Planning Commission Meeting

Thursday, December 10, 2015
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

One or more members of the Commission may participate electronically in this meeting.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE WITH THE ORDER OF THE PLANNING COMMISSION CHAIR.

Regular Session commencing at 6:30 P.M.

1. Pledge of Allegiance.

2. Roll Call.

3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.

4. Public Hearing: Preliminary and Final Plat, Site Plan and Conditional Use Permit for Saratoga Springs 4 Church located at approximately 1150 S Redwood Road between Redwood Road and Old Farm Road, Evans & Associates Arch. Chad Spencer, applicant. Presented by Jamie Baron.

5. Public Hearing: Site Plan Amendment for Lakeview Academy, located at 527 West 400 North, Rick Veasey, applicant. Presented by Sarah Carroll.

6. Public Hearing: Rezone, General Plan Amendment, and Concept Plan for Holiday Oil, located at 3990 S Redwood Road, Jerry Wagstaff, applicant. Presented by Jamie Baron.

7. Site Plan for Fairways Office Park, located at approximately 2246 S Talons Cove Drive, Peter Staks, applicant. Presented by Kara Knighton. **(Continued from November 12, 2015)**

8. Public Hearing: Proposed Code Amendments: Title 19 all chapters, including 19.18 – Sign Regulations, and other changes. Presented by Kimber Gabryszak.

9. Approval of Minutes:

   1. November 12, 2015.

10. Reports of Action.

11. Commission Comments.

12. Director's Report:
    - Council Actions
    - Applications and Approval
    - Upcoming Agendas
    - Other

13. 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.

14. Adjourn.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

Planning Commission
Staff Report

Preliminary Plat, Site Plan, CUP
Saratoga Springs 4 Church
December 10, 2015
Public Hearing

Report Date:	December 3, 2015
Applicant:	Evans & Associates Arch. (Chad Spencer)
Owner:	Corporation of the Presiding Bishop
Location:	Old Farm Road & Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:041:0183 – 77.113439 acres
Parcel Zoning:	R-3
Adjacent Zoning:	R-3
Current Use of Parcel:	Agriculture
Adjacent Uses:	Low Density Residential, Agriculture
Previous Meetings:	7-9-15 (PC) 7-21-15 (CC) Rezone and General Plan Amendment
Previous Approvals:	Rezone and General Plan Amendment, PC to R-3, 7-21-15
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Jamie Baron, Planner I

A. Executive Summary:

This is a request for review of a Preliminary Plat, Site Plan, and Conditional Use Permit for the Saratoga Springs 4 Church, to be located at ~ 1150 South Redwood Road, between Old Farm Road and Redwood Road. The Preliminary Plat is for a one lot subdivision to formally create the lot for the church and dedicate Tanner Lane to the City.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, review and discuss the Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit l, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation with conditions, forwarding a negative recommendation, or continuing the application.

Jamie Baron, Planner I
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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

The proposed chapel is within the boundaries of the DAP, and church sites are a contemplated use within the "non-residential area" for the development.

The applicant was approved for a Rezone and General Plan Amendment for the area by the City Council on 7-21-15, for the purpose of building a church. The Concept Plan was reviewed at the time of the Rezone and General Plan Amendment.

C. Specific Request: The applicant request approval for Preliminary Plat, Site Plan, and Conditional Use Permit for the Saratoga Springs 4 Church located between Old Farm Road and Redwood Road on parcel 58:041:0183. The plat consists of 6.797 acres. The church is 21,043 square feet and sits on a 5.07 acre lot, with a storage building, pavilion, and 89,695 square feet of landscaping.

The application will remain subject to the City Center District Area Plan (DAP), and the density for the church will be subtracted from the overall DAP approvals.

D. Process:

Section 19.13.04 states that Site Plans and Conditional Uses require City Council approval after the Planning Commission holds a public hearing and forwards a recommendation.

Section 19.13.04 of the City Code states that Preliminary Plats also require a public hearing with the Planning Commission and that the City Council is the Land Use Authority.

Section 19.13.06 states that site plans shall be reviewed by the Urban Design Committee (UDC). *The application was reviewed by the UDC on September 29, 2015. The UDC had no comments on the proposal.*

The City Code also requires that an applicant hold a neighborhood meeting for any non-residential development proposal adjacent to developed property in a residential zone. *The applicant held a neighborhood meeting on October 20, 2015 and answered questions regarding the development. See the attached minutes and list of attendees in Exhibit 8*.

E. Community Review

Per Section 19.13.04 , this item was noticed in The Daily Herald, and each property owner within 300 feet of the subject property was notified at least ten calendar days prior to the public hearing. At the time of this report, no public comment beyond that given at the neighborhood meeting has been received.

F. General Plan:

The Land Use portion of the General Plan designates the subject property as Low Density Residential. The Low Density Residential designation is defined by the General Plan as follows:

> **Low Density Residential**. The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces. Planned unit developments may be permitted within this designation.
>
> Open spaces shall include useable recreational features as outlined in the City's Parks, Recreation, Trails, and Open Space Element of the General Plan but may be comprised of both Natural and Developed Open Spaces. The Low Density Residential designation is expected to be the City's most prevalent land-use designation. In this land use designation, it is estimated that a typical acre of land may contain 3 dwelling units.

Staff conclusion: Consistent. Churches are listed as a Conditional Use in the Low Density Residential Zone and are typical uses in residential areas.

G. Code Criteria:

- 19.04, Land Use Zones:
  - Zone: R-3
  - Use: Conditional Use - Church
  - Setbacks**: Complies**. Setbacks indicated as
    - 25' front
    - 20' street side
    - 25' rear
  - Lot Size: All non-residential uses shall have a minimum lot size of 1 acre**. Complies**. Project is 6.797 acres with a lot of 5.07 acres.
  - Lot Coverage: 50% maximum. **Complies.** Chapel has an area of 21,043 square feet (.095%), the storage building has an area of 190 square feet, and the pavilion has an area of 1,800 square feet for a total of 23,033 square feet. The total parcel area is 220866 square feet, which equals a total of 10.4% lot coverage.
  - Building Height: 35' maximum. **Complies**. The height to the ridge of the truss is 30'-10 1/2". Steeples are not subject to height restrictions.

- Open Space: 15% minimum. **Complies.** The parcel has a total area of 220,866 square feet with a total landscaped area of 80,510 square feet (36%). This calculation uses the parcel area as defined on the Architectural site plan.
- Trash: Trash must be enclosed and out of public or private view. Where trash enclosures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles. **Complies.** The trash bin is located in the rear of the site and within an enclosure. The enclosure is covered in brick. There is a 15' landscaping buffer between the enclosure and the adjacent parking.

- 19.05, Supplemental Regulations:
  - Flood Plain: N/A
  - Water & sewage: Will connect to City infrastructure
  - Transportation Master Plan: There are no proposed roads within the site.
  - Minimum height of dwellings: N/A
  - Property access: The proposed development will have access to a public road.
  - Specific uses:
    - Accessory Building: 5' setback, shall not be taller than the primary structure, not exceed 30% of any rear or side yard. **Complies.** The proposed accessory storage building meets the required accessory building setbacks, is ~ 11' in height, and covers less than 30% of the rear yard area.

- 19.06, Landscaping and Fencing:
  - General Provisions:
    - Park Strips shall be landscaped and maintained by the property owner who abuts the park strip. **Complies.** The landscape plan includes the Park Strip improvements.
    - Automated water-conserving irrigation systems, including low-flow sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential development. **Can Comply.** Not all the sprinkler heads in the irrigation plan are low-flow. The irrigation controller that is proposed has the ability to adapt watering to weather conditions.
    - All landscaped areas shall be maintained. **Complies.** The landscape plan includes an irrigation plan to maintain healthy plan growth.
    - Landscaping and fencing shall maintain a clear sight triangle. **Complies**. There are no fences, or vegetation over three feet in height, proposed inside of the clear sight triangles.
  - Landscaping Plan: **Complies.** Contains all required elements of landscape plan.
  - Completion – Assurances: All landscaping shall be completed before the issuance of a Certificate of Occupancy. Landscaping Improvements shall be guaranteed for 1 year after

final acceptance by warranty bond and warranty bond agreement. **Will comply**; will be handled through the building permit.

- Planting Standards & Design
    - Conifer trees must be a minimum of 6' in height and deciduous trees must have a minimum trunk size of 2" in caliper. **Complies.** All conifers are between 7-8' in height. All deciduous trees are 2.5" in caliper.
    - At least 25% of the required shrubs shall be a minimum of 5 gallons in size at time of installation and all other required shrubs shall me a minimum of 1 gallon in size. **Complies**. All shrubs are 5 gallons in size, with all other plants at 1 gallon in size.
    - No landscaping shall be composed of more than 70% turf. **Complies**. The turf is 44% of the total landscaping.
    - 50% of all trees and shrubs shall be required to be drought tolerant. **Complies**. The plan has 619 trees and shrubs, of which, 450 (71%) are drought tolerant.
    - Planting and Shrub beds shall be lined with high-quality weed barrier, covered with approved mulch, separated from turf by edging, and irrigated with drip lines. **Complies**. The landscape plan indicates a weed barrier fabric that is covered with mulch. Concrete mow curbs are used as edging. The planting beds are proposed to be watered with drip lines.
    - Artificial turf is not permitted. **Complies**. No artificial turn is proposed.
- Amount: Portions of property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped in all land use zones. **Complies**. The entire proportion of property that is not covered by buildings, parking, or right of ways will be landscaped.
- Additional Requirements: Parking areas must comply with the landscape standards in 19.09. See analysis below.
- Clear Sight Triangle: At all intersections of streets, driveways, or sidewalks, all landscaping, berms, and fencing shall be limited to a height of not more than three feet (3') and the grade at such intersections shall not be bermed or raised for a distance of twenty feet (20') back from the point of curvature or curved ROWs or thirty feet (30') back from the intersection of straight ROWs, and fifteen feet (15') feet back from edge of driveways to allow for clear sight**.** **Complies**. There are no trees, berms, or fencing in the clear site triangles.

- 19.09, Off Street Parking:
    - Parking Requirements: 1 stall per 3 seats. The plan indicates a total of 242 seats, requiring 81 parking stalls. 7 are required to be accessible. **Complies**. The plan indicates a total of 257 parking stalls, of which 7 are accessible stalls.
    - Dimensions: **Complies**. The parking stalls meet the following requirements:
        - 90 degree angle parking requires the following:
            - 9' stall width

        - 18’ stall length
        - 24’ aisle width
- Accessible
    - Must comply with ADA standards
        - 96” (8’) stall width for cars. **Complies**. City standards require a larger stall width of 9’ and are the minimum stall width acceptable.
        - 132” (11’) stall width for vans. Exception – van stalls may be 96” (8’) in width where the adjacent access aisle is 96” (8’) or larger in width. **Complies**. Plan indicates 2 van accessible stalls of 9’ (108”) in width with an adjacent access aisle of 9’ (108”).
        - 60” minimum access aisle width. **Complies**. All access isles are 9’ (108”) in width.
        - Spaces and access aisles shall be marked as accessible. Van stalls be labeled “Van Accessible”. **Complies**. Van Accessible stalls are labeled on the plan with appropriate signage.
- Landscaping
    - All parking areas for non-residential uses that are adjacent to public streets shall have landscaped bermed strips of not less than 10’ placed between the sidewalk and the parking areas. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no less than 30’ intervals. **Can Comply**. The strip is 18’ or larger in width, depending on the area of the plan. Portions of the landscaping strip along Tanner Lane do not contain any trees and do not meet the 30’ interval requirement.
    - Curbs between parking and landscaping shall be a minimum of 6” higher than the parking surface. **Complies**. The plans indicate a 6 inch curb height.
    - All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not covered by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system. **Complies**. All required areas are landscaped and irrigated with an automated irrigation system.
    - Parking Islands. **Complies.** All parking islands meet the requirements as outlined below:
        - 36’x9’ landscaped islands required on each end of double rowed parking and an addition 36’x9’ landscaped island between every 20 stalls at a minimum. Each island shall contain a minimum of 2 trees.
        - 18’x9” landscaped islands required on each end of single rowed parking and an additional 18’x9’ landscaped island between every 10 stalls at a minimum. Each island shall contain a minimum of 1 tree.

            - Landscaped island at the ends of parking rows shall be placed and shaped in a manor to help direct traffic through the parking area. There shall be a break in parking rows at a minimum of 40 stalls.
        - Landscaped boundary strips shall be a minimum of 8' in width. **Complies.** The landscaped boundary strips are 20 feet in width or larger.
        - All landscaping shall be completed before the issuance of a Certificate of Occupancy**. Will comply**; will be handled through the building permit.
    - Pedestrian Walkways & Accesses:
        - Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. **Can Comply**. The parking lot is ~ 85,500 square feet. The walkways are raised when adjacent to parking stalls. Paint striping shall be used where the walkways cross drive isles to delineate the pedestrian paths.
        - Walkways shall be a minimum of ten feet wide and shall be placed through the center of the parking area and extend to the entrance of the building. **Complies.** The walkways are 10 feet in width. The walkway is not located in the center, however due to the shape of the parking lot; the current placement of the walkway provides the most direct path to an entrance.
        - Landscaped islands along the center walkway shall be placed at a minimum interval of every thirty feet. **Complies.** Landscape islands are along the walkway in all areas, except where the walkway crosses drive isles.
        - Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. **Complies.** The landscape islands are parallel with the walk way and line the walkway, except where the walkway crosses a drive isle.
        - Pedestrian covered walkways may be substituted for tree-lined walkways. **Complies.** The walkways are tree-lined.
        - Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway. **Complies.** There are no proposed driveways in the center of the parking area.
    - Minimum Requirements: 1 stall per 3 seats. The plan indicates a total of 242 seats, requiring 81 parking stalls, of which 7 are required to be accessible. **Complies**. The plan indicates a total of 257 parking stalls, of which 7 are accessible stalls.

- 19.15, Conditional Use Permit:
    - Required accompanying data: The application must be accompanied by a Site Plan application, supporting materials, and a description of the use. **Complies**. The conditional use application is accompanied by the Site Plan application and all other required documents. The applicant has submitted all required data.
    - General standards:
        - Siting:

- The adequacy of the site to accommodate the proposed use or building and all related activities
- The location and possible screening of all outdoor activities
- Relation of proposed building or use to any adjoining building with attention to protection of views, light, air, and peace and quiet
- The location and character of any display of goods and services
- Size, nature, and lighting of any signs.

Complies. The proposed site adequately accommodates the proposed building as the building is approximately 9.5% of the total site. The site is screened by an existing vinyl fence between the site and the adjacent residential lots. The proposed church does not pose as a nuisance in regards to views, light, air, and peace and quiet. The church will not be displaying any goods or services. The signs include a small sign on the front of the building that is built into the face; the sign is not lit. The proposed development meets the site considerations as outlined.

- Traffic:
  - the type of street serving the proposed use in relation to the amount of traffic expected to be generated;
  - the adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrance and exits; and
  - the amount, timing, and nature of traffic generated by the proposed conditional use.

Complies. The proposed development has submitted a traffic study and has been reviewed by engineering, along with all road improvements. The proposed development will generate the most traffic on Sundays and in the evenings during the week.

- Compatibility:
  - the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
  - hours of operation;
  - adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
  - adequacy of provisions for protection of the public against any special hazards arising from the intended use;
  - the expected duration of the proposed building, whether temporary or permanent, and the setting of time limits when appropriate; and

- the degree to which the location of the particular use in the particular location can be considered a matter of public convenience and necessity.

Complies. The proposed development is a church that will provide religious services for the surrounding areas to meet the current demand on existing chapels. The church is a permanent use.

- Standards:
  - the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
  - the use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use;
  - the use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan;
  - the use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection, schools and busing, water, sewer, storm drainage, and garbage removal; and
  - the proposed use will conform to the intent of the City of Saratoga Springs General Plan.

  Complies. The proposed church does not pose any hazards to the surrounding public and is a Conditional Use in the zone, thus an anticipated use for the zone and land use designation.

- Additional conditions: The Land Use Authority may add conditions for compatibility and mitigation purposes, when necessary.

- 19.18, Signs:
  - A small identification/wall sign is proposed on the front of the building.
    - This falls under the criteria for signs for institutional uses which allows:
      - Size: one square foot for every lineal foot of width of the building face to which the sign is attached. **Complies**. The building is 115’ wide. The proposed sign is approximately 13 square feet.
      - Height: The height shall not exceed three feet. **Complies.** The proposed sign is 2’ 10 ¼” in height.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application, and choose from the following options.

Staff Recommended Option – Positive Recommendation

"I move to **forward a positive recommendation** for the Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit to the City Council as outlined in exhibits 4,5, &6 with the Findings and Conditions in the Staff Report dated December 3, 2015:"

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. The Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit are a positive recommendation as shown in the attachment to the Staff report in Exhibits 4, 5, & 6.
3. The side setbacks shall be 20 feet.
4. The proposed street shall be labeled as Tanner Lane on all Plats and Plans.
5. Landscape details C, D, and E of sheet L103 shall identify the mulch as bark mulch, as indicated on sheets L101 and L 102.
6. The landscaped strips between parking and public strips shall contain conifer and deciduous trees spaced no farther apart than 30 feet.
7. All sprinkler heads shall be low-flow heads.
8. Paint striping shall be placed where the pedestrian walkway in the parking lot crosses a drive isle.
9. The dimensions of details 4 and 5 of sheet C3.03 shall be corrected so that the length of the light arm(s) is 4 feet, the height of the light pole is 16 feet, and the height of the decorative base is 26 ¾ inches.
10. All other Code requirements shall be met.
11. All future uses are subject to the City Center District Area Plan, unless said plan is amended to remove the subject property.
12. Density for all future uses shall be accounted for and subtracted from the City Center District Area Plan density, unless said plan is amended to remove the subject property.
13. Any other conditions or changes as articulated by the Planning Commission: _____.

Alternative 1 - Continuance
The Planning Commission may also choose to continue the item. "I move to **continue** the Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – Negative Recommendation
The Planning Commission may also choose to forward a negative recommendation of the application. "I move to **forward a negative recommendation** for the Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit to the City Council with the Findings below:

1. The Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit is not consistent with Section [SECTION] of the Code, as articulated by the Planning Commission: _____.

I. Attachments:

1. City Engineer's Report (pages 12-13)
2. Location & Zone Map (page 14)
3. Preliminary Plat (page 15)
4. Site Plan (pages 16-48)
5. Neighborhood Meeting Minutes (page 49)

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Saratoga Springs 4 - Church
Date: December 10, 2015
Type of Item: Site Plan, Preliminary, and Final Plat Approval

Description:

A. Topic: The Applicant has submitted a Site Plan, preliminary and final plat applications. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	Evans and Associates Architecture - Chad Spencer
Request:	Site Plan, Preliminary and Final Plat Approval
Location:	NW Corner Redwood Road and Old Farm Road
Acreage:	6.16 Acres

C. Recommendation: Staff recommends the approval of Site Plan, Preliminary and Final plat 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 at building permit.

B. Developer comply with all requirements and recommendation of the Traffic Impact Study from Hales Engineering dated August 2015 including installing a 100' right turn lane with a 100' taper for eastbound traffic at the intersection of Tanner Lane and Redwood Road and providing for the ability to add dual left turn lanes in the future.

C. 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.

D. 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.

E. Final plans shall include an Erosion Control Plan that complies with all City, UPDES

and NPDES storm water pollution prevention requirements.

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

G. 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.

H. 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.

I. Parking lot poles shall be limited to a height of 16’ when within 200’ of a residential zone.

J. Developer shall install half-width improvements along Redwood Road including landscaping, meandering 8’ concrete trail, pavement widening, and arterial street lighting.

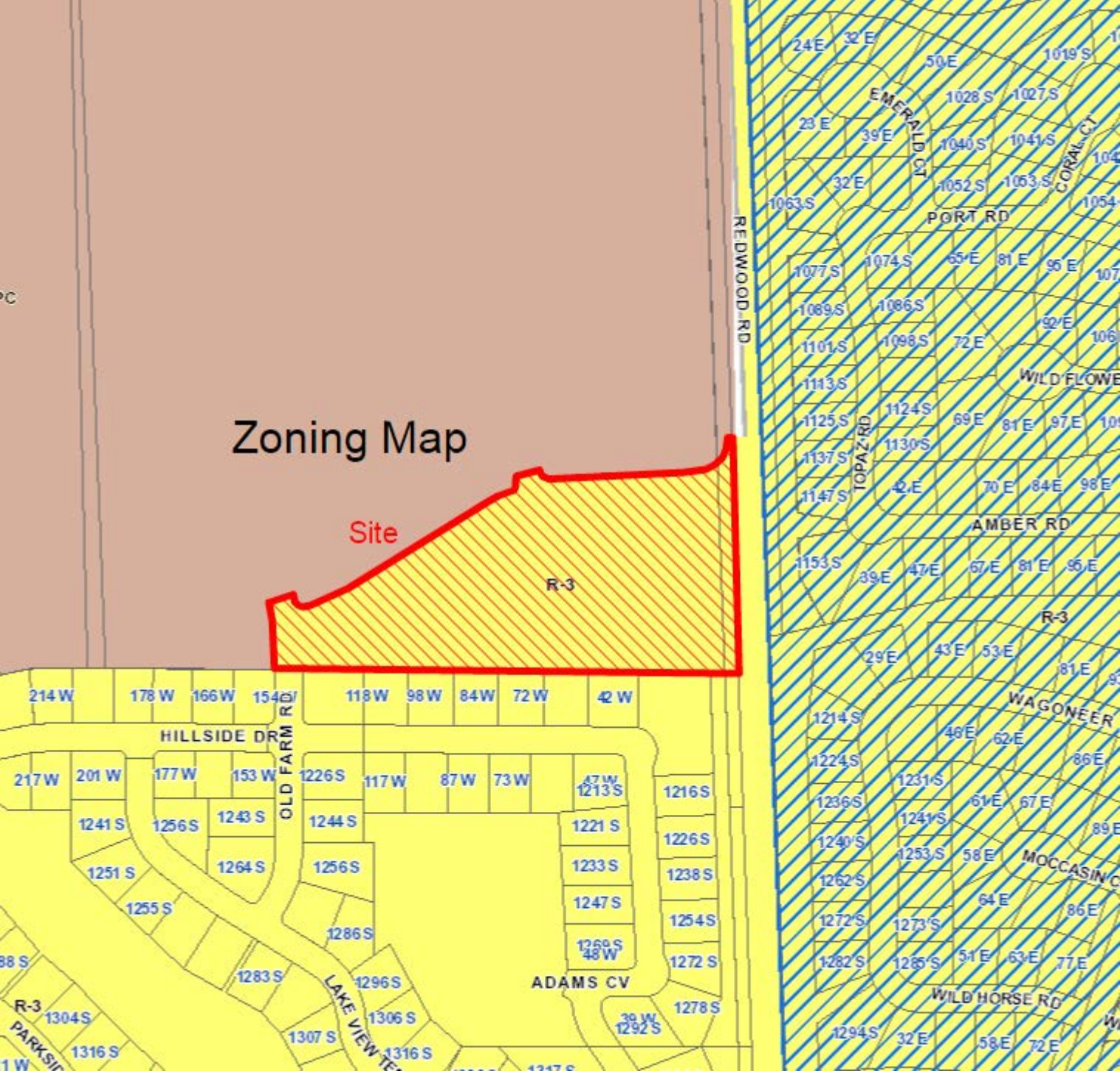
K. An easement for the existing storm drain that runs through the project shall be dedicated to the City prior to construction commencing on the project.

L. A 12’ paved access that can support H-20 loading shall be provided to all manholes outside of the public ROW.

M. Developer shall remove all existing unused laterals and cap the services at the main.

N. All utilities that are to be installed within the public right of way shall conform to the City’s standards and specifications.

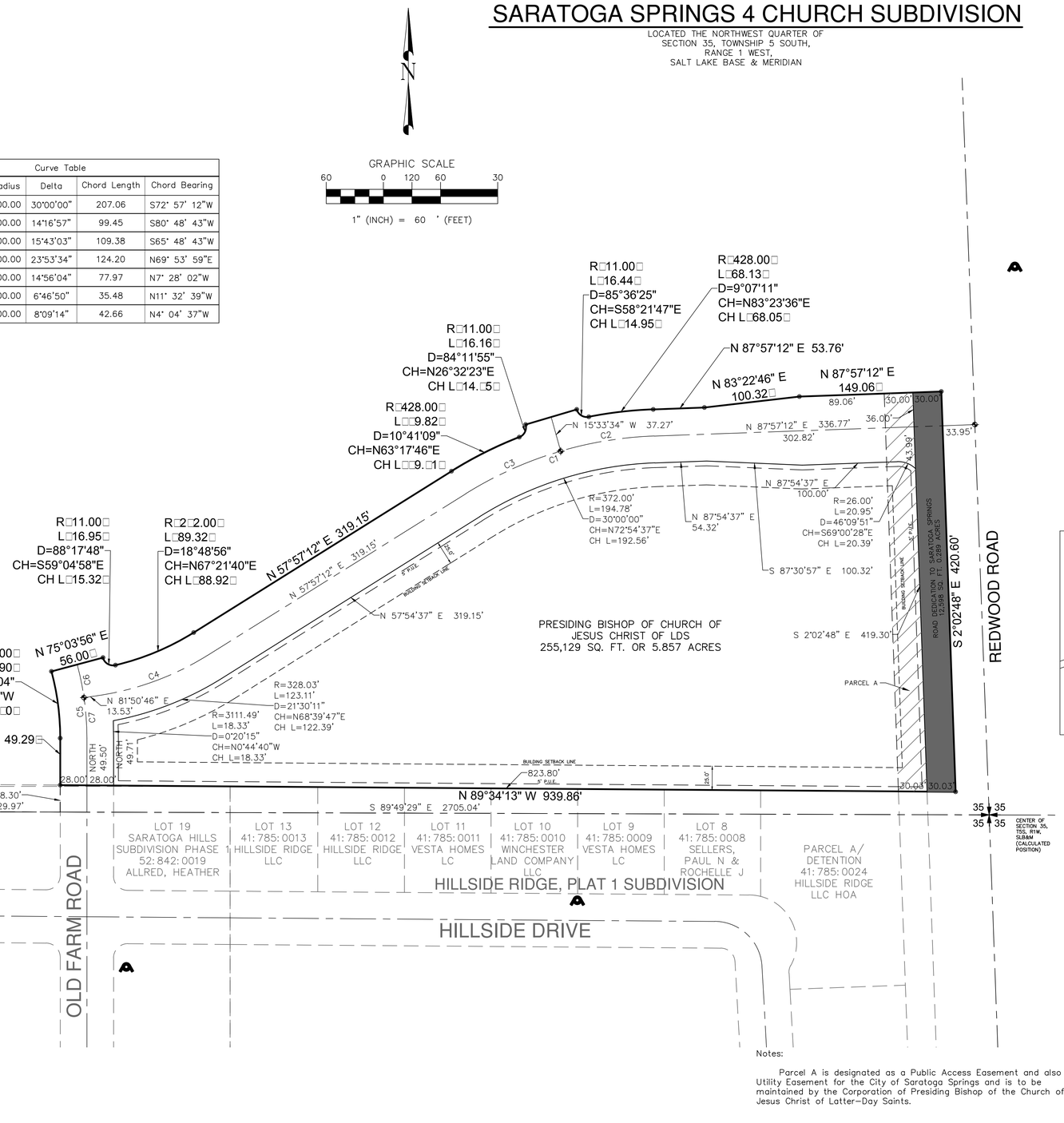
Zoning Map


Site
R-3
REDWOOD RD
EMERALD CT
CORAL CT
PORT RD
WILD FLOWE
TOPAZ RD
AMBER RD
R-3
WAGONEER
MOCCASIN C
WILD HORSE RD
HILLSIDE DR
OLD FARM RD
LAKE VIEW TE
ADAMS CV
R-3
PARKSID

SARATOGA SPRINGS 4 CHURCH SUBDIVISION

LOCATED THE NORTHWEST QUARTER OF
SECTION 35, TOWNSHIP 5 SOUTH,
RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	209.44	400.00	30°00'00"	207.06	S72° 57' 12"W
C2	99.71	400.00	14°16'57"	99.45	S80° 48' 43"W
C3	109.73	400.00	15°43'03"	109.38	S65° 48' 43"W
C4	125.10	300.00	23°53'34"	124.20	N69° 53' 59"E
C5	78.20	300.00	14°56'04"	77.97	N7° 28' 02"W
C6	35.50	300.00	6°46'50"	35.48	N11° 32' 39"W
C7	42.69	300.00	8°09'14"	42.66	N4° 04' 37"W



Notes:

Parcel A is designated as a Public Access Easement and also as a Utility Easement for the City of Saratoga Springs and is to be maintained by the Corporation of Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints.

NOTES

-THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.

-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

-PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.

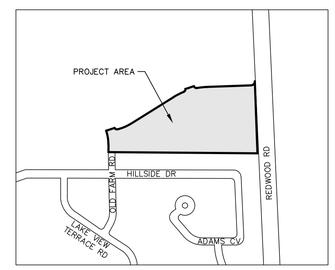
-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.

-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.

-THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

-ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.

-ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.



