court, has jurisdiction over class B and C misdemeanors, local ordinance violations, and infractions committed within their territorial jurisdictions.

General Fund 10: Justice Court								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	138,385	119,407	115,566	131,138	131,138	131,138	131,138	131,138
Materials, Supplies, & Services	115,605	119,532	107,380	107,380	107,380	107,380	107,380	107,380
Total Requirement	**253,990**	**238,939**	**222,946**	**238,518**	**238,518**	**238,518**	**238,518**	**238,518**
% Change from Prior Period	**233%**	**-6%**	**-7%**	**7%**	**0%**	**0%**	**0%**	**0%**

Table 46 (above) represents the Court's actual expenditures for 2014, 2015 adjusted budget, 2016 tentative budget, and 2017 – 2020 budget plan.

JUSTICE COURT

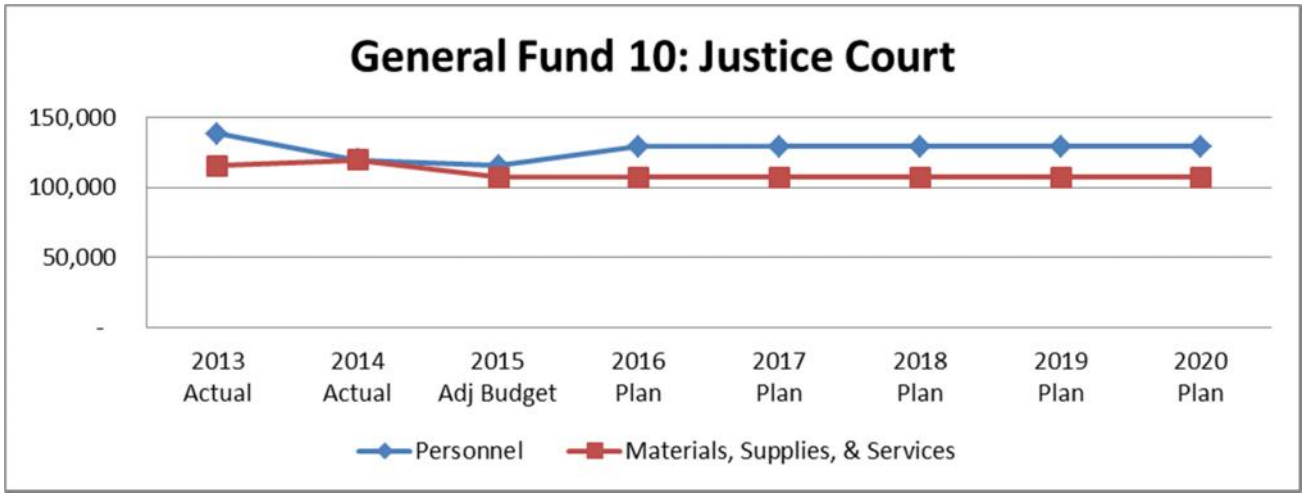


Figure 43 (above) represents Personnel, Materials, Services, and Supplies (MSS) major requirements from fiscal years 2013 – 2020.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training).

Positions funded in the Justice Court Department include the Judge and court clerk positions (1 full-time, 2 part-time). Full-time equivalents are expected to remain the same at 3.

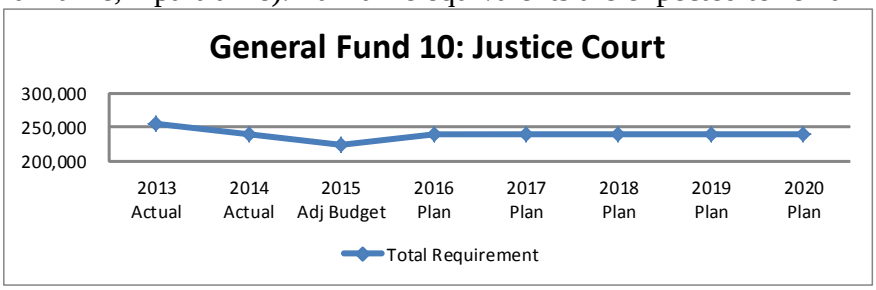


Figure 44 (above) represents total departmental requirements from fiscal years 2013 – 2020.

Materials, Supplies, and Services are expected to stay constant from 2016-2020.

Performance Measures	**FY 2014 Targets**	**FY 2014 Acutals**
# of weeks bail notices mailed out	52	49
# of months delinquent notices mailed within month	12	12
#of months warrants on citations issued	12	12
% of time bench warrants on criminal FTA issued within one week of court date	100%	100%
# of months submitted case summary report to state by the 10th of following month	12	12
# of completed annual warrant audits	1	1

Table 47 (above) represents the Municipal Court Department's performance measures.

JUSTICE COURT

Mission
To provide the citizens of the City of Saratoga Springs with meaningful recreation activities and facilities geared toward improving the physical, mental, and social well-being of the participants; and to help them foster a greater sense of community.

Vision
To provide recreational opportunities that are professional, safe, fulfilling and unique in fulfilling its mission.

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LEISURE SERVICES

Department Overview
The Leisure Services Department develops and organizes the recreation, leisure, community programs/events.

Recreation

General Fund 10: Recreation								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	81,064	89,332	104,191	110,785	110,785	110,785	110,785	110,785
Materials, Supplies, & Services	68,992	90,193	75,111	75,111	75,111	75,111	75,111	75,111
Total Requirement	**150,056**	**179,525**	**179,302**	**185,896**	**185,896**	**185,896**	**185,896**	**185,896**
% Change from Prior Period	**38%**	**16%**	**0%**	**4%**	**0%**	**0%**	**0%**	**0%**

Table 49 (above) represents Recreation actual expenditures for 2014, adjusted budget for 2015, 2016 tentative budget, and budget plan for 2017 – 2020.

LEISURE SERVICES

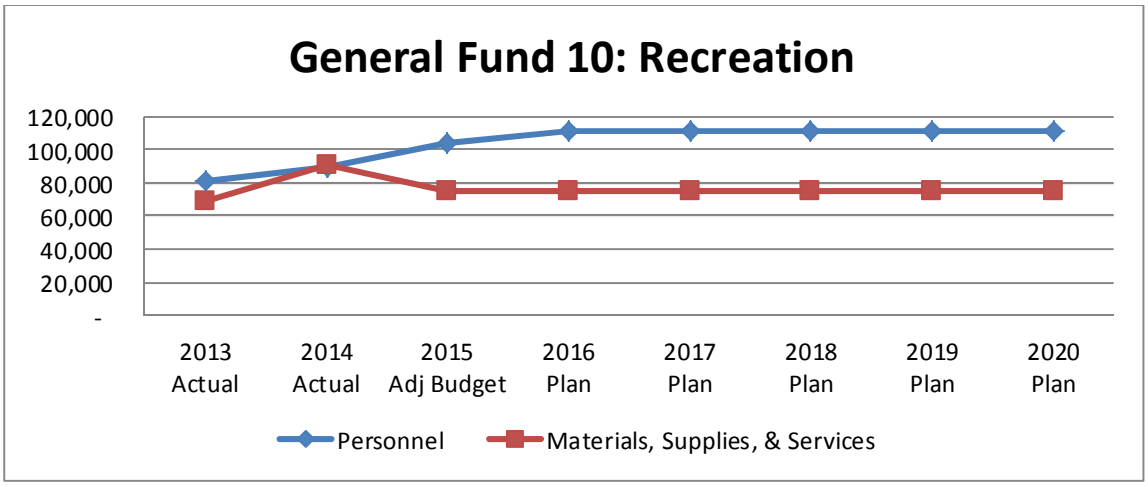


Figure 47 (above) represents Personnel and Materials, Services, and Supplies (MSS) major requirements.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA). Positions funded in the Recreation include the Recreation Coordinator, recreation referees. In FY 2015 the department was separated from Civic Events and Communities that Care.

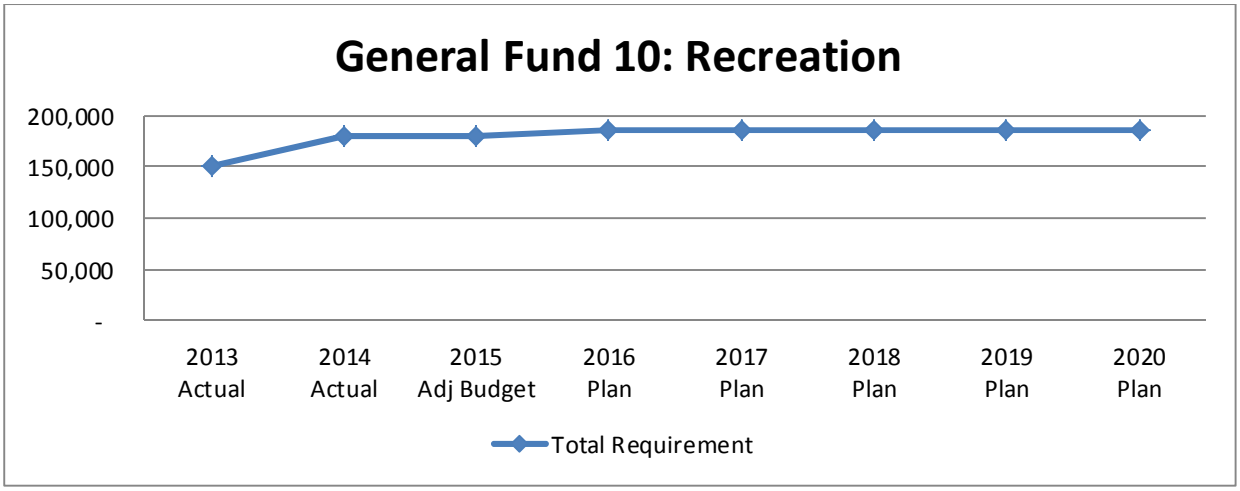


Figure 48 (above) represents total departmental requirements.

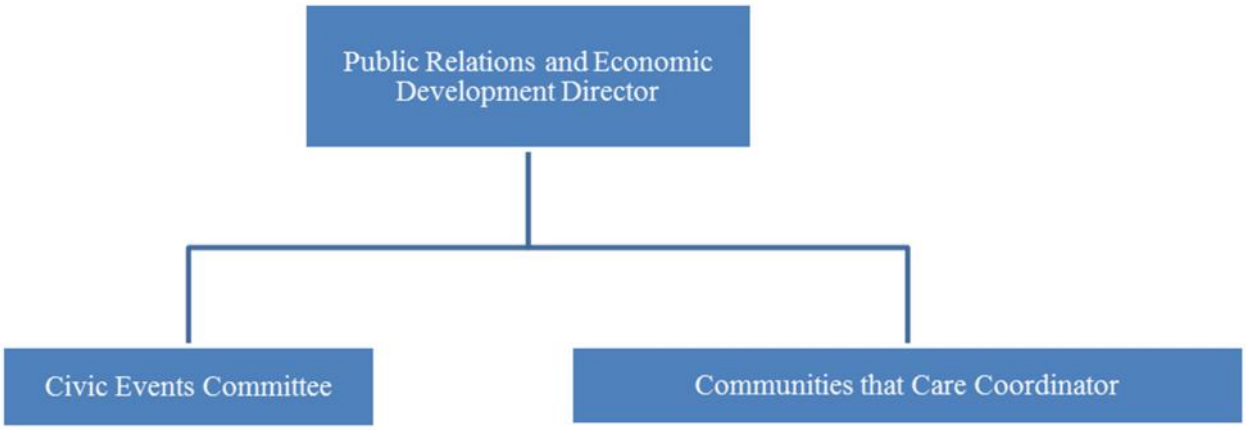
Performance Measure	FY 2014
# of months articles or announcements are in newsletter	7
% of times department webpage updated once a month	75
# of new programs/activities	0
% of programs that break even	100%
% increase in recreation participation	14%

Table 50 (above) represents the Leisure Services performance measures for fiscal year 2014

Goals

LEISURE SERVICES

- To strengthen public perceptions of the recreation department activities and programs as a whole.
- To develop partnerships within the community in delivering recreation services
- To continue to increase revenue sources and seek other means of funding for the recreation programs and facilities.
- To improve existing recreation programming
- To continue to introduce new recreational programs where there is a demonstrated demand
- Promote community pride and relations through special events and programs



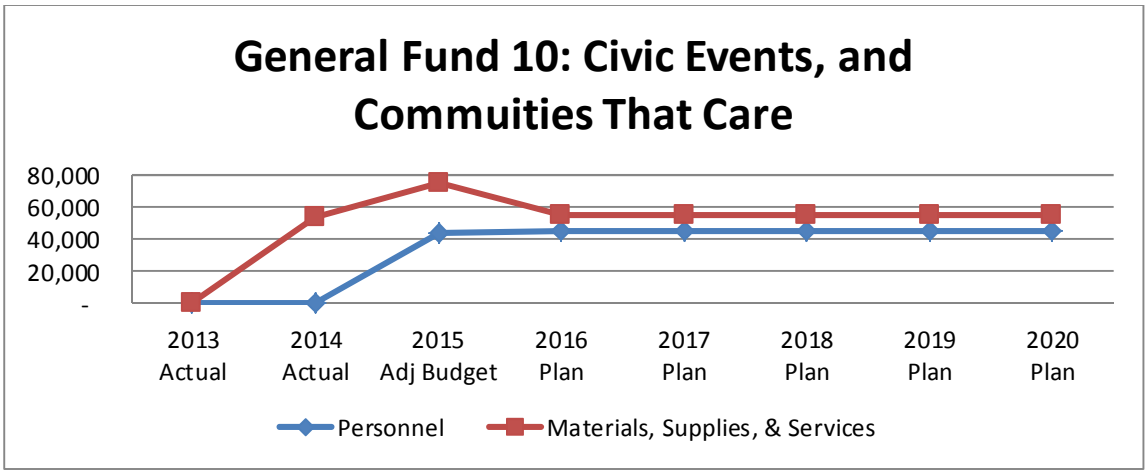
Civic Events, and Communities That Care

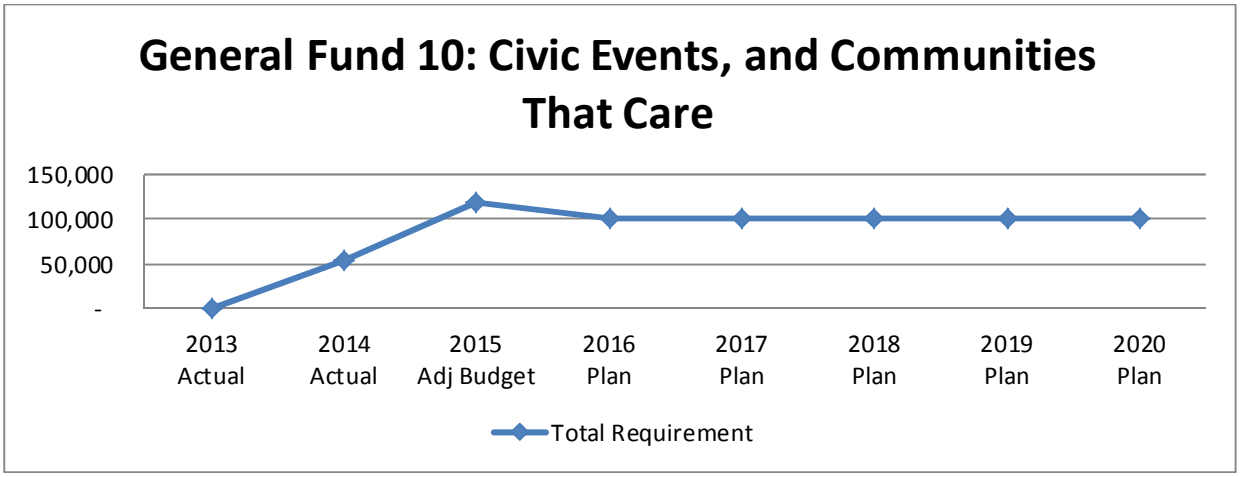
General Fund 10: Civic Events, and Communities That Care								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	-	-	43,705	45,568	45,568	45,568	45,568	45,568
Materials, Supplies, & Services	-	53,442	75,360	54,500	54,500	54,500	54,500	54,500
Total Requirement	**-**	**53,442**	**119,065**	**100,068**	**100,068**	**100,068**	**100,068**	**100,068**
% Change from Prior Period	**#DIV/0!**	**0%**	**100%**	**-19%**	**0%**	**0%**	**0%**	**0%**

Personnel In FY 2015 the department was separated from Recreation and included the Civic Event coordinator and Communities that Care Coordinator. The staffing levels will remain the same from 2016-2020.

Materials, Supplies, and Services will decrease in FY2016 due to the grant from Utah County in FY2015 in Communities that Care for Guiding Good Choices.

LEISURE SERVICES





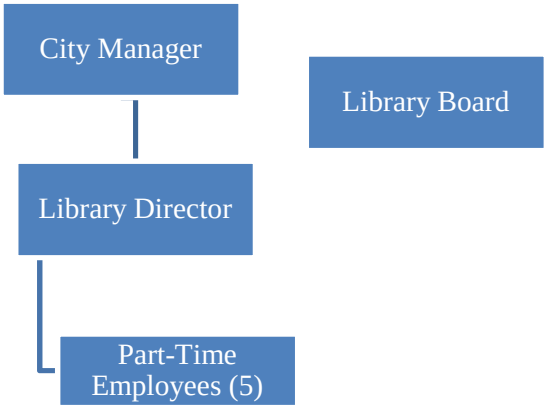
FY 2014 Performance Measures	FY 2015 Targets
Work with the library to provide 3 educational programs to the community such as parenting classes, and relationship classes.	3
The Arts Council will have 2 visual arts performances.	2
Respond to resident phone calls/ emails within 24 hours.	90%
Post on the Civic Events Facebook page 2-3 times a week.	90%

FY 2014 Highlights
First Winter Festival at the City Marina Added more activities to Splash including: • Midway games • More rides (including walk on water, zip line, etc.) • Better entertainment on the Stage at Saturdays Carnival More citizen participation for most of our Splash events Started the first Saratoga Springs Youth Council

LEISURE SERVICES

General Fund 10: Library Services								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	17,714	93,091	123,354	146,504	146,504	146,504	146,504	146,504
Materials, Supplies, & Services	44,912	40,285	51,150	41,510	37,630	37,750	37,877	37,908
Capital	-	2,648	9,801	-	-	-	-	-
Total Requirement	**62,626**	**136,024**	**184,305**	**188,014**	**184,134**	**184,254**	**184,381**	**184,412**
% Change from Prior Period	**100%**	**117%**	**35%**	**2%**	**-2%**	**0%**	**0%**	**0%**

Table 51 (above) represents Library Services adjusted budget for 2015, 2016 tentative budget, and budget plan for 2017 – 2020.



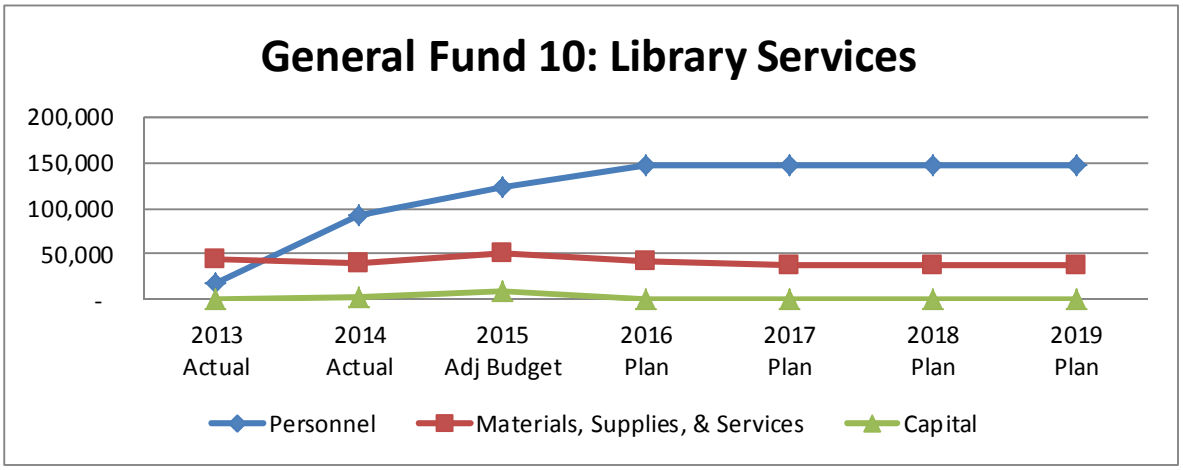


Figure 49 (above) represents Personnel, Materials, Services, and Supplies (MSS) and Capital major requirements

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA). Personnel includes a full-time librarian, and part-time librarians for total FTE's of 3.0.

LEISURE SERVICES

Materials, Supplies, and Services requirements are expected to decrease beginning in fiscal year 2016 due to the grants for software costs.

Capital requirements are expected to continue to roll forward with the unused amounts.

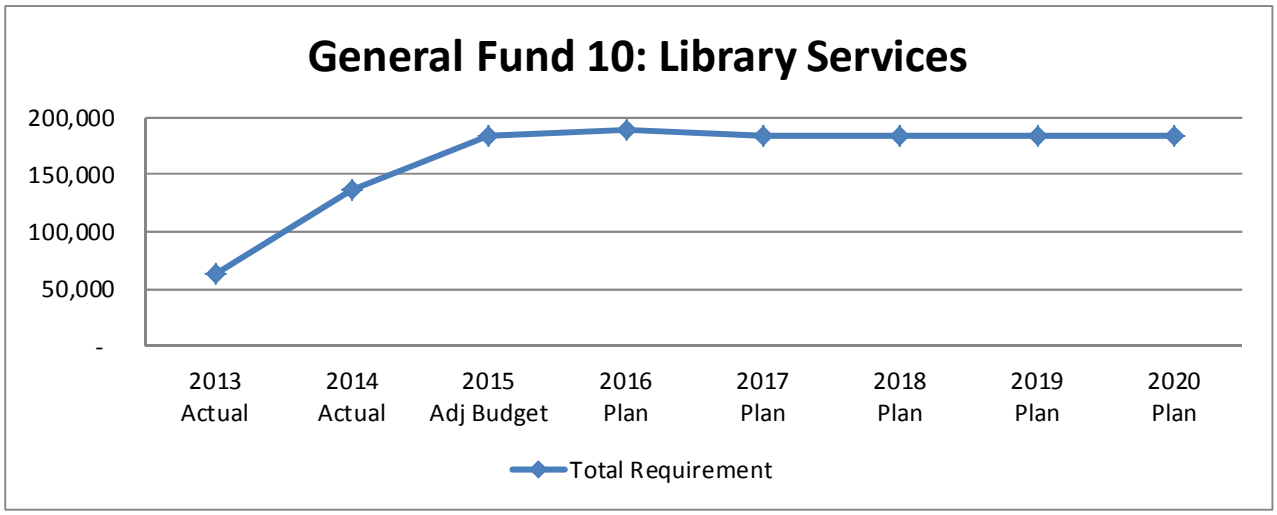
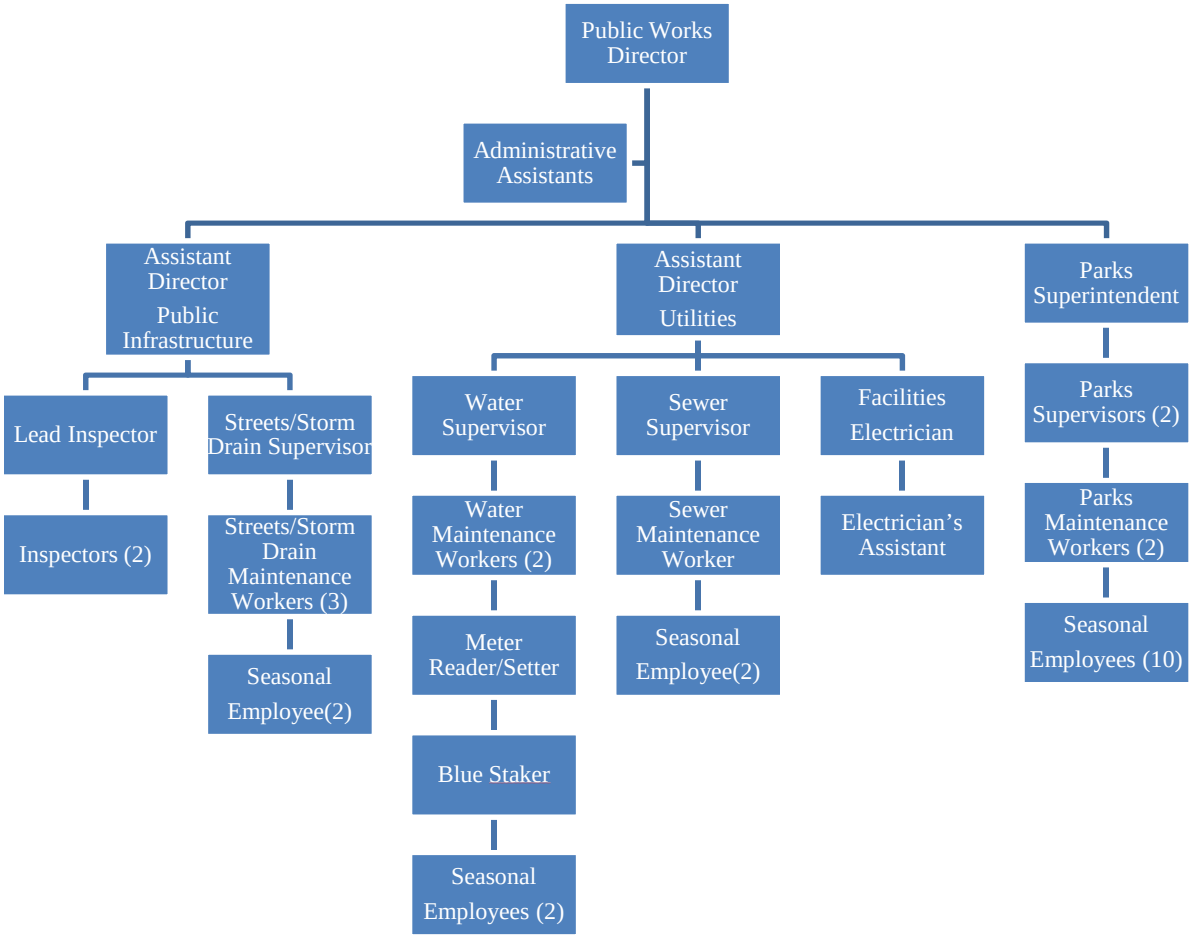


Figure 50 (above) represents total department requirements.

FY 2014 Highlights
Received Utah State Library Certification Expanded operating hours to 41 hours per week Added the Literacy Center and Chinese Collections to total collection amounts Increased number of activities per week to 7

Performance Measures	FY 2014
Number of hours open to the public	41 hours per week
Average Circulation per Month	8227
New Patrons	1234
Average Use of Computers per Month	250
Items in Collection	31702
Special Program Attendance	10331
Total Visits	45301

BUDGET SUMMARIES – PUBLIC WORKS CAPITAL PROJECTS FUND



Mission

To provide the citizens of Saratoga Springs with the best possible service in regards to water, sewer, storm drain, streets, and parks. Be responsive and courteous to all calls, questions and complaints. Be honest and upfront with answers concerning our services and realistic when offering a solution to any problem brought to us. Present a clean and professional appearance when dealing with the public in an official capacity.

Services and Program Overview

The Saratoga Springs Public Works Department is responsible for the maintenance and compliance of the culinary water, sanitary sewer, storm drain, parks, and road systems.

Fiscal Year 2012 Accomplishments

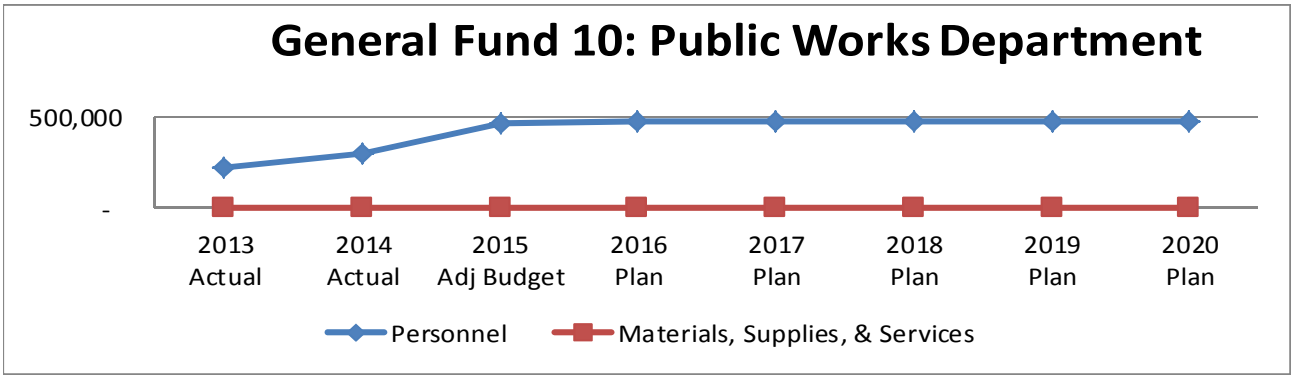
- Came in at or under budget in all departments
- Responded to 765 calls for service
- Responded to 3375 blue stake locates

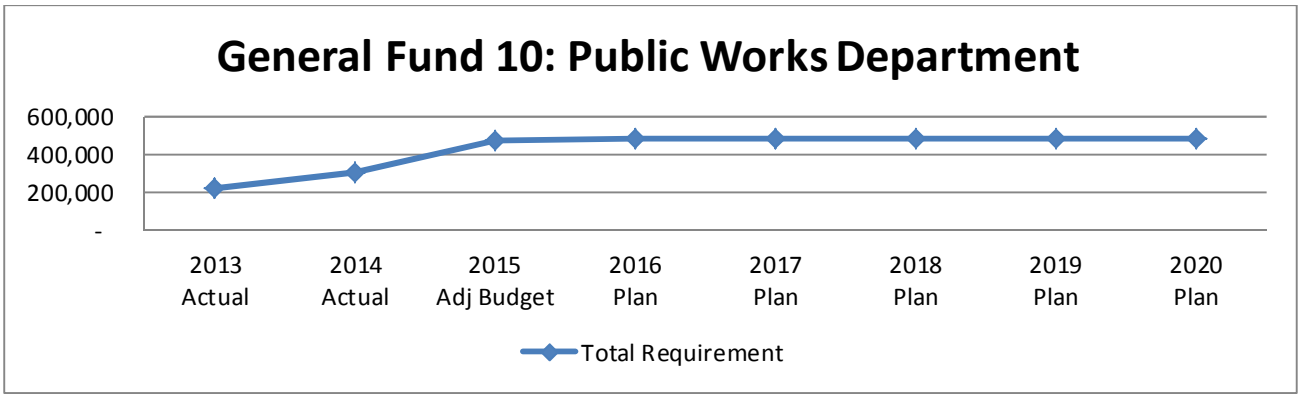
BUDGET SUMMARIES – PUBLIC WORKS CAPITAL PROJECTS FUND

General Fund 10: Public Works Department								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	219,564	297,414	461,925	469,038	469,038	469,038	469,038	469,038
Materials, Supplies, & Services	-	-	6,000	6,000	6,000	6,000	6,000	6,000
Total Requirement	219,564	297,414	467,925	475,038	475,038	475,038	475,038	475,038
% Change from Prior Period		100%	57%	2%	0%	0%	0%	0%

Table 52a (above) represents the Public Works Department's actual expenditures for 2013, 2014, 2015 adjusted budget, and budget plan for 2016 – 2020.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA). Also, with the city reorganization, the assistant city manager was added to this budget for FY 2015.





BUDGET SUMMARIES – PUBLIC WORKS CAPITAL PROJECTS FUND

General Fund 10: Streets Department								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	126,594	180,743	241,282	269,781	269,781	269,781	269,781	269,781
Materials, Supplies, & Services	212,513	333,842	418,633	231,322	231,322	231,322	231,322	231,322
Total Requirement	**339,106**	**514,585**	**659,915**	**501,103**	**501,103**	**501,103**	**501,103**	**501,103**
% Change from Prior Period	45%	52%	28%	-24%	0%	0%	0%	0%

Table 52 (above) represents the Streets Department's actual expenditures for 2013, 2014, 2015 adjusted budget, and budget plan for 2016 – 2020.

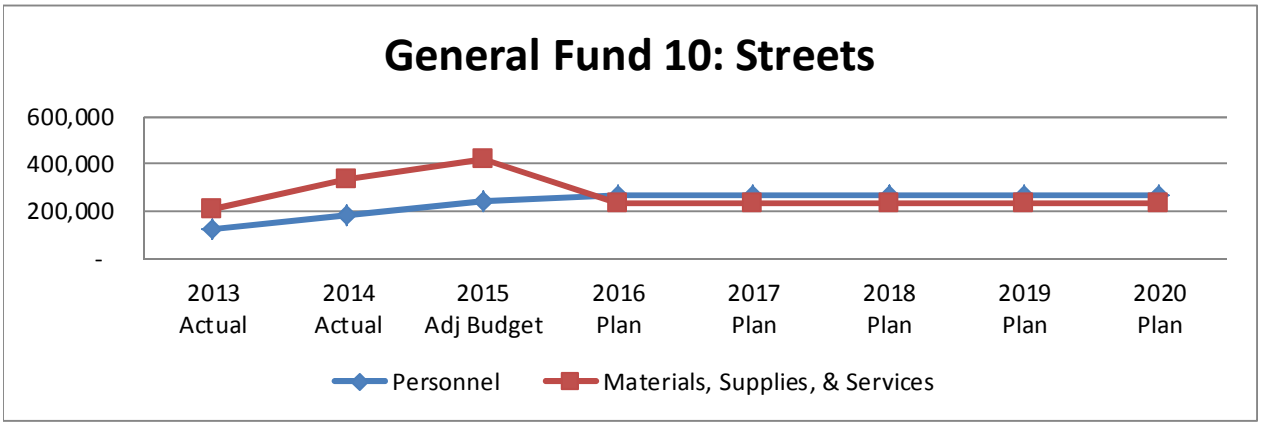


Figure 51 (above) represents Personnel and Materials, Supplies, and Services, (MSS) major requirements for fiscal year 2013 - 2020.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training).

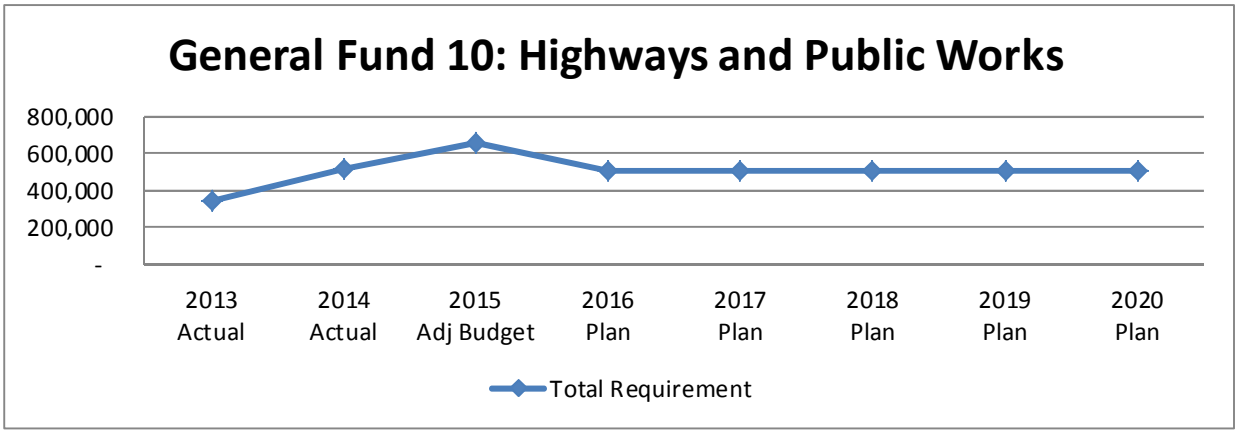


Figure 52 (above) represents total departmental requirements for fiscal years 2013 - 2020.

Materials, Supplies, and Services are expected to decrease in 2016 due to one-time equipment purchases in FY2015.

BUDGET SUMMARIES – PUBLIC WORKS CAPITAL PROJECTS FUND

Performance Measures	Targets FY 2014	Actuals 2014
# of calls for service		921
# of blue stake locates		6032
Maintain water system certification from DDW	100	100
% of employees successfully pass water cert. exam	90	0
# of fire hydrants not in service	0	29
% of fire hydrants operational	100	98
# of water line breaks	0	35
Maintain sewer system per DWQ and local req.	100	100
# of sewer backups	0	0
# of sewer backups due to blocked mains	0	0
% of known potholes repaired within 2 weeks	80	
% of streets plowed after major storm in 6 hours	100	70
% of streets plowed after minor storm in 4 hours	100	85
# of times in the year city streets are swept	1	1
# of secondary water breaks	0	51

Table 53 Fiscal year 2014 Public Works performance measures

Parks and Open Space

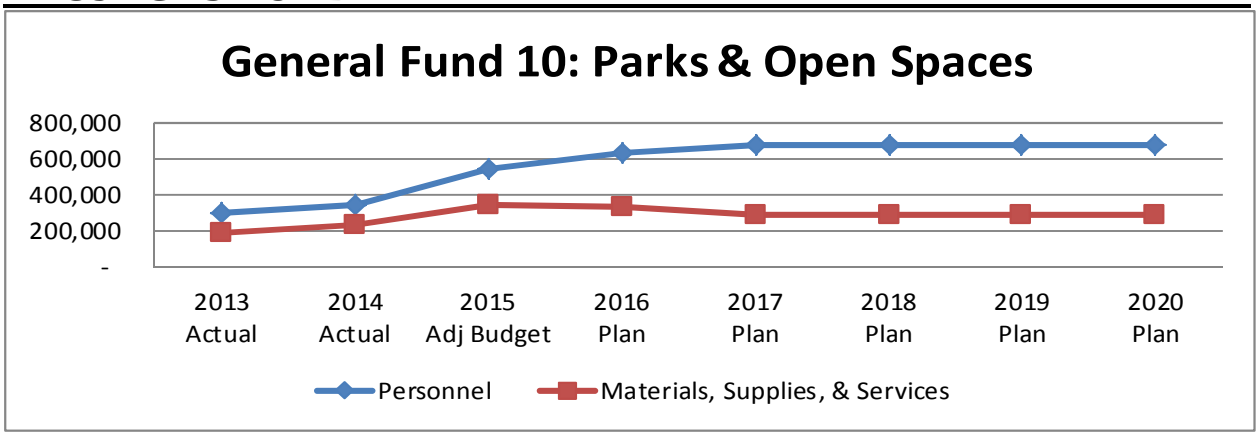
General Fund 10: Parks & Open Space Department								
Requirements by Major Object	2013 Actual	2014 Actual	2015 Adj Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Personnel	301,543	343,508	540,339	628,134	669,475	669,475	669,475	669,475
Materials, Supplies, & Services	185,820	235,039	339,329	332,059	281,631	281,631	281,631	281,631
Capital	-	-	-	-	-	-	-	-
Total Requirement	487,362	578,547	879,668	960,193	951,106	951,106	951,106	951,106
% Change from Prior Period	56%	19%	52%	9%	-1%	0%	0%	0%

Table 54 (above) represents the Parks and Open Space's actual expenditures for 2014, adjusted budget for 2015, 2016 tentative budget, and budget plan for 2017 – 2020.

Personnel costs account for market position adjustments (if necessary), staffing levels, and employee benefits (i.e. retirement, health care, FICA, training). With the addition of 1.0 FTE as part-time seasonal staff starting in FY 2016.

Figure 53 (below) represents Personnel, Materials, Supplies, and Services, (MSS), and Capital major requirements for fiscal year 2013 - 2020.

BUDGET SUMMARIES – PUBLIC WORKS CAPITAL PROJECTS FUND



Materials, Supplies, and Services are expected to increase in 2015. This is mainly due increased acreage that is being maintained by the City.

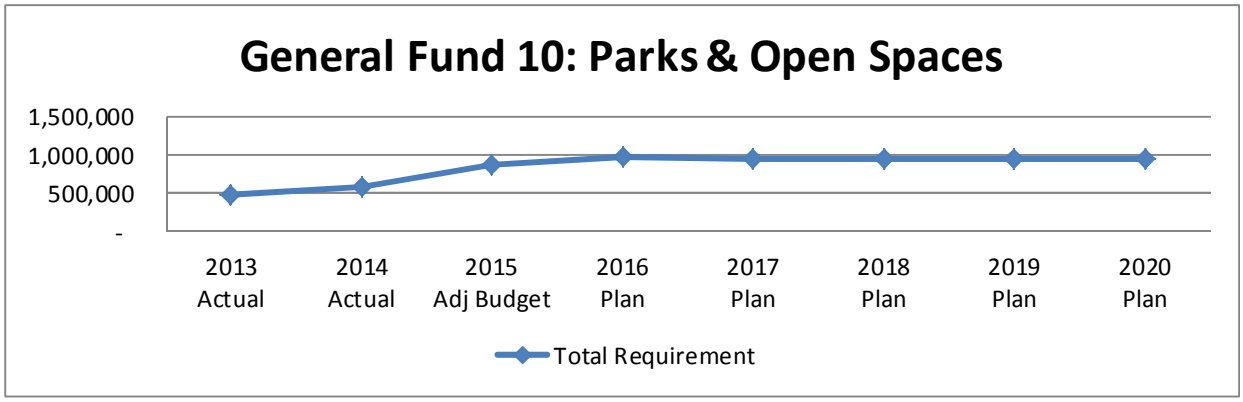


Figure 54 (above) represents total departmental requirements for fiscal years 2013 - 2020.

Performance Measures	Targets FY 2014	Actuals FY 2014
% of park equipment safe and operational	100	95
% of park maintenance equipment operational	100	90

BUDGET SUMMARIES

General Fund 10: Resources & Requirements

Resources	2014 Actual	2015 Adj Budget	2016 Budget	2017 Plan	2018 Plan	2019 Plan	2020 Plan
Tax	6,320,532	5,960,150	6,448,518	6,695,420	6,953,298	7,222,656	7,504,019
Licenses & Permits	582,224	582,100	632,100	632,724	633,360	634,010	634,672
Intergovernmental	683,702	807,884	782,202	711,202	691,702	691,702	691,702
Charges for Services	1,504,061	1,528,778	1,654,817	1,532,928	1,534,619	1,536,327	1,538,053
Other Revenue	1,283,631	1,329,693	1,471,500	1,486,430	1,486,763	1,487,100	1,487,440
Contributions and Transfers	1,308,658	1,968,044	2,081,124	2,101,935	2,122,955	2,144,184	2,165,626
Fund Operating Revenues	**11,682,808**	**12,176,649**	**13,070,261**	**13,160,639**	**13,422,698**	**13,715,979**	**14,021,512**
% Change From Prior Period	**3%**	**4%**	**7%**	**1%**	**2%**	**2%**	**2%**
Requirements							
Legislative	103,529	115,772	119,271	119,271	119,271	119,271	119,271
Administrative	477,091	560,488	636,299	637,199	638,099	638,999	639,899
Utility Billing	74,478	141,723	143,430	143,430	143,430	143,430	143,430
Treasurer	126,135	148,183	156,005	159,286	162,728	166,337	170,121
Recorder	88,687	124,211	150,285	140,685	150,685	140,685	150,685
Attorney	196,403	268,485	283,279	283,279	283,279	283,279	283,279
Justice Court	253,990	222,946	238,518	238,518	238,518	238,518	238,518
Non-Departmental	441,223	506,033	513,333	508,333	508,333	508,333	508,333
General Gov't Buildings & Grounds	143,240	186,516	437,328	188,164	189,025	189,911	190,825
Planning and Zoning	218,147	345,027	355,464	355,464	355,464	355,464	355,464
Communications & Economic Development	31,116	109,510	128,504	128,504	128,504	128,504	128,504
Police	3,193,194	3,625,047	3,768,840	3,766,340	3,769,879	3,770,462	3,771,092
Fire	1,392,437	1,719,007	1,623,852	1,601,352	1,601,352	1,601,352	1,601,352
Building	361,085	525,606	571,969	571,969	571,969	571,969	571,969
Highways	339,106	659,915	701,903	501,103	501,103	501,103	501,103
Engineering	601,981	417,064	418,796	418,796	418,796	418,796	418,796
Pulbic Improvements	-	462,371	458,261	458,261	458,261	458,261	458,261
Public Works	219,564	467,925	475,038	475,038	475,038	475,038	475,038
Parks & Open Space	487,362	879,668	960,193	951,106	951,106	951,106	951,106
Recreation	150,056	179,302	185,896	185,896	185,896	185,896	185,896
Economic Development	31,116	109,510	128,504	128,504	128,504	128,504	128,504
Library Services	62,626	184,305	188,014	184,134	184,254	184,381	184,412
Miscellaneous Expenses	-	-	-	-	-	-	-
Total Fund Operating Requirements	**8,992,567**	**11,958,614**	**12,642,980**	**12,144,630**	**12,163,492**	**12,159,597**	**12,175,857**
Transfers and Other Uses	2,309,512	208,480	464,805	1,066,193	1,309,390	1,606,566	1,895,839
Total Fund Requirements	**11,302,079**	**12,167,094**	**13,107,785**	**13,210,823**	**13,472,882**	**13,766,163**	**14,071,696**
% Change From Prior Period	**6%**	**8%**	**8%**	**1%**	**2%**	**2%**	**2%**

Table 55 – General Fund Resources and Requirements

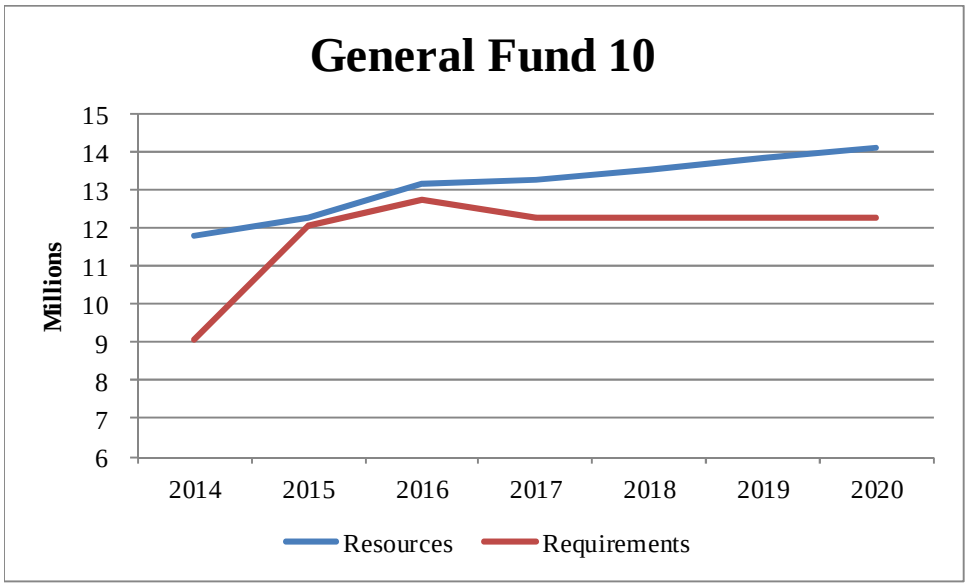


Figure 55 – General Fund Operating Resources and Requirements by Year

Street Lighting SID Funds 22 and 23: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Charges for Services	173,925	157,500	157,500	157,500	157,500	157,500	157,500
Other Revenue	1,376	129,611	44,475	34,475	34,475	34,475	34,475
Fund Operating Revenues	**175,301**	**287,111**	**201,975**	**191,975**	**191,975**	**191,975**	**191,975**
% Change From Prior Period	**7%**	**64%**	**-30%**	**-5%**	**0%**	**0%**	**0%**

Street Lighting SID Funds 22 and 23: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Personnel	-	-	-	-	-	-	-
Materials, Supplies, and Services	101,997	242,901	159,401	149,401	149,401	149,401	149,401
Administrative Charge	28,467	44,210	42,574	42,574	42,574	42,574	42,574
Total Fund Requirements	**130,464**	**287,111**	**201,975**	**191,975**	**191,975**	**191,975**	**191,975**
% Change From Prior Period	**5%**	**120%**	**-30%**	**-5%**	**0%**	**0%**	**0%**

Table 56 – Street Lighting Resources and Requirements

The Street Lighting activities are managed by the Public Works and Utility Billing departments. While no new major initiatives are currently being planned, maintaining existing streetlight infrastructure is the main focus.

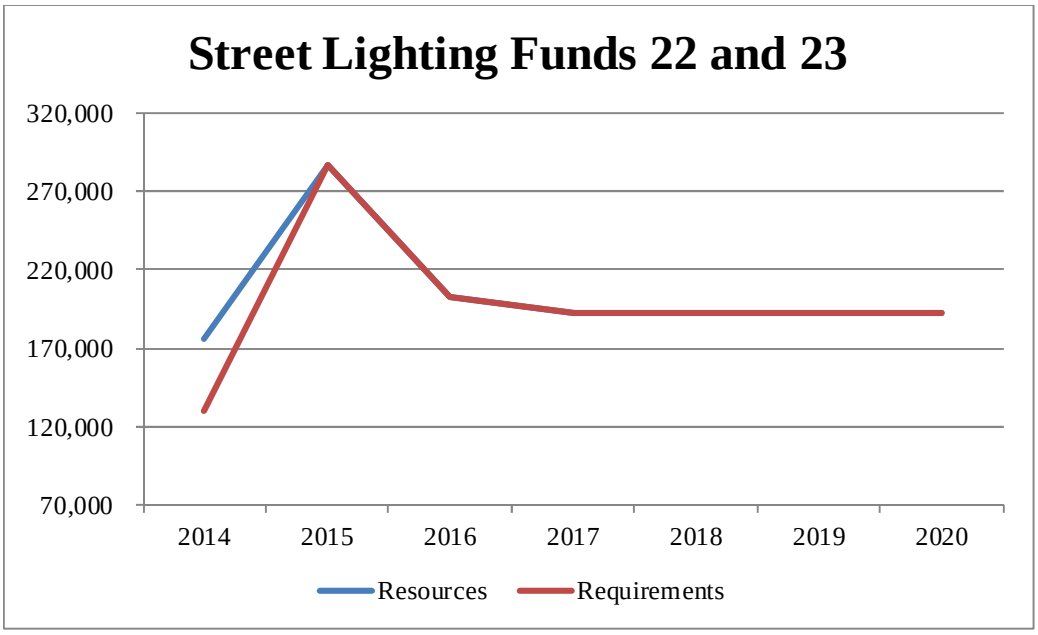


Figure 56 – Street Lighting Resources and Requirements by Year

Parks Capital Projects Fund 32: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Impact Fees	722,155	450,000	550,000	577,500	606,375	636,694	668,528
Intergovernmental	-	-	-	-	-	-	-
Interest Revenue	9,556	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-
Total Resources	**731,711**	**450,000**	**550,000**	**577,500**	**606,375**	**636,694**	**668,528**
% Change From Prior Period	**-9%**	**-39%**	**22%**	**5%**	**5%**	**5%**	**5%**

Parks Capital Projects Fund 32: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Capital Outlay	417,004	2,403,532	-	-	-	-	-
% Change From Prior Period	**123%**	**476%**	**-100%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**

Table 57 – Parks Capital Projects Resources and Requirements

The Parks Capital Projects Fund activities are managed primarily by the Public Improvements and Engineering department.

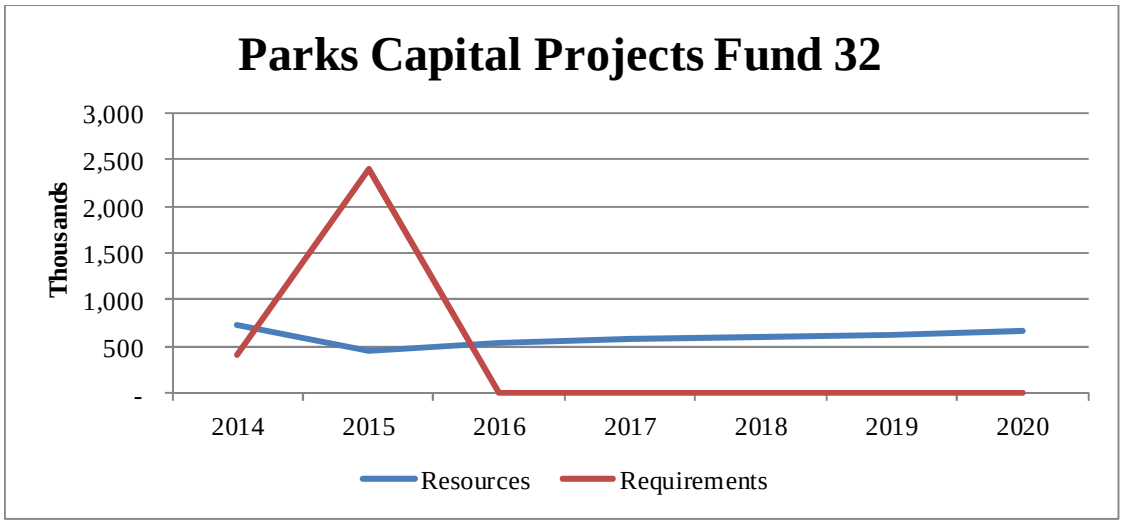


Figure 57 – Parks Capital Projects Resources and Requirements by Year

Roads Capital Projects Fund 33: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Impact Fees	897,827	500,000	800,000	808,000	816,080	824,241	832,483
Intergovernmental	-	-	-	-	-	-	-
Other Financing Sources	-	-	-	-	-	-	-
Interest Revenue	23,276	-	-	-	-	-	-
Total Resources	**921,103**	**500,000**	**800,000**	**808,000**	**816,080**	**824,241**	**832,483**
% Change From Prior Period	**-15%**	**-46%**	**60%**	**1%**	**1%**	**1%**	**1%**

Roads Capital Projects Fund 33: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Capital Outlay	717,533	5,445,312	75,000	145,000	-	-	-
% Change From Prior Period	**15%**	**659%**	**-99%**	**93%**	**-100%**	**#DIV/0!**	**#DIV/0!**

Table 58 – Roads Capital Projects Resources and Requirements

The Roads Capital Projects Fund activities are managed primarily by the Public Improvements and Engineering department.

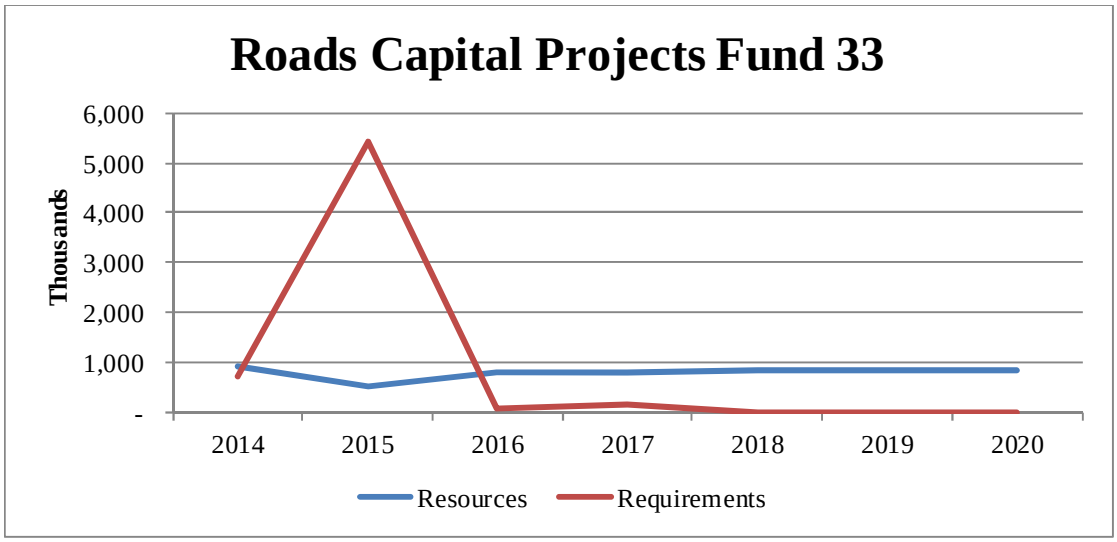


Figure 58 – Roads Capital Projects Resources and Requirements by Year

Public Safety Capital Projects Fund 34: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Impact Fees	276,250	300,000	300,000	303,000	306,030	309,090	312,181
Interest Revenue	4,301	-	-	-	-	-	-
Total Resources	**280,551**	**300,000**	**300,000**	**303,000**	**306,030**	**309,090**	**312,181**
% Change From Prior Period	**-29%**	**7%**	**0%**	**1%**	**1%**	**1%**	**1%**

Public Safety Capital Projects Fund 34: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Capital Outlay	5,263	824,737	-	-	-	-	5,000,000
% Change From Prior Period	**-27%**	**15570%**	**-100%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**

Table 59 – Public Safety Capital Projects Fund Resources and Requirements

The Public Safety Capital Projects fund activities are primarily managed by the Public Improvements and Engineering department.

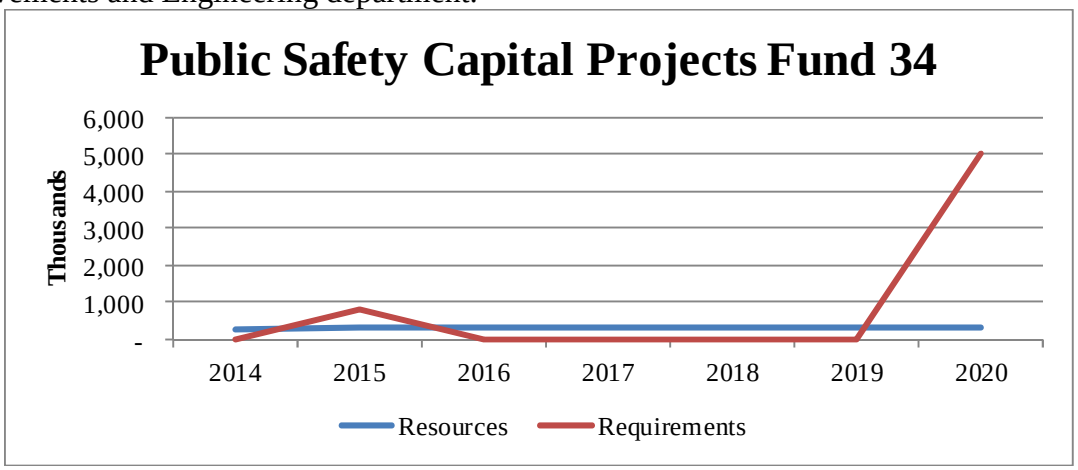


Figure 59 – Public Safety Capital Projects Fund Resources and Requirements by Year

Capital Projects (General) Fund 35: Resources							
Major Object	2014	2015	2016	2017	2018	2019	2020
	Actual	Adj Budget	Budget	Plan	Plan	Plan	Plan
Transfers In	2,100,000	1,474,434	1,372,046	1,372,046	1,372,046	1,372,046	1,372,046
Other Revenue	483,690	840,221	-	-	-	-	-
Total Resources	**2,583,690**	**2,314,655**	**1,372,046**	**1,372,046**	**1,372,046**	**1,372,046**	**1,372,046**
% Change From Prior Period	**8%**	**-10%**	**-41%**	**0%**	**0%**	**0%**	**0%**

Capital Projects (General) Fund 35: Requirements							
Major Object	2014	2015	2016	2017	2018	2019	2020
	Actual	Adj Budget	Budget	Plan	Plan	Plan	Plan
Capital Outlay	4,168,107	4,760,239	1,222,271	1,209,071	1,209,071	1,209,071	1,209,071
% Change From Prior Period	**140%**	**14%**	**-74%**	**-1%**	**0%**	**0%**	**0%**

Table 60 – General Capital Projects Fund Resources and Requirements

The General Capital Projects Fund activities are primarily managed by the Public Improvements and Engineering department.

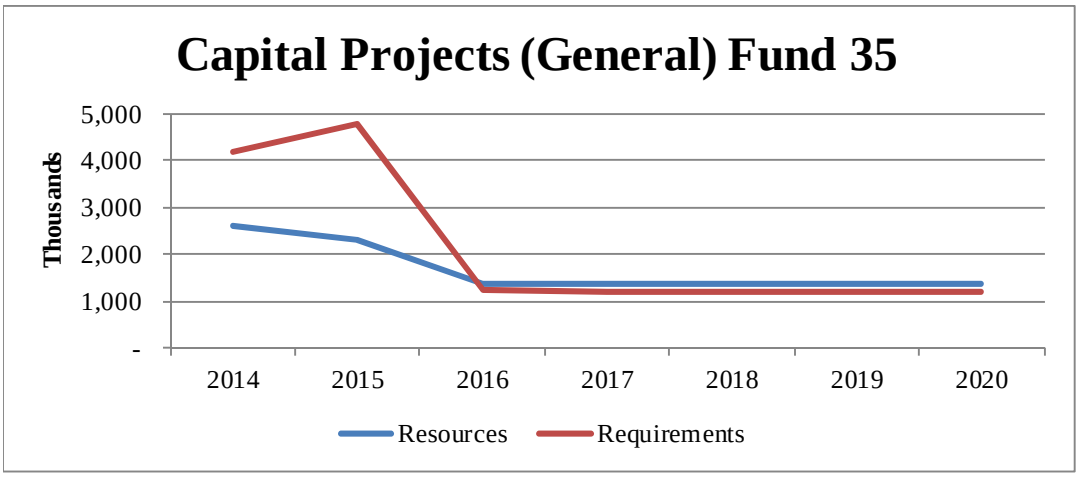


Figure 60 – General Capital Projects Fund Resources and Requirements by Year

Debt Service Fund 40: Resources							
Major Object	2014	2015	2016	2017	2018	2019	2020
	Actual	Adj Budget	Budget	Plan	Plan	Plan	Plan
Transfers In	291,800	292,450	293,300	293,500	293,510	291,750	291,500
% Change From Prior Period	**32%**	**0%**	**0%**	**0%**	**0%**	**-1%**	**0%**

Debt Service Fund 40: Requirements							
Major Object	2014	2015	2016	2017	2018	2019	2020
	Actual	Adj Budget	Budget	Plan	Plan	Plan	Plan
Debt Service	289,832	289,950	290,800	291,000	291,050	289,250	289,000
Materials, Supplies, and Service	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Total Requirements	**292,332**	**292,450**	**293,300**	**293,500**	**293,550**	**291,750**	**291,500**
% Change From Prior Period	**0%**	**0%**	**0%**	**0%**	**0%**	**-1%**	**0%**

Table 61 – Debt Service Fund Resources and Requirements

The Debt Service Fund activities are primarily managed by the Administrative Services

department. This fund was created in fiscal year 2012 to account for debt service payments on the 2011 Sales Tax Revenue Bond. Resources and requirements are expected to remain steady through fiscal year 2020.

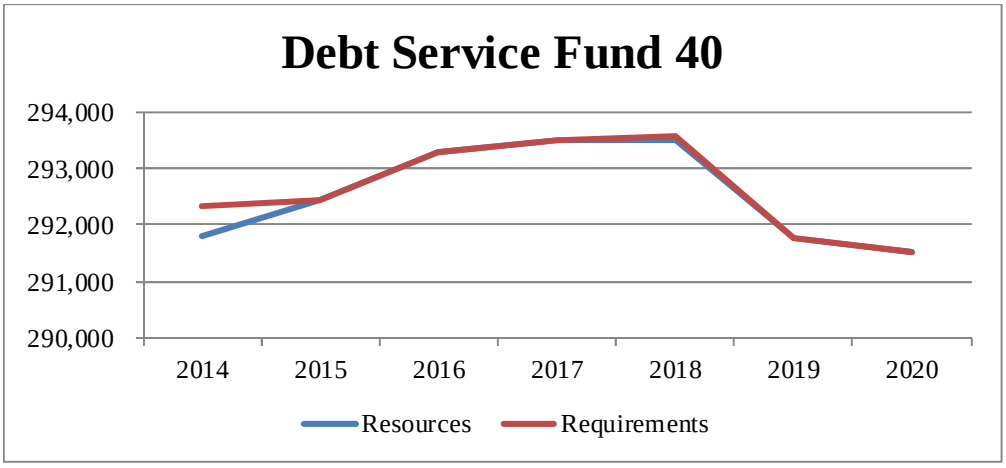


Figure 61 – Debt Service Fund Resources and Requirements by Year

Water Utility Fund 51: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Charges for Services	3,164,105	3,285,500	3,385,500	3,485,210	3,587,874	3,693,580	3,802,419
Other Revenue	51,433	55,000	55,000	56,100	57,222	58,366	59,534
Fund Operating Revenues	**3,215,538**	**3,340,500**	**3,440,500**	**3,541,310**	**3,645,096**	**3,751,947**	**3,861,953**
% Change From Prior Period	**14%**	**4%**	**3%**	**3%**	**3%**	**3%**	**3%**

Water Utility Fund 51: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Personnel	434,499	492,113	538,381	538,381	538,381	538,381	538,381
Materials, Supplies, and Services	856,754	1,229,490	1,104,704	1,104,704	1,104,704	1,104,704	1,104,704
Capital Outlay	-	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Administrative Charge	745,906	1,049,688	1,093,491	1,093,491	1,093,491	1,093,491	1,093,491
Total Fund Requirements	**2,037,159**	**2,771,291**	**2,736,576**	**2,736,576**	**2,736,576**	**2,736,576**	**2,736,576**
% Change From Prior Period	**7%**	**36%**	**-1%**	**0%**	**0%**	**0%**	**0%**

Table 62 – Water Utility Fund Resources and Requirements

The Water Utility is primarily managed by the Public Works and Utility Billing Departments. Resources are expected to increase in fiscal year 2016. This is primarily due to increases in water utility rates and growth in customer accounts.

Requirements are expected to stay approximately the same from FY2016-2020.

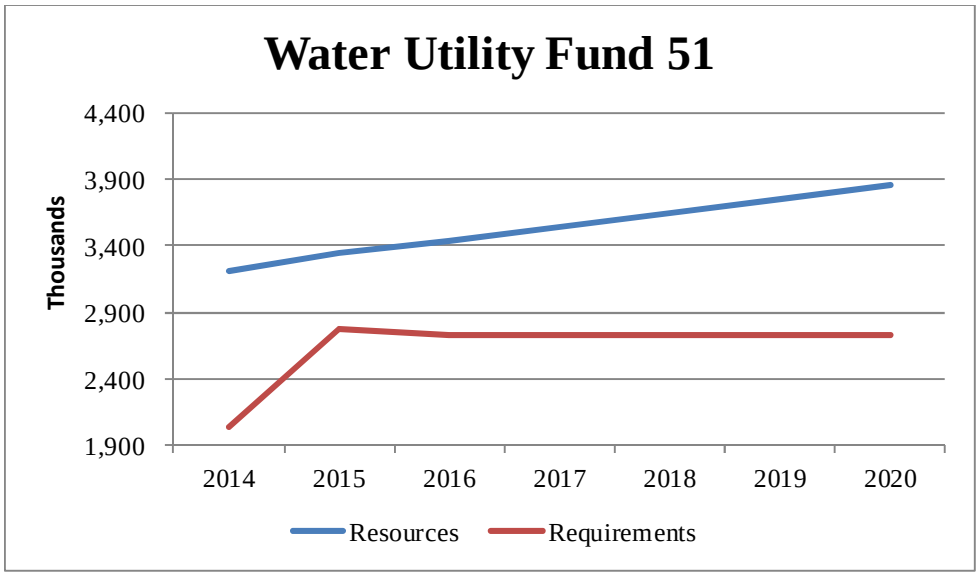


Figure 62 – Water Utility Fund Resources and Requirement by Year

Culinary Water Impact Fee Fund 56: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Impact Fee Revenue	946,250	900,000	750,000	751,500	753,015	754,545	756,091
Other Revenue	637,656	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Fund Operating Revenues	**1,583,906**	**900,000**	**750,000**	**751,500**	**753,015**	**754,545**	**756,091**
% Change From Prior Period	**-38%**	**-43%**	**-17%**	**0%**	**0%**	**0%**	**0%**

Culinary Water Impact Fee Fund 56: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Capital Outlay	247,790	1,382,557	-	-	-	-	-
Developer Reimbursements	-	500,000	500,000	500,000	500,000	500,000	500,000
Debt Service	383,500	382,000	-	-	-	-	-
Depreciation	-	-	-	-	-	-	-
Total Fund Requirements	**631,290**	**2,264,557**	**500,000**	**500,000**	**500,000**	**500,000**	**500,000**
% Change From Prior Period	**#DIV/0!**	**259%**	**-78%**	**0%**	**0%**	**0%**	**0%**

Table 63 – Culinary Water Impact Fee Fund Resources and Requirements

Resources for the culinary water impact fee fund are expected remain constant in 2016-2020. The City saw a significant increase in impact revenue in 2013 but wants to remain conservative in its forecast for 2016.

Requirements are expected to increase, mainly due to capital projects planned for the future. This will mostly be shown in carryforward from FY2015

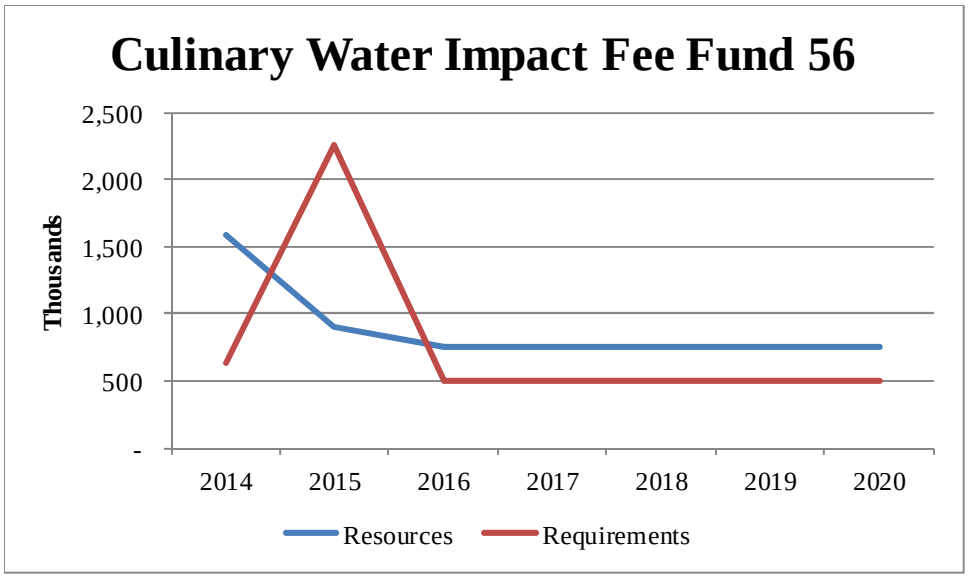


Figure 63 – Culinary Water Impact Fee Fund Resources and Requirements by Year

Secondary Water Impact Fee Fund 57: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Impact Fee Revenue	340,144	200,000	200,000	200,000	200,000	200,000	200,000
Other Revenue	(320)	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Fund Operating Revenues	**339,824**	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**
% Change From Prior Period	**-3%**	**-41%**	**0%**	**0%**	**0%**	**0%**	**0%**

Secondary Water Impact Fee Fund 57: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Capital Outlay	43,271	17,008	-	-	-	-	-
Debt Service	92,494	78,000	-	-	-	-	-
Transfers	-	-	48,000	48,000	48,000	48,000	48,000
Depreciation	-	-	-	-	-	-	-
Total Fund Requirements	**135,765**	**95,008**	**48,000**	**48,000**	**48,000**	**48,000**	**48,000**
% Change From Prior Period	**-63%**	**-30%**	**-49%**	**0%**	**0%**	**0%**	**0%**

Table 64 – Secondary Water Impact Fee Fund Resources and Requirements

Resources for the secondary water impact fee fund are anticipated to remain constant in 2016.

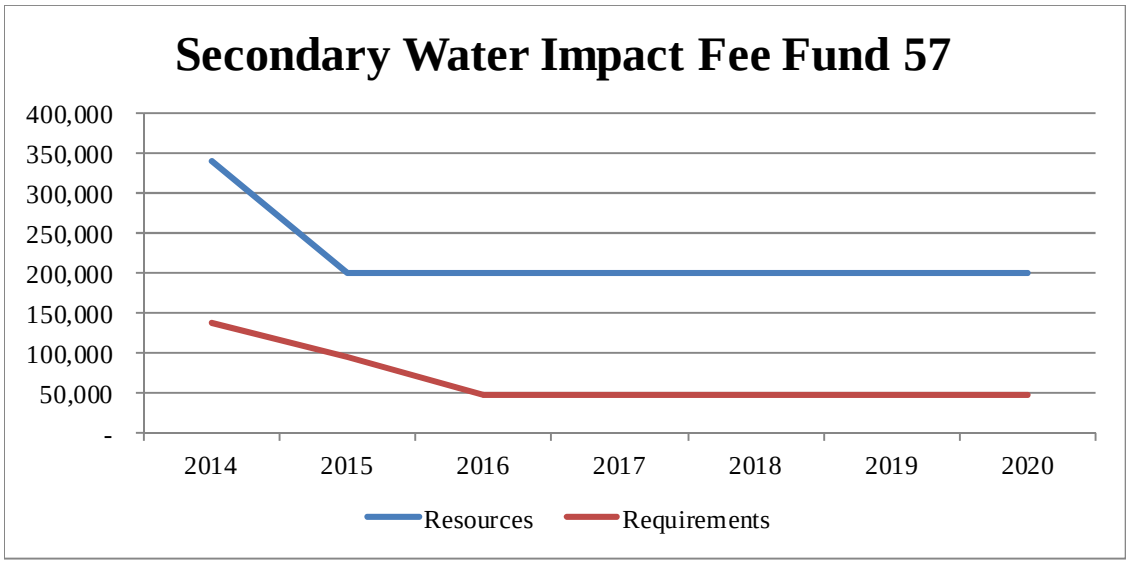


Figure 64 – Secondary Water Impact Fee Fund Resources and Requirements by Year

Sewer Utility Fund 52: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Charges for Services	2,300,286	2,186,500	2,336,500	2,383,230	2,430,895	2,479,512	2,529,103
Other Revenue	-	-	-	-	-	-	-
Fund Operating Revenues	**2,300,286**	**2,186,500**	**2,336,500**	**2,383,230**	**2,430,895**	**2,479,512**	**2,529,103**
% Change From Prior Period	**5%**	**-5%**	**7%**	**2%**	**2%**	**2%**	**2%**

Sewer Utility Fund 52: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Personnel	100,605	134,299	140,728	140,728	140,728	140,728	140,728
Materials, Supplies, and Services	1,380,286	1,652,271	1,646,585	1,646,585	1,646,585	1,646,585	1,646,585
Depreciation	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Administrative Charge	341,439	536,768	562,274	562,274	562,274	562,274	562,274
Total Fund Requirements	**1,822,330**	**2,323,338**	**2,349,587**	**2,349,587**	**2,349,587**	**2,349,587**	**2,349,587**
% Change From Prior Period	**0%**	**27%**	**1%**	**0%**	**0%**	**0%**	**0%**

Table 65 – Sewer Fund Resources and Requirements

The Sewer Utility is primarily managed by the Public Works and Utility Billing departments. Resources are expected to increase in 2016 due to growth in the number of customers. Fund requirements are expected to remain constant in FY 2016.