VICINITY MAP
NO SCALE

LEGEND

- Subdivision Boundary Line
- Right of Way Line
- Easement Line
- Center Line
- Section Line
- Adjoiner Line
- Building Setback Line
- Existing Fire Hydrant
- Subdivision Corner
- Street Monument
- Quarter Section Corner
- Section Corner Monument

SURVEYOR'S CERTIFICATE

I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 51527462 as prescribed under 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, hereafter to be known as SARATOGA SPRINGS 4 CHURCH SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°49'29" East 1729.97 feet and North 0°10'31" East 28.30 feet from the West Quarter corner of said Section 35, said point is and running;

thence North 49.29 feet to a point of curvature;

thence 70.90 feet along the arc of a 272.00 foot radius curve to the left through a central angle of 14°56'04" (Long Chord Bears North 07°28'02" West 70.70 feet);

thence North 75°03'56" East 56.00 feet to a point of curvature;

thence 16.95 feet along the arc of a 11.00 foot radius curve to the left through a central angle of 88°17'48" (Long Chord Bears South 59°04'58" East 15.32 feet);

thence 89.32 feet along the arc of a 272.00 foot radius curve to the left through a central angle of 18°48'56" (Long Chord Bears North 67°21'40" East 88.92 feet);

thence North 57°57'12" East 319.15 feet to a point of curvature;

thence 79.82 feet along the arc of a 428.00 foot radius curve to the right through a central angle of 10°41'09" (Long Chord Bears North 63°17'46" East 79.71 feet);

thence 16.16 feet along the arc of a 11.00 foot radius curve to the left through a central angle of 84°11'55" (Long Chord Bears North 26°32'23" East 14.75 feet);

thence North 73°27'35" East 56.01 feet to a point of curvature;

thence 16.44 feet along the arc of a 11.00 foot radius curve to the left through a central angle of 85°36'25" (Long Chord Bears South 58°21'47" East 14.95 feet);

thence 68.13 feet along the arc of a 428.00 foot radius curve to the right through a central angle of 09°07'11" (Long Chord Bears North 83°23'36" East 68.05 feet);

thence North 87°57'12" East 53.76 feet;

thence North 83°22'46" East 100.32 feet;

thence North 87°57'12" East 149.06 feet to the West Right-of-way line of Redwood Road;

thence South 02°02'48" East 420.60 feet along the West Right-of-Way line of Redwood Road to the North line of Hillside Ridge, Plat 1, as recorded in the Office of the Utah County Recorder as Entry# 13774:2014;

thence North 89°34'13" West 939.86 feet along the North line of said subdivision to and along the North line of Saratoga Hills, Phase 1, as recorded in the Office of the Utah County Recorder as Entry# 93365:2000 to the point of beginning.

Parcel contains 293,668 Sq. Ft. 6.741 Acres.

OWNER'S DEDICATION

Know all men by these presents that _____, the _____undersigned owners of the above described tract of land having caused same to be subdivided into lots and streets to be known as

SARATOGA SPRINGS 4 CHURCH 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 is 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-surace 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__.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.

On the _____day of _____a.d. 2015, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer(s) of the above Owner's Dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: Notary Public residing at

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public of the perpetual use of the public.
This _____, day of _____, A.D. 2015.

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

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PRIVATE UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORT 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.

QUESTAR GAS

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

QUESTAR GAS

CENTURYLINK

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

CENTURYLINK

ROCKY MOUNTAIN POWER

APPROVAL AS TO FORM THIS_____ DAY OF _____ A.D., 20__.

ROCKY MOUNTAIN POWER

COMCAST

APPROVAL AS TO FORM THIS_____ DAY OF _____ A.D., 20__.

COMCAST

PLANNING COMMISSION REVIEW

APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D., 20__.

CHAIRMAN, PLANNING COMMISSION

DIAMOND LAND SUR□EYIN□, LLC

5243 South □reen Pine Drive
Murray, Utah 84123
office□ diamondlandsurveying.com
Phone :801□266:5099 □ax 266:5032

FIRE CHIEF APPROVAL

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

CITY FIRE CHIEF

SARATOGA SPRING 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 POST OFFICE

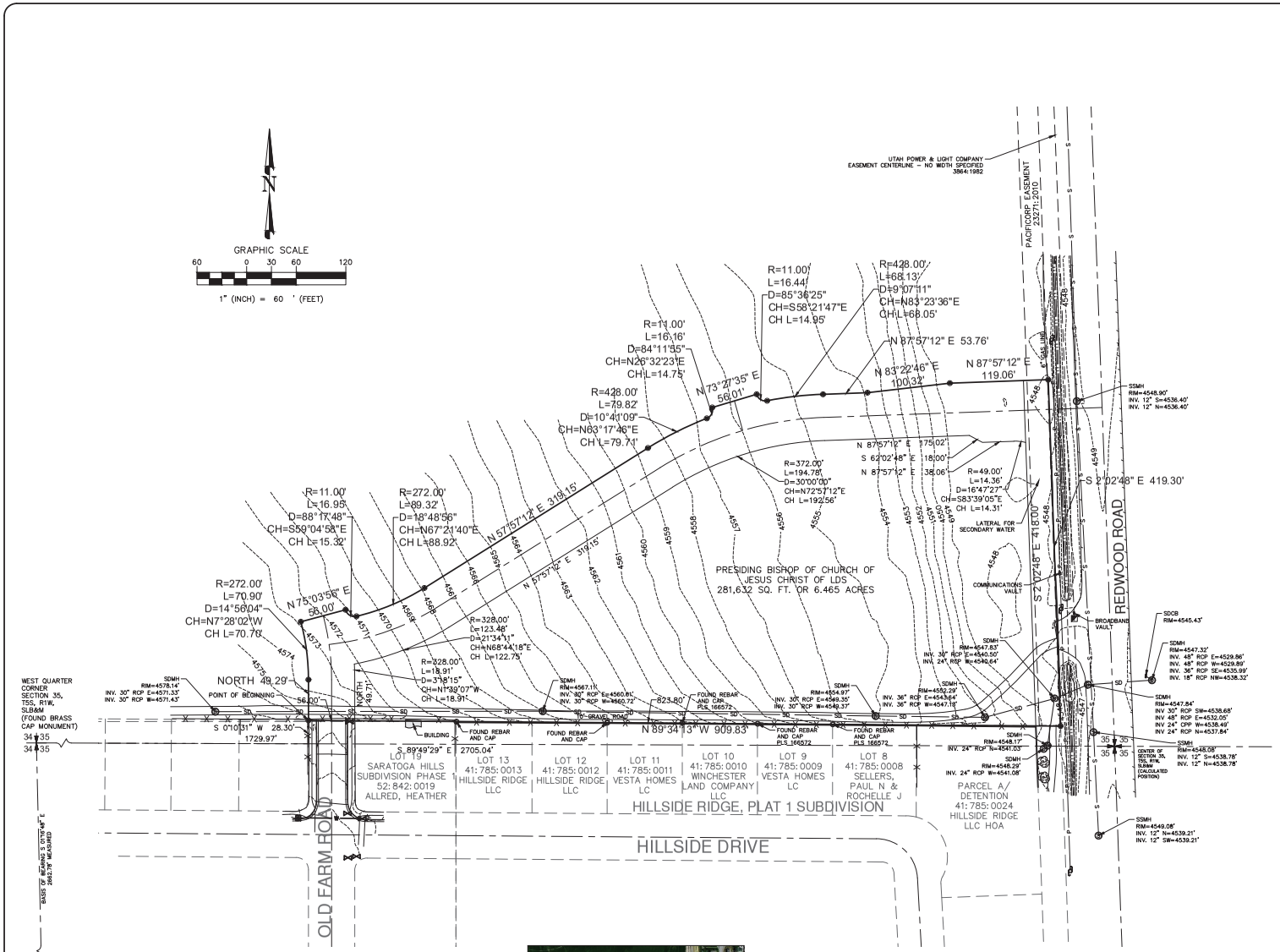
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____ A.D., 20__.

LEHI POST OFFICE REPRESENTATIVE

SARATOGA SPRINGS 4 CHURCH SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 35, TOWNSHIP 5 SOUTH,
RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
LICENSED PROFESSIONAL LAND SURVEYOR 11/6/15 No. 5152762 NATHAN B. WEBER STATE OF UTAH			



VICINITY MAP
NO SCALE

LEGEND

Existing Street Light	Subdivision Boundary Line
Water Valve	Right of Way Line
Water Meter	Adjoiner Line
Power Pole	Center Line
Storm Drain Manhole	6" Gas Line
Sanitary Sewer Manhole	Sanitary Sewer Line
Telephone Pedestal	Storm Drain Line
Tree	Overhead Power Line
Subdivision Corner	Fence Line
Found Corner	Edge of Asphalt
	Quarter Section Corner
	Section Corner Monument

Surveyor's Certificate

I, Nathan B. Weber, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 5152762. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

Proposed Parcel Description

A parcel of land located in the Northwest Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°49'29" East 1729.97 feet and North 0°10'31" East 28.30 feet from the West Quarter corner of said Section 35, said point is and running;

thence North 49.29 feet to a point of curvature;

thence 70.90 feet along the arc of a 272.00 foot radius curve to the left through a central angle of 14°56'04" (Long Chord Bears North 07°28'02" West 70.70 feet);

thence North 75°03'56" East 56.00 feet to a point of curvature;

thence 16.95 feet along the arc of a 11.00 foot radius curve to the left through a central angle of 88°17'48" (Long Chord Bears South 59°04'58" East 15.32 feet);

thence 89.32 feet along the arc of a 272.00 foot radius curve to the left through a central angle of 18°48'56" (Long Chord Bears North 67°21'40" East 88.92 feet);

thence North 57°57'12" East 319.15 feet to a point of curvature;

thence 79.82 feet along the arc of a 428.00 foot radius curve to the right through a central angle of 10°41'09" (Long Chord Bears North 63°17'46" East 79.71 feet);

thence 16.16 feet along the arc of a 11.00 foot radius curve to the left through a central angle of 84°11'55" (Long Chord Bears North 26°32'23" East 14.75 feet);

thence North 73°27'35" East 56.01 feet to a point of curvature;

thence 16.44 feet along the arc of a 11.00 foot radius curve to the left through a central angle of 85°36'25" (Long Chord Bears South 58°21'47" East 14.95 feet);

thence 68.13 feet along the arc of a 428.00 foot radius curve to the right through a central angle of 09°07'11" (Long Chord Bears North 83°23'36" East 68.05 feet);

thence North 87°57'12" East 53.76 feet;

thence North 83°22'46" East 100.32 feet;

thence North 87°57'12" East 119.06 feet to the West Right-of-way line of Redwood Road;

thence South 02°02'48" East 419.30 feet along the West Right-of-Way line of Redwood Road to the North line of Hillside Ridge, Plat 1, as recorded in the Office of the Utah County Recorder as Entry# 13774:2014;

thence North 89°34'13" West 909.83 feet along the North line of said subdivision to and along the North line of Saratoga Hills, Phase 1, as recorded in the Office of the Utah County Recorder as Entry# 93365:2000 to the point of beginning.

Parcel contains 268,510 Sq. Ft. 6.164 Acres.

Narrative:

The basis of bearing is between the East Quarter Corner and the Southwest Corner of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian as shown.

The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

No.	DATE	REVISIONS	BY

DRAWN BY: MGO SURVEY DATE: 4/24/2015

PROFESSIONAL LAND SURVEYOR & CIVIL ENGINEER
10/12/15
No. 5152762
NATHAN B. WEBER
LICENSED
STATE OF UTAH

DIAMOND LAND SURVEYING, LLC
Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & A.C.S.M. Surveys
5243 South Greenpine Drive
Murray, Utah 84123
Phone (801) 266-0999 Fax (801) 266-5032
e-mail: info@diamondlandsurveying.com
www.diamondlandsurveying.com

PRELIMINARY PLAT
PIVOT PIECE CHURCH PARCEL
SARATOGA SPRINGS, UTAH
LDS PROPERTY# 501-1333

EA ARCHITECTURE

COPYRIGHT
ALL REPORTS, DESIGNS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY OTHER DOCUMENTS PREPARED BY US ARE THE SOLE PROPERTY OF DIAMOND DESIGN AND LAND SURVEYING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR WRITTEN AGREEMENT

DATE PLOTTED 10/12/15

JOB No. 15-052

SHEET 1 OF 1

SARATOGA CITY 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-INSTALLTION 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.

GENERAL NOTES

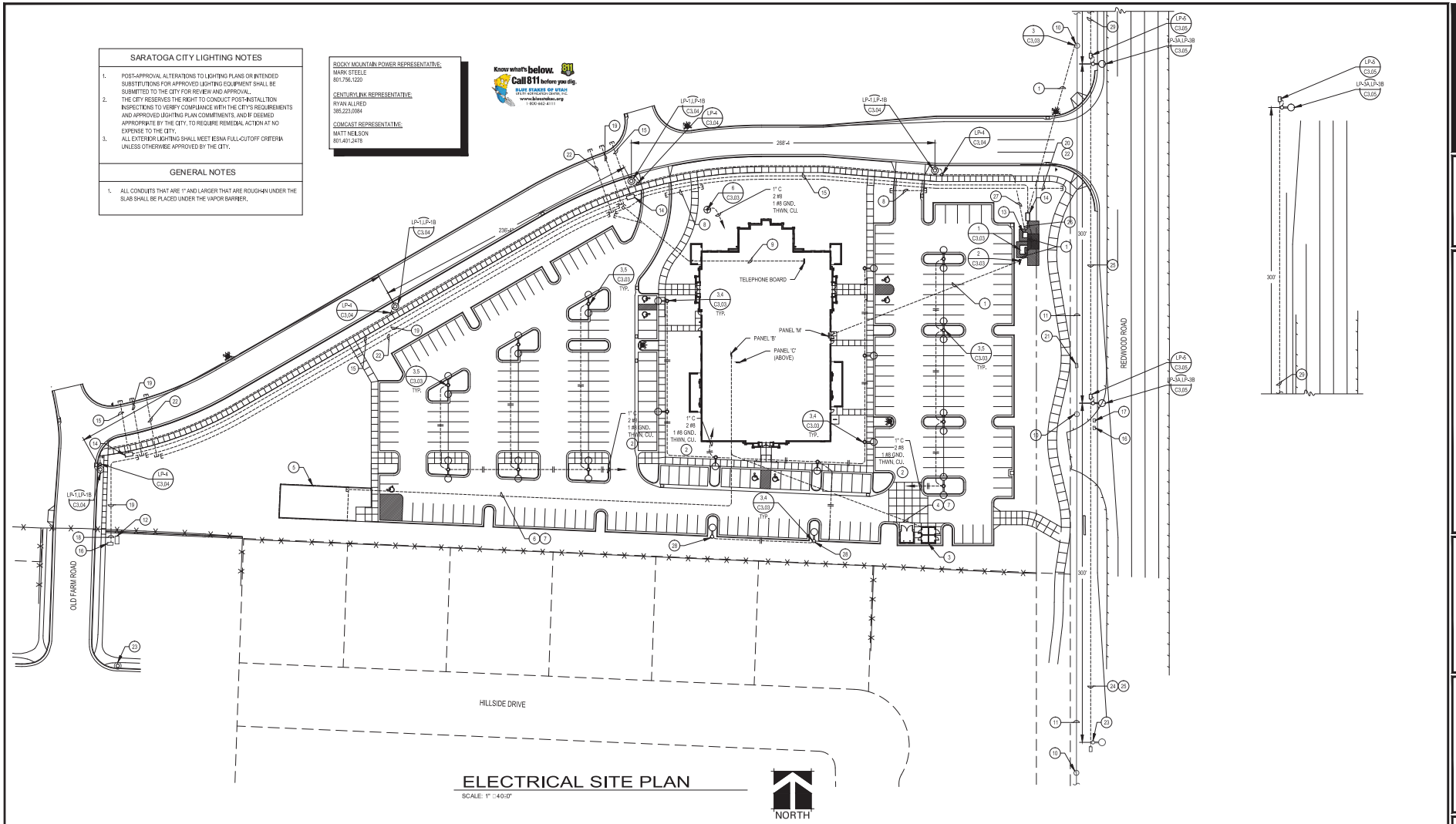
1. ALL CONDUITS THAT ARE 1" AND LARGER THAT ARE ROUGH-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.

ROCKY MOUNTAIN POWER REPRESENTATIVE:
MARK STEELE
801.756.1220

CENTURYLINK REPRESENTATIVE:
RYAN ALLRED
385.223.0084

COMCAST REPRESENTATIVE:
MATT NEILSON
801.401.2476

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTAH ONE-CALL CENTER, L.L.C.
www.bluestakes.org
1-800-662-4111



ELECTRICAL SITE PLAN

SCALE: 1" = 40'-0"

UTILITY COORDINATION

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE TO THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DUE TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

UTILITY REQUIREMENTS

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C3.3 FOR TYPICAL TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, CENTURYLINK AND COMCAST REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER, CENTURYLINK AND COMCAST.

KEYED NOTES

1. REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.
2. ROUTE THROUGH LIGHTING CONTACTOR, SEE DIAGRAM ON SHEET E501 FOR ADDITIONAL INFORMATION.
3. REFER TO ELECTRICAL DRAWINGS FOR STORAGE SHED ELECTRICAL REQUIREMENTS.
4. EXTEND ONE (1) 1-1/4" CONDUIT WITH BRANCH CIRCUIT B-37,39 TO FEED STORAGE BUILDING.
5. LOCATION OF FUTURE PAVILION.
6. EXTEND ONE (1) 1-1/4" CONDUIT WITH PULL ROPE FROM PANEL B TO LOCATION SHOWN FOR FUTURE PAVILION.
7. SEAL CONDUITS AS REQUIRED SO WATER DOES NOT RUN BACK INTO THE BUILDING FROM THE STORAGE BUILDING.
8. TWO (2) 4" CONDUIT SLEEVES.
9. EXTEND TWO (2) 4" CONDUITS AND ONE (1) 2" CONDUIT WITH TRUE TAPE FROM THE TELEPHONE TERMINAL BOARD TO THE LOCATION SHOWN. THE TWO (2) 4" CONDUITS ARE FOR CENTURYLINK USE AND THE 2" CONDUIT IS FOR COMCAST USE. UTILIZE LONG SWEEP ELBOWS. COORDINATE EXACT STUB LOCATION AND ALL REQUIREMENTS WITH CENTURYLINK AND COMCAST PRIOR TO ANY ROUGH-IN.
10. EXISTING ROCKY MOUNTAIN POWER POLE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
11. EXISTING ROCKY MOUNTAIN POWER OVERHEAD TRANSMISSION LINES TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
12. EXISTING ROCKY MOUNTAIN POWER SINGLE PHASE GROUND SLEEVE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
13. NEW SINGLE PHASE ROCKY MOUNTAIN POWER TRANSFORMER STREET LIGHTING. FIBERGLASS TRANSFORMER BASE BE PROVIDED BY ROCKY MOUNTAIN POWER. COORDINATE ALL WORK WITH ROCKY MOUNTAIN POWER.
14. NEW ROCKY MOUNTAIN POWER GROUND SLEEVE. COORDINATE ALL WORK AND REQUIREMENTS WITH ROCKY MOUNTAIN POWER PRIOR TO ANY ROUGH-IN.
15. EXTEND A 6" CONDUIT PER ALL ROCKY MOUNTAIN POWER REQUIREMENTS. STUB CONDUIT ABOVE GRADE AS DIRECTED BY ROCKY MOUNTAIN POWER. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER REQUIREMENTS PRIOR TO ANY ROUGH-IN.
16. EXISTING COMCAST PEDESTAL AND UNDERGROUND CABLING TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
17. EXISTING COMCAST IN-GRADE JUNCTION BOX AND UNDERGROUND CABLING TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
18. REPLACE ANY LANDSCAPING IN THIS AREA TO THE SAME CONDITIONS PRIOR TO THE INSTALLATION OF THE CONDUIT FOR COMCAST. REPAIR ANY DAMAGE TO EXISTING IRRIGATION SYSTEM.
19. EXTEND A 2" CONDUIT PER ALL COMCAST REQUIREMENTS. STUB CONDUIT ABOVE GRADE AS DIRECTED BY COMCAST. VERIFY AND COMPLY WITH ALL COMCAST REQUIREMENTS PRIOR TO ANY ROUGH-IN.
20. CONFIRM EXACT STUB LOCATION WITH CENTURYLINK PRIOR TO ANY ROUGH-IN.
21. EXISTING FIBER OPTIC IN-GRADE JUNCTION BOX AND UNDERGROUND CABLING TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
22. EXTEND A 4" CONDUIT PER ALL CENTURYLINK REQUIREMENTS. STUB CONDUIT ABOVE GRADE AS DIRECTED BY CENTURYLINK. VERIFY AND COMPLY WITH ALL CENTURYLINK REQUIREMENTS PRIOR TO ANY ROUGH-IN.
23. EXITING STREET LIGHT TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
24. CONNECT TO EXISTING STREET LIGHTS THAT ARE IN PLACE. VERIFY CONNECTION WITH SARATOGA CITY AND ROCKY MOUNTAIN POWER PRIOR TO ANY ROUGH-IN.
25. COORDINATE WITH EXISTING UTILITIES THAT ARE IN PLACE PRIOR TO TRENCHING FOR NEW STREET LIGHTS. ANY DAMAGED UTILITIES WILL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER OR CITY.
26. COORDINATE AND PROVIDE CONDUIT FOR SINGLE PHASE TRANSFORMER PER ALL ROCKY MOUNTAIN POWER REQUIREMENTS.
27. SEE SHEET C3.04 FOR CONNECTION REQUIREMENTS.
28. PROVIDE HOUSE SIDE SHIELD ON THIS FIXTURE.
29. SEE CONTINUATION THIS SHEET.

ENVISION ENGINEERING

evans + associates architecture
11576 south state street, suite 160b, draper, utah 84020
phone: 801.553.9373 fax: 801.553.9373

Stamp

REGISTERED PROFESSIONAL ENGINEER RODNEY B. OWEN No. 177411 8/19/15 STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
4 - West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

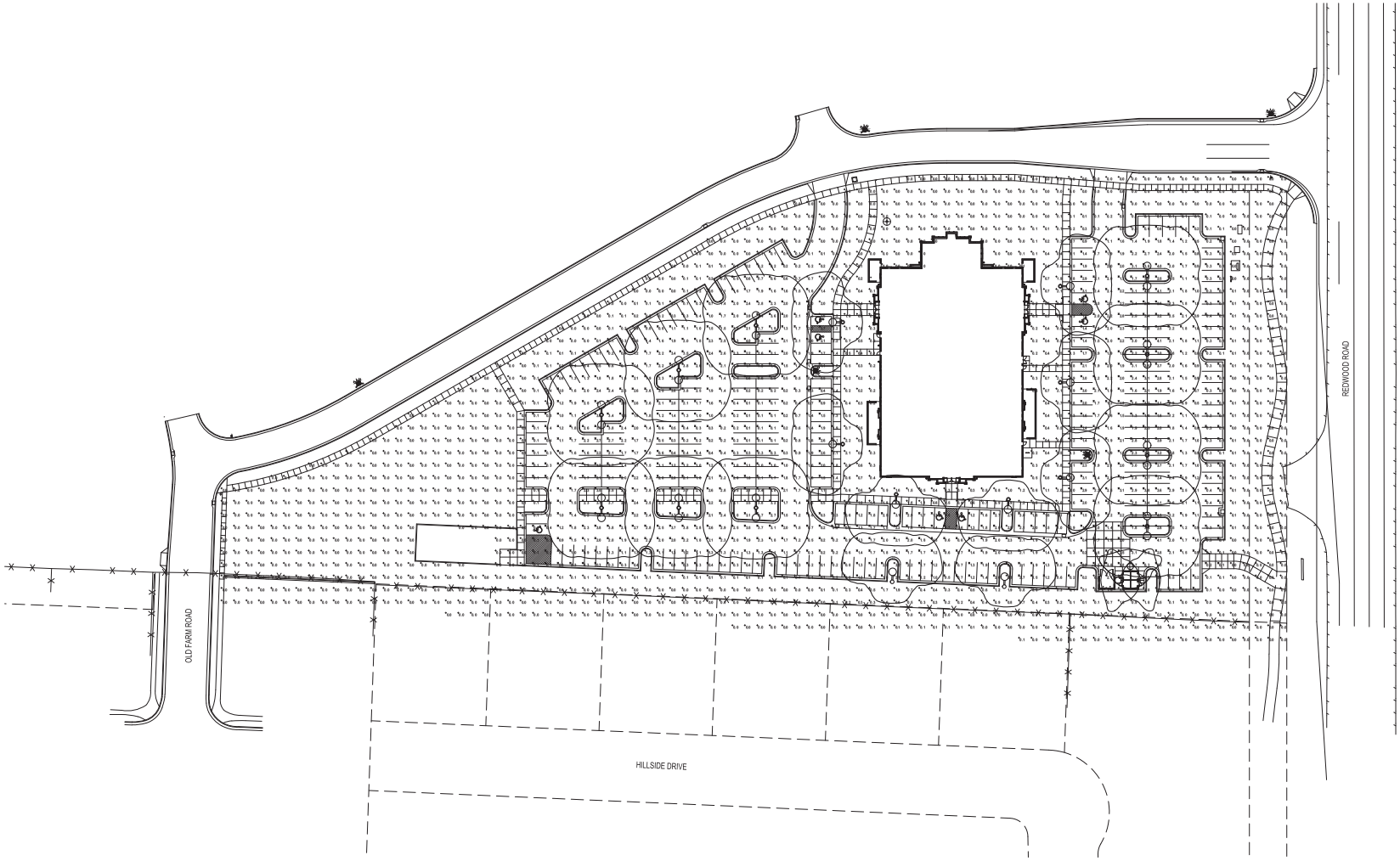
Revisions

Mark	Date	Description
	6/1/2015	Concept Plan Submittal
	8/12/2015	Conditional Use Submittal
	9/18/2015	Engineering Resubmittal

Project Number
15-31
Plan Series
Property Number
501-13-33
Date
June 1, 2015

Sheet Title
ELECTRICAL SITE PLAN

Sheet
C3.01



ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 40'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	8.7 fc	0.0 fc	N / A	N / A
Parking Lot	*	1.6 fc	8.7 fc	0.1 fc	87.0:1	16.0:1

ENVISION ENGINEERING

evans + associates architecture
11576 south state street, suite 150b, draper, utah 84020
phone 801-553-9373 fax 801-553-9373

Stamp

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No. 177411
5/1/15
STATE OF UTAH

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Revisions

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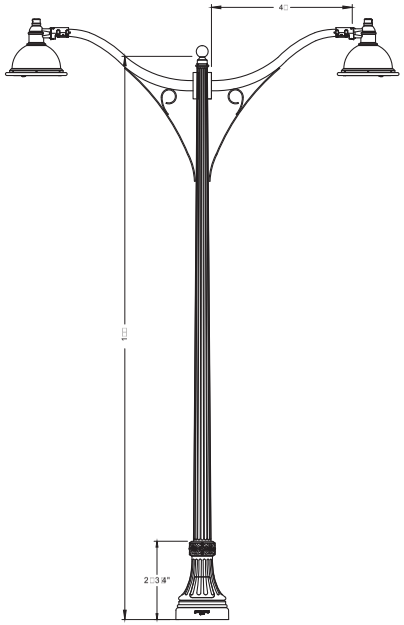
Project Number
15-31
Plan Series
Property Number
501-13-33
Date
June 1, 2015

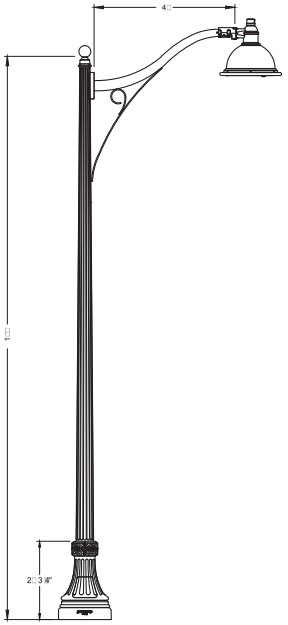
Sheet Title
ELECTRICAL SITE ILLUMINATION PLAN

Sheet
C3.02



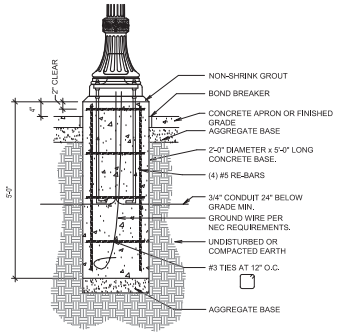
DOUBLE ASSEMBLY
POLE: 6216ETFP6 BCC4 CAS4 BK
FIXTURE: 2A 1521RLED SM FG 6ARC35T4 F MDL03 BK
ALLOWANCE: $6,400.00 EA. + FREIGHT

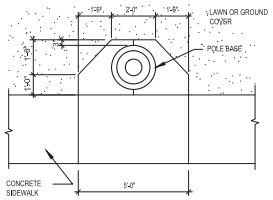
5 TYPICAL DOUBLE HEAD SITE LIGHT FIXURE
SCALE: NONE



SINGLE ASSEMBLY
POLE: 6216ETFP6 BCC4 CAS4 BK
FIXTURE: 1A 1521RLED SM FG 6ARC35T4 F MDL03 BK
(PROVIDE HOUSE SIDE SHIELD WHERE CALLED OUT. SEE C3.01)
ALLOWANCE: $4,200.00 EA. + FREIGHT

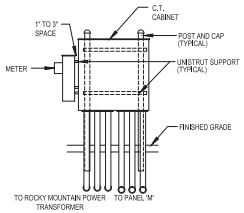
4 TYPICAL SINGLE HEAD SITE LIGHT FIXURE
SCALE: NONE



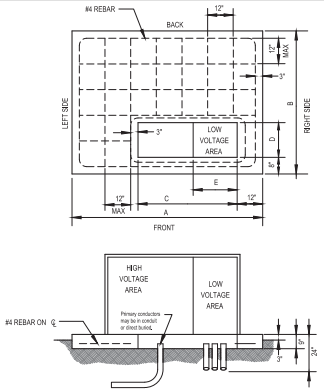


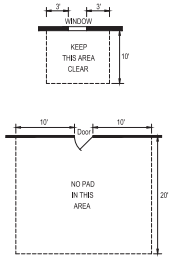
PLAN VIEW
REFER TO ARCHITECTURAL SITE PLAN FOR EXACT LOCATIONS

3 TYPICAL POLE BASE DETAIL
SCALE: NONE



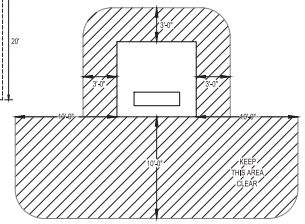
2 CT CABINET/METER MOUNTING DETAIL
SCALE: none





TRANSFORMER PAD DIMENSION CHART					
TRANSFORMER	DIMENSIONS				
RATING	A	B	C	D	E
75-500 KVA	84"	78"	48"	15"	20"
750-2500 KVA	96"	82"	60"	16"	30"

COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER. REFER TO THE CURRENT ESR MANUAL FOR ALL PAD AND CLEARANCE REQUIREMENTS.



1 ROCKY MOUNTAIN POWER TRANSFORMER PAD DETAIL
SCALE: NONE

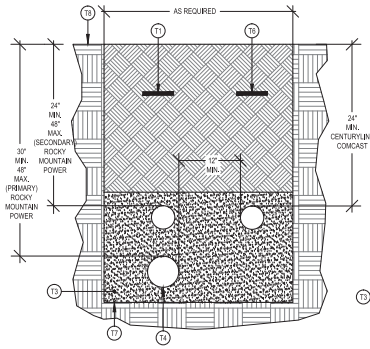
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

TRENCHING GENERAL NOTES:

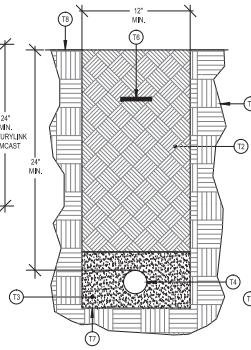
1. PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
5. VERIFY ALL REQUIREMENTS WITH CENTURYLINK AND COMCAST PRIOR TO TRENCHING.

TRENCHING KEYED NOTES: (T#)

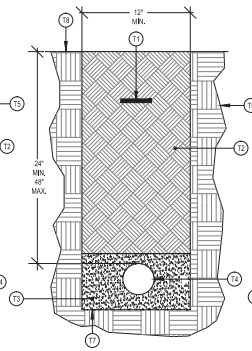
1. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
2. CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
3. BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
4. ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
5. UNDISTURBED EARTH.
6. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
7. TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
8. FINISHED GRADE.



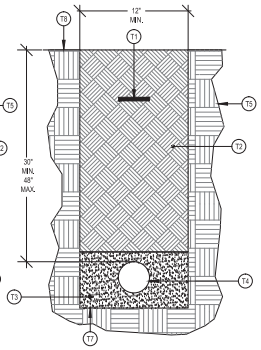
10 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / CENTURYLINK / COMCAST (JOINT USE)



9 TRENCH DETAIL
SCALE: NONE CENTURYLINK / COMCAST



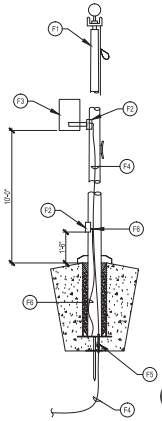
8 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (SECONDARY POWER)



7 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (PRIMARY POWER)

FLAG POLE LIGHT KEYED NOTES: (F#)

1. FLAG POLE, REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PROVIDE POLE WITH 4" X 4" HAND HOLES AT THE BASE FOR ACCESS TO WIRING AND GROUNDING AND 10' AFF FOR THE INSTALLATION OF THE LIGHT FIXTURE. PROVIDE APPROPRIATELY SIZED WEATHERPROOF COVERS. PROVIDE CENTER REJECTION PIN HARDWARE FOR THE HAND HOLE AT THE BASE OF THE POLE.
3. FURNISH AND INSTALL A YOKE MOUNTED, ADJUSTABLE LED, IP65 RATED FLOOD LIGHT BY ANY OF THE FOLLOWING MANUFACTURERS:
   HYDREL #TPS118LEDWHTS3KMVOLTMFLYMWPTL
   GARDCO #DFL7JMHFL26LACWUMNNPF
   AAL #ON-18LED-BWMALMWANPS4N
   AMERLUX #AC3.53540Y.
   AIM THE FIXTURE SO THAT IT LIGHTS THE FLAG REGARDLESS OF THE DIRECTION IT FLIES.
4. ROUTE BRANCH CIRCUIT INSIDE THE POLE TO CIRCUIT AS CALLED OUT. SEE SHEET C3.01. ROUTE CONDUCTORS IN A 3/4" CONDUIT FROM THE POLE TO THE PANEL.
5. EXTEND THE CONDUCTORS THROUGH A 3/4" CONDUIT IN THE STEEL BASE.
6. PROVIDE GROUNDING PER NEC 410.30. PROVIDE A #6 GROUNDING CONDUCTOR AND BOND TO THE POLE STRUCTURAL SPIKE PROVIDED WITH THE POLE BASE.



6 FLAG POLE LIGHT FIXTURE MOUNTING DETAIL
SCALE: NONE

ENVISION ENGINEERING

evans + associates architecture
11576 south state street, suite 108b, draper, utah 84020
phone: 801-553-9373 fax: 801-553-9373

Stamp

REGISTERED PROFESSIONAL ENGINEER
RODNEY B. OWEN
No. 177411
8/19/15
STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
4 - West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description
	6/1/2015	Concept Plan Submittal
	8/12/2015	Conditional Use Submittal
	9/18/2015	Engineering Resubmittal

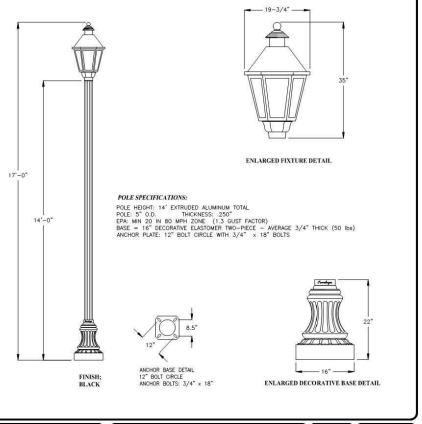
Project Number
15-31
Plan Series
Property Number
501-1333
Date
June 1, 2015

Sheet Title
ELECTRICAL SITE PLAN DETAILS

Sheet
C3.03

ORDERING GUIDE:

COMPLETE ASSEMBLY PART: LP-1
POLE: 14STA-5.0-TT-3X3-AB
LIGHT FIXTURE: SS-CL52T4-44LED
DECORATIVE BASE: 16"VRG(NAME)-BK



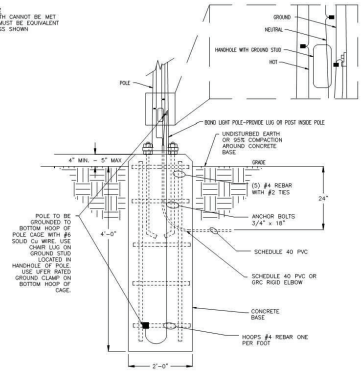
POLE SPECIFICATIONS:

POLE HEIGHT: 14' EXTRUDED ALUMINUM TOTAL
POLE: 5" O.D. THICKNESS: .250"
EPA: MIN 20 IN 80 MPH ZONE (1.3 GUST FACTOR)
BASE = 16" DECORATIVE ELASTOMER TWO-PIECE – AVERAGE 3/4" THICK (50 lbs)
ANCHOR PLATE: 12" BOLT CIRCLE WITH 3/4" x 18" BOLTS

14' RESIDENTIAL STREET LIGHT

DATE: JANUARY 2015 | REVISIONS: DATE | BY | COMMENTS
DRAWING NAME: LP-1
DRAWING NO: STL
CHECKED | APPROVED
SARATOGA SPRINGS CITY
100% COMMERCIAL DESIGN, CONSTRUCTION DOCUMENTS AND ENGINEERING FOR SARATOGA SPRINGS
STANDARD DETAILS | STREET LIGHTS | **LP-1**

NOTE:
IF DEPTH CANNOT BE MET, MASS MUST BE EQUIVALENT TO MASS SHOWN

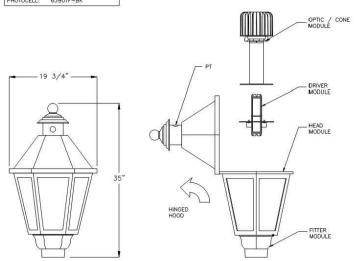


CONCRETE BASE DETAIL FOR 14' RESIDENTIAL STREET LIGHT

DATE: JANUARY 2015 | REVISIONS: DATE | BY | COMMENTS
DRAWING NAME: LP-1B
DRAWING NO: STL
CHECKED | APPROVED
SARATOGA SPRINGS CITY
100% COMMERCIAL DESIGN, CONSTRUCTION DOCUMENTS AND ENGINEERING FOR SARATOGA SPRINGS
STANDARD DETAILS | STREET LIGHTS | **LP-1B**

ORDERING GUIDE:

LIGHT FIXTURES: SS-CL52T4-44LED
PHOTOCELL: 6390TF-BK



CATALOG NO: CL62T4-FLAT-3L-44W-4K-120-EK1-DEP-F3AP-PT-RAL9005TX
LUMINARE: HEXAGONAL SHAPE
LENS: ALL-SIDED FROSTED ACRYLIC LENS
WATTAGE: 44 WATTS
LIGHT SOURCE: BOARD LED – 4000K
LINE VOLTAGE: 120 VOLTS
DRIVER: MOUNTED ON TRAY WITH QUICK RELEASE CONNECTORS
IP66 WEATHERPROOF LUMINARE WITH "Y" GROOVE SILICONE GASKET
OPTION: TWIST LOCK PHOTOCELL PRE-INSTALLED IN DECORATIVE CUPOLA.

ALL NON ELECTRICAL HARDWARE SHALL BE STAINLESS STEEL.

COLOR & FINISH: BLACK (RAL9005TX) TEXTURED POWDER COAT
PAINT WARRANTY: 5 YEARS

RESIDENTIAL STREET LIGHT LUMINARE

DATE: JANUARY 2015 | REVISIONS: DATE | BY | COMMENTS
DRAWING NAME: LP-1C
DRAWING NO: STL
CHECKED | APPROVED
SARATOGA SPRINGS CITY
100% COMMERCIAL DESIGN, CONSTRUCTION DOCUMENTS AND ENGINEERING FOR SARATOGA SPRINGS
STANDARD DETAILS | STREET LIGHTS | **LP-1C**

SARATOGA SPRINGS CITY STREET LIGHT NOTES:

1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SARATOGA SPRINGS CITY STANDARDS AND N.E.C. (NATIONAL ELECTRIC CODE). A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SARATOGA SPRINGS CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY ENGINEER OR HIS/HER REPRESENTATIVE.
2. LOCATION OF THE STREET LIGHT POLE.
   a. SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.
   b. SHALL BE A MINIMUM OF 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE CITY ENGINEER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE ENGINEERING INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.
   c. SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY.
3. ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.
4. ALL SERVICE POINT(S) SHALL BE COORDINATED WITH ROCKY MOUNTAIN POWER AND WHENEVER POSSIBLE BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINT(S) SHALL BE SHOWN ON THE PLANS.
5. IT SHALL BE REQUIRED THAT IN THE ABSENCE OF AN EXISTING WORKABLE CIRCUIT TO ATTACH TO, THAT ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUITS IN THIS CASE DEVELOPER AND OR HIS ENGINEER SHALL CONTACT ROCKY MOUNTAIN POWER.
6. THE CONTRACTOR SHALL FURNISH A COMPLETE SERVICE TO THE TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS AND/OR IS DEEMED NECESSARY BY ROCKY MOUNTAIN POWER AND/OR SARATOGA SPRINGS CITY.
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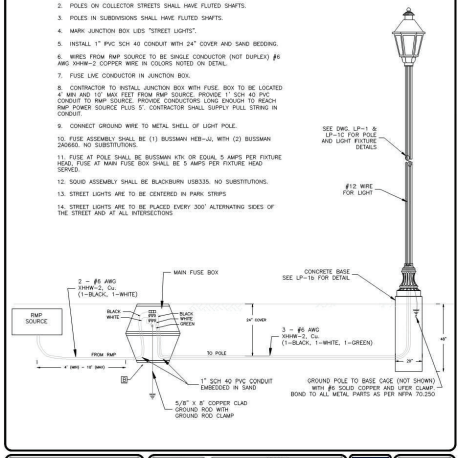
8. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A 10 DAY BURN TEST OF THE STREET LIGHTS AFTER THEY ARE CONNECTED AND ENERGIZED BY ROCKY MOUNTAIN POWER. THIS TEST SHALL BE COORDINATED AND WITNESSED BY A SARATOGA SPRINGS ENGINEERING INSPECTOR.
9. EACH STREETLIGHT SHALL HAVE ITS OWN PHOTO CELL INDEPENDENT OF A MASTER CONTROL.
10. REFER TO THE CURRENT VERSION OF THE SARATOGA SPRINGS CITY STREET LIGHTING REQUIREMENTS.

NOTES:

1. STREET LIGHTS POLES SHALL BE LOCATED AT ROADWAY INTERSECTIONS (NEAR FIRE HYDRANTS WHERE POSSIBLE) AND AT OTHER REQUIRED LOCATIONS PER CITY STANDARDS.
2. POLES ON COLLECTOR STREETS SHALL HAVE FLUTED SHAFTS.
3. POLES IN SUBDIVISIONS SHALL HAVE FLUTED SHAFTS.
4. MARK JUNCTION BOX LIDS "STREET LIGHTS".
5. INSTALL 1" PVC SCH 40 CONDUIT WITH 24" COVER AND SAND BEDDING.
6. WIRES FROM RMP SOURCE TO BE SINGLE CONDUCTOR (NOT DUPLEX) #6 AWG XHHW-2 COPPER WIRE IN COLORS NOTED ON DETAIL.
7. FUSE LIVE CONDUCTOR IN JUNCTION BOX.
8. CONTRACTOR TO INSTALL JUNCTION BOX WITH FUSE. BOX TO BE LOCATED 4' MIN AND 12' MAX FEET FROM RMP SOURCE. PROVIDE 1" SCH 40 PVC 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. FUSE AT MAIN FUSE BOX SHALL BE 5 AMPS PER FIXTURE HEAD SERVED.
12. SOLID ASSEMBLY SHALL BE BLACKBURN USB335. 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.



RESIDENTIAL STREET LIGHT CONNECTION DETAIL

DATE: JANUARY 2015 | REVISIONS: DATE | BY | COMMENTS
DRAWING NAME: LP-4
DRAWING NO: STL
CHECKED | APPROVED
SARATOGA SPRINGS CITY
100% COMMERCIAL DESIGN, CONSTRUCTION DOCUMENTS AND ENGINEERING FOR SARATOGA SPRINGS
STANDARD DETAILS | STREET LIGHTS | **LP-4**

ENVISION ENGINEERING

evans + associates architecture
1175 south state street, suite 1100, orem, utah 84058
phone 801.533.9373 fax 801.533.9373

Stamp

REGISTERED PROFESSIONAL ENGINEER
RICHARD R. OWEN
No. 177141
5/19/15
STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
4 – West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions

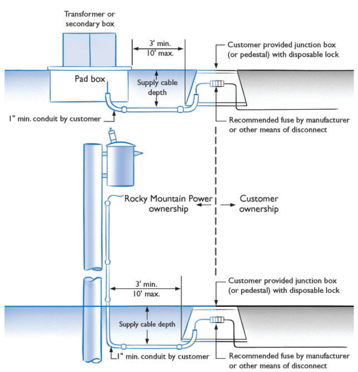
Mark	Date	Description
	6/1/2015	Concept Plan Submittal
	8/12/2015	Conditional Use Submittal
	9/18/2015	Engineering Resubmittal

Project Number
15-31
Plan Series
Property Number
501-1333
Date
June 1, 2015

Sheet Title
STREET LIGHTING DETAILS

Sheet
C3.04

Streetlight Point-of-Disconnect Diagram



Customer is responsible for:

- Providing and installing a junction box or pedestal, conduit, fusing and customer-owned wire. The junction box or pedestal must be strong enough for incidental traffic areas
- Coordinating with Rocky Mountain Power on junction box or pedestal location and all digging within the vicinity of Rocky Mountain Power facilities
- Ensuring that construction of new or remodeled installations conform to applicable provisions of the NEC State Rules, as well as city and county codes

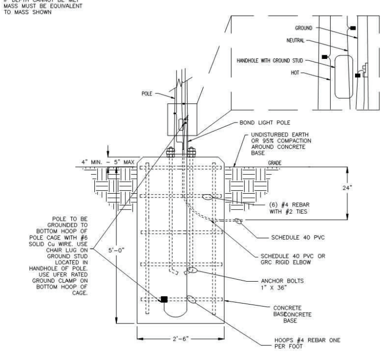
Rocky Mountain Power is responsible for:

- Installing and connecting wire from Rocky Mountain Power facilities to the point of disconnect.

ROCKY MOUNTAIN POWER

2/12

NOTE!
IF DEPTH CANNOT BE MET MASS MUST BE EQUIVALENT TO MASS SHOWN



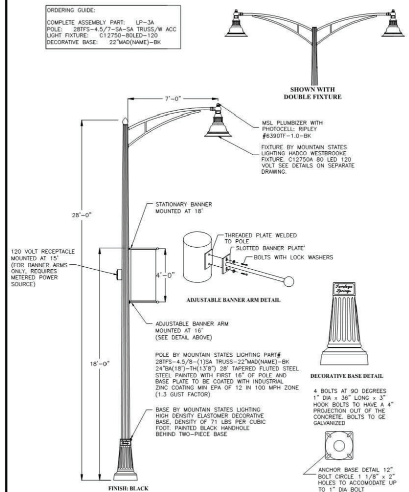
CONCRETE BASE DETAIL FOR 28' ARTERIAL

DATE: JANUARY 2015 | DRAWING NAME: LP-3B | DRAWN BY: ETL | CHECKED: | APPROVED: | REV | DATE | BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

STANDARD DETAILS | STREET LIGHTS | **LP-3B**

ORDERING GUIDE:
COMPLETE ASSEMBLY PART: LP-3A
POLE: 28TFS-4.5/7-SA-SA TRUSS/W ACC
LIGHT FIXTURE: C12750-80LED-120
DECORATIVE BASE: 22"MAD(NAME)-BK



28' ARTERIAL STREET LIGHT WITH BANNER ARM

DATE: JANUARY 2015 | DRAWING NAME: LP-3A | DRAWN BY: ETL | CHECKED: | APPROVED: | REV | DATE | BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

STANDARD DETAILS | STREET LIGHTS | **LP-3A**

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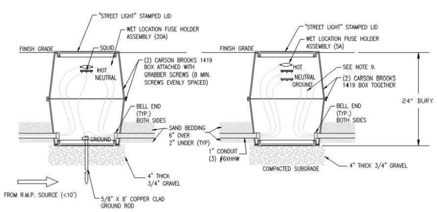


A SERVICE CONNECTION FUSE BOX DETAIL.

B LIGHT POLE FUSE BOX DETAIL.

NOTES:

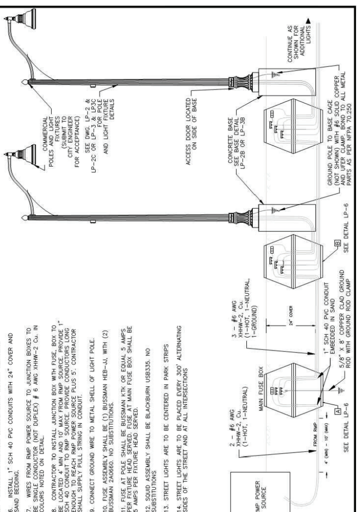
1. FUSE BOX / SLICE BOX ASSEMBLY SHALL BE (2) CARSON BROOKS 1419 BOLTED TOGETHER "CLAMSHELL" STYLE. DRILL 1/4" HOLES IN EVERY CELL OF LID ON BOTTOM BOX TO ALLOW DRAINAGE. INSTALL BOX ASSEMBLY ON 4" OF 3/4" GRAVEL. NO SUBSTITUTES.
2. FUSE ASSEMBLY SHALL BE (1) BUSSMAN HEB-JJ PN. 44229 WITH (2) BUSSMAN 2A0660. NO SUBSTITUTES.
3. WIRE CONNECTOR SHALL BE BLACKBURN USB33S 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: JANUARY 2015 | DRAWING NAME: LP-6 | DRAWN BY: ETL | CHECKED: | APPROVED: | REV | DATE | BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

STANDARD DETAILS | LANDSCAPING | **LP-6**



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 USB335. 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

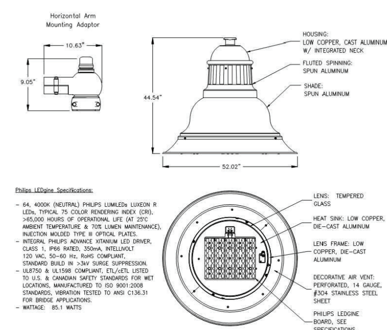
COLLECTOR & ARTERIAL STREET LIGHT CONNECTION DETAIL

DATE: JANUARY 2015 | DRAWING NAME: LP-5 | DRAWN BY: ETL | CHECKED: | APPROVED: | REV | DATE | BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

STANDARD DETAILS | STREET LIGHTS | **LP-5**

MSL ORDERING GUIDE
LIGHT FIXTURE: C12750A-80LED-120
PHOTOCELL: 6390TF-BK



Philips LEDgine Specifications:

- 64, 4000K (NEUTRAL) PHILIPS LUMILEDs LUXEON R LEDs, TYPICAL 75 COLOR RENDERING INDEX (CRI), >65,000 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.
- WATTAGE: 85.1 WATTS

ARTERIAL STREET LIGHT LUMINARE

DATE: JANUARY 2015 | DRAWING NAME: LP-3C | DRAWN BY: ETL | CHECKED: | APPROVED: | REV | DATE | BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

STANDARD DETAILS | STREET LIGHTS | **LP-3C**

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240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
p (801) 534-1130
f (801) 534-1080
www.envisioneng.com

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

REGISTERED PROFESSIONAL ENGINEER
WESTLEY R. OWEN
No.177411
8/14/15
STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
4□ West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions

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	8/12/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

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15-31
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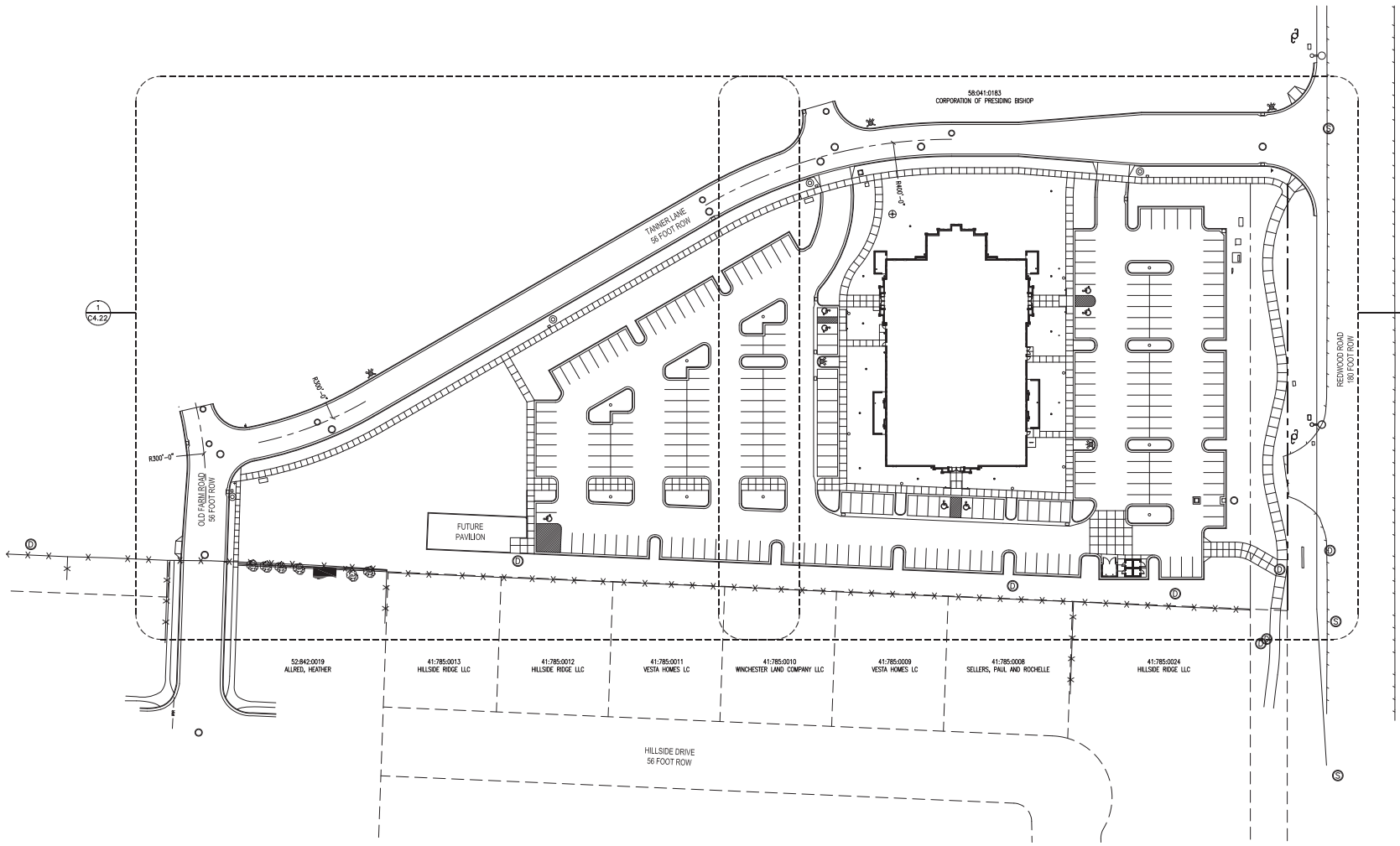
Sheet Title
STREET LIGHTING DETAILS

Sheet
C3.05



ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

NORTH

SITE INFORMATION			
	SQ. FT.	ACRES	
TOTAL PARCEL AREA	220,866	5.07	100%
ON SITE IMPROVEMENTS			
BUILDING AREAS			
CHAPEL	21,043		
STORAGE BUILDING	190		
PAVILION	1,800		
IMPERVIOUS AREAS – ONSITE			
CONCRETE – WALKS, PADS, APRONS	13,957		
CONCRETE CURB & GUTTER (LF)	3,884		
ASPHALT	85,435		
TOTAL LANDSCAPE AREA	80,510	1.85	36.4%
TOTAL PARKING SPACES REQUIRED 1 PER 3 SEATS			
242 TOTAL SEATS = 81 REQUIRED SEATS			
TOTAL PARKING SPACES PROVIDED			
REGULAR	250 STALLS		
ACCESSIBLE	5 STALLS		
VAN ACCESSIBLE	2 STALLS		
TOTAL SPACES PROVIDED	257 STALLS		

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LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

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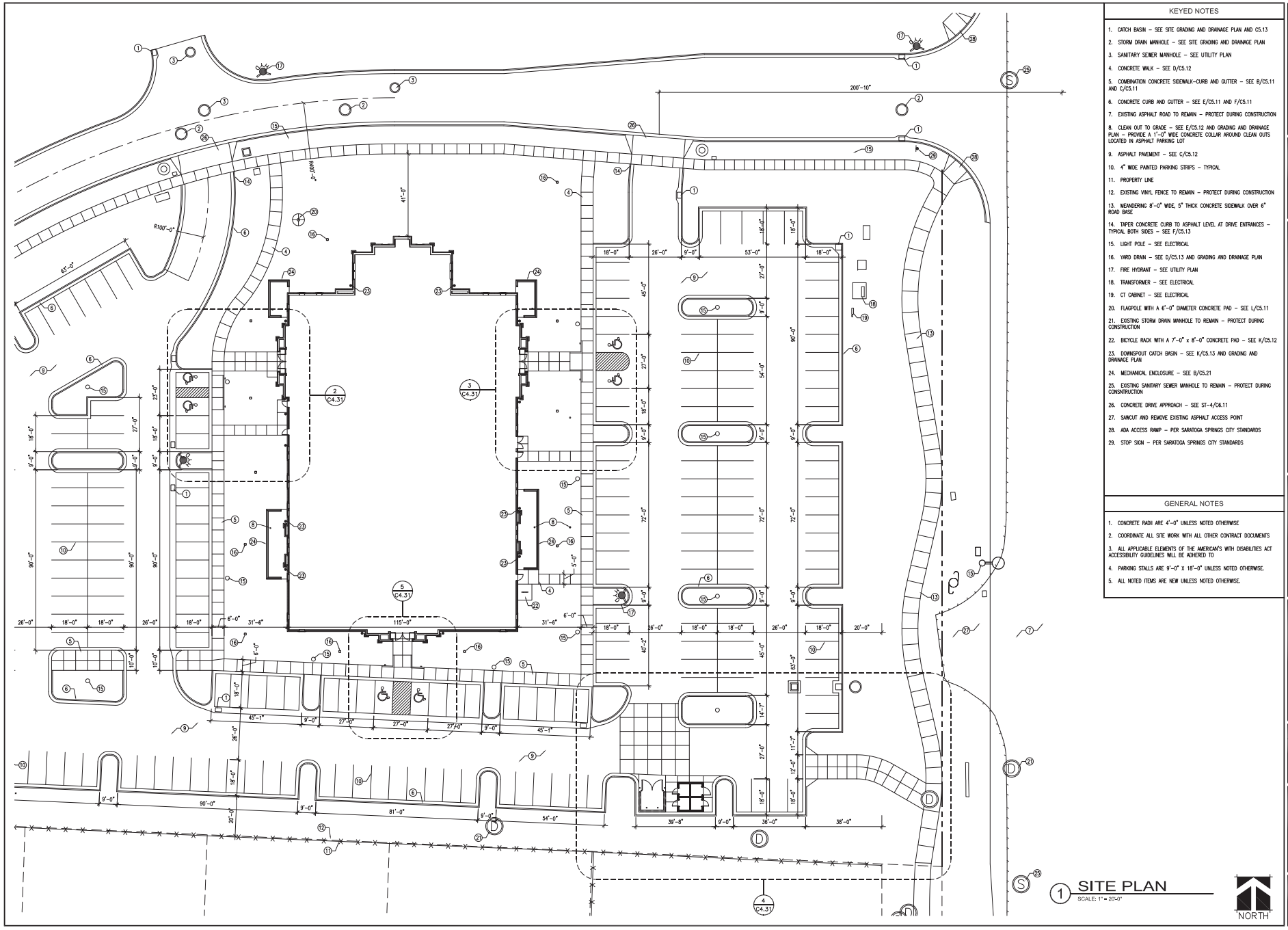
Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C4.11