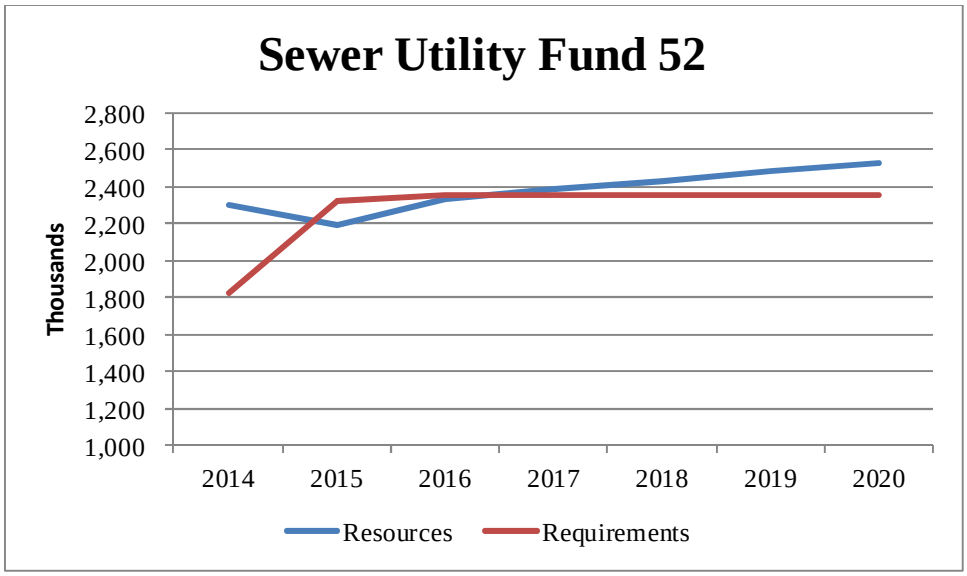


Figure 65 – Sewer Fund Resources and Requirements by Year

Wastewater Impact Fee Fund 53: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Impact Fee Revenue	431,115	3,300,000	300,000	303,000	306,030	309,090	312,181
Other Revenue	2,314	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Fund Operating Revenues	**433,429**	**3,300,000**	**300,000**	**303,000**	**306,030**	**309,090**	**312,181**
% Change From Prior Period	**-13%**	**661%**	**-91%**	**1%**	**1%**	**1%**	**1%**

Wastewater Impact Fee Fund 53: Requirements							
Major Object	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Capital Outlay	385,269	1,863	-	-	-	-	-
Developer Reimbursements	66,500	73,500	-	-	-	-	-
Depreciation	-	-	-	-	-	-	-
Total Fund Requirements	**451,769**	**75,363**	**-**	**-**	**-**	**-**	**-**
% Change From Prior Period	**18%**	**-83%**	**-100%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**

Table 66 – Wastewater Impact Fee Fund Resources and Requirements

Resources for the wastewater impact fee fund are expected to remain constant in 2016-2020.

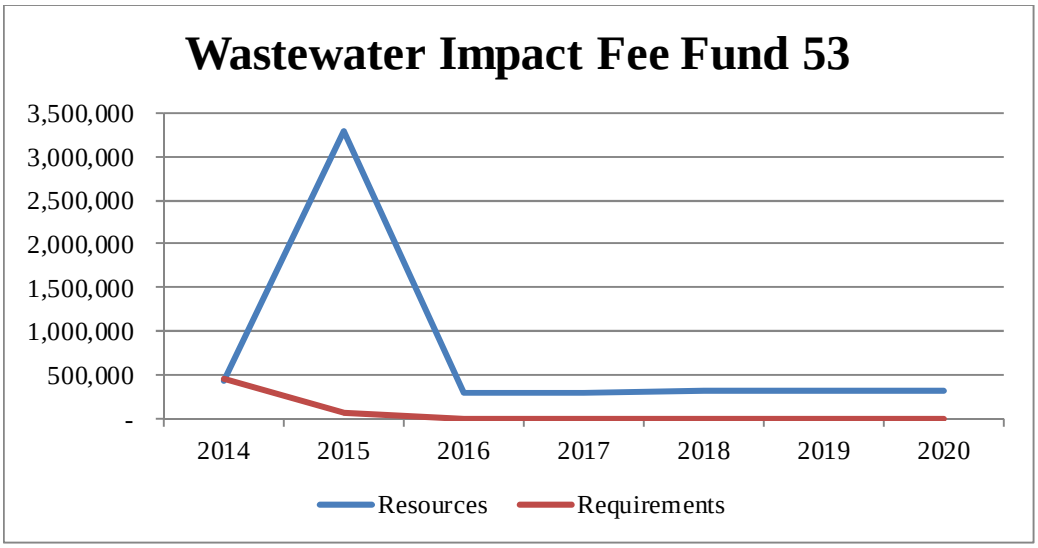


Figure 66 – Wastewater Impact Fee Fund Resources and Requirements by Year

Storm Drain Utility Fund 54: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Charges for Services	407,505	400,000	400,000	404,000	408,040	412,120	416,242
Other Revenue	1,357	235,554	174,064	465,440	217,385	104,607	847,686
Fund Operating Revenues	**408,863**	**635,554**	**574,064**	**869,440**	**625,425**	**516,727**	**1,263,928**
% Change From Prior Period	**6%**	**55%**	**-10%**	**51%**	**-28%**	**-17%**	**145%**

Storm Drain Fund 54: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Personnel	-	75,167	83,791	74,167	74,167	74,167	74,167
Materials, Supplies, and Services	4,750	45,397	44,397	44,397	44,397	44,397	44,397
Capital Outlay	19,765	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-	-
Transfers	(27,769)	(47,713)	(47,713)	(47,713)	(47,713)	(47,713)	(47,713)
Administrative Charge	209,377	287,085	323,164	323,164	323,164	323,164	323,164
Total Fund Requirements	**206,123**	**359,936**	**403,638**	**394,015**	**394,015**	**394,015**	**394,015**
% Change From Prior Period	**0%**	**75%**	**12%**	**-2%**	**0%**	**0%**	**0%**

Table – 67 Storm Drain Fund Resources and Requirements

The Storm Drain Utility Fund is managed primarily by the Public Works and Utility Billing departments. Resources are anticipated to increase in 2017. This is due to an increase in the number of customers. Requirements are also expected to increase with the market changes and increase in benefits in FY2016. In other revenue, the increase between 2019 and 2020 is due to beginning fund balance to be appropriated for projects, these are revenues that have been collected in previous years, but are budgeted the year the capital project will be taking place.

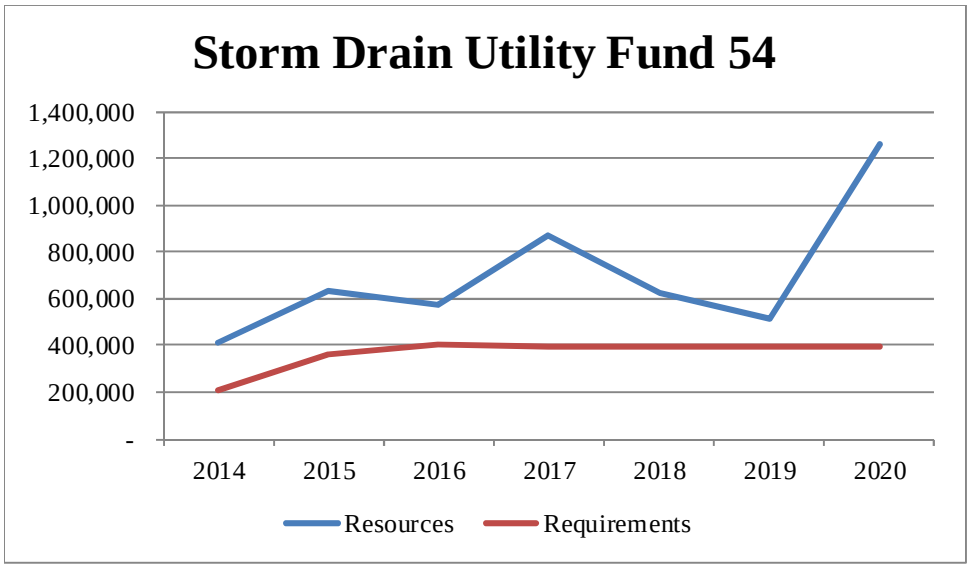


Figure 67 – Storm Drain Fund Resources and Requirements by Year

Storm Drain Capital Projects Fund 31: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Impact Fees	172,322	250,000	250,000	250,000	250,000	250,000	250,000
Interest Revenue	5,803	5,000	5,000	5,000	5,000	5,000	5,000
Vehicle Equipment Rent	-	-	-	-	-	-	-
Total Resources	**178,125**	**255,000**	**255,000**	**255,000**	**255,000**	**255,000**	**255,000**
% Change From Prior Period	**-32%**	**43%**	**0%**	**0%**	**0%**	**0%**	**0%**

Storm Drain Capital Projects Fund 31: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Capital Outlay	188,346	1,025,273	422,000	-	-	-	-
% Change From Prior Period	**1443%**	**444%**	**-59%**	**-100%**	**#DIV/0!**	**#DIV/0!**	**0%**

Table 68 – Storm Drain Capital Projects Fund Resources and Requirements

Resources for the storm water fund are expected to be constant in 2016 because impact fee revenue is expected to stay the same from 2015.

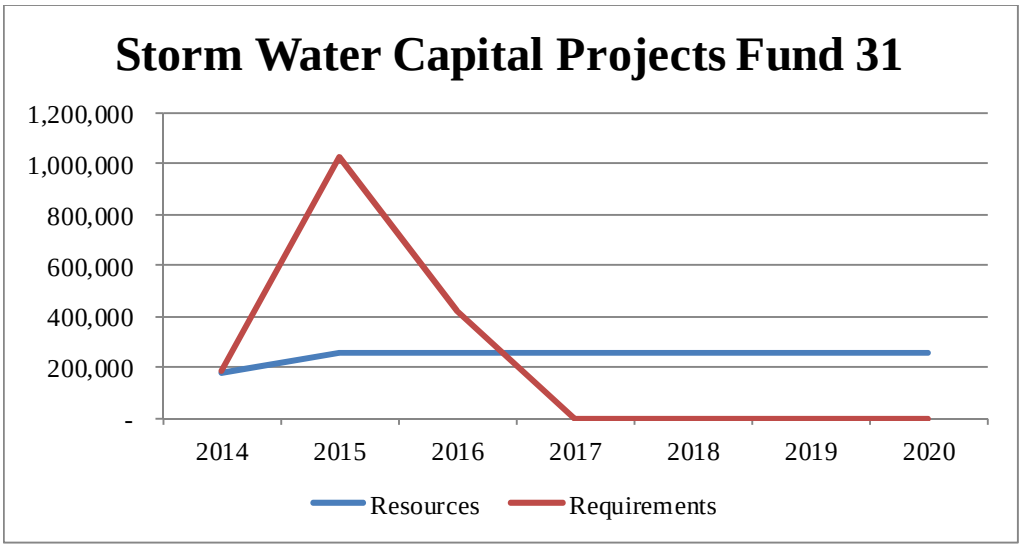


Figure 68 – Storm Drain Capital Projects Fund Resources and Requirements by Year

Garbage Utility Fund 55: Resources							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Charges for Services	896,600	851,785	880,000	888,800	897,688	906,665	915,732
% Change From Prior Period	**0%**	**-5%**	**3%**	**1%**	**1%**	**1%**	**1%**

Garbage Utility Fund 55: Requirements							
Major Object	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Actual	**Adj Budget**	**Budget**	**Plan**	**Plan**	**Plan**	**Plan**
Personnel	-	-	-	-	-	-	-
Materials, Supplies, and Services	986,030	733,370	747,371	761,788	776,496	791,500	806,805
Administrative Charge	37,769	50,293	50,293	51,299	52,325	53,371	54,439
Total Fund Requirements	**1,023,799**	**783,663**	**797,664**	**813,087**	**828,821**	**844,871**	**861,244**
% Change From Prior Period	**25%**	**-23%**	**2%**	**2%**	**2%**	**2%**	**2%**

Table 69 – Garbage Utility Fund Resources and Requirements

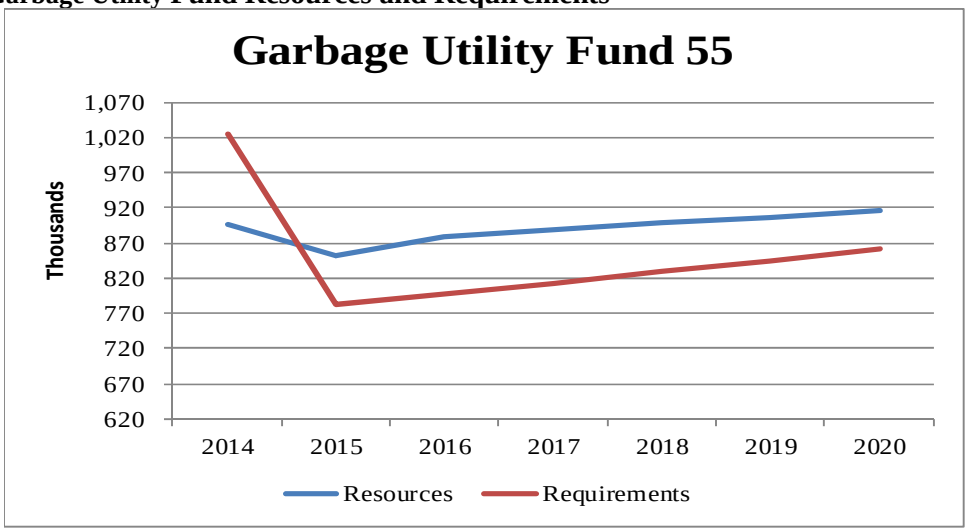


Figure 69 – Garbage Utility Fund Resources and Requirements by Year

POLICIES AND OBJECTIVES

POLICIES AND OBJECTIVES

This section of the Budget outlines the City's Policies and Objectives as they relate to the municipal budget. The City of Saratoga Springs recognizes its duty to its citizens and other interested parties to vigilantly account for public funds and resources. The Policies and Objectives hereinafter are set forth to establish guidelines for fiscal accountability, full disclosure, and planning. These financial management policies provide a basic framework for the overall fiscal management of the City. These policies represent a foundation to address changing circumstances and conditions, and to assist in the decision making process. In addition, these policies represent guidelines for evaluating both current and future activities.

The financial policies represent long-standing principles and practices that have enabled the City to maintain financial stability. The policies are reviewed annually to represent current public policy decisions. These policies are adopted annually by the Council as part of the budget process.

BUDGET ORGANIZATION

A. Through its financial plan (Budget), the City is committed do the following:

1. Identify citizens' needs for essential services.
2. Organize programs to provide essential services.
3. Establish program policies and goals that define the type and level of program services required.
4. List suitable activities for delivering program services.
5. Propose objectives for improving the delivery of program services.
6. Identify available resources and appropriate the resources needed to conduct program activities and accomplish program objectives.
7. Set standards to measure and evaluate the following:
   a. The output of program activities
   b. The accomplishment of program objectives
   c. The expenditure of program appropriations

B. All requests for increased funding or enhanced levels of service should be considered together during the budget process, rather than in isolation.

C. The City Council will review and amend appropriations, if necessary, during the fiscal year.

D. The City will use a multi-year format (five years for operations and capital improvement plan) to give a longer-range focus to its financial planning.

1. The emphasis of the budget process in the first year is on establishing expected levels of services, within designated funding levels, projected over a five-year period, with the focus on the budget.
2. The emphasis in the second year are reviewing necessary changes in the previous fiscal plan and developing long term goals and objectives to be used during the next three-year budget process. The focus is on the financial plan. In the second year, operational budgets will be adjusted to reflect unexpended balances from the first year and create the subsequent year's budget plan.

E. Through its financial plan, the City will strive to maintain structural balance; ensuring basic service levels are predictable and cost effective. A balance should be maintained between the services provided and the local economy's ability to pay.

F. The City will work to improve their program service levels and expenditures by insuring:

1. New/growth related service levels: The provision of new/growth related services should be offset with new or growth related revenues or a corresponding reduction in service costs in other areas.
2. Fee dependent services: If fees do not cover the services provided, Council should consider which of the following actions to take: 1) reduce services, 2) increase fees, or 3) determine the appropriate subsidy level of the general fund.
3. Consider all requests at once: Council should consider requests for service level enhancements or increases as part of the budget process, rather than in isolation.
4. Consider ongoing costs associated with one-time purchases/expenditures: Significant ongoing costs, such as insurance, taxes, utilities, and maintenance should be determined before an initial purchase is made or a capital project is constructed. Capital and program decisions should not be made unless staff has provided a five-year analysis of ongoing maintenance and operational costs where applicable.
5. Re-evaluate decisions: Political, economic, and legal changes necessitate reevaluation to ensure Council goals are being met. Staff and Council should use the budget process to review programs.
6. New service implementation: Prior to implementing a new service, the City Council should consider a full assessment of staffing and funding requirements.
7. Benchmarking and performance measurement: The City will strive to measure its output and performance.

G. The City will strive to improve productivity, though not by the single-minded pursuit of cost savings. The concept of productivity should emphasize the importance of ***quality*** and ***quantity*** of output as well as ***quantity*** of resource input.

GENERAL REVENUE MANAGEMENT

A. The City will seek to maintain a diversified and stable revenue base to protect it from short-term fluctuations in any one-revenue source.

B. The City will make all current expenditures with current revenues, avoiding procedures that balance current budgets by postponing needed expenditures, accruing future revenues, or rolling over short-term debt.

C. One-time revenue sources will not be used for ongoing expenses unless specifically approved by the City Council.

POLICIES AND OBJECTIVES

USER FEE COST RECOVERY GOALS

A. **User Fee Cost Recovery Levels.** In establishing user fees and cost recovery levels, the following factors will be considered:

1. **Community-Wide versus Special Benefit.** The level of user fee cost recovery should consider the community-wide versus special service nature of the program or activity. The use of general purpose revenues is appropriate for community-wide services, while user fees are appropriate for special benefit purposes to easily identified individuals or groups.

2. **Service Recipient versus Service Driver.** After considering community-wide versus special benefit of the service, the concept of service recipient versus service driver should also be considered. For example, it could be argued that the applicant is not the beneficiary of the City's development review efforts; the community is the primary beneficiary. However, the applicant is the driver of development review costs, and as such, cost recovery from the applicant is appropriate.

3. **Effect of Pricing on the Demand for Services.** The level of cost recovery and related pricing of services can significantly affect the demand and subsequent level of services provided. At full cost recovery, this has the specific advantage of ensuring that the City is providing services for which there is genuinely a market that is not overly stimulated by artificially low prices. Conversely, high levels of cost recovery will negatively impact on the delivery of services to lower income groups. This negative feature is especially pronounced and works against public policy, if the services are specifically targeted to low income groups.

4. **Feasibility of Collection and Recovery**. Although it may be determined that a high level of cost recovery may be appropriate for specific services, it may be impractical or too costly to establish a system to identify and charge the user. Accordingly, the feasibility of assessing and collecting charges should also be considered in developing user fees, especially if significant program costs are intended to be financed from that source.

5. **Factors Favoring Low Cost Recovery Levels**. Low cost recovery levels are appropriate under the follow circumstances:

    a. There is no intended relationship between the amount paid and the benefit received. Almost all "social service" programs fall into this category as it is expected that one group will subsidize another.
    b. Collecting fees is not cost-effective or will significantly impact the efficient delivery of the service.
    c. There is no intent to limit the use of (or entitlement to) the service. Again, most "social service" programs fit into this category as well as public safety (police and fire) emergency response services. Historically, access to neighborhood and community parks would also fit into this category.

d. The service is non-recurring, generally delivered on a "peak demand" or emergency basis, cannot reasonably be planned for on an individual basis, and is not readily available from a private sector source. Many public safety services also fall into this category.
e. Collecting fees would discourage compliance with regulatory requirements and adherence is primarily self-identified, and as such, failure to comply would not be readily detected by the City. Many small-scale licenses and permits might fall into this category.

6. Factors Favoring High Cost Recovery Levels. The use of service charges as a major source of funding service levels is especially appropriate under the following circumstances:

a. The service is similar to services provided through the private sector. An example of this is the City's water and sewer fund.
b. Other private or public sector alternatives could or do exist for the delivery of the service.
c. For equity or demand management purposes, it is intended that there be a direct relationship between the amount paid and the level and cost of the service received.
d. The use of the service is specifically discouraged. Police responses to disturbances or false alarms might fall into this category.
e. The service is regulatory in nature and voluntary compliance is not expected to be the primary method of detecting failure to meet regulatory requirements. Building permit, plan checks, and subdivision review fees for large projects would fall into this category.

7. General Concepts Regarding the Use of Service Charges. The following general concepts will be used in developing and implementing service charges:

a. Revenues should not exceed the reasonable cost of providing the service. When setting service charges, consideration will be given for the reserves necessary to shield the service during an economic downturn or extraordinary events.
b. Cost recovery goals should be based on the total cost of delivering the service, including direct costs, departmental administration costs, and organization-wide support costs such as accounting, personnel, data processing, vehicle maintenance, and insurance.
c. The method of assessing and collecting fees should be as simple as possible in order to reduce the administrative cost of collection.
d. Rate structures should be sensitive to the "market" for similar services as well as to smaller, infrequent users of the service.
e. A unified approach should be used in determining cost recovery levels for various programs based on the factors discussed above.

8. **Low Cost-Recovery Services.** Based on the criteria discussed above, the following types of services should have very low cost recovery goals. In selected circumstances, there may be specific activities within the broad scope of services provided that should have user charges associated with them. However, the primary source of funding for the operation as a whole should be general purpose revenues, not user fees.

   a. Delivering public safety emergency response services such as police and fire services.
   b. Maintaining and developing public facilities that are provided on a uniform, communitywide basis such as streets, parks, and general purpose buildings.
   c. Providing social service programs and economic development activities.

9. **Recreation Programs**. The following cost recovery policies apply to the City's recreation programs:

   a. Cost recovery for activities directed to adults should be relatively high.
   b. Cost recovery for activities directed to youth and seniors should be relatively low. In those circumstances where services are similar to those provided in the private sector, cost recovery levels should be higher. Although ability to pay may not be a concern for all youth and senior participants, these are desired program activities, and the cost of determining need may be greater than the cost of providing a uniform service fee structure to all participants. Further, there is a community-wide benefit in encouraging high-levels of participation in youth and senior recreation activities regardless of financial status.
   c. Cost recovery goals for recreation activities guidelines are set as follows:

      High-Range Cost Recovery Activities (80% to 100%)
      1. Classes (Adult & Youth)
      2. Adult athletics (volleyball, basketball, softball, baseball)
      3. Facility rentals

      Mid-Range Cost Recovery Activities (50% to 80%)
      4. Special events (5k run, other City-sponsored special events)
      5. Minor league baseball
      6. Youth basketball

      Low-Range Cost Recovery Activities (0 to 50%)
      7. Youth services
      8. Senior services

   d. For cost recovery activities of less than 100%, there should be a differential in rates between residents and non-residents when administratively feasible.

e. Charges will be assessed for use of ball fields, special-use areas, and recreation equipment for activities not sponsored or co-sponsored by the City. Such charges will generally conform to the fee guidelines described above.

f. A vendor charge of at least 10 % of gross income will be assessed from individuals or organizations using City facilities for money-making activities.

g. The Recreation Department will consider waiving fees only when the City Manager determines in writing that an undue hardship exists.

10. Development Review Programs. The following cost recovery policies apply to the development review programs:

a. Services provided under this category include:

1. Planning (planned development permits, tentative tract and parcel maps, rezoning, general plan amendments, variances, use permits).
2. Building and safety (building permits, structural plan checks, inspections).
3. Engineering (public improvement plan checks, inspections, subdivision requirements, encroachments).
4. Fire plan check.

b. Cost recovery for these services should generally be very high. The City's cost recovery goal shall be 100%.

c. However, in charging high cost recovery levels, the City shall clearly establish and articulate standards for its performance in reviewing developer applications to ensure that there is "value for cost".

11. Comparability with Other Communities. In setting user fees, the City should consider fees charged by other agencies in accordance with the following criteria:

a. Surveying the comparability of the City's fees to other communities provides useful background information in setting fees for several reasons:

1. They reflect the "market" for these fees and can assist in assessing the reasonableness of the City’s fees.
2. If prudently analyzed, they can serve as a benchmark for how cost-effectively the City provides its services.

b. However, fee surveys should never be the sole or primary criteria in setting City fees as there are many factors that affect how and why other communities have set their fees at their levels. For example:

1. What level of cost recovery is their fee intended to achieve compared with our cost recovery objectives?
2. What costs have been considered in computing the fees?

3. When was the last time that their fees were comprehensively evaluated?
4. What level of service do they provide compared with our service or performance standards?
5. Is their rate structure significantly different than ours and what is it intended to achieve?

These can be very difficult questions to address in fairly evaluating fees among different communities. As such, the comparability of our fees to other communities should be one factor among many that is considered in setting City fees.

ENTERPRISE FUND FEES AND RATES

A. **Fees and Rates.** The City will set fees and rates at levels which fully cover the total direct and indirect costs—including operations, capital outlay, and debt service of the following enterprise programs: water, sewer, refuse, and storm drain. Adequate reserves will also be considered when setting fees and rates.

B. **Franchise and In-Lieu Fees.** The City will treat the enterprise funds in the same manner as if they were privately owned and operated. In addition to setting rates at levels necessary to fully cover the cost of providing water and sewer service, charging reasonable franchise and property tax in-lieu fees will be considered. Franchise fees will be considered for water, sewer, garbage, and storm drain.

C. **Ongoing Rate Review.** The City will review and update fees and rate structures at least annually to ensure that they remain appropriate and equitable based on factors such as the impacts of inflation, other cost increases, the adequacy of coverage of costs, and current competitive rates.

BALANCED BUDGET POLICY

Per state law, the City is required to pass a balanced budget annually. The City considers a budget balanced when beginning fund balance (revenues on hand at the beginning of the year) and revenues received during the year are equal to the expenditures for the year and the ending fund balance (or the revenues on hand at the end of the year).

CAPITAL FINANCING AND DEBT MANAGEMENT

Capital Financing

A. The City will consider the use of debt financing only for one-time, capital improvement projects and only under the following circumstances:

1. When the project's useful life will exceed the term of the financing.
2. When project revenues or specific resources will be sufficient to service the long term debt.

B. Debt financing will not be considered appropriate for any recurring purpose such as current operating and maintenance expenditures. The issuance of short-term instruments such as revenue, tax, or bond anticipation notes is excluded from this limitation.

C. Capital improvements will be financed primarily through user fees, service charges, assessments, special taxes, impact fees, or developer agreements when benefits can be specifically attributed to users of the facility.

D. The City will use the following criteria to evaluate pay-as-you-go versus long-term financing for capital improvement funding:

Factors That Favor Pay-As-You-Go

1. When current revenues and adequate fund balances are available or when project phasing can be accomplished.
2. When debt levels adversely affect the City's credit rating.
3. When market conditions are unstable or present difficulties in marketing.

Factors That Favor Long-Term Financing

1. When revenues available for debt service are deemed to be sufficient and reliable so that long-term financing can be marketed with investment grade credit ratings.
2. When the project securing the financing is of the type which will support an investment grade credit rating.
3. When market conditions present favorable interest rates and demand for City financing.
4. When a project is mandated by state or federal requirements and current revenues and available fund balances are insufficient.
5. When the project is immediately required to meet or relieve capacity needs.
6. When the life of the project or asset financed is 10 years or longer.
7. Spread the cost of the asset to those who benefit from it now and in the future
8. Acquire assets as needed rather than wait until sufficient cash has built up.

Factors That Favor Short-Term Financing

1. To meet interim financing needs of construction projects if the full cost of the project is not yet known.
2. Borrow short-term and refinance with long-term debt once a project is completed. Used when issuer believes that market conditions favor delaying issuance of long-term bonds is more advantageous, i.e. falling long-term rates.

Debt Management

A. The City will not obligate the General Fund to secure long-term financing except when marketability can be significantly enhanced and/or interest rates can be decreased.

B. Direct debt will not exceed 4 % of assessed valuation.

C. An internal feasibility analysis will be prepared for each long-term financing activity that analyzes the impact on current and future budgets for debt service and operations. This analysis will also address the reliability of revenues to support debt service.

D. The City will generally conduct financing on a competitive basis. However, negotiated financing may be used due to market volatility or the use of an unusual or complex financing or security structure.

E. The City will seek an investment grade rating (Baa/BBB or greater) on any direct debt and credit enhancements, such as letters of credit or insurance, when necessary for marketing purposes, availability, and cost-effectiveness.

F. The City will annually monitor all forms of debt, coinciding with the City's budget preparation and review process, and report concerns and remedies, if needed, to the Council.

G. The City will diligently monitor its compliance with bond covenants and ensure its adherence to federal arbitrage regulations.

H. The City will maintain good communications with bond rating agencies regarding its financial condition. The City will follow a policy of full disclosure on every financial report and bond prospectus:

- Purposes for which debt will be issued
- Types of debt that may be issued
- Limitations on indebtedness
- Debt maturity schedule or other structural features
- Method of sale
- Method of selecting consultants and professionals
- Refunding policies
- Disclosure practices

Purpose of this debt policy is to integrate the issuance of debt and other financing sources with the City's long-term planning and objectives and provide guidance on acceptable levels of indebtedness.

Policies flexible to permit City to take advantage of market opportunities or to respond to changing conditions without jeopardizing essential public services.

POLICIES AND OBJECTIVES

FUND BALANCE AND RESERVES

General Fund. Section 10-6-116 of the Utah Code limits the accumulated balance or reserves that may be retained in the General Fund. The use of the balance is restricted as well. General Fund balance retained cannot exceed 25 % of estimated total ensuing year's budgeted fund revenues and may be used for the following purposes only:

A. To provide working capital to finance expenditures from the beginning of the budget year until other revenue sources are collected;
B. To provide resources to meet emergency expenditures in the event of fire, flood, earthquake, etc.; and
C. To cover a pending year-end excess of expenditures over revenues from unavoidable shortfalls in revenues.

Utah Code further limits the minimum General Fund balance to be maintained at 5 % of the total, estimated, ensuing years budgeted revenues. No appropriations may be made against the 5 % mandated minimum.

The General Fund balance reserve is an important factor in the City's ability to respond to unforeseen and unavoidable emergencies and revenue shortfalls. Alternative uses of excess fund balance must be carefully weighed. Over the next two years, the City will strive to maintain the General Fund Balance at the legal maximum of 25 %. The City Council may appropriate fund balance as needed to balance the budget for the current fiscal year as in compliance with State Law. Provision will be made to transfer any remaining General Fund balance to the City's Capital Improvement Projects Fund to be designated for projects included in the City's Capital Facilities Plan.

In the General Fund, any fund balance in excess of projected balance at year end will be appropriated to the current year budget as necessary. The money will be allocated to building the reserve for capital expenditures, including funding equipment replacement reserves and other capital projects determined to be in the best long-term interest of the City.

Capital Improvement Funds
The City may, in any budget year, appropriate from estimated revenues or fund balances to a reserve for capital improvements, for the purpose of financing future specific capital improvements under a formal long-range capital plan adopted by the governing body.

A. The City will establish and maintain an equipment replacement program to provide for timely replacement of vehicles and equipment. The amount added to this fund, by annual appropriation, will be the amount required to maintain the fund at the approved level after credit for the sale of surplus equipment and interest earned by the replacement program.

B. The City will establish and maintain a computer replacement program to provide for timely replacement of computer equipment. The amount added to this fund, by annual appropriation will be the amount required to maintain the fund at the approved level after credit for the sale of surplus equipment and interest earned by the replacement program.

C. The City may accumulate funds, as it deems appropriate for capital and equipment replacement costs.

D. The City will, prior to making capital project appropriations, consider any and all operational and maintenance costs associated with said project to determine fiscal impacts on current and future budgets.

Enterprise Funds
The City will maintain a balance in the Enterprise Funds equal to at least the minimum debt ratio requirements identified in its bond obligations.

A. This level is considered the minimum level necessary to maintain the City's credit worthiness and to adequately provide for the following:

1. Economic uncertainties, local disasters, and other financial hardships or downturns in the local or national economy
2. Contingencies for unseen operating or capital needs
3. Cash flow requirements

B. In addition to the designations noted above, fund balance levels will be sufficient to meet the following:

1. Funding requirements for projects approved in prior years that are carried forward into the new year;
2. Debt service reserve requirements;
3. Reserves for encumbrances; and
4. Other reserves or designations required by contractual obligations or generally accepted accounting principles.

RECESSION / REVENUE SHORTFALL PLAN

A. The City intends to establish a plan, including definitions, policies, and procedures to address financial conditions that could result in a net shortfall of revenues and resources as compared to requirements. The Plan is divided into the following three components:

Indicators - Serve as warnings that potential budgetary impacts are increasing in probability. The City will monitor major revenue sources such as sales and franchise tax, property tax, and building permits, as well as inflation factors and national and state trends. A set of standard indicators will be developed.

Phases - Serve to classify and communicate the severity of the situation, as well as identify the actions to be taken at the given phase.

Actions - Preplanned steps to be taken in order to prudently address and counteract the anticipated shortfall.

B. The recession plan and classification of the severity of the economic downturn will be used in conjunction with the City's policy regarding the importance of maintaining reserves to address economic uncertainties. As any recessionary impact reduces the

City's reserves, corrective action will increase proportionately. Following is a summary of the phase classifications and the corresponding actions that may be taken.

1. **ALERT: A reduction in total budgeted revenues of 2%.** The actions associated with this phase would best be described as delaying expenditures where reasonably possible, while maintaining the "Same Level" of service. Each department will be responsible for monitoring its individual budgets to ensure only essential expenditures are made.

2. **MINOR: A reduction in total budgeted revenues of 3%.** The objective at this level is still to maintain "Same Level" of service where possible. Actions associated with this level would be as follows:
   a. Implementing the previously determined "Same Level" Budget.
   b. Intensifying the review process for large items such as contract services, consulting services, and capital expenditures, including capital improvements.
   c. Closely scrutinizing hiring for vacant positions, delaying the recruitment process, and using temporary help to fill in where possible.

3. **MODERATE: A reduction in total budgeted revenues of 4 to 5%.** Initiating cuts of service levels by doing the following:
   a. Requiring greater justification for large expenditures.
   b. Deferring capital expenditures.
   c. Reducing CIP appropriations from the affected fund.
   d. Hiring to fill vacant positions only with special justification and authorization.
   e. Closely monitoring and reducing operating and capital expenditures.

4. **MAJOR: A reduction in total budgeted revenues of 6% or more.** Implementation of major service cuts:
   a. Instituting a hiring freeze.
   b. Reducing the temporary work force.
   c. Deferring wage increases.
   d. Further reducing operating and capital expenditures.
   e. Preparing a strategy for reduction in force.

5. **CRISIS: Reserves must be used to cover operating expenses**
   a. Implementing reduction in force or other personnel cost-reduction strategies.
   b. Eliminate programs/services.
   c. Eliminate/defer capital improvements.

C. If an economic uncertainty is expected to last for consecutive years, the cumulative effect of the projected reduction in reserves will be used for determining the appropriate phase and corresponding actions.

POLICIES AND OBJECTIVES

CAPITAL IMPROVEMENT MANAGEMENT

A. The public Capital Improvement Plan (CIP) will include the following:
   1. Public improvement projects that cost more than $10,000.
   2. Capital purchases of new vehicles or equipment (other than the replacement of existing vehicles or equipment) that cost more than $10,000.
   3. Capital replacement of vehicles or equipment that individually cost more than $50,000.
   4. Any project that is to be funded from building-related impact fees.
   5. Alteration, ordinary repair, or maintenance necessary to preserve a public improvement (other than vehicles or equipment) that cost more than $25,000.

B. The purpose of the CIP is to systematically plan, schedule, and finance capital projects to ensure cost-effectiveness, as well as conformance with established policies. The CIP is a five year plan, reflecting a balance between capital replacement projects that repair, replace, or enhance existing facilities, equipment or infrastructure and capital facility projects that significantly expand or add to the City's existing fixed assets or infra-structure.

C. The Impact Fees Act requires that a city or district serving a population of 5,000 or greater have a Capital Facilities Plan prepared in coordination and compliance with its General Plan that identifies the demands that will be placed upon the existing and future facilities by new development and the means that the City will use to accommodate the additional demand. A Capital Facilities Plan, completed in compliance with Utah State legislation, has been prepared and will be adopted in conjunction with the Impact Fee Ordinance and Impact Fee Analysis.

   The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, as described below, and clearly detail all cost components and the methodology used to calculate each impact fee.

   The Impact Fees Act requires that the written analysis include a Proportionate Share Analysis which is intended to equitably divide the capacity and costs of each facility identified in the Capital Facilities Plan between future and existing users relative to the benefit each group will receive from the improvement.

   Fees are collected to pay for capital facilities owned and operated by the City (including land and water rights) and to address impacts of new development on the following service areas: water, streets, public safety, recreation, and open space/parks. The fees are not used for general operation or maintenance. The fees are established following a systematic assessment of the capital facilities required to serve new development. The city will account for these fees to ensure that they are spent within six years, and only for eligible capital facilities. In general, the fees first collected will be the first spent. During the budget review process, adjustments to impact fee related projects may need to be made. Any changes made to these projects

should be updated in the impact fee analysis and included in future impact fee studies.

HUMAN RESOURCE MANAGEMENT

A. The City will manage the growth of the regular employee work force without reducing levels of service or augmenting ongoing regular programs with temporary employees, except as provided in sections E and F below.

B. The budget will fully appropriate the resources needed for authorized regular staffing and limit programs to the regular staffing authorized.

C. Staffing and contract service cost ceilings will limit total expenditures for regular employees, temporary employees, and independent private contractors hired to provide operating and maintenance services.

D. Regular employees will be the core work force and the preferred means of staffing ongoing, year-round program activities that should be performed by City employees, rather than independent contractors. The City will strive to provide competitive compensation and benefit schedules for its authorized regular work force. Each regular employee will do the following:

1. Fill an authorized regular position.
2. Receive salary and benefits consistent with the compensation plan, state compensation laws and federal laws.

E. To manage the growth of the regular work force and overall staffing costs, the City will follow these procedures:

1. The City Council will authorize all regular positions.
2. The Human Resources Department will coordinate the hiring of all regular and temporary employees. The City Manager will approve the hiring of the final candidate.
3. All requests for additional regular positions will include evaluations of the following:

    a. The necessity, term, and expected results of the proposed activity.
    b. Staffing and materials costs including salary, benefits, equipment, uniforms, clerical support, and facilities.
    c. The ability of private industry to provide the proposed service.
    d. Additional revenues or cost savings that may be realized.
    e. Periodically, and prior to any request for additional regular positions, programs will be evaluated to determine if they can be accomplished with fewer regular employees.

F. Temporary employees will include all employees other than regular employees, elected officials, appointed officials and volunteers. Temporary employees will augment regular

City staffing only as extra-help employees, seasonal employees, and work-study assistants. The City will encourage the use of temporary employees to meet peak workload requirements, fill interim vacancies, and accomplish tasks where less than regular, year-round staffing is required.

G. Contract employees will have written contracts and do not receive regular City employee benefits. Contract employees will occasionally be used to staff programs with unusual operational characteristics or certification requirements, such as recreation programs. The services of contract employees will be discontinued upon completion of the assigned project, program, or activity.

H. The hiring of temporary employees will not be used as an incremental method for expanding the City's regular work force.

I. Independent contractors will not be considered City employees. Independent contractors may be used in the following two situations:

1. Short-term, peak workload assignments to be accomplished through the use of personnel contracted through an outside temporary employment agency (OEA). In this situation, it is anticipated that City staff will closely monitor the work of OEA employees and minimal training will be required; however, they will always be considered the employees of the OEA, and not the City. All placements through an OEA will be coordinated through the Human Resources Department and subject to the approval of the City Manager.

2. Construction of public works projects and the provision of operating, maintenance, or specialized professional services not routinely performed by City employees. Such services will be provided without close supervision by City staff, and the required methods, skills, and equipment will generally be determined and provided by the contractor.

J. Department Heads will be responsible to:

1. Ensure that work is not performed by an independent contractor until:
   a. A written contract between the City and the contractor has been entered into and signed by both parties.
   b. The City Recorder has received the contract.
   c. The signed written contract has been co-signed by the City Manager.
   d. Funds have been budgeted for the project.

2. Each contract with an independent contractor should contain indemnity/hold harmless clauses, which provide that:
   a. All contracts must contain indemnity and defense provisions in which the contractor assumes all liability arising out of work performed by the contractor or their officers, employees, agents, and volunteers.
   b. All independent contractors must provide evidence that they have acquired

and maintain comprehensive general liability coverage, including liability insurance covering the contract concerned, prior to the execution of the contract.

c. The City and its officials, employees, agents and volunteers must be named as "additional insured" on the liability insurance policy.

3. Each contract with an independent contractor should contain provisions that ensure the contractor is carrying workers' compensation insurance coverage. The City shall require evidence of Workers Compensation insurance (or evidence of qualified self- insurance) from all contractors.

CONTRACTING AND PURCHASING POLICY

Purpose. These rules are intended to provide a systematic and uniform method of purchasing goods and services for the City. The purpose of these rules is to ensure that purchases made and services contracted are in the best interest of the public and acquired in a cost-effective manner.

Authority of City Manager or Designee. The City Manager or designate shall be responsible for the following:

1. Ensure all purchases for services comply with these rules;
2. Review and approve all purchases of the City;
3. Establish and amend procedures for the efficient and economical management of the contracting and purchasing functions authorized by these rules. Such procedures shall be in writing and on file in the office of the manager as a public record;
4. Maintain accurate and sufficient records concerning all City purchases and contracts for services;
5. Maintain a list of contractors for public improvements and personal services who have made themselves known to the City and are interested in soliciting City business;
6. Make recommendations to the City Council concerning amendments to these rules.

General Policies. All City purchases for goods and services and contracts for goods and services shall be subject to the following:

1. No contract or purchase shall be so arranged, fragmented, or divided with the purpose or intent to circumvent these rules.
2. No purchase shall be contracted for, or made, unless sufficient funds have been budgeted in the year for which funds have been appropriated.
3. All purchases of capital assets and services in excess of $25,000 must be awarded through a formal sealed bidding process.
4. When it is advantageous to the City, annual contracts for services and supplies regularly purchased should be initiated.
5. All purchases and contracts in excess of $5,000 must be approved by the City Manager. Amounts to be paid by the City of less than $5,000, may be approved and authorized by the respective department heads consistent with other city procurement policies and procedures.

6. The City Attorney prior to entering into any such contract shall review all contracts for services.
7. The following items require City Council approval unless otherwise exempted in these following rules:
   a. All contracts (as defined) over $25,000.
   b. All contracts and purchases awarded through the formal bidding process.
   c. Accumulated "change orders" which would overall increase a previously approved contract by:
      i. The lesser of 20% or $25,000 for contracts of $250,000 or less;
      ii. More than 10% for contracts over $250,000.

8. Acquisition for undertaking building improvement or public works projects may require public requests for bids (UCA 11-39-103).
   a. All contracts for *building improvements* over the amount specified by state code, specifically:
      i. For each year after 2003 ($40,000 for the year 2003), the amount of the bid limit for the previous year, plus an amount calculated by multiplying the amount of the bid limit for the previous year by the lesser of 3 % or the actual % change in the CPI during the previous calendar year.
   b. All contracts for *public works projects* over the amount specified by state code, specifically:
      i. For each year after 2003 ($125,000 for the year 2003), the amount of the bid limit for the previous year, plus an amount calculated by multiplying the amount of the bid limit for the previous year by the lesser of 3 % or the actual % change in the CPI during the previous calendar year.
   c. Contracts for grading, clearing, demolition or construction undertaken by the Community Redevelopment Agency shall adhere to the procedures prescribed by State law.

9. Amounts to be paid by the City of less than $5,000 that are budgeted, may be approved and authorized by the respective department heads. Purchases under this policy must be allocated in the specific budget.

Exceptions. Certain contracts for goods and services shall be exempt from bidding provisions. The manager shall determine whether or not a particular contract or purchase is exempt as set forth herein.

1. Emergency contracts which require prompt execution of the contract because of an imminent threat to the safety or welfare of the public, of public property, or of private property; circumstances which place the City or its officers and agents in a position of serious legal liability; or circumstances which are likely to cause the City to suffer financial harm or loss, the gravity of which clearly outweighs the benefits of competitive bidding in the usual manner. The City Council shall be notified of any emergency contract that would have normally required their approval as soon as reasonably possible. The City Council shall ratify any emergency contract at the earliest possible time.

2. Purchases made from grant funds must comply with all provisions of the grant.

General Rules

1. **Purchases of Materials, Supplies and Services** are those items regularly purchased and consumed by the City. These items include, but are not limited to, office supplies, janitorial supplies, and maintenance contracts for repairs to equipment, asphalt, printing services, postage, fertilizers, pipes, fittings, and uniforms. These items are normally budgeted within the operating budgets. Purchases of this type do not require "formal" competitive quotations or bids.

2. **Purchases of Capital Assets** are "equipment type" items which would be included in a fixed asset accounting system having a material life of one year or more and costing in excess of $5,000. These items are normally budgeted within the normal operating budgets. Purchases of this type do not require "formal" bids. Attempt shall be made to obtain at least three written quotations on all purchases of this type.

3. **Contracts for Professional Services** are usually contracts for services performed by an independent contractor in a professional capacity that produces a service predominately of an intangible nature. These include, but are not limited to, the services of an attorney, physician, engineer, accountant, architectural consultant, technical analyst, dentist, artist, appraiser or photographer.

   Professional service contracts are exempt from competitive bidding. The selection of professional service contracts shall be based on an evaluation of the services needed the abilities of the contractors, the uniqueness of the service and the general performance of the contractor. The lowest quote need not necessarily be the successful contractor. Usually, emphasis will be placed on quality, with cost being the deciding factor when everything else is equal. The manager shall determine which contracts are professional service contracts and may bid professional services as approved. Major professional service contracts ($25,000 and over) must be approved by the City Council.

4. **Conflicts of Interest.** All contracts or transactions for goods or services, in which the contracting or transaction party is an employee or related to an employee of the City, must be competitively bid.

5. **Contracts for Public Improvements** are usually those contracts for the construction or major repair of roads, highways, parks, water lines and systems (i.e. Public Works Projects); and buildings and building additions (i.e. Building Improvements). Where a question arises as to whether or not a contract is for public improvement, the manager shall make the determination.

6. **Minor public improvements (less than the amount specified by state code).** The department shall make an attempt to obtain at least three written competitive quotations. A written record of the source and the amount of the quotations must be kept. The manager may require formal bidding if it is deemed to be in the best interest of the City.

7. **Major public improvements (greater than or equal to the amount specified by state code).** Unless otherwise exempted, all contracts of this type require competitive bidding.

Bidding Provisions

1. **Bid Specifications.** Specifications for public contracts shall not expressly or implicitly require any product by any brand name or make, nor the product of any particular manufacturer or seller, unless the product is exempt by these regulations or the City Council.

2. **Advertising Requirements.** An advertisement for bids is to be published at least once in a newspaper of general circulation and in as many additional issues, publications, and locations as the manager may determine, at least five days prior to the opening of bids. Advertising for bids relating to Class B and C road improvement projects shall be published in a newspaper of general circulation in the county at least once a week for three consecutive weeks.

All advertisements for bids shall state the following:

a. The date and time after which bids will not be accepted;
b. The date that pre-qualification applications must be filed, and the class or classes of work for which bidders must be pre-qualified if pre-qualification is a requirement;
c. The character of the work to be done or the materials or things to be purchased;
d. The office where the specifications for the work, material or things may be seen;
e. The name and title of the person designated for receipt of bids;
f. The type and amount of bid security if required;
g. The date, time, and place that the bids will be publicly opened.
h. The City retains the right to accept/reject/modify all or a portion of all bids.
i. The City will not reimburse bidders for bid related expenses.
j. The City reserves the right to accept or reject all or a portion of any bid as the City determines to be in its best interest.

3. **Requirements for Bids.** All bids made to the city shall comply with the following requirements:

a. In writing;
b. Filed with the manager or his designee;
c. Opened publicly by the manager or designee at the time designated in the advertisement and filed for public inspection;
d. Have the appropriate bid security attached, if required.
e. “Sealed” bids does not preclude acceptance of electronically sealed and submitted bids or proposals in addition to bids or proposals manually sealed and submitted.

4. **Award of Contract.** After bids are opened, and a determination made that a contract be awarded, the award shall be made to the lowest responsible bidder or the bid as stipulated in the published RFP.

The successful bidder shall promptly execute a formal contract and, if required, deliver a bond, cashier's check, or certified check to the Treasurer in a sum equal to the contract price, together with proof of appropriate insurance. Upon execution of the contract, bond, and insurance, the bid security shall be returned. Contractors have no more than seven (7) business days to execute a formal contract with the City. Failure to execute the contract, bond, or insurance shall result in forfeit of the bid security.

5. **Rejection of Bids.** The manager or the City Council may reject any bid not in compliance with all prescribed requirements. The City also reserves the right to reject all or a portion of any and all bids if it is determined to be in the best interest of the City.

6. **Disqualification of Bidders.** The manager, upon investigation, may disqualify a bidder if he or she does not comply with any of the following:

   a. The bidder does not have sufficient financial ability to perform the contract;
   b. The bidder does not have equipment available to perform the contract;
   c. The bidder does not have key personnel available, of sufficient experience, to perform the contract;
   d. The person has repeatedly breached contractual obligations with public and private agencies;
   e. The bidder fails to comply with the requests of an investigation by the manager.

7. **Pre-qualification of Bidders**. The City may require pre-qualification of bidders. Upon establishment of the applicant's qualifications, the manager shall issue a qualification statement. The statement shall inform the applicant of the project for which the qualification is valid, as well as any other conditions that may be imposed on the qualification. It shall advise the applicant to notify the manager promptly if there has been any substantial change of conditions or circumstances, which would make any statement contained in the pre-qualification application no longer applicable or untrue.

   If the manager does not qualify an applicant, written notice to the applicant is required, stating the reasons the pre-qualification was denied, and informing the applicant of his right to appeal the decision within five business days after receipt of the notice. Appeals shall be made to the City Council. The manager may, upon discovering that a pre-qualified person is no longer qualified, revoke pre-qualification by sending notification to the person. The notice shall state the reason for revocation and inform the person that revocation will be effective immediately.

8. **Pre-Qualification Process.** When the City determines it is in its best interest to pre-qualify bidders for a project the City shall:

   a. Identify the information required for prequalification as part of the bid announcement including submission time, date, and information that must be submitted for pre-qualification.
   b. Identify in the bid documents a reasonable time whereby a prospective bidder shall be informed of their pre-qualification status. The Manager shall investigate

information provided by prospective bidders in a timely manner. In most cases 2 weeks prior to bid opening.

c. Information requested from bidders shall be used to determine the qualifications and abilities of the prospective bidder. Information requested might include but not be limited to any information that may be necessary to determine the ability of a prospective bidder to complete the project. Examples of information that may be requested are demonstrated below.

i. Demonstrated financial ability to complete contract.

ii. Information on prior and pending litigation.

a. List of all lawsuits and arbitration to which the bidder has been a party in the 5 years preceding the bid opening date.
b. Name or Title of the litigation
c. Civil Number
d. Status and or result of the case
e. County in which the litigation was filed
f. Amount in question

iii. Equipment and materials available to complete project.
iv. Qualifications, work history, and references for critical personnel assigned to project.
v. Referrals from past clients (5 years).
vi. Work History for projects with comparable scope and financial implications.
vii. History of change order requests from prospective bidder.
viii. Demonstrated history of successfully completing governmental projects.
ix. These examples are not intended to be an exhaustive list. The City reserves the right to identify any pre-qualification items that it may find useful in its bid processes.

d. Failure to provide or producing inaccurate information may lead to the rejection of a bidder and termination of contact with associated penalties on the part of the neglect bidder. Prospective bidders have the ability to appeal their rejected pre-qualification to the Council as outlined in the appeals section of this policy.

9. Appeals Procedure. Any supplier, vendor, or contractor who determines that the City, in violation of these regulations, has made a decision adversely to them, may appeal that decision to the City Council.

The complainant contractor shall promptly file a written appeal letter with the manager, within five working days from the time the alleged incident occurred. The letter of appeal shall state all relevant facts of the matter and the remedy sought. Upon receipt of the notice of appeal, the manager shall forward the appeal notice, his investigation of the

matter, and any other relevant information to the City Council.

The City Council may conduct a hearing on the matter. A written decision shall be sent to the complainant at the conclusion of the hearing.

INVESTMENTS

1. **Policy** The City of Saratoga Springs seeks to invest public funds in securities and deposits that provide a high degree of safety and liquidity along with a competitive yield based on prevailing market conditions while meeting the daily cash flow demand of the city. All investments and deposits are placed subject to applicable City and State ordinances and laws pertaining to investment of public funds in the State of Utah, specifically the Utah Money Management Act, which provisions are hereby incorporated as part of this policy.

2. **Scope.** This investment policy covers investment of all financial assets reported in the Comprehensive Annual Financial Report for The City of Saratoga Springs. The scope includes the General, Special Revenue, Capital Projects, Enterprise, Debt Service, Special Assessment and Internal Service funds for the City and include:

10	General Fund
22	Street Lighting SID Fund
23	SSD Street Light SID S.R. Fund
24	Zone 2 Water Improvement SID Fund
31	Storm Drain- Capital Projects Fund
32	Parks- Capital Projects Fund
33	Park- Capital Projects Fund
34	Public Safety- Capital Projects Fund
35	Capital Projects Fund
51	Water Fund
52	Sewer Fund
53	Wastewater Capital Projects Funds
54	Storm Drain Enterprise Fund
55	Garbage Utility Fund
56	Culinary Water Capital Projects Fund
57	Secondary Water Capital Projects Fund

Any new funds created will also be subject to this investment policy, to State statue, and rulings of the State Money Management Council.

3. **Prudence.** The standard of prudence applied by the City's investment officials is the "prudent person" and/or "prudent investor" rule. "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well, as the probable benefits to be derived, and the probable duration for which such investment may be made, and considering the investment objectives specified in section 4.0" This

standard shall be applied in the context of managing the overall investment portfolio of the City. The City Treasurer acting in accordance with the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

4. **Objectives.** Funds of the City will be invested in accordance with the Utah Money Management Act found at U.C.A. Chapter 51 Title 7. These objectives of the Money Management Act and the City in order of priority are:.

A. **Safety of Principal.** Safety of principal/capital is the foremost objective of the investment program. Investments shall be made to ensure the preservation of capital in the overall portfolio. Investments will be diversified by security type, by industry, by issuer, and maturity date to spread potential investment risks.

B. **Liquidity.** The investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated. Efforts to achieve this objective will be focused on matching the term to maturity of investments with the period of availability of funds.

C. **Return on Investment.** The investment portfolio will be designed with the objective to earn a market rate of return throughout budget years and economic cycles, taking into account investment risk, legal requirements and cash flow needs.

5. **Delegation of Authority.** Authority to manage the City's investment program is derived from Utah Annotated, 10-6-141 1953, as amended. The City Council and Mayor have assigned the responsibility for conducting investment transactions to the City Treasurer. The City Treasurer is responsible for investment decisions and activities. The City Treasurer shall develop and maintain administrative procedures for the operation of the investment program consistent with these policies. In the event of an emergency and the unavailability of the City Treasurer, the Finance Director is authorized to conduct the City's investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the general policies and procedures as adopted by the City.

A. **Investment Procedures**. The City Treasurer shall establish written investment policy procedures for the operation of the investment program consistent with this policy. A copy will be on file in the City Treasurer's office and will be reviewed and updated regularly. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the City Treasurer.

6. **Ethics and Conflicts of Interest.** Those involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment

decisions. The overall program shall be designed and managed with a degree of professionalism worthy of the public trust. Employees and investment officials shall disclose to the City Manager any material financial interests in financial institutions that conduct business within the City, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the City's portfolio. Employees and officers shall subordinate their personal investment transactions to those of the City, particularly with regard to the time of purchases and sales.

7. **Authorized Financial Dealers and Institutions.** Financial institutions and investment broker/dealers who desire to become qualified bidders or qualified depositories must be certified thru the State and meet all requirements imposed by the Utah State Department of Financial Institutions and the requirements of the Utah Money Management Council, and Act (Rule 16). The Utah Money Management Council quarterly issues a list of certified dealers, and a list of qualified depositories authorized by state statue to conduct transactions with public treasurers. Transactions involving authorized deposits or investments of public funds may be conducted only through Issuers of securities authorized by Section 51-7-11(3), Qualified Depositories included in the current state list, or Certified Dealers included in the current state list. All securities purchased from a certified dealer are required to be delivered to the City Treasurer or to the City's safekeeping bank.

8. **Authorized and Suitable Investments.** The City may place public money in investments/deposits authorized by the Utah Money Management Act (U.C.A. 51-7-11). The Treasurer shall ensure that all purchases and sales of securities are settled within 15 days of the trade date. In general these investments can be any of the following subject to restrictions specified in the Act:

Obligations of the U.S. Treasury and most Government-Sponsored Agencies

Commercial paper

Bankers Acceptances

Publicly traded fixed rate corporate obligations

Certain variable rate securities and deposits

Deposits with the State Public Treasurer's Investment Fund

Certain fixed rate negotiable deposits with a certified depository

Master Repurchase Agreement:

Repurchase and Reverse-repurchase Agreements are <u>not</u> allowed by this policy. The City of Saratoga Springs shall <u>not</u> enter into a Master Repurchase Agreement, a repurchase agreement, or a reverse-repurchase agreement.

9. **Investment Pools/Mutual Funds.** The City upon thorough investigation of the pool/fund will require the following from the Utah Public Treasurers' Investment Fund or similar qualified pool/fund prior to any investing with said pool:

A. Monthly statement detailing all transactions on each investment account held by

the city such as:

- Date and account number for each account
- Reference date for each transaction
- All deposits and withdrawals listed by date
- Report period covered
- Balance for each account
- Account summary: Beginning balance, deposits in the period, withdrawals in period, ending balance, gross earnings, fee (0%), net earnings, average daily balance, gross earnings rate, net earnings rate.

B. Every six months, provide a statement of how the Pool/Fund invests said funds and how often the Pool/Fund is audited.

C. A current copy, at least annually, of the State Money Management Act and Rules of the State Money Management Council.

D. Receive quarterly, a copy of the approved list of depository institutions that have been Qualified as depositories to receive public funds. Also included will be a listing of allowable Maximum Amount of Public Funds allowed per institution.

E. Receive quarterly, a copy of the listing of Certified Dealers and their Agents who are certified to receive Public Funds.

10. Collateralization. In the State of Utah, the collateralization of public funds is not required.

11. Safekeeping and Custody. All security transactions by The City of Saratoga Springs shall be conducted on a delivery-versus-payment basis. All security transactions shall be held in safekeeping by a third-party institution which has been certified by the Utah Money Management Council and designated by the City Treasurer. Securities held in safekeeping will be evidenced by a safekeeping receipt issued to the City Treasurer within a few business days following the purchase.

12. Diversification. Investments entered into by the City will be diversified by security type, industry, institution and maturity to spread potential investment risk and return among many classes of investments. As measured by cost, the portfolio will be invested no more than 50% in any one class of investments (This restriction does not apply to U.S. Treasury Bonds, Notes, and Bills; U.S. Government Agency Obligations; and the Utah State Public Treasurer's Investment Fund). Diversification of investments with a single institution must comply with applicable rules of the Act, specifically;

A. No more than 20% of funds may be invested in any one permitted qualified out-of-state depository institution. (Rule 10, 5)

B. No more than 10% of the total portfolio with a single Commercial Paper or corporate Notes issuer if the portfolio is $10,000,000 or less (Rule 17, 5)

C. No more than $1,000,000 in a single Commercial paper or Corporate Notes issuer if the portfolio is greater than $10,000,000 but less than $20,000,000 (Rule 17, 5)

D. No more than 5% of the total portfolio with a single Commercial Paper or corporate Notes issuer if the portfolio is $20,000,000 or more (rule 17, 5)

Further, for issuers which are not covered by rules or statute, the City will restrict its investments to no more than 20% with a single issuer with the exception of funds invested with the Utah State Treasurers' Pool (referred to hereafter as "The State Pool"), U.S. Treasury securities, U.S. Government Agency Securities, or funds held in trust (i.e. construction, sinking, or reserve bond funds, etc.).

13. **Maximum Maturities.** As stated in the Utah State Money Management Act, "the remaining term to maturity of the investment may not exceed the period of availability of the funds to be invested." The operating and capital funds of the City are pooled to obtain maximum return on investment and to simplify administration of the investment program. Recognizing the overall short-term (one year and under) duration of the budget cycle and normally anticipated cash flow, maturities will not exceed a maximum of three years and will most often be one year or less.

14. **Internal Control.** The City Treasurer is responsible for establishing and maintaining an internal control structure designed to ensure that the funds of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the City Treasurer shall establish a process for independent review by such means as established by the general financial policies and procedures of the City. This review shall address the following points:

- Control of collusion
- Separation of transaction authority from accounting and recordkeeping
- Custodial safekeeping
- Avoidance of physical delivery securities
- Written confirmation of transactions for investment and wire transfers
- Development of a wire transfer agreement with the lead bank and third-party custodian

15. **Performance Standards.** Market yields will be sought throughout the budget and economic cycle consistent with the overriding objectives stated. In keeping with the State of Utah statutes and the city's investment strategy, funds will be placed for investment and not speculation, (i.e. technically referred to as a passive investment strategy). The benchmark standard for rate of return on the City portfolio will be the average rate of return on similar investments and portfolios such as 6 month U.S. Treasury bills and the Utah State Public Treasurer's Investment Fund.

16. **Reporting.** Management reports on the City's portfolio are generated and distributed monthly to all City department heads, the City Manager and the Mayor and City Council for review and comment. The first report gives a breakdown of the balances and allocation of interest for each city fund which has money invested through the City Investment Fund (exhibit F). The second report is the current month copy of the list of investments and deposits as sent to the state semi-annually (exhibit G). The third report lists the G/L account

balances in the Investment Fund and associated earnings (exhibit H). The list of investments and deposits is provided semi-annually to the Utah Money Management Council for compliance review as required by 51-7-15 of the Money Management Act. The investment portfolio and deposits are included in the Comprehensive Annual Financial Report for the City.

17. **Investment Policy Adoption.** Investment policies are developed by the City Treasurer and reviewed with the Administrative Services Director, City Manager, Mayor and City Council subject to the rules of the Money Management Act. The City's investment policy shall be adopted by the City of Saratoga Springs Council. Any modifications made to this policy must be approved by the City Council.

18. **Glossary**.

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR): The official annual report for the government entity. It includes five combined statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

CUSTODY: A banking service that provides safekeeping for the individual securities in a customer's investment portfolio under a written agreement which also calls for the bank to collect and pay out income, to buy, sell, receive and deliver securities when ordered to do so by the principal.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities).

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued a discount and redeemed at maturity for full face value, e.g., U.S. Treasury Bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

DUE DILIGENCE: Such a measure of prudence, activity, assiduity, as is properly to be expected from, and ordinarily exercised by, a reasonable and prudent person under the particular circumstances; not measured by any absolute standard, but depending on the relative facts of the special case.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $100,000 per deposit.

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government sponsored wholesale banks (currently 12 regional banks) which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of

adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA or FmHA mortgages. The term "pass-throughs" is often used to describe Ginnie Maes.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

MARKET VALUE: The price upon which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase—reverse repurchase agreements that establishes each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asked and Bid.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have

the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state—the so-called legal list. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money, that is, increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

STRUCTURED NOTES: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, SLMA, etc.) and Corporations which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six

months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from 2 to 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) INCOME YIELD is obtained by dividing the current dollar income by the current market price for the security. (b) NET YIELD or YIELD TO MATURITY is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

NSF CHECKS

Purpose. To define procedures for processing nonsufficient funds checks.

Procedures. When a check is returned for nonsufficient funds (NSF), an NSF check fee will be assessed. The amount of the fee will be based on the City's current fee schedule. Utility billing payments will be reversed off the customer's utility billing account, and court payments will be charged back on the defendant's case. No checks will be accepted from a customer after 2 returned checks within a one-year period. This restriction will last for one year beginning with the date of the second nonsufficient check. After sufficient collection efforts, checks that are not paid within 120 days are written off to the general ledger department/fund that originally received the check. The City Treasurer will approve checks to be written off. At the Treasurer's discretion, NSF checks may be sent to the City's collection agency. If a recovery is made (either through the City or the collection agency), the revenue will be credited to the department/fund the writeoff was charged to.

JOURNAL ENTRIES

Purpose. To define procedures for implementing accounting changes to the City's general ledger through the journal entry process.

Responsibilities. Employees are authorized to perform journal entries through the City Manager or Assistant City Manager. Proper journal entry backup is required for all journal entries. Journal entries must also comply with any applicable City policies and procedures.

Approval. The finance department will prepare a journal entry report for the City Manager or Assistant City Manager monthly. This report will show the effective date of the journal entry, journal entry number, general ledger account numbers, description, and debit/credit amount. The journal entry report must be in sequential journal entry number. Any sequence gaps should be noted and explained in the report. Any journal entry with debits in excess of $50,000 (excluding account reclassifications) must first be approved by the City Manager or Assistant City Manager before entry.

FIXED ASSET AND INVENTORY POLICY

Criteria for Fixed Asset Capitalization and Control. The City will maintain fixed asset lists for financial reporting and physical control purposes. Individual fixed assets with useful lives in excess of one year and valued or costing at or above $5,000 will be maintained on the fixed asset list for financial reporting purposes. Individual fixed assets with useful lives in excess of one year and valued or costing at below $5,000 will be maintained on fixed asset lists for physical control purposes. These lists will be the responsibility of each department to maintain.

Inventory. Inventory consists of many items with nominal costs that are used as needed by departments. Inventory counts are not a control feature for the safeguard of the items but merely a summarization for the financial statements. Due to the relatively small amounts invested in the inventory and the modest changes in value from year-to-year, the City will eliminate reporting inventory on the financial statements but will continue to track and monitor inventory for internal purposes only. The total dollar amount of inventory will be reviewed annually to ensure that it should not be reported on the financial statements.

Criteria for Fixed Asset Depreciation. Assets appearing on the financial reporting fixed asset list are subject to depreciation. The City employs the straight-line depreciation method on all depreciable fixed assets unless the finance department and the appropriate department head deem another depreciation method more appropriate and accurate for a particular asset class. If an alternate method is chosen, this will be disclosed in the City's financial statement notes. The City utilizes reasonable estimated useful lives established by the finance department and the appropriate department head with consultation from other professionals and outside publications.

SALVAGE POLICY

This policy establishes specific procedures and instructions for the disposition of surplus property, not to include the sale/disposal of real property. The sale of real property will strictly follow the specific procedures and instructions as governed by Utah Code Ann. Sec. 10-8-2.

Personal Property of the City is a fixed asset. It is important that accounting of fixed assets is accurate and timely. Personal property, as defined by this policy will include, but not limited to: rolling stock, machinery and equipment, furniture and fixtures, tools, and electronics. This property has been purchased with public money. It is important that the funds derived from the sale be accounted for and disposed properly.

POLICIES AND OBJECTIVES

Responsibility for Property Inventory Control. It is the responsibility of each department to maintain an inventory of *all* department property. The departments shall be responsible for submitting to the finance department an updated inventory log of all changes to assets costing greater than $5,000 at least annually. The finance department will assist in the disposition of all personal property.

Disposition of an Asset. Department heads shall identify surplus property within the possession of their departments and report such property to the finance department for disposition consideration. The department head shall clearly identify age, value, comprehensive description, condition and location. Other departments in the City will be given first consideration for the items. For property valued at $5,000 or greater, the finance department shall present to the City Council a listing of property to be disposed of. The city shall comply with current state law relative to the disposition of surplus property. The City shall conduct a public hearing relative to the disposition of this property.

The finance department shall, after approval by the City Council, dispose of the assets. The City Manager has final authority on the method of disposition, with or without advertisement or bids. The finance department shall, after the disposal of surplus property, notify the City's insurance liability carrier to ensure that all items disposed of are removed from the City's liability coverage (if applicable).

Conveyance for Value. Conveyance of property shall be based upon the highest and best economic return to the City. City-owned surplus property may be offered preferentially to units of government and non-profit. The highest and best economic return to the city shall be estimated by one or more of the following methods:

1. Public auction
2. Sealed competitive bids
3. Evaluation by qualified and disinterested consultant
4. Professional publications and valuation services
5. Informal market survey by the Finance Manager in case of items of personal property possessing readily, discernable market value.

Sales of City personal property shall be based, whenever possible, upon competitive sealed bids. The City Manager has final authority on the method used.

In all cases the City retains the right to accept, reject, or modify all or a portion of all bids.

Revenues. All monies derived from the sale of personal property shall be credited to the general fund of the City, unless the property was purchased with money derived from an enterprise fund, special revenue fund, or internal service fund. In this case, the money shall be deposited in the fund of the enterprise, special revenue, or internal service fund that made the original purchase. Any fees associated with selling the property (such as auction fees) will be netted against the proceeds received.

Advertised Sealed Bids. A notice of such public auction or invitation for sealed bids shall be published in a newspaper of general circulation or the City newsletter at least 14 days before the

opportunity for public comment. The notice shall be posted at the public information bulletin board at City Hall. The notice shall describe the property to be sold, the terms of the sale, and the place and time of the auction or bid opening.
Employee Participation: City employees and their direct family members are not eligible to participate in the disposal of surplus property unless;

1. Property is offered at public auction or public sealed bids;
2. If sealed bids are required and no bids are received from general public, a re-bidding may occur with employee participation.

Compliance. Failure to comply with any part of this policy may result in disciplinary action.

BENCHMARKING

Philosophy. The city has been participating in the Utah Bechmarking Project. The philosophy behind benchmarking, as defined by the group, is to enable comparisons between and among organization processes in an attempt to discover best practices that, once imported, will improve all operations for the city. Benchmarking with Utah's participating communities will help in the efforts to provide the most appropriate level of service to the citizens of Saratoga Springs at the lowest possible cost while achieving the best possible efficiencies of effort.

Purpose. The purpose of benchmarking for the city emulates the projects goal which is to provide the city with a service delivery management tool that supports the cities decision-making processes in strategic planning and accountability. Through benchmarking the city can better determine where success is coming from in other cities, and find ways to make city services better and more cost effective. Through this process, the city can focus on its goals for city improvement, partnering to share information, and adapting to the needs of the citizens.

Selection. For comparison purposes, the city will continue to use the same "benchmark" group that was previously predetermined by the City Council for the wage analysis study. These cities were chosen based on a variety of factors such as; geography, demographics, population size, and finances.

For the purposes of benchmarking, the following cities were chosen:

- Centerville
- Clinton
- Draper
- Farmington
- Lehi
- North Ogden
- Pleasant Grove
- Riverton
- South Jordan
- South Ogden
- South Salt Lake City

- Washington

SPECIAL EVENT SERVICES

For special events and other services that have been or will be developed for the City, the City may be required to provide:

- Park Services (Field maintenance, ground maintenance, trash pick-up)
- Parking Services (Parking enforcement)
- Special Events and Facilities Services

In many cases these services can be provided without incremental cost or loss of revenues. In the event special event services do have an impact on departmental budgets, the procedures for amending departmental budgets is in line with the City-wide procedures for amending departmental budgets.

Events Managed Under Multi-Year Contracts. The procedure for this type of special contract is as follows: the department will request budget adjustments during the first budget opening following the agreement signing. These budget adjustments will be based upon the level of services outlined in the special event contract and will remain in the budget for the term of the contract.

Year-to-Year or One Time Events. For those events for which long term agreements do not exist the costs for providing services shall be estimated and included within Council's or the City Manager's review of the proposal.

Special Event Funding. Special events may be funded in the following manners: vendor fees, corporate donations, directly through the general fund or a transfer, and special event participant fees.

Vendor Fees. Any vendor wishing to sell products or provide services at any special event must pay a vendor fee. Vendor fees will be set based upon type of event, number of expected vendors and any cost incurred by the City associated with hosting vendors.

Corporate Donations. The City will solicit corporate donations from businesses when appropriate. Any corporate donation will directly pay for any cost incurred by the City for the special event.

General Fund Transfer. If necessary and appropriate, a general fund transfer may occur provided that during the budget process for the current fiscal year the City Council approves such a transfer. The transfer may vary from year to year-based on Council's decisions regarding the budget.

Special Event Participant Fees. Any special event may have programs that require a participant fee. The participant fees will directly pay for any incurred costs associated with the special event program. The fee will vary from program to program depending on total cost of the program.

LIBRARY

Fiscal Policy. It is the policy of the City for the library to be primarily funded through donations and miscellaneous revenues (such as the sale of library cards). The City, at its discretion, may appropriate additional funds for one-time and ongoing costs. The library's expenditures will not be allowed to exceed current revenue (donations, miscellaneous revenue, and City contributions) plus beginning fund balance (if any). Monthly revenue and expense reports will be provided to the Library Board for their review.

Purchasing Policy. The library is to follow the City's purchasing policies. All approved expenditures will be paid through the City's accounts payable department.

Revenue Policy. The library must follow any applicable state and local revenue collection policies and procedures.

REPLACEMENT POLICY FOR VEHICLES AND EQUIPMENT

With significant growth, the City's fleet has expanded to include over 100 vehicles and pieces of rolling stock. In anticipation of future growth and in order to increase accountability, streamline approval processes and save taxpayer dollars a fleet replacement schedule has been created.
This schedule will give stakeholders the ability to prioritize vehicle replacement and approach fleet management from a strategic perspective. Data used in the analysis includes: an inventory of all equipment, the estimated useful life and projected replacement date, corrective and preventative maintenance schedule and costs, depreciating value and replacement cost.

The vehicle and equipment replacement schedule captures both objective and subjective factors related to a vehicles condition and value. Objectively, the replacement schedule tracks: total mileage/hours; previous year mileage, parts expense; labor expense; preventative maintenance; corrective maintenance; estimated live expectance; and depreciating value. Subjectively, the replacement schedule captures feedback from the Department Head or their designees related to the condition and quality of the vehicle or piece of equipment. While objective criteria will be applied to every vehicle and piece of rolling equipment, subjective analysis will be weight more heavily for specialized equipment such as fire engines, modified police vehicles and specialty trucks.

Once a vehicle or piece of equipment satisfies this objective and subjective criteria, it is flagged for consideration to be replaced and submitted to the City Manager. The City Manager has signatory authority to approve replacement vehicles and equipment. After a vehicle meets objective and subjective requirements for replacement, the City Manager or designee can determine whether or not a new replacement vehicle should be purchased. This decision requires the City Manager to balance the benefits of replacing a vehicle against budgetary priorities and constraints. This encourages lean management of the City's operations, streamlines the previous approval process and allows Council to retain ultimate approval authority for vehicle replacements during the budget process.

This new approval process does not apply to vehicles and equipment that are being added to the existing fleet. When a vehicle or piece of equipment is being added to, rather than replacing, it will require get specific approval by the City Council.

REPLACEMENT POLICY FOR COMPUTER EQUIPMENT

This policy pertains to the replacement of computer equipment based on a specific set of criteria. The following is the criteria used:

a. User Needs – a replacement computer should not be based on technological cycles but on the needs of each user.
b. Warranty Expiration – considers the time spent by staff in maintenance, troubleshooting and repair downtime.
c. Necessary Upgrades – considers cost of a new system as opposed to on-going support of older software/hardware.
d. Minimum Computer Configuration Standards – staff may determine what this standard is. For example, considering whether the computer performs adequately when running a standard operating system, web browser, word processor, spreadsheet, desktop database, and Oracle simultaneously.
e. Refresh Rate – cost of replacement and upgrading parts and the cost of replacement compared with maintenance.

Laptops that are more than three years old and desktops that are more than five years old will be eligible to be considered under the factors above.

The Computer replacement schedule tracks: Staff downtime; maintenance time; troubleshooting time; repair downtime; and the cost of on-going support of older software/hardware. This schedule also captures descriptive feedback from the Department Head or their designees explaining the end users' needs and whether the current computer system is affecting productivity. Subjective criteria is especially valuable in this analysis because the end user's needs are varied, this variance will be captured in the replacement schedule.

Once a computer satisfies the objective and subjective criteria, it is flagged for review by the City Manager. At this point, the City Manager or designee can determine whether or not a new replacement computer should be purchased. This decision requires the City Manager to balance the benefits of replacing a vehicle against budgetary priorities and constraints. When a computer is replaced the older unit is cascaded to an employee that does not require a newer machine in order to maintain productivity. Alternatively, a cascaded computer can be assigned as a back-up unit in a specific area or department.

This new approval process does not apply to computers that are being added to the current allotment of computers.

APPENDICE A: BUDGET REQUESTS

The General Fund requests for funding totaled $1,748,828 of which $587,006 was City Manager recommended ongoing expenses. The Bluffdale Police contract will cover $105,880 of the ongoing costs. One-time expenses in the amount of $535,543 are also City Manager recommended, which consist of: Dispatch building agreement, bobtail truck with salter and plow, generator for the fire station, wash/retention basin, parks equipment, and signage. Below are all of the budget options requested.

Fund	Department	Request	FY 2015 Adjusted Budget	FY 2016 Dept Request	City Manager Recommended	On going/One Time
General Fund	Personnel	Payplan Reclasses 2nd year		$146,000	Y	On going
General Fund	Administration	Electronic Payroll Voucher Software Fees		$2,300	Y	On going
General Fund	Administration	Adjust Credit Card Bank Fees		$6,610	N	
General Fund	Administration	Records and Asset Manager/Management Analyst		-$10,000	Y	On going
General Fund	Administration	Records and Asset Manager/Management Analyst		$79,608	Y	On going
General Fund	Non-Departmental	Payplan Analysis Contract Services		$5,000	Y	One-time
General Fund	Elections	Elections		$9,600	Y	On going
General Fund	Attorney	Books and Memberships		$1,910	N	
General Fund	Planning	Planning Intern		$15,433	N	
General Fund	Planning	Admin Assistant Hours		$5,567	Y	On going
General Fund	Public Relations/Comm	Play Unplugged		$1,500	N	
General Fund	Public Relations/Comm	Economic Development Memberships		$6,900	Y	On going
General Fund	Public Relations/Comm	Economic Development		$5,000	Y	On going

APPENDICE A: BUDGET REQUESTS

General Fund	Civic Events	Volunteer and Sponser services		$4,000	Y	On going
General Fund	Court	Online CC payment services for CORIS		$3,554	N	
General Fund	Court	Judge Salary per state requirement		$1,150	Y	On going
General Fund	Library	Sirsi Dynex Subscription	$7,000	$7,000	Y	On going
General Fund	Library	Library Programs	$1,000	$1,000	Y	On going
General Fund	Engineering	Increase in subscriptions for annual software	$1,500	$1,500	Y	On going
General Fund	Engineering	Engineering Intern	$18,809	$16,809	Y	On going
General Fund	Engineering	GIS Intern	$8,405		N	
General Fund	Parks	Salaries and Wages (seasonals)		$68,265	Y	On going
General Fund	Parks	Vehicle Maintenance		$514	Y	On going
General Fund	Parks	Gasoline		$1,962	Y	On going
General Fund	Parks	Maintenance and Supplies		$6,834	Y	On going
General Fund	Parks	Restroom maintenance		$2,644	Y	On going
General Fund	Parks	Fertilizer		$10,953	Y	On going
General Fund	Parks	Sprinkler Maintenance and parts		$3,753	Y	On going
General Fund	Parks	Equipment Maintenance		$567	Y	On going
General Fund	Parks	Landscape equipment purchase		$500	Y	On going
General Fund	Parks	Hand Tools		$800	Y	On going
General Fund	Parks	Separate Secondary water from HOA landscape		$30,000	N	
General Fund	Parks	Parks		$120,000	?	Ongoing

APPENDICE A: BUDGET REQUESTS

		Secondary Water Usage				
General Fund	Parks	Park signage		$36,183	Y	One-time
General Fund	Parks	New Trailer		$6,000	Y	One-time
General Fund	Parks	Trees for planting in native soil		$10,000	Y	One-time
General Fund	Parks	Mower and rollers for striping		$12,000	Y	One-time
General Fund	Parks	Utility truck body		$8,000	Y	One-time
General Fund	Non-Departmental	Workers Compensation	$60,000	$60,000	Y	On going
General Fund	Non-Departmental	Dispatch Building Agreement		$250,000	Y	One-time
General Fund	Police	PT SRO Officer at Vista Heights		$15,000	Y	On going
General Fund	Police	Police Officer 1		$121,965	N	
General Fund	Police	Police Officer X2		$133,413	N	
General Fund	Police	Police Corporal		$120,300	N	
General Fund	Police	Police Sergeant (upgrade one position from Corporal)		$13,860	N	
General Fund	Police	Court Security		$14,900	Y	On going
General Fund	Police	Uniform Expense		$8,761	N	
General Fund	Police	Supplies Cost		$7,733	N	
General Fund	Police	Animal Shelter Fees		$3,000	Y	On going
General Fund	Police	Overtime Adjustment	$10,000		Y	On going
General Fund	Police - Bluffdale	Police Officer		$92,020	Y	On going
General Fund	Police - Bluffdale	Police Sergeant (upgrade one position from Corporal)		$13,860	Y	On going
General Fund	Fire	Generator for South Fire Station		$22,500	Y	One-time
General Fund	Fire	Health and Wellness		$10,500	N	
General Fund	Fire	Fire Equipment		$20,000	N	

		and Supplies				
General Fund	Fire	Vehicle Maintenance		$6,000	N	
General Fund	Fire	Contract Services		$4,000	N	
General Fund	Fire	Gasoline and Oil		$2,563	N	
General Fund	Streets	Walk Behind Striper		$14,500	N	
General Fund	Streets	Walk Behind Grinder		$7,000	N	
General Fund	Streets	Bobtail Truck with salter and plow		$158,300	Y	One-time
General Fund	Streets	Pickup Salt spreader		$8,000	N	
General Fund	Streets	Road markings paint stencils		$3,500	N	
General Fund	Streets	Truck mounted arrow board		$4,500	N	
General Fund	Streets	Wash/Retentio n Basin		$42,500	Y	One-time
Street Light SID	Street Lights	Street Light rate analysis		$10,000	Y	One-time
Storm Drain Impact	Strom Drain	Talus Ridge Outfall reimbursement	$172,000		Y	One-time
Roads Impact	Roads	400 S Widening reimbursement agreement with DR Horton		$75,000	Y	One-time
General Capital	General	Roads Projects		$737,025	Y	On going
General Capital	General	Street Light Projects		$50,000	Y	On going
General Capital	General	Parks Capital Projects		$50,000	Y	On going
General Capital	General	Vehicle Replacement		$252,000	Y	On going
General Capital	General	Equipment Replacement		$29,653	Y	On going
General Capital	General	Computer Replacement		$22,122	Y	On going
General Capital	General	Fiber Optic Master plan		$13,200	Y	One-time
Water Operations	Water	Pay Plan/Reclasses		$44,000	Y	On going

APPENDICE A: BUDGET REQUESTS

		2nd year				
Water Operations	Water	Utility Maintenance Worker (seasonal)		$18,493	N	
Water Operations	Water	Mini X (Lease)		$8,250	N	
Water Operations	Water	Well Repairs		$5,000	N	
Water Operations	Water	Water Table Drop Projects		$74,000	Y	One-time
Water Operations	Water	Fixed Network Meter Reader		$64,000	Y	One-time
Sewer Operations	Sewer	Pay Plan/Reclasses 2nd year		$4,000	Y	On going
Sewer Operations	Sewer	Drying Pond for Jet truck		$42,500	Y	One-time
Sewer Operations	Sewer	Inlet Park outfall upsize phase II		$208,218	Bond Funded?	Ongoing
Sewer Impact	Sewer	Inlet Park Lift station upgrade		$300,000	Bond Funded?	Ongoing
Sewer Impact	Sewer	Inlet Park Outfall upsize phase I		$1,399,000	Bond Funded?	Ongoing
Sewer Impact	Sewer	Inlet Park Outfall upsize phase II		$1,445,782	Bond Funded?	Ongoing
Secondary Impact	Water	Zone 1 North Source and Storage		$2,886,000	Bond Funded?	Ongoing
Secondary Impact	Water	Zone 1 North Transmission Line along 400 N		$1,481,000	Bond Funded?	Ongoing
Water Rights	Water Rights	Purchase of Water Rights		$600,000	Y	On going

APPENDICE B: BUDGET AMENDMENTS 2014 - 2015

2014-2015 Budget Amendment Supplemental #1 - Council Approved September 16, 2014						
G/L Account	**Department**	**Description**	**Current FY 2015 Budget**	**New Budget Amount**	**Increase (Decrease)**	**Notes/Comments**
General Fund						
Revenues						
10-3310-100	Intergovernmental Revenue	Grants	(200,000)	(212,000)	(12,000)	Library Received 2 grants for young adult books and library programs
10-3680-255	Other Revenue	Police Service Contract - Bluffdale	(895,000)	(859,193)	35,807	Revenue per contract signed June 10, 2014
10-3310-100	Intergovernmental Revenue	Grants	(200,000)	(213,682)	(13,682)	Guiding Good Choices Interlocal Agreement
Expenditures						
10-4610-400	Library Services	Book Purchases	17,000	27,000	10,000	Library Received 2 grants for young adult books and library programs
10-4610-500	Library Services	Library Programs	2,800	4,800	2,000	Library Received 2 grants for young adult books and library programs
10-4570-560	Civic Events	Communities That Care	7,000	20,682	13,682	Guiding Good Choices Interlocal Agreement
Culinary						

Water Impact Fund						
Expenditures						
56-4000-600	Capital Project Expenditures	Culinary Water Master Plans	25,391	43,191	17,800	Per contract with Hansen, Allen and Luce
Secondary Water Impact Fund						
Expenditures						
57-4000-600	Capital Project Expenditures	Secondary Water Master Plans	1,083	17,008	15,925	Per contract with Hansen, Allen and Luce
					69,532	
2014-2015 Budget Amendment Supplemental #2 - Council Approved October 21, 2014						
G/L Account	**Department**	**Description**	**Current FY 2015 Budget**	**New Budget Amount**	**Increase (Decrease)**	**Notes/Comments**
General Fund						
Expenditures						
10-4570-550	Civic Events	City Celebrations	15,500	23,029	7,529	revenue received last fiscal year over the $15,000 match
10-4570-565	Civic Events	Literacy Program	514	849	335	donations received in FY2014
10-4610-700	Library	Capital Outlay	8,587	9,801	1,214	donations received in FY2014
10-4220-740	Fire Department	Fire Equipment /Supplies	39,650	84,650	45,000	SCBA's budgeted last fiscal year in an operating account, but

						not purchased due to getting NFPA, OSHA, and NIST approvals first
10-4220-202	Fire Department	Wiland Fire Expenses	-	97,300	97,300	Wiland Expenses/off set by income revenue ($135K Billed)
10-4150-208	Non-Departmental	Software Maintainance Expense	37,609	44,009	6,400	City sourced fees and SSL security certification for external use
10-4150-510	Non-Departmental	General Liability Insurance	198,726	258,726	60,000	Insurance costs are higher than budgeted estimates
10-4140-310	Administration	Professional & Tech Auditor	22,400	25,400	3,000	Cost of Single Audit - requirement for Federal Grant Audits (NRCS Grant)
10-4450-340	Engineering	Office Equipment/ Supplies	1,100	5,100	4,000	One time exp for survey equipment
10-4450-500	Engineering	Software Maintainance Expense	7,250	7,550	300	Ongoing Maintenance for Survey Equipment
Parks Impact Fund						
Expenditures						
32-4000-720	Capital Project Expenditures	South Marina	322	-	(322)	Project Complete - Defund
32-4000-721	Capital	Marina Park				Project

APPENDICE B: BUDGET AMENDMENTS 2014 - 2015

	Project Expenditures	Trailhead	1,519	-	(1,519)	Complete - Defund
32-4000-740	Capital Project Expenditures	Parks Capital Projects	476	-	(476)	Project Complete - Defund
Capital Projects Fund						
Expenditures						
35-4000-782	Capital Project Expenditures	City Hall Remodel	547	-	(547)	Project Complete - Defund
Capital Projects Fund						
Expenditures						
51-5100-792	Water Operations	Pond 6 Expansion	86,986	-	(86,986)	Project Complete - Defund
Sewer Impact Fund						
Expenditures						
53-4000-706	Capital Project Expenditures	Developer Reimbursement Payoff	800,000	855,500	55,500	For Developer Agreement Signed April 29th (Ironwood) - pd 9/30/14
53-4000-600	Capital Project Expenditures	Sewer Master Plans	-	6,500	6,500	Cost to complete contract
Secondary Water Impact Fund						
Expenditures						
57-4000-710	Capital Project Expenditures	Secondary Water Capital Projects	4,511	-	(4,511)	Project Complete - Defund
					192,717	

APPENDICE B: BUDGET AMENDMENTS 2014 - 2015

2014-2015 Budget Amendment Supplemental #3 - Council Approved December 2, 2014						
G/L Account	**Department**	**Description**	**Current FY 2015 Budget**	**New Budget Amount**	**Increase (Decrease)**	**Notes/Comments**
Storm Drain - Capital Projects Fund						
Expenditures						
new	Storm Drain Impact Fund	Sunrise Meadows Outfall	-	175,000	175,000	new project
31-4000-785	Storm Drain Impact Fund	Debris/Detention Basin LME Engineering	339,000	100,000	(239,000)	project grant was not awarded adj for engineering to be completed
new	Storm Drain Impact Fund	City Center Outfall	-	250,000	250,000	new project
Roads Capital Projects Fund						
Expenditures						
33-4000-735	Roads Impact Fund	400 N Lane Addition 2nd West	200,737	-	(200,737)	project complete - defund
33-4000-736	Roads Impact Fund	Riverside Drive	2,639,547	3,300,000	660,453	Project estimated costs *Road Project funds will be adjusted once bids are awarded in Spring 2015
33-4000-738	Roads Impact Fund	Market Street	789,547	1,200,000	410,453	Project estimated costs *Road Project funds will be adjusted once bids are awarded in Spring 2015

33-4000-706	Roads Impact Fund	Roads Reimbursement	300,000	171,000	(129,000)	Defund $129,000 Portion - Rindlesbach Settlement Agreement $171,000 transfer to parks Benches 8 project
Capital Projects Fund						
Revenues						
35-3980-110	Capital Projects Fund	Developer Contributions	-	(350,000)	(350,000)	Lexon Bond Settlement Agreement for Benches 8 Park - approved 11/18/2014
35-3810-100	Capital Projects Fund	Transfer from Fund 33	-	(171,000)	(171,000)	Transfer from Fund 33 to Fund 35 to fund Benches 8 Park - Rindlesbach Settlement Agreement - approved 11/18/2014
35-3910-200	Capital Projects Fund	Developer Contributions		(2,500,000)	(2,500,000)	Developer Contributions for Riverside Drive & Market Street
-						
Expenditures						
new	Capital Improvements Fund	Benches 8 Park	-	608,000	608,000	Project Estimate for Benches 8 Park - Additional revenue

						from developer contribution
35-4000-736	Capital Improvements Fund	Riverside Drive		1,000,000	1,000,000	Project estimated costs *Project funds will be adjusted once bids are awarded in Spring 2015
35-4000-738	Capital Improvements Fund	Market Street		1,500,000	1,500,000	Project estimated costs *Project funds will be adjusted once bids are awarded in Spring 2015
Wastewater Capital Projects Fund						
Expenditures						
53-4000-600	Wastewater Impact Fees	Sewer Master Plans	4,538	-	(4,538)	project complete - defund
53-4000-791	Wastewater Impact Fees	Gravity Sewer Outfall to TSSD engineering	59,076	-	(59,076)	defund - engineering complete
Culinary Water Capital Projects						
Expenditures						
56-4000-695	Culinary Water Impact	RR 18 inch water line	50,000	-	(50,000)	combined with below project
56-4000-719	Culinary Water Impact	Culinary Waterline 18 inch in RR	650,000	700,000	50,000	Combined with above project
56-4000-710	Culinary	Rate Study				Rate studies

	Water Impact		-	12,200	12,200	
					962,754	

2014-2015 Budget Amendment Supplemental #4 - Council Approved January 20, 2015

G/L Account	Department	Description	Current FY 2015 Budget	New Budget Amount	Increase (Decrease)	Notes/Comments
General Fund						
Expenditures						
10-4180-310	General Fund	Prof & Tec - Planning Commission	8,650	-	(8,650)	Planning commission now being paid for out of payroll
10-4180-110	General Fund	Salaries and Wages	229,877	238,527	8,650	Planning commission now being paid for out of payroll
10-4140-330	General Fund	Administration Education and Training	6,200	8,500	2,300	adjust to cover existing training costs
10-4150-208	General Fund	Software Maintenance Expense	44,009	48,509	4,500	Setup of electronic pay vouchers and fees for this year
10-4150-350	General Fund	Consulting Services	-	15,000	15,000	Professional Services Contract
10-4150-330	General Fund	Education and Training	-	4,000	4,000	Annual Retreat
10-4150-180	General Fund	Employee and Volunteer Appreciation	1,500	5,500	4,000	recognition of employees and volunteers
10-4160-283	General Fund	Utilities - Telephone	85,232	85,500	268	Hotspots for Civic Events cell phones
10-4220-253	General Fund	Fire Vehicle				One time

		Repairs	16,500	22,500	6,000	adjustment for vehicle repairs
10-4240-110	General Fund	Building Inspection-Salaries and Wages	346,863	308,213	(38,650)	Defund 1/2 building inspector for FY2015
10-4420-330	General Fund	Public Works Education and Training	3,000	6,000	3,000	Training Budget for Public Works Director
10-4570-600	General Fund	City Wide Events	20,000	20,800	800	Donations for civic events production of the Messiah
10-4450-140	General Fund	Engineering Uniforms and Clothing	1,630	500	(1,130)	move budget to public improvemen ts
10-4470-140	General Fund	Public Improveme nts Uniforms & Clothing	-	1,130	1,130	move budget to public improvemen ts
10-4450-134	General Fund	Engineering overtime	3,713	-	(3,713)	move budget to public improvemen ts
10-4470-134	General Fund	Public Improveme nts overtime	-	3,713	3,713	move budget to public improvemen ts
10-4450-252	General Fund	Engineering vehicle maintananc e	7,500	3,500	(4,000)	move budget to public improvemen ts
10-4470-252	General Fund	Public Improveme nts vehicle maintenanc e	1,500	5,500	4,000	move budget to public improvemen ts
10-4450-254	General Fund	Engineering Gasoline Expenses	10,694	3,000	(7,694)	move budget to public improvemen ts

10-4470-254	General Fund	Public Improvements Gasoline Expenses	4,000	11,194	7,194	move budget to public improvements
10-4450-330	General Fund	Engineering training	10,500	5,500	(5,000)	move budget to public improvements
10-4470-330	General Fund	Public Improvements training	-	5,000	5,000	move budget to public improvements
10-4470-340	General Fund	Public Improvements office supplies	-	2,000	2,000	budget for public improvements
10-4470-900	General Fund	Public Improvements misc exp	-	500	500	move budget to public improvements
10-4610-210	General Fund	Library - Computers and Maintenance	1,500	7,140	5,640	cover cost for sirsi dynex subscription
SSD Street Light SID Expenditure						
Expenditures						
23-4000-485	SSD Street Light SID	Street Lights	48,471	59,000	10,529	increase in Street light replacement - funded by fund balance
Storm Drain Capital Projects Fund						
Expenditures						
31-4000-645	Storm Drain Capital Projects	Harbor Parkway Storm Drain UPS	162,600	-	(162,600)	Currently will not be doing this project
Parks - Capital						

APPENDICE B: BUDGET AMENDMENTS 2014 - 2015

Projects Fund						
Expenditures						
32-4000-685	Parks Capital Projects	Fox Hollow 21 acre Park Master	18,799	35,000	16,201	contract
32-4000-689	Parks Capital Projects	HH Detention Basin Trail	49,170	32,365	(16,805)	project complete
32-4000-691	Parks Capital Projects	Harvest Hills Regional Park	24,370	97,328	72,958	project complete
32-4000-692	Parks Capital Projects	HH Plat A Natvie Park	138,022	65,344	(72,678)	project complete
32-4000-693	Parks Capital Projects	Shay Park	1,930,091	2,000,000	69,909	fully funded
Capital Projects Fund						
Expenditures						
35-4000-744	Capital Projects Fund	Roads Projects	673,029	628,029	(45,000)	transfer funds from roads projects to fund
new	Capital Projects Fund	Loch Lomond Crosswalk	-	10,000	10,000	new project
new	Capital Projects Fund	North Lakeshore Trail	-	45,000	45,000	Developer Contributions for Riverside Drive & Market Street
Water Fund						
Expenditures						
51-5100-601	Water Fund	Water Capital Projects	-	89,000	89,000	move below funds to where expenditures are
51-5100-655	Water Fund	Water Table Drop Study	15,000	-	(15,000)	move to above general

						ledger account
51-5100-656	Water Fund	Water Table Drop Projects	74,000	-	(74,000)	move to above general ledger account
51-5100-937	Water Fund	Harvest Hills Transmission	42,600	-	(42,600)	was done as a change order to the pond 6 expansion
new acct	Water Fund	ULD canal turount pond rehabilitation	-	50,000	50,000	Improvements to ULD canal pond
Storm Drain Operations						
Expenditures						
54-5400-700	Storm Drain Operations	Capital Outlay	47,735	-	(47,735)	defund
					(103,963)	

2014-2015 Budget Amendment Supplemental #5 - Council Approved March 17, 2015

G/L Account	Department	Description	Current FY 2015 Budget	New Budget Amount	Increase (Decrease)	Notes/Comments
General Fund						
Expenditures						
10-4610-400	Library	Book Purchases	27,000	28,500	1,500	received 2 grants ($1000 from Target, $500 from State of Utah)
10-4150-510	Non-Departmental	General Liability Insurance	258,726	318,726	60,000	workers compensation premium higher than budget

APPENDICE B: BUDGET AMENDMENTS 2014 - 2015

Parks - Capital Projects Fund						
Expenditures						
32-4000-686	Parks	Shoreline Wetland Study	17,136	19,700	2,564	increased cost for study
Storm Drain Impact Fund						
Expenditures						
31-4000-659	Storm Drain	City Center Outfall	250,000	490,000	240,000	Bid over budget covered by fund balance
Water Fund						
Expenditures						
51-5105-936	Water Operations	Secondary Residential Meters	1,816,625	2,473,226	656,601	Cost of meters covered by bond revenue
					960,665	

APPENDICE C: MARKET AND FISCAL HEALTH ANALYSIS

PURPOSE

As part of an ongoing effort to enhance transparency and to provide timely analytical tools for decision making the City the City has added this Market and Fiscal Health Analysis[1] Section to the budget document. This section includes a series of health indicators and trend analysis that the City should continue monitor as the community grows. The analytics should be used in the decision making process to help insure the fiscal sustainability of the City. As part of a "best practice measurement" ICMA (The International City Management Association) has recommend and identified trends that Cities should be monitoring as part of the City's overall fiscal health. These measures are longitudinal in nature and provide for a series of trends to be observed and monitored as communities plan for future growth and contemplate service delivery alternatives. Due to the increased availability of data and technology the City is incorporating these measures and an additional tool for communicating fiscal health and monitoring trends.

The process for using quantitative data begins with collecting the data. Much of the fiscal, demographic, and economic data is readily available through city and state reports. For example, revenue and expenditure data for the City are found through the Utah State Auditor's website.

Another trend in municipal government is the use of performance and financial benchmarks. These benchmarks can be set locally, regionally, or on the state or federal level. Analysts can use these benchmarks to compare the city's current conditions and practices to optimal conditions and best practices of other municipalities and agencies.

After the data is compiled, then city staff can analyze it. There are three steps in analyzing data:

1. Identify trends and causes
2. Calculate the risks
3. Analyze the options

In reviewing the data, it is important to ask three questions: For illustrative purposes this section contains possible responses to the questions posed.

1. Why is it happening? (Attempt to identify the cause or causes of the trend)
2. Is it important? (Assess the significance of the trend or issue)
3. What can be done? (Devise an action strategy if necessary or controllable)

The following data trends come from the ICMA Municipal Financial Indicators Evaluation Kit. City staff has provided additional data trends and evaluations beyond the suggestions of the ICMA that meet the needs of the City. This section of the budget is Staff's first attempt to bring this analysis and discussion to the policy discussion. Future years will bring additional analysis and trends to this section of the Budget.

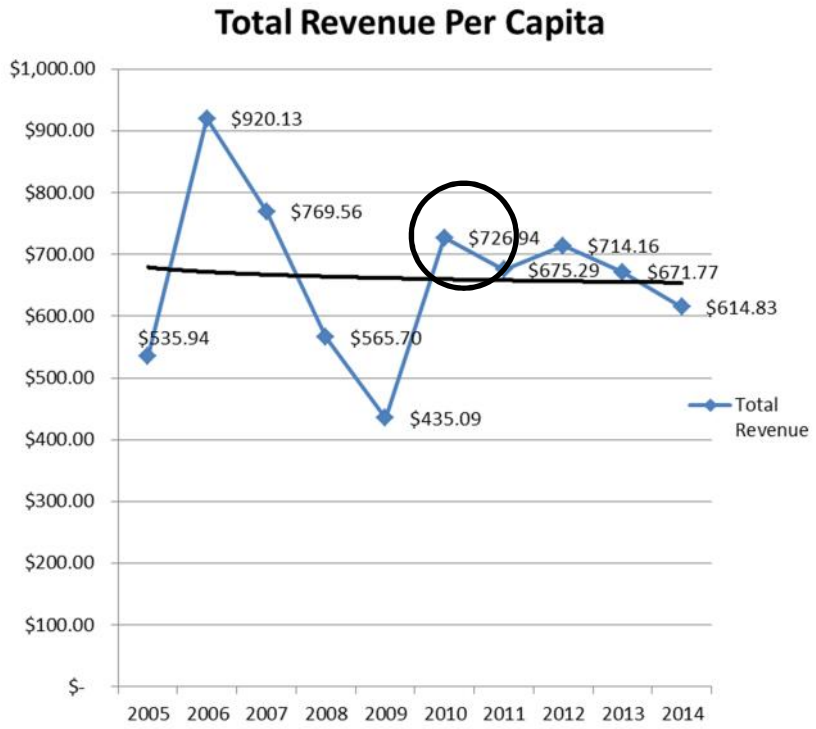
[1] International City/County Management Association. (2003). *The Municipal Financial Indicators Evaluation Kit.* Washington, D.C.: ICMA.

APPENDICE C: MARKET AND FISCAL HEALTH ANALYSIS

METRICS

Trend Indicator:
The City is experiencing periods of decreasing revenues per capita.

Source: *Office of Utah State Auditor. Local Government Records, UT Census Form. FY 2005-2014*



1. Why is it happening?

There are several possible explanations for this trend:

- Significant increase in population
- Revenues not growing at the same rate as the population
- New growth revenues having a delay before the City realizes the revenues
- High population growth rates relative to the rest of the State

2. Is it important?

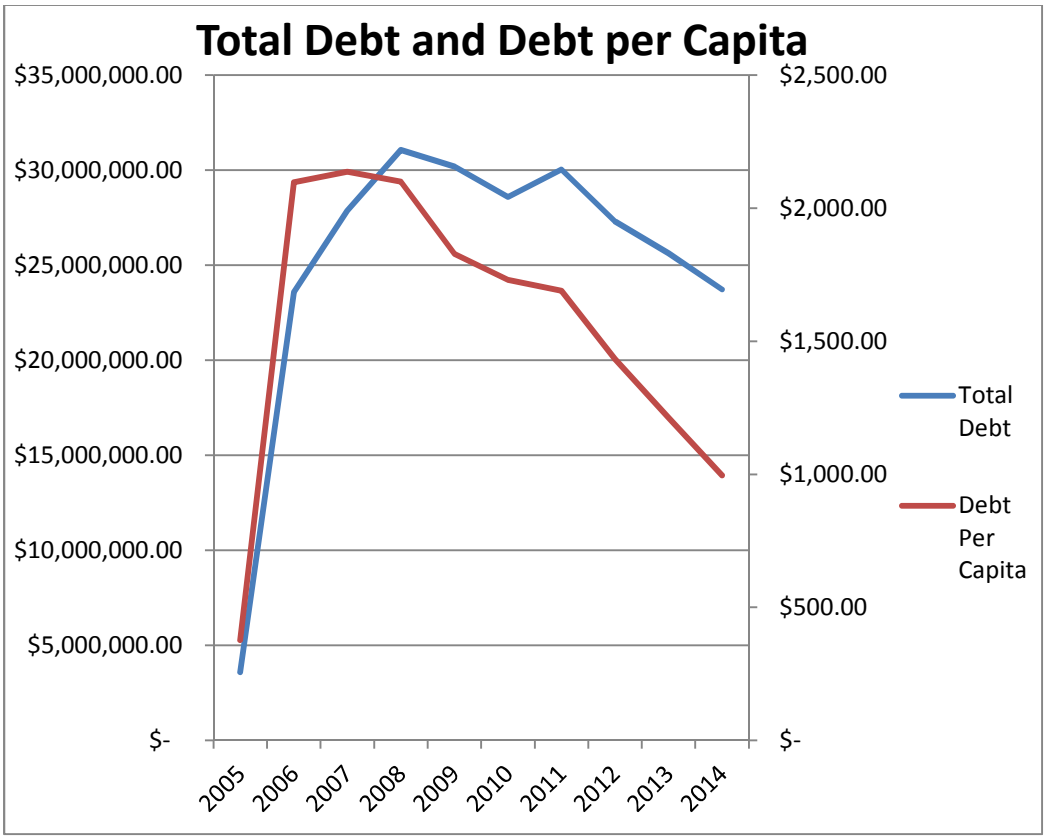
In FY 2008, the downward trend was not due to a significant increase in population. It was caused by a significant decrease in revenues attributed to the Great Recession.

In FY 2012-2014, the decrease in revenue per capita was most likely caused by the significant increase in population due to the census population update and the City experiencing a recover to its growth subsequent to the recession. In FY 2010, the population was identified as 17,600. In FY 2014, the population was estimated at 23,844. This is an approximate 35 percent increase in population over four years. In this situation, population grew faster than revenues for a multitude of factors including delays in revenues from property, sales, and other taxes that are distributed by population distribution methodologies.

3. What can be done?

This metric should be monitored continually. If long term revenue growth does not match population growth, then there are three options for continued funding sustainability: increase in taxes, new revenue streams, or an increase in fees and/or utility rates.

Trend Indicator:
The City is experiencing decreasing debt per capita.



Source: *City of Saratoga Springs Utah Annual Budget Report. FY 2005 – 2013.*

1. Why is it happening?

There are two possible reasons why this may be happening:

- Population is increasing
- There has been a conservative issuance of debt.

2. Is it important?

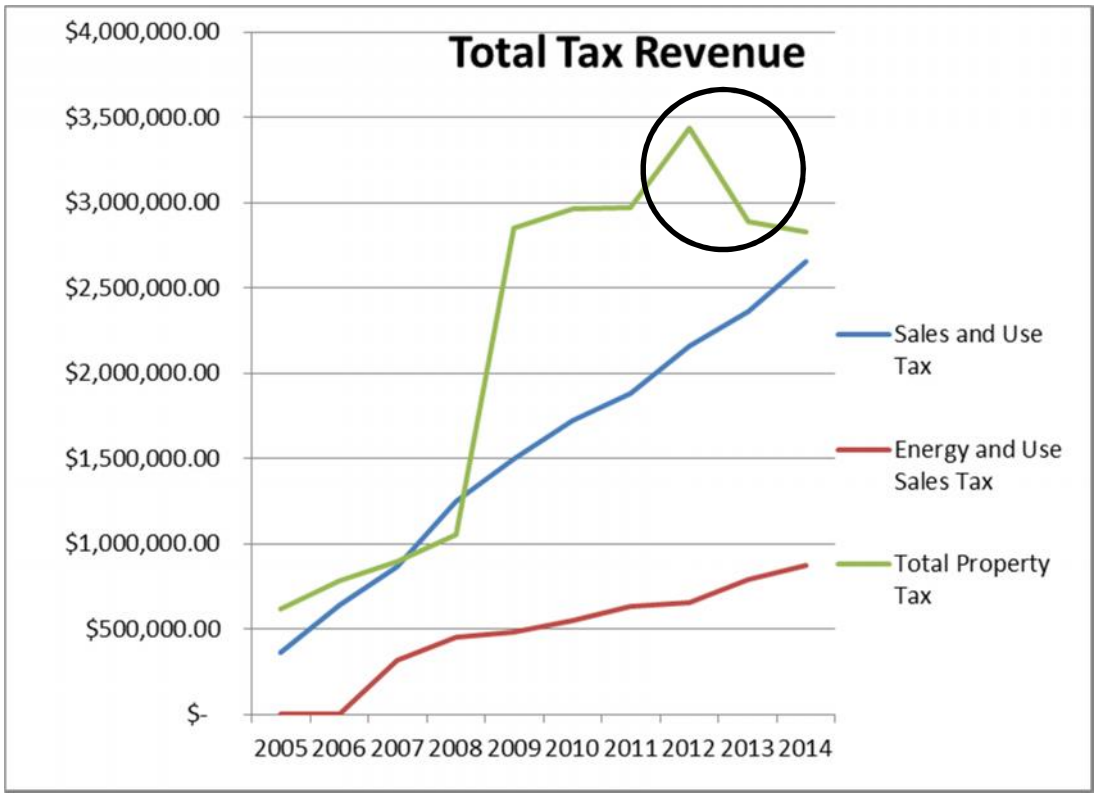
The theory and practice of debt issuance in city government is a multifaceted issue depending on the types of debt and the needs associated with that debt. In all cases the City should be conservative in issuing debt and have adequate funding sources to secure the debt. Other factors to observe in this trend include if the population is increasing or decreasing and what is a sustainable debt practice for the City. According to the graph, the amount of debt fluctuates equally with the debt per capita, which indicates that the debt per capita is

decreasing due to a conservative issuance of debt as the population continues to increase.

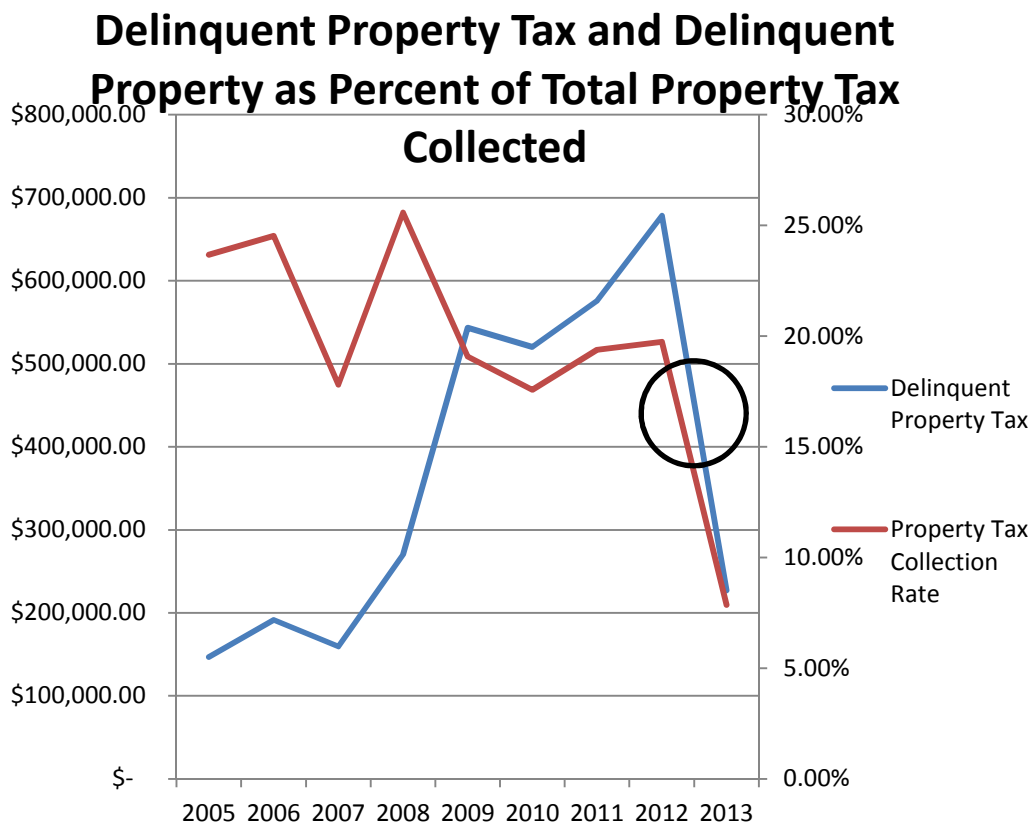
3. What can be done?

Since the graph represents a positive trend, there is little to be done other than continue to monitor the situation and conservatively issue debt as necessary for the City. Currently the City has a good bond rating for the City as discussed in previous sections of the budget.

Trend Indicators:
The City is experiencing periods of decreasing property tax revenues.



Source: *Office of Utah State Auditor. Local Government Records, UT Census Form. FY 2005-2013*



Source: *Office of Utah State Auditor. Local Government Records, UT Census Form. FY 2005-2013*

1. Why is it happening?

The only decrease in revenue occurred in property tax delinquency recovery. The property tax rate is set so that revenues remain neutral. In this case the amount of delinquent taxes are decreasing which is a positive trend indicating that less delinquencies are occurring post-recession. A minimum amount is collected each year. Anything collected above that amount is new growth. Though the property tax rate decreased from 2013 to 2014, the drop in collected amount is most likely due to a lack of new growth. Further analysis reveals that the drop in property tax was most likely due to a decrease in delinquent property taxes collected.

2. Is it important?

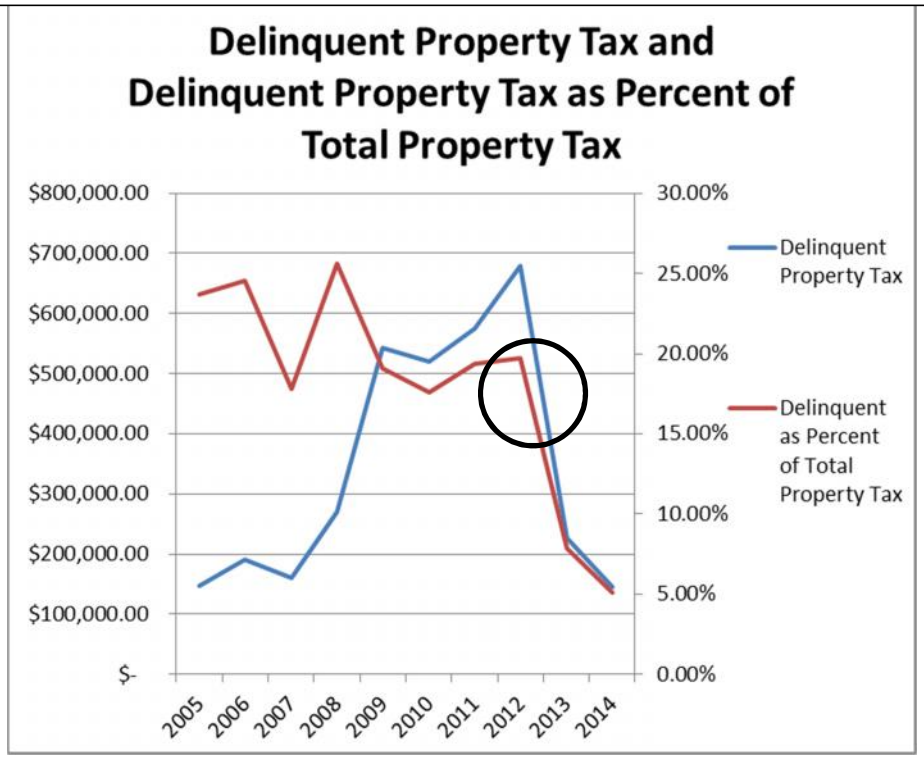
Based on the analysis, this trend is not important due to natural fluctuations in delinquent property collections.

3. What can be done?

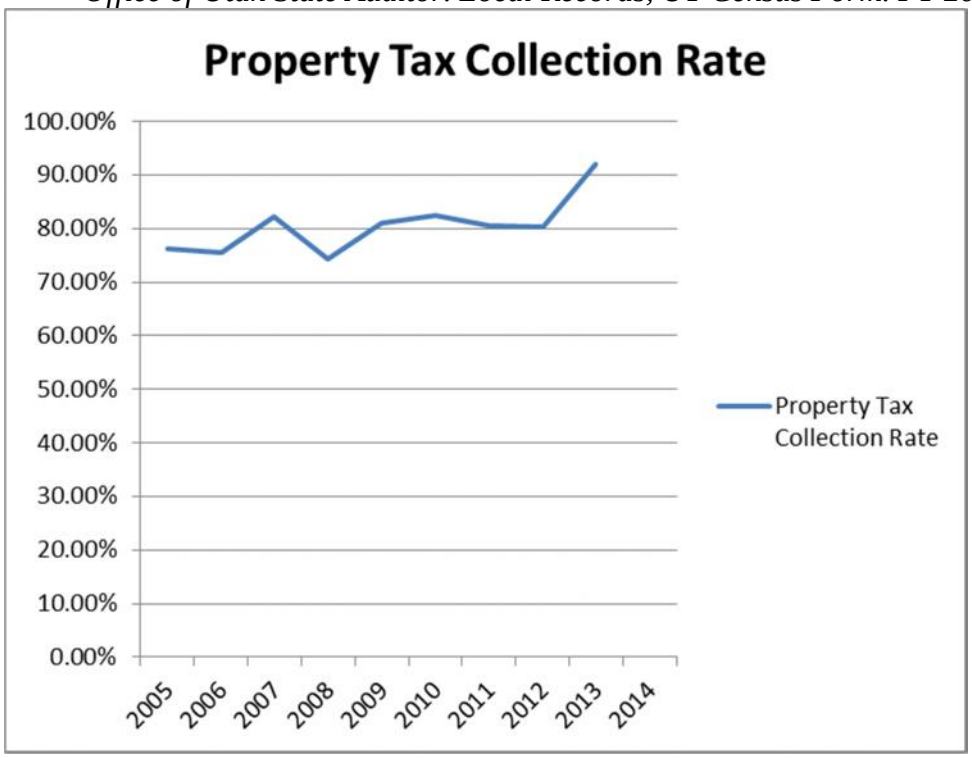
The City staff should continue to monitor the revenue, delinquent tax, and delinquent tax percent trend lines. As discussed previously, a drop in delinquent property tax collected may cause a drop in revenues.

APPENDICE C: MARKET AND FISCAL HEALTH ANALYSIS

Trend Indicator:
The City has experienced periods of decreasing property tax delinquency.



Source*:* *Office of Utah State Auditor. Local Records, UT Census Form. FY 2005-2014*



Source*:* *Office of Utah State Auditor. Local Government Records, UT Census Form. FY 2005-2013*

1. Why is it happening?

The decrease in delinquent tax collections and rates is most likely the recovery from the 2008 economic recession. As noted in the graphs, since 2012 the amount of delinquent taxes has decreased which means that residents are beginning to pay their delinquent taxes.

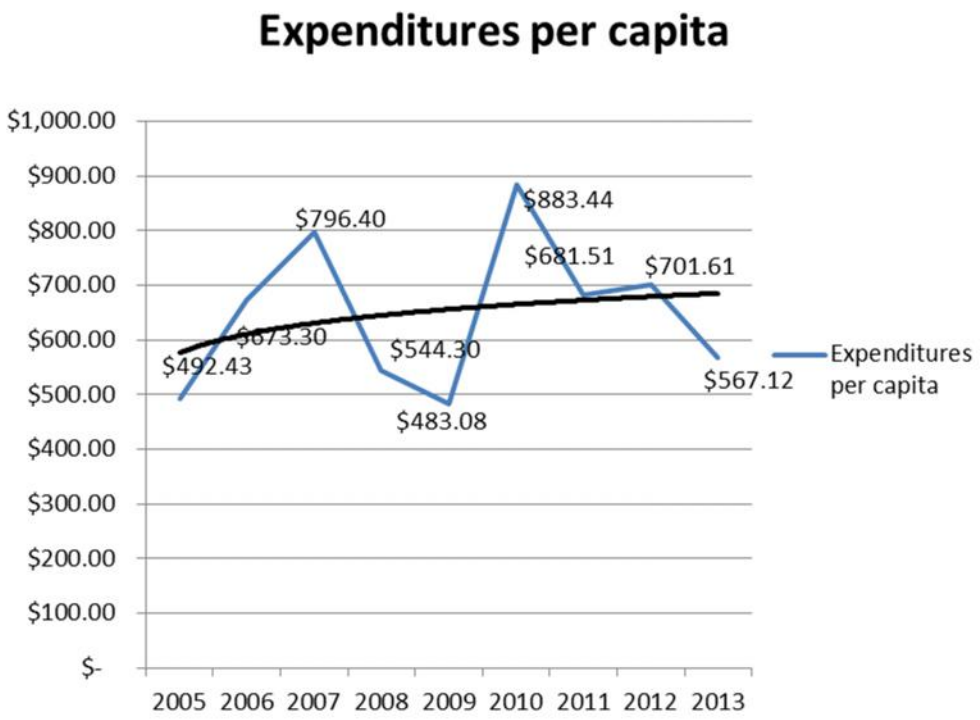
2. Is it important?

If this trend continues, this will be a significant trend. A decrease in property tax delinquency indicates a healthier economic status of the residents, which may translate into greater economic growth for the city.

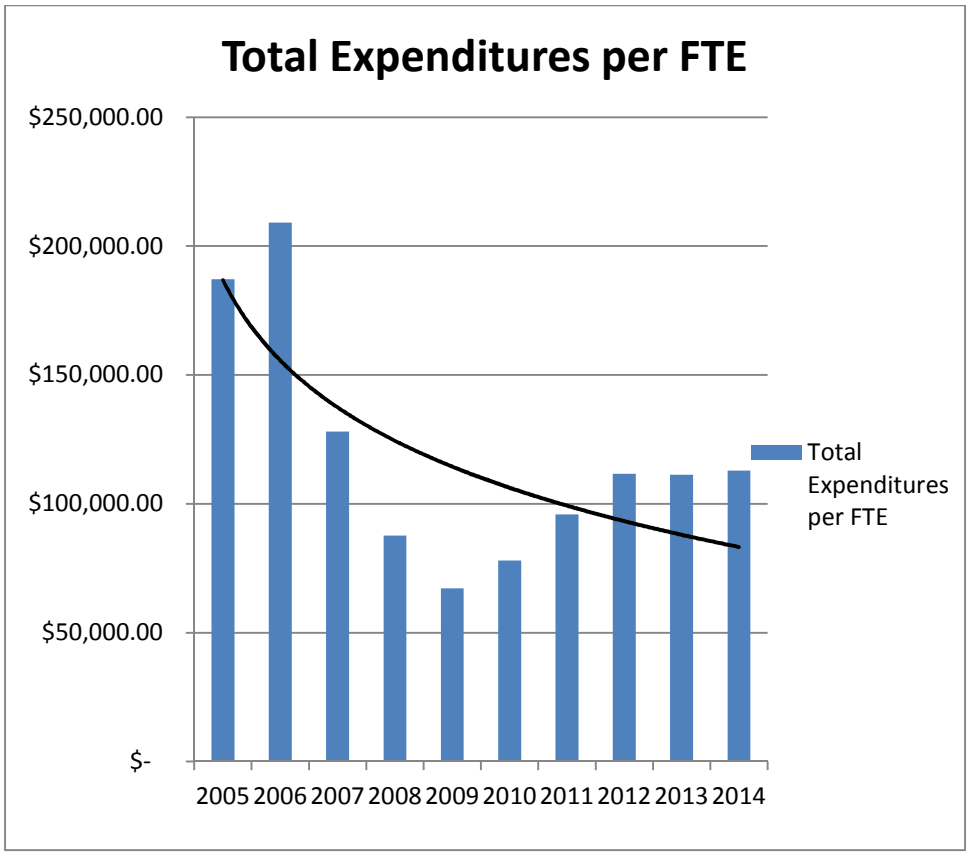
3. What can be done?

Delinquent taxes should be monitored to see if the downward trend continues. If delinquent taxes continue to be a problem, the City can look at its collection policies and tax rates for adjustments.

Trend Indicators:
The City is experiencing a relatively flat trend in net operating expenditures per capita.



Source: *Office of Utah State Auditor. Local Government Records, UT Census Form. FY 2005-2013*



Source: *City of Saratoga Springs. FY 2005 – 2014 Budget Document*

1. Why is it happening?

Since this graph is based on population, the most likely cause of the fluctuations is due to uneven growth in expenditures compared to growth in population. For example, one year population may have grown quickly while expenditures grew more slowly, resulting in a lower trend. The next year the expenditures may grow more quickly than the population resulting in an upward trend. A more accurate representation is the second graph which shows the expenditures per FTE employee. As noted, expenditures per employee is decreasing which denotes an increase in efficiency.

2. Is it important?

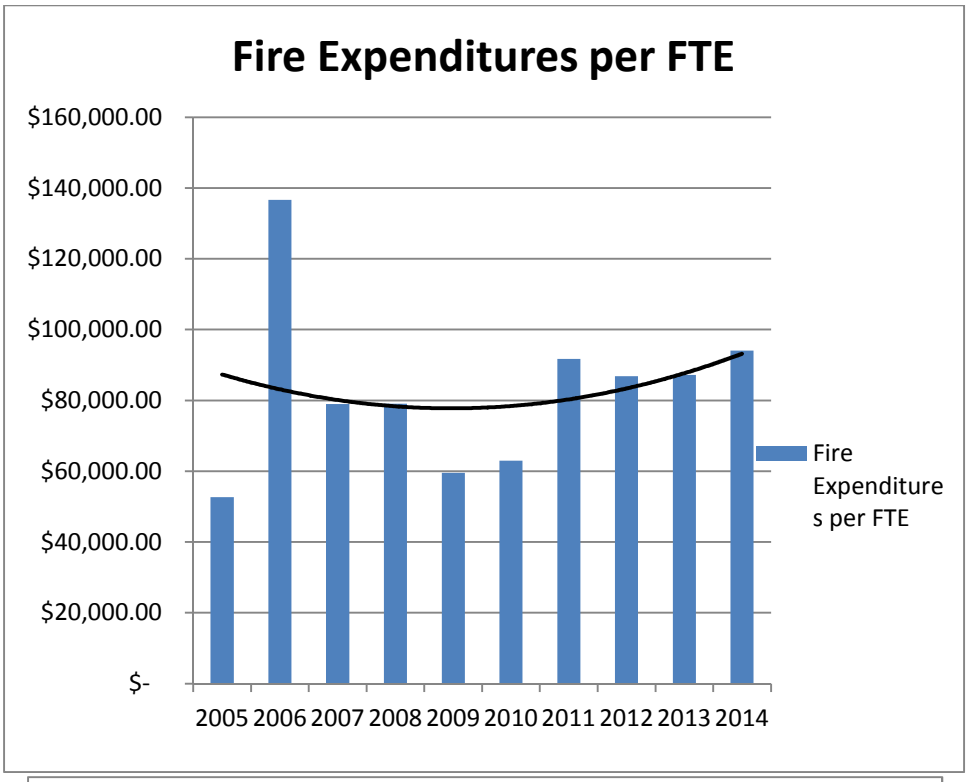
It is incredibly important. However, it is difficult to determine whether or not the levels of expenditures are normal compared to other cities. In order to determine if this is a cautionary trend, the City needs to set benchmarks as to the proper amount of expenditures per capita relative to this community, to the number of FTE's, and the outcomes expected by the residents.

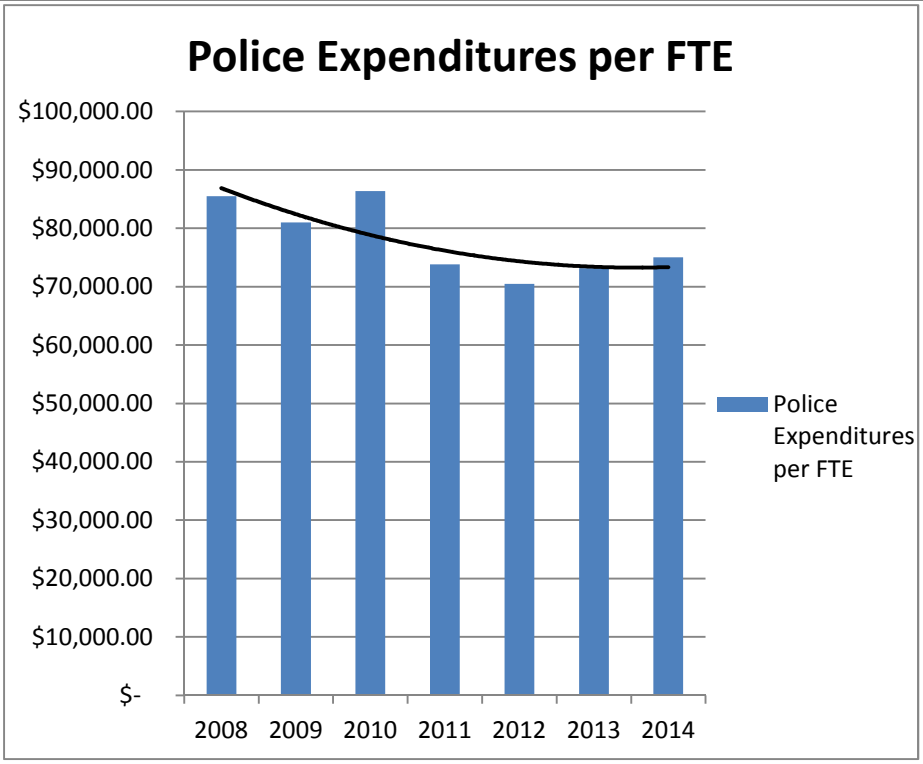
3. What can be done?

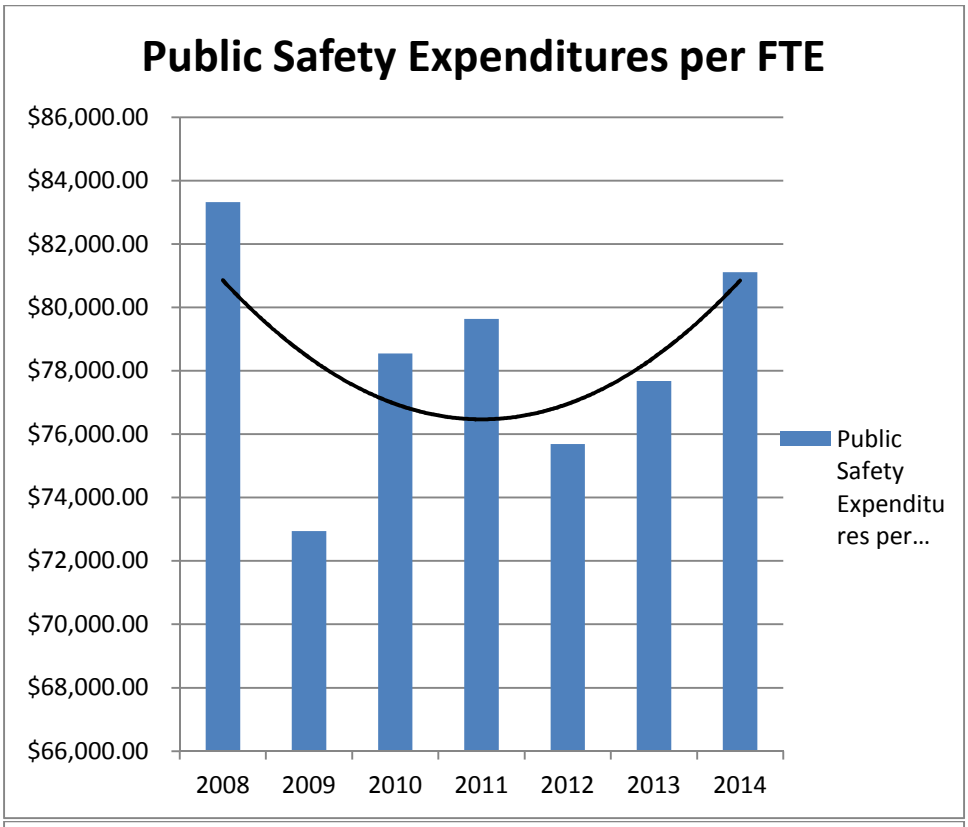
As previously stated, the City may need to set benchmarks for appropriate expenditures per capita. The City should also continue to focus on population growth as a way to mitigate rising expenditures, since expenditures should rise with population growth.

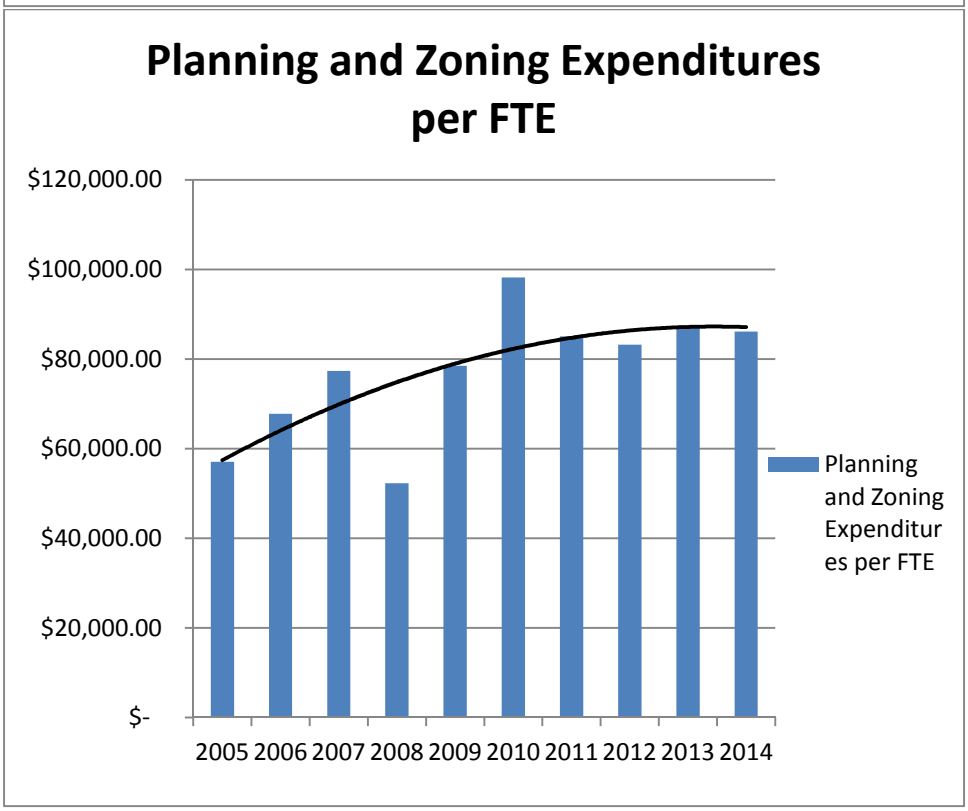
APPENDICE C: MARKET AND FISCAL HEALTH ANALYSIS

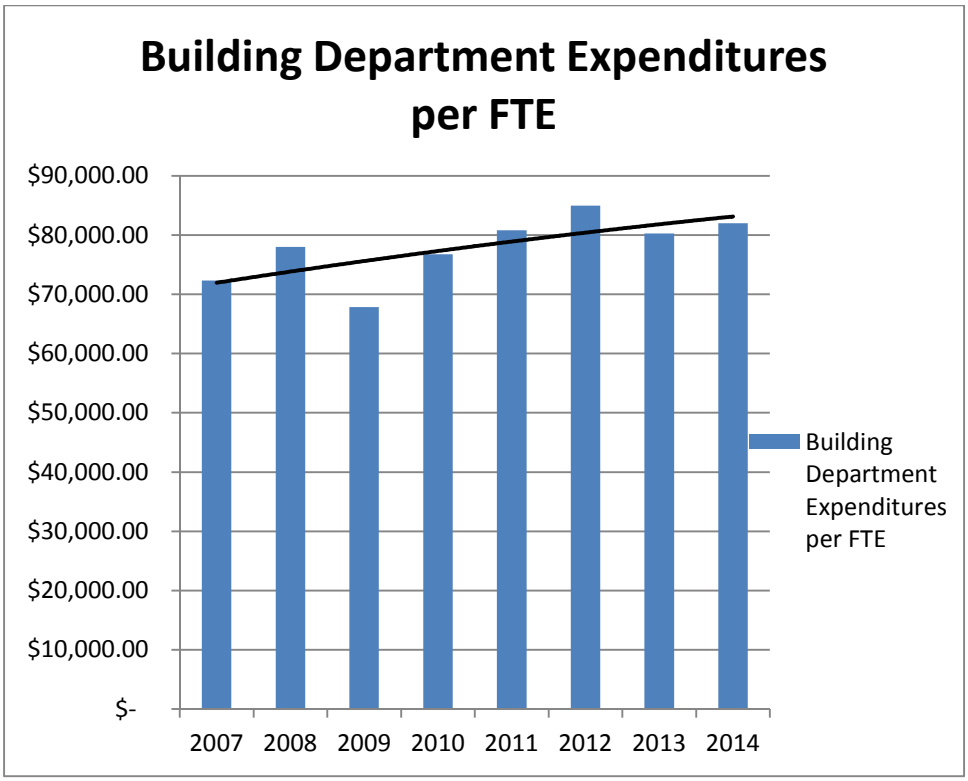
Trend Indicators:
Expenditures per FTE per Department

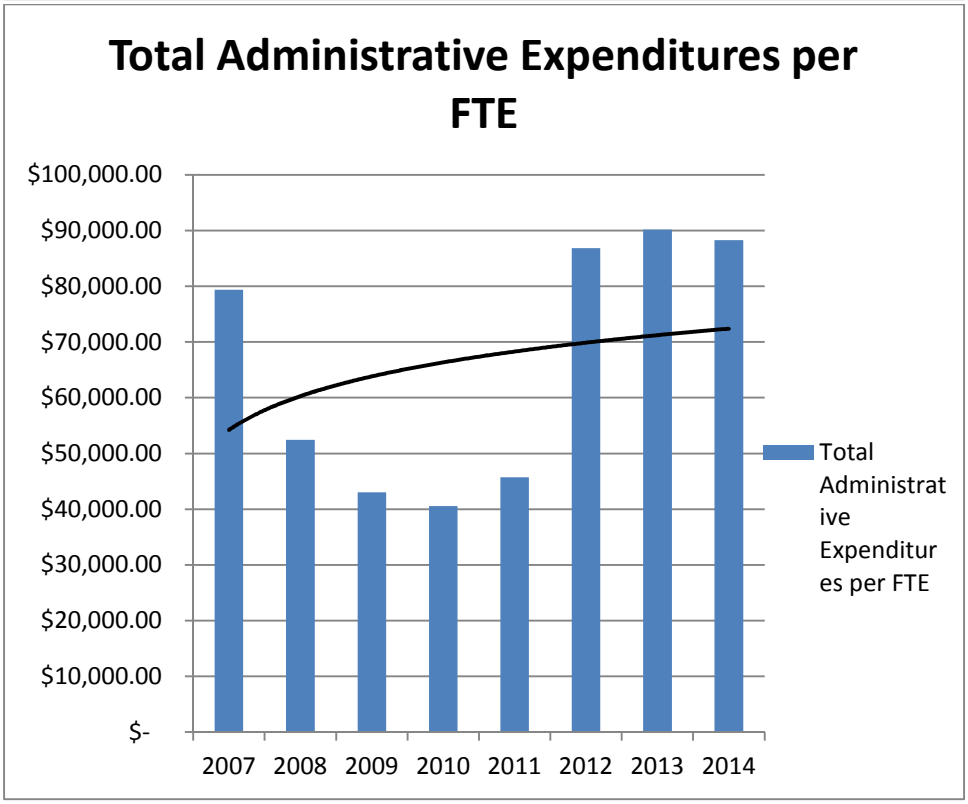





Public Safety Expenditures per FTE
$86,000.00
$84,000.00
$82,000.00
$80,000.00
$78,000.00
$76,000.00
$74,000.00
$72,000.00
$70,000.00
$68,000.00
$66,000.00
2008
2009
2010
2011
2012
2013
2014
Public Safety Expenditures per...

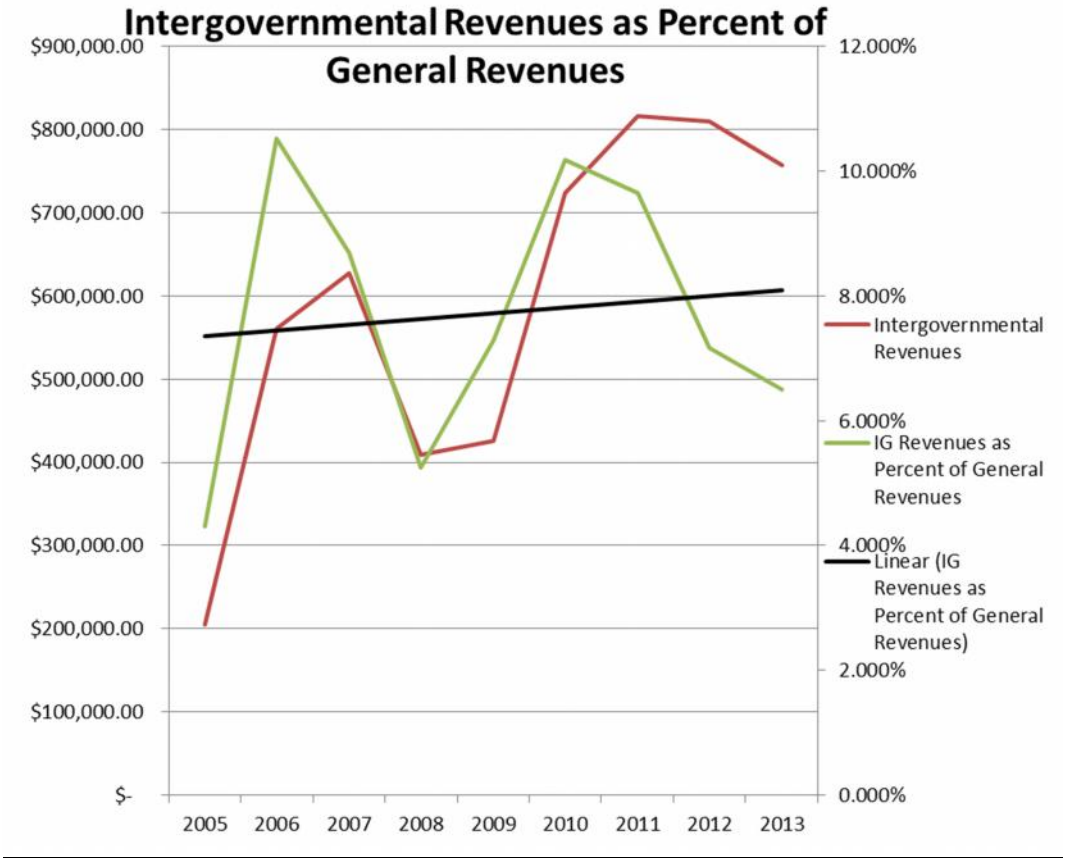

Planning and Zoning Expenditures per FTE
$120,000.00
$100,000.00
$80,000.00
$60,000.00
$40,000.00
$20,000.00
$-
2005 2006 2007 2008 2009 2010 2011 2012 2013 2014
Planning and Zoning Expenditures per FTE


Building Department Expenditures per FTE
$90,000.00
$80,000.00
$70,000.00
$60,000.00
$50,000.00
$40,000.00
$30,000.00
$20,000.00
$10,000.00
$-
2007
2008
2009
2010
2011
2012
2013
2014
Building Department Expenditures per FTE


Total Administrative Expenditures per FTE
$100,000.00
$90,000.00
$80,000.00
$70,000.00
$60,000.00
$50,000.00
$40,000.00
$30,000.00
$20,000.00
$10,000.00
$-
2007
2008
2009
2010
2011
2012
2013
2014
Total Administrative Expenditures per FTE

APPENDICE C: MARKET AND FISCAL HEALTH ANALYSIS

Trend Indicators:
The City is experiencing increasing intergovernmental revenues as a percent of general revenues.



Source*: Office of Utah State Auditor. Local Government Records, UT Census Form. FY 2005-2013*

1. **Why is it happening?**

The City is receiving an increasing amount of intergovernmental revenues from various grants. These grants are similar to funds that many cities receive within the state.