1 SITE PLAN
SCALE: 1" = 20'-0"

KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN AND C5.13
2. STORM DRAIN MANHOLE – SEE SITE GRADING AND DRAINAGE PLAN
3. SANITARY SEWER MANHOLE – SEE UTILITY PLAN
4. CONCRETE WALK – SEE D/C5.12
5. COMBINATION CONCRETE SIDEWALK–CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
6. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
7. EXISTING ASPHALT ROAD TO REMAIN – PROTECT DURING CONSTRUCTION
8. CLEAN OUT TO GRADE – SEE E/C5.12 AND GRADING AND DRAINAGE PLAN – PROVIDE A 1'–0" WIDE CONCRETE COLLAR AROUND CLEAN OUTS LOCATED IN ASPHALT PARKING LOT
9. ASPHALT PAVEMENT – SEE C/C5.12
10. 4" WIDE PAINTED PARKING STRIPS – TYPICAL
11. PROPERTY LINE
12. EXISTING VINYL FENCE TO REMAIN – PROTECT DURING CONSTRUCTION
13. MEANDERING 8'–0" WIDE, 5" THICK CONCRETE SIDEWALK OVER 6" ROAD BASE
14. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES – TYPICAL BOTH SIDES – SEE F/C5.13
15. LIGHT POLE – SEE ELECTRICAL
16. YARD DRAIN – SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
17. FIRE HYDRANT – SEE UTILITY PLAN
18. TRANSFORMER – SEE ELECTRICAL
19. CT CABINET – SEE ELECTRICAL
20. FLAGPOLE WITH A 6'–0" DIAMETER CONCRETE PAD – SEE L/C5.11
21. EXISTING STORM DRAIN MANHOLE TO REMAIN – PROTECT DURING CONSTRUCTION
22. BICYCLE RACK WITH A 7'–0" x 8'–0" CONCRETE PAD – SEE K/C5.12
23. DOWNSPOUT CATCH BASIN – SEE K/C5.13 AND GRADING AND DRAINAGE PLAN
24. MECHANICAL ENCLOSURE – SEE B/C5.21
25. EXISTING SANITARY SEWER MANHOLE TO REMAIN – PROTECT DURING CONSTRUCTION
26. CONCRETE DRIVE APPROACH – SEE ST–4/C6.11
27. SAWCUT AND REMOVE EXISTING ASPHALT ACCESS POINT
28. ADA ACCESS RAMP – PER SARATOGA SPRINGS CITY STANDARDS
29. STOP SIGN – PER SARATOGA SPRINGS CITY STANDARDS

GENERAL NOTES

1. CONCRETE RADII ARE 4'–0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. PARKING STALLS ARE 9'–0" X 18'–0" UNLESS NOTED OTHERWISE.
5. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

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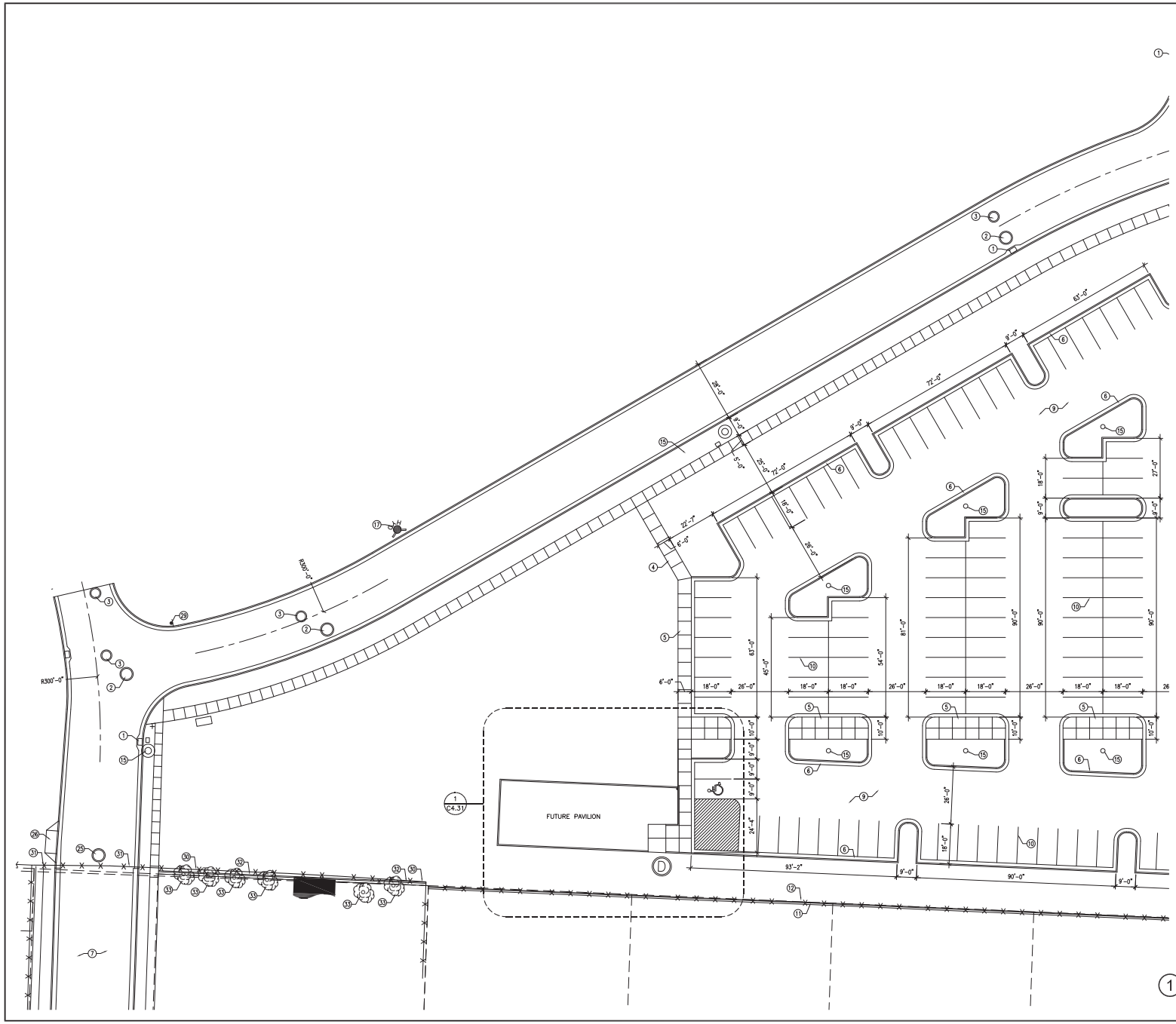
ARCHITECTURAL SITE PLAN

Sheet
C4.21



1 SITE PLAN
SCALE: 1" = 20'-0"

KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN AND C5.13
2. STORM DRAIN MANHOLE – SEE SITE GRADING AND DRAINAGE PLAN
3. SANITARY SEWER MANHOLE – SEE UTILITY PLAN
4. CONCRETE WALK – SEE D/C5.12
5. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
6. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
7. EXISTING ASPHALT ROAD TO REMAIN – PROTECT DURING CONSTRUCTION
8. CLEAN OUT TO GRADE – SEE E/C5.12 AND GRADING AND DRAINAGE PLAN – PROVIDE A 1'-0" WIDE CONCRETE COLLAR AROUND CLEAN OUTS LOCATED IN ASPHALT PARKING LOT
9. ASPHALT PAVEMENT – SEE C/C5.12
10. 4" WIDE PAINTED PARKING STRIPS – TYPICAL
11. PROPERTY LINE
12. EXISTING VINYL FENCE TO REMAIN – PROTECT DURING CONSTRUCTION
13. MEANDERING 8'-0" WIDE, 5" THICK CONCRETE SIDEWALK OVER 6" ROAD BASE
14. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES – TYPICAL BOTH SIDES – SEE F/C5.13
15. LIGHT POLE – SEE ELECTRICAL
16. YARD DRAIN – SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
17. FIRE HYDRANT – SEE UTILITY PLAN
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19. CT CABINET – SEE ELECTRICAL
20. FLAGPOLE WITH A 6'-0" DIAMETER CONCRETE PAD – SEE L/C5.11
21. EXISTING STORM DRAIN MANHOLE TO REMAIN – PROTECT DURING CONSTRUCTION
22. BICYCLE RACK WITH A 7'-0" x 8'-0" CONCRETE PAD – SEE K/C5.12
23. DOWNSPOUT CATCH BASIN – SEE K/C5.13 AND GRADING AND DRAINAGE PLAN
24. MECHANICAL ENCLOSURE – SEE B/C5.21
25. EXISTING SANITARY SEWER MANHOLE TO REMAIN – PROTECT DURING CONSNTRUCTION
26. CONCRETE DRIVE APPROACH – SEE ST-4/C6.11
27. SAWCUT AND REMOVE EXISTING ASPHALT ACCESS POINT
28. ADA ACCESS RAMP – PER SARATOGA SPRINGS CITY STANDARDS
29. STOP SIGN – PER SARATOGA SPRINGS CITY STANDARDS
30. REMOVE EXISTING VINYL FENCE
31. REMOVE EXISTING BARB WIRE FENCE
32. 6'-0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP – SEE J/C5.12
33. REMOVE EXISTING TREE

GENERAL NOTES

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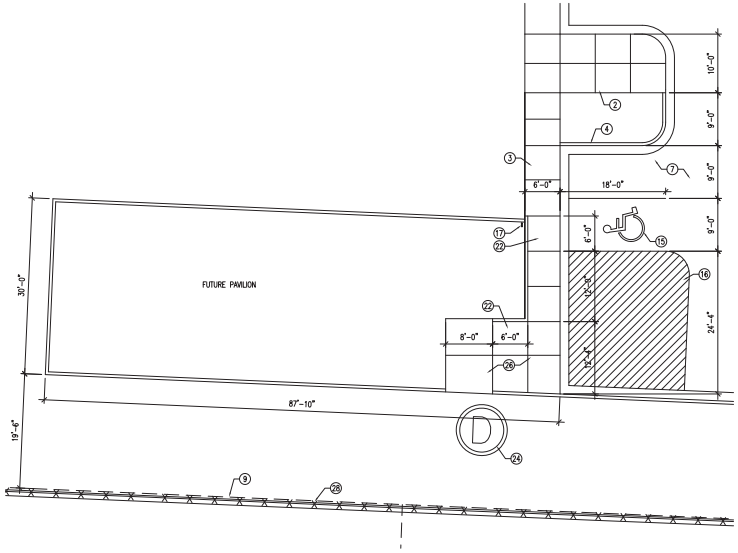
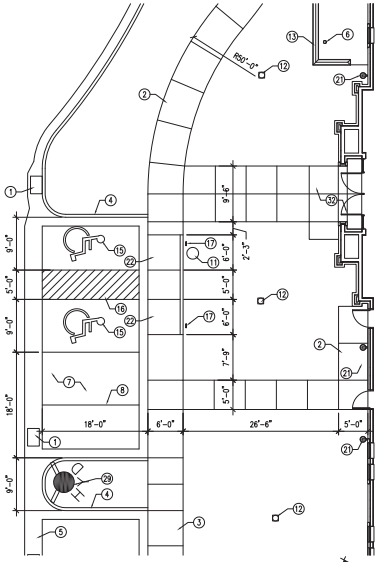
Sheet Title
ARCHITECTURAL SITE PLAN

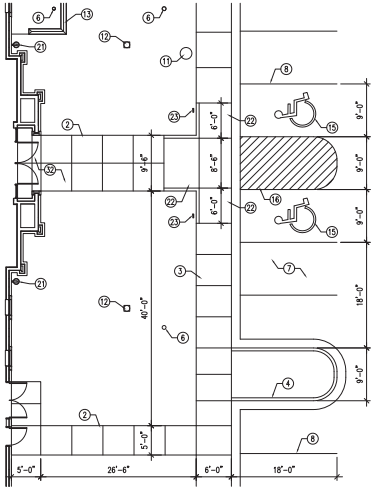
Sheet
C4.22



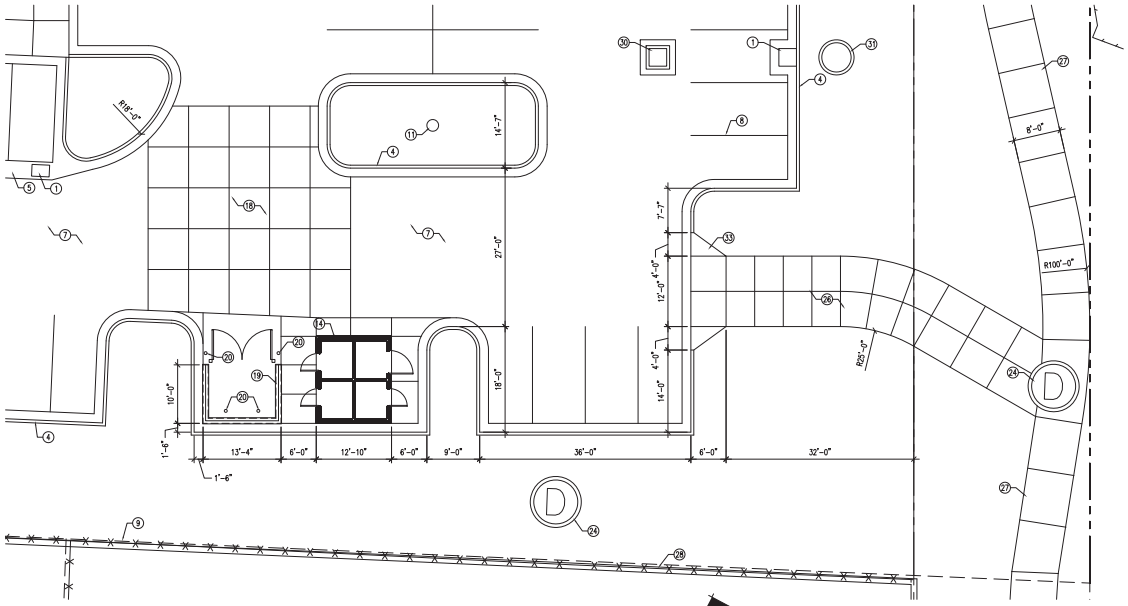
1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



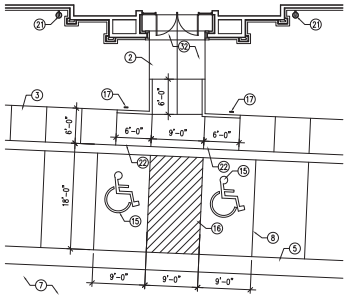
2 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



3 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



4 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



5 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN AND C/C5.13
2. CONCRETE WALK – SEE D/C5.12
3. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
4. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
5. CONCRETE WATERWAY – SEE H/C5.11 AND GRADING AND DRAINAGE PLAN
6. CLEAN OUT TO GRADE – SEE E/C5.12 AND GRADING AND DRAINAGE PLAN
7. ASPHALT PAVEMENT – SEE C/C5.12
8. 4" WIDE PAINTED PARKING STRIPES – TYPICAL
9. PROPERTY LINE
10. DRINKING FOUNTAIN
11. LIGHT POLE – SEE ELECTRICAL
12. YARD DRAIN – SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
13. MECHANICAL PAD AND ENCLOSURE – SEE B/C5.21
14. STORAGE BUILDING
15. PAINTED ACCESSIBLE PARKING SYMBOL
16. PAINTED ACCESSIBLE AISLE
17. ADA PARKING SIGNAGE WITH CONCRETE APRON – SEE A/C5.12
18. CONCRETE PAVEMENT – SEE L/C5.12
19. DUMPSTER ENCLOSURE – SEE A/C5.21 AND C/C5.21
20. BOLLARD – SEE G/C5.12
21. DOWNSPOUT CATCH BASIN – SEE K/C5.13 AND GRADING AND DRAINAGE PLAN
22. CURB RAMP – SEE E/C5.13
23. VAN ADA PARKING SIGNAGE WITH CONCRETE APRON – SEE A/C5.12
24. EXISTING STORM DRAIN MANHOLE TO REMAIN – PROTECT DURING CONSTRUCTION
25. CONCRETE DRIVE APPROACH PER SARATOGA SPRINGS CITY STANDARDS – SEE ST4/C6.11
26. 6" THICK CONCRETE SIDEWALK OVER 6" ROAD BASE TO MEET H-20 LOADING
27. MEANDERING 8'-0" WIDE, 5" THICK CONCRETE SIDEWALK OVER 6" ROAD BASE
28. EXISTING VINYL FENCE TO REMAIN – PROTECT DURING CONSTRUCTION
29. FIRE HYDRANT – SEE UTILITY PLAN
30. CLEANOUT BOX – SEE SITE GRADING AND DRAINAGE PLAN AND A/C5.13 SIMILIAR
31. VORTSENTRY HYDRAULIC TREATMENT SYSTEM – SEE SITE GRADING AND DRAINAGE PLAN
32. CONCRETE ENTRY – SEE B/C5.12
33. CONCRETE DRIVE APPROACH – SEE ST-4/C6.11

GENERAL NOTES

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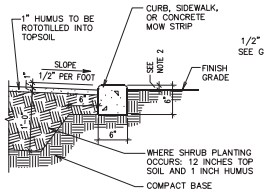
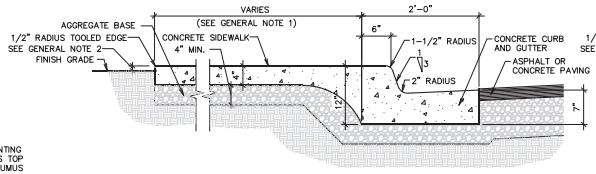
Sheet Title
ENLARGED ARCHITECTURAL SITE PLANS

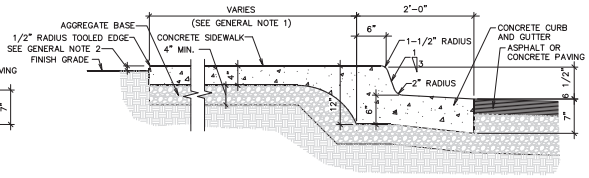
Sheet
C4.31



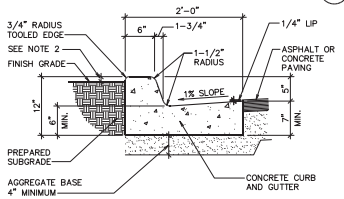
SHRUB PLANTING AREAS–SOIL PROFILE
A 1" = 1'-0"



ON SITE WHEN WATER DRAINS TOWARD CURB
COMBINATION SIDEWALK–CURB AND GUTTER DETAIL
B 1" = 1'-0"

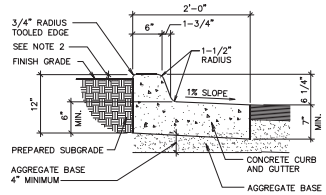


ON SITE WHEN WATER DRAINS AWAY FROM CURB
COMBINATION SIDEWALK–CURB AND GUTTER DETAIL
C 1" = 1'-0"



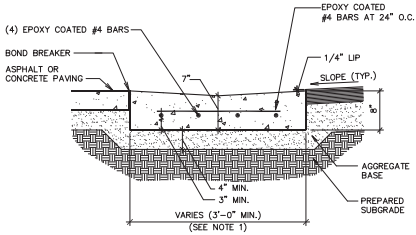
FOR USE WHERE WATER DRAINS TOWARD CURB

CURB AND GUTTER DETAIL
E 1" = 1'-0"

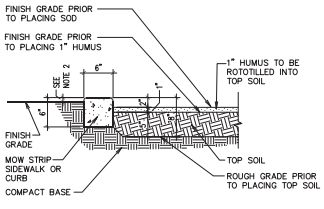


FOR USE WHERE WATER DRAINS AWAY FROM CURB

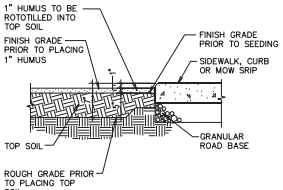
CURB AND GUTTER DETAIL
F 1" = 1'-0"



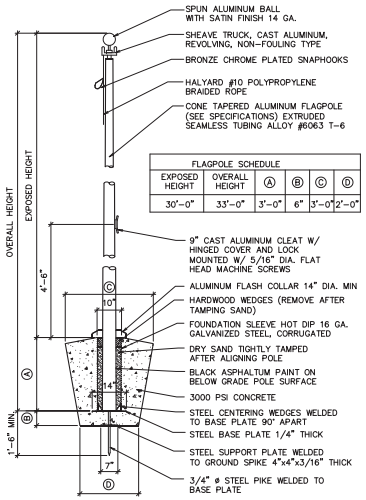
NOT USED
H 1" = 1'-0"



SODDED AREAS–SOIL PROFILE
J 1" = 1'-0"



SEEDED AREAS–SOIL PROFILE
K 1" = 1'-0"



FLAGPOLE SCHEDULE					
EXPOSED HEIGHT	OVERALL HEIGHT	Ⓐ	Ⓑ	Ⓒ	Ⓓ
30'-0"	33'-0"	3'-0"	6"	3'-0"	2'-0"

FLAG POLE
L 1/2" = 1'-0"

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR CONCRETE – USE 4,500 PSI. MIN. TYPE D IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI. MIN. TYPE C OTHERWISE.
5. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION

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LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
49 West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
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	9/10/2015	Conditional Use Submittal
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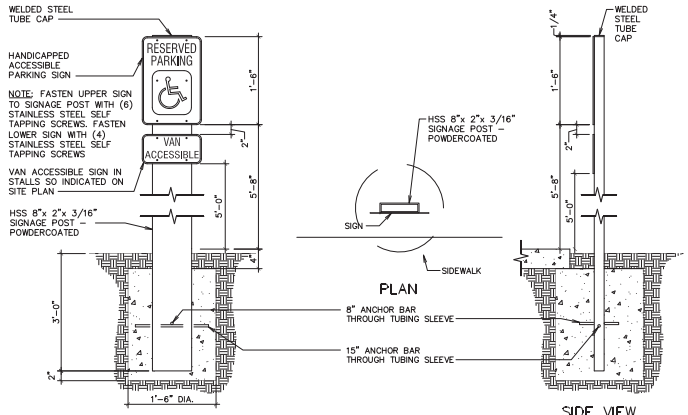
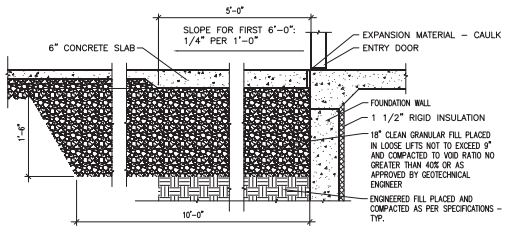
Project Number
15-31
Plan Series
–
Property Number
501-1333
Date
June 1, 2015

Sheet Title
SITE DETAILS

Sheet
C5.11

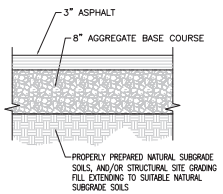


A SIGNAGE DETAIL
1" = 1'-0"



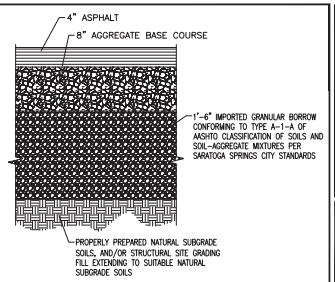
TYPICAL OF ALL ENTRIES

B ENTRY DETAIL
1" = 1'-0"



ON-SITE PARKING LOT

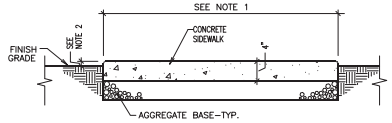
C ASPHALT SECTION
1" = 1'-0"



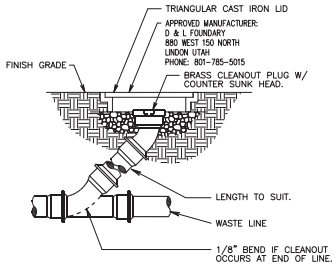
OLD FARM ROAD AND TANNER LANE

C1 ASPHALT SECTION
1" = 1'-0"

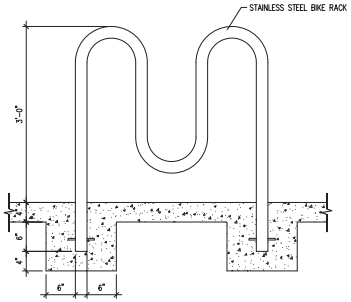
SOIL CLASSIFICATION	CL	
SOIL PROPERTIES AS MOLDED	DRY DENSITY	105.2 PCF
	MOISTURE CONTENT	18.2 PERCENT
	SURCHARGE	10 POUNDS
	SWELL	0.2 PERCENT
CBR	AT 0.2" PENETRATION	5.2 PERCENT



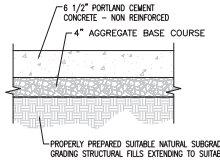
D CONCRETE WALK
1" = 1'-0"



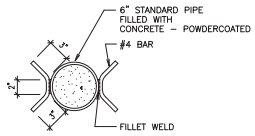
E CLEANOUT TO GRADE
NONE



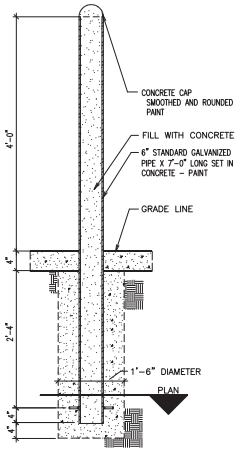
K BICYCLE RACK
1" = 1'-0"



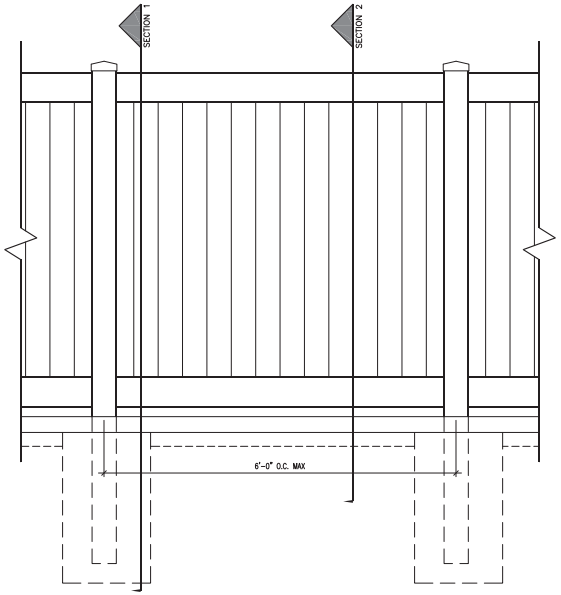
L CONCRETE SECTION
1" = 1'-0"



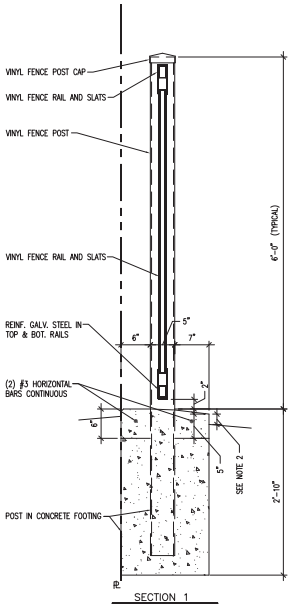
F BOLLARD PLAN
1" = 1'-0"

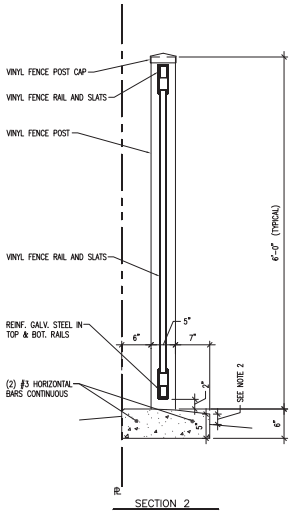


G BOLLARD SECTION
1" = 1'-0"



J FENCE
1" = 1'-0"





GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
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Stamp

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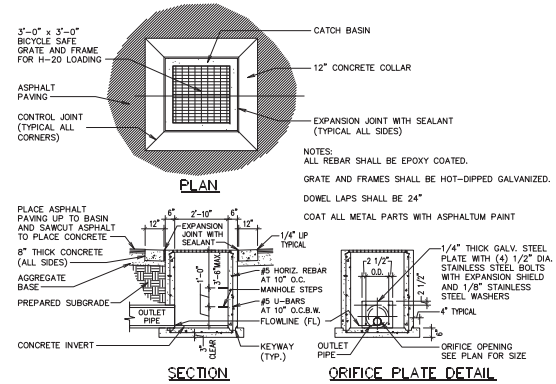
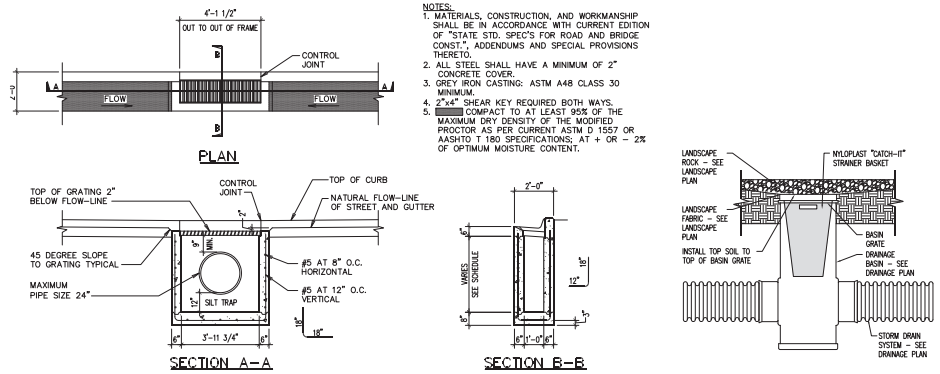


NOTES:
ALL REBAR SHALL BE EPOXY COATED.
GRATE AND FRAMES SHALL BE HOT-DIPPED GALVANIZED.
DOWEL LAPS SHALL BE 24"
COAT ALL METAL PARTS WITH ASPHALTUM PAINT

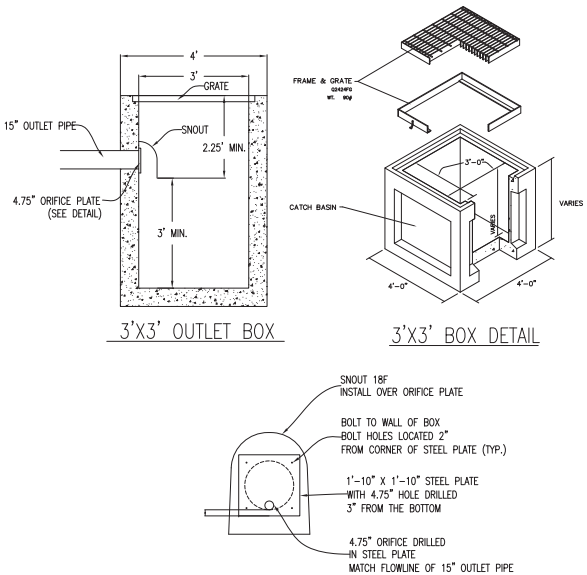
A BASIN IN ASPHALT WITH 12" CONCRETE COLLAR
NOT TO SCALE



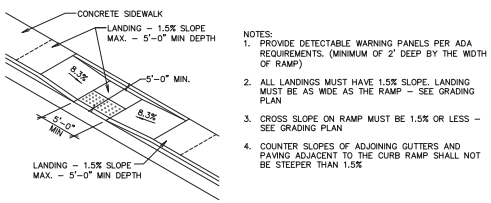
NOTES:
1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF "STATE STD. SPEC'S FOR ROAD AND BRIDGE CONST.", ADDENDUMS AND SPECIAL PROVISIONS THERETO.
2. ALL STEEL SHALL HAVE A MINIMUM OF 2" CONCRETE COVER.
3. GREY IRON CASTING: ASTM A48 CLASS 30 MINIMUM.
4. 2"x4" SHEAR KEY REQUIRED BOTH WAYS.
5. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T 180 SPECIFICATIONS; AT + OR - 2% OF OPTIMUM MOISTURE CONTENT.