2. **Is it important?**

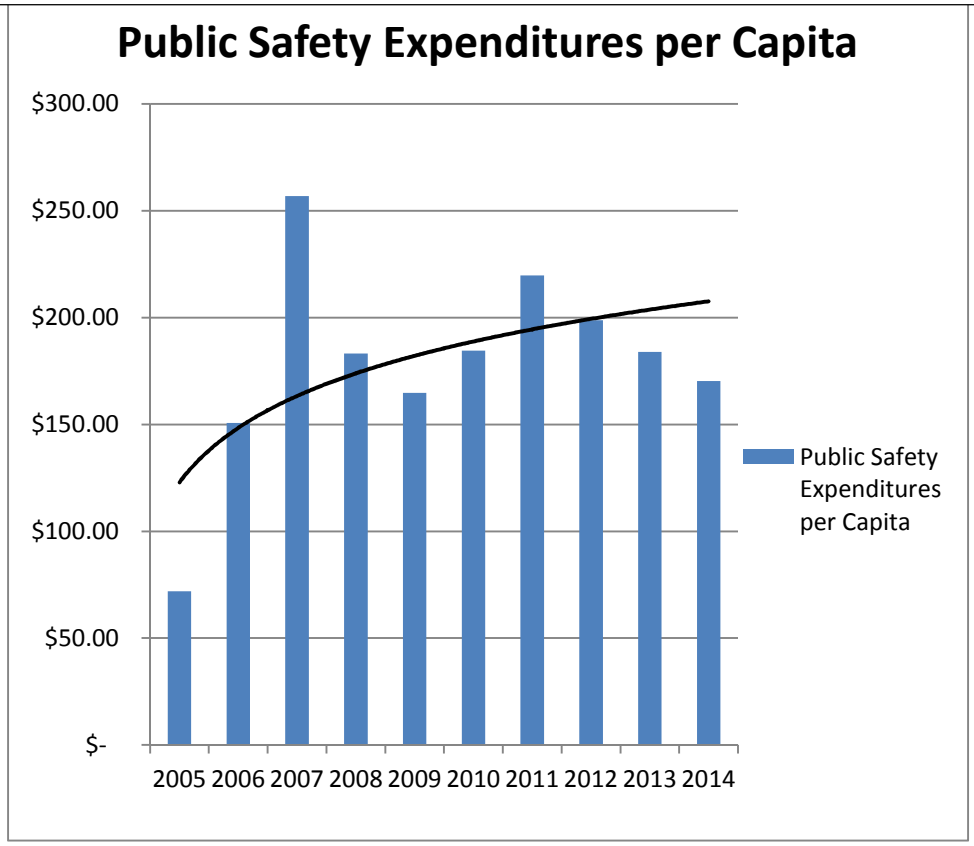
The intergovernmental revenues have remained below ten percent of the general fund revenues. However, the city is using state monies to fund daily operations and not solely for capital projects. Though the percentage is small, this can be dangerous if the state experiences a decrease in revenues and has to reduce the amount of aid to municipalities.

3. **What can be done?**

The following are suggestions for this trend:

- Create a contingency plan for alternative funding sources
- Begin matching intergovernmental funds with revenues

Trend Indicators:
The City is experiencing increasing public safety expenditures per capita.



Source: *City of Saratoga Springs Utah Budget Report. FY 2005 – 2014*

1. Why is it happening?

Public safety expenditures are increasing faster than the population is increasing. This may be due to an increase in personnel, an increase in workload and hours worked, or a decrease in population. Since the population is not decreasing, this trend may suggest an increase in personnel costs or an increase in workload for each officer.

2. Is it important?

If the expenditures per capita are lower than comparable benchmarks, then it would seem appropriate that the expenditures should increase in order to match the benchmarks. However, if the expenditures continue to increase beyond the benchmarks, then it is possible that the City could be spending too much per person on public safety.

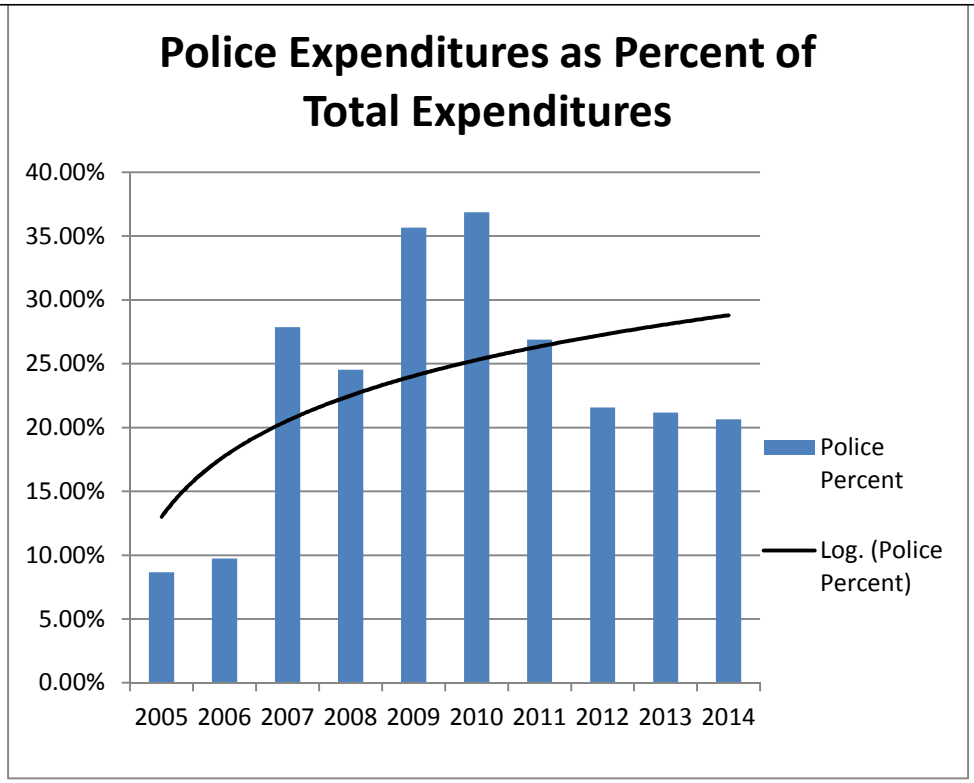
3. What can be done?

There are several possible options:

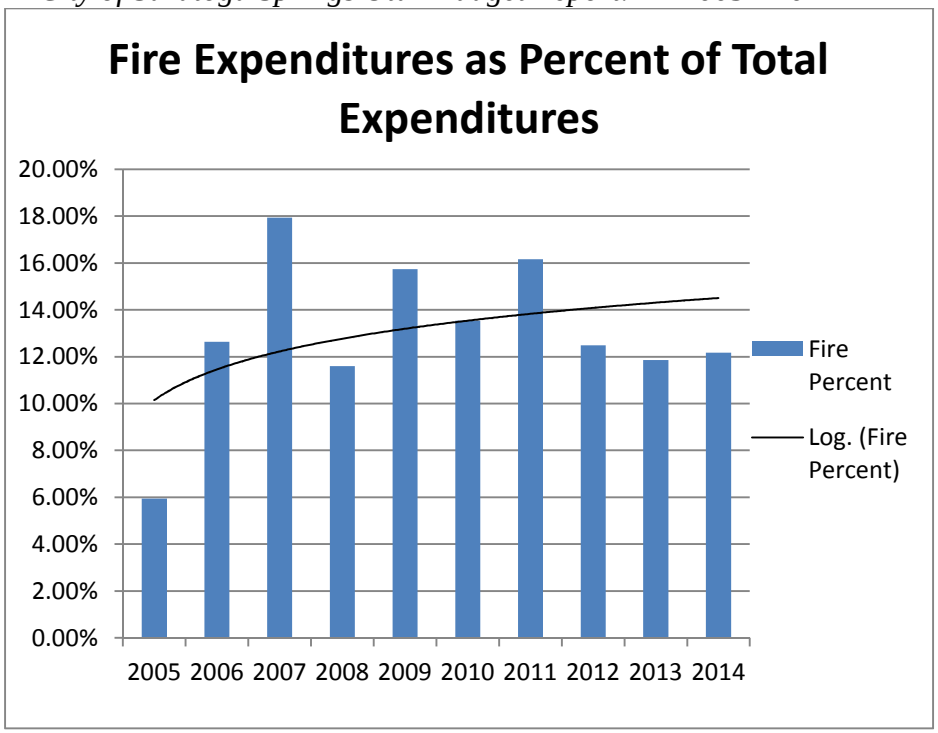
- Re-evaluate the public safety expenditures for efficient use of funds
- Compare expenditures per capita to other cities using benchmarks

APPENDICE C: MARKET AND FISCAL HEALTH ANALYSIS

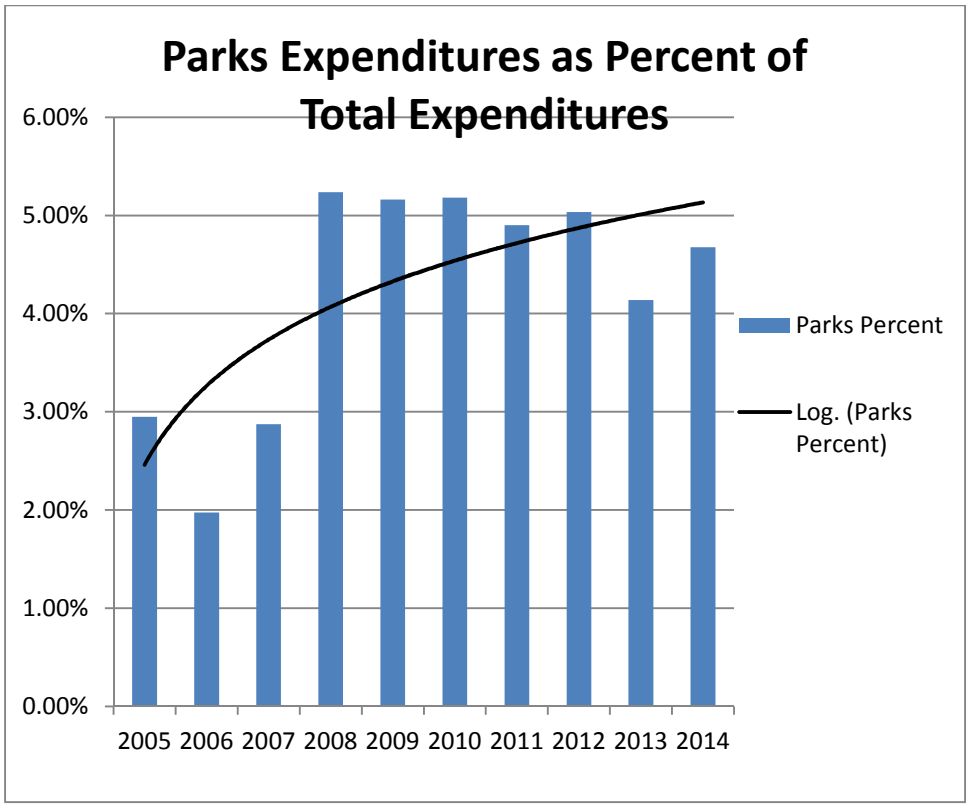
Trend Indicators:
The City is experiencing increasing expenditures for one function as a percentage of total net operating expenses.



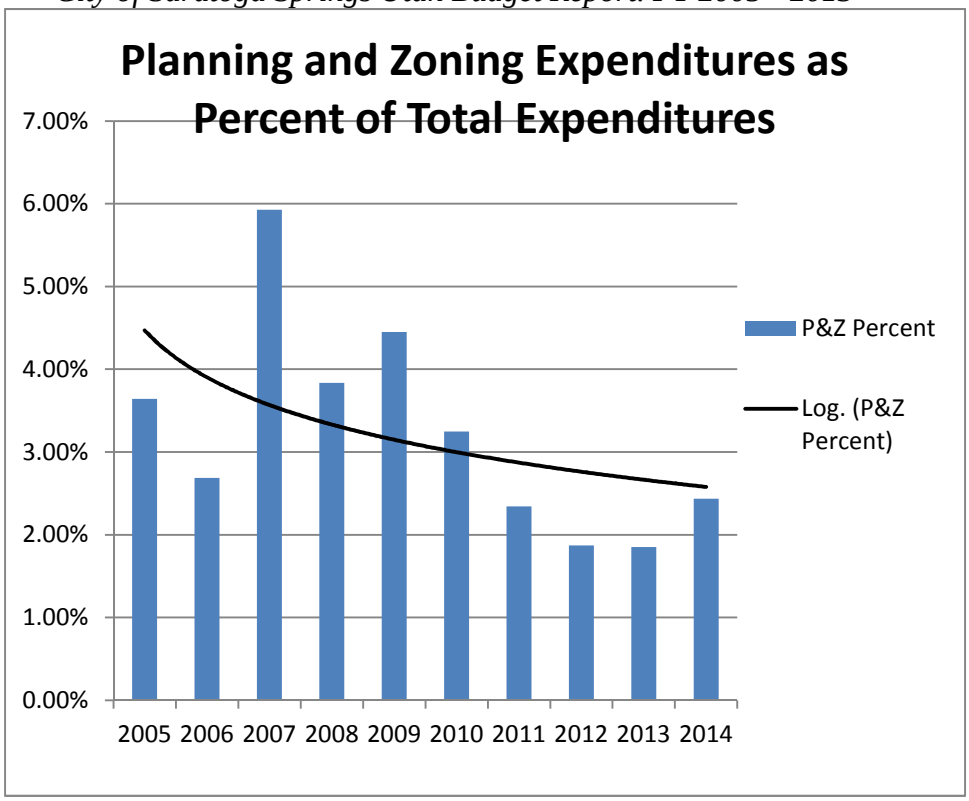
Source: *City of Saratoga Springs Utah Budget Report. FY 2005 - 2014*



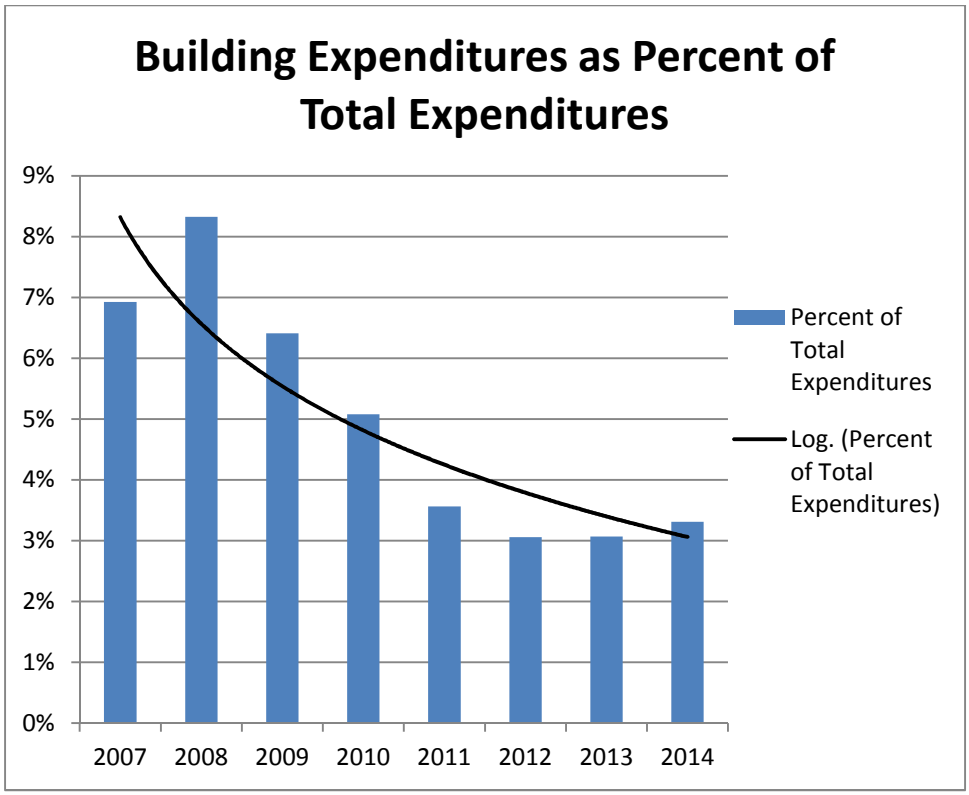
Source: *City of Saratoga Springs Utah Budget Report. FY 2005 - 2014*



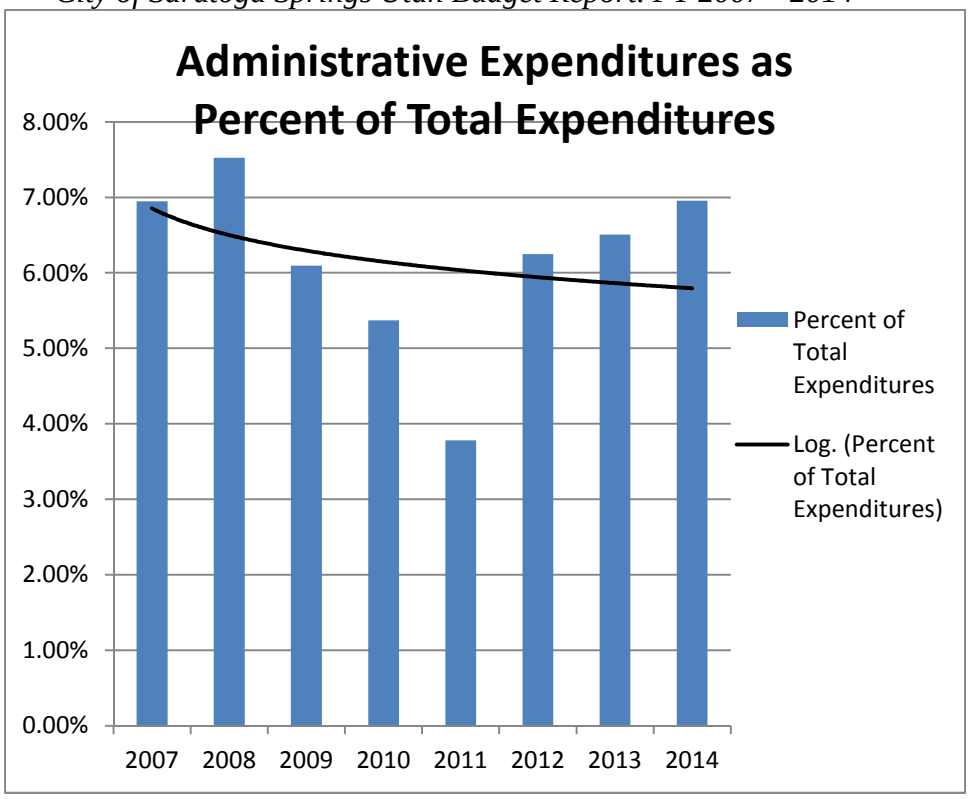
Source: *City of Saratoga Springs Utah Budget Report. FY 2005 - 2013*



Source: *City of Saratoga Springs Utah Budget Report. FY 2005 - 2014*

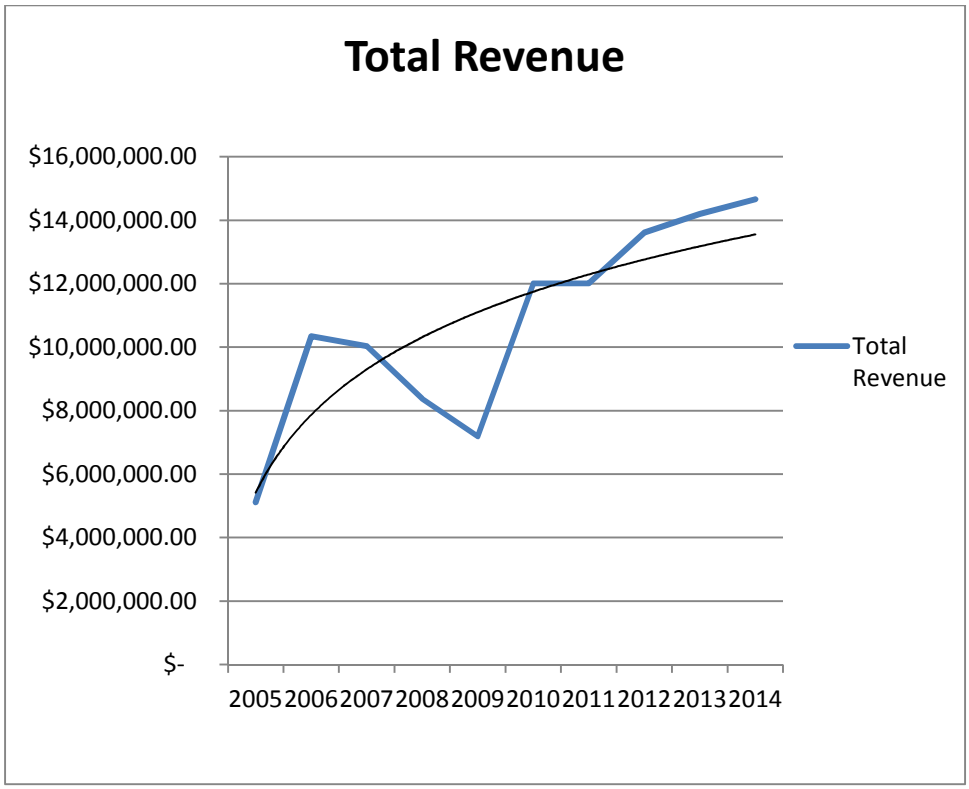


Source: *City of Saratoga Springs Utah Budget Report. FY 2007 - 2014*

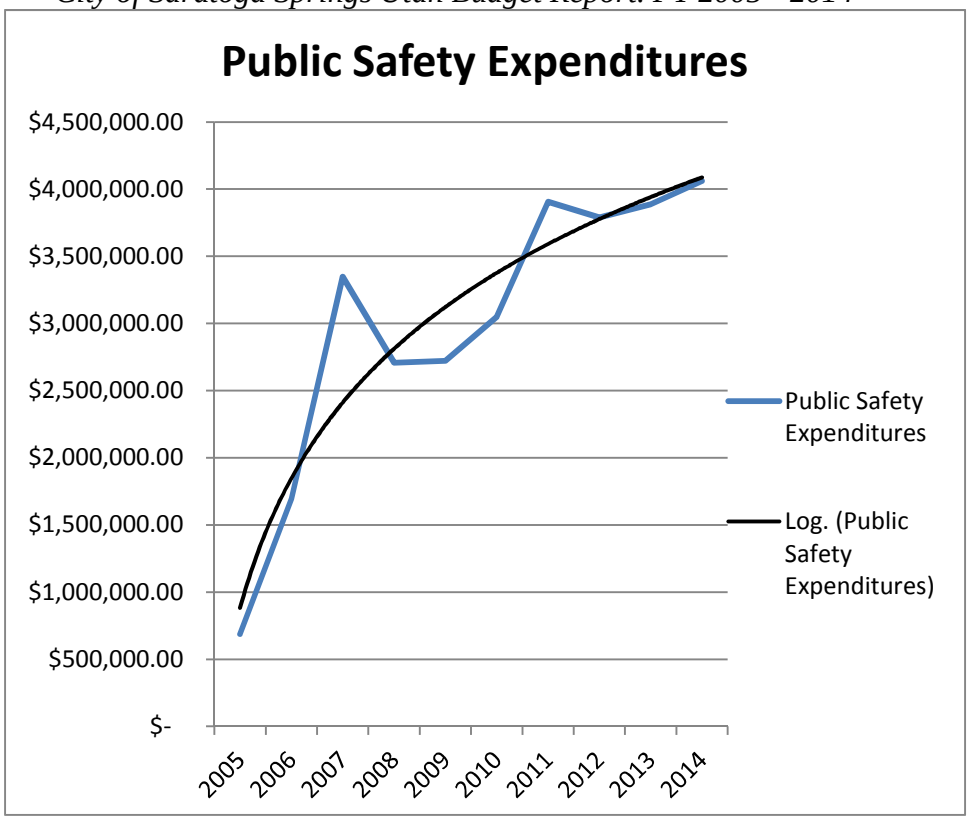


Source: *City of Saratoga Springs Utah Budget Report. FY 2007 – 2014*

APPENDICE C: MARKET AND FISCAL HEALTH ANALYSIS



Source: *City of Saratoga Springs Utah Budget Report. FY 2005 - 2014*



Source: *City of Saratoga Springs Utah Budget Report. FY 2005 – 2014*

1. Why is it happening?

According to the graphs, the public safety expenditures (fire and police) are taking an increasing amount of the general fund expenditures. The increase in public safety expenditures is due to the increase in personnel and operating expenditures. Similar to previous analyses, the increase in expenditures may be due to an increase in workload or an increase in personnel.

2. Is it important?

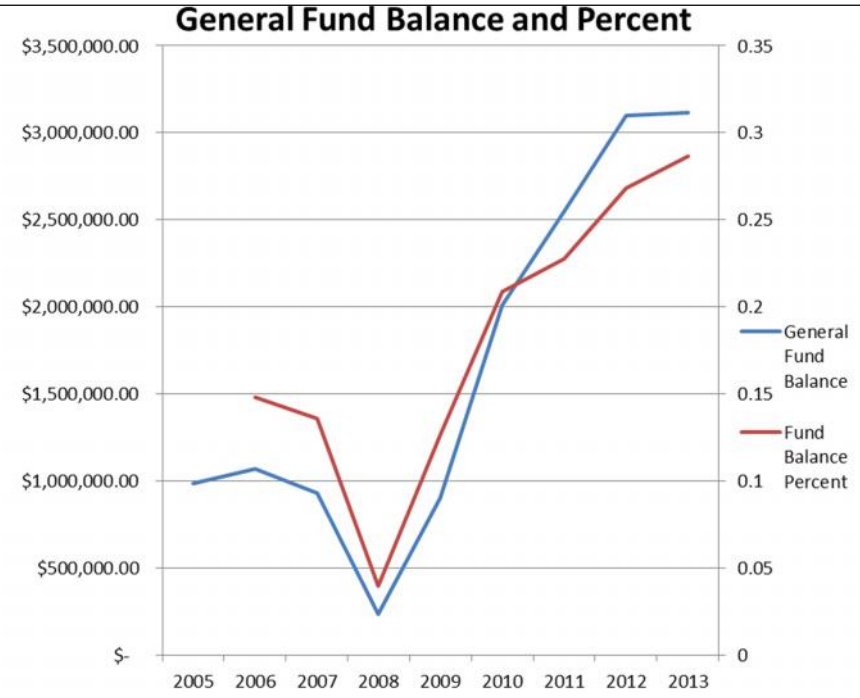
This is a very important trend. Revenues grew on average $530,000 each year for the past five years. Public safety expenditures increased $202,000 per year on average for the past five years. That is 38.1% as fast as revenues. For comparison, planning and zoning expenditures increased $20,000 per year on average for the past five years, or about 3.8% as fast as revenues.

It is important to point out in the analysis that public safety employees, due to benefits, equipment, and insurance are typically more expensive than other employees. However, if public safety expenditures continue to grow at an increasing rate, expenditure growth could outstrip revenue growth, eventually resulting in deficits.

3. What can be done?

This trend may represent a particular policy choice of the elected officials and/or concerned citizens. Depending on the policy direction, the City could choose to contain the growth of public safety expenditures or continue to allow such growth. If the growth is allowed, the City may need to plan for it by identifying funding practices aimed directly at funding public safety.

Trend Indicators:
The City is experiencing an increasing fund balance.



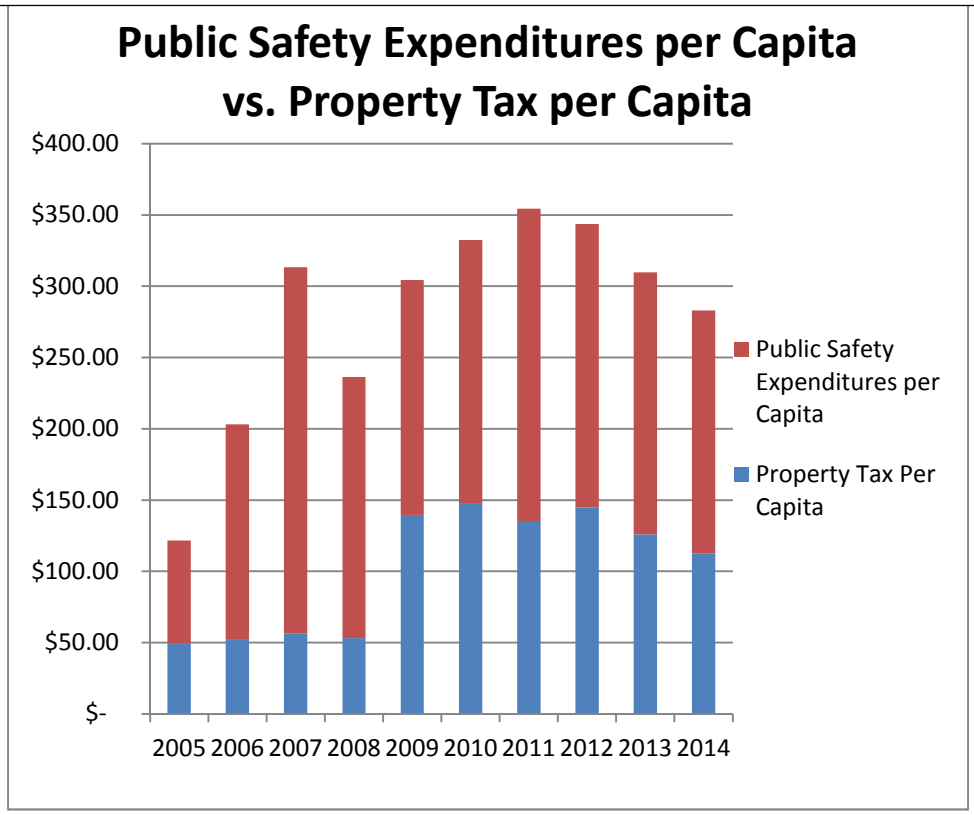
Source: *City of Saratoga Springs, Utah. Financial Statements FY 2005 – 2013.*

1. **Why is it happening?**
The City has experienced extended periods of growth where revenues are more than expenditures. This trend is most likely due to the growth of the city's residential and commercial areas.

2. **Is it important?**
This trend is important in that it is a good indicator of the economic growth and wealth of the City. Not only is the fund balance increasing, but the fund balance percent is increasing as well. This indicates that the amount of fund balance truly is increasing compared to the amount of expenditures.

3. **What can be done?**
The City staff should continue to monitor this information and consider how to maintain the maximum percent of fund balance.

Trend Indicators:
The Public Safety (Fire and Police Departments) expenditures are consistently more than property tax revenues..



Source: *City of Saratoga Springs, Utah. Financial Statements FY 2005 – 2014.*

1. **Why is it happening?**
Property tax is not able to cover all of the public safety (fire and police) expenditures. This may be due to increases in personnel costs and workloads or increases in other

operating expenditures.

2. Is it important

This, in congruence with other analyses, shows that public safety (fire and police) is a large portion of the expenditures for the city. If these trends continue, the city may need to assess its ability to pay for public safety expenditures and to identify sustainable funding.

3. What can be done?

At this time, it is important for the City to evaluate the workload and personnel needs of the public safety departments in order to determine if workload is met with the proper amount of personnel and other expenditures. Additionally, the following are some of the options to increase property tax revenues if the City would like property tax to pay for public safety:

- Adjust property tax rates
- Reevaluate property values
- Encourage new commercial, residential, or industrial growth to expand tax base

In the future, if the trends hold, the City may need to identify additional funding sources.

GLOSSARY

		Pay Range		
		Low	**High**	**High**
Position	**Department**		**FY 2014-15**	**FY 2015-16**
Accounts Payable Manager	Administration	$18.62	$19.34	$19.34
Administrative Assistant	Planning/Police/Public Works	$15.18	$19.14	$19.14
Assistant City Manager	Administration	$36.17	$45.89	$46.55
Assistant Public Works Director	Public Works	$28.62	$37.27	$37.27
Assistant Recreation Coordinator	Recreation	$12.00	$12.00	$12.00
Building Inspector II	Building	$18.05	$21.98	$21.98
Building Inspector III	Building	$21.67	$27.78	$28.45
Building Official	Building	$24.62	$33.73	$33.73
City Attorney	Attorney	$37.76	$49.68	$53.04
City Engineer	Engineering	$29.56	$40.08	$40.12
City Management Intern	Administration	$10.00	$10.00	$10.00
City Manager	Administration	$41.33	$60.68	$60.68
City Prosecutor	Attorney	$29.74	$36.81	$43.22
City Recorder	Recorder	$25.23	$28.64	$32.99
Civic Events	Recreation	$15.00	$16.60	$18.50
Code Enforcement	Police	$14.52	$17.87	$19.96
Communities That Care Coordinator	Recreation	$16.00	$16.00	$16.00
Corporal	Police	$25.00	$27.00	$27.00
Court Clerk	Court	$13.23	$14.78	$14.90
Crossing Guard	Police	$9.09	$9.09	$9.09
Crossing Guard Supervisor	Police	$11.11	$11.11	$11.11
Electrician	Public Works	$21.85	$28.29	$28.29
Engineer in Training (EIT)	Engineering	$18.70	$19.28	$21.11
Field Coordinator	Recreation	$12.50	$12.50	$12.50
Finance Manager	Administration	$34.08	$41.31	$41.31
Fire Captain	Fire	$24.51	$30.35	$31.06
Fire Chief	Fire	$33.44	$41.44	$42.82
Firefighter	Fire	$17.97	$20.70	$20.70
GIS Administrator	Engineering	$20.06	$25.68	$25.68
GPS Data Collector	Engineering	$17.93	$19.80	$21.11
Human Resources Manager	Administration	$21.63	$33.76	$33.76
Legal Intern	Attorney	$15.00	$15.00	$15.00
Legal Secretary	Attorney	$15.00	$17.65	$17.65
Library Clerk	Library	$8.50	$11.00	$11.00
Library Director	Library	$15.00	$19.34	$19.34
Parks Maintenance I	Parks	$13.62	$15.61	$16.17
Parks Maintenance III	Parks	$17.00	$19.10	$20.83
Parks Superintendent	Parks	$21.90	$28.05	$30.17

Part-time Firefighter	Fire	$11.00	$14.13	$14.13
Patrol Sergeant	Police	$23.04	$27.00	$31.00
Payroll Clerk	Administration	$13.25	$15.60	$16.05
Permit Tech	Building	$14.07	$18.22	$18.58
Planning Director	Planning	$32.33	$38.72	$40.67
Police Chief	Police	$34.73	$44.26	$46.09
Police Officer I	Police	$18.00	$19.50	$19.50
Police Officer II	Police	$20.00	$23.00	$23.00
Police Officer III	Police	$23.00	$26.00	$26.00
Public Relations/Economic Development Manager	Economic Development	$22.36	$29.52	$32.17
Public Works Inspector	Public Works	$18.50	$22.32	$23.10
Records Clerk	Police	$13.44	$16.53	$16.97
Recreation Coordinator	Recreation	$15.00	$17.40	$20.09
Referee	Recreation	$10.00	$10.00	$10.00
Reserve Officer	Police	$17.00	$17.00	$17.00
Seasonal Maintenance Workers	Public Works	$10.00	$11.00	$11.00
Senior Court Clerk	Court	$16.73	$18.18	$20.76
Senior Planner	Planning	$20.58	$25.50	$25.50
Treasurer	Administration	$19.53	$24.85	$26.10
Utility Billing Clerk	Utility Billing	$8.86	$15.69	$16.05
Utility Maintenance Worker I	Public Works	$13.00	$14.64	$14.64
Utility Maintenance Worker II	Public Works	$15.25	$17.60	$17.60
Utility Maintenance Worker IV	Public Works	$18.05	$22.54	$22.54
Utlity Billing Supervisor	Utility Billing	$17.11	$21.52	$21.52
Elected Positions and Board Appointments				
Mayor	Legislative	$1,250	per month	
City Council Member	Legislative	$850	per month	
Planning Commission	Planning	$50.00	per meeting	

A

ACRE-FT: Acre Feet

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

ASKED: The price at which securities are offered.

B

BALANCED BUDGET: Beginning fund balance (revenues on hand at the beginning of year) and revenues received during year are equal to the expenditures for the year and the ending fund balance (or the revenues on hand at the end of year).

GLOSSARY

BANKERS' ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments; *or* a predetermined group of cities identified by the Council as a group whereby each pay for performance personnel position may be compared to for salary market analysis.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

BUILDING IMPROVEMENTS: The construction or repair of a public building or structure (Utah Code 11-39-101).

C

CAPITAL EXPENDITURES (REQUIREMENTS): include purchases of land, improvements to land, buildings, building improvements, vehicles, machinery and equipment, infrastructure and all other tangible assets used in operations that have a initial useful life that extends beyond a single reporting period and have a historical cost of $5,000 and greater.

CAPITAL IMPROVEMENT PROJECTS (CIP): Construction or improvements to capital facilities within the City.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CD's are typically negotiable.

CHARGES FOR SERVICES: User charges for services provided by the City to those specifically benefiting from those services.

CITY: Washington Terrace City and all other reporting entities controlled by or dependent upon the City's governing body, the City Council.

COLLATERAL: Securities, evidence of deposit, or other property that a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

CONTINGENCY: amount held in reserve each year for unforeseen circumstances.

CONTRACT: An agreement for the continuous delivery of goods and/or services over a period of time greater than fifteen (15) days.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR): The official annual report for the City beginning in fiscal year 2012. It includes five combined statements for each individual fund and account group prepared inconformity with GAAP. It also includes supporting schedules

necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

CPI: The Consumer Price Index for All Urban Consumers as published by the Bureau of Labor Statistics of the United States Department of Labor.

C.Y. - Cubic Yard

D

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities).

D.I.P. - Ductile Iron Pipe

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued a discount and redeemed at maturity for full face value, e.g. U.S. Treasury Bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

E

EA. – Each

F

GLOSSARY

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small-business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $100,000 per deposit.

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government sponsored wholesale banks (currently 12 regional banks) that lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

FIXED ASSET: Fixed assets are tangible property having a significant value and acquired for use over a long period of time. They are not intentionally acquired for resale, nor are they readily convertible into cash.

FULL TIME EQUIVILANT (FTE): Employee status based on a 40 hour work week 52 weeks of the year for a total of 2080 hours per year.

FUND BALANCE: The difference between assets and liabilities.

FY: Fiscal Year (the fiscal year ends on June 30th of the year stated and begins on July 1st of the previous year)

G

GOALS: broad, general, and timeless

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA, or FmHA mortgages. The term “pass-through” is often used to describe Ginnie Maes.

L

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

LOWEST RESPONSIBLE BIDDER: shall mean the lowest bidder who has substantially complied with all prescribed requirements and who has not been disqualified as set forth herein.

L.S- Lump Sum

M

MANAGER: City Manager or designee.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase—reverse repurchase agreements that establishes each party’s rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MCML - Mortar Lined Mortar Coated Pipe

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers’ acceptances, etc.) are issued and traded.

MULTI-YEAR BUDGET: a document that anticipates revenues and expenditures for two or more consecutive budgetary years.

O

OBJECTIVES: specific, measurable, achievable, realistic, and time bound

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asked and Bid.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

P

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state—the so-called legal list. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

PUBLIC WORKS PROJECT: The construction of a park, recreational facility, pipeline, culvert, dam, canal, or other system for water, sewage, storm water, or flood control (Utah Code 11-39-101). "Public Works Project" does not include the replacement or repair of existing infrastructure on private property (Utah Code 11-39-101), or emergency work, minor alteration, ordinary repair, or maintenance necessary to preserve a public improvement (such as lowering or repairing water mains; making connections with water mains; grading, repairing, or maintaining streets, sidewalks, bridges, culverts or conduits).

PURCHASE: The acquisition of goods (supplies, equipment, etc.) in a single transaction such that payment is made prior to receiving or upon receipt of the goods. (Note: Entities are encouraged to include a glossary as part of the investment policy. All words of a technical nature should be included. Following is an example of common treasury terminology.)

PVC – PoIy (vinyl chloride) Pipe

Q

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

R

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

R.C.P. - Reinforced Concrete Pipe

REDEVELOPMENT AGENCY (RDA): a separate body created under the law that is a political subdivision of the state that undertakes or promotes redevelopment, economic development, or education housing development, or any combination and whose development activities are under a specific project area.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money that is, increasing bank reserves.

REVENUE: Funds that a government receives as income. These receipts may include tax payments, interest earnings, service charges, grants, and intergovernmental payments. The term designates an increase to a fund's assets which does not increase liabilities.

S

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

SPECIAL IMPROVEMENT DISTRICT (SID): A district created for the sole purpose of making improvements and levying a special tax against the properties located within the district to pay all or a portion of the costs of making improvements in the district.

GLOSSARY

STRUCTURED NOTES: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, SLMA, etc.) and Corporations that have imbedded options (e.g., call features, step-up coupons, floating rate coupons, and derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.
S.Y. - Square Yard

T
TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: Medium-term coupon bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to 10 years.

TRUTH-IN-TAXATION: State Statute that requires a taxing entity to go through a series of steps and public hearings to properly notify the tax payers of a proposed tax rate increase.

U
UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

Y
YIELD: The rate of annual income return on an investment, expressed as a percentage.

(a) INCOME YIELD is obtained by dividing the current dollar income by the current market price for the security.

(b) NET YIELD or YIELD TO MATURITY: The current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

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[i] 3/17/2014, http://quickfacts.census.gov/qfd/states/49/4967825.html

ORDINANCE 15-19 (5-19-15)

AN ORDINANCE ADOPTING THE CITY OF SARATOGA SPRINGS MUNICIPAL BUDGET FOR FISCAL YEAR 2015-2016, ADOPTING A PAY PLAN, AND ESTABLISHING COMPENSATION FOR ITS ELECTED AND APPOINTED OFFICIALS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Utah Code § 10-6-114, the City Council for the City of Saratoga Springs, Utah has conducted a public hearing on the proposed fiscal year 2015-2016 municipal budget and published advance notice of the public hearing as required; and

WHEREAS, pursuant to Utah Code § 10-6-133, the City Council is required to set the property tax levy for the fiscal year 2015-16; and

WHEREAS, the fiscal year 2015-16 municipal budget includes a proposed Pay Plan for employees of the City of Saratoga Springs; and

WHEREAS, pursuant to Utah Code § 10-3-808, the City of Saratoga Springs has published notice of the adoption of compensation of elected and appointed officials and has held a public hearing as required; and

WHEREAS, pursuant to Utah Code § 10-6-118, the City Council now wishes to adopt, with amendments, the proposed fiscal year 2015-2016 budget, Pay Plan, and compensation for elected and appointed officials.

NOW THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs, Utah hereby adopts the municipal budget for fiscal year 2015-2016 as set forth herein and attached hereto.

2. The City of Saratoga Springs hereby adopts the Pay Plan for fiscal year 2015-2016 as set forth herein and attached hereto.

3. The City of Saratoga Springs hereby adopts compensation for its appointed and elected officials for fiscal year 2015-2016 as set forth herein and attached hereto.

4. This ordinance shall take effect upon publication as required by the Utah Code and be effective on July 1, 2015 for the fiscal year 2015-2016.

ADOPTED AND PASSED by the Governing Body of the City of Saratoga Springs, Utah, this 19th day of May, 2015.

CITY OF SARATOGA SPRINGS

A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
Lori Yates, City Recorder Date

City Council
Staff Report

Community Plan Amendment
Legacy Farms
Tuesday, May 19, 2015
Public Hearing

Report Date:	Saturday, May 9, 2015
Applicant:	D.R. Horton
Owner:	D.R. Horton
Location:	SE corner intersection of Redwood and 400 S., extending to Saratoga Dr.
Major Street Access:	Redwood Road and 400 South
Parcel Number(s) & Size:	66:058:0007, 176.44 acres; 58:041:0185, 5.497 acres Total: 181.937 acres
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC and Low Density Residential (R-3)
Current Use of Parcel:	Agriculture
Adjacent Uses:	Agriculture, Residential
Previous Meetings:	Planning Commission Hearing 5/14/2015
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010) Community Plan (2014 – PC 6/12/2014 and CC 7/1/2014)
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kimber Gabryszak, Planning Director

A. EXECUTIVE SUMMARY

The applicants are requesting approval of several amendments to the Legacy Farms Community Plan (CP) to clarify architectural repetition limitations, as well as formalize several other minor amendments.

The Community Plan contains the broader guidelines for the development while Village Plans provide the specifics for the various phases of development. Form Based Code was approved as part of the CP, implementing specific standards for blocks, subzones, unit layout and type, transition of density, building setbacks, architecture, roadways, open space, landscaping, lighting, and other applicable standards.

Following an extensive review process, the original CP and Village Plan 1 were approved July 1, 2014.

Staff recommends that the City Council conduct a public hearing on the proposed Amendments, take public comment, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without modifications, denial, or continuation.

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

B. BACKGROUND

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres is approved and vested for 16,000 residential units and 10,000,000 square feet of non-residential density:

Land Use Table

Type of Land Use	Quantity
Residential Housing	16,000 Units
Non-residential Area	10 million sq. ft.
Equivalent Residential Units	20,620 Units

(Note: the complete DAP can be found by visiting www.saratogaspringscity.com/planning and clicking on "Master Plans" and then "City Center District Area Plan.")

1000 Equivalent Residential Units (ERUs) of residential density and 55 ERUs of non-residential density were approved and allocated to the Legacy Farms CP, which was approved in July 2014.

Planning Commission Hearing and Recommendation

The Planning Commission will hold a public hearing on the amendments on May 14, 2015. As their hearing will occur after the date of this report, their discussion and recommendation were not available in time for the Council's report. A report of action from the Commission hearing will be provided to the Council prior to May 19th, and will be summarized in the Staff presentation for the benefit of the public.

C. SPECIFIC REQUESTS

The applicants are requesting approval of amendments to the approved CP to accomplish the following:

- Modify the repetition rule to work with 5 architectural styles; current language would require 6 different styles, while the CP only created 5 styles. (Legacy Modern, Legacy Farmhouse, Legacy Traditional, Legacy Prairie, and Legacy Craftsman)
- Modify the trail standards to allow asphalt in lieu of concrete for regional trails, including the Village Parkway and Redwood Road trails.
- Add additional pages to the plant list tables that were overlooked in the original approval.
- Officially change the side setback in the T3R zone to reflect what was previously approved as a minor amendment (not included).
- Change the Shared Lane materials from pervious to asphalt.

D. COMMUNITY REVIEW

This item was noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public input has been received on the request.

E. GENERAL PLAN

The General Plan Land Use map identifies this area as Planned Community, which states:

k. **Planned Community.** The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate. Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. Multi-family development was also approved as part of the DAP, and was therefore vested prior to Proposition 6, which limited some types of future multi-family housing.

The Community Plan was approved in 2014 and found to be in compliance with the DAP and General Plan; the CP includes trail connections and parks in compliance with the related master plans. The proposal does not impact the original approvals, so the application is still consistent with the General Plan.

F. CODE CRITERIA

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-sections.

19.26.04 – Uses Permitted within a Planned Community District

- The CP includes multi-family and single family homes, school and church sites, parks, and trails. All of these uses are permitted in the PC zone.

Section 19.26.06 – Guiding Standards of Community Plans

The standards for a Community Plan are below:

1. Development Type and Intensity. The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the Community Plan.

   Staff finding: complies. *Previously approved and no changes proposed.*

2. Equivalent Residential Unit Transfers.

   Staff finding: complies. *Previously approved and no changes proposed.*

3. Development Standards. Guiding development standards shall be established in the Community Plan.

   Staff finding: Up for discussion. *Form-based Code previously approved. Proposed amendments modify the guiding standards.*

   Regarding trails, the CP standards did not exempt the development from compliance with City standards for regional trails; the master trails plan requires regional trails to be constructed of concrete, while the applicant proposes asphalt. Up for discussion is

the fairness of permitting asphalt in this development while requiring concrete elsewhere. If the Planning Commission and City Council support this exemption request, consideration should then be made to review the trails master plan and potentially amend to allow asphalt to ensure equitable treatment throughout the city.

4. Open Space Requirements.
   Staff finding: complies. *Previously approved and no changes proposed.*

5. No structure (excluding signs and entry features) may be closer than twenty feet to the peripheral property line of the Planned Community District boundaries.
   a. The area within this twenty foot area is to be used as a buffer strip and may be counted toward open space requirements, but shall not include required back yards or building set back areas.
   b. The City Council may grant a waiver to the requirement set forth in this Subsection upon a finding that the buffer requirement will result in the creation of non-functional or non-useable open space area and will be detrimental to the provision of useful and functional open space within the Project.
      Staff finding: *Previously approved and no changes proposed.*

19.26.05 – Adoption and Amendment of Community Plans

The criteria for adoption of a Community Plan are below:

a. is consistent with the goals, objectives, and policies of the General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;
   Staff finding: up for discussion. *See Section E of this report for general compliance.*

   Regarding trails, staff does not support granting an exception from trails standards as identified in the trails master plan for one developer without consideration for the rest of the city, as it could lead to inequitable treatment.

b. does not exceed the number of equivalent residential units and square footage of nonresidential uses of the General Plan;
   Staff finding: complies. *Previously approved and found compliant.*

c. contains sufficient standards to guide the creation of innovative design that responds to unique conditions;
   Staff finding: complies. *The proposed modifications to the standards will ensure innovative design and also ensure a high quality development by prohibiting excessive repetition, allowing climate appropriate landscaping, and permitted appropriate trail and road materials.*

d. is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;

Staff finding: complies. *Previously approved and no changes proposed.*

e. includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;
Staff finding: complies. *Previously approved and no changes proposed.*

f. is consistent with the guiding standards listed in Section 19.26.06; and
Staff finding: complies. *Previously approved and no changes proposed.*

g. contains the required elements as dictated in Section 19.26.07.
Staff finding: complies. *Previously approved and no changes proposed.*

G. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public hearing, take public comment, review and discuss the proposed amendments, and choose Option 1 below. Alternatives are also provided.

Option 1 – Approval
"I move to **approve** the proposed amendments to the Legacy Farms Community Plan with the Findings and Conditions in the Staff Report:"

Findings
1. The application is consistent with the guiding standards in the City Center District Area Plan.
2. The application complies with the criteria in section 19.26 of the Development Code, as articulated in Section E of the Staff report, which section is incorporated by reference herein.
3. The application is consistent with the General Plan, as articulated in Section F of this report, which section is incorporated by reference herein.

Conditions:
1. All conditions of the original CP approval shall be met.
2. The amendments are approved as attached to the Staff report as Exhibits 4, 5, 6, 7, and 8, with the exception below:
    a. The materials for regional trails shall be **[asphalt/concrete]. (If asphalt, the Council also recommends that the City review the Trails Master Plan to ensure that appropriate and consistent standards are in place throughout the city.)**
3. The CP shall be edited as directed by the Council:_____.
4. Any other conditions as articulated by the Council:_____.

Option 2 - Continuance
The Council may also choose to continue the amendments. "I move to **continue** the Community Plan amendments 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

The Council may also choose to deny portions of or all of the amendments. "I move to **deny** the Legacy Farms Community Plan amendments with the Findings below:

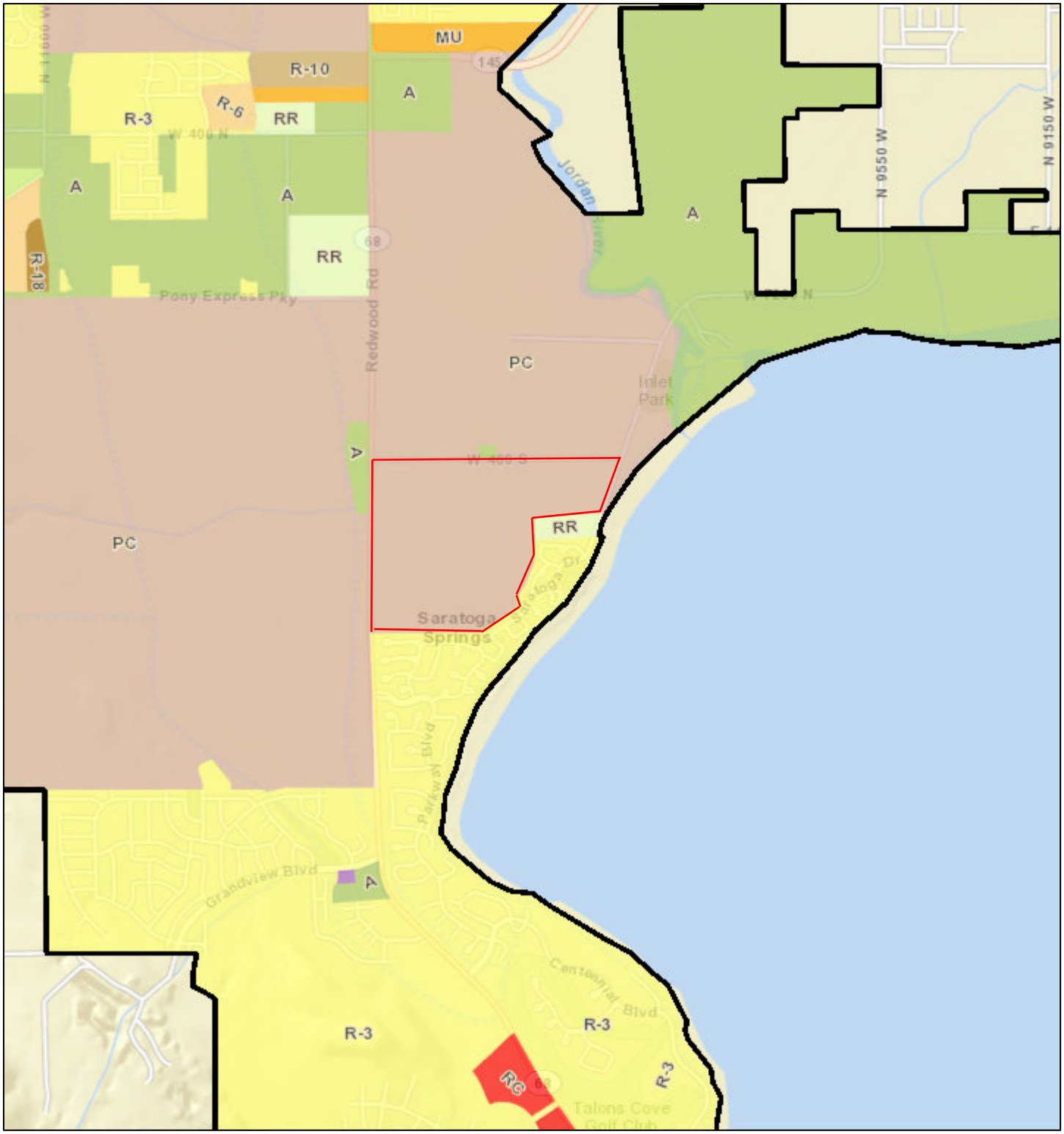
1. The amendments are not consistent with the General Plan, as articulated by the Council: _____, and/or,
2. The amendments are not consistent with the City Center District Area Plan, as articulated by the Council: _____, and/or,
3. The amendments are not consistent with Section 19.26 of the Code, as articulated by the Council: _____.

H. Exhibits:

1. Location & Zone Map (page 7)
2. Approved Community Plan Layout (page 8)
3. Request Letter (page 9)
4. CP: Original Repetition Pages (pages 10-11)
5. CP: Amended Repetition Pages (pages 12-14)
6. CP: Complete plant list (existing and proposed) (pages 15-31)
7. CP: Amended Shared Lane Pages (pages 32-33)
8. CP: Amended Trail Materials Pages (pages 34-37)

Zoning & Planning

Exhibit 1



February 11, 2014

1:36,112

City Boundary

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

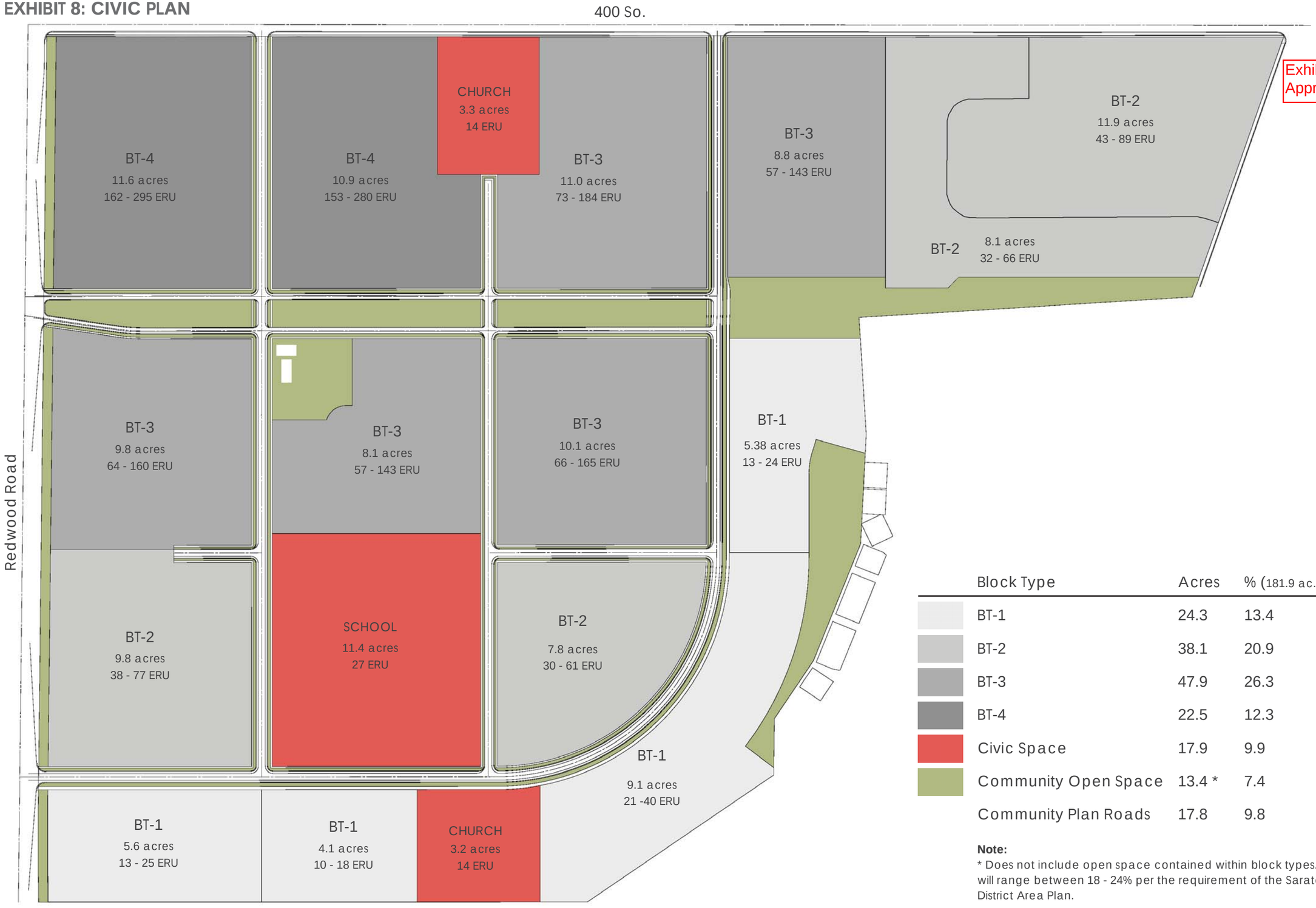
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

SaratogaSprings

LEGACY FARMS

Community Plan

Exhibit 2
Approved CP Layout



NORTH

0' 300'

Block Type	Acres	% (181.9 ac.)	ERU's
BT-1	24.3	13.4	
BT-2	38.1	20.9	
BT-3	47.9	26.3	**1,000 (Residential)** **55 (Non-Residential)**
BT-4	22.5	12.3	**Total Maximum = 1,055 ERUs**
Civic Space	17.9	9.9	
Community Open Space	13.4 *	7.4	
Community Plan Roads	17.8	9.8	

Note:
* Does not include open space contained within block types. Overall open space will range between 18 - 24% per the requirement of the Saratoga Springs City Center District Area Plan.

Exhibit 3
Applicant Request, Items 1, 4, 5, and 6

(Items 2, 3, 7, 8 minor and staff approved, or previously approved)

D·R·HORTON® DHI Listed NYSE
America's Builder

Kimber Gabryszak
Saratoga Springs
Planning Director

April 15, 2015

Re: Legacy Farms

Kimber,

In follow up to our recent approvals and in an effort to make sure everything is in order prior to construction we would like to address the following items with you and the council should that be required. Under this cover please find supporting material for most of the below listed items. We have discussed most of these small changes to the community and village plans previously as they pertain to the approvals that have been granted for the Legacy Farms project.

1. Architectural Repetition language – Pages 47- 49 of the community plan
2. Side setback change for the T3R sub-transect zone in all Village plans- page number varies
3. Plats 1A and 1E - changed for floodplain guidelines
4. Plant List Tables – Page 84-95 of the community plan (via email)
5. Discussion of the Trail surface material - pages 53- 61 of the community plan; Kimber email dated 4-1-15
6. Discussion on the Shared Lane change from pervious to asphalt (via email)
7. Owner Dedication language – as previously agreed to by Kevin's email (via email)
8. Surveyor's Certificate language – as previously agreed to by Kevin's email (via email)

Please let us know how best to handle getting this information approved for incorporated as soon as possible into the Community and Village Plans. I believe some of these changes are items that we need to discuss with city council. With that being the case we are hoping to be able to be scheduled for the first meeting in May.

As for the plats we need to know if the changes proposed are something that would cause us to need to go back to city council for approval. Also if there is a need for some kind of application please let us know as soon as possible.

Sincerely,

Krisel Travis
D R Horton, Inc.
Entitlements

Exhibit 4
Original Repetition

GENERAL ARCHITECTURAL STANDARDS

Mechanism

In accordance with section 19.26.030,2,d of the Planned Community Zone, a home owners association (HOA), master association, design review committee, or other governing body will be established to review, approve, and enforce architectural requirements in conjunction with the first Village Plan for Legacy Farms. All architectural elements will be reviewed and approved by the HOA Architectural Design Review Committee prior to going before the Saratoga Springs Design Review Committee. Compliance with design guidelines will be established through the building permit process by the planning department.

Objective

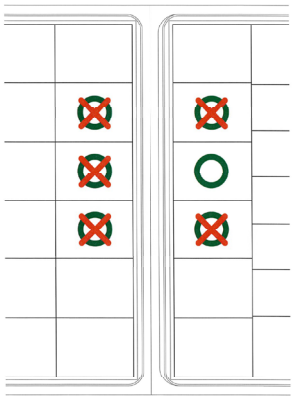
The architectural criteria presented in this document are meant to act as guidelines for the design of homes at Legacy Farms. These guidelines are not prescriptive; rather, they comprise a body of design elements and characteristics which, when implemented correctly, can create a diverse and harmonious architectural landscape.

The buildings shown in the document are possible interpretations of the proposed architectural styles, not templates for future construction. There are many possible successful interpretations of the proposed architectural styles. It should not be expected nor desired that each building will incorporate all elements of a style, or that each style will be equally represented. The design of individual buildings and the implementation of styles will be determined at building permit.

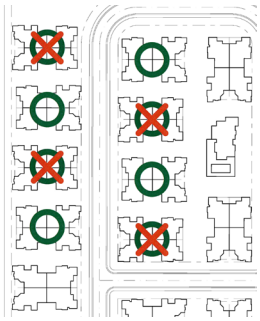
The architectural style and theme for Legacy Farms is derived from local precedent. The following architectural standards will govern product design within Legacy Farms. Only the architectural styles listed below are permitted within Legacy Farms:

- Legacy Craftsman
- Legacy Modern
- Legacy Farmhouse
- Legacy Prairie
- Legacy Traditional

Single Family Detached



Attached Residential



Repetition

Legacy Farms should provide a variety of home styles on each street to create a diverse and interesting street scene. Neighborhoods with little product variation, and architectural styles that are too homogenous are not permitted in order to ensure that street scenes are non-repetitive,

Single Family Detatched Guideline:

Single-family homes with the same style or color scheme shall not be built on adjacent lots, or on lots directly across or diagonally from one another on the same street. Additionally, single family homes with the same color scheme, regardless of floor plan and/or style, shall not be built on adjacent lots, or on lots directly across or diagonally from one another on the same street.

Attached Residential Guideline:

Attached residential buildings that have the same style or color scheme shall not be built on adjacent lots or on lots directly across from one another on the same street.

INTRODUCTION

Legacy Craftsman

Legacy Prairie

Legacy Farmhouse

Legacy Traditional

Legacy Modern

The architectural styles chosen for Legacy Farms aim to create a neighborhood with a diverse and harmonious built environment and a strong sense of place. The five styles are Legacy Craftsman, Legacy Farmhouse, Legacy Modern, Legacy Prairie, and Legacy Traditional. The Legacy styles, as defined in this document, shall create a strong architectural character for Legacy Farms that is timeless and unassuming.

Many things contribute to defining a particular style. In some cases, the use of just a handful of elements can be successful in creating an authentic architectural composition. Not all possible arrangements and details have been presented. Creative application of the design principles is encouraged. Unlike the more prescriptive standards one may find in a zoning code, the principles and guidelines in this document are aimed at allowing for flexibility while promoting design quality and consistency. Following these guidelines will help achieve cohesive and harmonious streetscapes at Legacy Farms.

Exhibit 5
Proposed modified repetition language

GENERAL ARCHITECTURAL STANDARDS

Mechanism

In accordance with section 19.26.030,2,d of the Planned Community Zone, a home owners association (HOA), master association, design review committee, or other governing body will be established to review, approve, and enforce architectural requirements in conjunction with the Village Plans for Legacy Farms. All architectural elements will be reviewed and approved by the HOA Architectural Design Review Committee prior to going before the Saratoga Springs Design Review Committee. Compliance with design guidelines will be solidified through the building permit process by the planning department.

Objective

The architectural criteria presented in this document are meant to act as guidelines for the design of homes at Legacy Farms. These guidelines are not prescriptive; rather, they comprise a body of design elements and characteristics which, when implemented correctly, can create a diverse and harmonious architectural landscape.

The buildings shown in the document are representative interpretations of the proposed architectural styles, not templates for future construction. There are many possible successful interpretations of the proposed architectural styles. It should not be expected nor desired that each building will incorporate all elements of a style, or that each style will be equally represented. The design of individual buildings and the implementation of styles will be solidified at building permit.

The architectural styles and themes for Legacy Farms is derived from local precedent. The following architectural standards will govern product design within Legacy Farms. Only the architectural styles listed below are permitted within Legacy Farms:

- Legacy Craftsman
- Legacy Farmhouse
- Legacy Prairie
- Legacy Modern
- Legacy Traditional

Legacy Farmhouse

Legacy Modern

Legacy Craftsman

Legacy Prairie

Legacy Traditional

REPETITION

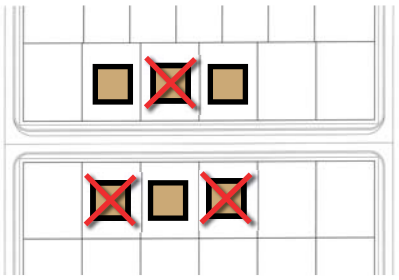
Legacy Farms should provide a variety of home styles on each street to create a diverse and interesting street scene. Neighborhoods with minimal visual variation, and homogenous application of the approved architectural styles are not permitted in order to ensure that street scenes are non-repetitive. Variation shall be achieved through a combination of styles, colors, and floor plans. Guidelines for style, color, and floor plan shall be given equal weight when evaluating compliance with this standard. In no case shall one of the following guidelines be disregarded or given priority over another.

Single Family Detatched Guidelines:

Style:

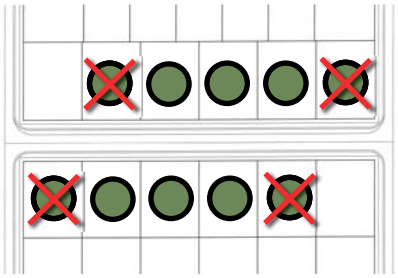
Single family homes with the Legacy Farms Traditional style shall not be built on adjacent lots or on lots directly across from one another on the same street.

Single Family Style Diagram



= Legacy Traditional

Single family homes with the Legacy Craftsman, Farmhouse, Prairie, and Modern styles shall not exceed three consecutive lots of the same style on either side of the street. Exception: The ten cottage lots at the entrance of Legacy Parkway may be of the same style if Craftsman, Farmhouse, or Prairie are used.

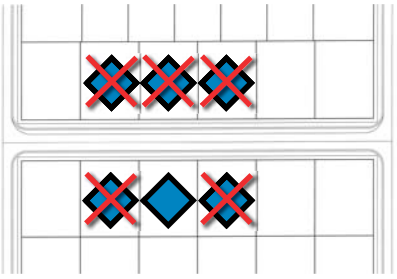


= Legacy Craftsman
Legacy Farmhouse
Legacy Prairie
Legacy Modern

Color:

Single family homes with the same color scheme shall not be built on adjacent lots or on lots directly across or diagonlly from one another on the same street.

Single Family Color Diagram

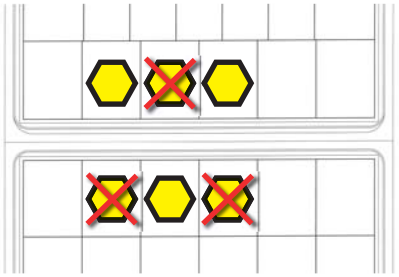


= Same Color Scheme

Floor Plan:

Single family homes with the same floor plan and style shall not be built on adjacent lots or on lots directly across from one another on the same street.

Single Family Floor Plan Diagram

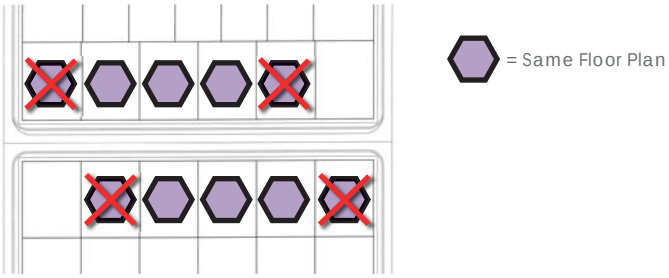


= Same Floor Plan and style

Floor Plan:

Single family homes with the same floor plan shall not exceed three consecutive lots on either side of the street.

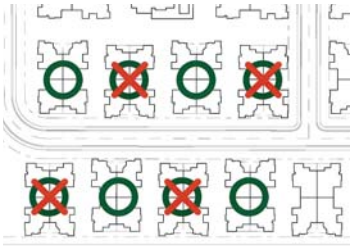
Single Family Floor Plan Diagram



Attached Residential Guideline:

Attached residential buildings that have the same style or color scheme shall not be built on adjacent lots or on lots directly across from one another on the same street.

Attached Residential Diagram



INTRODUCTION

The architectural styles chosen for Legacy Farms aim to create a neighborhood with a diverse and harmonious built environment and a strong sense of place. The five styles are Legacy Craftsman, Legacy Farmhouse, Legacy Modern, Legacy Prairie, and Legacy Traditional. The Legacy styles, as defined in this document, shall create a strong architectural character for Legacy Farms that is timeless and unassuming.

Many things contribute to defining a particular style. In some cases, the use of just a handful of elements can be successful in creating an authentic architectural composition. Not all possible arrangements and details have been presented. Creative application of the design principles is encouraged. Unlike the more prescriptive standards one may find in a zoning code, the principles and guidelines in this document are aimed at allowing for flexibility while promoting design quality and consistency. Following these guidelines will help achieve cohesive and harmonious streetscapes at Legacy Farms.

LEGACY CRAFTSMAN

The Legacy Craftsman style is a close interpretation of the Craftsman style that developed from the Arts and Crafts movement of the late 19th and early 20th centuries. This movement addressed design on many levels, from architecture to furniture and pottery. Proponents of the Arts and Crafts movement advocated a fully integrated approach to house design and furnishings, with a design philosophy based on simplicity, durability and harmony with nature. Special attention was given to the way pieces were joined together. A new structural expression was developed, including exposing beams, columns and joists. The Craftsman style flourished in the United States in the early 20th century, and was frequently applied to modest and small houses.

The Legacy Craftsman style is characterized by simplicity, the expression of certain structural members, and attention to wood joinery, especially at porches. Legacy Craftsman homes feature moderate-pitched gable roofs with wide overhangs and large porches with substantial columns and bases.

Exhibit 6
Complete Planting

Waterway/Channel

Linear space defined by a waterway. The space serves as a pedestrian connection, recreation opportunity, and property value creation (waterfront property). It can serve as a secondary connection to a greenway or parkway.

Size:
varies

Service:
varies

Examples:
Jordan River

LANDSCAPE GUIDELINES

All planting in the private and public frontage and private lots must consist of species as specified in Table19- Public Planting. Where possible water wise plantings are encouraged.

For residential lots, a walkway no wider than 6 feet providing access to the principal entrance is permitted at all frontages. Secondary entrances shall be accessed off of principle entrances and not the street.

All frontages must be landscaped as follows:

- A minimum of one tree must be planted in the private frontage for every 40 feet of frontage line, calculated as the frontage width divided by 40. Remainders over one half are rounded up. When a home is located on a corner lot landscaping shall be required for both street faces. Tree and shrub location is at the owner's discretion provided that the clearview triangle is not compromised.
- Approved ground cover such as cobble rock up to 6" in size; colored gravel between 1" and 2.5" in size; and decorative crushed stone a maximum of 1" in size may be considered for use in place of turf grass. The percentage of stone or gravel used as a ground cover may not exceed 1/3 of the total landscaped area for traditional landscapes and may not exceed 2/3's for waterwise landscapes.

Parking lots must be landscaped as follows:

- 16.2 s.f. of landscape is required for every parking stall.
- One tree for every 4200 s.f. of parking lot area is required within the parking lot.
- Parking areas included within a rear lane or shared lanes are exempted from these parking lot requirements.
- Landscape areas adjacent to and within impervious surfaces may be placed lower than the paving and designed to receive storm water run-off in the form of a bio-swale.

Initial planting sizes for trees as follows:

- 1.5" caliper min. for deciduous trees
- 5 feet to 6 feet height for evergreen trees

TABLE 19A - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shade Trees > 50 ft	Bloodgood London Plane Tree (*Platanus acerifolia 'Bloodgood'*)		60' x 60'	T4, T3, T2	PK	Allee Regular Clustered	1/3" berry / N/A	Tolerates salt, yellow fall color
	Bur Oak * (Quercus macro-carpa)		60' x 60'	All	PK, SQ	Allee Regular	Nut / N/A	Tolerant of Urban conditions, soil adaptable
	Sycamore Maple * (*Acer psuedoplata-nus*)		60' x 40'	All	PK, SQ	Allee Regular	Samara / N/A	Tolerates alkaline and salt condi-tions
	Silver Linden * (*Tilia Tomentosa*)		60' x 40'	All	PK, SQ	Allee Regular Clustered	N/A / Yellow green	Green leaf surface, silver underside.Tolerant of heat/drought
	Espresso Kentucky Coffee Tree *(Gymnocladus dioica 'Espresso')*		60' x 40'	T4, T3, T2	PK	Allee Regular Clustered	1/3" berry / N/A	Tolerates wide range of condi-tions/salt
	Green Vase Zel-kova * *(Zelkova serrata 'Green Vase')*		65' x 40'	All	PK, SQ	Allee Regular Clustered	N/A / N/A	Tolerates high ph, salt, urban condi-tions Nice red-orange fall color
	Emerald Queen Norway Maple * *(Acer platanoides 'Emerald Queen')*		50' x 40'	All	PK, GR, SQ, PZ, PG	Allee Regular Clustered	Samara / N/A	Tolerant of Urban conditions, soil adaptable
	Accolade Hybrid Elm *(Ulmus x 'Acco-lade')*		50' x 40'	All	PK, SQ, GR	Allee Regular	Samara / N/A	Pollution/salt/ drought tolerant
	Crimson King Maple (*Acer platanoides 'Crimson King'*)		50' x 40'	All	PK, GR, SQ, PZ, PG	Allee Regular Clustered	Samara / N/A	Well adapted to extremes in soils. Withstands hoit, dry conditions.

***** Denotes compatibility for use as a street tree.

TABLE 19B - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shade Trees > 50 ft	Magyar Maidenhair Tree * *(Ginko biloba 'Magyar')* | ***male species only***		50' x 30'	All	PK, GR, SQ, PZ, PG	Regular, Clustered	N/A / N/A	Tolerates high ph, salt, urban conditions. Excellent yellow fall color
	Catalpa (*catalpa speciosa*) | ***Podless only***		50' x 30'	All	PK, GR, SQ	Allee Regular Clustered	White	Attractive flower, withstands dry, alkaline conditions
	Colorado Blue Spruce (*Picea pungens*)		50' x 20'	All	PK, PG	Allee Regular Clustered	Cone	Native to Utah
	Austrian Pine (*Pinus nigra*)		50' x 30'	T4, T3, T2	PK, PG	Clustered	Cone	Can withstand urban conditions and alkaline soils
	Scotch Pine *(Pinus sylvestris)*		50' x 30'	T4, T3, T2	PK, PG	Clustered	Cone	Can withstand urban conditions and alkaline soils
	Cottonwood *(Populus sargentii)* ***cottonless variety***		80' x 50'	T2	PK	Regular	N/A / N/A	Great fall color. Tolerant of poor soils/salt/drought
	Globe Willow *(Salix matsudana umbraculifera)*		50' x 40'	T3, T2	PK, GR, PG	Allee Regular Clustered	N/A / N/A	Prefers wet conditions. Salt tolerant.
	English Columnar Oak (*Quercus robur 'Fastigiata'*)		50' x 15'	All	PK, GR, SQ, PZ, PG	Allee Regular Clustered	Acorn / Red	Prefers well drained soil and alkaline conditions
	Blue Atlas Cedar (*Cedrus atlantica*)		50' x 25'	All	PK, GR, SQ, PZ, PG	Allee Regular Clustered	Cone	Tolerant of Urban conditions, soil adaptable

***** Denotes compatibility for use as a street tree.

TABLE 19C - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Medium Shade Trees 45 ft to 30 ft	Queen Elizabeth Hedge Maple *(Acer Campestre 'Queen Elizabeth')*		45' x 45'	All	PK, GR	Regular Clustered	N/A / N/A	Pollution/salt/ drought tolerant
	Rocky Mountain Juniper *(Juniperus scopu-lorum)*		40' x 15'	T2	PK	Regular Clus-tered	Cone / N/A	Drought tolerant. Native
	Shangri-la Maiden-hair Tree * *(Ginko biloba 'Shangri-la')*		45' x 25'	All	PK, GR, SQ, PZ, PG	Allee Regular Clustered	Seed / N/A	Males should be planted, excellent yellow fall color
	Armstrong Maple * *(Acer rubrum 'Arm-strong')*		45' x 15'	All	PK, GR, SQ, PZ, PG	Allee Regular Clustered	Samara / N/A	Distinctly upright, soil adaptable
	Autumn Blaze Maple * *(Acer freemanii 'Jeffsred')*		45' x 40'	All	PK, GR, SQ, PZ, PG	Allee Regular Clustered	Samara / N/A	Prefers slightly acidic soil, Brilliant red fall color
	Common Hack-berry * *(Celtis occidentalis)*		40' x 30'	T4, T3, T2	PK, GR	Regular Clustered	1/3" berry / N/A	Tolerates drought/ pollution/poor soils/salt
	Little Leaf Linden * *(Tilia cordata)*		40' x 25'	All	PK, GR, SQ, PZ, PG	Allee Regular Clustered	N/A / Yellow green	Tolerant of urban conditions, soil adaptable
	Sensation Box Elder * *(Acer negundo 'Sensation')*		30' x 30'	All	PK, GR, SQ, PZ, PG	Allee Regular Clustered	Samara / N/A	Tolerant of urban conditions/poor soils/salt
	Thornless Honeylo-cust * *(Gleditsia triacan-thos var. inermis)*		45' x 35'	All	PK, GR, PG	Regular Clustered	Samara / N/A	Yellow fall color

***** Denotes compatibility for use as a street tree.

TABLE 19D - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Medium Shade Trees 45 ft to 30 ft	Gambel Oak *(Quercus gambelii)*		25' x 20'	T2	PK	Clustered	Acorns / N/A	Native. Great red fall color.
	Big Tooth Maple *(Acer grandiden-tatum)*		30' x 20'	T2	PK	Clustered	Samara / N/A	Great red fall color. Requires well drained soil.
	Sky Rocket Juniper *(Juniperus scopulo-rum 'Skyrocket')*		20' x 3'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	Cones / N/A	Drought tolerant. Withstands alka-line conditons.
	Dawyck Purple Beech *(Fagus sylvatica 'Dawyck Purple')*		40' x 12'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	Nuts / N/A	Tolerant of urban conditions, soil adaptable
	Frontier Elm * *(Ulmus x 'frontier')*		30' x 25'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	N/A / N/A	Resistant to Dutch Elm disease
	Chanticleer Flower-ing Pear* *(Pyrus calleryana 'Chanticleer')*		35' x 16'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	1/2" berry / White	Tolerates Drought, clay soils, air pol-lution

***** Denotes compatibility for use as a street tree.

TABLE 19E - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small-Shade Trees < 25 ft	Service Berry *(Amelanchia sp.)*		25' x 20'	All	PK, GR, SQ, PZ, PG	Regular, Clustered	Nut / White	Cream white fragrant flower, tolerates poor soils
	Tatarian Maple * *(Acer Tataricum)*		25' x 20'	All	PK, GR, SQ, PZ, PG	Clustered	Samara / N/A	Tolerates cold,drought, high ph soil. Excellent red fall color
	Lavalle Hawthorn * *(Crataegus x lavallei)*		25' x 20'	All	PK, GR, SQ, PZ, PG	Clustered	1/2" berry (persistent) white	Bronzy or coppery-red fall color with bright red persistent berries into winter
	Canada Red Chokecherry *(Prunus virginiana 'Canada Red')*		25' x 20'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	1/3" berry white	Soil adaptable, tolerant of urban conditions, very attractive folliage
	Eastern Redbud *(Cercis canadensis)*		25' x 25'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	N/A / Pink	Excellent spring color, Tolerant of urban conditions.
	Flowering Plum *(Prunus cerasifera 'Thundercloud')*		20' x 15'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	N/A / pink flowers	Purple leaf. Tolerant of urban conditions.
	Crabapple *(Malus 'Indian Magic')*		20' x 20'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	Orange berry / Deep pink blossoms	Persistent fruit. Tolerates uran conditions.
	Crabapple *(Malus 'Prairifire')*		20' x 20'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	Red berry / Red blossoms	Persistent fruit. Tolerates uran conditions.
	Crabapple *(Malus 'Radiant')*		25' x 20'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	Red berry / Deep pink blossoms	Persistent fruit. Tolerates uran conditions.
	Crabapple *(Malus 'Spring Snow')*		25' x 22'	All	PK, GR, SQ, PZ, PG	Allee, Regular, Clustered	Nearly Sterile / White blossoms	Persistent fruit. Tolerates uran conditions.

***** Denotes compatibility for use as a street tree.

TABLE 19F - PUBLIC PLANTING							
	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Hedge	Karl Foerster Feather Reed Grass *(Calamagrostis x acutiflora 'Karl Foerster')*	4' x 2'	All	PK, GR, SQ, PZ, PG	Formal Massing	Seed heads / White/gold	Very attractive as a hedge in formal massings
	Blue Mist Spirea (Caryopteris x clandonenesis)	3' x 4'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / Blue/Purple	Flowers in summer/early fall
	Rubber Rabbit Brush *(Chrysothamnus nauseosus)*	3' x 3'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow	Yellow fall cover; seeds and cover for birds
	Red Osier Dogwood *(Cornus sericea)*	10' x 8'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	White berries / White	Attractive winter red twigs
	Hedge Cotoneaster *(Cotoneaster lucida)*	6' x 6'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	Black berries / White	Dark green lustrous leaves in summer
	Mormon Tea *(Ephedra nevadensis}*	2' x 3'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / N/A	Drought tolerant, evergreen
	Forsythia *(Forsythia)* *Various cultivars*	6' x 6'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / Yellow	Early spring flowers are powerful in large massings
	Rose of Sharron *(Hibiscus syriacus sp.)* *Various cultivars*	8' x 8'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / White/pink/ purple/blue	Showy flowers in summer
	Ninebark *(Physocarpus opulifolious)* *Various cultivars*	Varies	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / White	Attractive red/ bronze folliage

TABLE 19G - PUBLIC PLANTING							
	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Hedge	Utah Honeysuckle *(Lonicera utahensis)*	3' x 4'	T4, T3, T2	PK, GR, SQ, PZ, PG	Formal Massing	small red berries / white	Traditional pioneer plant
	Maiden Hair Grass *(Miscanthus sinensis)* *Various cultivars*	6' x 3'	All	PK, GR, SQ, PZ, PG	Formal Massing	Seed heads / Bronze/Purple	Very attractive as a hedge in formal massings
	Heavy Metal Switch Grass *(Panicum virgatum 'Heavy Metal')*	5' x 3'	All	PK, GR, SQ, PZ, PG	Formal Massing	Seed heads / gold	Upright/stiff habit
	Mock Orange *(Philadelphus coronarius)*	8' x 6'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / White	Traditional pioneer plant, fragrant flowers
	Purple Leaf Sand Cherry *(Prunus x cistena)*	8' x 8'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / White	Red/purple leaves
	Squawbush Sumac *(Rhus trilobata)*	6' x 8'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	Small red pubescent berries / White	Excellent Red Fall Color
	Golden Currant *(Ribes aureum)*	3' x 2'	T4, T3, T2	PK, GR, SQ, PZ, PG	Formal Massing	Yellow spring berries / Yellow	Red fall color; fruit for birds
	Rose *(Rosa sp.)* *Various cultivars*	Varies	All	PK, GR, SQ, PZ, PG	Formal Massing	Flower varies by cultivar	Fragrant flowers
	Wild Rose *(Rosa woodsii)* *Various cultivars*	6' x 6'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	Rosehips / Pink/magenta	Drought tolerant
	Sutherland Gold Elderberry *(Sambucus racemosa 'Sutherland Gold')*	12' x 8'	All	PK, GR, SQ, PZ, PG	Formal Massing	Red/Black berries / White	Edible fruit, attractive yellow folliage

TABLE 19H - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Hedge	Snow Berry *(Symphoricarpas alba)*	3' x 3'	All	PK, GR, SQ, PZ, PG	Informal Grouping	White berries / White	Showy white berries
	Amur Maple *(Acer ginnala)*	20' x 15'	All	PK, GR, SQ, PZ, PG	Formal Massing	Samara / N/A	Excellent Red Fall Color
	Utah Serviceberry *(Amelanchier uta-hensis)*	8' x 10'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	Red/purple /black pome / White	Important food source for wildlife
	Boxwood *(Buxus sempervi-rens)*	2'x 2'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / N/A	Evergreen shrub
	River Birch *(Betula occidentalis 'font clump')*	20'x 10'	T2	PK	Informal Cluster	Catkin / N/A	Wet conditions. Attractive red bark.
	Hicks Yew *(Taxus x media)*	10' x 4'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / N/A	Evergreen shrub
	Wichita Blue Juniper *(Juniperus scopulo-rum 'Wichita Blue')*	12' x 5'	All	PK, GR, SQ, PZ, PG	Formal Massing	Cone / N/A	Evergreen shrub
	Emerald Arborvitae *(Thuja occidentalis 'Emerald')*	12' x 3'	All	PK, GR, SQ, PZ, PG	Formal Massing	Cone / N/A	Evergreen shrub
	American Cran-berry Bush Vibur-num *(Viburnum trilobum 'Bailey Compact')*	4' x 3'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / N/A	Rounded formal habit

TABLE 19I - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small Shrubs	Orange Rocket Barberry *(Berberis thunbergii atro. 'Orange Rocket')*	3' x 18"	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / N/A	Attractive orange/red foliage. Thorns
	Crimson Pygmy Barberry *(Berberis thunbergii atro. 'Crimson Pygmy')*	18" x 18"	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / N/A	Attractive red foliage. Thorns
	Ruby Carousel Barberry *(Berberis thunbergii atro. 'Ruby Carousel')*	2' x 3'	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / N/A	Attractive red foliage. Thorns
	Variegated Tartarian Dogwood *(Cornus alba 'Elegantissima')*	5'x 4'	All	PK, GR, SQ, PZ, PG	Informal Cluster	Berries / White	Attractive cream and green folliage
	Emerald Mound Honeysuckle *(Lonicera x 'Emerald Mound')*	3' x 5'	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / White	Compact shrub
	Dwarf Blue Arctic Willow *(Salix purpurea nan)*	6' x 4'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / N/A	Soil adaptable
	Lilac *(Syringa vulgaris sp.)* *Various cultivars*	Varies	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / Pink, purple, white	Fragrant flowers
	Dense Japanese Yew *(Taxus x media 'Densiformis')*	3' x 4'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / N/A	Evergreen shrub

TABLE 19J - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small Shrubs	Silvermound Sage *(Artemesia schmid-tiana)*	2' x 3'	T4, T3, T2	PK, GR, SQ, PZ, PG	Formal Massing	N/A / N/A	Uniform mounding shape
	Black Sage *(Artemisia nova)*	2' x 3'	T3, T2	PK, PG	Informal Grouping	N/A / N/A	Native to Utah. Drought tolerant once established
	Creeping Potentilla *(Potentilla neuman-niana)*	12" x 3'	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / Yellow	Slow growing creeping form
	Cinquefoil *(Potentilla fruticosa sp.)* *Various cultivars*	3' x 3' (Varies)	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / White, Orange, Yellow, Pink	Drought tolerant once established
	Dwarf Mugo Pine *(Pinus mugo Mops)*	3' x 3'	T4, T3, T2	PK, GR, SQ, PZ, PG	Formal Massing	Cone / N/A	Evergreen
	Dwarf Burning Bush *(Euonymous alatus 'compacta')*	5'x 4'	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / N/A	Brilliant red fall color
	Horizontal Juniper *(Juniperus horizon-talis)* *Various cultivars*	12" x 6'	All	PK, GR, SQ, PZ, PG	Formal or Informal	Cone / N/A	Evergreen, purple in winter
	Miniature Snow-flake Mock Orange *(Philadelphus var. 'Miniature Snow-flake')*	3' x 5'	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / White	Fragrant flowers
	Low Grow Sumac *(Rhus aromatica 'Low Grow')*	3' x 5'	All	PK, GR, SQ, PZ, PG	Informal Cluster	N/A / White	Orange to red fall color

TABLE 19K - PUBLIC PLANTING							
	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Perennials	Butterfly Weed *(Aesclepsia tuberosa)*	2' x 18"	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Orange	Nitrogen fixing tuber, summer bloomer
	Globe Siberian Peashrub *(Caragana frutex globosa)*	3' x 4'	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow flower	Adapts to poor sites, medicinal value, compact shape
	Pygmy Peashrub *(Caraganax pyg-maea)*	4' x 5'	T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow flowers	Adapts to poor sites, medicinal value
	Coneflower *(Echinacea sp.) Various cultivars*	Varies	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Flower color varies by cultivar	Summer bloomer
	Broom *(Genista lydia sp.) Various cultivars*	3' x 4'	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Varies	Drought tolerant once established
	Daylily *(Hemerocallis sp.) Various cultivars*	Varies	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / Flower color varies by cultivar	Summer bloomer
	English Lavender *(Lavendula angusti-folia)*	2' x 2'	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / Purple	Summer bloomer, fragrant folliage, medicinal value
	Desert Four o'clock *(Mirabilis multiflora)*	12" x 3'	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Purple, magenta	Spring through summer bloomer, drought tolerant
	Salvia *(Salvia sp.) Various cultivars*	2' x 2'	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / Purple, red, pink	Summer bloomer
	Russian Sage *(Perovskia atriplici-folia)*	5' x 3'	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Purple	Summer bloomer, drought tolerant

TABLE 19L - PUBLIC PLANTING							
	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Perennials	Licorice Mint Hyssop *(Agastache rupestris)* *Various cultivars*	4' x 18"	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Orange, red, purple	Fragrant folliage, summer bloomer
	Georgia Blue Speedwell *(Veronica peduncularis 'Georgia Blue')*	12" x 5'	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Blue, Purple	Drought tolerant
Ornamental Grasses	Elijah Blue Fescue *(Festuca ovina 'glauca')*	12" x 12"	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / N/A	Consistent compact shape
	Blue Oat Grass *(Helictotrichon sempervirens)*	2' x 2'	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / N/A	Consistent compact shape
	Flame Grass *(Miscanthus 'Purpurascens')*	4' x 3'	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Purple seed heads	Blades turn gold to red in late summer
	Shenandoah Switchgrass *(Panicum 'Shenandoah')*	4' x 3'	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / Purple seed heads	Blades turn orange to purple in late summer
	Hameln Fountain Grass *(Pennesetum alopecuroides 'Hameln')*	2' x 2'	All	PK, GR, SQ, PZ, PG	Formal or Informal	N/A / Cream seed heads	Consistent compact shape
	Karly Rose Fountain Grass *(Pennesetum alopecuroides 'Karly Rose')*	3' x 3'	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Pink seed heads	Consistent compact shape
	Little Bluestem *(Schizachyrium scoparium)*	3' x 18"	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / N/A	Blades turn bronze to purple in late summer

TABLE 19M - PUBLIC PLANTING							
	SPECIFIC NAME (BOTANICAL)	SIZE (H)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Ground Cover	Bugleweed *(Ajuga)*	4”	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / Blue/purple	Many cultivars are well adapted to region
	Basket of Gold *(Alyssum)*	8” to 12”	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow Flower	Early spring bloomer
	Compinkie Rock-cress *(Arabis alpina ‘Compinkie’)*	6”	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Deep Rose	Evergreen folliage
	Kinnikinnik *(Arctostaphylos uva ursi)*	6” to 8”	All	PK, GR, SQ, PZ, PG	Informal Grouping	Red Berries / N/A	Evergreen, excel-lent red fall color
	Rockcress *(Aubrieta)*	4” to 6”	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / Magenta	Drought tolerant once established
	Chocolate Flower *(Berlandiera lyrata)*	18”	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow	Fragrant, choco-late aroma
	Poppy Mallow *(Callirhoe involu-crata)*	2” to 4”	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Magenta	Aggressive spreader. Attrac-tive when paired with Berlandiera
	Snow in Summer *(Cerastium arvense)*	4” to 6”	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / White	
	Dwarf Tickseed *(Coreopsis ‘nana’)*	6” to 8”	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / Gold	Late spring bloomer
	Hardy Ice Plant *(Delosperma)*	4” to 6”	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Varies	
	Yarrow *(Achillea millefolium)*	2’x 2’	T4, T3, T2	PK, GR, PG	Informal Massing	N/A / Yellow flowers	Drought tolerant.

TABLE 19N - PUBLIC PLANTING							
	SPECIFIC NAME (BOTANICAL)	SIZE (H)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Ground Cover	Sulphur Flower *(Eriogonum umbrel-latum aureun)*	5”	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow	Summer bloomer
	Goblin Blanket Flower *(Gaillardia ‘Goblin’)*	12”	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow/Red	Heavy reseeder
	Mountain Boxwood *(Pachistima myr-sinides)*	8”	T4, T3, T2	PK	Informal Grouping	N/A / N/A	Evergreen
	Sedum *(Sedum)*	4” to 12”	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Varies	Many cultivars are well adapted to region
	Scarlet Globemal-low *(Sphaeralcea coc-cinea)*	6” to 12”	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / N/A	
	Lambs Ear *(Stachys Byzantine ‘Helen Von Stein’)*	8” to 10”	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Rose-purple	

TABLE 19O - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Water-Wise	Gambel Oak *(Quercus gambelii)*	25' x 20'	T2	PK	Clustered	Acorns / N/A	Native. Great red fall color.
	Big Tooth Maple *(Acer grandidentatum)*	30' x 20'	T2	PK	Clustered	Samara / N/A	Great red fall color. Requires well drained soil.
	Utah Serviceberry *(Amelanchier utahensis)*	6 - 15'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	Red/purple /black pome / White	Important food source for wildlife
	Rubber Rabbit Brush *(Chrysothamnus nauseosus)*	4'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow	Yellow fall cover; seeds and cover for birds
	Wild Rose *(Rosa woodsii)*	2 - 6'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	Rosehips / Pink/magenta	Drought tolerant
	Mormon Tea *(Ephedra nevadensis}*	2 - 4'	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / N/A	Drought tolerant, evergreen
	Snow Berry *(Symphoricarpas alba)*	3'	T4, T3, T2, T1	PK, GR, SQ, PZ, PG	Informal Grouping	White berries / White	Showy white berries
	Black Sage *(Artemisia nova)*	18"	T3, T2	PK, PG	Informal Grouping	N/A / N/A	Drought tolerant once established
	Yarrow *(Achillea millefolium)*	2'x 2'	T4, T3, T2	PK, GR, PG	Informal Massing	N/A / Yellow flowers	Drought tolerant.
	Chocolate Flower *(Berlandiera lyrata)*	18"	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow	Fragrant, chocolate aroma
	Blue Flax *(Linum lewisii)*	15"	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / Blue	Heavy reseeder

TABLE 19P- PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	TRAN-SECT	CIVIC	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Water-Wise	Creeping Potentilla *(Potentilla neumanniana)*	12”	All	PK, GR, SQ, PZ, PG	Formal Massing	N/A / Yellow	Slow growing creeping form
	Scarlet Globemallow *(Sphaeralcea coccinea)*	6” to 12”	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / N/A	
	Lambs Ear *(Stachys Byzantine ‘Helen Von Stein’)*	8” to 10”	T4, T3, T2	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Rose-purple	
	Sulphur Flower *(Eriogonum umbrellatum aureun)*	5”	All	PK, GR, SQ, PZ, PG	Informal Grouping	N/A / Yellow	Summer bloomer
	TYPE	SIZE	TRAN-SECT	CIVIC	MAX. COVERAGE XERIC	MAX. COVERAGE TRADITIONAL	SPECIAL INSTRUCTIONS
Water-Wise	*Crushed Stone*	< 1”	All	PK, GR, SQ, PZ, PG	66%	33%	3” min. depth, weed barrier required
	Colored decorative gravel	1” to 2.5”	All	PK, GR, SQ, PZ, PG	66%	33%	4” min. depth, weed barrier required
	Cobble rock	3” to 6”	All	PK, GR, SQ, PZ, PG	66%	33%	4” min. depth, weed barrier required

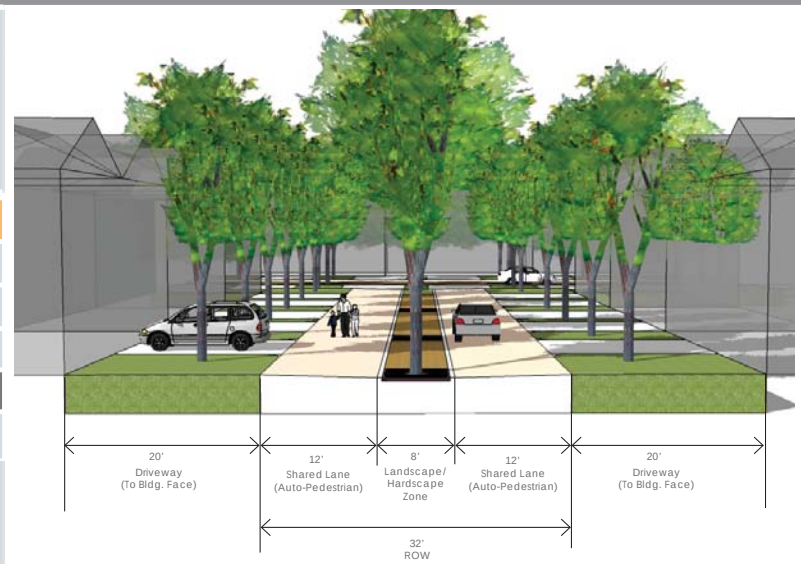
Exhibit 7
Amended shared lane section

TABLE 6G - THOROUGHFARE ST-32-24 (SHARED LANE)

KEY **ST-32-24**

Thoroughfare Type
Right of Way Width
Pavement Width

DAP	Traditional Neighborhood					
CP						
		BT-3				
			BT-4			
VP				T4-SL	T4	



ASSEMBLY ST-32-24			
Right-of-Way Width	32 ft	Pavement Width	24 ft
TRANSPORTATION WAY			
Direction of Travel	N/A	Parking Lane Type	None
Vehicular Lane Count (total)	2	Parking Lane Count**	N/A
Vehicular Lane Width	12 ft	Parking Lane Width	N/A
Median Width	8 ft		

PUBLIC FRONTAGE		SPECIALIZED
Assembly Width		32 ft
Transect Context		T4-SL, T4
See: Table 11, Table 19, Table 15, Table18, Table 16		
Curbing	Type | Cuts	N/A
Walkway	Type | Width	Shared Lane | 12 ft
	Surface	Concrete
Planter	Type | Width	Long Tree Wells (Median) | 8'W x varies
	Surface	Ground cover | Pervious Hardscape
	Planting	Large shade tree
Planting	Species | Type	Single | Rounded, vase
	Arrangement	Opportunistic
	Spacing	Opportunistic
Verge	Width	N/A
	Light | Spacing	N/A

CONCEPTUAL SHARED LANE CONFIGURATION

Exhibit 8
Trail materials
(Open Space Pages)

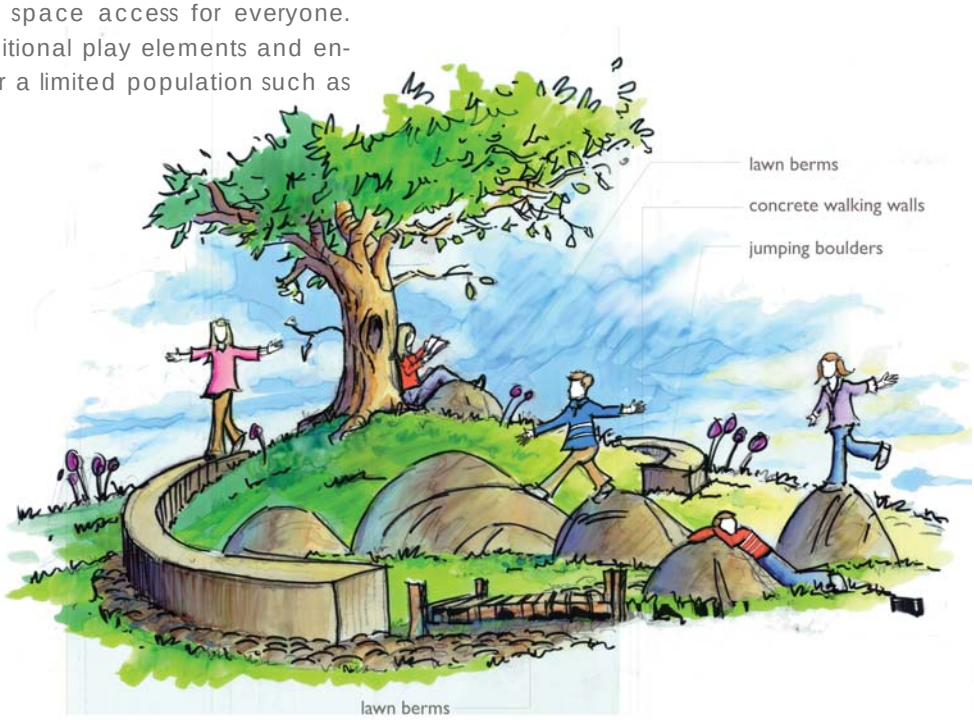
Pocket Parks

Small and frequent, providing a balance of passive and active recreation that ensures walkable green space access for everyone. May contain traditional and non-traditional play elements and encourages creative design solutions for a limited population such as tots, pets, or teens.

Size:
2,500 s.f. to 1 acre

Service:
1/4 mile radius

Example:
Davis Park - Salt Lake City, Utah



Special Use

Covers a range of parks and recreation oriented towards single-purpose use. Special uses generally fall into three categories; Historic, Cultural, or Social Sites (ex. Arboretums, ornamental and passive strolling gardens, amphitheaters, etc.)

Size:
varies

Service:
varies

The images on this page represent an artist's rendering and are conceptual in nature

Community Garden

Space programmed specifically for gardening. Strategically located within the neighborhood to provide convenient and safe access. Often times included in pocket parks and neighborhood parks. They are a valued asset in urban areas where residential yards are rare.

Size:
up to 1 acre

Service:
1/8 mile to 1/4 mile radius

Examples:
Daybreak Community Garden - South Jordan, Utah

Greenway

A linear open space feature with passive and active recreational elements designed to incorporate the space located around or within a natural resource area (stream, wetlands). Uses include modal sports recreation, nature viewing and study, small gathering spaces, pervious pedestrian spaces, and passive play areas and amenities. Greenways also function as a connection within the larger park system allowing uninterupted pedestrian movement. Corridor width range between 8-200 feet. The primary surface material on regional and city-wide trails will be asphalt.

Size:
varies

Service:
varies

Examples:
Daybreak Linear Park - South Jordan, Utah
Boise River Greenbelt - Boise, Idaho

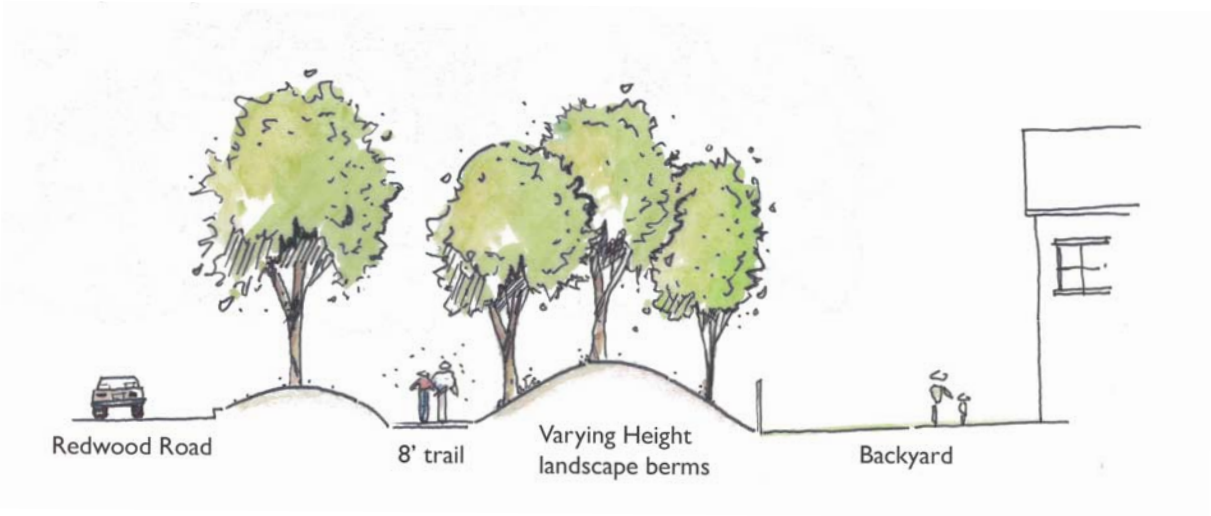
The images on this page represent an artist's rendering and are conceptual in nature

Parkway

Urban streets that provide comfortable and safe pedestrian and cyclist connections. May include landscaped center median, large shade trees on or off-street bikeways and seating. The primary surface material on regional and city-wide trails will be asphalt.

Size:
varies

Service:
varies



Paseo

Linear pedestrian corridor that is defined by homes fronting the space. Often includes passive activities as well as tot lots, community gardens, half-court basketball or other limited space ball games.

Size:
0.5 to 2 acres

Service:
varies

Examples:
Daybreak - South Jordan, Utah

The images on this page represent an artist's rendering and are conceptual in nature

Connector Trail

Secondary public connection for pedestrians and cyclists. Located as mid-block linkages between other park spaces. Typically less than 30 feet in width with minimal landscaping.

Size:
varies

Service:
varies

Examples:
Jordan River Trail - Lehi, Utah

Park Lawn

Open space within a public right-of-way that allows for passive use, bus stops, shade trees and ornamental landscaping.

Size:
Varies

Service:
Varies

Example:
South Temple - Salt Lake City, Utah

The images on this page represent an artist's rendering and are conceptual in nature

CITY OF
SARATOGA SPRINGS

City Council Staff Report

Author: **Kevin Thurman, City Attorney**
Subject: **Real Estate Purchase Agreement with Casey Development, LLC**
Date: **May 19, 2015**
Type of Item: **Legislative, Policy Decision**

Summary: Consideration of the Real Estate Purchase Agreement ("Agreement") with Casey Development, LLC.

Description:

A. **Topic:** Sale or Disposal of Property.

B. **Background:** This matter concerns the proposed Real Estate Purchase Agreement with Casey Development, LLC ("Casey Development") for the sale of 1.821 acres of property consisting of parcels 45:228:0124 and 45:228:0125 ("Property") located along McGregor Drive north of the Harbor Bay Development in Saratoga Springs. The City acquired this property in 2013 in a foreclosure proceeding that was initiated due to the fact that the previous owner defaulted with its payments to the City's Special Improvement District. The adjacent property owner, Casey Development, has approached the City offering to purchase the Property to include it with the development of the Catalina Bay project, which will consist of residential lots in the R-3 zone.

   The proposed purchase price was determined by using a recent appraisal of land in the Lake Cove development, which is near the Property. During the approval process of Lake Cove late last year, the developer requested the Payment-in-Lieu of Open Space option in the City Code. As a result, an appraisal was performed to determine the fair market value of the land that would have been required to be developed as open space. The appraisal—which the City accepted—resulted in a land value of approximately $90,000 per acre. As a result, City staff is proposing to sell the Property to Casey Development for $163,710, which is approximately $90,000 an acre.

C. **Analysis:** In order to sell property, the City must follow the procedure in Utah Code § 10-8-2(4). The City Council must give 14 days' advance notice of the sale and then hold a public hearing. In addition, the transaction must be in the public interest (UCA 10-8-2(1)(a)(iii)) and be "'in good faith and for adequate consideration.'" *Salt Lake County Commission v. Salt Lake County Attorney*, 985 P.2d 899, 909 (1999). In determining whether adequate consideration is given, the City must make findings as to what the

benefit is in present market terms and what the benefits are of the property transaction. *Id*. As shown in the proposed findings, the City is compliant with these requirements. Nevertheless, since this is a legislative decision, the Council has the discretion to determine that the sale of the Property is not in the public's best interests and could therefore decline to approve the Agreement.

D. Proposed Findings:

1) The City published 14 days' notice of the transaction by posting the notice: (a) on the Utah Public Notice Website; (b) at City Hall; and (c) on the City's website.

2) The Council held a public hearing on May 19, 2015 and duly considered all public comment.

3) The property transaction is in the public interest and is done in good faith because the City will be selling the property for fair market value. In addition, the transaction will enable Casey Development, LLC to proceed with the development of Catalina Bay, which will consist of residential homes.

4) The City is receiving fair market value for the property. A recent appraisal of similarly-situated property within the same zone and in the same area resulted in a value of $90,000 per acre. The City is receiving $163,710 for 1.821 acres at a price of approximately $90,000 per acre. Therefore, the City is receiving fair market value.

E. Conclusion: Based on the proposed findings, the City Council may choose to sell the Property to Casey Development, LLC. The City Council may also choose not to sell the Property if the Council believes it is not in the public's best interests.

Recommendation: Consideration of approval of the Real Estate Purchase Agreement with Casey Development, LLC.

Attachments: Real Estate Purchase Agreement
Map of Property

REAL ESTATE PURCHASE CONTRACT
FOR LAND

This is a legally binding Real Estate Purchase Contract ("REPC"). If you desire legal or tax advice, consult your attorney or tax advisor.

OFFER TO PURCHASE AND EARNEST MONEY DEPOSIT

On this March 30, 2015 ("Offer Reference Date") Casey Development, LLC ("Buyer") offers to purchase from City of Saratoga Springs ("Seller") the Property described below and [ ] **delivers to the Buyer's Brokerage with this offer, or [XX] agrees to deliver no later than four (4) calendar days after Acceptance (as defined in Section 23),** Earnest Money in the amount of $100.00 in the form of a check. After Acceptance of the REPC by Buyer and Seller, and receipt of the Earnest Money by the Brokerage, the Brokerage shall have four (4) calendar days in which to deposit the Earnest Money into the Brokerage Real Estate Trust Account.

Brokerage: Standard Commerce, PC Phone Number 801-358-3400

Received by: _____ on _____ (Date)

(Signature of agent/broker acknowledges receipt of Earnest Money)

OTHER PROVISIONS

1. PROPERTY: UT County Land Records Tax I.D. # 45:228:0124(1.42 Acres) & # 45:228:0125(0.401 Acres) also described as: Refer to the County Parcel Map attached as: Exhibit A City of Saratoga Springs, County of Utah, State of Utah, Zip 84045 (the "Property"). Any reference below to the term "Property" shall include the Property described above, together with the Included Items and water rights/water shares, if any, referenced in Sections 1.1, and 1.3.

1.1 Included Items (specify) N/A

1.2 Excluded Items. N/A

1.3 Water Service. The Purchase Price for the Property shall include all water rights/water shares, if any, that are the legal source for Seller's current culinary water service and irrigation water service, if any, to the Property. The water rights/water shares will be conveyed or otherwise transferred to Buyer at Closing by applicable deed or legal instruments. The following water rights/ water shares, if applicable, are specifically excluded from this sale: N/A

2. PURCHASE PRICE. The purchase Price for the Property is $ 163,710.00 Except as provided in this Section, the Purchase Price shall be paid as provided in Sections 2(a) through 2(d) below. Any amounts shown in 2(b) and 2(d) may be adjusted as deemed necessary by Buyer and the Lender.

$ 100.00 **(a) Earnest Money Deposit.** Under certain conditions described in the REPC this deposit may become totally non-refundable.

$_____ **(b) New Loan.** Buyer may apply for mortgage loan financing (the "Loan") on terms acceptable to Buyer.

$_____ **(c) Seller Financing** (see attached Seller Financing Addendum)

$ 163,610.00 **(d) Balance of Purchase Price in Cash at Settlement**

$ 163,710.00 **PURCHASE PRICE. Total of lines (a) through (e)**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. Settlement shall take place no later than the Settlement Deadline referenced in Section 24(d), or as otherwise mutually agreed by Buyer and Seller in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by the REPC, by the Lender, by the title insurance and escrow/closing offices, by written escrow instructions (including any split closing instructions, if applicable), or by applicable law; (b) any monies required to be paid by Buyer or Seller under these documents (except for the proceeds of any new loan) have been delivered by Buyer or Seller to the other party, or to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Prorations. All prorations, including, but not limited to, homeowner's association dues, property taxes for the current year, rents, and interest on assumed obligations, if any, shall be made as of the Settlement Deadline referenced in Section 24(d), unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement. The provisions of this Section 3.2 shall survive Closing.

 Buyer's Initials KL Date 4/2/15 Seller's Initials _____ Date _____

3.3 Greenbelt. If any portion of the Property is presently assessed as "Greenbelt" the payment of any roll-back taxes assessed against the Property shall be paid for by: [XX] Seller [ ] Buyer [ ] Split Equally Between Buyer and Seller [ ] Other (explain) _____

3.4 Special Assessments. Any assessments for capital improvements as approved by the HOA (pursuant to HOA governing documents) or as assessed by a municipality or special improvement district, prior to the Settlement Deadline shall be paid for by: [XX] Seller [ ] Buyer [ ] Split Equally Between Buyer and Seller [ ] Other (explain) _____

The provisions of this Section 3.4 shall survive Closing.

3.5 Fees/Costs/Payment Obligations. Unless otherwise agreed to in writing, Seller and Buyer shall each pay one-half (1/2) of the fee charged by the escrow/closing office for its services in the settlement/closing process. Tenant deposits (including any prepaid rents) shall be paid or credited by Seller to Buyer at Settlement. Buyer agrees to be responsible for homeowners' association and private and public utility service transfer fees, if any, and all utilities and other services provided to the Property after the Settlement Deadline. The escrow/closing office is authorized and directed to withhold from Seller's proceeds at Closing, sufficient funds to payoff on Seller's behalf all mortgages, trust deeds, judgments, mechanic's liens, tax liens and warrants. The provisions of this Section 3.5 shall survive Closing.

3.6 Closing. For purposes of the REPC, "Closing" means that: (a) Settlement has been completed; (b) the proceeds of any new loan have been delivered by the Lender to Seller or to the escrow/closing office; and (c) the applicable Closing documents have been recorded in the office of the county recorder. The actions described in 3.6 (b) and (c) shall be completed within four calendar days after Settlement.

4. POSSESSION. Seller shall deliver physical possession of the Property to Buyer as follows: **[XX] Upon Closing; [ ] _____Hours after Closing; [ ] _____ Calendar Days after Closing; [ ] Other (explain)** _____

Any contracted rental of the Property prior to or after Closing, between Buyer and Seller, shall be by separate written agreement. Seller and Buyer shall each be responsible for any insurance coverage each party deems necessary for the Property. Seller agrees to deliver the Property to Buyer free of debris and personal belongings. The provisions of this Section 4 shall survive Closing.

5. CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the REPC:

Seller's Agent _____, represents **[ ] Seller [ ] Buyer [ ] both Buyer and Seller as a limited Agent;**

Seller's Brokerage_____, represents **[ ] Seller [ ] Buyer [ ] both Buyer and Seller as a limited Agent;**

Buyer's Agent _____, represents **[ ] Seller [ ] Buyer [ ] both Buyer and Seller as a limited Agent;**

Buyer's Broker _____, represents **[ ] Seller [ ] Buyer [ ] both Buyer and Seller as a limited Agent;**

6. TITLE & TITLE INSURANCE.

6.1 Title to Property. Seller represents that Seller has fee title to the Property and will convey marketable title to the Property to Buyer at Closing by general warranty deed. Buyer does agree to accept title to the Property subject to the contents of the Commitment for Title Insurance (the "Commitment") provided by Seller under Section 7, and as reviewed and approved by Buyer under Section 8. Buyer also agrees to accept title to the Property subject to any existing leases rental and property management agreements affecting the Property not expiring prior to Closing which were provided to Buyer pursuant to Section 7(e). The provisions of this Section 6.1 shall survive Closing.

6.2 Title Insurance. At Settlement, Seller agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment, the most current version of an ALTA standard coverage owner's policy of title insurance. Any additional title insurance coverage desired by Buyer shall be at Buyer's expense.

7. SELLER DISCLOSURES. No later than the Seller Disclosure Deadline referenced in Section 24(a), Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the "Seller Disclosures":
(a) a written Seller Property Condition Disclosure (Land) for the Property, completed, signed and dated by Seller as provided in Section10.2;
(b) a Commitment for Title Insurance as referenced in Section 6.1;
(c) a copy of any restrictive covenants (CC&R's), rules and regulations affecting the Property;
(d) a copy of the most recent minutes, budget and financial statement for the homeowners' association, if any;
(e) a copy of any lease, rental, and property management agreements affecting the Property not expiring prior to Closing;
(f) evidence of any water rights and/or water shares referenced in Section 1.3;
(g) written notice of any claims and/or conditions known to Seller relating to environmental problems; and violation of any CC&R's, federal, state or local laws, and building or zoning code violations; and
(h) Other (specify) _____

8. BUYER'S CONDITIONS OF PURCHASE.
8.1 DUE DILIGENCE CONDITION. Buyer's obligation to purchase the Property: **[XX] IS [ ] IS NOT** conditioned upon Buyer's Due Diligence as defined in this Section 8.1(a) below. This condition is referred to as the "Due Diligence Condition." If checked in the affirmative, Sections 8.1(a) through 8.1(c) apply; otherwise they do not.

(a) Due Diligence Items. Buyer's Due Diligence shall consist of Buyer's review and approval of the contents of the Seller Disclosures referenced in Section 7, and any other tests, evaluations and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the existence of any hazardous substances, environmental issues or geologic conditions; the square footage or acreage of the Property; the costs and availability of flood insurance, if applicable; water source, availability and quality; the location of property lines; regulatory use restrictions or violations; fees for services such as HOA dues, municipal services, and utility costs; convicted sex offenders residing in proximity to the Property; and any other matters deemed material to Buyer in making a decision to purchase the Property. Unless otherwise provided in the REPC, all of Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence.

(b) Buyer's Right to Cancel or Resolve Objections. If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 24(b), cancel the REPC by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 24(b), resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

(c) Failure to Cancel or Resolve Objections. If Buyer fails to cancel the REPC or fails to resolve in writing any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 8.1(b), Buyer shall be deemed to have waived the Due Diligence Condition.

8.2 APPRAISAL CONDITION. Buyer's obligation to purchase the Property: **[ ] IS [XX] IS NOT** conditioned upon the Property appraising for not less than the Purchase Price. This condition is referred to as the "Appraisal Condition." If checked in the affirmative, Sections 8.2(a) and 8.2(b) apply; otherwise they do not.

(a) Buyer's Right to Cancel. If after completion of an appraisal by a licensed appraiser, Buyer receives written notice from the Lender or the appraiser that the Property has appraised for less than the Purchase Price (a "Notice of Appraised Value"), Buyer may cancel the REPC by providing written notice to Seller (with a copy of the Notice of Appraised Value) no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Failure to Cancel. If the REPC is not cancelled as provided in this section 8.2(a), Buyer shall be deemed to have waived the Appraisal Condition.

8.3 FINANCING CONDITION. Buyer's obligation to purchase the property: **[ ] IS [XX] IS NOT** conditioned upon Buyer obtaining the Loan referenced in Section 2(b). This condition is referred to as the "Financing Condition." If checked in the affirmative, Sections 8.3(a) and 8.3(b) apply; otherwise they do not. If the Financing Condition applies, Buyer agrees to work diligently and in good faith to obtain the Loan.

(a) Buyer's Right to Cancel Before the Financing & Appraisal Deadline. If Buyer, in Buyer's sole discretion, is not satisfied with the terms and conditions of the Loan, Buyer may cancel the REPC by providing written notice to Seller no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Buyer's Right to Cancel After the Financing & Appraisal Deadline. If after expiration of the Financing & Appraisal Deadline referenced in Section 24(c), Buyer fails to obtain the Loan, meaning that the proceeds of the Loan have not been delivered by the Lender to Seller or to the escrow/closing office as required under Section 3.6 of the REPC, then Buyer or Seller may cancel the REPC by providing written notice to the other party; whereupon the Earnest Money Deposit, or Deposits, if applicable (see Section 8.4 below), shall be released to Seller without the requirement of further written authorization from Buyer. In the event of such cancellation, Seller agrees to accept as Seller's exclusive remedy, the Earnest Money Deposit, or

Deposits, if applicable, as liquidated damages. Buyer and Seller agree that liquidated damages would be difficult and impractical to calculate, and the Earnest Money Deposit, or Deposits, if applicable, is a fair and reasonable estimate of Seller's damages in the event Buyer fails to obtain the Loan.

8.4 ADDITIONAL EARNEST MONEY DEPOSIT. If the REPC has not been previously cancelled by Buyer as provided in Sections 8.1, 8.2 or 8.3(a), then no later than the Due Diligence Deadline referenced in Section 24(b), or the Financing & Appraisal Deadline referenced in Section 24(c), whichever is later, Buyer: **[ ] WILL [XX] WILL NOT** deliver to the Buyer's Brokerage, an Additional Earnest Money Deposit in the amount of **$ N/A**. The Earnest Money Deposit and the Additional Earnest Money Deposit, if applicable, are sometimes referred to herein as the "Deposits". The Earnest Money Deposit, or Deposits, if applicable, shall be credited toward the Purchase Price at Closing.

9. ADDENDA. There **[XX] ARE [ ] ARE NOT** addenda to the REPC containing additional terms of the following addenda are incorporated into the REPC by this reference: **[ ] Addendum No. _____ [ ] Seller Financing Addendum [XX] Other (specify) Exhibit A: as referred to in Section 1 above (referencing the Utah County Parcel Map of the City of Saratoga Springs property that is being purchased)**

10. AS-IS CONDITION OF PROPERTY.

10.1 Condition of Property/Buyer Acknowledgements. Buyer acknowledges and agrees that in reference to the physical condition of the Property: (a) Buyer is purchasing the Property in its "As-Is" condition without expressed or implied warranties of any kind; (b) Buyer shall have, during Buyer's Due Diligence as referenced in Section 8.1, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if based on the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that of any contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property.

10.2 Condition of Property/Seller Acknowledgements. Seller acknowledges and agrees that in reference to the physical condition of the Property, Seller agrees to: (a) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property that cannot be discovered by a reasonable inspection by an ordinary prudent Buyer; (b) carefully review, complete, and provide to Buyer a written Seller Property Condition Disclosure (Land) as stated in Section 7(a); and (c) deliver the Property to Buyer in substantially the same general condition as it was on the date of Acceptance, as defined in Section 23. The provisions of Sections 10.1 and 10.2 shall survive Closing.

11. FINAL PRE-SETTLEMENT INSPECTION.

11.1 Pre-Settlement Inspection. At any time prior to Settlement, Buyer may conduct a final pre-Settlement inspection of the Property to determine only that the Property is "as represented", meaning that the items referenced in Sections 1.1, 1.3 and 8.1(b)(ii) ("the items") are respectively present, repaired or corrected as agreed. The failure to conduct a pre-Settlement inspection or to claim that an item is not as represented shall not constitute a waiver by Buyer of the right to receive, on the date of possession, the items as represented. If the items are not as represented, Seller agrees to cause all applicable items to be corrected, repaired or replaced (the "Work") prior to the Settlement Deadline referenced in Section 24(d).

11.2 Escrow to Complete the Work. If, as of Settlement, the Work has not been completed, then Buyer and Seller agree to withhold in escrow at Settlement a reasonable amount agreed to by Seller, Buyer (and Lender, if applicable), sufficient to pay for completion of the Work. If the Work is not completed within thirty (30) calendar days after the Settlement Deadline, the amount so escrowed may, subject to Lender's approval, be released to Buyer as liquidated damages for failure to complete the Work. The provisions of this Section 11.2 shall survive Closing. --

12. CHANGES DURING TRANSACTION. Seller agrees that from the date of Acceptance until the date of Closing, none of the following shall occur without the prior written consent of Buyer: (a) no changes in any leases, rental or property management agreements shall be made; (b) no new lease, rental or property management agreements shall be entered into; (c) no substantial alterations or improvements to the Property shall be made or undertaken; (d) no further financial encumbrances to the Property shall be made, and (e) no changes in the legal title to the Property shall be made.

13. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing the REPC on its behalf warrants his or her authority to do so and to bind Buyer and Seller.

14. COMPLETE CONTRACT. The REPC together with its addenda, any attached exhibits, and Seller Disclosures (collectively referred to as the "REPC"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The REPC cannot be changed except by written agreement of the parties.

15. MEDIATION. Any dispute relating to the REPC arising prior to or after Closing: **[ ] SHALL [XX] MAY AT THE OPTION OF THE PARTIES** first be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree before any settlement is binding. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. If mediation fails, the other procedures and remedies available under the REPC shall apply. Nothing in this Section 15 prohibits any party from seeking emergency legal or equitable relief, pending mediation. The provisions of this Section 15 shall survive Closing.

16. DEFAULT.

16.1 Buyer Default. If Buyer defaults, Seller may elect one of the following remedies: (a) cancel the REPC and retain the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages; (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Buyer to specifically enforce the REPC; or (c) return the Earnest Money Deposit, or Deposits, if applicable, to Buyer and pursue any other remedies available at law.

16.2 Seller Default. If Seller defaults, Buyer may elect one of the following remedies: (a) cancel the REPC, and in addition to the return of the Earnest Money Deposit, or Deposits, if applicable, Buyer may elect to accept from Seller, as liquidated damages, a sum equal to the Earnest Money Deposit, or Deposits, if applicable; or (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Seller to specifically enforce the REPC; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue any other remedies available at law. If Buyer elects to accept liquidated damages, Seller agrees to pay the liquidated damages to Buyer upon demand.

17. ATTORNEY FEES AND COSTS/GOVERNING LAW. In the event of litigation or binding arbitration to enforce the REPC, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section 15. This contract shall be governed by and construed in accordance with the laws of the State of Utah. The provisions of this Section 17 shall survive Closing.

18. NOTICES. Except as provided in Section 23, all notices required under the REPC must be: (a) in writing; (b) signed by the Buyer or Seller giving notice; and (c) received by the Buyer or the Seller, or their respective agent, or by the brokerage firm representing the Buyer or Seller, no later than the applicable date referenced in the REPC.

19. NO ASSIGNMENT. The REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. The REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer's interest in the REPC to any business entity in which Buyer holds a legal interest, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a "Permissible Transfer"), shall not be treated as an assignment by Buyer that requires Seller's prior written consent. Furthermore, the inclusion of "and/or assigns" or similar language on the line identifying Buyer on the first page of the REPC shall constitute Seller's written consent only to a Permissible Transfer.

20. INSURANCE & RISK OF LOSS.

20.1 Insurance Coverage. As of Closing, Buyer shall be responsible to obtain such casualty and liability insurance coverage on the Property in amounts acceptable to Buyer and Buyer's Lender, if applicable.

20.2 Risk of Loss. If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller; provided however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the Purchase Price referenced in Section 2, Buyer may elect to either: (i) cancel the REPC by providing written notice to the other party, in which instance the Earnest Money, or Deposits, if applicable, shall be returned to Buyer; or (ii) proceed to Closing, and accept the Property in its "As-Is" condition.

21. TIME-IS OF THE- ESSENCE. Time is of the essence regarding the dates set forth in the-REPC-. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in the REPC: (a) performance under each Section of the REPC which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term "days" and "calendar days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (e.g. Acceptance). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to the REPC, except as otherwise agreed to in writing by such non-party.

 Buyer's Initials KL Date 4/2/15 Seller's Initials _____ Date _____

22. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of the REPC, any addenda and counteroffers, and the retransmission of any signed electronic transmission shall be the same as delivery of an original. The REPC and any addenda and counteroffers may be executed in counterparts.

23. ACCEPTANCE. "Acceptance" occurs **only** when **all** of the following have occurred: (a) Seller or Buyer has signed the offer or counteroffer where noted to indicate acceptance; and (b) Seller or Buyer or their agent has communicated to the other party or to the other party's agent that the offer or counteroffer has been signed as required.

24. CONTRACT DEADLINES. Buyer and Seller agree that the following deadlines shall apply to the REPC:

(a) Seller Disclosure Deadline	April 10, 2015	(Date)
(b) Due Diligence Deadline	April 24, 2015	(Date)
(c) Financing & Appraisal Deadline	N/A	(Date)
(d) Settlement Deadline	April 30, 2015	(Date)

25. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the property on the above terms and conditions. If Seller does not accept this offer by: _____ **[ ] AM [ ] PM** Mountain Time on _____(Date)
This offer shall lapse; and the Brokerage shall return the Earnest Money Deposit to Buyer.

(Buyer's Signature)	4/2/15 (Offer Date)	(Buyer's Signature)	(Offer Date)
Kevin Casey (Buyer's Names) **Please Print**	12248 S. Lone Peak Parkway (Notice Address)	, Suite 106 (Zip Code)	Draper, UT 84020 (801) 201-0808 (Phone)
(Buyer's Names) **Please Print**	(Notice Address)	(Zip Code)	(Phone)

ACCEPTANCE/ COUNTEROFFER/ REJECTION

CHECK ONE:

[ ] ACCEPTANCE OF OFFER TO PURCHASE: Seller accepts the foregoing offer on the terms and conditions specified above.

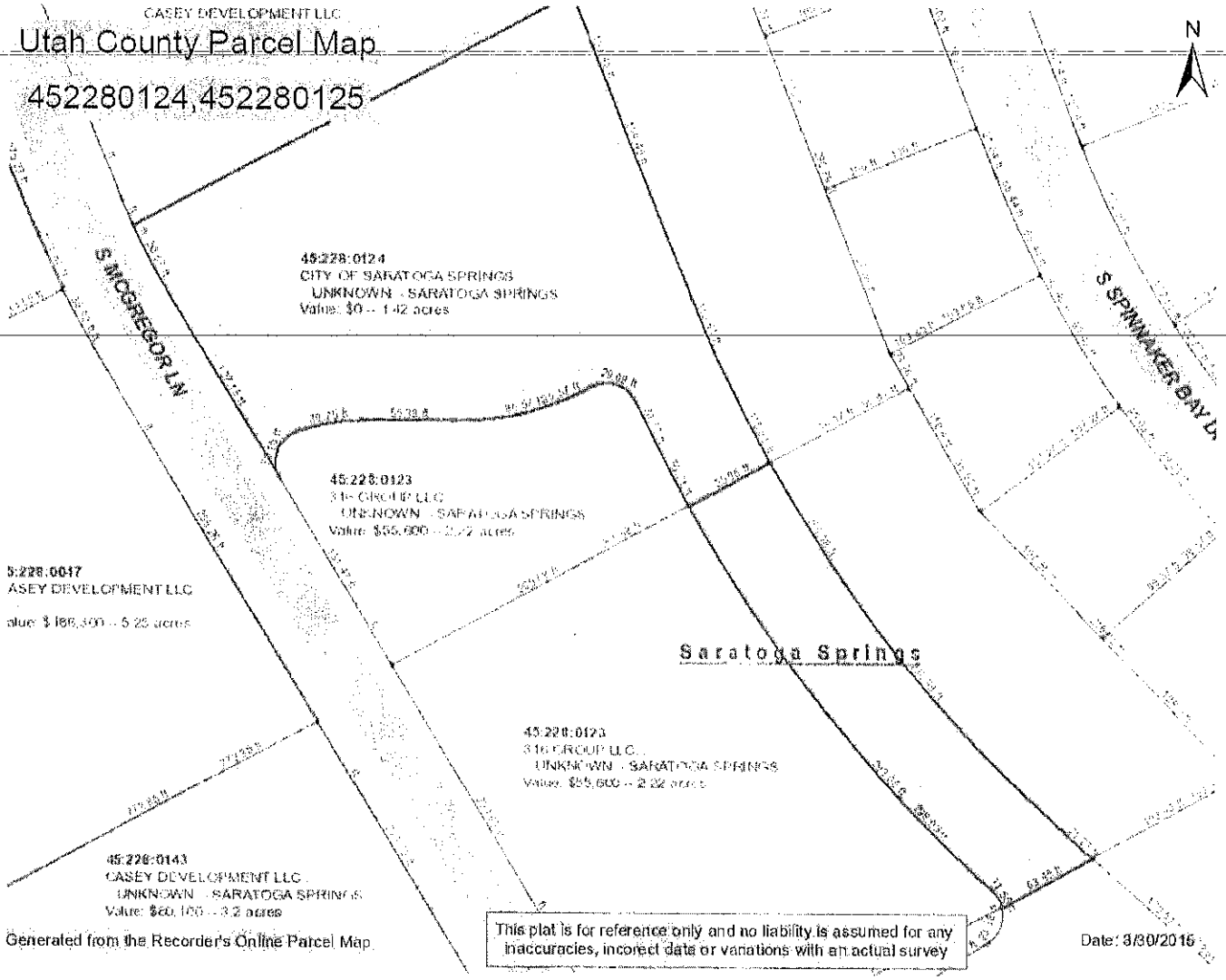
[ ] COUNTEROFFER: Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. _____

[ ] REJECTION: Seller Rejects the foregoing offer.

(Seller's Signature)	(Date &Time)	(Seller's Signature)	(Date & Time)
(Seller's Names) (PLEASE PRINT)		(Notice Address)	(Phone)
(Seller's Names) (PLEASE PRINT)		(Notice Address)	(Phone)

 Buyer's Initials KC **Date** 4/2/15 **Seller's Initials** _____ **Date** _____

ADDENDUM # ONE (1)
Exhibit A



 Buyer's Initials KC Date 4/2/15 Seller's Initials _____ Date _____

Utah County
HEART OF UTAH

PROPERTY INFORMATION

Serial Number: 45:228:0124 **Serial Life:** 2007...

Property Address: UNKNOWN - SARATOGA SPRINGS
Mailing Address: 1307 N COMMERCE DR STE 200 SARATOGA SPRINGS, UT 84045-5302
Acreage: 1.418
Last Document: 82850-2011
Legal Description: PART LOT 33, PLAT B, LAKE MOUNTAIN ESTATES SUB DESCRIBED AS FOLLOWS:; COM N 1948.09 FT & W 375.96 FT FR S 1/4 COR. SEC. 18, T6S, R1E, SLB&M.; N 62 DEG 2' 24" E 300.85 FT ACTUAL COURSE = N62-02-21E 300.85; S 21 DEG 43' 30" E 199.45 FT ACTUAL COURSE = S21-43-34E 199.44; ALONG A CURVE TO L (CHORD BEARS: S 25 DEG 25' 44" E 110.81 FT, RADIUS = 858 FT) ARC LENGTH = 110.88 FEET; S 62 DEG 2' 24" W 55.96 FT ACTUAL COURSE = S62-02-23W 55.96; ALONG A CURVE TO R (CHORD BEARS: N 26 DEG 50' 13" W 70.73 FT, RADIUS = 914 FT) ARC LENGTH = 70.75 FEET; ALONG A CURVE TO L (CHORD BEARS: N 71 DEG 15' 37" W 29.08 FT, RADIUS = 20 FT) ARC LENGTH = 32.56 FEET; ALONG A CURVE TO R (CHORD BEARS: S 76 DEG 10' 22" W 86.57 FT, RADIUS = 178 FT) ARC LENGTH = 87.45 FEET; N 89 DEG 45' 11" W 55.38 FT; ALONG A CURVE TO L (CHORD BEARS: S 80 DEG 52' 15" W 39.75 FT, RADIUS = 122 FT) ARC LENGTH = 39.93 FEET; ALONG A CURVE TO L (CHORD BEARS: S 20 DEG 20' 29" W 31.15 FT, RADIUS = 20 FT) ARC LENGTH = 35.71 FEET; N 30 DEG 49' 27" W 127.15 FT ACTUAL COURSE = N30-49-27W 127.14; ALONG A CURVE TO R (CHORD BEARS: N 27 DEG 44' 8" W 50.67 FT, RADIUS = 472.14 FT) ARC LENGTH = 50.69 FEET ACTUAL CHORD = N27-44-09W 50.67 TO BEG TO BEG. AREA 1.418 AC.

Owner Names | Value History | Tax History | Location | Photos | Documents | Exp Legal

2012... CITY OF SARATOGA SPRINGS

Utah County
HEART OF UTAH

PROPERTY INFORMATION

Serial Number: 45:228:0125 **Serial Life:** 2007...

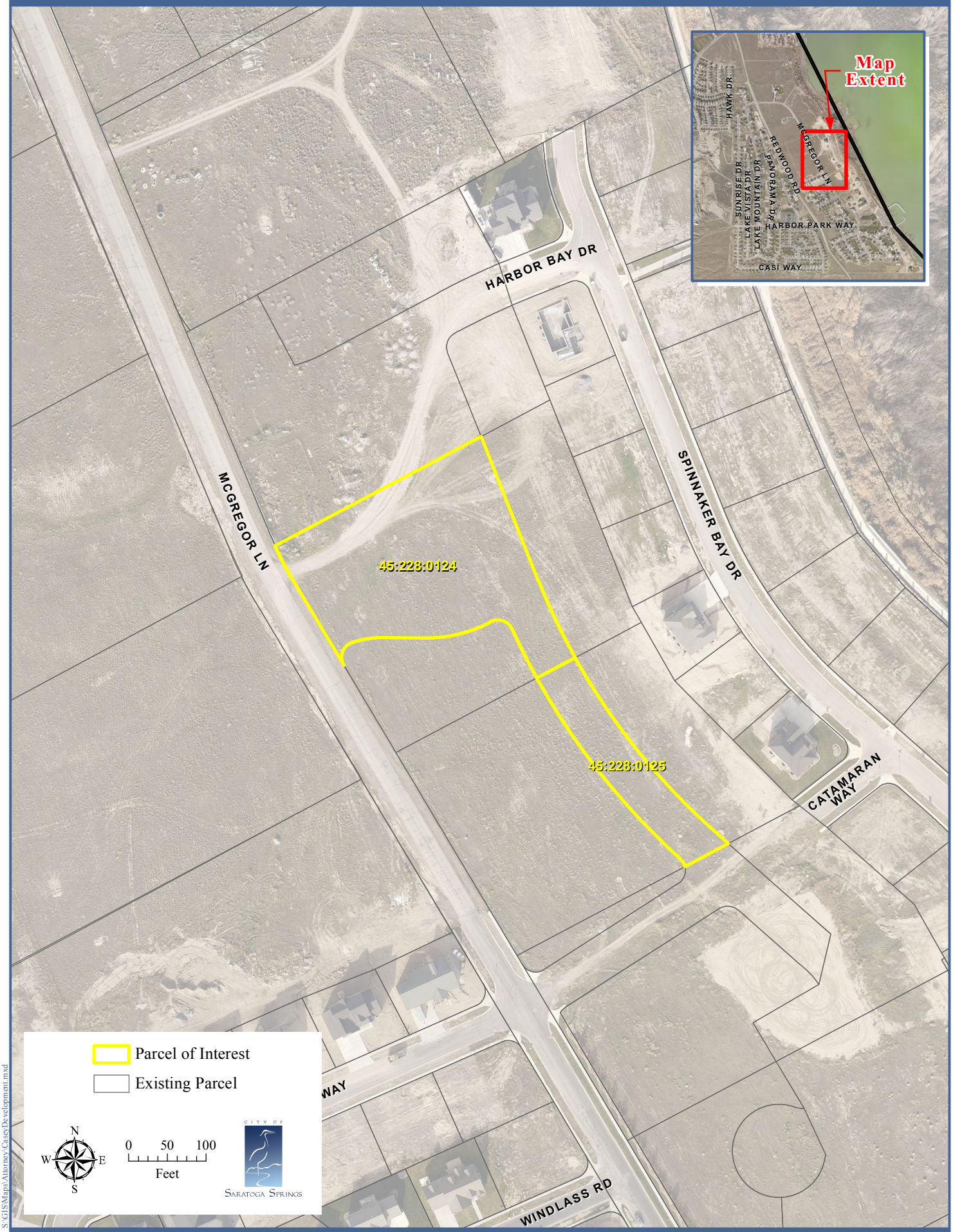
Property Address: UNKNOWN - SARATOGA SPRINGS
Mailing Address: 1307 N COMMERCE DR STE 200 SARATOGA SPRINGS, UT 84045-5302
Acreage: 0.401
Last Document: 82850-2011
Legal Description: PART LOT 34, PLAT B, LAKE MOUNTAIN ESTATES SUB DESCRIBED AS FOLLOWS:; COM N 1777.56 FT & W 38.24 FT FR S 1/4 COR. SEC. 18, T6S, R1E, SLB&M.; N 62 DEG 2' 24" E 55.96 FT ACTUAL COURSE = N62-02-23E 55.96; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 51' 36" E 289.98 FT, RADIUS = 858 FT) ARC LENGTH = 291.37 FEET ACTUAL CHORD = S38-51-36E 289.97; S 48 DEG 35' 14" E 21.23 FT ACTUAL COURSE = S48-35-20E 21.23; S 62 DEG 2' 24" W 63.45 FT ACTUAL COURSE = S62-02-23W 63.45; ALONG A CURVE TO L (CHORD BEARS: N 31 DEG 1' 28" W 11.55 FT, RADIUS = 20 FT) ARC LENGTH = 11.72 FEET; ALONG A CURVE TO R (CHORD BEARS: N 38 DEG 26' 18" W 298.05 FT, RADIUS = 914 FT) ARC LENGTH = 299.38 FEET TO BEG TO BEG. AREA 0.401 AC.

Owner Names | Value History | Tax History | Location | Photos | Documents | Exp Legal

2012... CITY OF SARATOGA SPRINGS

 Buyer's Initials KC Date 4/2/15 Seller's Initials _____ Date _____

City of Saratoga Springs, Utah Sale of Real Property to Casey Development, LLC.



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5 May 2015

CITY OF SARATOGA SPRINGS

City Council
Staff Report

Site Plan
Autozone
May 19, 2015
Public Meeting

Report Date:	May 11, 2015
Applicant/Owner:	Autozone Development Corp. (Michelle Williams / Colby Anderson)
Location:	1536 N. Redwood Road
Major Street Access:	Commerce Drive
Parcel Number(s) & Size:	66:387:0003 / 0.95 acres
Parcel Zoning:	RC, Regional Commercial
Adjacent Zoning:	RC
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Closest developments: Kneaders and Greenwood Dental Offices
Previous Meetings:	Concept Master Plan with PC 6/19/2012, with CC 7/17/2012
Previous Approvals:	Concept Plan for master development 7/17/2012
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for review of a Site Plan for Autozone, to be located at approximately 1536 North Redwood Road. The attached plans include the site plan, landscape plans and architecture or the proposed commercial business. Staff is currently reviewing a separate Lot Line Adjustment for the southern property line.

Recommendation:
Staff recommends that the City Council conduct a public meeting and choose from the options in Section "H" of this report. Options include approval with conditions, continuing the application, or denying the application based on failure to comply with specific code requirements.

B. Background:

On July 17, 2012 the City Council approved a master concept plan (Saratoga Springs Towne Center) which included the subject site (see attached). The proposed site plan for Autozone substantially conforms to the overall master plan.

Scott Langford, AICP
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
slangford@saratogaspringscity.com • 801-766-9793 x 116 • 801-766-9794 fax

The Planning Commission held a public hearing on May 14, 2015 to discuss this Site Plan application and forward a recommendation to the City Council. The Planning Commission Report of Action is attached to this report.

C. Specific Request:

The proposed Site Plan includes a 7,372 square foot Autozone store and associated parking and landscaping. This is a request for approval of the proposed Site Plan application.

Staff is also concurrently reviewing a Lot Line Adjustment that will be processed administratively. The Lot Line Adjustment application was submitted by the master developer of the commercial development, not Autozone. The master developer has requested the Lot Line Adjustment for two reasons; 1) Autozone does not need the full area of the existing lot, and 2) a larger lot between Autozone and Kneaders will be more commercially viable for future uses.

D. Process:

Section 19.13.04 and Section 19.15.03 of the Land Development Code states that Site Plans require City Council approval after the Planning Commission holds a public hearing and forwards a recommendation.

The Code also requires the applicant to hold a neighborhood meeting for any non-residential development proposal adjacent to developed property in a residential zone. *This project is not adjacent to a residential zone.*

E. Community Review:

Per 19.13.04 of the City Code, this item has been noticed in *The Daily Herald*, and each property owner within 300 feet of the subject property was sent a notice at least ten calendar days prior to this meeting as part of the Planning Commission public hearing. As of the completion of this report, no public comment has been received.

F. General Plan:

The Land Use Map of the General Plan designates this property for Regional Commercial uses. The Land Use Element of the General Plan states "Regional Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities."

The proposed commercial retail use substantially complies with the purpose and intent of the Regional Commercial land use designation.

G. Code Criteria:

The requirements for the RC zone are outlined in Section 19.04.22. The parking requirements are in Chapter 19.09, and the Site Plan requirements are in Chapter 19.14. Pertinent sections of these Chapters and sections are reviewed below.