C SINGLE GUTTER INLET BOX
NOT TO SCALE

D YARD DRAIN
SCALE: 1/2" = 1'-0"

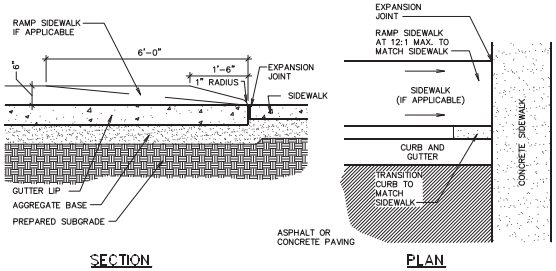


G ORIFICE/OVERFLOW BOX
1/2" = 1'-0"

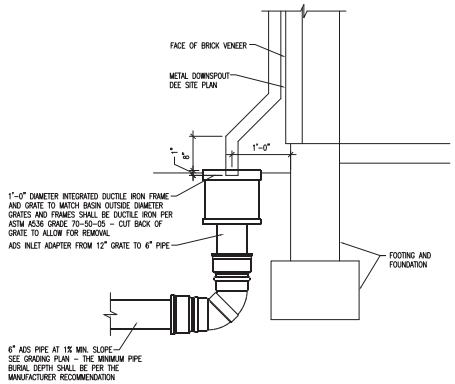


NOTES:
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP)
2. ALL LANDINGS MUST HAVE 1.5% SLOPE. LANDING MUST BE AS WIDE AS THE RAMP - SEE GRADING PLAN
3. CROSS SLOPE ON RAMP MUST BE 1.5% OR LESS - SEE GRADING PLAN
4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1.5%

E CURB RAMPS
SCALE: NTS



F CURB TRANSITION
Not to Scale



K DOWNSPOUT CONNECTION
1" = 1'-0"

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
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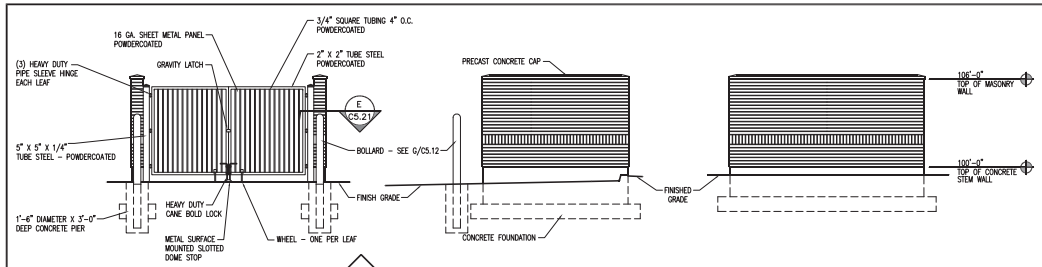
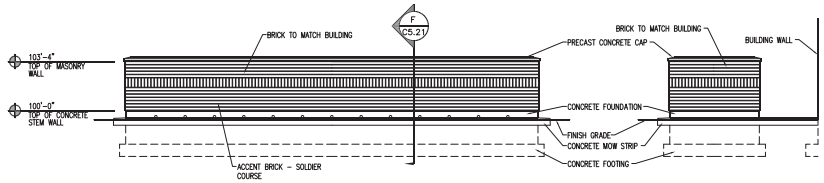


A DUMPSTER ENCLOSURE

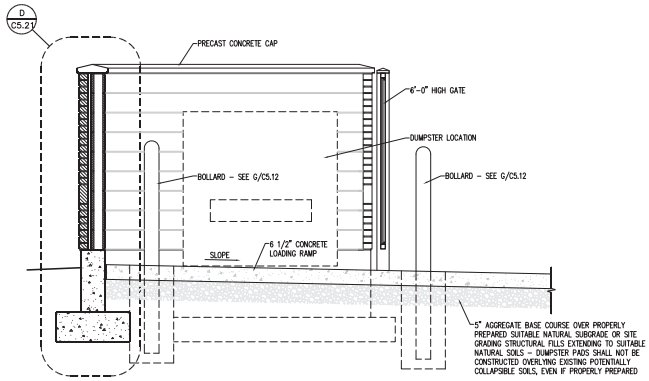
SCALE: 1/4" = 1'-0"



B MECHANICAL ENCLOSURE

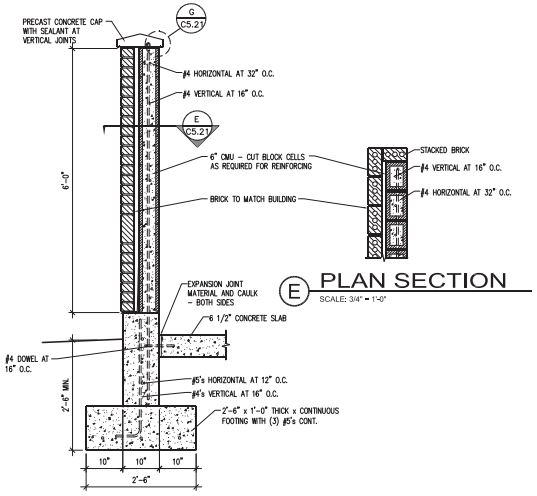
SCALE: 1/4" = 1'-0"

GENERAL NOTES
1. SEE SITE PLAN FOR WALK LOCATIONS AND WIDTH
2. 2" PRIOR TO SODDING



C DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"

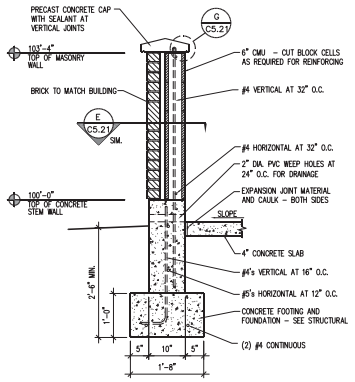


E PLAN SECTION

SCALE: 3/4" = 1'-0"

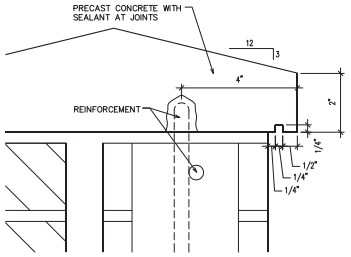
D DUMPSTER ENCLOSURE

SCALE: 3/4" = 1'-0"



F MECHANICAL ENCLOSURE

SCALE: 3/4" = 1'-0"



G SECTION

SCALE: 6" = 1'-0"

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MECHANICAL AND DUMPSTER ENCLOSURE DETAILS

Sheet
C5.21

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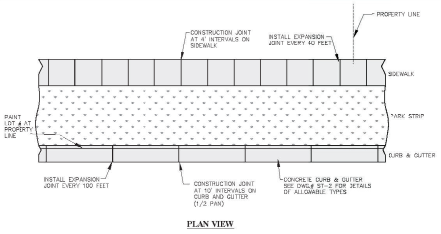
Sheet Title
SARATOGA SPRINGS DETAILS STREET STANDARDS
Sheet C6.11

ST-1 SIDEWALK, CURB & GUTTER STANDARDS



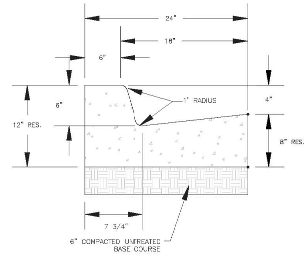
PLAN VIEW

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 COMPRESSIVE STRENGTH OF 4,000 PS 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 LOCATIONS TO BE MARKED ON TOP OF CURB WITH A V.

SIDEWALK, CURB & GUTTER STANDARDS | DATE: JANUARY 2015 | DRAWING NAME: ST-1 | DRAWN BY: ETL | CHECKED | APPROVED | REV DATE BY | REVISIONS COMMENTS | SARATOGA SPRINGS CITY | STANDARD DETAILS | STREET STANDARDS | ST-1

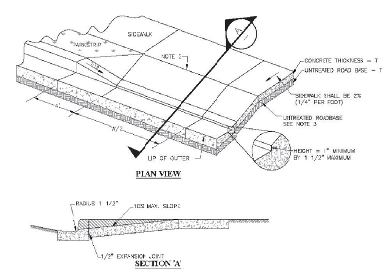
ST-2C CURB & GUTTER DETAILS



RESIDENTIAL
24" HIGH BACK CURB AND GUTTER
FOR USE IN LOCAL & MINOR COLLECTORS

CURB & GUTTER DETAILS | DATE: JANUARY 2015 | DRAWING NAME: ST-2C | DRAWN BY: ETL | CHECKED | APPROVED | SARATOGA SPRINGS CITY | STANDARD DETAILS | STREET STANDARDS | ST-2C

ST-4 FLARE DRIVE APPROACH



NOTES:

1. EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.
2. PLACE 1/2" EXPANSION JOINT BETWEEN DRIVEWAY APRON AND CURB AND IN THE DRIVEWAY CENTERLINE IF "W" IS GREATER THAN 20'. FILLER MATERIAL SHALL BE FULL DEPTH OF CONCRETE PLUS 1", WITH TOP SET FLUSH WITH TOP OF CONCRETE.
3. USE UNTREATED ROADBASE UNDER CURB, GUTTER AND SIDEWALK. COMPACT TO 95% OF THE MAXIMUM DRY DENISTY.
4. ALL CONCRETE SLABS WITH A LENGTH/WIDTH RATIO GREATER THAN 2:1 SHALL HAVE CONTRACTION JOINTS INSTALLED AS REQUIRED TO STAY WITHIN 2:1 RATIO.
5. BACK EDGE OF SIDEWALK TO BE SET AT AN ELEVATION 2% HIGHER THAN THE TOP BACK OF CURB.
6. SIDEWALK TO BE A MINIMUM OF 5 FEET WIDE UNLESS OTHERWISE SPECIFIED.
7. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY'S STANDARD SPECIFICATIONS.

DRIVE APPROACH DIMENSIONS

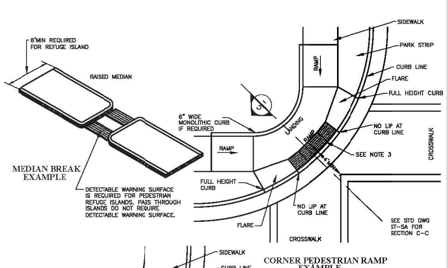
DIMENSION	LENGTH ACCORDING TO ZONE
W	10'-0" MIN. RESIDENTIAL ZONES 20'-0" MAX. RESIDENTIAL ZONES 40'-0" MAX. COMMERCIAL/INDUSTRIAL ZONES
T	0'-6" RESIDENTIAL ZONES 0'-8" INDUSTUSTRIAL/COMMERCIAL ZONES

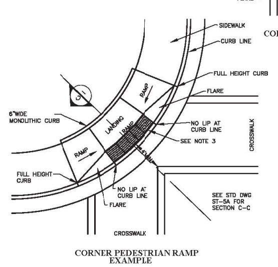
SLOPE TABLE

DIMENSION	ZONE
(A) 12% MAX. 5% MAX.	RESIDENTIAL ZONE INDUST. AND COMM. ZONE
(B) 13% MAX. 5% MAX.	RESIDENTIAL ZONE INDUST. AND COMM. ZONE
(C) 15% MAX. 5% MAX.	RESIDENTIAL ZONE INDUST. AND COMM. ZONE

FLARE DRIVE APPROACH | DATE: JANUARY 2015 | DRAWING NAME: ST-4 | DRAWN BY: ETL | CHECKED | APPROVED | SARATOGA SPRINGS CITY | STANDARD DETAILS | STREET STANDARDS | ST-4

ST-5E HANDICAP ACCESSIBLE RAMP



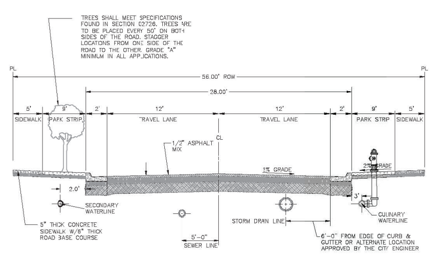


NOTES:

1. REFER TO STD DWG ST 5A FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STD DWG ST 5A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE.
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE.
5. LOCATE CURB CUT WITHIN CROSSWALK.

HANDICAP ACCESSIBLE RAMP | DATE: JANUARY 2015 | DRAWING NAME: ST-5E | DRAWN BY: ETL | CHECKED | APPROVED | SARATOGA SPRINGS CITY | STANDARD DETAILS | STREET STANDARDS | ST-5E

ST-8 RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY



NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
2. PAVEMENT DESIGN MAY BE AS RECOMMENDED BY A SOILS REPORT AND A GEOTECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF CITY ENGINEER.
3. ALL RESIDENTIAL STREETS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
4. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL.
6. HOUSES MAY FRONT ON THESE STREETS.
7. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-2, R-3 AND R-4.

DESIGN CRITERIA

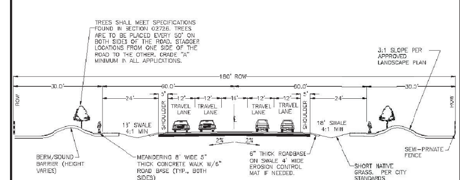
DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 220' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37
CREST K VALUE = 23

RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY | DATE: JANUARY 2015 | DRAWING NAME: ST-8 | DRAWN BY: ETL | CHECKED | APPROVED | SARATOGA SPRINGS CITY | STANDARD DETAILS | STREET STANDARDS | ST-8

ST-13 INTERIM 180' RIGHT-OF-WAY ARTERIAL STANDARD



NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
2. PAVEMENT DESIGN SHALL BE AS RECOMMENDED BY A SOILS REPORT AND A GEOTECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER.
3. ARTERIAL ROADWAYS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE WHEN EXISTING ROADWAY IS 3 LANES OR LESS.
4. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL.
6. HOUSES ARE NOT PERMITTED TO FRONT ON THESE STREETS.
7. ALL COMMERCIAL OR INDUSTRIAL DRIVEWAY ARE TO BE MINIMIZED.

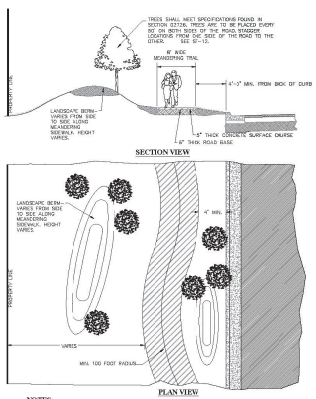
DESIGN CRITERIA

DESIGN SPEED: 55 M.P.H.

MIN CENTERLINE RADIUS: 1190' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 115
CREST K VALUE = 114

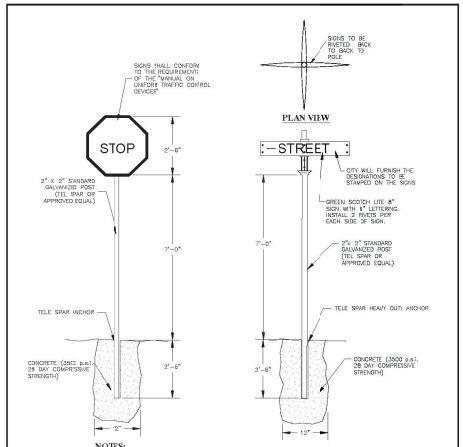
INTERIM 180' RIGHT-OF-WAY ARTERIAL STANDARD | DATE: JANUARY 2015 | DRAWING NAME: ST-13 | DRAWN BY: ETL | CHECKED | APPROVED | SARATOGA SPRINGS CITY | STANDARD DETAILS | STREET STANDARDS | ST-13



NOTES:

1. MEANDERING SIDEWALKS/TRAILS SHALL BE PERMITTED ON ARTERIAL STREETS ONLY, UNLESS APPROVED BY CITY ENGINEER.
2. CENTER LINE RUNOUS OF MEANDERING SIDEWALKS/TRAILS SHALL BE APPROVED BY CITY ENGINEER.
3. CONSTRUCTION JOINTS @ 8' INTERVALS EXPANSION JOINTS @ 40' INTERVALS

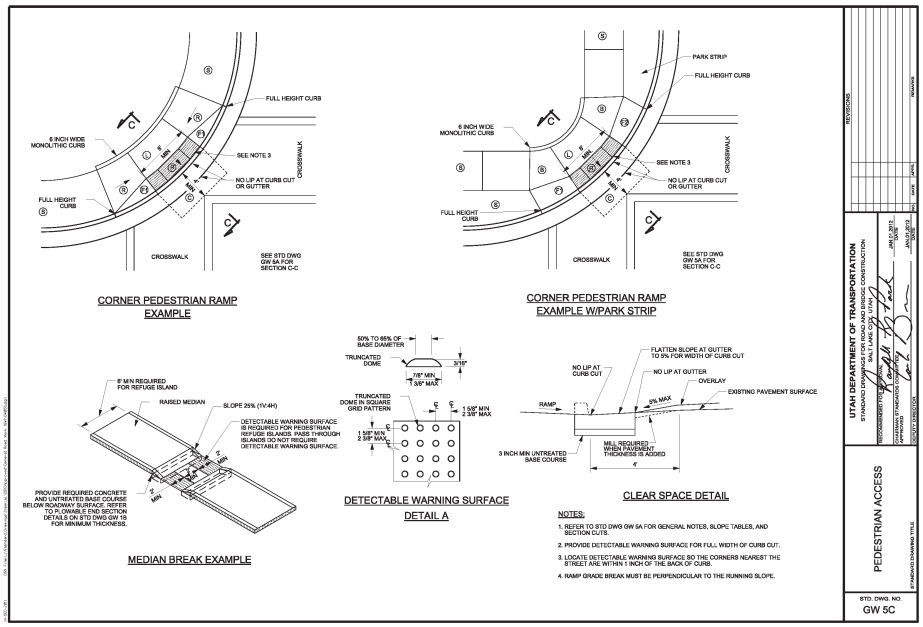
8' WIDE TRAIL STANDARDS	DATE: JANUARY 2008	REVISIONS: REV DATE BY COMMENTS	STANDARD DETAILS
	DRAWING NAME: ST-15A		STREET STANDARDS
	DRAWN BY: STL		ST-15A
	CHECKED / APPROVED	SARATOGA SPRINGS CITY	



NOTES:

1. SECURE CITY'S APPROVAL OF SIGN FORMAT AND INSTALLATION.
2. INSTALL THE EDGE OF THE SIGN TWO FEET FROM THE VERTICAL EXTENSION OF THE BACK OF CURB AS NEAR AS POSSIBLE TO THE APPROACH CURB POINT OF CRVATURE. SIGNS SHOULD NOT OVERLANG SIDEWALK OR CURB & GUTTER.
3. ALL STREET SIGNS (STOP, SPEED, ETC.) SHALL BE 7' MINIMUM FROM GROUND TO BOTTOM OF SIGN.
4. ALL STREET SIGNS TO BE COATED WITH 3M-HIGH INTENSITY SHEETING, OR ACCEPTABLE EQUAL.

STREET AND REGULATORY SIGNS	DATE: JANUARY 2008	REVISIONS: REV DATE BY COMMENTS	STANDARD DETAILS
	DRAWING NAME: ST-28		STREET STANDARDS
	DRAWN BY: STL		ST-28
	CHECKED / APPROVED	SARATOGA SPRINGS CITY	



NOTES:

1. REFER TO STD DWG GW 5A FOR GENERAL NOTES, SLOPE TABLES, AND SECTION CUTS.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB CUT.
3. LOCATE DETECTABLE WARNING SURFACE SO THE CORNERS NEAREST THE STREET ARE WITHIN 1 INCH OF THE BACK OF CURB.
4. RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.

REVISIONS | DATE | SIGNATURE

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
RECOMMENDED FOR APPROVAL: JANUARY 2012
APPROVED: JANUARY 2012
DIRECTOR, STANDARDS AND QUALITY ASSURANCE

PEDESTRIAN ACCESS

STANDARD DRAWING TITLE

STD. DWG. NO.
GW 5C

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-9572 fax 801-553-9573

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
49 West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description
	6/1/2015	Concept Plan Submittal
	8/12/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

Project Number
15-31

Plan Series
-

Property Number
501-1333

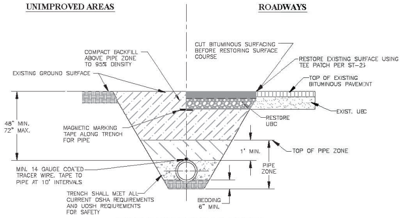
Date
June 1, 2015

Sheet Title
SARATOGA SPRINGS DETAILS
STREET STANDARDS

Sheet
C6.12

CULINARY WATERLINE TRENCH

UNIMPROVED AREAS **ROADWAYS**



CROSS-SECTION: TYPICAL TRENCH

NOTES:

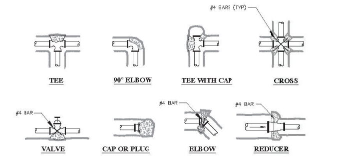
1. WATER LINES 12 INCHES AND LARGER SHALL BE DUCTILE IRON CLASS-51.
2. WATER LINES 10 INCHES AND SMALLER SHALL BE PVC AWWA C900 CLASS 200.
3. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
4. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR 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.

DATE JANUARY 2015 | DRAWING NAME CW-1 | DRAWN BY: ETL | CHECKED: | APPROVED: | REV DATE BY | REVISIONS COMMENTS | SARATOGA SPRINGS CITY | STANDARD DETAILS | CULINARY WATER | **CW-1**

CONCRETE THRUST BLOCKS



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

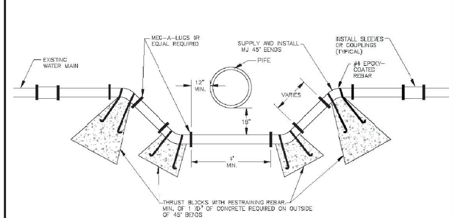
THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET)

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

DATE JANUARY 2015 | DRAWING NAME CW-2 | DRAWN BY: ETL | CHECKED: | APPROVED: | SARATOGA SPRINGS CITY | STANDARD DETAILS | CULINARY WATER | **CW-2**

CULINARY WATERLINE LOOP

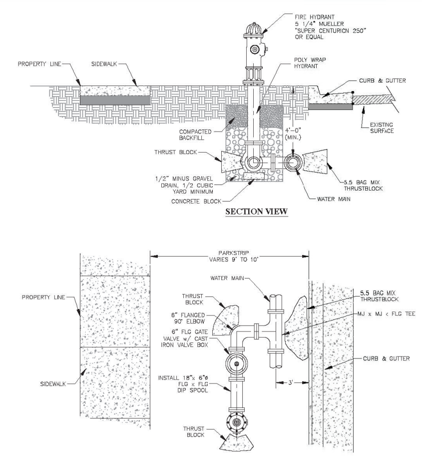


NOTES:

1. CITY TO BE GIVEN 72 HOUR NOTICE BEFORE LOOPING ANY WATERLINE WHEN SHUT OFF IS REQUIRED
2. A CASE OR SLEEVE IS REQUIRED WHEN CROSSING CULINARY WATER UNDER SANITARY AND STORM SEWER.
3. ENGINEER SHALL DETERMINE # AND LOCATION OF RESTRAINTS.

DATE JANUARY 2015 | DRAWING NAME CW-3 | DRAWN BY: ETL | CHECKED: | APPROVED: | SARATOGA SPRINGS CITY | STANDARD DETAILS | CULINARY WATER | **CW-3**

FIRE HYDRANT CONNECTION

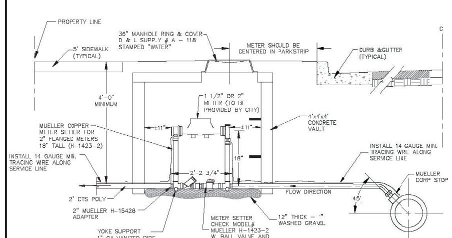


NOTES:

1. HYDRANT SHALL BE "TRAFFIC" TYPE WITH A REPLACEABLE BREAK-AWAY UNIT IMMEDIATELY ABOVE GROUND.
2. HYDRANT SHALL BE CENTERED IN A CONCRETE PAD.

DATE JANUARY 2015 | DRAWING NAME CW-4 | DRAWN BY: ETL | CHECKED: | APPROVED: | SARATOGA SPRINGS CITY | STANDARD DETAILS | CULINARY WATER | **CW-4**

NON-RESIDENTIAL METER CONNECTION 2" OR 1 1/2"

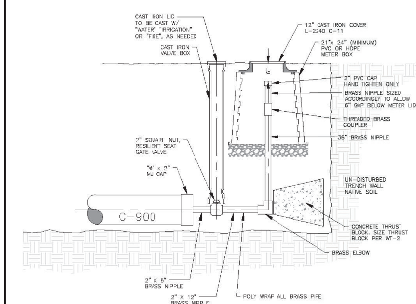


NOTES:

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.

DATE JANUARY 2015 | DRAWING NAME CW-6 | DRAWN BY: ETL | CHECKED: | APPROVED: | SARATOGA SPRINGS CITY | STANDARD DETAILS | CULINARY WATER | **CW-6**

2 INCH BLOW-OFF VALVE



DATE JANUARY 2015 | DRAWING NAME CW-13 | DRAWN BY: ETL | CHECKED: | APPROVED: | SARATOGA SPRINGS CITY | STANDARD DETAILS | CULINARY WATER | **CW-13**

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp: LICENSED ARCHITECT PAUL ANTHONY EVANS 273770 STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
49 West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

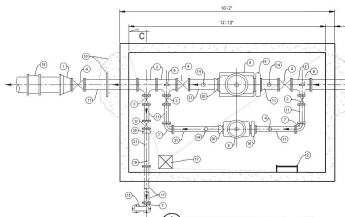
Revisions

Mark	Date	Description
	6/1/2015	Concept Plan Submittal
	8/12/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

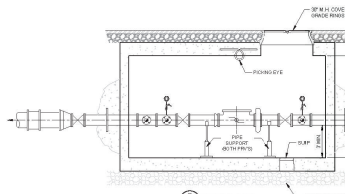
Project Number 15-31
Plan Series -
Property Number 501-1333
Date June 1, 2015

Sheet Title
SARATOGA SPRINGS DETAILS CULINARY WATER

Sheet
C6.21

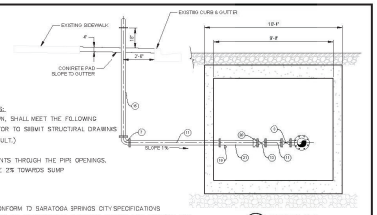


A PRESSURE REDUCING VALVE VAULT PLAN VIEW
SCALE NTS



B SECTION VIEW
SCALE NTS

PRESSURE REDUCING VALVE STATION	DATE JANUARY 2010	REVISIONS: REV DATE BY COMMENTS	STANDARD DETAILS / CULINARY WATER
	DRAWING NAME: CW-10A		
	DRAWING BY: CDU		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	CW-10A



CONCRETE VAULT NOTES:
PRECAST BOX, AS SHOWN, SHALL MEET THE FOLLOWING CONDITIONS. (CONTRACTOR TO SUBMIT STRUCTURAL DRAWINGS FOR CAST IN PLACE VAULT.)