Urban Design Committee Review: complies. Section 19.14.04 requires the Urban Design Committee to review site plans prior to the first Planning Commission or City Council meeting.
The Urban Design Committee reviewed the proposed site plan and elevations on April 2, 2015 and recommended approval with the following recommendations:

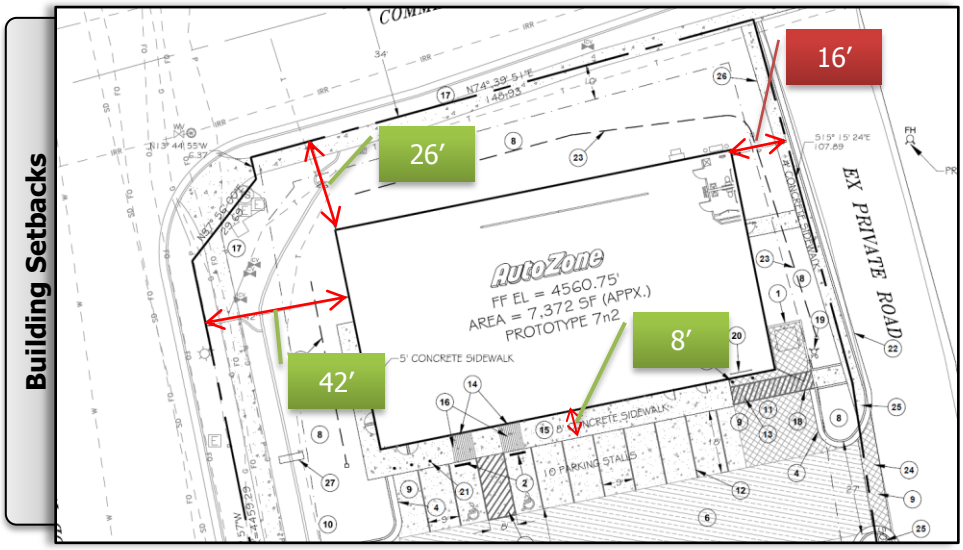
- Add trellis on the south building elevation; **change made**
- Enhance the building color by adding red accent to proposed band; **change made**
- Relocate the wall sign on the north building elevation to center of accent parapet like the other elevations; **change made**
- Provide bike parking near the building entrance; **change made**
- Paint the roll up door to match main building color; **change made**

- Place stone on the monument sign base and the dumpster enclosure to tie these features in with the building; **changes made**
- Provide colored concrete paths where all pedestrian crossings occur; **changes made**

Permitted or Conditional Uses: complies. Section 19.04.07 lists all of the permitted and conditional uses allowed in the RC zone. The proposed Autozone store is classified as "Retail, Specialty" and as such is a permitted use in the RC zone. The definition in Chapter 19.02 states "Retail, Specialty" means retail operations that specialize in one type or line of merchandise; and may include apparel stores, jewelry stores, bookstores, shoe stores, stationary stores, antique stores, and similar establishments.

Minimum Lot Sizes: complies. The minimum lot size in the RC zone is 20,000 square feet. The proposed project site is 34,740 square feet (after the lot line adjustment).

Setbacks and Yard Requirements: Section 19.04.22 outlines the setbacks required by the RC zone. The front of the building is facing West Commerce Drive. The setback requirements are reviewed below, with the actual proposed setbacks shown on the following exhibit.



Front: complies. Not less than twenty feet is required. *The front of the building (west) is facing Redwood Road and the plans indicate a front setback of 42 feet.*

Sides: complies. Twenty feet is required when adjacent to RC zones. The City Council may reduce one setback down to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property (19.04.22.5). *The applicant is requesting a 16 foot side yard setback along the East property line. This request was discussed during the concept plan review and was supported by staff and the UDC because the West building elevation is adjacent to an internal private road that provides access to the commercial development.*

Rear: complies. The RC zone requires a 20 foot rear setback; *the plans indicate a rear setback of 310 feet.* If the property is adjacent to a residential or agricultural zone the setback shall be 30 feet. *However, the property is not adjacent to an agricultural or residential zone.* If the rear of the building faces a collector or arterial street, the setback shall be 40 feet. *The applicant has addressed the north elevation as the front elevation; therefore the rear elevation faces the parking lot and is not facing a collector or arterial street.*

Exceptions: complies. The City Council may reduce no more than one setback requirement by up to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property. *The applicant has only made one request for a 4 foot setback reduction, from 20 feet down to 16 feet (East property line).*

Other General Requirements: complies. In addition to the specific setback requirements noted above, no building shall be closer than five feet 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. *The plans indicate that the building is at least eight feet from private roads, driveways, and parking spaces.*

Structure Height: complies. No structure in this zone shall be taller than 50 feet. *Building elevations are attached and the main building is approximately 21 feet tall, with the decorative parapet walls at approximately 24 feet.*

Maximum Lot Coverage: complies. The maximum lot coverage in this zone is fifty percent. *The proposed site is 34,740 square feet. The proposed building footprint is 7,372 square feet, which is 21.2% of the site.*

Minimum Building Size: complies. Individual structures within this zone shall be a minimum of 1,000 square feet above grade. *The proposed building is 7,372 square feet.*

Development Standards: The following development standards shall apply to the Regional Commercial Zone:

a. Architectural Review. The Planning Commission shall review the Site Plan and building elevations. The Planning Commission may offer recommendations for Architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan.

   Finding: **complies.** The proposed elevations are attached for review by the Planning Commission. Staff and the UDC have reviewed the proposed elevations and find that the proposed building architecture is compatible (both in design and materials) with the existing buildings in the area.

b. Landscaping.

   i. Required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than twenty feet (or as reduced in Subsection 5.b. above) as approved through the Site Plan review process.

   ii. There shall be a minimum of ten feet of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses.

   iii. All landscaping shall be completed in accordance with the approved Site Plan and shall be installed prior to the issuance of a Certificate of Occupancy for the building.

   iv. The Building Official may approve exceptions as seasonal conditions warrant.

   Finding: complies. The proposed landscape plans are attached and indicate compliance with i. and ii. The landscaping will be inspected by the Planning Department for compliance with the approved landscape plans prior to issuance of a certificate of occupancy. The site is expected to be improved during the summer and/or early fall; thus, seasonal exceptions should not be necessary.

Uses Within Buildings: complies. This section requires all uses to be conducted entirely within an enclosed building except for those deemed by the City Council to be customarily and appropriately conducted outside such as automobile refueling stations and gas pumps. *No outdoor uses are proposed.*

Trash storage: can comply. Section 19.14.04 requires trash storage areas to be comparable with the proposed building and surrounding structures. *The trash enclosure is adjacent to the southeast corner of the building and will be faced with the same cultured stone veneer as used on the building to architecturally tie this element in with the main building.*

Buffering/Screening Requirements: complies. This section requires fencing or landscaping to buffer uses in the RC zone that abut Agricultural or residential uses. *There are not any abutting agricultural or residential uses.* This section also requires a minimum number of both deciduous and evergreen trees. *Landscape requirements are reviewed later in this report.*

Landscaping Requirements: complies. Twenty percent of the total project area is required to be landscaped and all sensitive lands shall be protected. *The plans indicate 28.2% (9,811 sqft.) of the site will be landscaped and there are not any sensitive lands in the project area.*

The following table is a comparison of required landscaping compared to what is shown on the landscape plan.

	Deciduous Trees (size)	**Evergreen Trees** (size)	**Shrubs** (size)	**Minimum Turf Coverage** (area)
Required	6 (2" caliper)	4 (6' tall)	19 (5 gallon)	35% (3,434 sqft.)
Provided	15 (2.5" caliper)	4 (6' tall)	39 (5 gallon)	47.3% (4,644 sqft.)

In addition to the onsite landscaping provided by this development, the parkstrip surrounding this site has already been installed and is actively maintained by the master developer of the commercial/office center.

Sensitive Lands: complies. Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development. Sensitive lands shall be included in protected landscaping. *This site does not have any sensitive lands as the detention basin needed to serve this property has been placed under the parking lot. The RC zone does not stipulate a permitted number of ERU's per acre.*

Parking: complies. Section 19.09.11 requires four stalls per 1,000 square feet for specialty retail resulting in a requirement of 30 stalls; *the plans indicate that 39 parking stalls will be provided.*

Landscaping in Parking Areas: complies. Section 19.09.08 regulates landscaping in parking areas and requires:

- When parking is adjacent to public streets a landscape berm that is 10 feet wide is required. *The parking in this project is adjacent to Redwood Road; however the existing retaining wall and associated landscaping provides 14 -15 feet of landscaping/screening between the parking lot and the sidewalk running along Redwood Road.*
- 6" high Curbs are required between paved surfaces and parking areas and have been provided. Please note that curb and gutter on the south end of the development is not provided in order to preserve the integrity of the overall master plan which was to continue the parking lot to support a future commercial building to the south (see the Saratoga Towne Center Master Plan attached to this report).

- At intersections of streets, driveways, and sidewalks all landscaping shall be limited to a height of three feet. The grade at intersections shall not be bermed for a distance of 30 feet at intersections and 15 feet and driveways. *The clear sight requirements have been addressed.*
- All landscape boundary strips shall be a minimum of eight feet in width. *The landscape boundary strips comply.*
- A landscaped screen, berm, or fence may be required by the City Council around the perimeter to mitigate light intrusion from headlights. *The surrounding uses are commercial uses and screening is not required; however the existing retaining wall along the west side of the site provides significant vehicle headlight screening from the site to Redwood Road.*
- Required landscape islands shall be equal to the size of a parking stall. *The plans comply with this requirement.*

Parking Lot Lighting: complies. Section 19.11.05 outlines design requirements for lighting. The lighting plans indicate the City's commercial standard which complies with the design requirements.

Signage Review: The applicant is requesting 4 wall signs (one sign per elevation) and one monument sign.

Wall Sign Sizes: complies. The applicant has shown 4 identically sized wall signs, one for each of the four sides of the building. These signs are 54.25 square feet in size and have a total letter height of 3 feet, which for a 7,372 square foot building meets the requirements of the code.

Section 19.18.08(3e) states, "The maximum permitted area for any wall sign shall be one square foot for every lineal foot of width of the building face to which the sign is attached." The North/South (115 lineal feet) and East/West (64 lineal feet) elevations allow the proposed 54.25 square foot signs.

Wall signs: Third and Fourth wall signs requested. A third and fourth wall sign are requested on the building. Section 19.18.08 states that for wall signs, "The total number of wall signs shall not exceed two unless otherwise approved through the site plan process for new projects."

For third and fourth wall signs, these signs must be located on elevations which face a public or private street or a non-residential parking lot. These signs are not allowed on elevations which face undeveloped property, service alleys or driveways, or separate residential areas not included with a planned area. *The proposed signs comply with these requirements.*

Monument Sign: complies.

i. **Number and Spacing.** One monument sign shall be allowed for each frontage in excess of fifty feet a site has on a public street. Monument signs must be separated by a minimum distance of 100 feet as measured diagonally across the property. In addition, monument signs shall be no closer than 100 feet to any other ground sign located on the same frontage. *The applicant is requesting one monument sign along the frontage of Redwood Road, which after the lot line adjustment will be approximately 185 feet. This sign is located approximately 344 feet from the closest other ground sign (Kneaders).*

ii. **Size and Height.** Monument signs shall not exceed seven feet, six inches (7'-6") in height. The area of the sign face shall not exceed forty-five square feet.

The proposed total height of the sign is 7'6" and the size of the sign is 28.88 square feet.

iii. **Design.** Monument signs shall be constructed of materials and colors that match the building being advertised. The base of the sign shall be at least two feet in height and be finished with building materials to match the building. The base of the sign shall run the entire horizontal length of the sign and shall contain no sign copy. Changeable copy may be incorporated into the area of the sign face; however, it may not exceed fifty percent of this area. A protective cover is required over the portion of a sign which includes changeable copy. *The proposed monument sign incorporates the same materials and colors as the main building.*

iv. **Illumination.** Monument signs may be either internally or externally illuminated. These requirements are listed in the general sign standards within Subsection 19.18.06(5). *The sign will be internally lit.*

v. **Landscaping.** The base of all permanent ground signs shall include appropriate landscaping. These requirements are listed in the general sign standards within Subsection 19.18.06.(3)(c). *The monument sign will be placed in an area with existing landscaping and retaining wall. This area will be restored to its existing condition upon completion of construction.*

H. Recommendation and Alternatives:

After evaluating the required standards for developments in the RC zone, staff recommends that the City Council hold a public meeting and choose one of the following motions:

Recommended Motion:

"Based upon the evidence and explanations received today, I move to approve the Autozone Site Plan on property located at 1536 N. Redwood Road, with the findings and conditions below:

Findings:

1. The proposed site plan is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.
2. The proposed site plan meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.
3. The proposed wall signs face East Commerce Drive, the drive isles within the site, Redwood Road and current and future commercial uses shown on the Saratoga Towne Center development.

Conditions:

1. That all requirements of the City Engineer be met, including those listed in the attached staff report.
2. That all requirements of the Fire Chief be met.
3. Third and fourth wall signs are [approved as proposed / not approved.]
4. The east side yard setback may be reduced from 20 feet to 16 feet.
5. For parking lot lighting, the City standard is proposed. The City standard or equivalent is required.
6. Per Section 19.14.03, a Lot Line Adjustment matching the new lot line shown on the site plan shall be approved prior to building occupancy to ensure that the entire site is built upon.
7. Any other conditions as articulated by the City Council:

_____

Alternative Motions:

Alternative Motion A – Continuance
"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision as to whether the application meets the requirements of City ordinances, as follows:

_____

_____

_____

Alternative Motion B – Negative
"Based upon the evidence and explanations received today and the following findings, I move to deny the Autozone Site Plan on property located at 1536 N. Redwood Road. I find that the application does not meet the requirements of City ordinances as more specifically stated below."

List Specific Code Standards and Requirements:

_____

_____

_____

_____

I. Exhibits:

1. Engineering Staff Report
2. Zoning / Location Map
3. Aerial Photo
4. Site Plan
5. Landscape Plans
6. Elevations and Signage
7. Saratoga Towne Center Master Concept Plan (2012)
8. Planning Commission Report of Action

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: AutoZone
Date: May 14, 2015
Type of Item: Site Plan Approval

Description:

A. Topic: The Applicant has submitted a Site Plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Autozone Development Corp. (Michelle Williams / Colby Anderson)*
Request:	*Site Plan Approval*
Location:	*1536 N. Redwood Road*
Acreage:	*0.95 Acres*

C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

D. Conditions:

A. Meet all engineering conditions and requirements in the construction of the project. Review and inspection fees must be paid and a bond posted as per the City's Development Code prior to any construction being performed on the project. Impact and water fees are due when pulling the building permit.

B. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.

C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

D. Submit easements for all public utilities not located in the public right-of-way.

E. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of these plats.

F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

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G. Final plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.

H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

I. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

J. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

K. Developer is to ensure that on-site lighting shall match City Standard Street lighting and shall comply with all requirements set for in the City's Engineering Standards and Specifications and Land Development Code. The Photometric plan is to comply with spill over restrictions.

L. Developer shall prepare and record a cross access easement for adjacent lots prior to the City issuing the Certificate of Occupancy.

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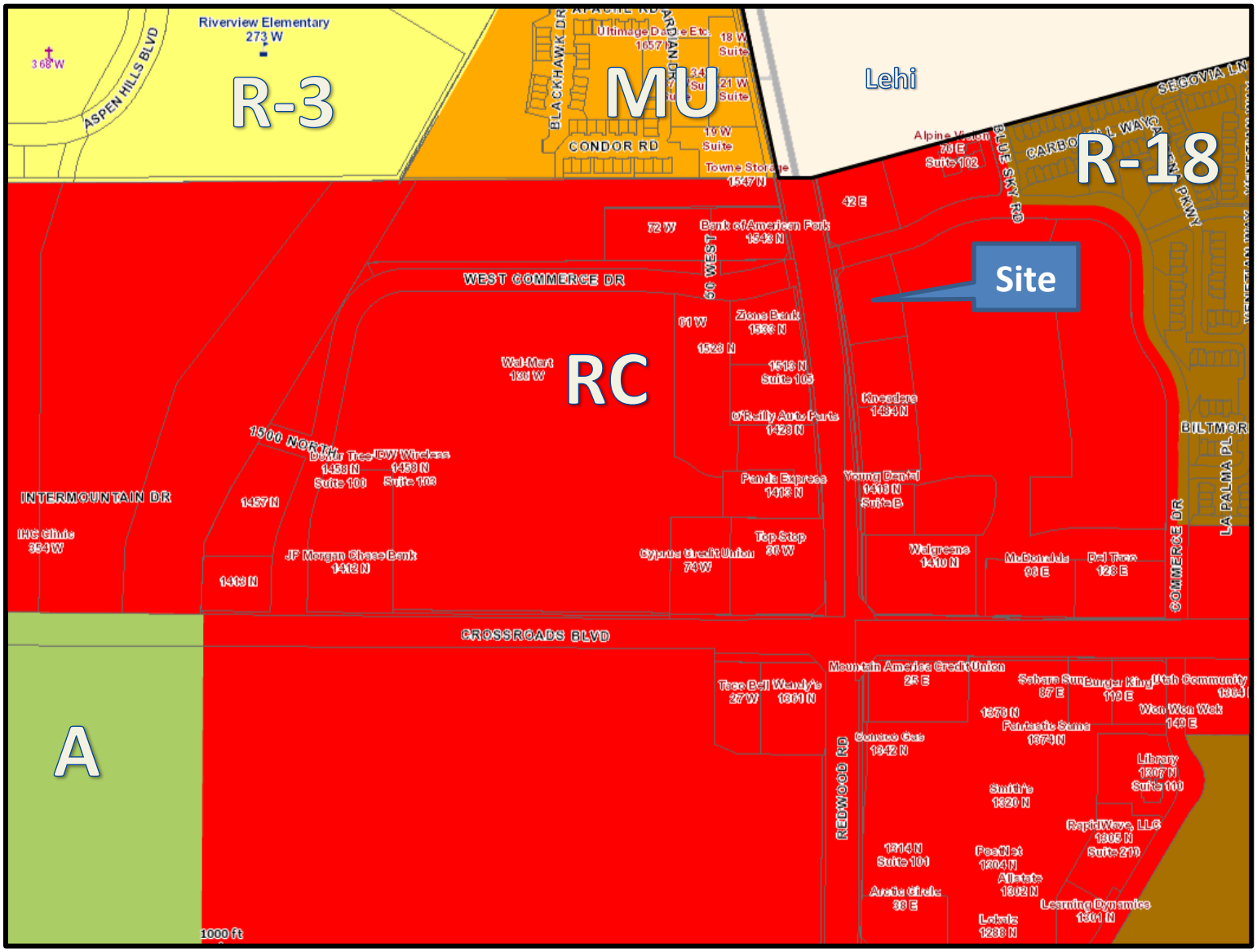
Zoning Map



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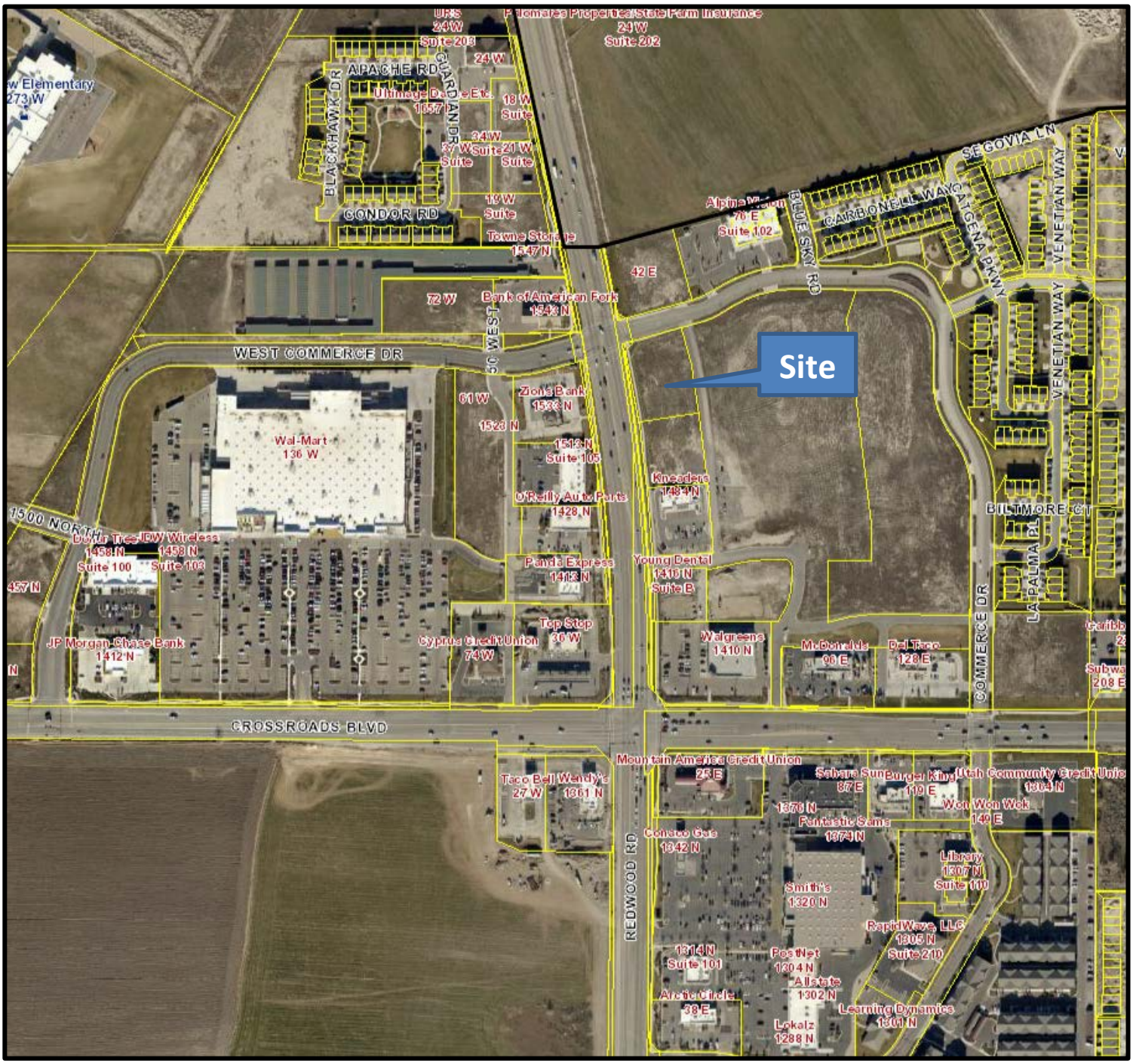
Aerial Photo



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AutoZone

INDEX OF DRAWINGS

	COVER SHEET
E1.0	EXISTING PLAN
C1.0	SITE PLAN
C1.A	SITE DETAILS
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.4	EROSION CONTROL PLAN
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
PH1	LIGHTING PLAN
DT-1	CONSTRUCTION DETAILS
DT-2	CONSTRUCTION DETAILS
DT-3	CONSTRUCTION DETAILS
DT-4	UNDERGROUND DETENTION DETAILS
DT-5	CONSTRUCTION DETAILS
DT-6	LIGHTING DETAILS

AutoZone Store Development
Site Plan Submission
for:
AutoZone Store No. 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UT 84045

SITE INFORMATION TABLE

TOTAL IMPERVIOUS AREA	24,929 SF	71.8%
BUILDING	7,372 SF	
PAVEMENT/WALKS	17.557 SF	
LANDSCAPING	9,811 SF	28.2%
TOTAL SITE AREA (1 LOT):	34,740 SF (0.797 ACRES)	100.0%

PROPERTY DESCRIPTION

LOT 3, SARATOGA TOWN CENTER NO. 2 SUBDIVISION
EXISTING ZONING – RC (REGIONAL COMMERCIAL)
LAND USE – COMMERCIAL SALES
SERIAL NO. 66:387:0003

CITY STANDARD NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION ANY NEW STORM DRAIN LINES.
3. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEERS KNOWLEDGE, IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN THE FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
5. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITYS REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.

Owner:
AutoZone, Inc.
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8717

Site Plans Prepared by:
Applicant / Developer / Lessee:
AutoZone, Inc.
c/o: PHILLIP PECORD
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8706

Architect:
AutoZone, Inc.
c/o: PHILLIP PECORD
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8706

Civil Engineering Plans Prepared by:
Civil Engineer:
Dominion Engineering
c/o: COLBY ANDERSON
5684 S. Green Street
Murray, UT 84123
(801) 713-3000

Plan Submittal Date:
APRIL 29th, 2015

LEGEND

PROPOSED GAS	G
PROPOSED TELEPHONE	T
PROPOSED WATER	W
PROPOSED SEWER	SS
PROPOSED STORM DRAIN	SD
PROPOSED POWER	P
PROPOSED ROOF DRAIN	RD
PROPOSED RIDGELINE	R
EXISTING TELEPHONE	T
EXISTING CULINARY WATER	W
EXISTING SEWER	SS
EXISTING STORM DRAIN	SD
EXISTING POWER	P
EXISTING GAS	GAS
EXISTING IRRIGATION WATER	IRR
EASEMENT	
PROPERTY LINE	

ELEVATIONS KEY

EL 00.00' = EL 4500.00'
EXAMPLE: 51.30' = 4551.30'
(FOR CIVIL PLANS ONLY)

A. REGULATORY AGENCY: SARATOGA SPRINGS CITY
1307 NORTH COMMERCE DRIVE #200
(801) 766-9794
CONTACT: KIMBER GABRYSZAK, (801) 766-9793
PLANNING DIRECTOR

B. CITY ENGINEER: SARATOGA SPRINGS CITY
1307 NORTH COMMERCE DRIVE #200
(801) 766-9794
CONTACT: JEREMY LAPIN, (801) 766-6506
CITY ENGINEER

C. SEWER DISTRICT: SARATOGA SPRINGS CITY
(801) 766-9794

D. WATER DISTRICT: SARATOGA SPRINGS CITY
(801) 766-9794

E. IRRIGATION WATER: SARATOGA SPRINGS CITY
(801) 766-9794

F. POWER COMPANY: ROCKY MOUNTAIN POWER
(800) 469-3981

G. GAS COMPANY: QUESTAR GAS
(801) 324-3765

H. TELEPHONE COMPANY: CENTURY LINK
1425 WEST 3100 SOUTH, SALT LAKE CITY, UT 84119
(800) 491-0118

VICINITY MAP
(NOT TO SCALE)

NOTE: ALL CONSTRUCTION TO CONFORM TO APWA AND SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.

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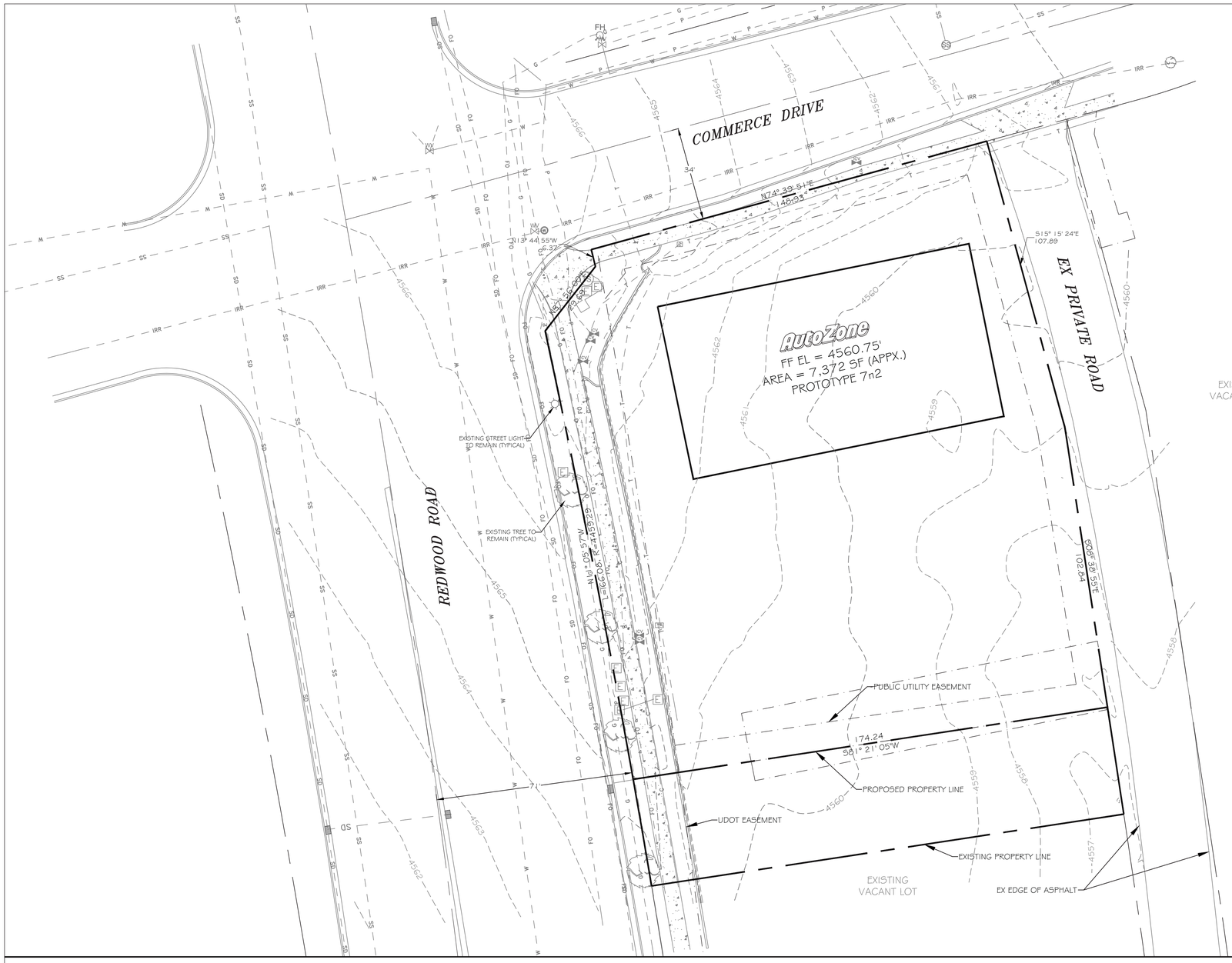

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND. THE SURVEYOR OR ENGINEER IS IN NO WAY RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

EXISTING PLAN

AUTOZONE STORE

SARATOGA SPRINGS CITY, UTAH

A PART OF SECTION 14
T5S, R1W, SLB&M, U.S. SURVEY
APRIL 2015

LEGEND

PROPOSED GAS	G
PROPOSED TELEPHONE	T
PROPOSED WATER	W
PROPOSED SEWER	SS
PROPOSED STORM DRAIN	SD
PROPOSED POWER	P
PROPOSED ROOF DRAIN	RD
PROPOSED RIDGELINE	R
EXISTING TELEPHONE	T
EXISTING CULINARY WATER	W
EXISTING SEWER	SS
EXISTING STORM DRAIN	SD
EXISTING POWER	P
EXISTING GAS	GAS
EXISTING IRRIGATION WATER	IRR
EASEMENT	
PROPERTY LINE	

NOTE: ALL CONSTRUCTION TO CONFORM TO APWA AND SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045
EXISTING PLAN

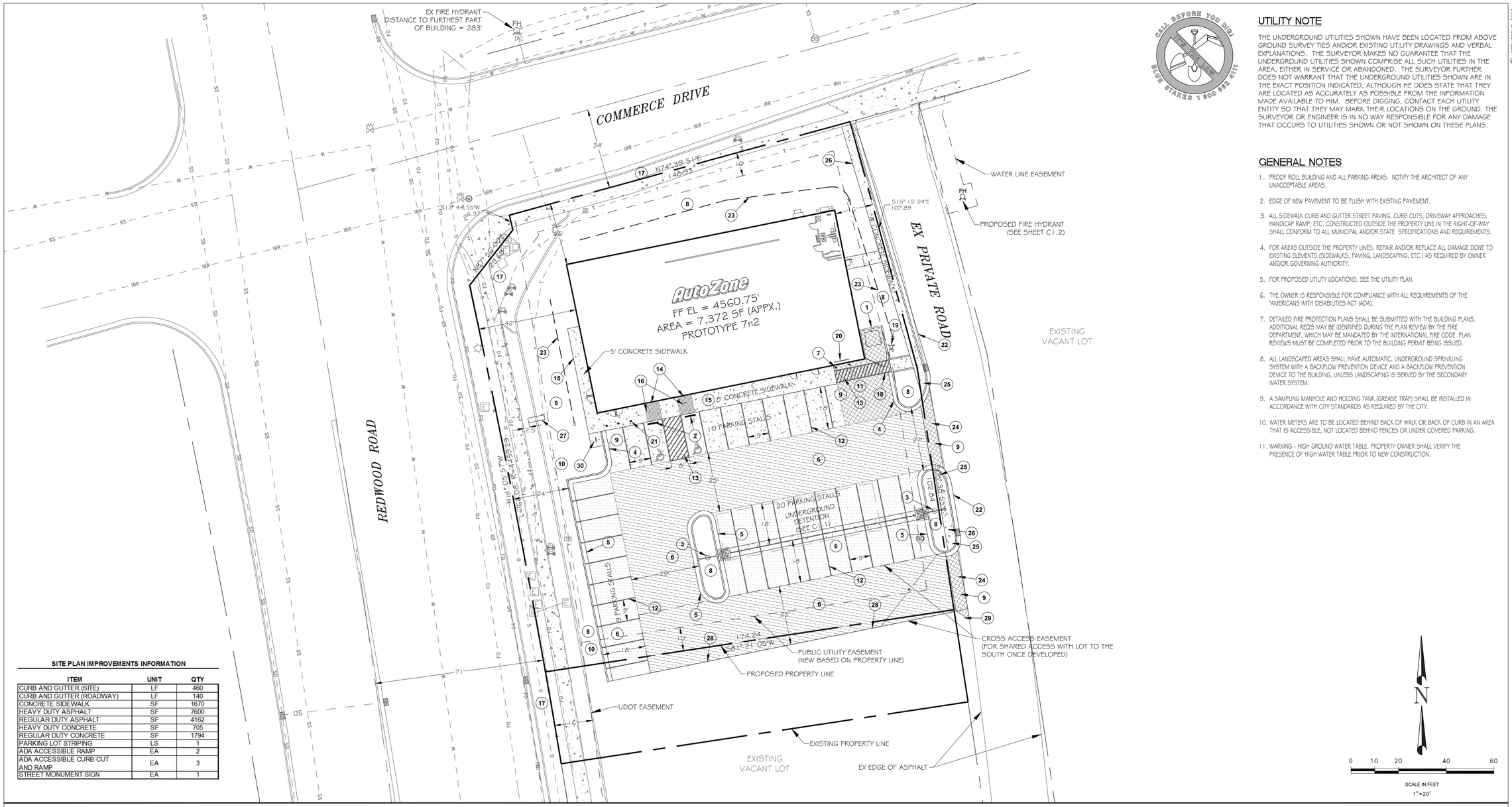
SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE
4-29-15
PROTOTYPE SIZE
7n2

REGISTERED PROFESSIONAL ENGINEER
4-29-15
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

E1.0



SITE PLAN IMPROVEMENTS INFORMATION

ITEM	UNIT	QTY
CURB AND GUTTER (SITE)	LF	460
CURB AND GUTTER (ROADWAY)	LF	140
CONCRETE SIDEWALK	SF	1670
HEAVY DUTY ASPHALT	SF	7600
REGULAR DUTY ASPHALT	SF	4162
HEAVY DUTY CONCRETE	SF	705
REGULAR DUTY CONCRETE	SF	1794
PARKING LOT STRIPING	LS	1
ADA ACCESSIBLE RAMP	EA	2
ADA ACCESSIBLE CURB CUT AND RAMP	EA	3
STREET MONUMENT SIGN	EA	1

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND. THE SURVEYOR OR ENGINEER IS IN NO WAY RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

GENERAL NOTES

1. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ARCHITECT OF ANY UNACCEPTABLE AREAS.
2. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
3. ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
4. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
5. FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.
6. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE 'AMERICANS WITH DISABILITIES ACT (ADA).
7. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. ADDITIONAL REQ'S MAY BE IDENTIFIED DURING THE PLAN REVIEW BY THE FIRE DEPARTMENT, WHICH MAY BE MANDATED BY THE INTERNATIONAL FIRE CODE. PLAN REVIEWS MUST BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.
8. ALL LANDSCAPED AREAS SHALL HAVE AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
9. A SAMPLING MANHOLE AND HOLDING TANK (GREASE TRAP) SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AS REQUIRED BY THE CITY.
10. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCES OR UNDER COVERED PARKING.
11. WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY THE PRESENCE OF HIGH WATER TABLE PRIOR TO NEW CONSTRUCTION.

SITE PLAN
AUTOZONE STORE
SARATOGA SPRINGS CITY, UTAH

A PART OF SECTION 14
T5S, R1W, SLB&M, U.S. SURVEY
APRIL 2015

SITE INFORMATION TABLE

BUILDING	7,372 SF	21.2%
PAVEMENT/WALKS	17,557 SF	50.6%
LANDSCAPING	9,811 SF	28.2%
TOTAL SITE AREA:	34,740 SF (0.797 ACRES)	100.0%

PARKING STALLS PROVIDED: 39 SPACES
PARKING STALLS REQUIRED: 37 SPACES
(5 STALLS PER 1,000 SF OF BUILDING)

PROPERTY DESCRIPTION

LOT 3, SARATOGA TOWN CENTER NO. 2 SUBDIVISION
EXISTING ZONING – RC (REGIONAL COMMERCIAL)
LAND USE – COMMERCIAL SALES
SERIAL NO. 66:387:0003

SITE CONSTRUCTION KEYNOTES

1. DUMPSTER LAYOUT - SEE DETAILS 8,9,10, & 11/C1.A
2. CONCRETE WHEEL STOP - SEE DETAIL 26 / C1.A.
3. LIGHT POLE - PER CITY DETAILS (SEE SHEET DT-6)
4. CURB & GUTTER @ CONCRETE PAVING - SEE DETAIL 1 / C1.A
5. CURB & GUTTER @ ASPHALT PAVING - SEE DETAIL 2 / C1.A
6. ASPHALT PAVING - SEE DTL. 243/ C1.A
7. PIPE BOLLARD - SEE DETAILS 15,16 / C1.A. (TYP. ALL)
8. NEW LANDSCAPE AREA - SEE SHEET L1.0 FOR LANDSCAPE DESIGN INFORMATION
9. CONCRETE PAVING - SEE DTL. 164/ C1.A. EXPANSION AND CONTROL JOINTS - SEE DTLS. 23 & 24/ C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY.
10. SLOPE GRADE FROM BACK OF CURB TO MATCH THE BOTTOM ELEVATION OF THE EX BLOCK WALL
11. LOADING/UNLOADING AREA
12. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP. ALL)
13. 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FT. O.C. - SEE DTL. 6/ C1.A
14. HANDICAP PARKING SIGN - SEE DETAIL 12/ C1.A PROVIDE ONE VAN ACCESSIBLE SIGN.
15. CONCRETE SIDEWALK - SEE DETAILS 19 & 22 & 27 & 28/ C1.A FOR SIDEWALKS AROUND BUILDING
16. ADA ACCESSIBLE RAMP - SEE DETAIL 6, 19 /C1.A - MAX. SLOPE 1:12 (8.33%) , MAX. CROSS SLOPE 1:50 (2.00%) TRUNCATED DOME TO BE A CONTRASTING COLOR.
17. EXISTING LANDSCAPING TO REMAIN IN PLACE. ANY DISTURBED AREAS SHALL BE RESTORED TO PREVIOUS CONDITIONS OR BETTER.
18. ADA ACCESSIBLE ROUTE - MAX. SLOPE 1:20 (5.00%), MAX. CROSS SLOPE 1:50 (2.00%) WITH REQUIRED LANDINGS. RAMP PER CITY DETAIL ST-5A
19. FREEZELESS YARD HYDRANT
20. SERVICE PLAN DOOR - SEE DETAIL 15 / C1.A.
21. PIPE BOLLARD - SEE DETAILS 14,16/ C1.A (TYP. ALL)
22. 24" COMMERCIAL CURB AND GUTTER - PER CITY DETAIL ST-2 AND ST-2G (TO BE INSTALLED IN STREET ONLY, TRANSITION CURB TYPE AT ADA ACCESSIBLE CURB CUTS AT DRIVEWAY ACCESSES)
23. DRAINAGE SWALE - SEE SHEET C1.1
24. 5' CONCRETE CROSSWALK - COLOR RED (MATCH KNEADERS COLOR)
25. ADA ACCESSIBLE CURB CUT AND RAMP- PER CITY DETAIL ST-5C. MAX. SLOPE 1:20 (5.00%), MAX. CROSS SLOPE 1:50 (2.00%) WITH REQUIRED LANDINGS.
26. CONCRETE SIDEWALK - PER CITY DETAIL ST-1
27. MONUMENT SIGN - SEE ARCHITECTURAL PLANS
28. THICKENED EDGE ASPHALT ALONG SOUTH SIDE OF PARKING LOT
29. INSTALL "END OF SIDEWALK" SIGNS - PER CITY REQUIREMENTS
30. INVERTED "U" BIKE RACK (2 BIKE CAPACITY), APPROVE WITH ENGINEER PRIOR TO INSTALLATION

LEGEND

PROPOSED GAS — G —
PROPOSED TELEPHONE — T —
PROPOSED WATER — W —
PROPOSED SEWER — SS —
PROPOSED STORM DRAIN — SD —
PROPOSED POWER — P —
PROPOSED ROOF DRAIN — RD —
PROPOSED RIDGELINE — R —
EXISTING TELEPHONE — T —
EXISTING CULINARY WATER — W —
EXISTING SEWER — SS —
EXISTING STORM DRAIN — SD —
EXISTING POWER — P —
EXISTING GAS — GAS —
EXISTING IRRIGATION WATER — IRR —
EASEMENT
PROPERTY LINE

PAVING AREAS

CONCRETE SIDEWALK
REGULAR DUTY CONCRETE
HEAVY DUTY CONCRETE
REGULAR DUTY ASPHALT
HEAVY DUTY ASPHALT
CURB & GUTTER

ELEVATIONS KEY

EL 00.00' = EL 4500.00'
EXAMPLE: 51.30' = 4551.30'
(FOR CIVIL PLANS ONLY)

NOTE: ALL CONSTRUCTION TO CONFORM TO APWA AND SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045
SITE PLAN

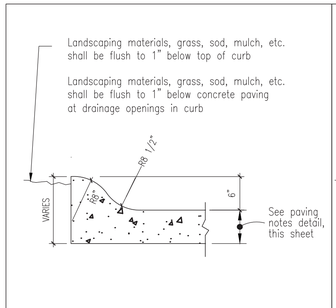
SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE
4-29-15
PROTOTYPE SIZE
7n2

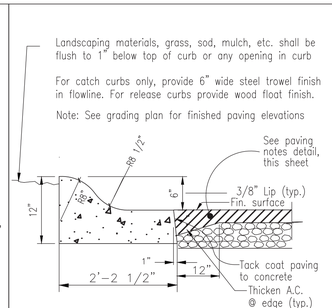
REGISTERED PROFESSIONAL ENGINEER
4-29-15
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

C1.0



NO SCALE

1 TYPICAL ROLL-OVER CURB



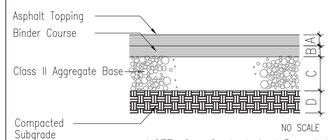
NO SCALE

2 ROLL-OVER CURB at ASPHALT PAVING

DIMENSION & TYPE

Paving Area	A	B	C	D
Regular Duty	1.5"	1.5"	8"	see note
Heavy Duty	1.5"	1.5"	6"	10"

NOTE: Compacted subgrade should be as specified in soils report.



NO SCALE

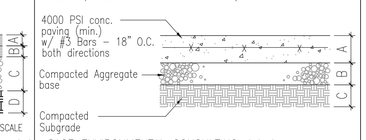
NOTE: See Geotechnical Report by SAGE ENVIRONMENTAL CONSULTING dated 7-3-2015 for more information and recompact 10" minimum of native subgrade.

3 ASPHALT PAVING SECTION

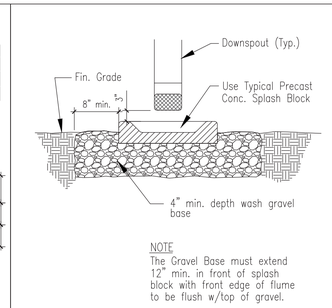
DIMENSION & TYPE

Concrete Section	A	B	C
Regualr Duty – Parking	5"	4"	see note
Heavy Duty – Loading/Dumpster	6"	4"	see note
Heavy Duty – Approaches	6"	4"	see note

NOTE: Compacted subgrade should be as specified in soils report.

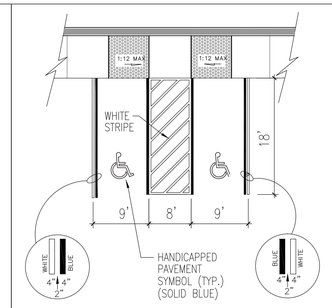


4 CONCRETE PAVING SECTION



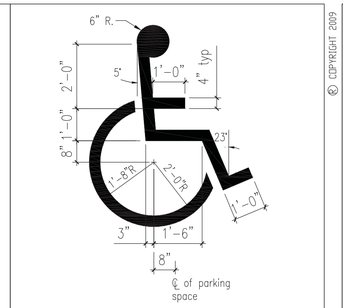
NO SCALE

5 CONCRETE SPLASH BLOCK



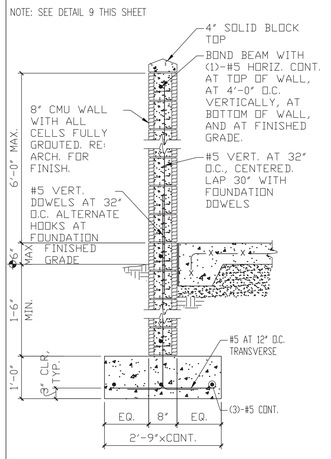
NO SCALE

6 HANDICAP PARKING DETAIL

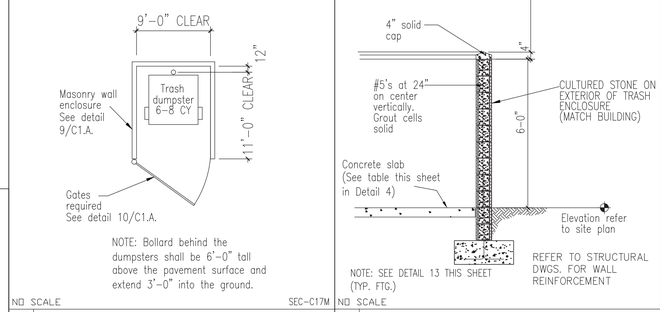


NO SCALE

7 INT'L BARRIER FREE SYMBOL



13 TRASH ENCL. STRUCTURAL DETAIL

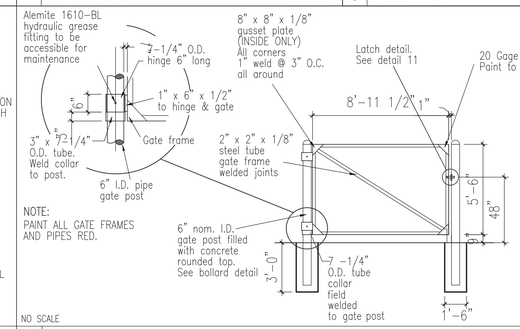


NO SCALE SEC-C17M

8 DUMPSTER LAYOUT

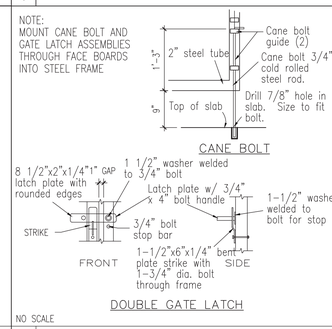
NO SCALE

9 DUMPSTER SECTION MASONRY



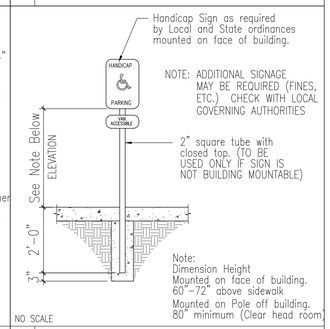
NO SCALE

10 GATE DETAIL FOR DUMPSTER ENCLOSURE



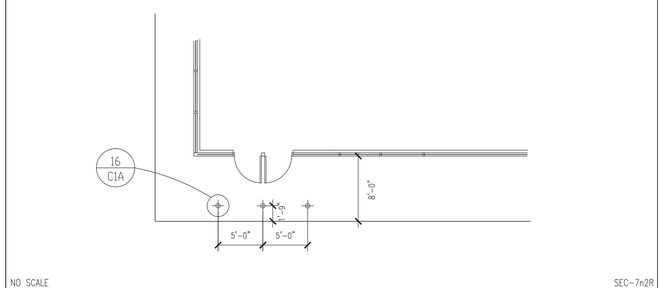
NO SCALE

11 GATE LATCH / BOLT DETAILS



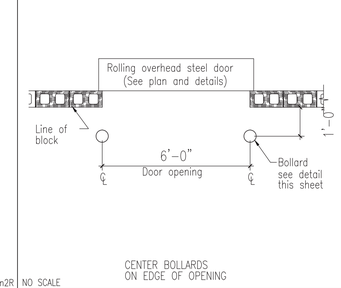
NO SCALE

12 TYPICAL HANDICAP SIGN



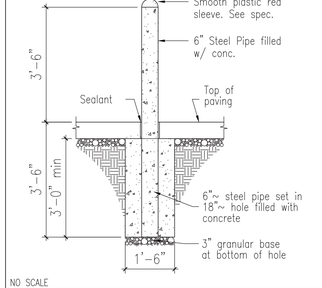
NO SCALE SEC-7n2R

14 BOLLARD LAYOUT PLAN – 7n2



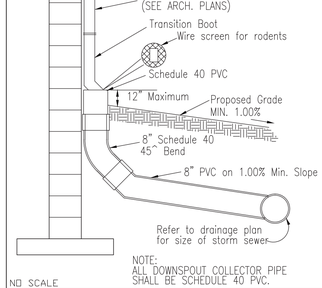
NO SCALE

15 BOLLARD @ SERVICE DOOR



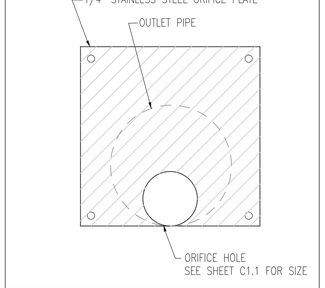
NO SCALE

16 TYPICAL BOLLARD SECTION

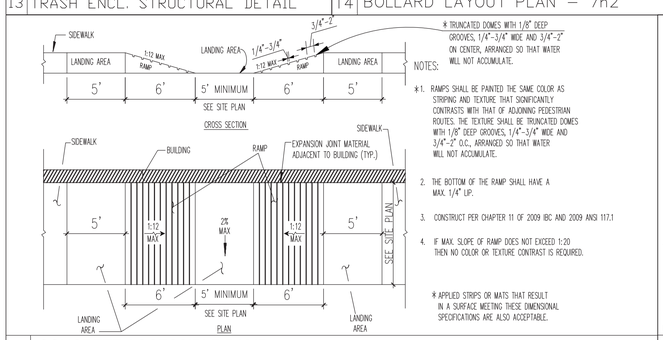


NO SCALE

17 DOWNSPOUT DETAIL



18 ORIFICE PLATE DETAIL



NOTES:

* TRUNCATED DOMES WITH 1/8" DEEP GROOVES, 1/4"-3/4" WIDE AND 3/4"-2" ON CENTER, ARRANGED SO THAT WATER WILL NOT ACCUMULATE.

*1. RAMPS SHALL BE PAINTED THE SAME COLOR AS STRIPING AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. THE TEXTURE SHALL BE TRUNCATED DOMES WITH 1/8" DEEP GROOVES, 1/4"-3/4" WIDE AND 3/4"-2" O.C., ARRANGED SO THAT WATER WILL NOT ACCUMULATE.

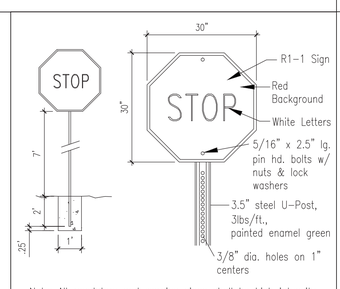
2. THE BOTTOM OF THE RAMP SHALL HAVE A MAX. 1/4" LIP.

3. CONSTRUCT PER CHAPTER 11 OF 2009 IBC AND 2009 ANSI 117.1

4. IF MAX. SLOPE OF RAMP DOES NOT EXCEED 1:20 THEN NO COLOR OR TEXTURE CONTRAST IS REQUIRED.

* APPLIED STRIPS OR MATS THAT RESULT IN A SURFACE MEETING THESE DIMENSIONAL SPECIFICATIONS ARE ALSO ACCEPTABLE.

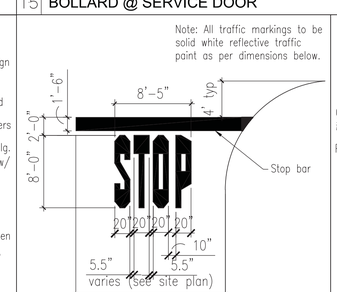
19 CONCRETE ACCESSIBLE RAMP



Note: All regulatory and warning signs shall be high intensity reflective sheeting.

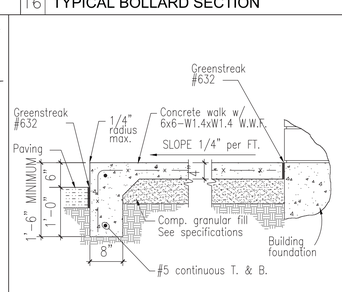
NO SCALE

20 STOP SIGN DETAIL



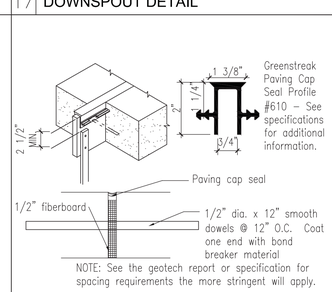
NO SCALE

21 TYPICAL PAVEMENT MARKINGS



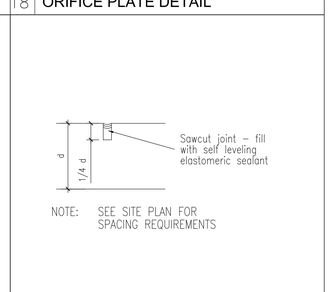
NO SCALE

22 TYPICAL WALK SECTION



NO SCALE

23 TYPICAL EXPANSION JOINT

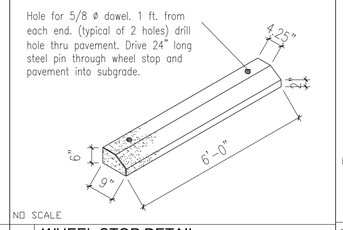


NO SCALE

24 TYPICAL CONTROL JOINT

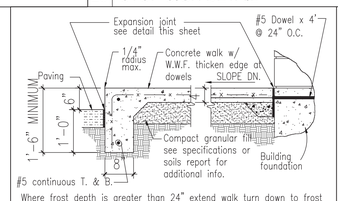
For all details on this sheet which call for a minimum depth of concrete, that depth shall be adjusted to the deeper of that called for in the detail or the frost depth shown in the Geotechnical Report.

25 FROST DEPTH NOTES



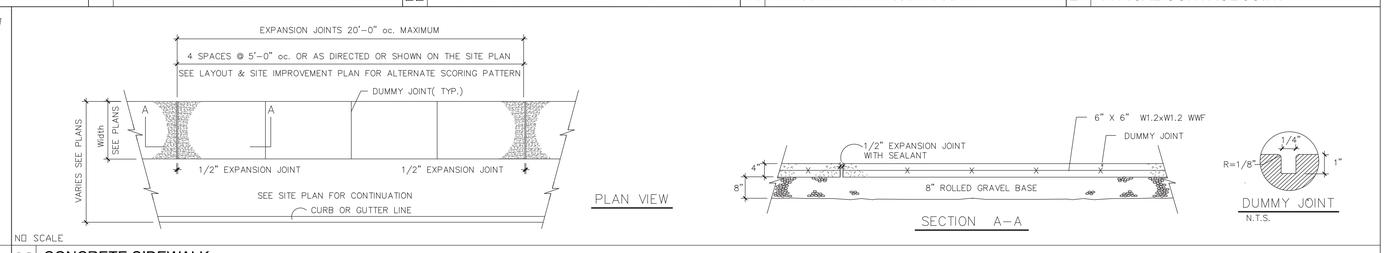
NO SCALE

26 WHEEL STOP DETAIL



Where frost depth is greater than 24" extend walk turn down to frost depth and fill area under walk extending 24" beyond edge of door opening with compacted granular fill to one half the frost depth.

27 WALK AT DOORS FROST DEPTH 24"+



NO SCALE

28 CONCRETE SIDEWALK

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045

DETAILS

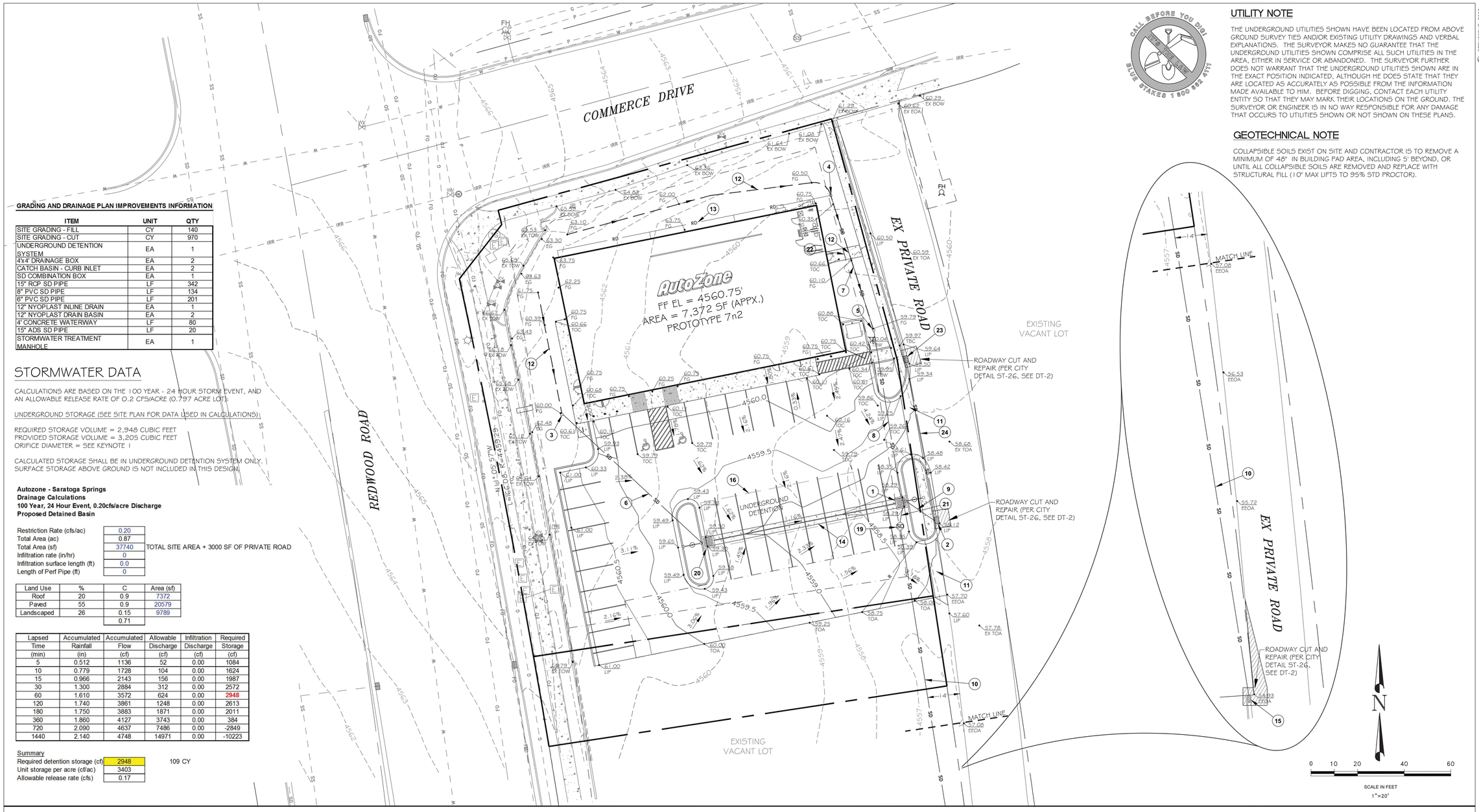
SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE 4-29-15
PROTOTYPE SIZE 7n2

REGISTERED PROFESSIONAL ENGINEER
4-29-15
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

C1.A



GRADING AND DRAINAGE PLAN IMPROVEMENTS INFORMATION

ITEM	UNIT	QTY
SITE GRADING - FILL	CY	140
SITE GRADING - CUT	CY	970
UNDERGROUND DETENTION SYSTEM	EA	1
4'x4' DRAINAGE BOX	EA	2
CATCH BASIN - CURB INLET	EA	2
SD COMBINATION BOX	EA	1
15" RCP SD PIPE	LF	342
8" PVC SD PIPE	LF	134
6" PVC SD PIPE	LF	201
12" NYOPLAST INLINE DRAIN	EA	1
12" NYOPLAST DRAIN BASIN	EA	2
4' CONCRETE WATERWAY	LF	80
15" ADS SD PIPE	LF	20
STORMWATER TREATMENT MANHOLE	EA	1

STORMWATER DATA

CALCULATIONS ARE BASED ON THE 100 YEAR - 24 HOUR STORM EVENT, AND AN ALLOWABLE RELEASE RATE OF 0.2 CFS/ACRE (0.797 ACRE LOT).

UNDERGROUND STORAGE (SEE SITE PLAN FOR DATA USED IN CALCULATIONS)

REQUIRED STORAGE VOLUME = 2,948 CUBIC FEET
PROVIDED STORAGE VOLUME = 3,205 CUBIC FEET
ORIFICE DIAMETER = SEE KEYNOTE 1

CALCULATED STORAGE SHALL BE IN UNDERGROUND DETENTION SYSTEM ONLY. SURFACE STORAGE ABOVE GROUND IS NOT INCLUDED IN THIS DESIGN.

Autozone - Saratoga Springs
Drainage Calculations
100 Year, 24 Hour Event, 0.20cfs/acre Discharge
Proposed Detained Basin

Restriction Rate (cfs/ac)	0.20	
Total Area (ac)	0.87	
Total Area (sf)	37740	TOTAL SITE AREA + 3000 SF OF PRIVATE ROAD
Infiltration rate (in/hr)	0	
Infiltration surface length (ft)	0.0	
Length of Perf Pipe (ft)	0	

Land Use	%	C	Area (sf)
Roof	20	0.9	7372
Paved	55	0.9	20579
Landscaped	26	0.15	9789
		0.71	

Lapsed Time (min)	Accumulated Rainfall (in)	Accumulated Flow (cf)	Allowable Discharge (cf)	Infiltration Discharge (cf)	Required Storage (cf)
5	0.512	1136	52	0.00	1084
10	0.779	1728	104	0.00	1624
15	0.966	2143	156	0.00	1987
30	1.300	2884	312	0.00	2572
60	1.610	3572	624	0.00	2948
120	1.740	3861	1248	0.00	2613
180	1.750	3883	1871	0.00	2011
360	1.860	4127	3743	0.00	384
720	2.090	4637	7486	0.00	-2849
1440	2.140	4748	14971	0.00	-10223

Summary

Required detention storage (cf)	2948	109 CY
Unit storage per acre (cf/ac)	3403	
Allowable release rate (cfs)	0.17	

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND. THE SURVEYOR OR ENGINEER IS IN NO WAY RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

GEOTECHNICAL NOTE

COLLAPSIBLE SOILS EXIST ON SITE AND CONTRACTOR IS TO REMOVE A MINIMUM OF 48" IN BUILDING PAD AREA, INCLUDING 5' BEYOND, OR UNTIL ALL COLLAPSIBLE SOILS ARE REMOVED AND REPLACE WITH STRUCTURAL FILL (10" MAX LIFTS TO 95% STD PROCTOR).

GRADING AND DRAINAGE PLAN
AUTOZONE STORE
SARATOGA SPRINGS CITY, UTAH

A PART OF SECTION 14
T5S, R1W, SLB&M, U.S. SURVEY
APRIL 2015

SITE CONSTRUCTION KEYNOTES

1. 4'X4' SD CATCH BASIN - PER APWA PLAN NO. 332 (TOG=58.19, I.E. (S,W,E)=52.94, I.E. (N)=55.36) INSTALL ORIFICE PLATE OVER OUTLET - SEE C1.0A (ORIFICE DIA. = 1.80")
2. SD CATCH BASIN - PER CITY DETAIL SD-2 (TOG=58.12, I.E. (W)=53.08)
3. 12" NYLOPLAST INLINE DRAIN (TOG=60.00, I.E.=56.86)
4. 12" NYLOPLAST DRAIN BASIN (TOG=60.40, I.E.=56.70)
5. 12" NYLOPLAST DRAIN BASIN (TOG=59.79, I.E.=56.10)
6. 6" PVC SD PIPE (SLOPE=1.00%, LENGTH=81.0')
7. 8" PVC SD PIPE (SLOPE=1.00%, LENGTH=60.0')
8. 8" PVC SD PIPE (SLOPE=1.00%, LENGTH=74.0')
9. 15" ADS SD PIPE (SLOPE= 1.00%, LENGTH=14.0')
10. 15" RCP SD PIPE (SLOPE=0.50%, LENGTH=274.0') CONNECT TO NEW COMBO BOX IN STREET NEAR KNEADERS STORE. - SEE DT-5
11. 5' CONCRETE CROSSWALK (8" THICK CONCRETE, 4" BASE COURSE)
12. DRAINAGE SWALE - SEE DT-5
13. CONNECT ROOF DRAINS TO STORM DRAIN SYSTEM. INSTALL 6" PVC PIPE WITH A MINIMUM COVER OF 1' AND A MINIMUM SLOPE OF 1.0%. INSTALL CLEANOUTS AT EVERY BEND AND TEE LOCATION.
14. 4' CONCRETE WATERWAY - PER APWA PLAN NO. 211
15. REMOVE EX SD CATCH BASIN, INSTALL NEW COMBO BOX - PER CITY DETAIL SD-4 (TOG=54.74, I.E. (S)= 51.24, FIELD VERIFY) CONNECT PROPOSED 15" RCP STORM DRAIN TO NORTH SIDE OF NEW COMBO BOX. REPAIR ALL FEATURES PER CITY STANDARDS.
16. UNDERGROUND DETENTION SYSTEM - SEE DT-5, 6 SYSTEM SHALL BE WATER TIGHT. INSTALL ALL REQ'D FITTINGS.
19. STORMWATER TREATMENT MANHOLE - ENVIRONMENTS 21 UNISTORM MODEL 5R OR EQUIVALENT. INSTALL PER MANUFACTURE SPECIFICATIONS - SEE DT-5. RIM EL = 58.40, INVERT (IN) EL = 52.84, INVERT (OUT) EL = 52.61
20. 4'X4' SD CATCH BASIN - PER APWA PLAN NO. 332 (TOG=59.20, I.E. (E)=53.34, I.E. (N)=56.05)
21. 15" ADS SD PIPE (SLOPE= 1.67%, LENGTH=6.0')
22. INSTALL 6" PVC PIPE UNDER SIDEWALK (MATCH FL OF SWALE)
23. SD CATCH BASIN - PER CITY DETAIL SD-2 (TOG=59.50, I.E. (S)=53.42)
24. 15" RCP SD PIPE (SLOPE=0.50%, LENGTH=68.0')

GRADING NOTES

1. REMOVE ALL PLANT MATERIALS AND TOPSOILS PRIOR TO PLACEMENT OF STRUCTURAL FILL. THE NON-ENGINEERED FILL MAY REMAIN UNDER PAVEMENTS IF PROPERLY PREPARED (SCARIFIED, MOISTURE PREPARED, AND RECOMPACTED TO THE STRUCTURAL FILL REQUIREMENTS)
2. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS OF EXISTING IMPROVEMENTS PRIOR TO DOING ANY WORK. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS.

GENERAL CONSTRUCTION NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
2. IF IT IS NECESSARY TO CUT THE EXISTING ASPHALT OR REMOVE ANY OTHER HARD SURFACES, ALL SURFACES WILL BE RESTORED PER CITY REQUIREMENTS. CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL ON ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN PRIOR TO COMMENCING WORK IN THE PUBLIC ROW. CONTRACTOR SHALL NOTIFY OWNER AND CITY PRIOR TO BEGINNING WORK.

NOTE: ALL CONSTRUCTION TO CONFORM TO APWA AND SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.

LEGEND

PROPOSED GAS	G
PROPOSED TELEPHONE	T
PROPOSED WATER	W
PROPOSED SEWER	SS
PROPOSED STORM DRAIN	SD
PROPOSED POWER	P
PROPOSED ROOF DRAIN	RD
PROPOSED RIDGELINE	R
EXISTING TELEPHONE	T
EXISTING CULINARY WATER	W
EXISTING SEWER	SS
EXISTING STORM DRAIN	SD
EXISTING POWER	P
EXISTING GAS	GAS
EXISTING IRRIGATION WATER	IRR
EASEMENT	
PROPERTY LINE	

LEGEND

DIRECTION OF DRAINAGE	
TOP OF ASPHALT	TOA
LIP OF CURB	LIP
EXISTING GROUND	EG
FLOWLINE	FL
TOP BACK OF CURB	TBC
TOP OF GRATE	TOG
TOP OF WALL	TOW
TOP OF CONCRETE	TOC
LANDSCAPE	LS
FINISHED GRADE	FG
BACK OF WALK	BOW
EX EDGE OF ASPHALT	EEOA

ELEVATIONS KEY

EL 00.00' = EL 4500.00'

EXAMPLE: 51.30' = 4551.30'

(FOR CIVIL PLANS ONLY)

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

REVISIONS
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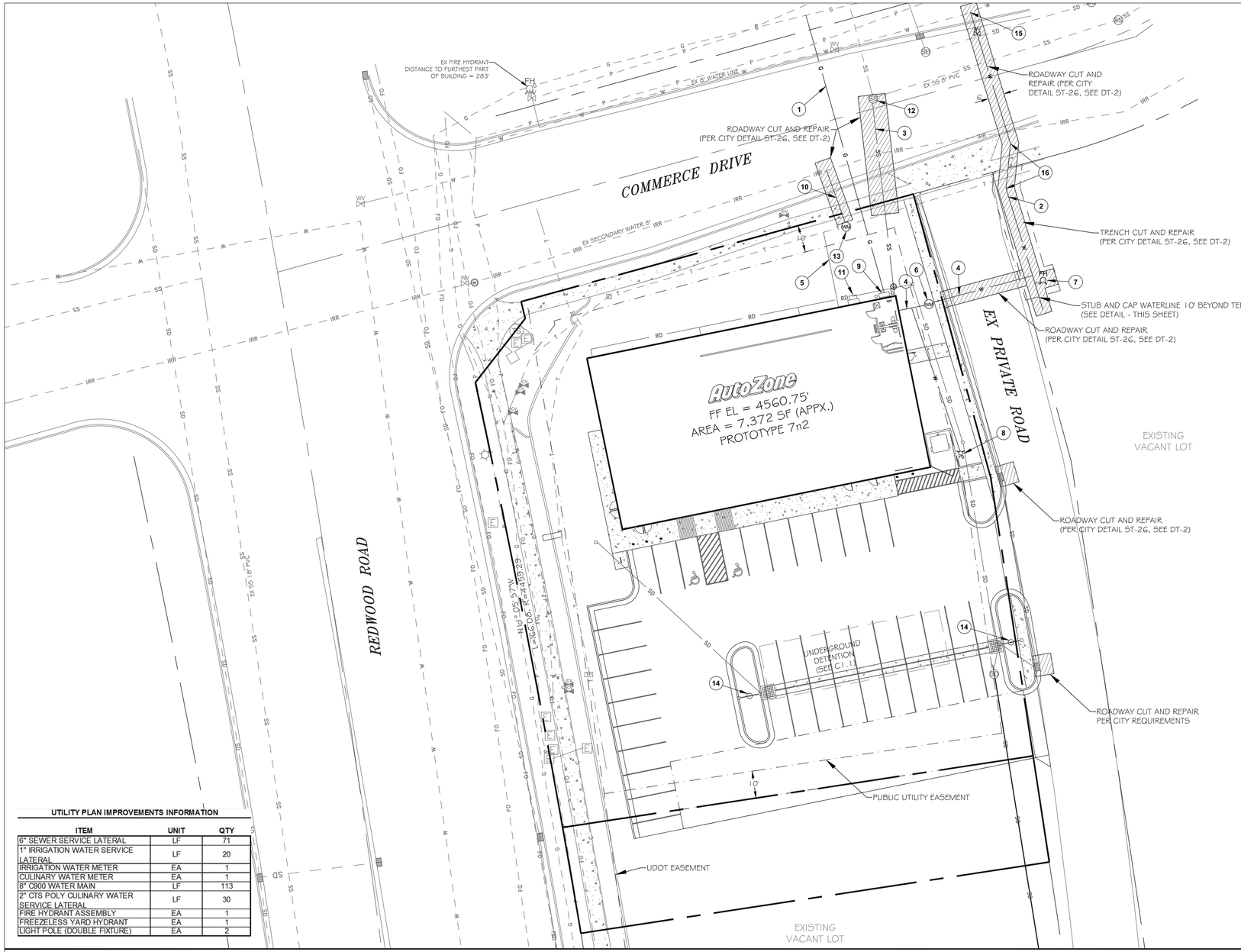
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE 4-29-15
PROTOTYPE SIZE 7n2

REGISTERED PROFESSIONAL ENGINEER 4-29-15 No. 8706815 COLBY CRAIG ANDERSON STATE OF UTAH

C1.1



UTILITY PLAN IMPROVEMENTS INFORMATION

ITEM	UNIT	QTY
6" SEWER SERVICE LATERAL	LF	71
1" IRRIGATION WATER SERVICE LATERAL	LF	20
IRRIGATION WATER METER	EA	1
CULINARY WATER METER	EA	1
8" C900 WATER MAIN	LF	113
2" CTS POLY CULINARY WATER SERVICE LATERAL	LF	30
FIRE HYDRANT ASSEMBLY	EA	1
FREEZELESS YARD HYDRANT	EA	1
LIGHT POLE (DOUBLE FIXTURE)	EA	2

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND. THE SURVEYOR OR ENGINEER IS IN NO WAY RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

GAS SERVICE

GAS COMPANY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER.

TELEPHONE SERVICE

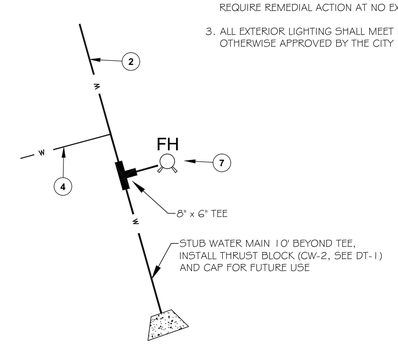
GENERAL CONTRACTOR TO PROVIDE AND INSTALL ONE 3"~ PVC CONDUIT WITH PULL CORD FROM PHONE BOARD TO THE FRONT PROPERTY LINE AND STUB-UP.

GENERAL UTILITY NOTE

CULINARY WATER, SEWER AND STORM DRAIN FACILITIES WITHIN THIS SITE ARE CONSIDERED PRIVATE AND THE DEVELOPMENT IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE SURE NECESSARY REPAIRS AND/OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH.

CITY STANDARD LIGHTING NOTES

1. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL
2. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
3. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY



WATER MAIN HYDRANT AND STUB DETAIL

N

0 10 20 40 60

SCALE IN FEET
1"=20'

UTILITY PLAN
AUTOZONE STORE
SARATOGA SPRINGS CITY, UTAH

A PART OF SECTION 14
T5S, R1W, SLB&M, U.S. SURVEY
APRIL 2015

SITE CONSTRUCTION KEYNOTES

1. PROPOSED GAS LINE - SEE NOTE 6
2. 8" C900 WATER MAIN - PER CITY REQUIREMENTS - SEE DT-1 AND DT-3
3. PROPOSED SEWER LATERAL - SEE NOTE 3, PER CITY DETAIL SS-3
4. PROPOSED CULINARY WATER SERVICE LATERAL - SEE NOTE 4, PER CITY DETAIL CW-6
5. PROPOSED TELEPHONE LINE - SEE NOTE 6
6. CULINARY WATER METER - PER CITY DETAIL CW-6. LOCATED BEHIND SIDEWALK IN EASILY ACCESSIBLE AREA OF SITE.
7. FIRE HYDRANT ASSEMBLY - SEE NOTE 7, PER CITY DETAIL CW-4
8. FREEZELESS YARD HYDRANT - INSTALL 3/4" POLY LINE FOR HYDRANT
9. EXTERNAL GAS METER AND PRESSURE REGULATOR
10. 1" POLY IRRIGATION WATER SERVICE LATERAL - PER CITY DETAIL PI-3
11. PROPOSED POWER METER LOCATION - SEE NOTE 6
12. EXISTING SEWER MANHOLE - RIM = 60.84, EX FL (N) = 51.74, EX FL (E) = 51.64
13. IRRIGATION WATER METER - PER CITY DETAIL PI-5A. LOCATED BEHIND SIDEWALK IN EASILY ACCESSIBLE AREA OF SITE.
14. LIGHT POLE - PER CITY DETAILS (SEE SHEET DT-6)
15. HOT TAP CONNECTION TO EXISTING WATER LINE
16. 11.25 DEGREE BEND WITH THRUST BLOCK

GENERAL CONSTRUCTION NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
2. IF IT IS NECESSARY TO CUT THE EXISTING ASPHALT OR REMOVE ANY OTHER HARD SURFACES, ALL SURFACES WILL BE RESTORED PER CITY REQUIREMENTS. CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL ON ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN PRIOR TO COMMENCING WORK IN THE PUBLIC ROW. CONTRACTOR SHALL NOTIFY OWNER AND CITY PRIOR TO BEGINNING WORK.
3. 6" PVC SDR 35 SANITARY SEWER LINE WILL BE INSTALLED WITH A MINIMUM SLOPE OF 2.00%. CLEANOUTS REQUIRED EVERY 50'. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND SLOPE. INSTALL SEWER A MINIMUM OF 1' BELOW FOOTING AT BUILDING. ESTIMATED USAGE IS 200 GPD. CORE AND CONNECT DIRECTLY INTO MANHOLE. RECONSTRUCT MANHOLE TROUGH AS REQUIRED BY CITY.
4. INSTALL 2" CTS POLY WATER LINE WITH ALL NECESSARY BENDS AND ELBOWS PER SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS. ESTIMATED CULINARY WATER USAGE IS 200 GPD.
5. CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL ON AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN PRIOR TO COMMENCING WORK IN PUBLIC ROW.
6. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY OWNERS PRIOR TO BEGINNING WORK.
7. NEW HYDRANT LOCATED 200' FROM THE FURTHEST BUILDING CORNER. EXISTING HYDRANT NORTH OF THE SITE IS APPROXIMATELY 263' FROM FURTHEST BUILDING CORNER.
8. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS OF EXISTING IMPROVEMENTS PRIOR TO DOING ANY WORK. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS.

NOTE: ALL CONSTRUCTION TO CONFORM TO APWA AND SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.

LEGEND

PROPOSED GAS	G
PROPOSED TELEPHONE	T
PROPOSED WATER	W
PROPOSED SEWER	SS
PROPOSED STORM DRAIN	SD
PROPOSED POWER	P
PROPOSED ROOF DRAIN	RD
PROPOSED RIDGELINE	R
EXISTING TELEPHONE	T
EXISTING CULINARY WATER	W
EXISTING SEWER	SS
EXISTING STORM DRAIN	SD
EXISTING POWER	P
EXISTING GAS	GAS
EXISTING IRRIGATION WATER	IRR
EASEMENT	
PROPERTY LINE	

ELEVATIONS KEY

EL 00.00' = EL 4500.00'

EXAMPLE: 51.30' = 4551.30'

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Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045
UTILITY PLAN

SCALE: 1" = 20'

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DRAFTSMAN:
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4-29-15
PROTOTYPE SIZE
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4-29-15
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

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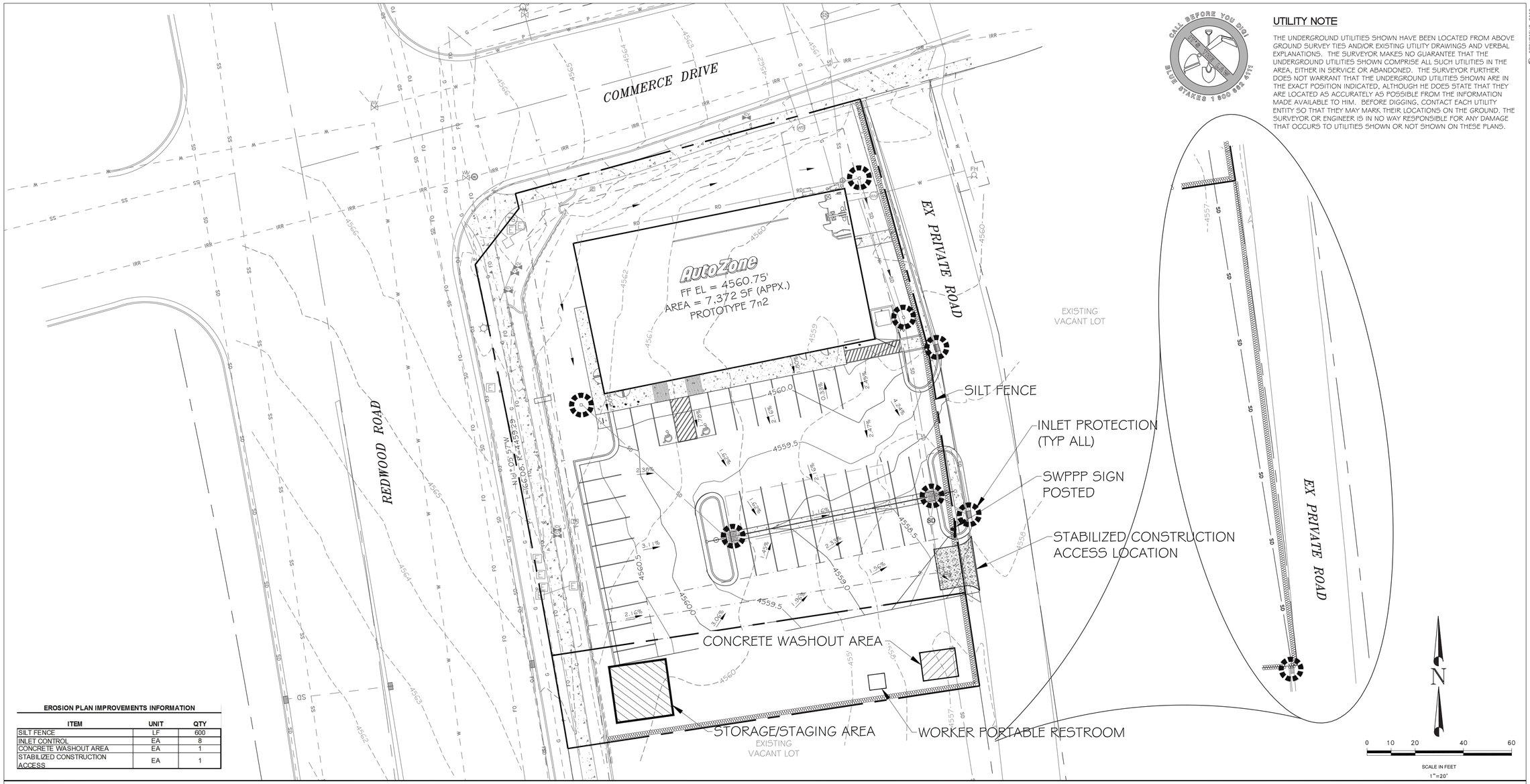

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UTILITY NOTE

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EROSION PLAN IMPROVEMENTS INFORMATION

ITEM	UNIT	QTY
SILT FENCE	LF	600
INLET CONTROL	EA	8
CONCRETE WASHOUT AREA	EA	1
STABILIZED CONSTRUCTION ACCESS	EA	1

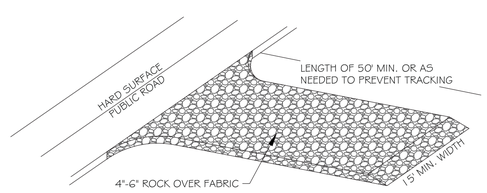
EROSION CONTROL PLAN
AUTOZONE STORE
SARATOGA SPRINGS CITY, UTAH

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
2. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

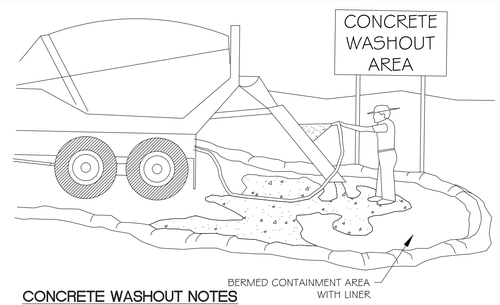
EROSION CONTROL NOTES

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



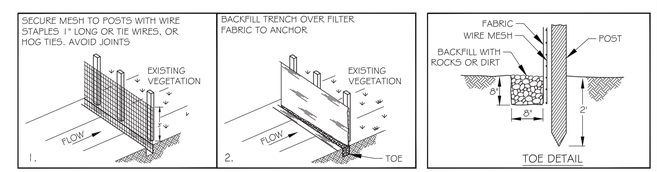
ENTRANCE STABILIZATION NOTES

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
   b. A MIN. 4"-6" COARSE AGGREGATE OVER FABRIC WITH A LENGTH OF 50' MIN., WIDTH OF 15' MIN. AND THICKNESS OF 8" MIN. OR AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

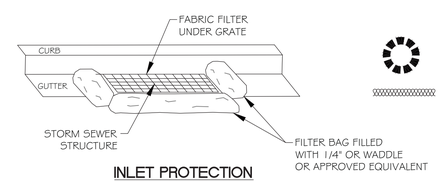


CONCRETE WASHOUT NOTES

1. AN AREA CONTAINED BY A BERM OF WHICH SHALL BE NO LESS THAN 6" IN HEIGHT SHALL SERVE AS THE "CONCRETE WASHOUT AREA" AS SPECIFIED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO PROVIDE SUFFICIENT VOLUME TO CONTAIN ALL CONCRETE AND LIQUID WASTE. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



SILT FENCE
(PER APWA PLAN 122)



INLET PROTECTION

LEGEND

INLET PROTECTION (FILTER BAG AND FABRIC UNDER GRATE OR APPROVED EQUIVALENT)

SILT FENCE

NOTE: ALL CONSTRUCTION TO CONFORM TO APWA AND SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.

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PREPARED FOR:
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Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045

EROSION CONTROL PLAN

SCALE: 1" = 20'

REVISIONS
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ARCHITECT:
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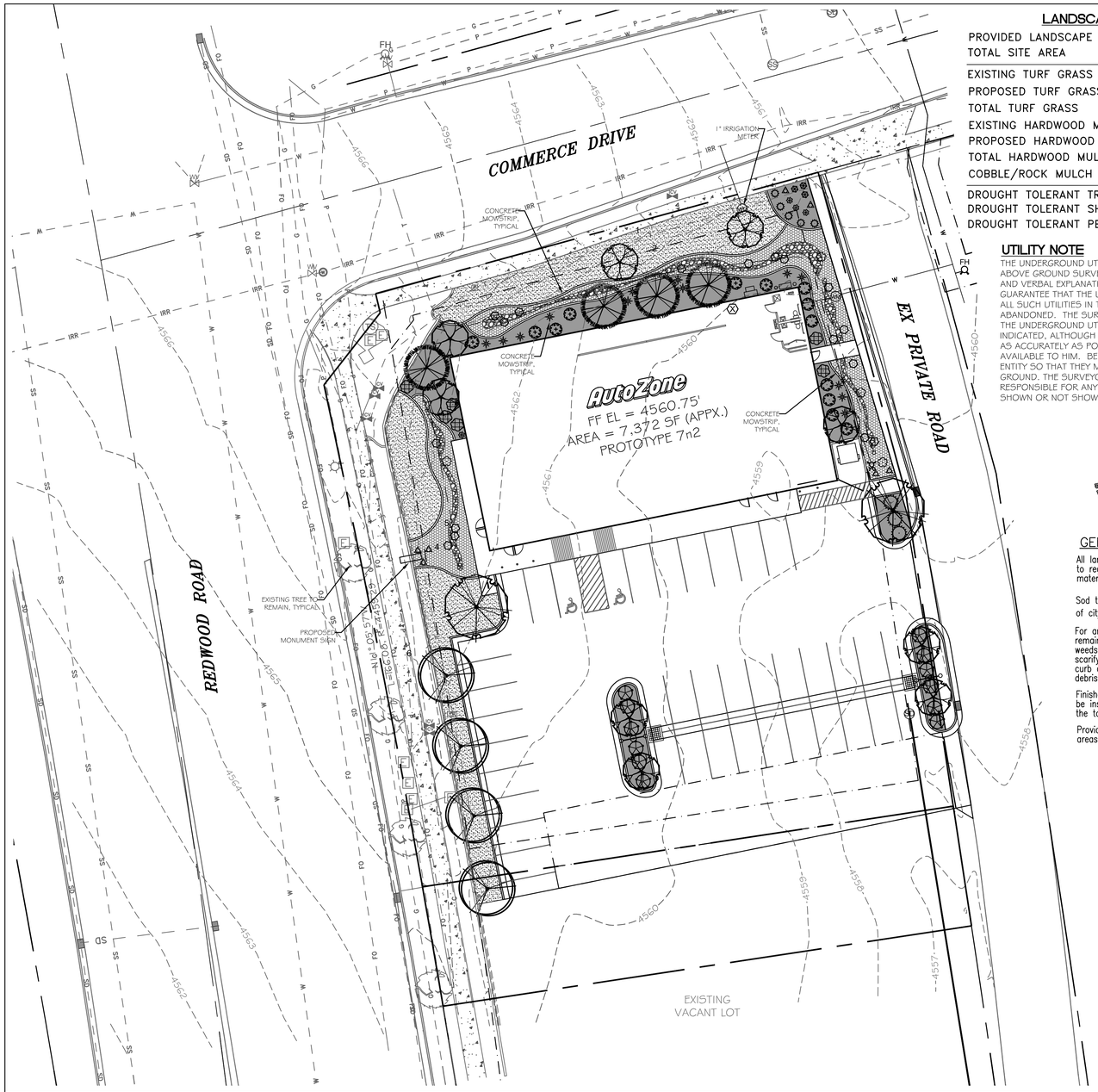

LANDSCAPE DATA

PROVIDED LANDSCAPE AREA	9,811 SF	28.2%
TOTAL SITE AREA	34,740 SF	100.0%
EXISTING TURF GRASS	1,514 SF	
PROPOSED TURF GRASS	3,130 SF	
TOTAL TURF GRASS	4,644 SF	47.3%
EXISTING HARDWOOD MULCH	690 SF	
PROPOSED HARDWOOD MULCH	2,404 SF	
TOTAL HARDWOOD MULCH	3,094 SF	31.5%
COBBLE/ROCK MULCH	1,873 SF	19.1%
DROUGHT TOLERANT TREES	10 OF 19	(53%)
DROUGHT TOLERANT SHRUBS	39 OF 39	(100%)
DROUGHT TOLERANT PERENNIALS	48 OF 48	(100%)

UTILITY NOTE

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GENERAL NOTES

All landscape areas to be sod common to region except where other plant material is called for.

Sod to extend from property lines to back of city sidewalks and/or curbs.

For any landscape area so designated to remain whether on or off site, remove weeds, rocks, construction items, etc., then scarify area, reseed, and fertilize. R.O.W. curb and gutters are to be cleaned of debris.

Finished grades in landscape islands shall be installed so that they are 1" lower than the top of the surrounding curb.

Provide a weed mat for all planting areas.

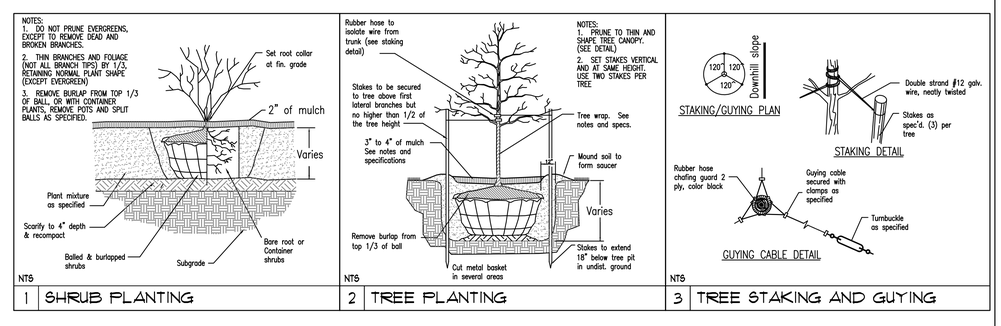
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	ACER CAMPESTRE / HEDGE MAPLE	B & B	2.5"CAL		2
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	2.5"CAL		4
	MALUS X `CENTZAM` TM / CENTURION CRAB APPLE	B & B	2.5"CAL		9
	PINUS LEUCODERMIS HELDRECHII / BOSIAN PINE	B & B		6` HT.	4

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL	5
	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH	5 GAL	6
	JUNIPERUS SABINA `BROADMOOR` / BROADMOOR JUNIPER	5 GAL	3
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	12
	SPIRAEA X BUMALDA `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA	5 GAL	6
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL	7

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	17
	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL	7
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` / MUNSTEAD ENGLISH LAVENDER	1 GAL	3
	MAHONIA REPENS / CREEPING MAHONIA	1 GAL	13
	MISCANTHUS SINENSIS `PURPURESCENS` / FLAME GRASS	1 GAL	4
	PENNISETUM ALOPECUROIDES `LITTLE BUNNY` / LITTLE BUNNY FOUNTAIN GRASS	1 GAL	4

GRASS / MULCH	COMMON NAME	CONT	QTY
	BIOGRASS BLUEGRASS SOD MIX BY BIOGRASS 801.562.9090	SOD	3,130 SF
	4" LAYER OF 3/4" CRUSHED SOUTH TOWN GRAVEL OVER WEED BARRIER		1,499 SF
	6" LAYER OF 2"-4" CALICO (STAKER PARSON LANDSCAPE YARD) COBBLE OVER WEED BARRIER		374 SF
	4" LAYER OF LARGE BARK NUGGET MULCH OVER WEED BARRIER		2,404 SF



LANDSCAPE PLAN

AUTOZONE STORE

SARATOGA SPRINGS CITY, UTAH

A PART OF SECTION 14
T5S, R1W, SLB&M, U.S. SURVEY
APRIL 2015

PLANTING NOTES:

1. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

2. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

3. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

4. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

5. PREPARE SUBGRADE SOIL FOR TURF AND SHRUB / PERENNIAL PLANTER BEDS BY LOOSENING SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEOUS MATTER, AND STONES LARGER THAN 1". SPREAD TOPSOIL AND AMENDMENTS AND THOROUGHLY BLEND SOIL TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS, SHRUB BENDS, AND PERENNIAL PLANTERS SHALL HAVE THE SOIL AMENDED.

6. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FOUR INCHES (4") IN ALL SOD AREAS AND SIX INCHES (6") IN ALL SHRUB AREAS, FLOWERING ANNUAL BEDS, AND CONTAINERIZED GROUNDCOVER AREAS.

7. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.

8. ALL CONSTRUCTION TO CONFORM TO APWA AND SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.

9. HARDWOOD BARK MULCH OR ROCK / COBBLE WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. PRIOR TO PLACING MULCH OR ROCK A PRE-EMERGENT SHALL BE APPLIED TO ALL AREAS. AND A LAYER OF DEWITT PRO 5 WEED BARRIER PLACED. MULCH OR ROCK SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM DEPTH NOTED. THE TOP OF ALL AREAS SHALL BE ONE INCH BELOW THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF CONCRETE.

10. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

11. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

12. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

13. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

14. ALL SOD, HARDWOOD MULCH, AND ROCK / COBBLE MULCH AREAS SHALL BE SEPARATED BY A 4" DEEP X 6" WIDE CONCRETE MOWSTRIP.

N

0 10 20 40 60
SCALE IN FEET
1"=20'

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045
LANDSCAPE PLAN

SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
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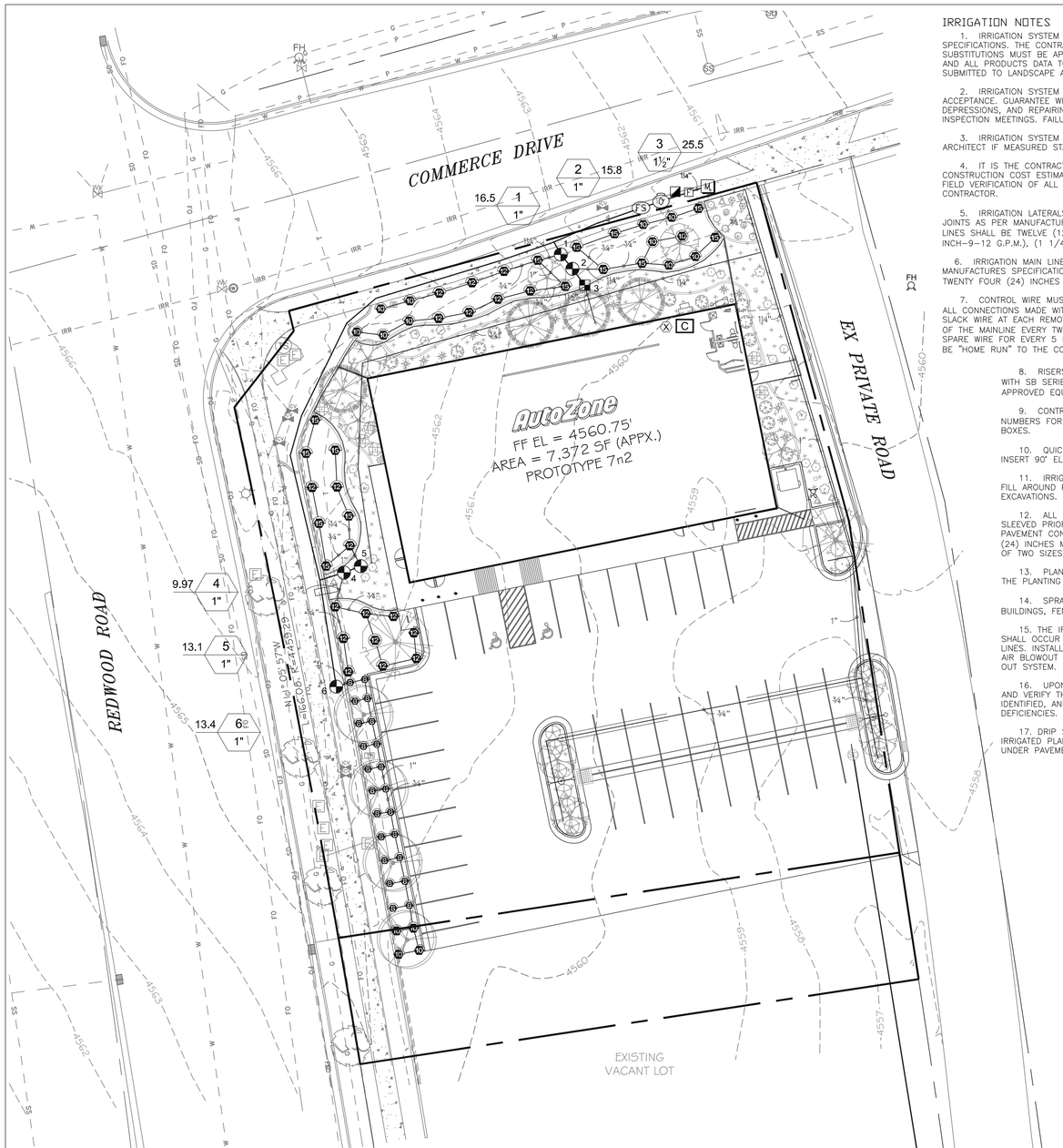
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE
4-29-15
PROTOTYPE SIZE
7n2

LICENSED LANDSCAPE ARCHITECT
DARRIN L. PERKES
No. 378426
4-29-15
STATE OF UTAH

L1.0

Back to Exhibit Menu



IRRIGATION NOTES

1. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURES REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.

2. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

3. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 60 P.S.I. OR OVER 90 P.S.I.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE.
FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.).

6. IRRIGATION MAIN LINE SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.

7. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE GRAY.

8. RISERS FOR SPRAY HEADS AND ROTORS UP TO 7 GPM SHALL BE RAINBIRD SPX SWING PIPE (OR APPROVED EQUAL) WITH SB SERIES BARB FITTINGS. RISERS FOR HEADS OVER 7 GPM SHALL BE RAINBIRD TSJ SERIES SWING JOINTS (OR APPROVED EQUAL), SIZE TO MATCH INLET SIZE OF HEAD.

9. CONTROL VALVES TO BE INSTALL IN HEAVY DUTY PLASTIC VANDAL PROOF BOX. SIZE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.

10. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.

11. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.

12. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. SLEEVES WILL BE CLASS 200 P.V.C. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.

13. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.

14. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".

15. THE IRRIGATION SYSTEM SHALL BE INSTALLED FOR PROPER DRAINAGE AND WINTERIZATION. NO LINE SAGS OR SADDLES SHALL OCCUR IN IRRIGATION MAIN OR LATERAL LINES. ALL PIPING SHALL HAVE A MINIMUM .5% POSITIVE SLOPE TO END OF LINES. INSTALL KING DRAINS AT ALL LOW POINTS AND ENDS OF LATERAL LINES. PROVIDE SYSTEM WITH MANUAL COMPRESSION AIR BLOWOUT ABILITY THROUGH QUICK COUPLERS. THE OWNER MUST BE INFORMED ON WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.

16. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERTY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.

17. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING SHALL BE RUN OFF THE RIGID PVC TO EACH PLANT. NO POLYTUBING SHALL RUN UNDER PAVEMENT.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND. THE SURVEYOR OR ENGINEER IS IN NO WAY RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

N

0 10 20 40 60
SCALE IN FEET
1"=20'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q T H F	RAIN BIRD 1804-U-PRS U8 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	22
Q T H F	RAIN BIRD 1804-U-PRS U10 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	19
Q T H TT TQ F	RAIN BIRD 1804-U-PRS U12 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	16
Q T H TT TQ F	RAIN BIRD 1804-U-PRS U15 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	14

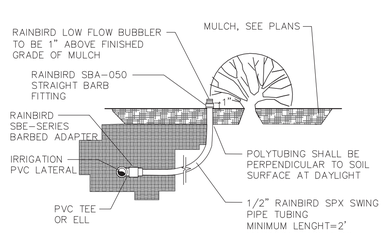
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-150-PRB-COM HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PESB VALVE WITH TWO 1" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-40GPM.	1
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH. Emitter Notes: 1 gal plant to receive 1 of 05 gph emitter. 5 gal plant to receive 1 of 10 gph emitter. B & B, 2.5"Cal plant to receive 5 of 10 gph emitters. B & B, 6' Ht. plant to receive 5 of 10 gph emitters.	4,252 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	5
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
0	RAIN BIRD PESB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
C	RAIN BIRD ESP8LXMEF 8 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES. INSTALLATION LOCATION TO BE DETERMINED BY OWNER.	1
X	RAIN BIRD ETC-LX UPGRADES ANY ESP-LX SERIES CONTROLLER TO AN ET/WEATHER-BASED IRRIGATION CONTROLLER.	1
FS	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
F	AMIAD 1-S-DISC ELEMENT AMIAD 1" SUPER MANUAL PLASTIC FILTER, DISC ELEMENT, ENGINEERED-PLASTIC MATERIAL; MAXIMUM WORKING PRESSURE 145PSI.	1
M	WATER METER 1"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	1,160 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	265.6 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	139.6 L.F.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

IRRIGATION PLAN
AUTOZONE STORE
SARATOGA SPRINGS CITY, UTAH

A PART OF SECTION 14
T5S, R1W, SLB&M, U.S. SURVEY
APRIL 2015



LOW FLOW BUBBLER ON POLYTUBING RISER
Low Flow bubbler on polytubing.dwg
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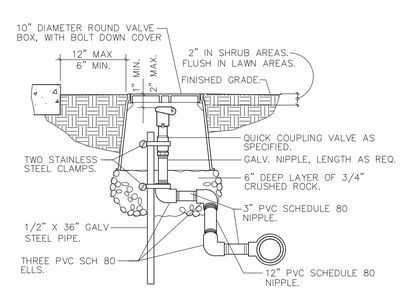
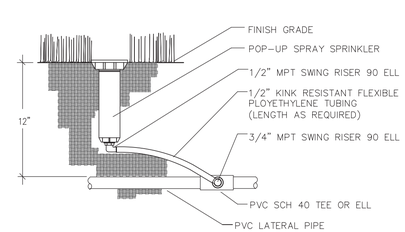


QUICK COUPLING VALVE IN BOX



POP-UP SPRAY
Pop-up Spray .dwg
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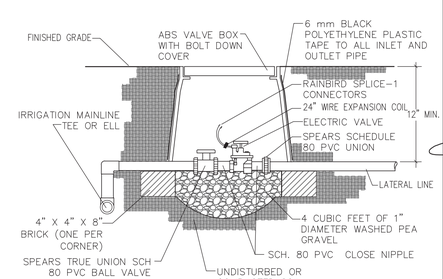

IRRIGATION ELECTRIC VALVE
N.T.S.

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045
IRRIGATION PLAN

SCALE: 1" = 20'

REVISIONS
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ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE 4-29-15
PROTOTYPE SIZE 7n2

LICENSED LANDSCAPE ARCHITECT DARRIN L. PERKES No. 378426 4-29-15 STATE OF UTAH

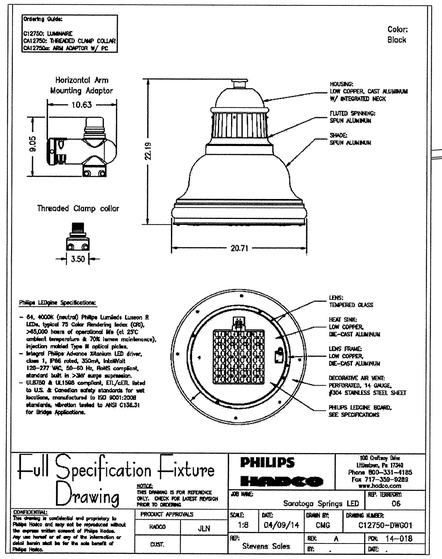
L2.0

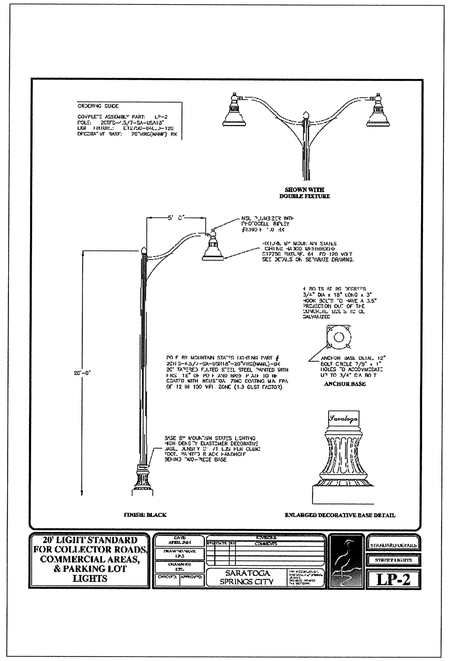
STATISTICS

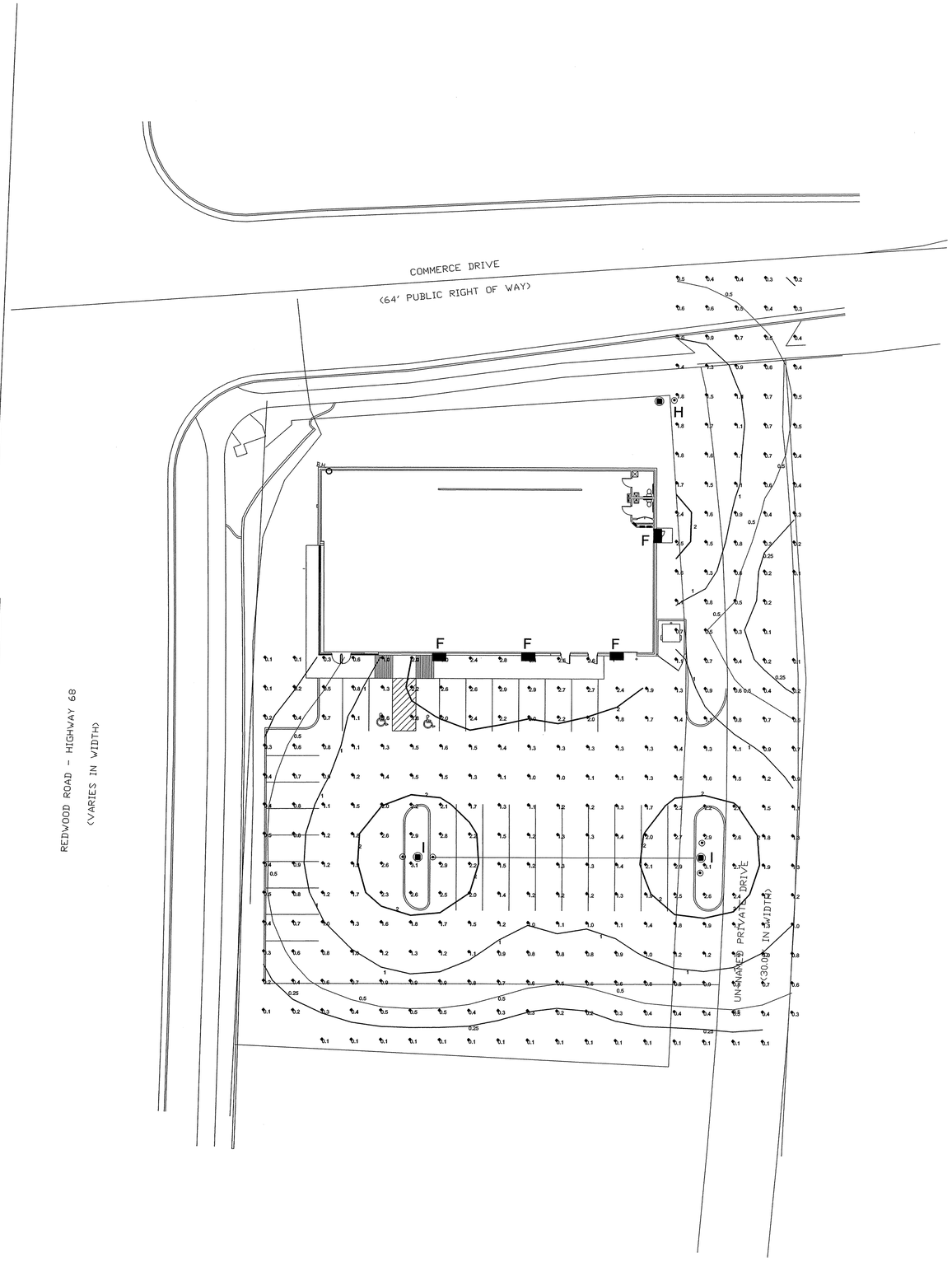
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.1 fc	3.4 fc	0.1 fc	34.0:1	11.0:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	F	4	DSXW1 LED 10C 1000 40K T3M MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED's, 1000mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	DSXW1_LED_10C_1000_40K_T3M_MVOLT.ies	Absolute	1.00	40
	H	1	CXF1464TA5NA3NS	CXF1464TA5NA3NS, TYPE V OPTICS- 64 LEDs, 4000K (NW), FLAT GLASS LENS	64 LEDGINE REBEL R BOARD	CXF1464-5HNA3-R-12.ies	Absolute	1.00	69.1
	I	2	CXF1464TA5NA3NS	CXF1464TA5NA3NS, TYPE V OPTICS- 64 LEDs, 4000K (NW), FLAT GLASS LENS	64 LEDGINE REBEL R BOARD	CXF1464-5HNA3-R-12.ies	Absolute	1.00	138.2







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ARCHITECT:
AUTOZONE, INC.
123 SOUTH FRONT STREET
MEMPHIS, TENNESSEE 38103
TEL.: (901) 495-8757 FAX: (901) 495-8901

STATE OF UTAH
Phillip C. Pearl
06059-02010
LICENSED ARCHITECT
03/31/2014

PREPARED FOR:

AutoZone STORE DEVELOPMENT

Store No.: 6276
1536 N. COMMERCE DR.
SARATOGA SPRINGS UT 84045

LIGHTING PLAN

NORTH

SCALE: 1" =

REVISIONS
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2.
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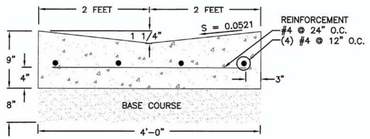
7.

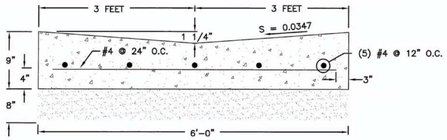
ARCHITECT:
DRAFTSMAN:
CHECKED BY:
PERMIT DATE
PROTOTYPE SIZE

PH1



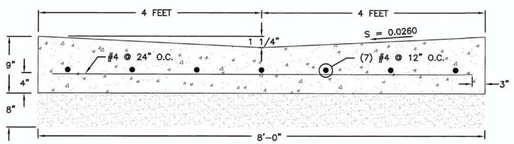
4'-0" WATERWAY

CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY

CONCRETE AREA = 3.875 SQ. FT.

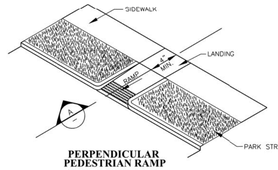


8'-0" WATERWAY

CONCRETE AREA = 5.166 SQ. FT.

Waterway

Plan **211**

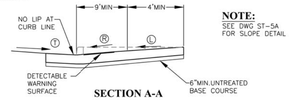


PERPENDICULAR PEDESTRIAN RAMP

FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS

NOTE:

SIDEWALK SLOPES STEEPER THAN 8.3% SHOULD BE GIVEN CONSIDERATION FOR THE GRADE CHANGE TO BE COMPLIANT WITH ADA STANDARDS

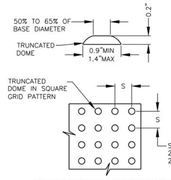


SECTION A-A

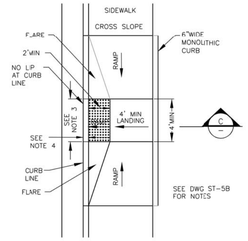
NOTE:

SEE DWG ST-5A FOR SLOPE DETAIL

TRANSITION DETAIL



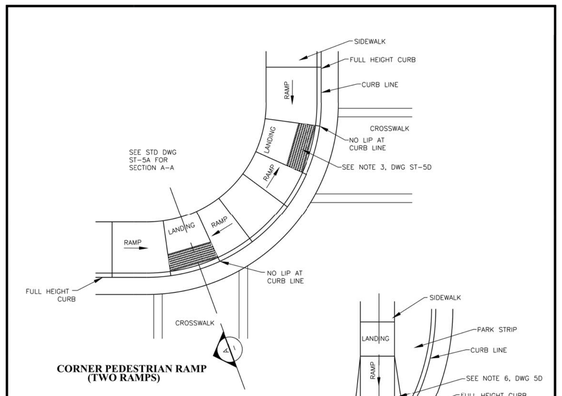
DETECTABLE WARNING SURFACE DETAIL A



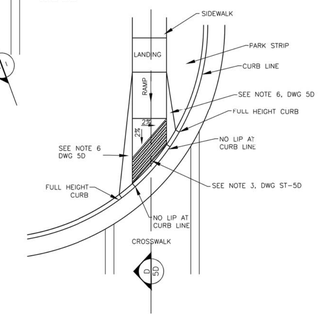
PEDESTRIAN ACCESS RAMP DETAIL

HANDICAP ACCESSIBLE RAMP

DATE: APRIL 2014	REVISIONS		STANDARD DETAILS
DRAWING NAME: ST-5A	REV. DATE BY COMMENTS		STREET STANDARDS
DRAWN BY: ETL	SARATOGA SPRINGS CITY	1307 N. COMMERCE DR. REDI, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-6760 FAX: 801-766-6764	ST-5A
CHECKED: APPROVED:			



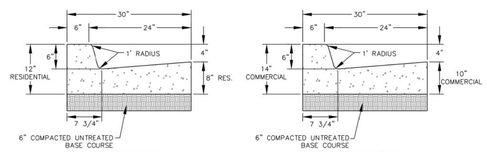
CORNER PEDESTRIAN RAMP (TWO RAMPS)



CORNER PEDESTRIAN RAMP

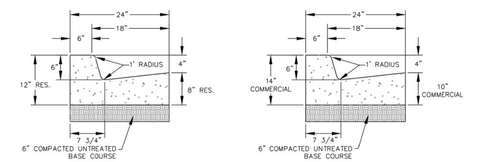
HANDICAP ACCESSIBLE RAMP

DATE: APRIL 2014	REVISIONS		STANDARD DETAILS
DRAWING NAME: ST-5C	REV. DATE BY COMMENTS		STREET STANDARDS
DRAWN BY: ETL	SARATOGA SPRINGS CITY	1307 N. COMMERCE DR. REDI, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-6760 FAX: 801-766-6764	ST-5C
CHECKED: APPROVED:			



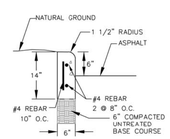
RESIDENTIAL
30" HIGH BACK CURB AND GUTTER
FOR USE ON ARTERIALS & COLLECTORS

COMMERCIAL
30" HIGH BACK CURB AND GUTTER
FOR USE ON ARTERIALS & COLLECTORS

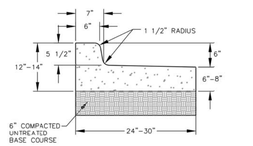


RESIDENTIAL
24" HIGH BACK CURB AND GUTTER
FOR USE IN LOCAL & MINOR COLLECTORS

COMMERCIAL
24" HIGH BACK CURB AND GUTTER
FOR USE IN LOCAL & MINOR COLLECTORS



6" CURB WALL



FALL-OUT CURB AND GUTTER

CURB & GUTTER DETAILS

DATE: APRIL 2014	REVISIONS		STANDARD DETAILS
DRAWING NAME: ST-2	REV. DATE BY COMMENTS		STREET STANDARDS
DRAWN BY: ETL	SARATOGA SPRINGS CITY	1307 N. COMMERCE DR. REDI, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-6760 FAX: 801-766-6764	ST-2
CHECKED: APPROVED:			

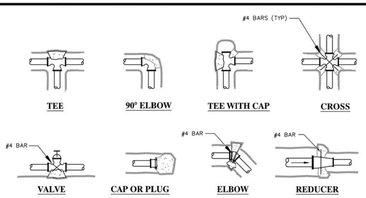
PLAN VIEW

NOTES:

1. A MINIMUM 6" DEPTH OF ROADBASE MATERIAL SHALL BE PLACED TO GRADE AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY UNDER DRIVEWAY, WATERWAY, AND CURB & GUTTER PRIOR TO PLACEMENT OF CONCRETE.
2. A MINIMUM 6" DEPTH OF ROADBASE MATERIAL SHALL BE PLACED TO GRADE AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY UNDER SIDEWALK AT ALL OTHER LOCATIONS PRIOR TO PLACEMENT OF CONCRETE.
3. WHERE CONSTRUCTION IS ADJACENT TO STATE HIGHWAY FRONTAGE, STATE HIGHWAY DEPARTMENT REQUIREMENTS SHALL GOVERN.
4. CONCRETE SHALL BE 3/4 INCH MAXIMUM AGGREGATE, 6.3 BAGS PER YARD OF TYPE 2 CEMENT WITH A MINIMUM COMMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
5. EXPANSION JOINTS FOR CURB & GUTTER ARE TO BE SPACED NO MORE THAN 100 FT. AND SIDEWALKS SHALL BE SPACED NO MORE THAN EVERY 40 FT. EXPANSION JOINTS SHALL BE CONSTRUCTED BY PLACING AN APPROVED MATERIAL (TYPICALLY BITUMINOUS IMPREGNATED FIBERBOARD), THE FULL DEPTH OF THE CONCRETE. EXPANSION MATERIAL SHALL BE SET 1/2" BELOW THE FINISH LEVEL OF THE SIDEWALK.
6. CONSTRUCTION JOINT IS MADE BY SCORING THE CONCRETE WITH 1/2" RADIUS EDGING TOOL OR OTHER METHOD APPROVED BY ENGINEER.
7. SLOPE SIDEWALK TO ROADWAY AT 2% GRADE.
8. LOCATE ALL INLET GRATES 2' MINIMUM AWAY FROM THE PEDESTRIAN CROSSWALK, WITH ALL DRAINAGE INTERCEPTED BEFORE IT GETS TO THE CROSSWALK AREA.
9. THE SIDEWALK SHALL BE A MIN. 5" THICK CONCRETE.
10. IN ROCKY SUB-GRADES 18" OF BOTTOM OF TRENCH TO BOTTOM OF PIPE, MIN. OF 2' OF OUTSIDE DIAMETER.
11. INSTALL MAGNETIC DETECTOR TAPE WITH A MIN. OF 14 GAUGE COATED TRACER WIRE FOR ALL PVC OR OTHER PIPE.
12. PAINT LOT NUMBER AT PROPERTY LINE.
13. SEWER LATERAL LOCATIONS TO BE MARKED ON TOP OF CURB WITH AN S
14. CULINARY WATER LATERAL LOCATIONS TO BE MARKED ON TOP OF CURB WITH A W
15. SECONDARY WATER LATERAL LOCATIONS TO BE MARKED ON TOP OF CURB WITH AN I
16. WATER VALVE LOCATONS TO BE MARKED ON TOP OF CURB WITH A V

SIDEWALK, CURB & GUTTER STANDARDS

DATE: APRIL 2014	REVISIONS		STANDARD DETAILS
DRAWING NAME: ST-1	REV. DATE BY COMMENTS		STREET STANDARDS
DRAWN BY: ETL	SARATOGA SPRINGS CITY	1307 N. COMMERCE DR. REDI, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-6760 FAX: 801-766-6764	ST-1
CHECKED: APPROVED:			



SAFE BEARING LOADS

SOIL TYPE	SAFE BEARING LOAD (lb/ft²)
SAND	1000
SAND & GRAVEL	1500
SAND & GRAVEL CEMENTED WITH CLAY	2000
SHALE	5000

SAFE BEARING LOAD FORMULA

THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET) = THRUST ON FITTING / SAFE BEARING LOAD OF SOIL

NOTES:

1. REINFORCING BARS SHALL BE EPOXY COATED
2. RESIDENT PROJECT ENGINEER WILL CALCULATE QUANTITIES OF CONCRETE REQ'D AND SPECIFY PLACEMENT METHODS & REQUIREMENTS; WHICH SHALL BE APPROVED BY CITY ENGINEER
3. CONCRETE SHALL BE 4000 PSI MIN.
4. POUR CONCRETE AGAINST UNDISTURBED SOIL

THRUST ON FITTINGS

POUNDS @ 1 POUND PER SQUARE INCH OF WATER PRESSURE*

PIPE SIZE	TEES, PLUGS	90° BENDS	45° BENDS	22.5° BENDS
4"	18.5	26.1	14.2	7.2
6"	38	53.7	29.1	14.7
8"	65.8	93	50.4	25.5
10"	107.5	152	82.4	41.7
12"	153.1	216.4	117.2	59.4
14"	215.5	304.7	164.9	84
16"	281.5	398.1	215.4	109.8
18"	356.3	503.8	272.6	139
20"	439.8	622	336.6	171.6
24"	633.3	895.6	484.7	247.1

*MULTIPLY THRUST BY MAXIMUM WATER PRESSURE

*PIPE SIZES LARGER THAN 24" SHALL BE THRUST BLOCKED AS PER ENGINEER RECOMMENDATION

THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET)

ASSUMING SAND AND MAX PRESSURE OF 150 PSI SIZE MAY BE REDUCED WITH AN ENGINEERED SUBMITTAL AND AS APPROVED BY THE CITY ENGINEER

PIPE SIZE	TEES, PLUGS	90° BENDS	45° BENDS	22.5° BENDS
4"	2.8	3.9	2.1	1.1
6"	5.7	8.1	4.4	2.2
8"	9.9	14.0	7.6	3.8
10"	16.1	22.8	12.4	6.3
12"	23.0	32.5	17.6	8.9
14"	32.3	45.7	24.7	12.6
16"	42.2	59.7	32.3	16.5
18"	53.4	75.6	40.9	20.9
20"	66.0	93.3	50.5	25.7
24"	95.0	134.3	72.7	37.1

CONCRETE THRUST BLOCKS

DATE: APRIL 2014	REVISIONS		STANDARD DETAILS
DRAWING NAME: CW-2	REV. DATE BY COMMENTS		CULINARY WATER
DRAWN BY: ETL	SARATOGA SPRINGS CITY	1307 N. COMMERCE DR. REDI, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-6760 FAX: 801-766-6764	CW-2
CHECKED: APPROVED:			

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone *STORE DEVELOPMENT*
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045

DETAILS

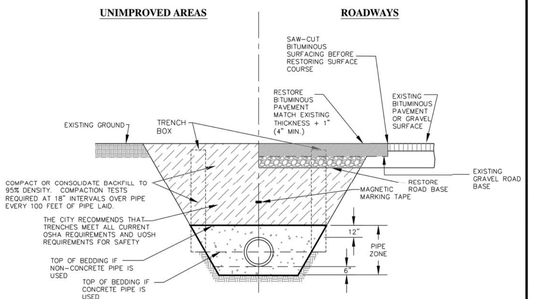
SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE 4-29-15
PROTOTYPE SIZE 7n2

REGISTERED PROFESSIONAL ENGINEER
4-29-15
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

DT-1



CROSS-SECTION: TYPICAL TRENCH

NOTES:

1. THE CITY RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).

2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE CITY ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.

3. TESTING: ALL STORM DRAIN LINES TO BE "VIDEOED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. A MANDRAL OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO UNLESS SPECIFIED OTHERWISE.

4. ALL STORM DRAIN TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED DRAINAGE EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

5. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

6. MIN. DEPTH OF COVER SHALL MEET MANUFACTURERS RECOMMENDATIONS.

7. IN ROCKY SUB-GRADES 18" OF CLEARANCE SHALL BE PROVIDED ON ALL SIDES OF PIPE.

8. INSTALL MAGNETIC DETECTOR TAPE 3" ABOVE PIPE IN TRENCH.

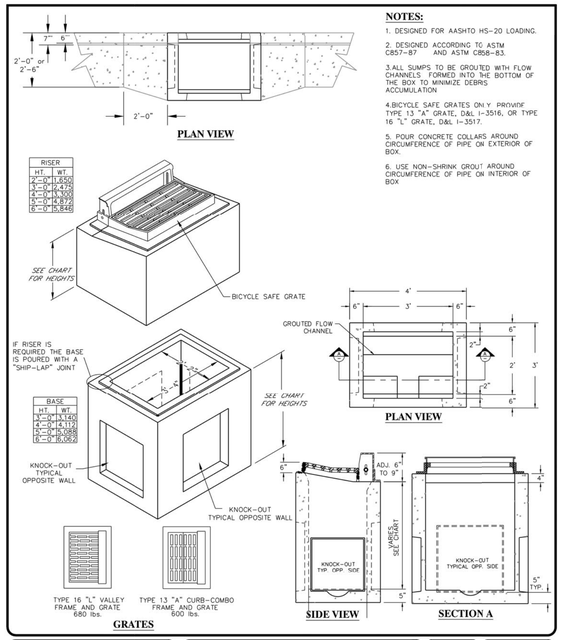
STORM DRAIN TRENCH

DATE: APRIL 2014 | DRAWING NAME: SD-1 | DRAWN BY: ETL | CHECKED | APPROVED

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. BLDG. SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — STORM DRAIN — **SD-1**



NOTES:

1. DESIGNED FOR AASHTO HS-20 LOADING.

2. DESIGNED ACCORDING TO ASTM C857-87 AND ASTM C858-83.

3. ALL SUMPS TO BE GROUTED WITH FLOW CHANNELS FORMED INTO THE BOTTOM OF THE BOX TO MINIMIZE DEBRIS ACCUMULATION.

4. BICYCLE SAFE GRATES ONLY PROVIDE TYPE 13 "A" GRATE, D&L I-3516, OR TYPE 16 "L" GRATE, D&L I-3517.

5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.

6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX

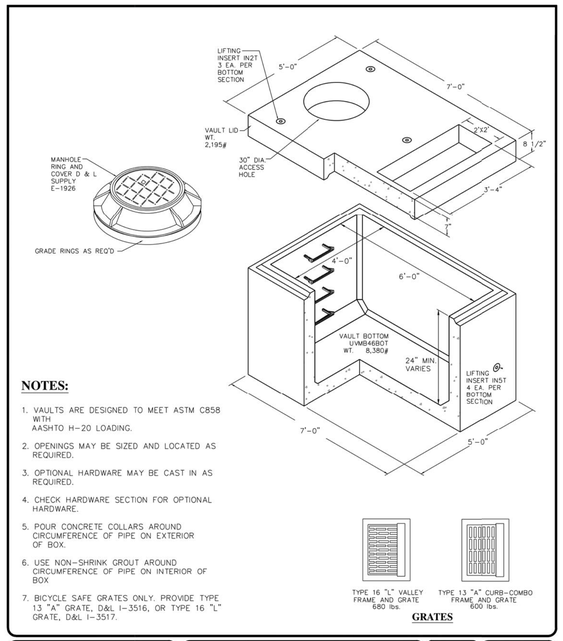
GUTTER INLET BOX

DATE: APRIL 2014 | DRAWING NAME: SD-2 | DRAWN BY: ETL | CHECKED | APPROVED

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. BLDG. SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — STORM DRAIN — **SD-2**



NOTES:

1. VAULTS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO H-20 LOADING.

2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.

3. OPTIONAL HARDWARE MAY BE CAST IN AS REQUIRED.

4. CHECK HARDWARE SECTION FOR OPTIONAL HARDWARE.

5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.

6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX

7. BICYCLE SAFE GRATES ONLY. PROVIDE TYPE 13 "A" GRATE, D&L I-3516, OR TYPE 16 "L" GRATE, D&L I-3517.

COMBINATION GUTTER INLET & CLEANOUT BOX

DATE: APRIL 2014 | DRAWING NAME: SD-4 | DRAWN BY: ETL | CHECKED | APPROVED

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. BLDG. SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — STORM DRAIN — **SD-4**

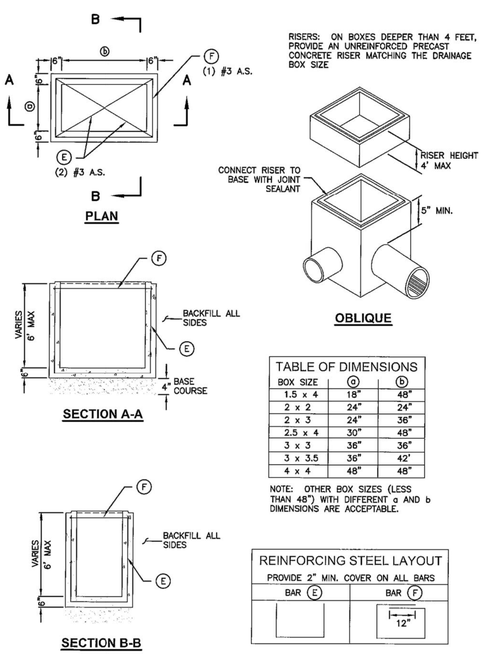


TABLE OF DIMENSIONS		
BOX SIZE	a	b
1.5 x 4	18"	48"
2 x 2	24"	24"
2 x 3	24"	36"
2.5 x 4	30"	48"
3 x 3	36"	36"
3 x 3.5	36"	42'
4 x 4	48"	48"

NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE.

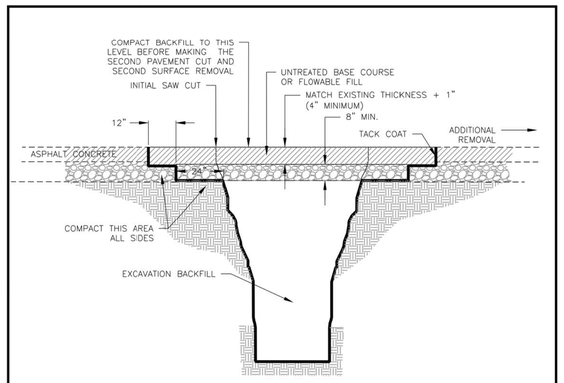
REINFORCING STEEL LAYOUT	
PROVIDE 2" MIN. COVER ON ALL BARS	
BAR (E)	BAR (F)
	12"

Precast box

Plan **332**

June 2010

183



NOTES

1. ADDITIONAL PAVEMENT REMOVAL: REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF GUTTER, A CURB, AN EXISTING PAVEMENT PATCH OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN 2 FEET OF THE SECOND SAW-CUT.

2. FLOWABLE FILL: PROVIDE 28 DAYS 60 PSI CONTROLLED LOW STRENGTH MATERIAL AS SPECIFIED IN APWA SECTION 31 05 15. USE FILL MATERIAL WHICH FLOWS EASILY AND VIBRATION IS NOT REQUIRED. CURE TO INITIAL SET BEFORE PLACING AGGREGATE BASE OR ASPHALT PAVEMENT. USE FLOWABLE FILL IN EXCAVATIONS THAT ARE TOO NARROW TO RECEIVE COMPACTION EQUIPMENT.

3. JOINT REPAIR: IF A CRACK OCCURS AT THE "T" PATCH CONNECTION TO EXISTING PAVEMENT OR AT ANY STREET FIXTURE, SEAL THE CRACK.

4. PATCH REPAIR: REPAIR THE ASPHALT PAVEMENT PATCH IF ANY OF THE FOLLOWING CONDITIONS OCCUR WITHIN THE PATCH

A. PAVEMENT SURFACE DISTORTION EXCEEDS ¼" DEVIATION IN 10 FEET. REPAIR
OPTION: PLANE OFF SURFACE DISTORTIONS. COAT PLANED SURFACES WITH CATIONIC OR ANIONIC EMULSION AND PROVIDE SAND BLOTTER.
B. CRACK AT LEAST 1-FOOT LON AND ¼ INCH WIDE OCCUR MORE OFTEN THAN 1 IN 10 SQUARE FEET.
C. REPAIR OPTION: CRACK SEAL.
D. ASPHALT RAVELING IS GREATER THAN 1 SQUARE FOOT PER 100 SQUARE FEET. REPAIR OPTION: MILL AND INLAY

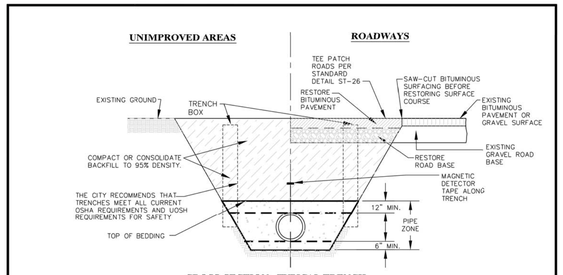
STANDARD TEE PATCH

DATE: APRIL 2014 | DRAWING NAME: ST-26 | DRAWN BY: ETL | CHECKED | APPROVED

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. BLDG. SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — STREET STANDARDS — **ST-26**



CROSS-SECTION: TYPICAL TRENCH

RECOMMENDED TRENCH QUANTITIES

PIPE DIAMETER (INCHES)		RECOMMENDED MAXIMUM TRENCH WIDTH FOR FILL IN PIPE ZONE		RECOMMENDED MAXIMUM WIDTH FOR FILL & SURFACING ABOVE PIPE ZONE MEASURED AT TOP OF TRENCH CENTERED ON PIPE	
inches	mm	inches	mm	inches	mm
4	101.6	72	1828.8	96	2438.4
6	152.4	72	1828.8	96	2438.4
8	203.2	72	1828.8	96	2438.4
10	254.0	72	1828.8	96	2438.4
12	304.8	72	1828.8	96	2438.4
15	381.0	72	1828.8	96	2438.4
18	457.2	72	1828.8	96	2438.4
21	533.4	72	1828.8	96	2438.4
24	609.6	72	1828.8	96	2438.4
30	762.0	84	2133.6	108	2743.2
36	914.4	84	2133.6	108	2743.2
42	1066.8	96	2438.4	120	3048.0
48	1219.2	96	2438.4	120	3048.0
54	1371.6	108	2743.2	132	3352.8
60	1524.0	120	3048.0	144	3657.6

NOTES:

1. THE CITY RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).

2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE CITY ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.

3. TESTING: ALL NEW SANITARY SEWERS TO BE "TELEVISED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. ALL LINES SHALL BE PRESSURE TESTED TO 3.5 psi MIN. FOR 5 MINUTES. A MANDRAL OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO UNLESS SPECIFIED OTHERWISE. MANHOLES SHALL BE TESTED AS PER CITY STANDARDS.

4. ALL SEWER LINES TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED SEWER EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

5. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

6. MIN. DEPTH SHALL BE 4' TO TOP OF PIPE. A 2' SPACING MUST BE MAINTAINED BETWEEN ALL WATER LINE PIPE CROSSINGS AND THE TOP OF THE SEWER PIPE.

7. IF THE SEWER LINE IS NOT 13' DEEP A NOTE MUST BE PLACED ON THE PLAT "SHALLOW SEWER DEPTHS. BEFORE EXCAVATING BASEMENTS, CONTRACTOR MUST VERIFY SEWER DEPTH"

8. MAX. DEPTH SHALL BE 20' TO THE TOP OF PIPE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.

9. INSTALL MAGNETIC DETECTOR TAPE 3" ABOVE PIPE.

10. IN ROCKY SUB-GRADES A MINIMUM OF 18" CLEARANCE ON ALL SIDES OF THE PIPE SHALL BE PROVIDED.

STANDARD SEWER TRENCH

DATE: APRIL 2014 | DRAWING NAME: SS-1 | DRAWN BY: ETL | CHECKED | APPROVED

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. BLDG. SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — SANITARY SEWER — **SS-1**

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

MORPH

PREPARED FOR:
AutoZone *STORE DEVELOPMENT*
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045
DETAILS

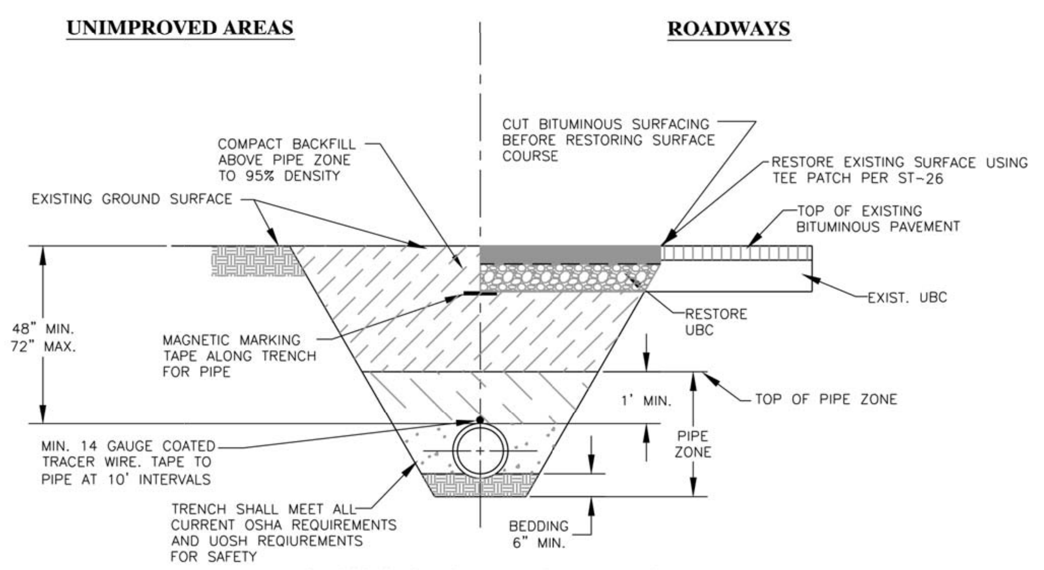
SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE 4-29-15
PROTOTYPE SIZE 7n2

REGISTERED PROFESSIONAL ENGINEER 4-29-15 No. 8706815 COLBY CRAIG ANDERSON STATE OF UTAH

DT-2



CROSS-SECTION: TYPICAL TRENCH

NOTES:

1. WATER LINES 12 INCHES AND LARGER SHALL BE DUCTILE IRON CLASS-51.
2. WATER LINES 10 INCHES AND SMALLER SHALL BE PVC AWWA C900 CLASS 200.
3. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
4. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR TO NOTIFY CITY 24 HOURS IN ADVANCE OF MAKING CONNECTION.
5. PIPE ZONE SHALL BE BACKFILLED WITH BEDDING MATERIAL, OR OTHER ACCEPTABLE MATERIAL.
6. TRACING WIRE TO BE BROUGHT OUTSIDE OF BOTTOM PORTION OF VALVE BOX AND INSIDE TOP TO SURFACE.
7. FURNISH AND INSTALL POLY-WRAP ON DUCTILE IRON PIPE.
8. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. MINIMUM COVER OVER TOP OF PIPE SHALL BE 48-INCHES BELOW THE FINISHED GRADE. THIS DEPTH MAY BE INCREASED AS REQUIRED TO MISS UNDERGROUND UTILITIES, STORM DRAINS, OR OTHER OBSTRUCTIONS, OR WHERE INDICATED ON THE DRAWINGS.
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSINGS SHOWN ON THE DRAWINGS, OR AS "BLUE-STAKED."
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES AND TAKE THE NECESSARY STEPS TO AVOID THEM.
5. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR MAY, AT HIS DISCRETION, USE SLOPING WALLS IN UNIMPROVED TERRAIN.

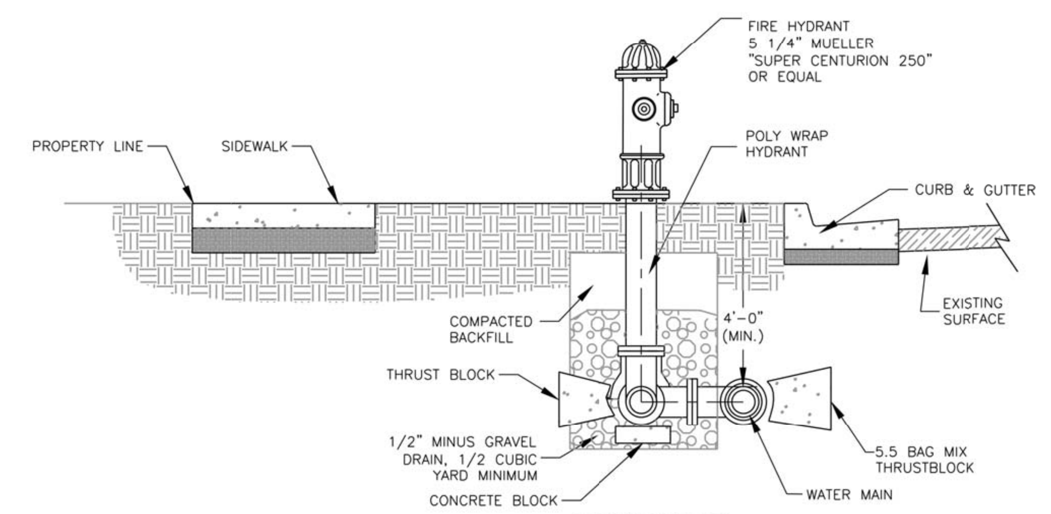
CULINARY WATERLINE TRENCH

DATE: APRIL 2014 | DRAWING NAME: CW-1 | DRAWN BY: ETL | CHECKED: | APPROVED:

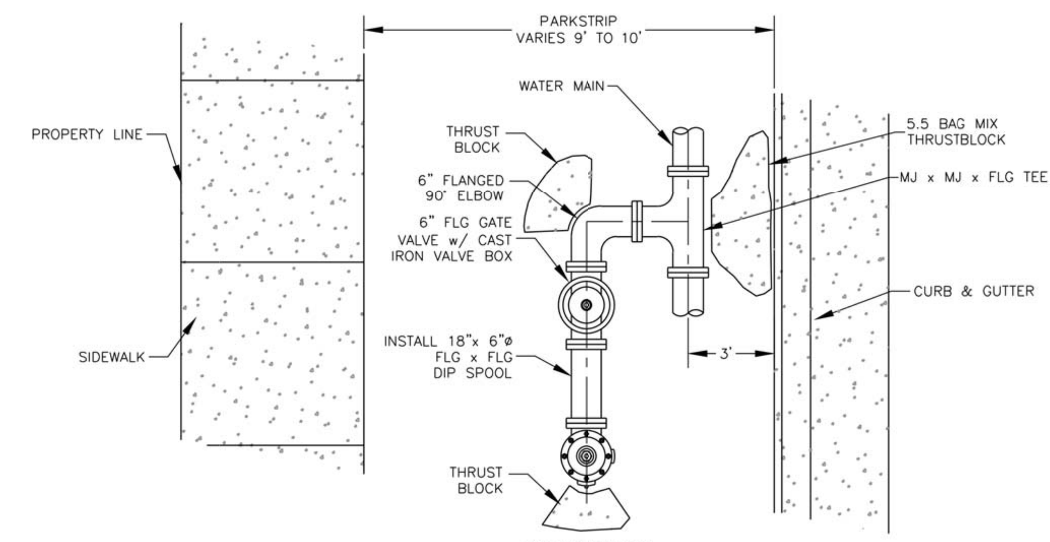
REV	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — CULINARY WATER — **CW-1**



SECTION VIEW



PLAN VIEW

NOTES:

1. HYDRANT SHALL BE "TRAFFIC" TYPE WITH A REPLACEABLE BREAK-AWAY UNIT IMMEDIATELY ABOVE GROUND.
2. HYDRANT SHALL BE CENTERED IN A CONCRETE PAD.