1. H-20 LOADING
2. NO HORIZONTAL JOINTS THROUGH THE PIPE OPENINGS.
3. FLOOR SHALL SLOPE 2% TOWARDS SUMP

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO SARATOGA SPRINGS CITY SPECIFICATIONS
2. SHOP DRAWINGS SHALL BE SUBMITTED TO SARATOGA SPRINGS CITY ENGINEER FOR APPROVAL PRIOR TO SHIPMENT
3. THE PRV ASSEMBLY DETAIL SHALL BE VERIFIED PER MANUFACTURE RECOMMENDATIONS
4. ALL VALVES SHALL HAVE 150 LB FLG'S, DUCTILE IRON BODY, BRONZE INTERNAL TRIM, EPOXY COATED, AND STAINLESS STEEL TUBES AND FITTINGS
5. PROVIDE DESIGN SUBMITTAL FOR WATERMAIN SIZES ABOVE 12"
6. PROVIDE BOLLARDS OR OTHER PROTECTION IF AND AS DIRECTED BY CITY INSPECTOR.
7. INSTALL AIR-VACUUM RELIEF VALVES WHERE REQUIRED AND AS DIRECTED.

C SECTION VIEW
SCALE NTS

PIPE SCHEDULE FOR 10" AND 12" WATERMAINS

#	DESCRIPTION
1.	12" X 10" MJ x FL REDUCER (NOT USED ON 10" MAINS)
2.	10" X 6" FL TEE
3.	6" FL GATE VALVE WITH HANDWHEEL
4.	10" FL GATE VALVE WITH HANDWHEEL
5.	6" CLA-VAL PRV
6.	10" CLA-VAL PRV
7.	6" 90 DEGREE FL ELBOW
8.	10" FL STRAINER
9.	4" LIQUID FILLED PRESSURE GAUGE UP TO 250 PSI W/ 3/4" BALL VALVE & HOSE BIB (NON-THREADED)
10.	THRUST RESTRAINT W/ WELDED SEEP RING & THRUST BLOCK
11.	FL SPOOL
12.	POLYPROPYLENE M.H. STEPS @ 12" O.C.
13.	6" CLA-VAL PRESSURE RELIEF VALVE (MODEL 50G-01B, SEE NOTE 4) IN LOW PRESSURE SIDE
14.	PIPE SUPPORT
15.	FL STAND PIPE W/ FL GOOSE NECK POINTING DOWNWARD. THE OPEN END OF GOOSE NECK SHALL BE 18" ABOVE GRADE AND PROVIDED WITH A SCREEN (#14 MESH NON-CORRODIBLE).
16.	6" FL STRAINER
17.	12" X 12" RECESSED SUMP WITH REMOVABLE ALUM. GRATE
18.	MJ COUPLING OR MECHANIC COUPLING
19.	1/2" FL DOOR MUELLER DRIP IN BOTTOM OF SPOOL
20.	FL COUPLING ADAPTER
21.	FL X PE IN SIDE

PIPE SCHEDULE FOR 6" AND 8" WATERMAINS

#	DESCRIPTION
1.	8" X 6" MJ x FL REDUCER (NOT USED ON 6" MAINS)
2.	6" X 3" FL TEE
3.	3" FL GATE VALVE WITH HANDWHEEL
4.	6" FL GATE VALVE WITH HANDWHEEL
5.	3" CLA-VAL PRV
6.	6" CLA-VAL PRV
7.	3" 90 DEGREE FL ELBOW
8.	6" FL STRAINER
9.	4" LIQUID FILLED PRESSURE GAUGE UP TO 250 PSI W/ 3/4" BALL VALVE & HOSE BIB (NON-THREADED)
10.	THRUST RESTRAINT W/ WELDED SEEP RING & THRUST BLOCK
11.	FL SPOOL
12.	POLYPROPYLENE M.H. STEPS @ 12" O.C.
13.	3" CLA-VAL PRESSURE RELIEF VALVE (MODEL 50G-01B, SEE NOTE 4) ON LOW PRESSURE SIDE
14.	PIPE SUPPORT
15.	FL STAND PIPE W/ FL GOOSE NECK POINTING DOWNWARD. THE OPEN END OF GOOSE NECK SHALL BE 18" ABOVE GRADE AND PROVIDED WITH A SCREEN (#14 MESH NON-CORRODIBLE).
16.	3" FL STRAINER
17.	12" X 12" RECESSED SUMP WITH REMOVABLE GRATE
18.	MJ OR MECHANICAL COUPLING
19.	1/2" FL DOOR MUELLER DRIP IN BOTTOM OF SPOOL
20.	FL COUPLING ADAPTER
21.	FL X PE IN SIDE

PRESSURE REDUCING VALVE STATION	DATE JANUARY 2010	REVISIONS: REV DATE BY COMMENTS	STANDARD DETAILS / CULINARY WATER
	DRAWING NAME: CW-10B		
	DRAWING BY: STL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	CW-10B

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-523-5572 fax 801-523-5573

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
49 West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF
JESUS CHRIST
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Revisions

Mark	Date	Description
	6/1/2015	Concept Plan Submittal
	9/12/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

Project Number
15-31

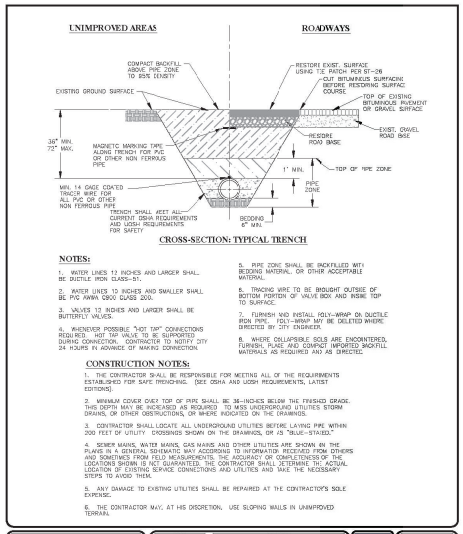
Plan Series
-

Property Number
501-1333

Date
June 1, 2015

Sheet Title
SARATOGA SPRINGS
DETAILS
CULINARY WATER

Sheet
C6.22



CROSS-SECTION: TYPICAL TRENCH

NOTES:

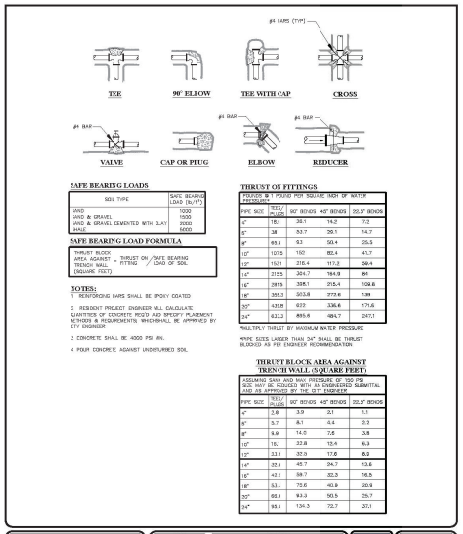
1. WATER LINES 12 INCHES AND LARGER SHALL BE DUCTILE IRON CLASS-51.
2. WATER LINES 10 INCHES AND SMALLER SHALL BE PVC AWWA C900 CLASS 200.
3. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
4. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR 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 BUBBLE 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 JANUARY 2010 | REVISIONS | DRAWING NAME PI-1 | DRAWN BY: BDL | CHECKED | APPROVED | SARATOGA SPRINGS CITY | STANDARD DETAILS | PRESSURIZED IRR | PI-1



SAFE BEARING LOADS

SOIL TYPE	SAFE BEARING LOAD (lb/ft²)
SAND	1000
SAND & GRAVEL	1500
SAND & GRAVEL CEMENTED WITH CLAY	2000
ROCK	5000

SAFE BEARING LOAD FORMULA

THRUST BLOCK AREA AGAINST _ THRUST ON /SAFE BEARING TRENCH WALL _ FITTING / LOAD OF SOIL (SQUARE FEET)

NOTES:

1. REINFORCING BARS SHALL BE EPOXY COATED
2. RESIDENT PROJECT ENGINEER WILL CALCULATE QUANTITIES OF CONCRETE PER'D AND SPECIFY PLACEMENT METHODS & REQUIREMENTS WHICH SHALL BE APPROVED BY CITY ENGINEER.
3. CONCRETE SHALL BE 4000 PSI AVG.
4. POUR CONCRETE AGAINST UNDISTURBED SOIL

THRUST OF FITTINGS

PRESSURE IN * POUND PER SQUARE INCH OF WATER PRESSURE

PIPE SIZE	90°/ 45 DEG	90° BEND	45° BEND	22.5° BEND
4"	1.6	3.6.1	14.2	7.2
6"	3.8	5.3.7	29.1	14.7
8"	6.8.1	9.3	50.4	25.3
10"	10.5	150	82.4	41.7
12"	15.1	216.4	117.3	59.4
14"	21.5	294.7	164.9	84
16"	28.1	385.1	215.4	109.8
18"	35.5	503.8	273.6	139
20"	43.8	622	336.6	171.6
24"	62.3	885.6	484.7	247.1

*MULTIPLY THRUST BY MAXIMUM WATER PRESSURE

*PIPE SIZES LARGER THAN 24" SHALL BE THRUST BLOCKED AS PER ENGINEER RECOMMENDATION

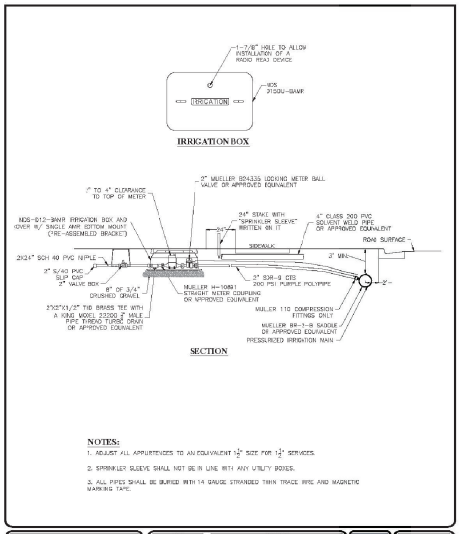
THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET)

ASSUMING SAND AND MAX PRESSURE OF 150 PSI SIZE MAY BE REVISED WITH AN ENGINEERED SUBMITTAL AND AN APPROVED BY THE CITY ENGINEER

PIPE SIZE	90°/ 45 DEG	90° BEND	45° BEND	22.5° BEND
4"	2.8	3.9	2.1	1.1
6"	5.7	8.1	4.4	2.3
8"	9.9	14.0	7.6	3.8
10"	16.	22.8	12.4	6.3
12"	23.1	32.3	17.6	8.9
14"	32.1	45.7	24.7	12.6
16"	42.1	59.7	32.3	16.5
18"	53.	75.6	40.9	20.9
20"	65.1	92.3	50.5	25.7
24"	93.1	134.3	72.7	37.1

CONCRETE THRUST BLOCKS

DATE JANUARY 2010 | REVISIONS | DRAWING NAME PI-2 | DRAWN BY: BDL | CHECKED | APPROVED | SARATOGA SPRINGS CITY | STANDARD DETAILS | PRESSURIZED IRR | PI-2

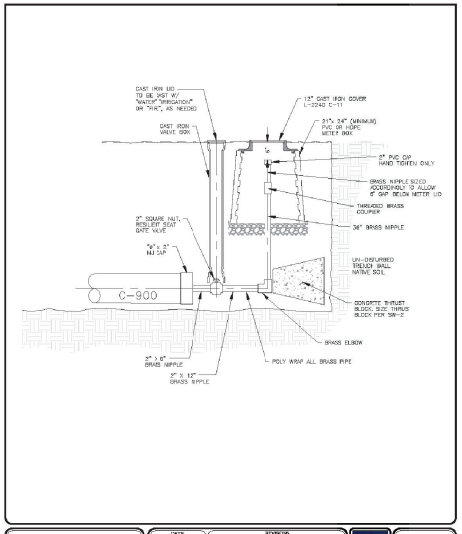


NOTES:

1. ADJUST ALL APPURTENCES TO AN EQUIVALENT $\frac{1}{2}$" SIZE FOR $\frac{1}{2}$" SERVICES.
2. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
3. ALL PIPES SHALL BE BURIED WITH 14 GAUGE STRANDED THIN TRACE WIRE AND MAGNETIC WARNING TAPE.

2" SERVICE LATERAL

DATE JANUARY 2010 | REVISIONS | DRAWING NAME PI-6 | DRAWN BY: BDL | CHECKED | APPROVED | SARATOGA SPRINGS CITY | STANDARD DETAILS | PRESSURIZED IRR | PI-6



2 INCH BLOW-OFF VALVE

DATE JANUARY 2011 | REVISIONS (NONE) | DRAWING NAME PI-12 | DRAWN BY: BDL | CHECKED | APPROVED | SARATOGA SPRINGS CITY | STANDARD DETAILS | PRESSURIZED IRR | PI-12

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Stamp

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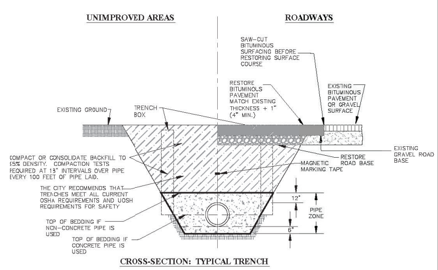
	9/12/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

Project Number 15-31
Plan Series -
Property Number 501-1333
Date June 1, 2015

Sheet Title
SARATOGA SPRINGS DETAILS IRRIGATION

Sheet
C6.31

STORM DRAIN TRENCH (SD-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.

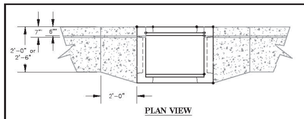
6. MIN. DEPTH OF COVER SHALL MEET MANUFACTURERS RECOMMENDATIONS.

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: JANUARY 2015 — DRAWING NAME: SD-1 — DRAWN BY: ETL — SARATOGA SPRINGS CITY — STANDARD DETAILS — STORM DRAIN — SD-1

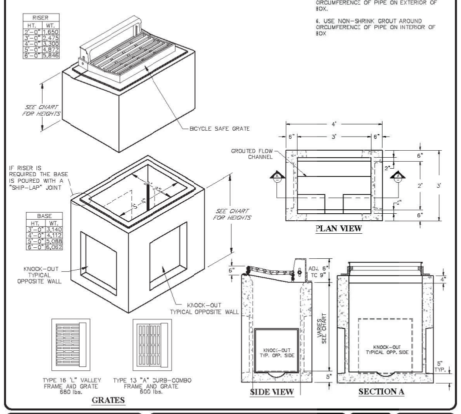
GUTTER INLET BOX (SD-2)



PLAN VIEW

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



RISER HT.	WT.
2'-0"	1,650
3'-0"	2,475
4'-0"	3,300
5'-0"	4,872
6'-0"	5,846

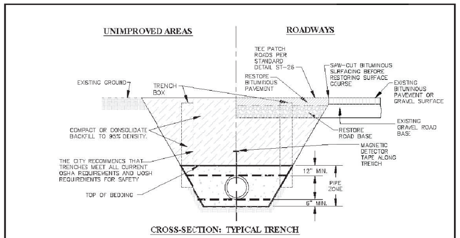
BASE HT.	WT.
3'-0"	3,140
4'-0"	4,112
5'-0"	5,088
6'-0"	6,062

PLAN VIEW — SIDE VIEW — SECTION A — GRATES

TYPE 16 "L" VALLEY FRAME AND GRATE 680 lbs. TYPE 13 "A" CURB-COMBO FRAME AND GRATE 600 lbs.

GUTTER INLET BOX — DATE: JANUARY 2015 — DRAWING NAME: SD-2 — DRAWN BY: ETL — SARATOGA SPRINGS CITY — STANDARD DETAILS — STORM DRAIN — SD-2

STANDARD SEWER TRENCH (SS-1)



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"

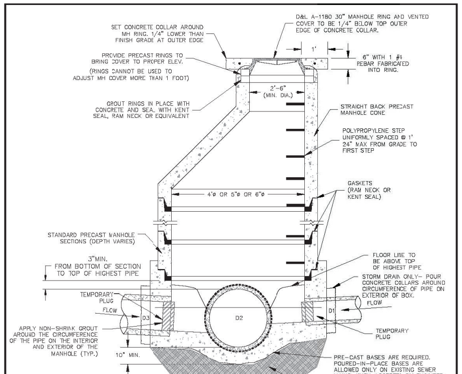
8. MAX. DEPTH SHALL BE 20' TO THE TOP OF PIPE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.

9. INSTALL MAGNETIC DETECTOR TAPE 3' ABOVE PIPE.

10. IN ROCKY SUB-GRADES A MINIMUM OF "8" CLEARANCE ON ALL SIDES OF THE PIPE SHALL BE PROVIDED.

STANDARD SEWER TRENCH — DATE: JANUARY 2015 — DRAWING NAME: SS-1 — DRAWN BY: ETL — SARATOGA SPRINGS CITY — STANDARD DETAILS — SANITARY SEWER — SS-1

SANITARY SEWER MANHOLE (SS-2)

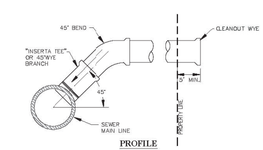


NOTES:

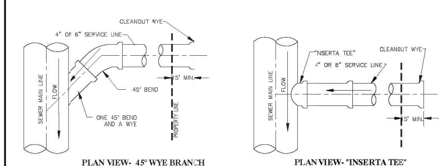
1. IF GRADE ALLOWS, INVERTS OF D1 & D3 SHALL BE REQUIRED TO MATCH TOP OF D2.
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE REMOVE TEMPORARY PLUGS, DEBRIS AND PLYWOOD FROM INSIDE OF MANHOLES.
3. IF MANHOLE IS TO BE POURED IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN WALL THICKNESS.
4. MANHOLES DEEPER THAN 20 FEET SHALL HAVE AN 18" THICK CONCRETE BASE.
5. CONE AND WALL SECTIONS SHALL CONFORM WITH ASTM C-478 STANDARD
6. ALL MANHOLES TO BE HS-20 RATED
7. MANHOLES WITH SOLID LIDS MUST BE EPOXY LINED.
8. MANHOLES OUTSIDE OF ROW SHALL HAVE SOLID LOCKING LIDS.
9. FLAT CAST RINGS ARE NOT PERMITTED
10. LID SHALL BE MARKED SS SEWER

SANITARY SEWER MANHOLE — DATE: JANUARY 2015 — DRAWING NAME: SS-2 — DRAWN BY: ETL — SARATOGA SPRINGS CITY — STANDARD DETAILS — SANITARY SEWER — SS-2

SEWER SERVICE CONNECTION (SS-3)



PROFILE



PLAN VIEW- 45° WYE BRANCH — PLAN VIEW- "INSERTA TEE"

NOTES:

1. ALL RESIDENTIAL SERVICES SHALL BE 4" DIAMETER. NON-RESIDENTIAL SHALL BE 6" DIAMETER UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO PROPERTY LINES.
2. EVERY RESIDENTIAL UNIT SHALL HAVE A SEPARATE SEWER LATERAL.
3. MINIMUM GRADE SHALL BE 2% FOR SERVICE LINES.
4. ALL 90° BENDS AT CONNECTION TO MAIN MUST BE CONSTRUCTED WITH ONE 45° BEND AND A WYE.
5. DIRECT NOSE ON IS ALLOWED WHEN CONNECTING TO EXISTING MAIN LINE. USE RUBBER BOOT AS PER CITY WITH STAINLESS STEEL STRAPS, IF REQUIRED. CORE CUT EXISTING PIPE, DO NOT BREAK OUT WITH A HAMMER.
6. NOTIFY CITY 24 HOURS IN ADVANCE OF ANY CONNECTION. EVERY CONNECTION TO BE INSPECTED BY CITY.
7. CONNECTION TO USERS TO BE DONE BY OTHERS.
8. CAST IRON WYE'S ARE REQUIRED FOR ALL NON-RESIDENTIAL CONNECTIONS.

SEWER SERVICE CONNECTION — DATE: JANUARY 2015 — DRAWING NAME: SS-3 — DRAWN BY: ETL — SARATOGA SPRINGS CITY — STANDARD DETAILS — SANITARY SEWER — SS-3

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phone 801-553-8272 fax 801-553-8273

Stamp: LICENSED ARCHITECT — PAUL ANTHONY EVANS — 273770 — STATE OF UTAH

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Revisions

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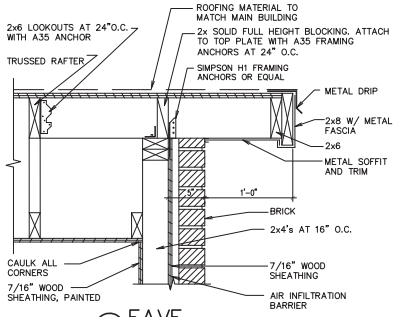
	6/1/2015	Concept Plan Submittal
	8/12/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

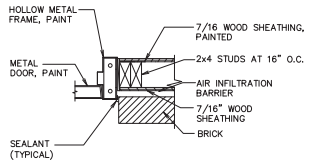
Project Number 15-31
Plan Series -
Property Number 501-1333
Date June 1, 2015

Sheet Title
SARATOGA SPRINGS DETAILS STORM DRAIN AND SANITARY SEWER

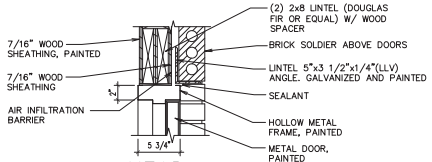
Sheet
C6.41



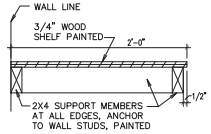
A EAVE
1 1/2" = 1'-0"



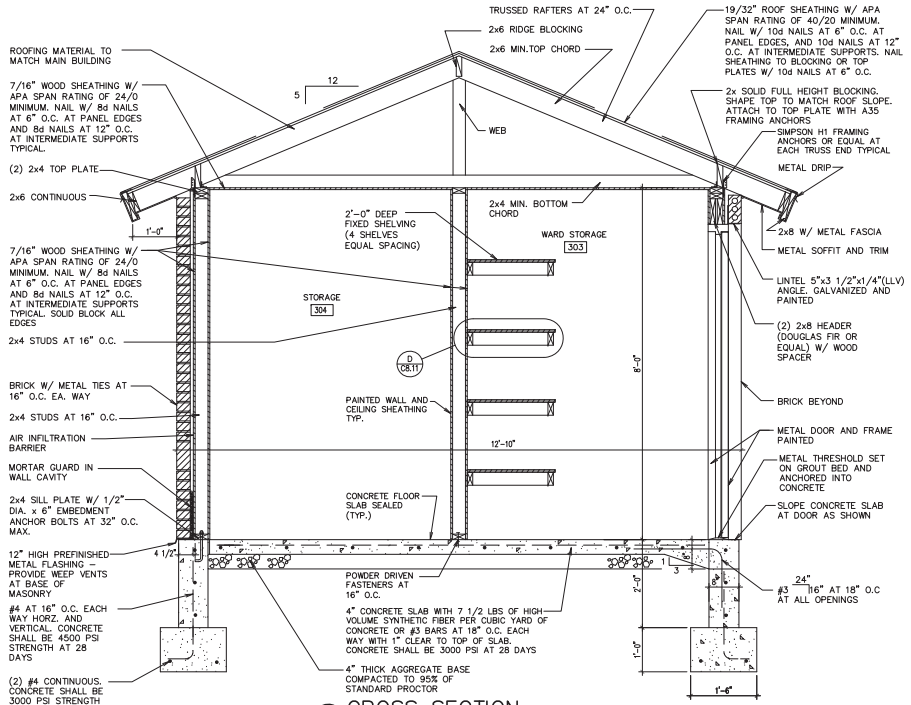
B JAMB
1 1/2" = 1'-0"



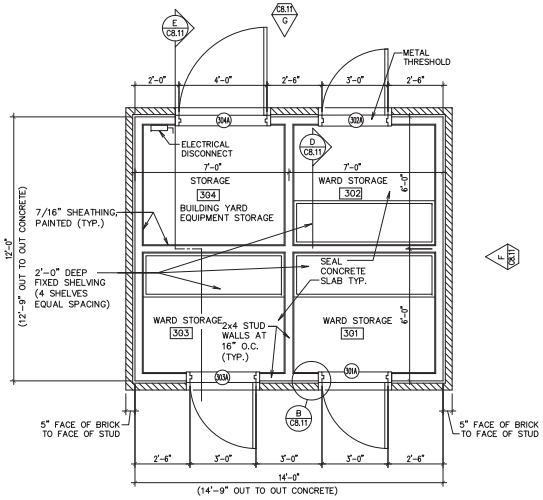
C HEAD
1 1/2" = 1'-0"



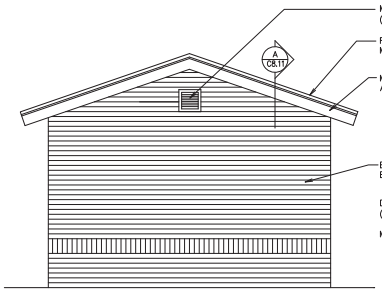
D SHELF SECTION
1 1/2" = 1'-0"



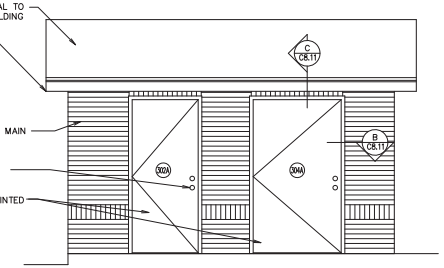
E CROSS SECTION
3/4" = 1'-0"



1 FLOOR PLAN
3/8" = 1'-0"



F ELEVATION
3/8" = 1'-0"
(OPPOSITE END SIMILAR)



G ELEVATION
3/8" = 1'-0"
(OPPOSITE SIDE SIMILAR)

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LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
49 West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

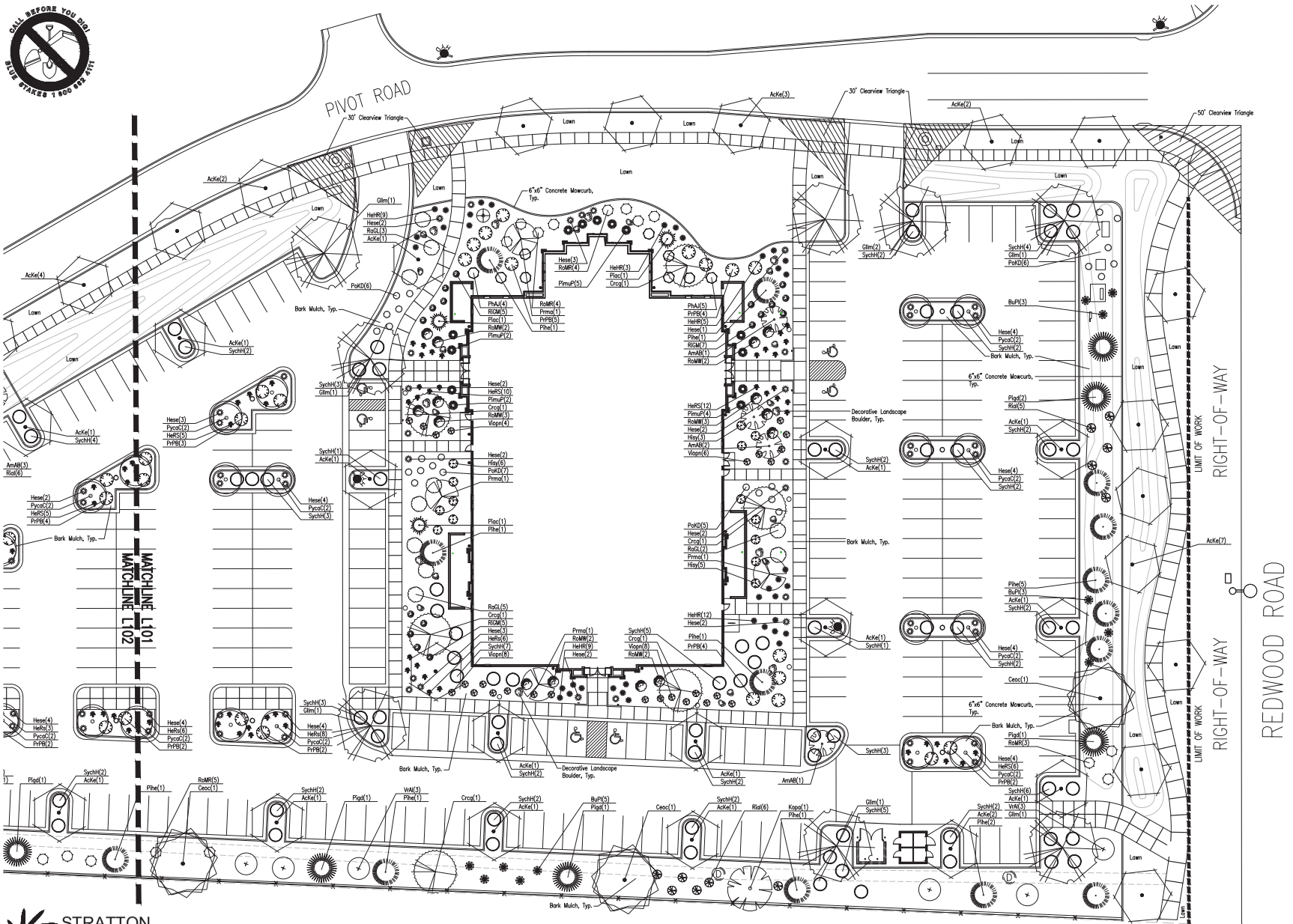
Revisions

Mark	Date	Description
	6/1/2015	Concept Plan Submittal
	8/12/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

Project Number
15-31
Plan Series
-
Property Number
501-1333
Date
June 1, 2015

Sheet Title
STORAGE BUILDING

Sheet
C8.11



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NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
Saratoga Springs, Utah

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Sheet Title
LANDSCAPE PLAN

Sheet
L101

PLANTING SCHEDULE

Broadleaf Deciduous

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	AmAB	Amalanchier 'Autumn Brilliance' (multi-stem)	Atm. Brilliance Serviceberry(clump)	6'-8' Ht.	8
	AcKe	Acer x truncatum 'Warrenred'	Pacific Sunset Maple	2.5"-Cal	41
	Ceoc	Celtis occidentalis	Common Hackberry	2.5"-Cal	5
	Crcg	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	2.5"-Cal	6
	Gllm	Gleditsia triancanthos 'Imperial'	Imperial Honeylocust	2.5"-Cal	9
	Kopa	Koelreuteria paniculata	Golden Raintree	2.5"-Cal	2
	Prma	Prunus mackii	Amur Chokecherry	2.5"-Cal	4
	PycaC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2.5"-Cal	22

Conifer Evergreen

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Piac	Picea abies 'Cupressina'	Columnar Norway Spruce	7'-8' Ht.	3
	Pigd	Picea glauca 'Densata'	Black Hills Spruce	7'-8' Ht.	9
	Pihe	Pinus heldrichii leucodermis	Bosnian Redcone Pine	7'-8' Ht.	17
	Pini	Pinus nigra	Austrian Pine	7'-8' Ht.	1

Perennial

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	HeRS	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	1-Gal	66
	HeHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1-Gal	38

Grass

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Hese	Helictrotrichon sempervirens	Blue Oat Grass	1-Gal	61

Shrub

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	BuPl	Buddleia davidii 'Petite Indigo'	Petite Indigo Butterfly Bush	5-Gal	19
	Hisy	Hibiscus syriacus 'Antong Two'	Lil' Kim Rose of Sharon	5-Gal	14
	PhAJ	Physocarpus opulifolius 'Amber Jubilee'	Amber Jubilee Ninebark	5-Gal	14
	PimuP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5-Gal	13
	PoKD	Potentilla fruticosa 'Kathryn Dykes'	Kathryn Dykes Potentilla	5-Gal	35
	PrPB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5-Gal	32
	RaGL	Rhus aromatica 'Grow Low'	Grow Low Sumac	5-Gal	10
	Rial	Ribes alpinum	Alpine Currant	5-Gal	22
	RiGM	Ribes alpinum 'Green Mound'	Green Mound Currant	5-Gal	17
	RoMR	Rosa 'Meidiland Red'	Meidiland Red Rose	5-Gal	24
	RoMW	Rosa 'Meidiland White'	Meidiland White Rose	5-Gal	14
	SychH	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry (Low-Spreading)	5-Gal	81
	Viopn	Viburnum opulus nanum	Dwf. European Cranberry	5-Gal	26
	VrAl	Viburnum x rhytidophlloides 'Alleghany'	Leatherleaf Viburnum	5-Gal	6

NOTES:

1) Screened Top Soil to be implemented in all new planting areas at the following depths: 12" in all shrub beds, 5" in all lawn areas.
2) Lawn to be a Kentucky Bluegrass Blend (min. 3 varieties) and be implemented as sod.
3) 6"x6" flat concrete curbing to be implemented between all shrub bed and lawn areas as shown on plan.
4) Shredded bark mulch to be a natural, non-dyed bark, 2"-3" average size. Implement Bark Mulch in planter beds at a 3" depth over weed barrier fabric.
5) Bark Mulch to be clean and free of dirt and debris, placed at uniform depth, and raked smooth.
6) DeWitt 4.1 oz. Landscape Fabric to be implemented in all shrub beds prior to bark mulch implementation. Follow manufacturer's installation instructions.
7) Trees in lawn areas to have a 36" diameter grass free ring around the trunk and have a 2" depth of shredded bark mulch implemented.
8) Landscape Boulders to be 2.5'-4' size 'McGuire' Boulders from Staker Parsons in Willard, Utah. Bury boulders minimum 6" in ground. (25 total)
9) No landscaping or other obstruction in excess of 3 feet above finished grade shall be implemented in clear view triangles.

NORTH 5 10 20 30 40 SCALE: 1" = 20'

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DESIGN CRITERIA

Climate	U.S. Hardiness Zone 5
Zoning Ordinance	Saratoga Springs City
Water Availability	NA
Soil Type	See Soils Report
Solar Orientation	See North Arrow
Utilities	See Utility Plan
Slopes	See Grading Plan
Site Layout	Road bordered
Wind	South Prevailing
Setbacks/Easements	NA
Microclimates	NA
Soil ph	See Soils Report
Lawn Area	44% of Total Landscape (39,912 sq. ft.)*

* Park Strip landscape of 24,353 sq. ft. NOT included in this total

CNA INFORMATION

Total Site Area	5.01 acres* **
Shrubs/Groundcover	48,714 sq. ft.
Total Landscape Area	89,695 sq. ft. (45%)* **
Trees On Site	127

* Park Strip landscape of 24,353 sq. ft. NOT included in this total

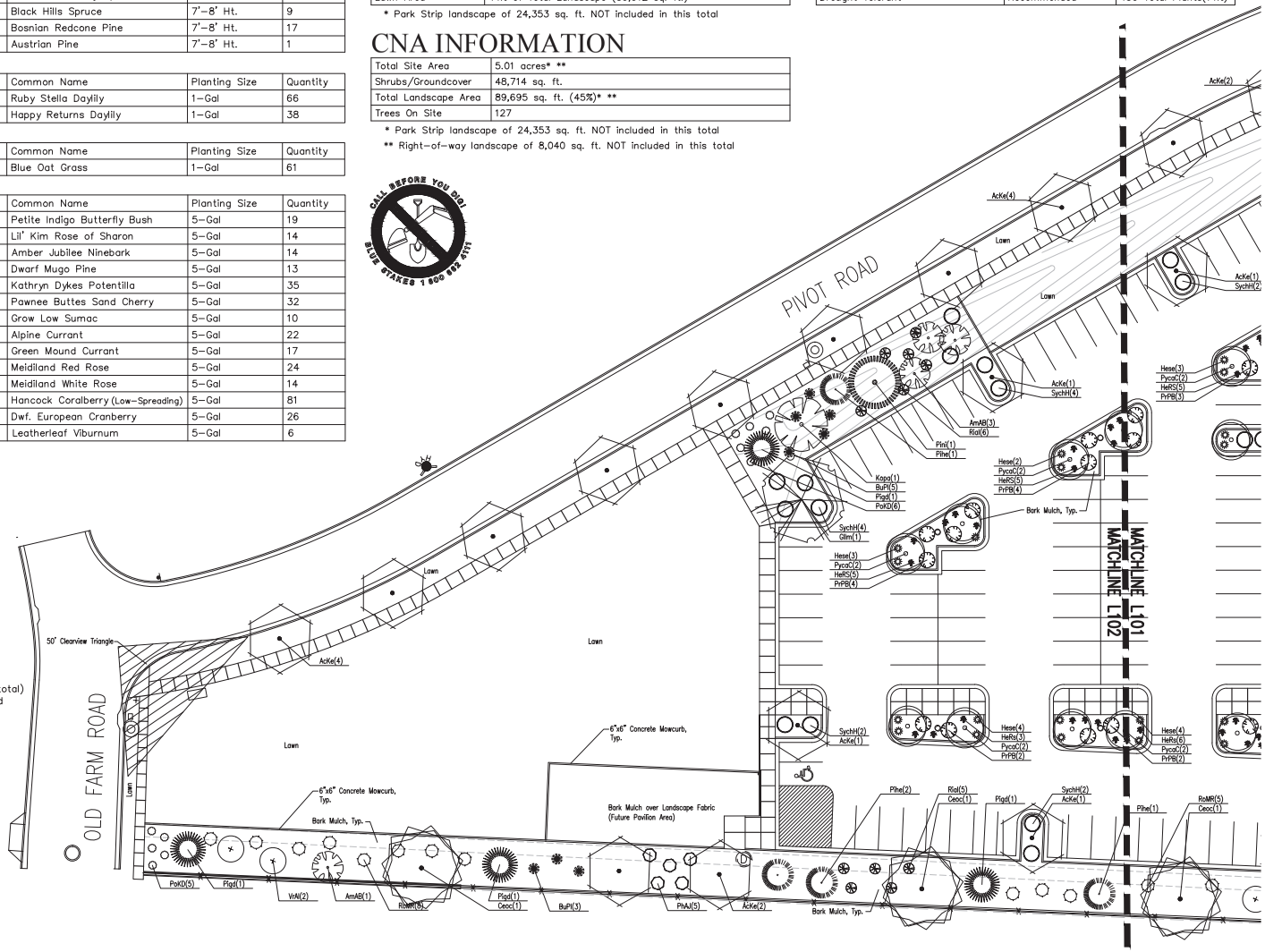
** Right-of-way landscape of 8,040 sq. ft. NOT included in this total

PLANT COVERAGE TABLE

	Shrub-Mature Coverage		Tree-Coverage Intent
Street Frontage	11%	(25%-50%)	Frame Building
Primary Entries	19%	(30%-50%)	Frame Entry
Building Perimeter	19%	(25%-45%)	Accent Building
Site Perimeter	8%	(5%-15%)	Screen Lot

CITY REQUIREMENTS

Landscape Element	Required	Per Plan
Deciduous Trees	32	97
Evergreen Trees	30	30
Shrubs (incl. Grasses & Perennials)	50	492
Drought Tolerant	Recommended	450 Total Plants(71%)



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Project Number 15-31
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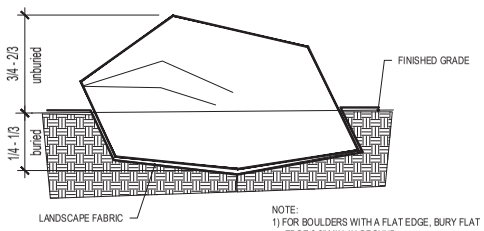
Property Number 501-1333
Date June 1, 2015

Sheet Title
LANDSCAPE PLAN

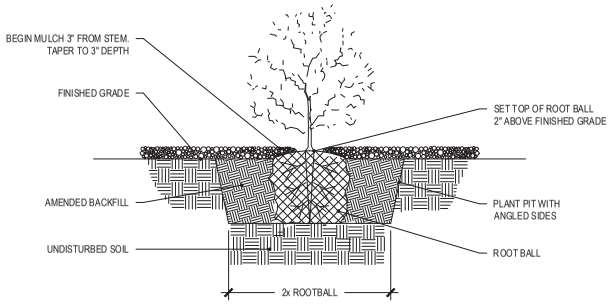
Sheet
L102



NOTE:
1) FOR BOULDERS WITH A FLAT EDGE, BURY FLAT EDGE 3-6" MIN. IN GROUND.
2) PLACE ONE LAYER OF FABRIC BENEATH EACH BOULDER. OVERLAP SHRUB BED FABRIC OVER BOULDER FABRIC A MINIMUM OF 12".

A BOULDER PLACEMENT DETAIL

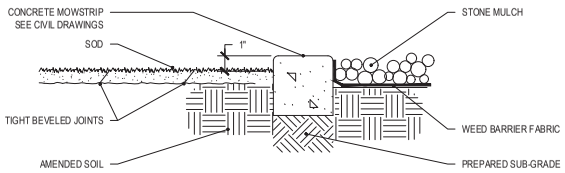
SCALE: NTS



B SHRUB PLANTING DETAIL

SCALE: NTS

NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON PLAN.
5. RAISE THE LAWN GRADE 1" WHEN SEEDING.



C CONCRETE MOWCURB

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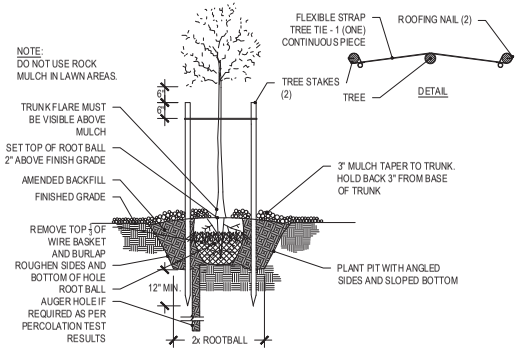
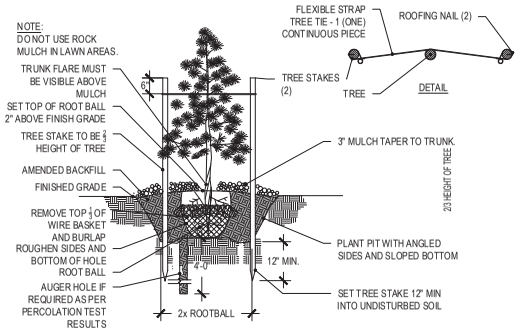


D TREE PLANTING & STAKING

SCALE: NTS



E CONIFER TREE PLANTING & STAKING

SCALE: NTS

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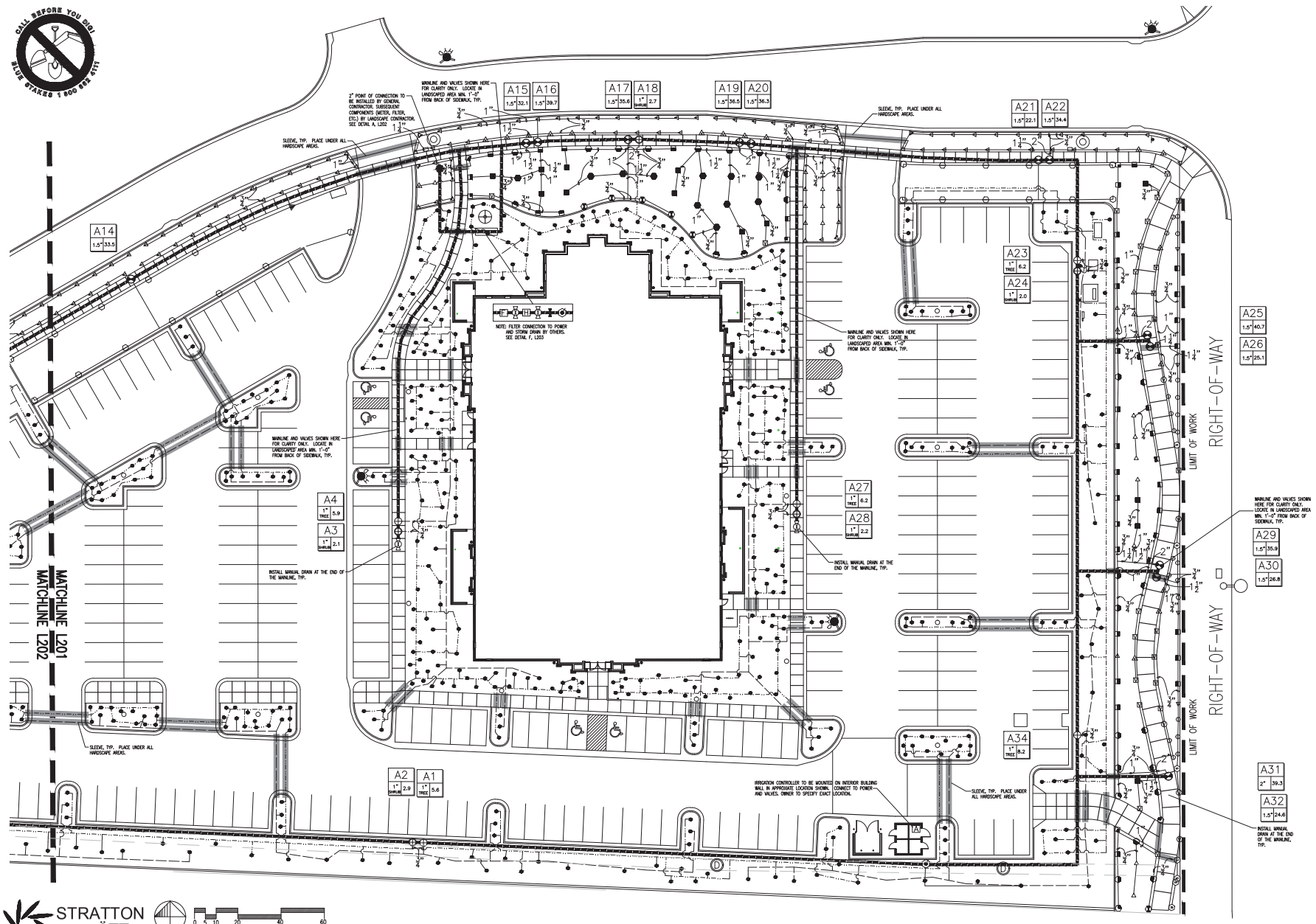
Sheet Title
LANDSCAPE DETAILS

Sheet
L103



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Sheet Title
IRRIGATION PLAN

Sheet
L201

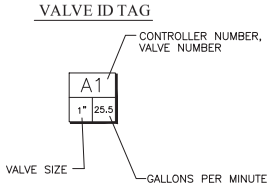
IRRIGATION NOTES:

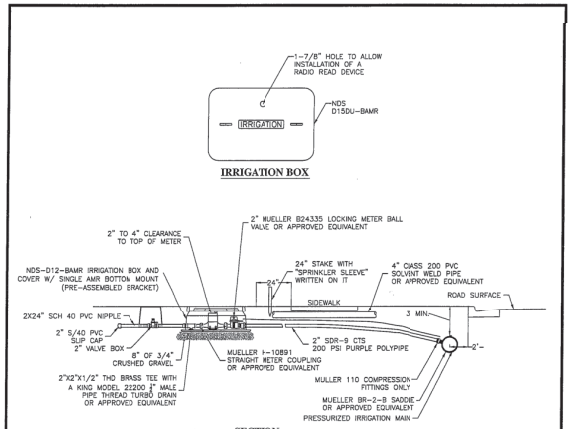
1) LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRING UNDER HARDSCAPING SHALL BE IN SEPERATE SLEEVES (NOT SHOWN). SEE SPECS FOR ADDITIONAL NOTES ON SLEEVING.
2) MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK SHALL BE ALLOWED IN TRENCHES.
3) ALL MAIN LINES AND LATERALS SHALL BE SCH. 40 PVC.
4) PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SYSTEM SHALL BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL THROUGH QUICK COUPLER VALVES.
5) PLACE PIPES, VALVE BOXES, AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. VALVE BOXES IN PLANTER AREAS SHALL BE TAN OR BROWN IN COLOR. VALVE BOXES IN LAWN AREAS SHALL BE GREEN IN COLOR. VALVE BOXES SHALLBE CAPABLE OF BEING BOLTED CLOSED AFTER INSTALLATION.
6) L.C. SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING, ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE L.C. WITH NO EXTRA COST TO THE OWNER.
7) MAIN LINE SHALL BE 2" (UNLESS OTHERWISE NOTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4". MAINLINE AND LATERAL LINE LAYOUT IS SCHEMATIC. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLANTING TREES, SHRUBS AND/OR PLACING BOULDERS DIRECTLY OVER PIPES. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING:
   - 3/4" PIPE MAX. 8 GPM
   - 1" PIPE MAX. 12 GPM
   - 1-1/4" PIPE MAX. 22 GPM
   - 1-1/2" PIPE MAX. 30 GPM
   - 2" PIPE MAX. 50 GPM
8) INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND 12" AWAY FROM ALL WALLS. INSTALL VALVE BOXES 12" MIN. FROM WALKS AND WALLS SQUARED WITH THE WALK.
9) L.C. SHALL ONLY USE COMMERCIAL GRADE RAINBIRD PRODUCTS OR EQUAL. L.C. IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
10) L.C. SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVERSPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
11) L.C. SHALL PRESSURE TEST MAIN AND VALVES AT 100 PSI BEFORE BURIAL.
12) ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE L.C. SHALL APPLY FOR ALL PERMITS AND PAY FOR THE SAME.
13) ALL SPRINKLERS TO BE ADJUSTED ON SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND BUILDINGS.
14) ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
15) POWER TO CONTROLLER TO BE PROVIDED BY OTHERS. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER.
16) CONTRACTOR IS RESPONSIBLE TO ENSURE SYSTEM DRAINS PROPERLY. INSTALL MANUAL DRAINS AS NECESSARY. SEE DETAILS AND SPECS FOR SPECIFICS.
17) INSTALL RAINBIRD QUICK COUPLERS PER PLAN.
18) POWER AND DRAINLINE TO STORM SEWER FOR AUTOMATIC FLUSH FILTER TO BE PROVIDED BY OTHERS.
19) STATIC PRESSURE AT POINT OF CONNECTION IS APPROXIMATELY 65 PSI. CONTRACTOR SHALL FIELD VERIFY EXACT STATIC PRESSURE PRIOR TO INSTALLING IRRIGATION SYSTEM. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO IRRIGATION SYSTEM IF PRESSURE FLUCTUATES FROM STATED PRESSURE. PRESSURE REDUCER TO BE INSTALLED IF STATIC PRESSURE EXCEEDS 100 PSI AT POINT OF CONNECTION.
20) 2" IRRIGATION STUB SHALL BE INSTALLED BY GENERAL CONTRACTOR. SUBSEQUENT COMPONENTS (METER, FILTER, ETC.) TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
21) NO BLUE GLUE ALLOWED FOR ANY PVC WELD CONNECTIONS. CONNECTIONS TO BE GLUED WITH GRAY CEMENT AND PURPLE PRIMER PER MANUFACTURES SPECS.
22) IRRIGATION CONTROL WIRE SHALL BE AS FOLLOWS: WHITE WIRE FOR COMMON, RED WIRE FOR HOT AND BLUE WIRE FOR SPARE WIRE. PROVIDE A MINIMUM OF (3) SPARE WIRE FOR EVERY (5) REMOTE CONTROL VALVES IN THE IRRIGATION SYSTEM. SPARE WIRE SHALL BE AVAILABLE AND LABELED AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRES SHALL BE "HOME RUN" TO THE IRRIGATION CONTROLLER. ALL CONTROL WIRE SHALL BE SOLID COPPER 14 GAUGE, SINGLE STRAND WIRE.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	REMARKS
	RAINBIRD DRIP EMITTER (SHRUBS) OR DRIPLINE LOOP (TREES)	SEE DETAILS
	RAINBIRD 1804-PRS-SAM POP-UP SPRAY WITH 8Q, 8H, 8T, 8F AND 8' VAN NOZZLES @ 30 PSI	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 1804-PRS-SAM POP-UP SPRAY WITH 10Q, 10H, 10T, 10F AND 10' VAN NOZZLES @ 30 PSI	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 1804-PRS-SAM POP-UP SPRAY WITH 12Q, 12H, 12T, 12F 12TQ AND 12' VAN NOZZLES @ 30 PSI	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 1804-PRS-SAM POP-UP SPRAY WITH 15Q, 15H, 15T, 15F, 15TQ AND 15' VAN NOZZLES @ 30 PSI	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 5000-MPR-25 POP-UP ROTOR WITH 25Q, 25H, 25T AND 25F NOZZLES @ 45 PSI	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 5000-MPR-30 POP-UP ROTOR WITH 30Q, 30H, 30T AND 30F NOZZLES @ 45 PSI	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 3500 POP-UP ROTOR (THREE QUARTER ARC) WITH 3.0 NOZZLE @ 45 PSI	ADJUST TO 24 FT. RADIUS
	RAINBIRD 5000-PLUS POP-UP ROTOR (THREE QUARTER ARC) WITH 4.0 NOZZLE @ 45 PSI	ADJUST TO 30 FT. RADIUS
	POINT OF CONNECTION - 2" IRRIGATION STUB BY GENERAL CONTRACTOR	REFERENCE IRRIGATION DETAILS
	ISOLATION VALVE	REFERENCE IRRIGATION DETAILS
	MANUAL DRAIN VALVE	INSTALL IN 10" ROUND VALVE BOX
	RAINBIRD XCZ-100-PRB-COM OR XCZ-075-PRF CONTROL ZONE KITS FOR TREES	INSTALL IN JUMBO VALVE BOX
	RAINBIRD XCZ-100-PRB-COM OR XCZ-075-PRF CONTROL ZONE KITS FOR SHRUBS	INSTALL IN JUMBO VALVE BOX
	RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)	INSTALL IN STANDARD VALVE BOX
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LRC	INSTALL IN 10" ROUND VALVE BOX
A	WEATHERTRAK WT-WTPRO3-C-36-CWM	REFERENCE IRRIGATION DETAILS
F	2" TAF-750E AMIAD AUTOMATIC FLUSH FILTER WITH 300 MICRON SCREEN AND SBBC-60ALHP STRONG BOX	REFERENCE IRRIGATION DETAILS
H	2" NETAFIM LHM 2TG1-MEL HYDROMETER (W/ PAIGE ELECTRIC PE-393 CABLE)	CONNECT TO CONTROLLER
	SCHEDULE 40 PVC LATERAL LINE (SIZE AS NOTED ON PLAN)	REFERENCE IRRIGATION DETAILS
	2" SCHEDULE 40 MAIN LINE (UNLESS OTHERWISE NOTED)	REFERENCE IRRIGATION DETAILS
	CLASS 200 SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE LATERAL.)	COORDINATE W/CONCRETE & ASPHALT
	SCHEDULE 40 PVC LATERAL LINE FOR TREES (SIZE AS NOTED ON PLAN)	REFERENCE IRRIGATION DETAILS
	SCHEDULE 40 PVC LATERAL LINE FOR SHRUBS (SIZE AS NOTED ON PLAN)	REFERENCE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE CONTROL WIRE (SOLID COPPER, SINGLE STRAND)	ROUTE WITH MAINLINE

VALVE ID TAG





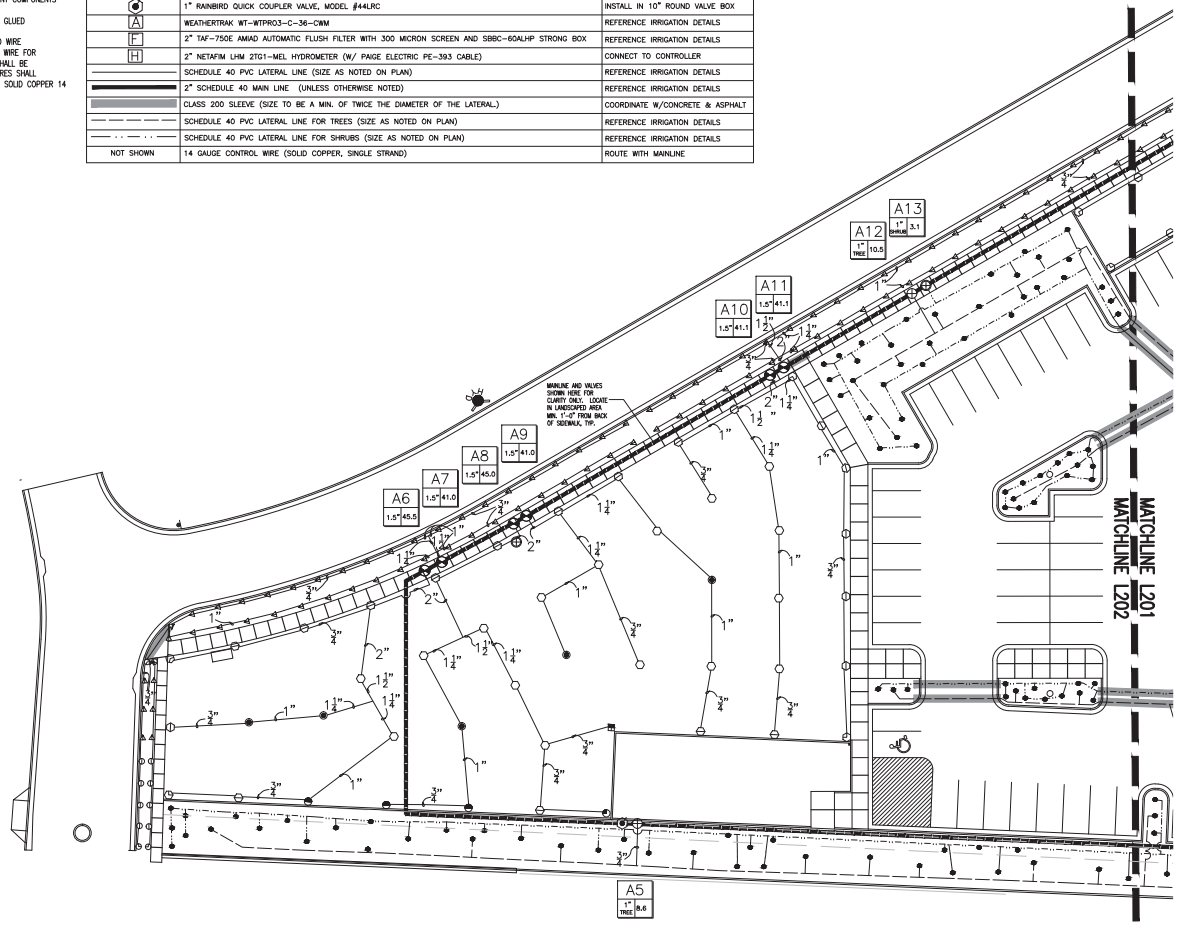
NOTES:

1. ADJUST ALL APPURTENCES TO AN EQUIVALENT 1½" SIZE FOR 1½" SERVICES.
2. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
3. ALL PIPES SHALL BE BURIED WITH 14 GAUGE STRANDED THHN TRACE WIRE AND MAGNETIC MARKING TAPE.