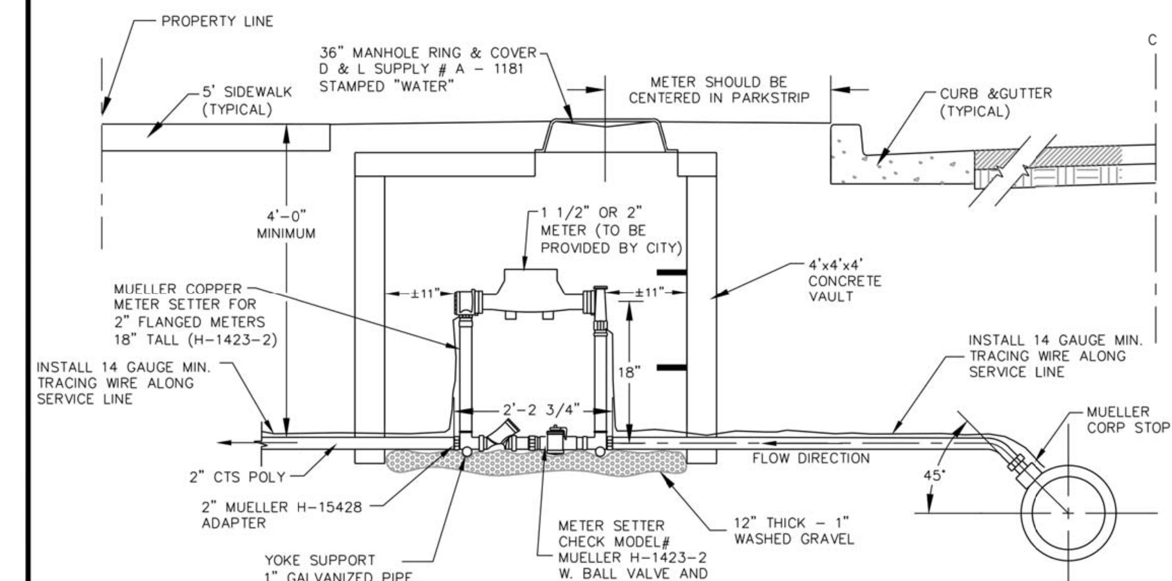
FIRE HYDRANT CONNECTION

DATE: APRIL 2014 | DRAWING NAME: CW-4 | DRAWN BY: ETL | CHECKED: | APPROVED:

REV	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — CUILINARY WATER — **CW-4**



NOTES:

1. INSPECTION: METER BOX AND SERVICE LINE SHALL BE INSPECTED BY CITY PRIOR TO BACKFILLING.
2. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 97% WITH NO DENSITY TEST RESULT LESS THAN 95%
3. CONTRACTOR TO SUPPLY ALL MATERIALS EXCLUDING METER.
4. METER BOXES SHALL BE A 4'x4'x4' CONCRETE VAULT.
5. PIPE: INSTALL MINIMUM 2" CTS POLY PIPE FROM MAIN TO METER AND FROM METER TO BUILDING. INSTALL TRACING WIRE FROM MAIN LINE TO METER
6. PLACEMENT: ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP, MUST BE PLACED NEAR THE MIDPOINT OF THE LOT, AND MUST NOT BE LOCATED IN A DRIVEWAY OR IN A SIDEWALK.
7. METER SETTER TO BE MUELLER H-1423-2, OR ACCEPTABLE EQUAL. INSTALL CORRECT SIZE METAL PIPE TO STABILIZE SETTER.
8. PIPE SPLICES SHALL BE MADE USING A COMPRESSION FITTING; MUELLER 110 COMPRESSION CONNECTION (MUELLER H-15403) W/ STAINLESS STEEL INSERTS
9. WATER SERVICES SHALL BE STUBBED TO A POINT APPROXIMATELY 1 (ONE) FOOT BEYOND UTILITY EASEMENT.
10. IN TRAFFIC AREAS, BOXES SHOULD BE ABLE TO SUPPORT H-20 LOADING. (NOTE: TYPICALLY WATER METERS ARE NOT ALLOWED IN TRAFFIC AREAS.)
11. METER LID TO BE 1" ABOVE THE LINE GRADE OF WALK/CURB.
12. 1 1/2-INCH METER INSTALLATION TO BE SIMILAR; USING 1 1/2-INCH METER, PIPE, FITTINGS AND SETTER.

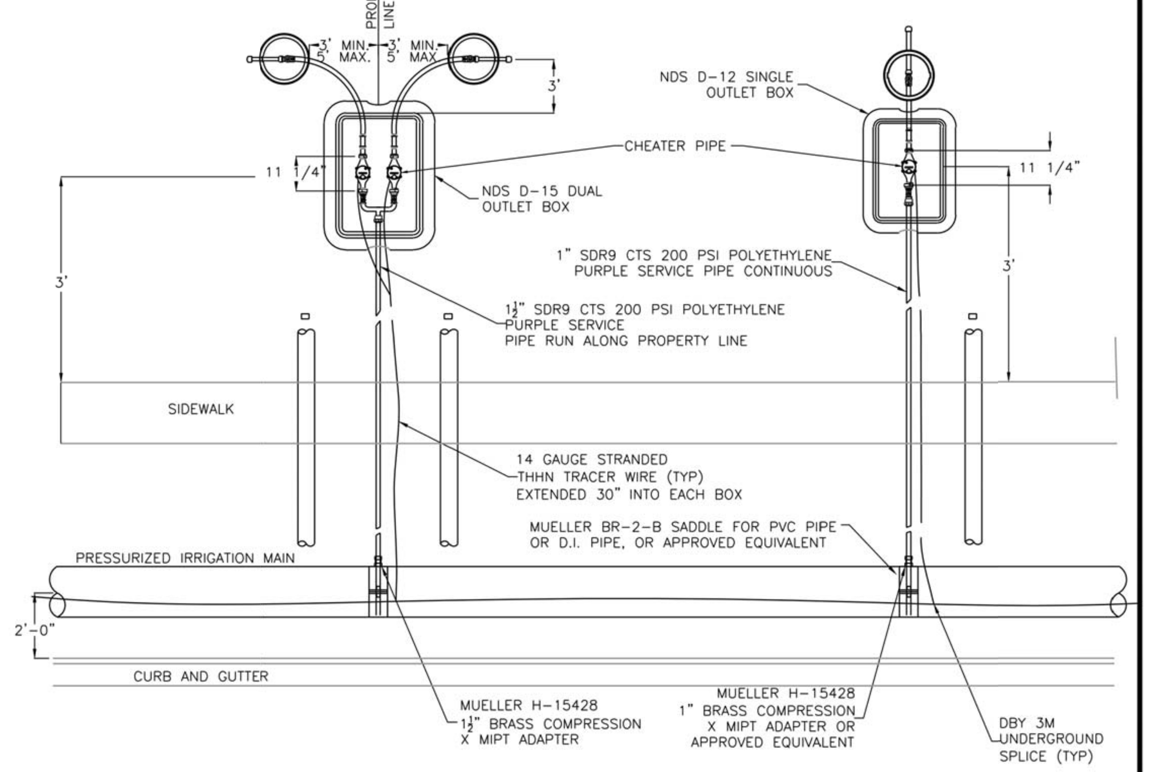
NON-RESIDENTIAL METER CONNECTION 2" OR 1 1/2"

DATE: APRIL 2014 | DRAWING NAME: CW-6 | DRAWN BY: ETL | CHECKED: | APPROVED:

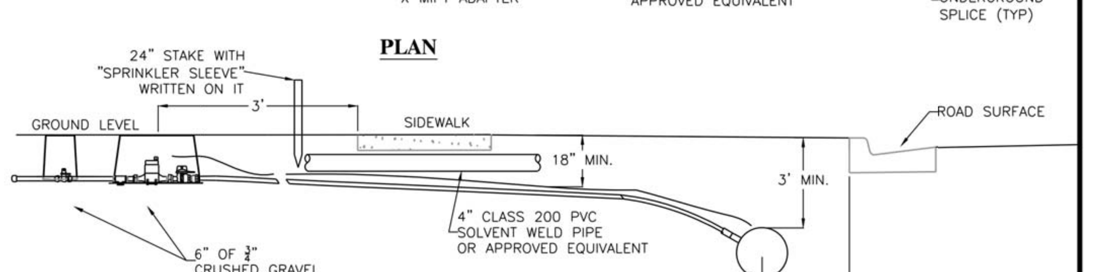
REV	DATE	BY	COMMENTS
1	10/17/2013	EL	CONCRETE BOX WITH CORP STOP

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — CULINARY WATER — **CW-6**



PLAN



SECTION

NOTES:

1. STANDARD SERVICE SIZE SHALL BE 1½" FOR DUAL SERVICES AND 1" FOR SINGLE SERVICES. SEE DETAIL PI-5A AND PI-5B FOR SERVICE BOX AND METER DETAILS
2. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. SERVICE LATERAL SHALL SLOPE TOWARDS PRESSURIZED IRRIGATION MAIN.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. 4" SLEEVE SHALL BE BURIED 1' BELOW GRADE.
7. CHEATER PIPE TO BE EXACTLY 11 1/4" FROM FACE TO FACE.

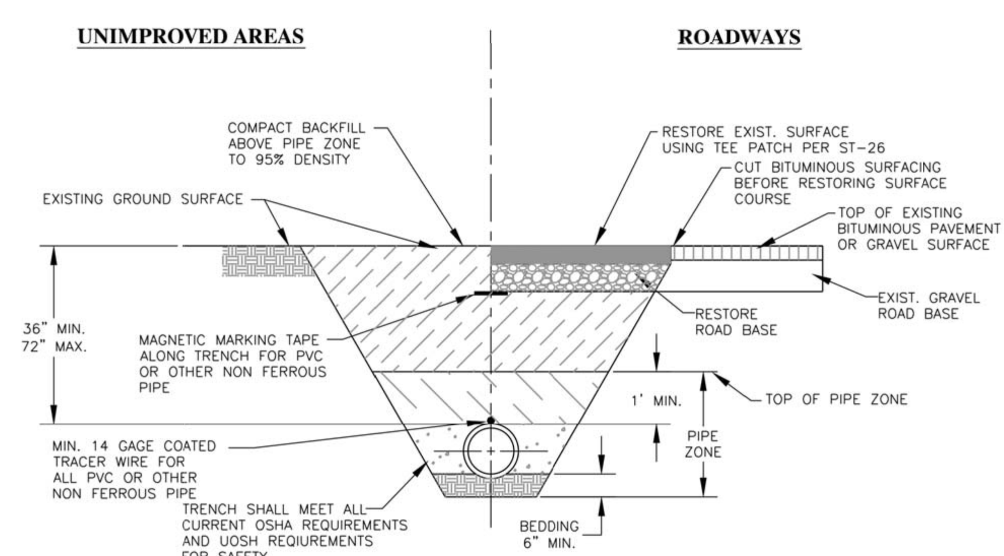
1" SINGLE & DUAL SERVICE LATERALS

DATE: APRIL 2014 | DRAWING NAME: PI-3 | DRAWN BY: | CHECKED: | APPROVED:

REV	DATE	BY	COMMENTS
B	1/21/05	jmc	update notes
C	4-6-06	MH	WR WHITE REDLINES

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — PRESSURIZED IRR — **PI-3**



CROSS-SECTION: TYPICAL TRENCH

NOTES:

1. WATER LINES 12 INCHES AND LARGER SHALL BE DUCTILE IRON CLASS-51.
2. WATER LINES 10 INCHES AND SMALLER SHALL BE PVC AWWA C900 CLASS 200.
3. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
4. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR TO NOTIFY CITY 24 HOURS IN ADVANCE OF MAKING CONNECTION.
5. PIPE ZONE SHALL BE BACKFILLED WITH BEDDING MATERIAL, OR OTHER ACCEPTABLE MATERIAL.
6. TRACING WIRE TO BE BROUGHT OUTSIDE OF BOTTOM PORTION OF VALVE BOX AND INSIDE TOP TO SURFACE.
7. FURNISH AND INSTALL POLY-WRAP ON DUCTILE IRON PIPE. POLY-WRAP MAY BE DELETED WHERE DIRECTED BY CITY ENGINEER.
8. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. MINIMUM COVER OVER TOP OF PIPE SHALL BE 36-INCHES BELOW THE FINISHED GRADE. THIS DEPTH MAY BE INCREASED AS REQUIRED TO MISS UNDERGROUND UTILITIES, STORM DRAINS, OR OTHER OBSTRUCTIONS, OR WHERE INDICATED ON THE DRAWINGS.
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSINGS SHOWN ON THE DRAWINGS, OR AS "BLUE-STAKED."
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES AND TAKE THE NECESSARY STEPS TO AVOID THEM.
5. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR MAY, AT HIS DISCRETION, USE SLOPING WALLS IN UNIMPROVED TERRAIN.

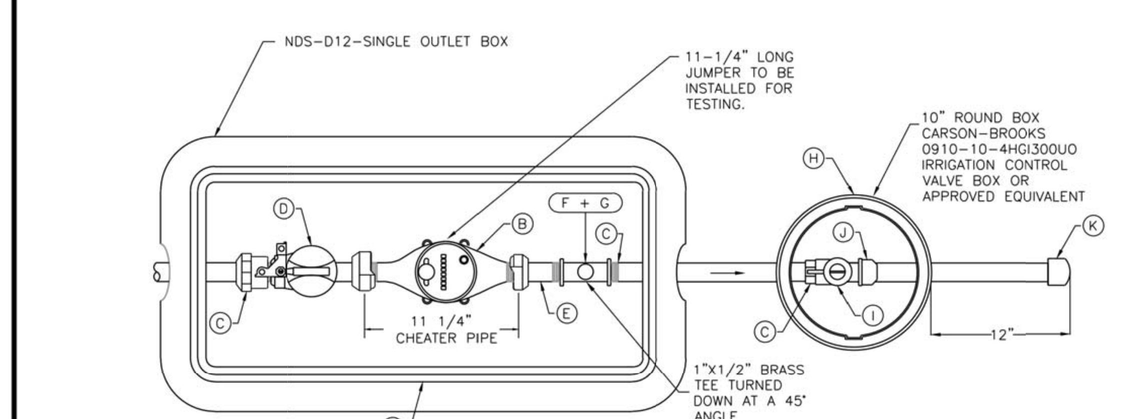
TRENCH DETAIL

DATE: APRIL 2014 | DRAWING NAME: PI-1 | DRAWN BY: ETL | CHECKED: | APPROVED:

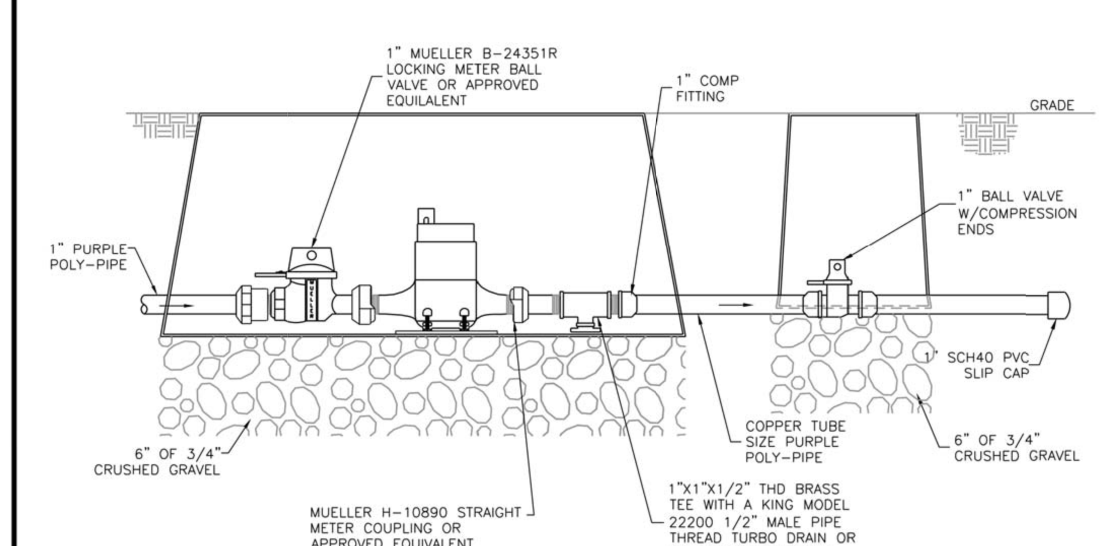
REV	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — PRESSURIZED IRR — **PI-1**



PLAN



SECTION

NOTE:

1. 1" METERS PROVIDED BY CITY
2. ALL PIPES SHALL BE BURIED WITH 14 GAUGE STRANDED THHN TRACE WIRE
3. CHEATER PIPE TO BE EXACTLY 11' 1/4" FROM FACE TO FACE

1" SINGLE SERVICE LATERAL BOX

DATE: APRIL 2014 | DRAWING NAME: PI-5A | DRAWN BY: ETL | CHECKED: | APPROVED:

REV	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — PRESSURIZED IRR — **PI-5A**

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

AutoZone STORE DEVELOPMENT

PREPARED FOR:
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045

DETAILS

SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:

DATE 4-29-15

PROTOTYPE SIZE 7n2

REGISTERED PROFESSIONAL ENGINEER 4-29-15 No. 8706815 COLBY CRAIG ANDERSON STATE OF UTAH

DT-3

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	MICHAEL WEINBERG 714-394-8922 MICHAEL.WEINBERG@ADS-PIPE.COM
ADS SALES REP:	TRAVIS HANSEN 801-502-4566 TRAVIS.HANSEN@ADS-PIPE.COM
PROJECT NO:	90141

ADVANCED DRAINAGE SYSTEMS, INC.

AUTO ZONE STORE NO. 6276

SARATOGA SPRINGS, UT

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.

   STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT

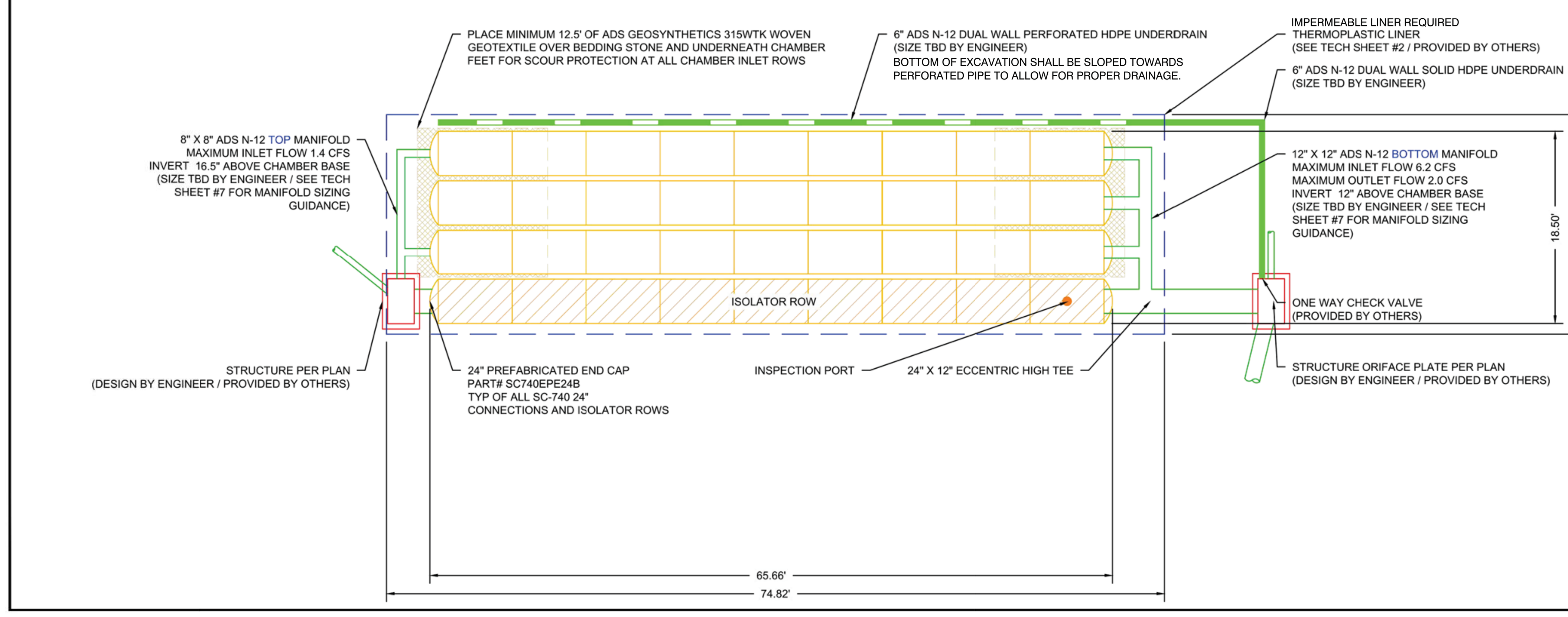
(36) STORMTECH SC-740 CHAMBERS
(8) STORMTECH SC-740 END CAPS
INSTALLED WITH 6" COVER STONE, 6" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 3,205 CF (PERIMETER STONE INCLUDED)
AREA OF SYSTEM: 1581 FT²
PERIMETER OF SYSTEM: 192 FT

NOTES

- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.

PROPOSED ELEVATIONS

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4563.94
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4558.94
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4557.44
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4557.44
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4557.44
TOP OF STONE:	4556.44
TOP OF CHAMBER:	4555.94
12" TOP MANIFOLD INVERT:	4554.82
24" ISOLATOR ROW INVERT:	4553.45
BOTTOM OF CHAMBER:	4553.44
UNDERDRAIN INVERT:	4552.94
BOTTOM OF STONE:	4552.94



AUTO ZONE STORE NO. 6276
SARATOGA SPRINGS, UT
DATE: 3-2-15 | DRAWN: CA
PROJECT #: 90141 | CHECKED: KAP
REV | DRW | CHK | DESCRIPTION

StormTech® Detention•Retention•Water Quality
70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

ADS® ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

0 10' 20'

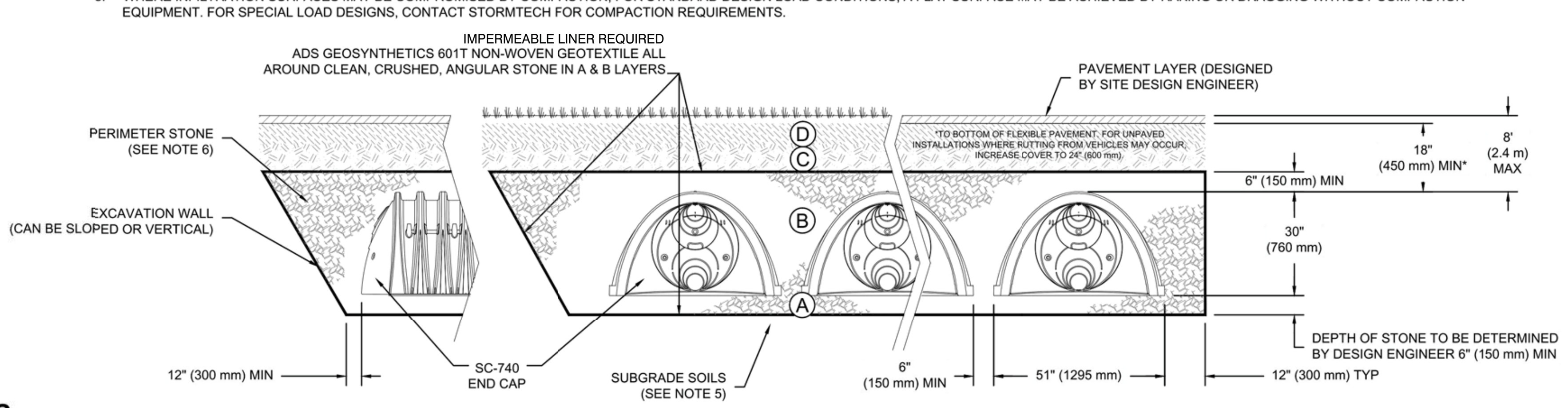
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

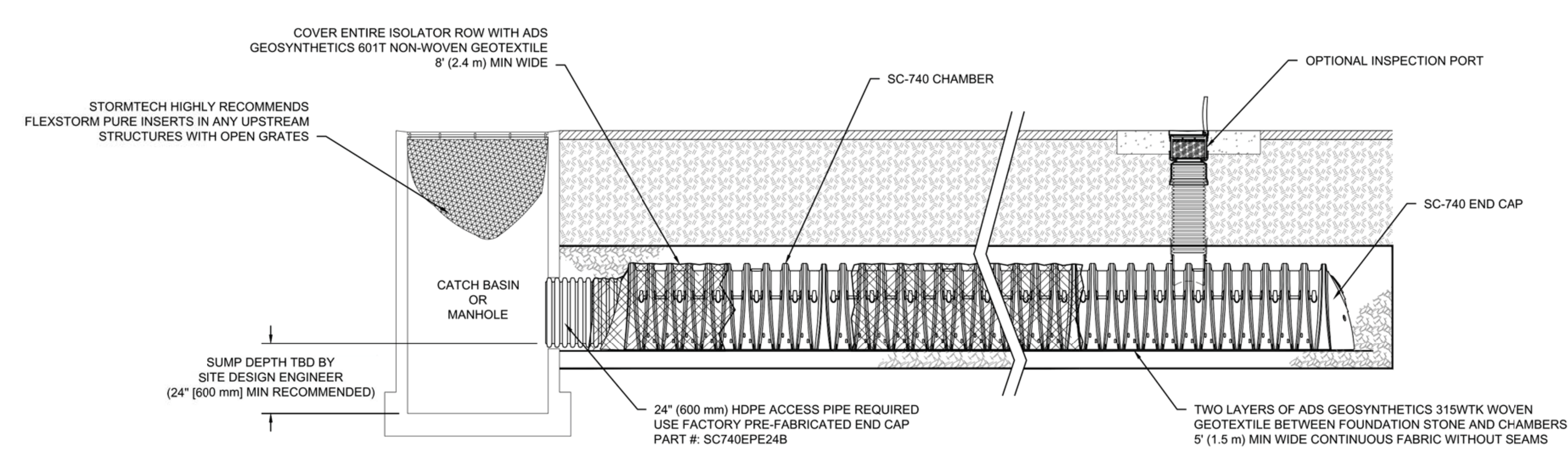


NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

AUTO ZONE STORE NO. 6276
SARATOGA SPRINGS, UT
DATE: 3-2-15 | DRAWN: CA
PROJECT #: 90141 | CHECKED: KAP
REV | DRW | CHK | DESCRIPTION
StormTech® Detention•Retention•Water Quality
70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM
ADS® ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 3 OF 5



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

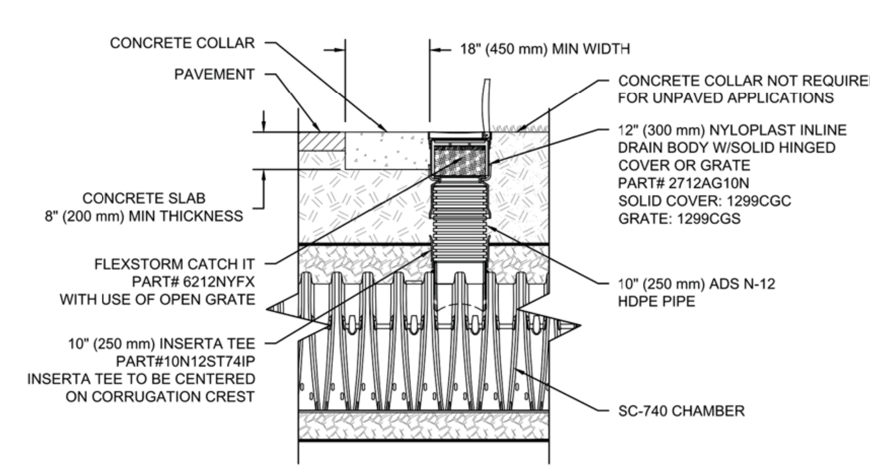
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-740 INSPECTION PORT DETAIL
NTS

AUTO ZONE STORE NO. 6276
SARATOGA SPRINGS, UT
DATE: 3-2-15 | DRAWN: CA
PROJECT #: 90141 | CHECKED: KAP
REV | DRW | CHK | DESCRIPTION
StormTech® Detention•Retention•Water Quality
70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM
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SHEET 4 OF 5

UNDERGROUND STORMWATER DETENTION SYSTEM DETAILS

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123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

NORTH

PREPARED FOR: ***AutoZone*** *STORE DEVELOPMENT*
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045

DETAILS

SCALE: 1" = 20'

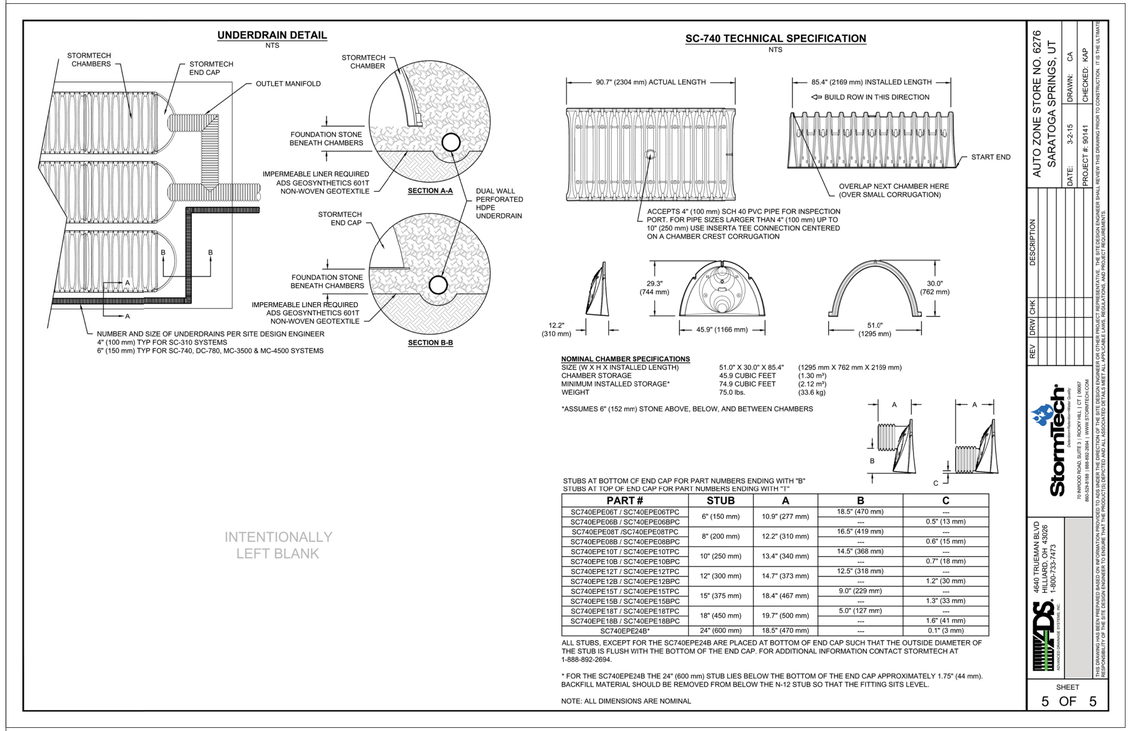
REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:

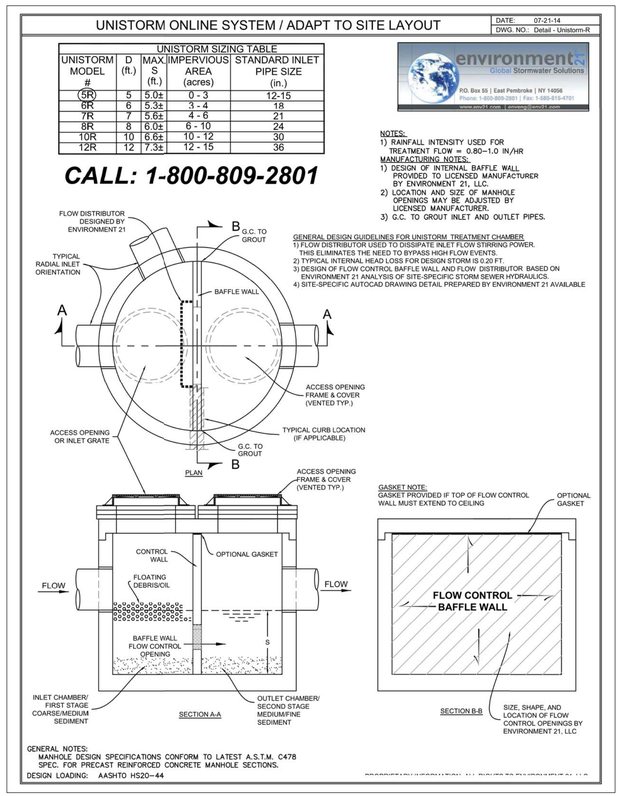
DATE 4-29-15
PROTOTYPE SIZE 7n2

REGISTERED PROFESSIONAL ENGINEER
4-29-15
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

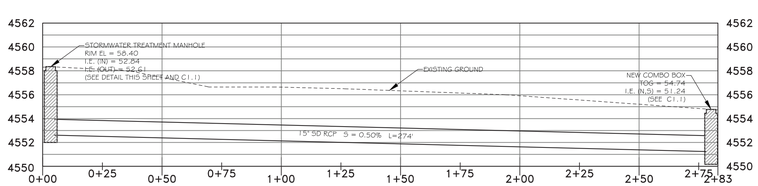
DT-4



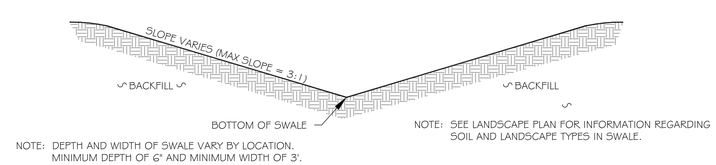
UNDERGROUND STORMWATER DETENTION SYSTEM DETAILS



STORMWATER TREATMENT MANHOLE



STORM DRAIN OUTLET PIPE PROFILE



DRAINAGE SWALE SECTION (TYPICAL)

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MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045

DETAILS

SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.

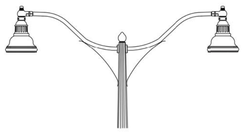
ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE 4-29-15
PROTOTYPE SIZE 7n2

LICENSED PROFESSIONAL ENGINEER
4-29-15
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

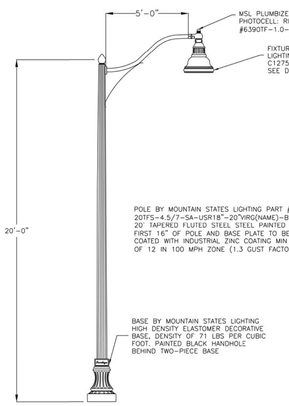
DT-5

ORDERING GUIDE:

COMPLETE ASSEMBLY PART: LP-2
POLE: 20TFS-4.5/7-5A-USA18"
LIGHT FIXTURE: C12750-64LED-120
DECORATIVE BASE: 20"VIRG(NAME)-BK



SHOWN WITH DOUBLE FIXTURE



FINISH: BLACK

ANCHOR BASE

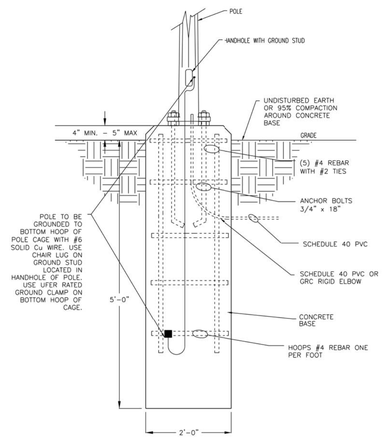
ENLARGED DECORATIVE BASE DETAIL

20' LIGHT STANDARD FOR COLLECTOR ROADS, COMMERCIAL AREAS, & PARKING LOT LIGHTS

DATE: APRIL 2014 | DRAWING NAME: LP-2 | DRAWN BY: ETL | CHECKED: | APPROVED:
REVISIONS: REV | DATE | BY | COMMENTS
SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. 8030, SARATOGA SPRINGS, UTAH 84045 PHONE: 801-766-9793 FAX: 801766801M

STANDARD DETAILS | STREET LIGHTS | **LP-2**

NOTE!
IF DEPTH CANNOT BE MET MASS MUST BE EQUIVALENT TO MASS SHOWN



CONCRETE BASE DETAIL FOR COLLECTOR ROADS, COMMERCIAL AREAS, & PARKING LOT LIGHTS

DATE: APRIL 2014 | DRAWING NAME: LP-2B | DRAWN BY: ETL | CHECKED: | APPROVED:
REVISIONS: REV | DATE | BY | COMMENTS
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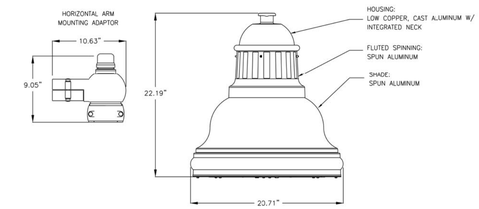
STANDARD DETAILS | STREET LIGHTS | **LP-2B**

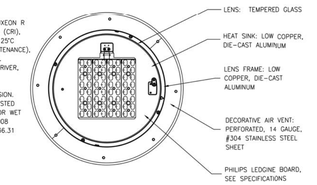
MSL ORDERING GUIDE

LIGHT FIXTURE: C12750A-64LED-120
PHOTOCELL: 6390TF-BK



Philips LEDgine Specifications:

- 64, 4000K (NEUTRAL) PHILIPS LUMILEDs LUXEON R LEDs, TYPICAL 75 COLOR RENDERING INDEX (CRI), >85,000 HOURS OF OPERATIONAL LIFE (AT 25°C AMBIENT TEMPERATURE & 70% LUMEN MAINTENANCE), INJECTION MOLDED TYPE III OPTICAL PLATES.
- INTEGRAL PHILIPS ADVANCE XITANIUM LED DRIVER, CLASS 1, IP66 RATED, 350mA, INTELLIVOLT 120 VAC, 50-60 Hz, RoHS COMPLIANT. STANDARD BUILD IN >3kV SURGE SUPPRESSION.
- UL8750 & UL1598 COMPLIANT, ETL/cETL LISTED TO U.S. & CANADIAN SAFETY STANDARDS FOR WET LOCATIONS, MANUFACTURED TO ISO 9001:2008 STANDARDS, VIBRATION TESTED TO ANSI C136.31 FOR BRIDGE APPLICATIONS.



LUMINARE FOR COLLECTOR ROADS, COMMERCIAL AREAS, & PARKING LOT LIGHTS

DATE: APRIL 2014 | DRAWING NAME: LP-2C | DRAWN BY: ETL | CHECKED: | APPROVED:
REVISIONS: REV | DATE | BY | COMMENTS
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STANDARD DETAILS | STREET LIGHTS | **LP-2C**

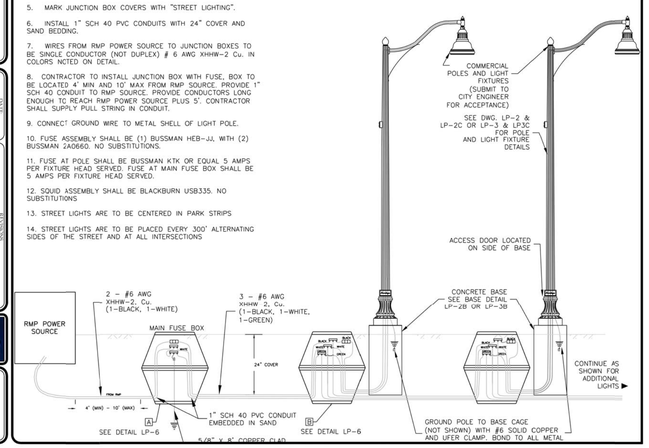
COLLECTOR & ARTERIAL STREET LIGHT CONNECTION DETAIL

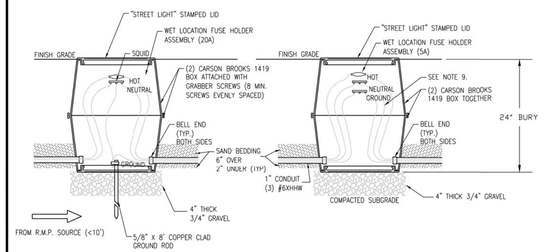
DATE: APRIL 2014 | DRAWING NAME: LP-5 | DRAWN BY: ETL | CHECKED: | APPROVED:
REVISIONS: REV | DATE | BY | COMMENTS
SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. 8030, SARATOGA SPRINGS, UTAH 84045 PHONE: 801-766-9793 FAX: 801766801M

STREET LIGHTS | LANDSCAPE/CULTURAL | **LP-5**

NOTES:

1. COMMERCIAL LIGHT POLES SHALL BE LOCATED AS INDICATED ON THE APPROVED LIGHTING SITE PLAN; AND AS DESCRIBED IN SECTION 05540 OF THE CITY STANDARDS.
2. LIGHT POLES AND LIGHT FIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 05540 OF THE CITY STANDARDS; AND SHALL BE ACCEPTABLE TO THE CITY ENGINEER.
3. EACH LIGHT SHALL HAVE A JUNCTION BOX WITH A FUSE.
4. FUSE LIVE CONDUCTOR IN JUNCTION BOXES.
5. MARK JUNCTION BOX COVERS WITH "STREET LIGHTING".
6. INSTALL 1" SCH 40 PVC CONDUITS WITH 24" COVER AND SAND BEDDING.
7. WIRES FROM RMP POWER SOURCE TO JUNCTION BOXES TO BE SINGLE CONDUCTOR (NOT DUPLEX) # 6 AWG XHHW-2 Cu. IN COLORS NOTED ON DETAIL.
8. CONTRACTOR TO INSTALL JUNCTION BOX WITH FUSE, BOX TO BE LOCATED 4' MIN AND 10' MAX FROM RMP SOURCE. PROVIDE 1" SCH 40 CONDUIT TO RMP SOURCE. PROVIDE CONDUCTORS LONG ENOUGH TO REACH RMP POWER SOURCE PLUS 5'. CONTRACTOR SHALL SUPPLY PULL STRING IN CONDUIT.
9. CONNECT GROUND WIRE TO METAL SHELL OF LIGHT POLE.
10. FUSE ASSEMBLY SHALL BE (1) BUSSMAN HEB-JJ, WITH (2) BUSSMAN 2A0660. NO SUBSTITUTIONS.
11. FUSE AT POLE SHALL BE BUSSMAN KTK OR EQUAL 5 AMPS PER FIXTURE HEAD SERVED; FUSE AT MAIN FUSE BOX SHALL BE 5 AMPS PER FIXTURE HEAD SERVED.
12. SQUID ASSEMBLY SHALL BE BLACKBURN USBJ35. NO SUBSTITUTIONS
13. STREET LIGHTS ARE TO BE CENTERED IN PARK STRIPS
14. STREET LIGHTS ARE TO BE PLACED EVERY 300' ALTERNATING SIDES OF THE STREET AND AT ALL INTERSECTIONS





A SERVICE CONNECTION FUSE BOX DETAIL

B LIGHT POLE FUSE BOX DETAIL

NOTES:

1. FUSE BOX / SLICE BOX ASSEMBLY SHALL BE (2) CARSON BROOKS 1419 BOLTED TOGETHER 'CLAMSHELL' STYLE. DRILL 1/4" HOLES IN EVERY CELL OF LID ON BOTTOM BOX TO ALLOW DRAINAGE. INSTALL BOX ASSEMBLY ON 4" OF 3/4" GRAVEL. NO SUBSTITUTES.
2. FUSE ASSEMBLY SHALL BE (1) BUSSMAN HEB-JJ PN. 44229 WITH (2) BUSSMAN 2A0660. NO SUBSTITUTES.
3. WIRE CONNECTOR SHALL BE BLACKBURN USBJ35 SQUID PN. 2136122. NO SUBSTITUTES.
4. TERMINATE CONDUIT IN BOXES WITH BELL ENDS ATTACHED TO END OF CONDUITS.
5. ALL WIRE SHALL BE #6 CU XHHW UNLESS NOTED OTHERWISE.
6. 5/8" X 8' GROUND ROD REQUIRED AT SERVICE CONNECTION FUSE BOX.
7. LIGHT POLE FUSE BOX SHALL BE WITHIN 4' DOWNSTREAM OF POLE.
8. SERVICE CONNECTION FUSE BOX SHALL BE WITHIN 10' OF ROCKY MOUNTAIN POWER (RMP) SOURCE. CONFIRM INSTALLATION REQUIREMENTS WITH ROCKY MOUNTAIN POWER REPRESENTATIVE AND PACIFICORP'S LATEST SIX STATES ELECTRICAL SERVICE REQUIREMENTS DOCUMENT.
9. IF FIXTURE IS NOT INDICATED FOR INSTALLATION WITH CURRENT CONTRACT ONLY CONDUIT IS REQUIRED. SOME CONDUCTORS INDICATED MAY BE INSTALLED WITH FIXTURE UPGRADES.
10. SERVICE FUSE TO BE BUSSMAN KTK AND SIZED 5 AMPS PER FIXTURE. POLE FUSE TO BE BUSSMAN KTK 5 AMP PER FIXTURE.

LIGHT POLE BELOW GRADE BOXES INSTALLATION DETAILS

DATE: APRIL 2014 | DRAWING NAME: LP-6 | DRAWN BY: ETL | CHECKED: | APPROVED:
REVISIONS: REV | DATE | BY | COMMENTS
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STANDARD DETAILS | LANDSCAPING | **LP-6**

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AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

MORPH

PREPARED FOR: **AutoZone** *STORE DEVELOPMENT*
Store No.: 6276
1536 NORTH REDWOOD ROAD
SARATOGA SPRINGS UT 84045

LIGHTING DETAILS

SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE 4-29-15
PROTOTYPE SIZE 7n2

REGISTERED PROFESSIONAL ENGINEER 4-29-15 No. 8706815 COLBY CRAIG ANDERSON STATE OF UTAH

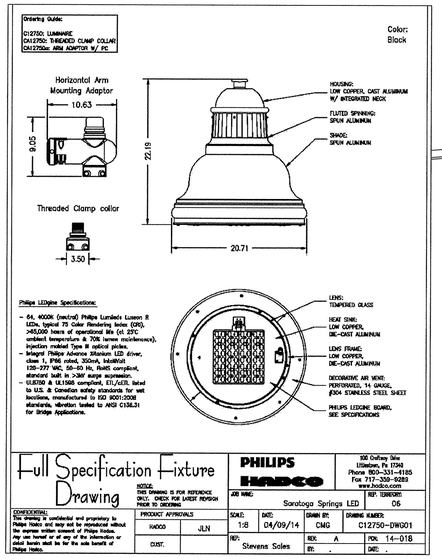
DT-6

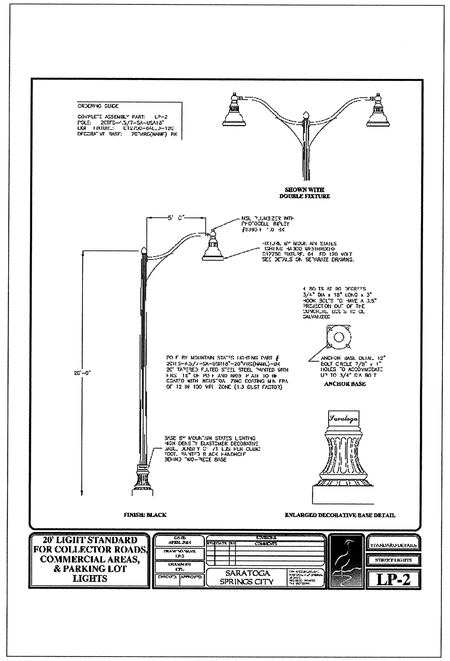
STATISTICS

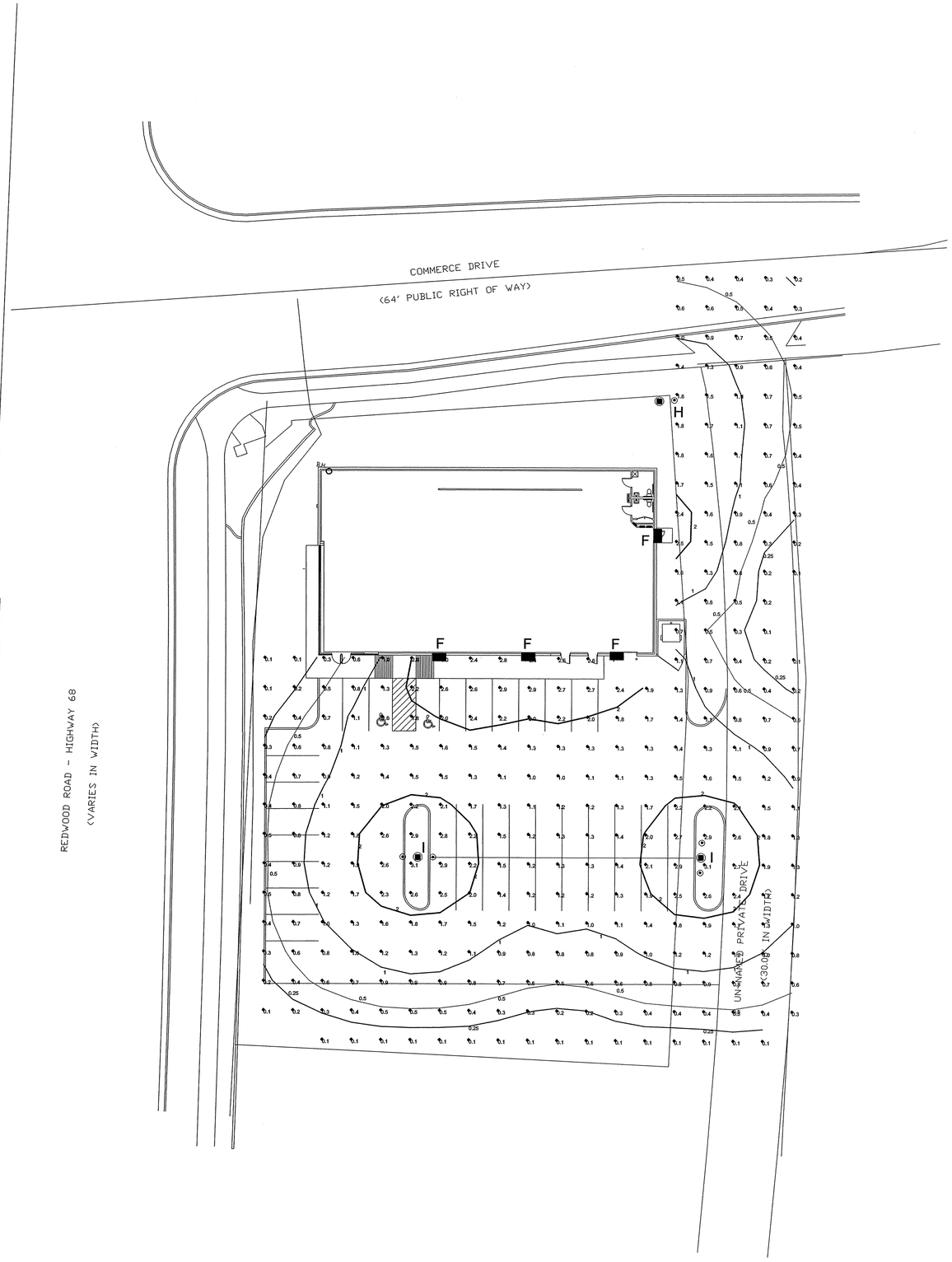
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.1 fc	3.4 fc	0.1 fc	34.0:1	11.0:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	F	4	DSXW1 LED 10C 1000 40K T3M MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED's, 1000mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	DSXW1_LED_10C_1000_40K_T3M_MVOLT.ies	Absolute	1.00	40
	H	1	CXF1464TA5NA3NS	CXF1464TA5NA3NS, TYPE V OPTICS- 64 LEDs, 4000K (NW), FLAT GLASS LENS	64 LEDGINE REBEL R BOARD	CXF1464-5HNA3-R-12.ies	Absolute	1.00	69.1
	I	2	CXF1464TA5NA3NS	CXF1464TA5NA3NS, TYPE V OPTICS- 64 LEDs, 4000K (NW), FLAT GLASS LENS	64 LEDGINE REBEL R BOARD	CXF1464-5HNA3-R-12.ies	Absolute	1.00	138.2







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123 SOUTH FRONT STREET
MEMPHIS, TENNESSEE 38103
TEL.: (901) 495-8757 FAX: (901) 495-8901

STATE OF UTAH
Phillip C. Pearl
06059-02010
LICENSED ARCHITECT
03/31/2014

PREPARED FOR:

AutoZone STORE DEVELOPMENT

Store No.: 6276
1536 N. COMMERCE DR.
SARATOGA SPRINGS UT 84045

LIGHTING PLAN

NORTH

SCALE: 1" =

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
PERMIT DATE
PROTOTYPE SIZE

PH1

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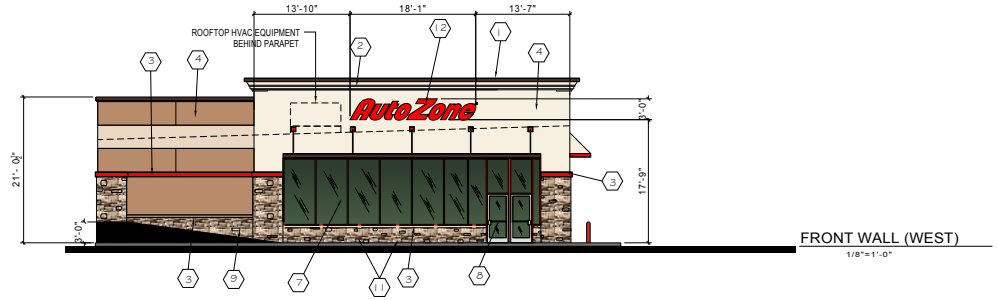
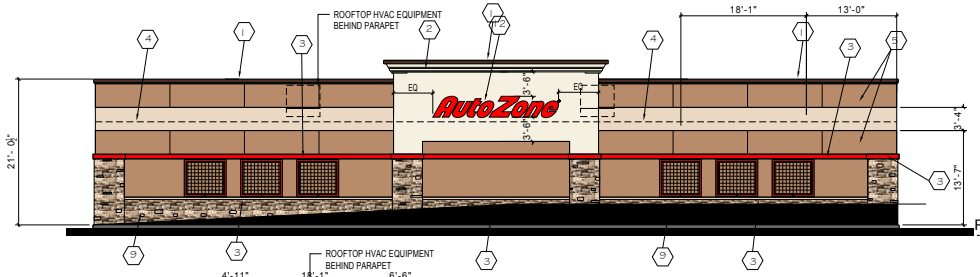
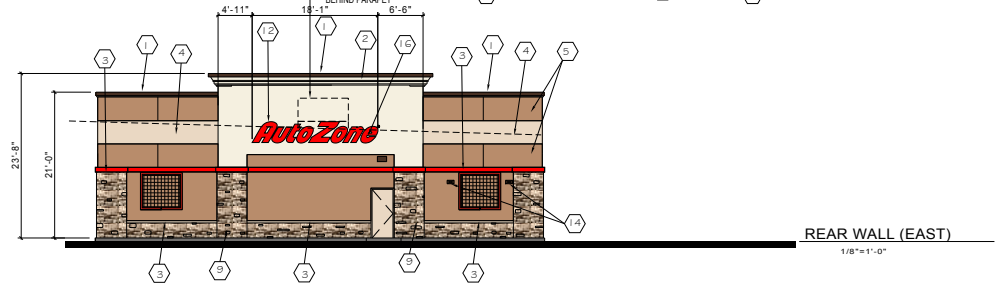


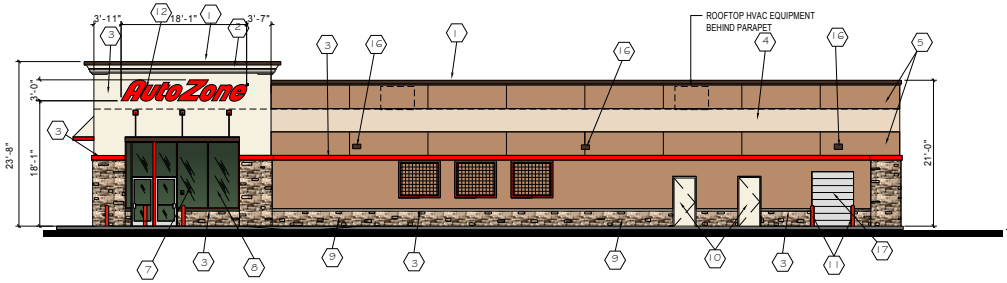
FRONT WALL (WEST)
1/8"=1'-0"



RIGHT SIDE WALL (NORTH)
1/8"=1'-0"



REAR WALL (EAST)
1/8"=1'-0"



LEFT SIDE WALL (SOUTH)
1/8"=1'-0"

1. ALUMINUM COPING COLOR: UNA-CLAD DARK BRONZE
2. CORNICE - E.I.F.S. FINISH, COLOR SW 6091
3. E.I.F.S. FOAM ACCENT BAND COLOR SW 6868
4. E.F.S FINISH COLOR: SW 6086
5. E.F.S FINISH COLOR: SW 6088
6. NOT USED
7. ALUMINUM STOREFRONT - RED KYNAR FINISH
8. GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
9. NICHIHA - LEDGESTONE FIBER CEMENT STONE VENEER
10. PAINT HOLLOW DOORS AND FRAMES SW 6091
11. PIPE GUARD
12. WALL SIGN - 36" CHANNEL LETTERS - RED FACES
13. NOT USED
14. TOILET WALL VENTS
15. STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
16. WALL MOUNTED DECORATIVE WALL SCONCE
17. OVERHEAD DOOR - PAINT ANGLES & DOOR TO MATCH SW 6088

NO SCALE

ELEVATION KEY NOTES

SW 6091 RELIABLE WHITE
SW 6086 SAND DUNE
SW 6088 NUTHATCH

REVISIONS

1		
2		
3		
4	REV.4	
5	REV.5	
6	REV.6	

AutoZone Store No. 6276
HWY 68
SARATOGA SPRINGS UT

EXTERIOR COLOR ELEVATIONS AND NOTES

Architect: Phill Pecord
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-6500 FAX: (901) 495-8969

1-7-15

7N2

CE

Back to Exhibit Menu

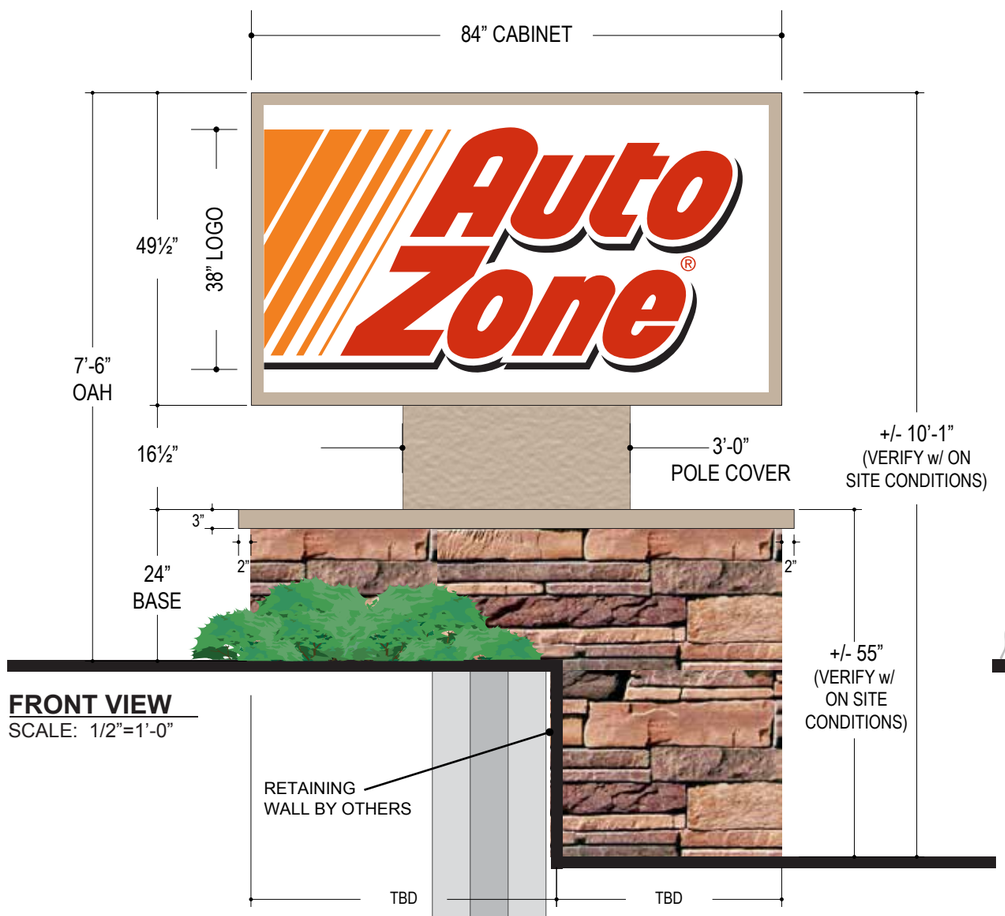
28.88 sq.ft.

CALL OUTS:

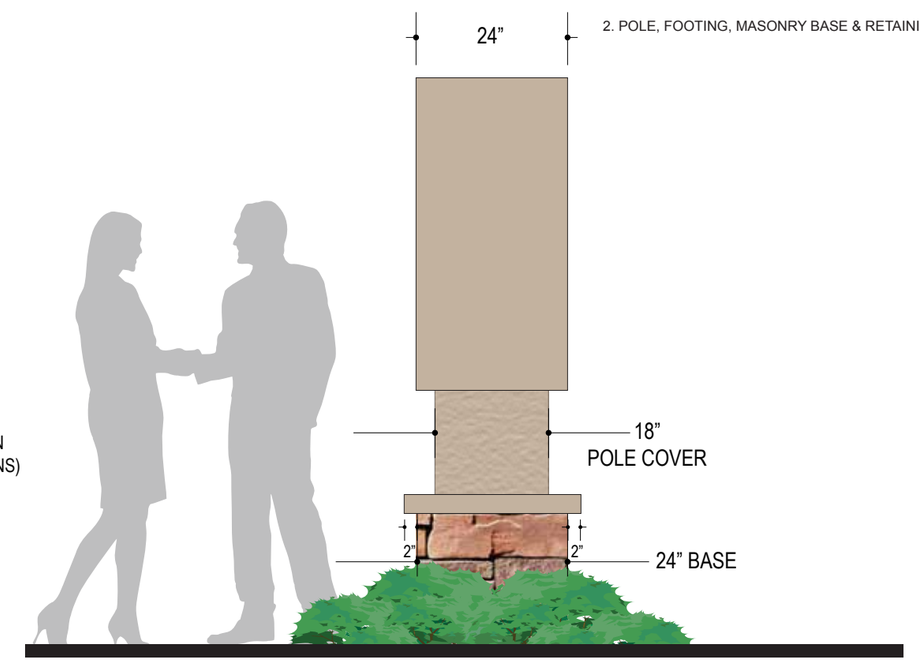
1. .150" WHITE LEXAN FACES w/ FIRST SURFACE APPLIED SIGNTECH (ARLON) CAST FLEX TRANSLUCENT VINYL GRAPHICS V-1, V-2, V-3
2. ALUMINUM FRAMED CABINET PAINTED P-1 / SHEETED w/ PRE-FINISHED WHITE/WHITE ALUMINUM P-2 / 2" PRE-FINISHED WHITE/WHITE RETAINERS P-2
3. INTERNALLY ILLUMINATED w/ FLUORESCENT BULBS
4. STEEL POLE SUPPORT / PORTION INSIDE CABINET PAINTED P-1 *POLE SUPPORT AND FOOTING SIZE TBD PER ENGINEERING
5. ALUMINUM POLE COVER PAINTED P-2 / STUCCO FINISH
6. CORONADO STONE - HONEY LEDGESTONE STYLE - CARMEL MOUNTAIN COLOR STONE BASE BUILT INTO RETAINING WALL w/ STONE CAP TO MATCH **BY OTHERS**

NOTES:

1. STANDARD CABINET DEPTH IS 24". CABINET DEPTH TO BE ADJUSTED IF POLE IS LARGER THAN 10" DIA. (GENERALLY: CABINET DEPTH = POLE DIA. +10")
2. POLE, FOOTING, MASONRY BASE & RETAINING WALL PROVIDED AND INSTALLED BY GC



FRONT VIEW
SCALE: 1/2"=1'-0"



SIDE VIEW
SCALE: 1/2"=1'-0"

FINISHES:

- P-1 RUSTOLEUM 20-9109 WHITE PRIMER
- P-2 SW6086 SAND DUNE
- V-1 SIGN TECH (ARLON) 2500-2119 ORANGE CAST FLEX VINYL
- V-2 SIGN TECH (ARLON) 2500-22 BLACK CAST FLEX VINYL
- V-3 SIGN TECH (ARLON) 2500-2662 RED CAST FLEX VINYL

SIGNATURE OF APPROVAL

DATE

QC APPROVED
By Rhoda Schley at 6:20 am, Apr 29, 2015

REVISIONS

REV.	DATE	BY	DESCRIPTION
1	04.15.15	JS	STONE BASE BUILT INTO RETAINING WALL
2	04.16.15	JS	POLE COVER/CABINET PAINTED
3	04.28.15	JS	ADD STONE CAP

Job Number
201637

QTY: (1)

Job Name: SARATOGA SPRINGS, UT

AUTO ZONE - #6276

CUSTOM D/F PYLON - 4'-1½" x 7'-0" x 7'-6" OAH

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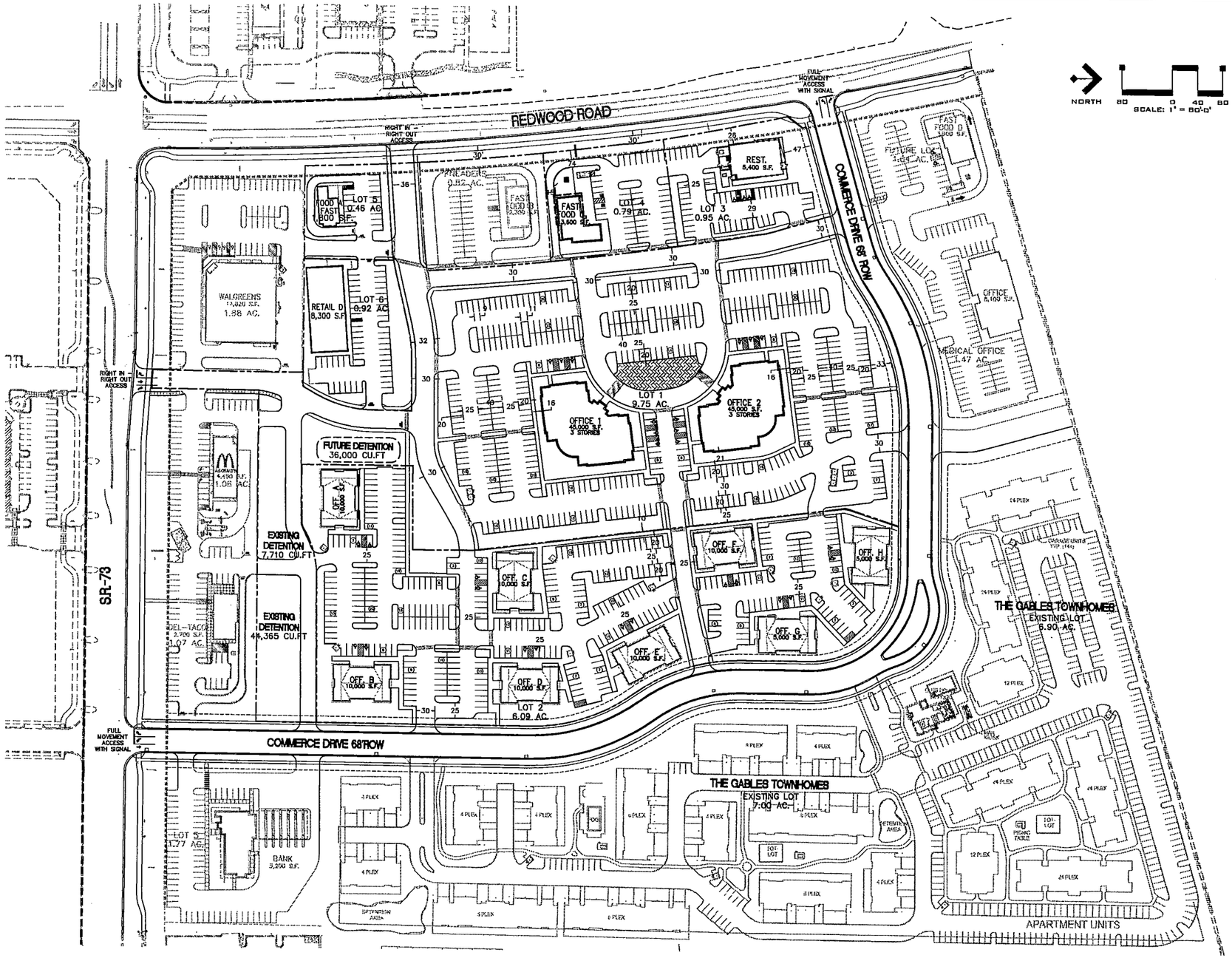
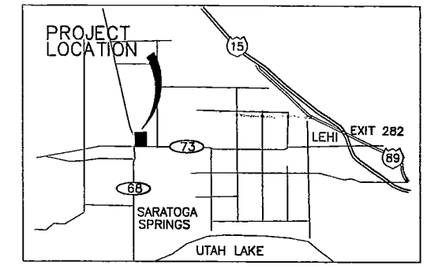
Quality Grade: 2
# of Circuits Req'd: TBD
Amp Draw: TBD
Voltage: 120V
Project Manager: Mickey Wiskow
Salesman: Mike Bjorklund
Revison Date: (SEE REVISION TABLE)
Date: 08.01.14
Drwn By: JS
Sheet No. : 1





VICINITY MAP
NOT TO SCALE

SITE DATA

LOT 1	9.75 ± ACRES
LOT 2	6.09 ± ACRES
LOT 3	0.95 ± ACRES
LOT 4	0.79 ± ACRES
LOT 5	0.46 ± ACRES
LOT 6	0.92 ± ACRES

PARKING/BUILDING DATA

LOT 1

OFFICE 1	3 STORY		45,000 S.F.
OFFICE 2	3 STORY		45,000 S.F.
TOTAL			90,000 S.F.
PARKING	402 STALL	4.66/1,000 RATIO	
PERCENT LANDSCAPING	29.6%		

LOT 2

OFF. A - F	2 STORY	10,000 S.F. EA.	70,000 S.F.
OFF. G,H	1 STORY	5,000 S.F. EA.	10,000 S.F.
TOTAL			80,000 S.F.
PARKING	330 STALL	4.16/1,000 RATIO	
PERCENT LANDSCAPING	20.1%		

LOT 3

RESTAURANT			5,400 S.F.
PARKING	46 STALL	8.5/1,000 RATIO	
PERCENT LANDSCAPING	33.7%		

LOT 4

RESTAURANT			3,600 S.F.
PARKING	45 STALL	12.5/1,000 RATIO	
PERCENT LANDSCAPING	30.8%		

LOT 5

RESTAURANT			1,800 S.F.
PARKING	16 STALL	8.9/1,000 RATIO	
PERCENT LANDSCAPING	28.0%		

LOT 6

RETAIL/RESTAURANT			8,300 S.F.
PARKING	50 STALL	6.0/1,000 RATIO	
PERCENT LANDSCAPING	33.0%		

CLC ASSOCIATES
420 EAST SOUTH TEMPLE
SUITE 520
SALT LAKE CITY
UTAH 84111
P 801 363 5605
F 801 363 5604
CLCASSOC.COM
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE CONCEPT PLANS
FOR
SARATOGA SPRINGS TOWNE CENTER
SR 73 AND REDWOOD ROAD
SARATOGA SPRINGS, UT

DATE	DESCRIPTION
05/04/12	CITY SUBMITTAL - 1ST

SITE CONCEPT PLAN

PROJECT #: 05-0239
DRAWN BY: RMP
DESIGNED BY: RMP
CHECKED BY: RMP

CONCEPT

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
Utility Notification Center, Inc.
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www.bluestakes.org
Dig Safely.
811
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Back to Exhibit Menu

City Council
Staff Report

Author: Daniel Widenhouse, City Management Intern
Subject: Phone System Recommendation
Date: 5/11/2015
Type of Item: Proposal

Summary Recommendations: The City Council should award contract of the new phone system to Rocky Mountain Voice and Data.

Description:

A. Topic: Award of Phone System Contract

B. Background: The current phone system is currently not working. The system is old, out dated, and replacement parts are unavailable. Many employees do not have a telephone to make calls because replacement headsets are unavailable. Some phones ring other phones when receiving an incoming call. Several weeks ago, the voicemail system shut down and employees were not able to receive voicemails from outside callers.

Staff was tasked with creating a request for proposal for the phone system to replace the current system. In total, staff received bids from ten different vendors. Below is the analysis of the bids.

C. Analysis: The table below outlines the various bidders, the upfront costs, and the total cost after 9 years.

Company	Total Upfront Costs	1st year Total spent	9th year Total spent
Rocky Mountain - Gig	$ 34,253.00	$ 34,253.00	$ 34,253.00
Five9's Option 2	$ 26,588.60	$ 27,511.75	$ 34,896.95
(without optional)	$ 31,236.00	$ 31,836.00	$ 36,636.00
CenturyLink	$ 26,887.76	$ 26,887.76	$ 37,358.72
Century Link (addendum)	$ 32,779.92	$ 32,779.92	$ 43,250.88
YipTel	$ 21,680.00	$ 24,465.00	$ 46,745.00
Rocky Mountain - Gig	$ 34,253.00	$ 34,253.00	$ 49,205.00
TriTel	$ 47,935.00	$ 48,560.00	$ 53,560.00
Integra Option 1	$ 30,357.81	$ 33,226.81	$ 56,178.81
Integra Option 2	$ 28,758.21	$ 31,835.21	$ 56,451.21
Rocky Mountain Voice and Data	$ 34,701.00	$ 37,170.00	$ 56,922.00
Sunturn	$ 54,171.11	$ 54,171.11	$ 71,716.79
Telesphere	$ 11,900.00	$ 31,076.00	$ 184,484.00
Vision Telecom	$ 14,462.08	$ 34,378.60	$ 193,710.76
Jive Communications	$ 17,550.29	$ 37,350.29	$ 195,750.29

After evaluating the bids, we determined that Rocky Mountain Voice and Data is the preferred option.

If the council awards this contract, staff will present on June 16th a budget adjustment to fund the contract.

Recommendation: Staff recommends that council award the phone system contract to Rocky Mountain Voice and Data in the amount of $34,253.