2" SERVICE LATERAL	DATE APRIL 2014	REVISIONS: REV DATE BY COMMENTS	STANDARD DETAILS
	DRAWING NAME: PI-6		PRESSURIZED IRR
	DRAWN BY: ETL	SARATOGA SPRINGS CITY	PI-6
	CHECKED APPROVED		

A IRRIGATION METER

SCALE: NTS



0 5 10 20 40 60
SCALE: 1"=20'-0"

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evans + associates architecture
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STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions

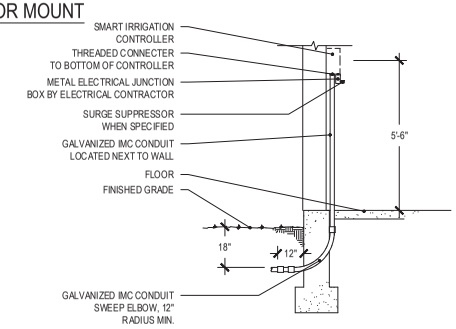
Mark	Date	Description
	6/1/2015	Concept Plan Submittal

Project Number 15-31
Plan Series
Property Number 501-1333
Date June 1, 2015

Sheet Title
IRRIGATION PLAN

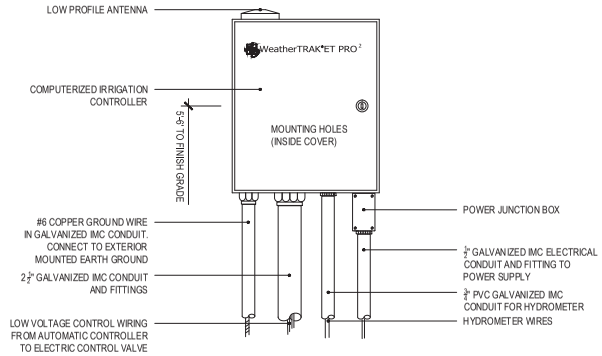
Sheet
L202

INTERIOR MOUNT



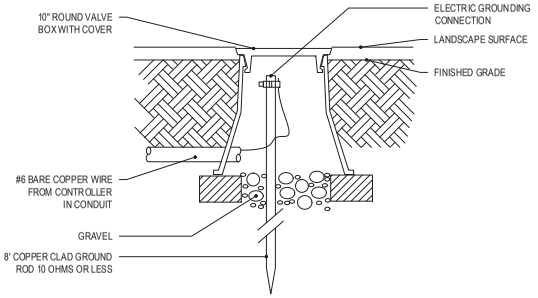
B IRRIGATION CONTROLLER

SCALE: NTS



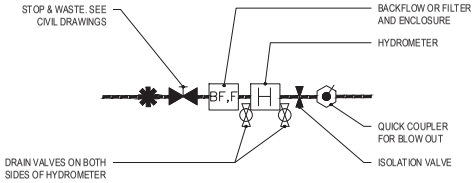
C SMART CONTROLLER

SCALE: NTS



D LIGHTNING GROUNDING ROD

SCALE: NTS

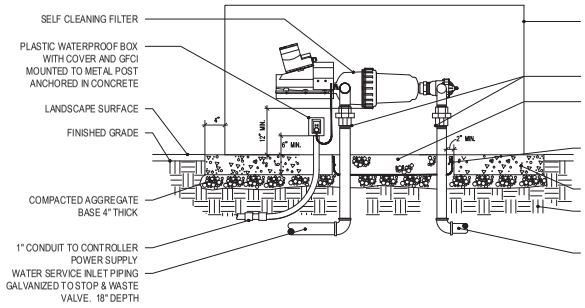


NOTES:
1. INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE HYDROMETER IS TO BE DRAINED MANUALLY.
2. COMBINE COMPONENTS INTO AS FEW BOXES AS POSSIBLE WHILE MAINTAINING EASE OF ACCESS AND MAINTENANCE.

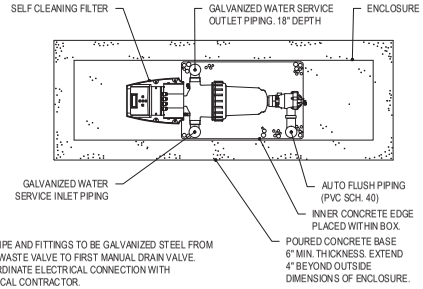
E POC SCHEMATIC LAYOUT

SCALE: NTS

SIDE VIEW



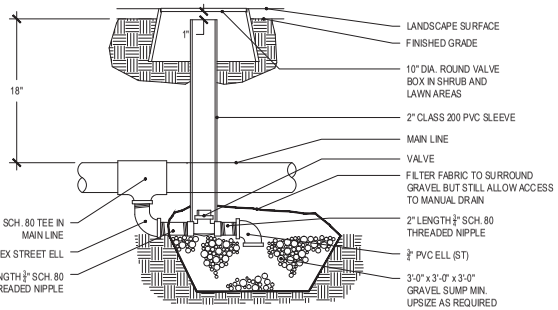
TOP VIEW



NOTES:
1. ALL PIPE AND FITTINGS TO BE GALVANIZED STEEL FROM STOP & WASTE VALVE TO FIRST MANUAL DRAIN VALVE.
2. COORDINATE ELECTRICAL CONNECTION WITH ELECTRICAL CONTRACTOR.

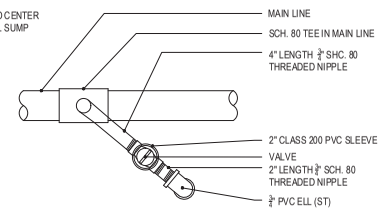
F ELECTRIC FILTER ASSEMBLY-AUTOMATIC

SCALE: NTS



SIDE VIEW

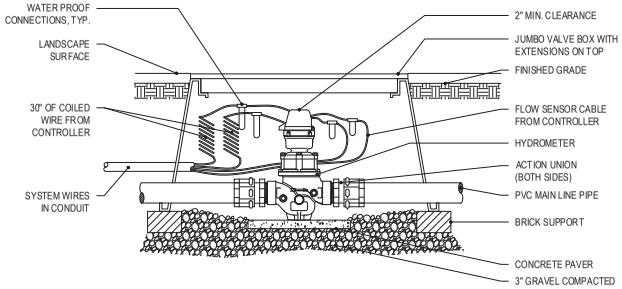
NOTE:
DRAIN INTO CENTER OF GRAVEL SUMP



TOP VIEW

G MAIN LINE MANUAL DRAIN

SCALE: NTS



H HYDROMETER

SCALE: NTS

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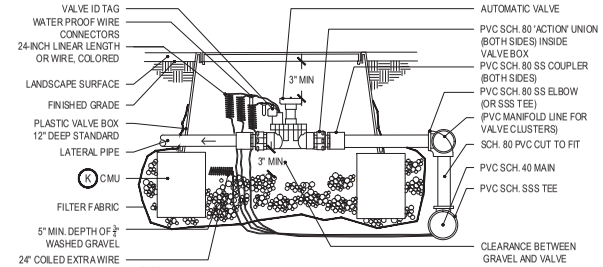
	6/1/2015	Concept Plan Submittal	

Project Number 15-31
Plan Series
Property Number 501-1333
Date June 1, 2015

Sheet Title
IRRIGATION DETAILS

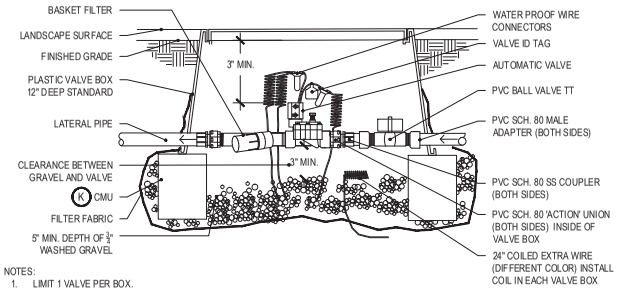
Sheet
L203



NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK

I AUTOMATIC VALVE WITH CONVENTIONAL WIRE SYSTEM

SCALE: NTS

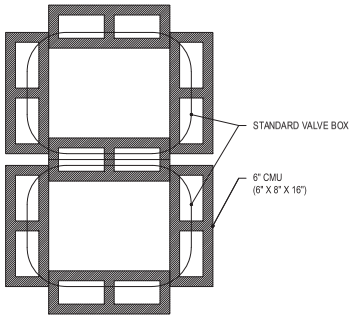


NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.

J DRIP VALVE ASSEMBLY (SECTION) CONVENTIONAL WIRE SYSTEM

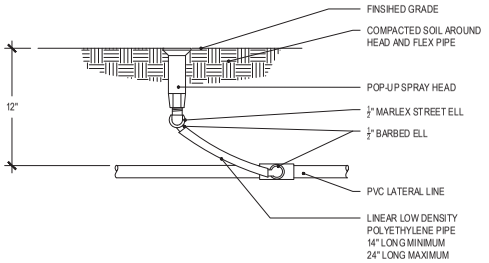
SCALE: NTS

NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONCE FOR EACH SIDE)
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK



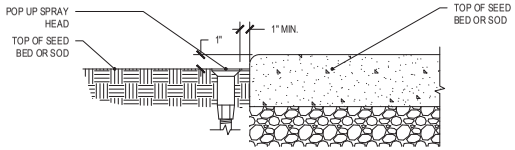
K CMU PLACEMENT

SCALE: NTS



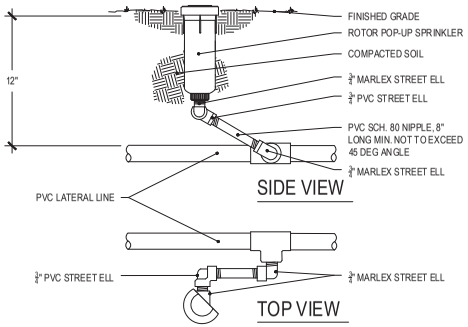
L SPRAY AND ROTARY HEAD ASSEMBLY

SCALE: NTS



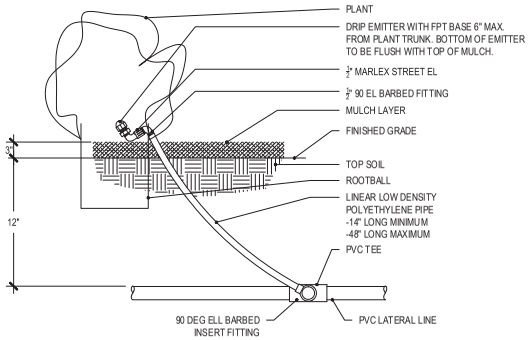
M SPRAY AND ROTARY HEAD ASSEMBLY NEXT TO CURB OR WALK

SCALE: NTS



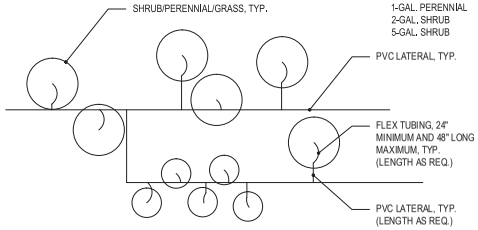
N ROTOR POP-UP HEAD

SCALE: NTS



O DRIP EMITTER

SCALE: NTS



EMITTER LEGEND

PLANT TYPE	# OF EMITTERS	TYPE OF EMITTER
1-GAL. GRASS	1	1 GPH EMITTER
1-GAL. PERENNIAL	1	1 GPH EMITTER
2-GAL. SHRUB	1	2 GPH EMITTER
5-GAL. SHRUB	1	2 GPH EMITTER

NOTE: LOCATED EMITTER ON BLDG OR FENCE SIDE OF PLANT.

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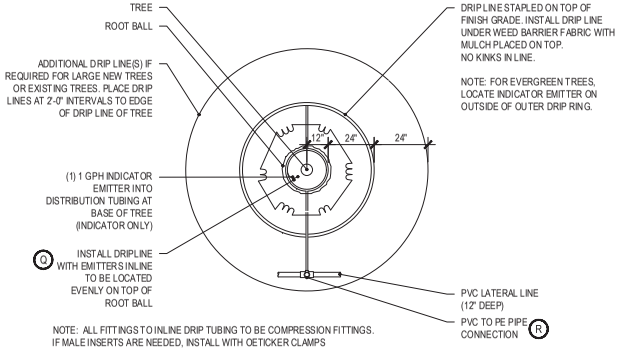
Revisions		
Mark	Date	Description
	6/1/2015	Concept Plan Submittal

Project Number 1531
Plan Series
Property Number 501-1333
Date June 1, 2015

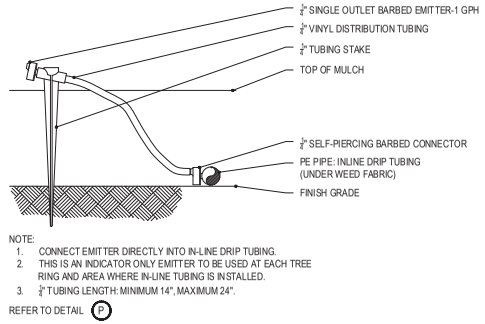
Sheet Title
IRRIGATION DETAILS

Sheet
L204



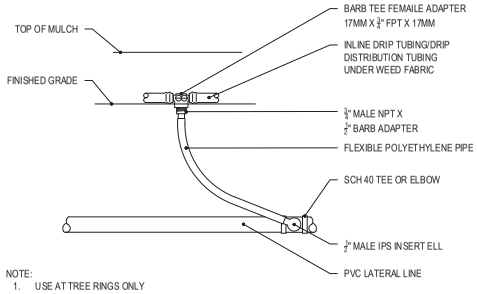
P TREE DRIP-PLAN VIEW (PLANTER AREAS)

SCALE: NTS



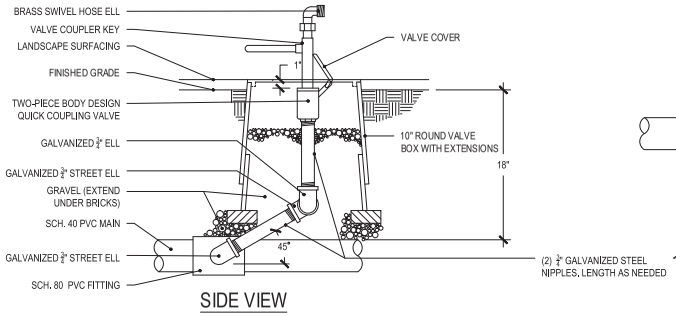
Q INDICATOR EMITTER

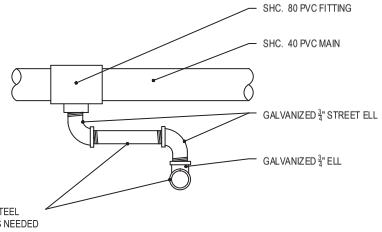
SCALE: NTS



R PVC TO PE PIPE CONNECTOR

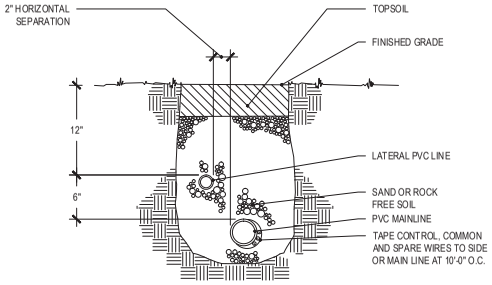
SCALE: NTS





S QUICK COUPLING VALVE

SCALE: NTS



T TRENCH SECTION

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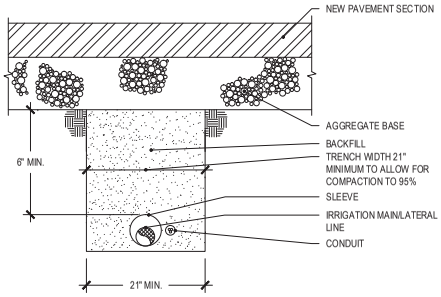

U MISC. PIPE TRENCH DETAIL- NEW PAVEMENT AREAS

SCALE: NTS

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Plan Series
Property Number
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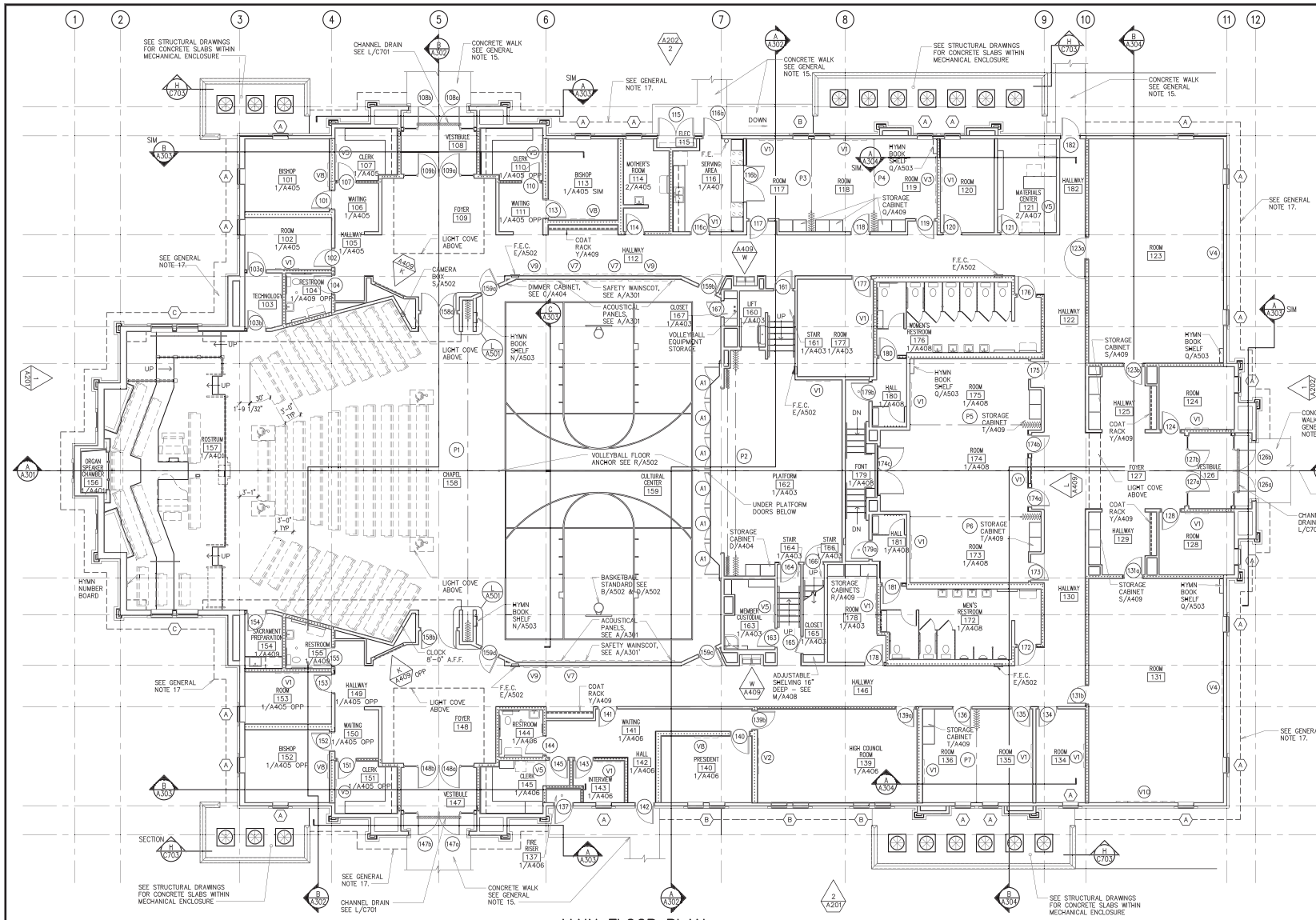
Date
June 1, 2015

Sheet Title
IRRIGATION DETAILS

Sheet
L205



1 MAIN FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

1. SEE SHEET A102 FOR DIMENSIONS.
2. SEE SHEETS A103 & A104 FOR WALL TYPES.
3. INSULATE ATTIC SPACE ABOVE AND INTERIOR WALLS AROUND VESTIBULE 108, 126, AND 147.
4. PROVIDE SOLID BLOCKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS – A/A601. (TYPICAL)
5. FOR ELEVATIONS OF VISUAL DISPLAY BOARDS. SEE SHEET A601.
6. INSULATE CEILING ABOVE ROOMS 101, 104, 107, 110, 113, 114, 139, 140, 142, 144, 145, 151, 152, 155, 172, 173, 174, 175, AND 176 FOR SOUND CONTROL.
7. VAPOR RETARDER UNDER CONCRETE SLAB. SEE F/A502.
8. FOR LOCATION OF RETURN AIR DUCTS IN STUD WALLS SEE MECHANICAL DRAWINGS.
9. FIRE BLOCKING AT SHAFT WALLS. SEE DETAILS G/A502 AND H/A502.
10. PROVIDE 2x FIRE BLOCKING IN ALL WALLS AT CEILING AND FLOOR LEVELS.
11. ALL WALLS EXCEEDING 10 FEET IN HEIGHT. PROVIDE 2x FIRE BLOCKING NOT TO EXCEED 10'–0" O.C. VERTICALLY. ALSO INCLUDE 2x FIRE BLOCKING AT FLOOR AND CEILING LEVELS.
12. FOR DOOR SCHEDULES. SEE SHEET A602.
13. FOR WINDOW SCHEDULES. SEE SHEET A603.
14. FOR DIMENSIONS TO FACE OF FOUNDATION AND MECHANICAL ENCLOSURES – SEE STRUCTURAL.
15. SEE CIVIL SHEETS FOR CONTINUATION OF CONCRETE SIDEWALK AT ENTRIES AND ALL OTHER SITE CONCRETE.
16. GRID LINES ARE TO BE TO FACE OF STUD UNLESS NOTED OTHERWISE.
17. LINE OF OPTIONAL CONCRETE APRON. SEE CIVIL DRAWINGS.
18. IF AHJ REQUIRES A "KNOX" BOX, ARCHITECT WILL INDICATE THE LOCATION ON THE DRAWINGS PER THE AHJ's REQUIREMENT. IF NOT REQUIRED, REMOVE REFERENCES TO A "KNOX" BOX AND DO NOT PROVIDE ONE.
19. FIRE ALARM PANEL LOCATION IS INDICATED ON SHEET FA101. CONFIRM WITH AHJ THAT THE PROPOSED LOCATION IS ACCEPTABLE. IF NOT, REVISE LOCATION ON FA101.

WALL TYPES LEGEND:

..... ACOUSTICAL BATT INSULATION IN WALL.

Architect : Engineer:

Stamp:

Project Name

Project Address

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark: Date: Description

Project Number:
□□

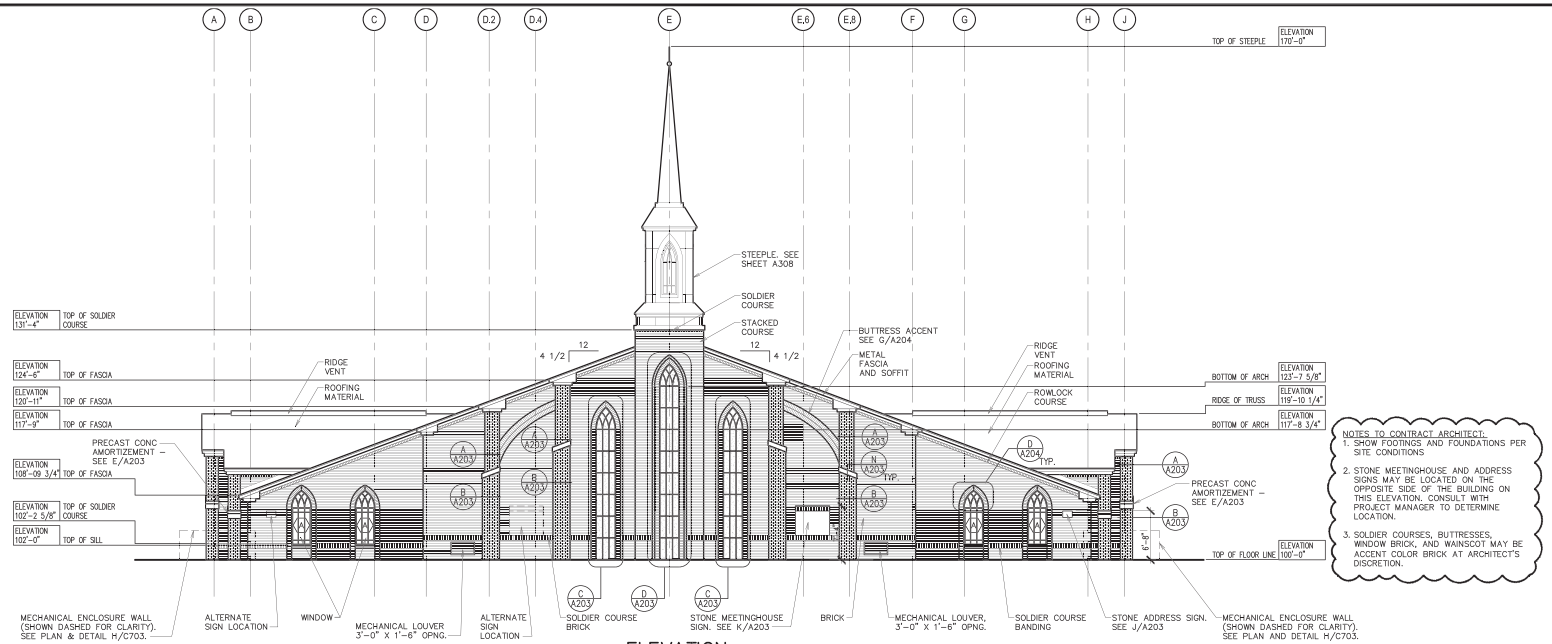
Plan Series:
HET-SAS-0□-05

Property Number:
□□□

Sheet Title:
MAIN FLOOR PLAN

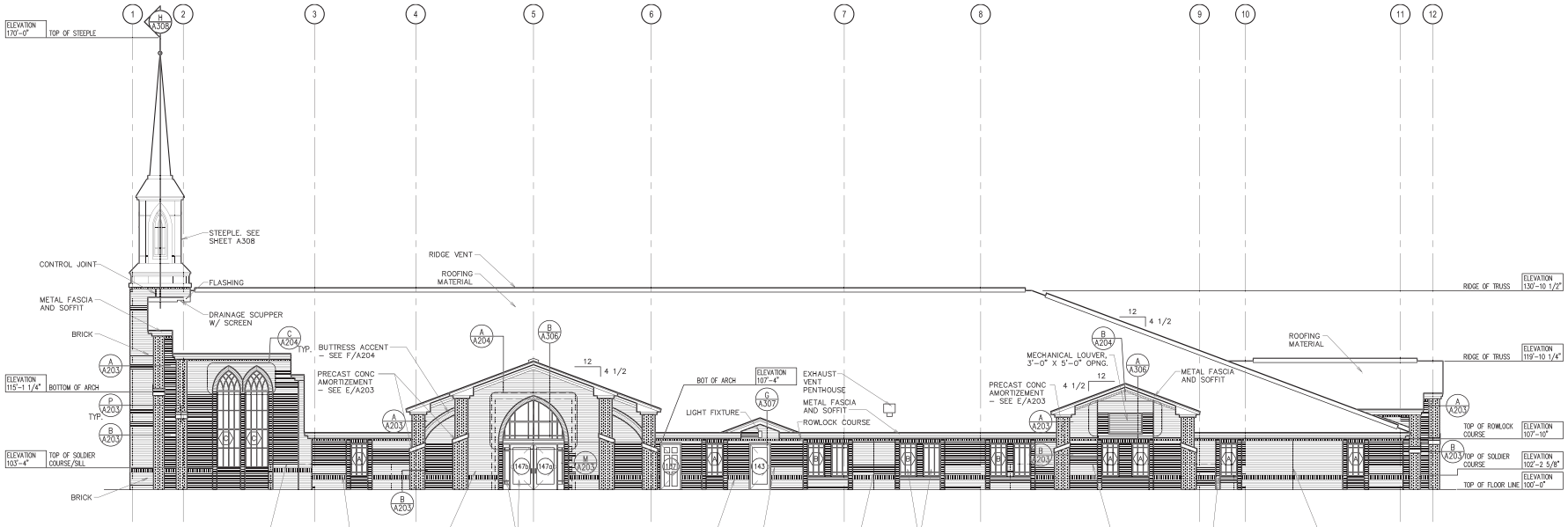
Sheet:
A101

HS-AS-A101.dwg 03-24-2014 4:1□ PM



NOTES TO CONTRACT ARCHITECT:
1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS
2. STONE MEETINGHOUSE AND ADDRESS SIGNS MAY BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING ON THIS ELEVATION. CONSULT WITH PROJECT MANAGER TO DETERMINE LOCATION.
3. SOLDIER COURSES, BUTTRESSES, WINDOW BRICK, AND WAINSCOT MAY BE ACCENT COLOR BRICK AT ARCHITECT'S DISCRETION.

1 ELEVATION
1/8" = 1'-0"



2 ELEVATION
1/8" = 1'-0"

Architect : Engineer:

Stamp:

Project Name

Project Address

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Project Number:

Plan Series:
HET-SAS-0□-05

Property Number:

Sheet Title:
BUILDING ELEVATIONS

Sheet
A201

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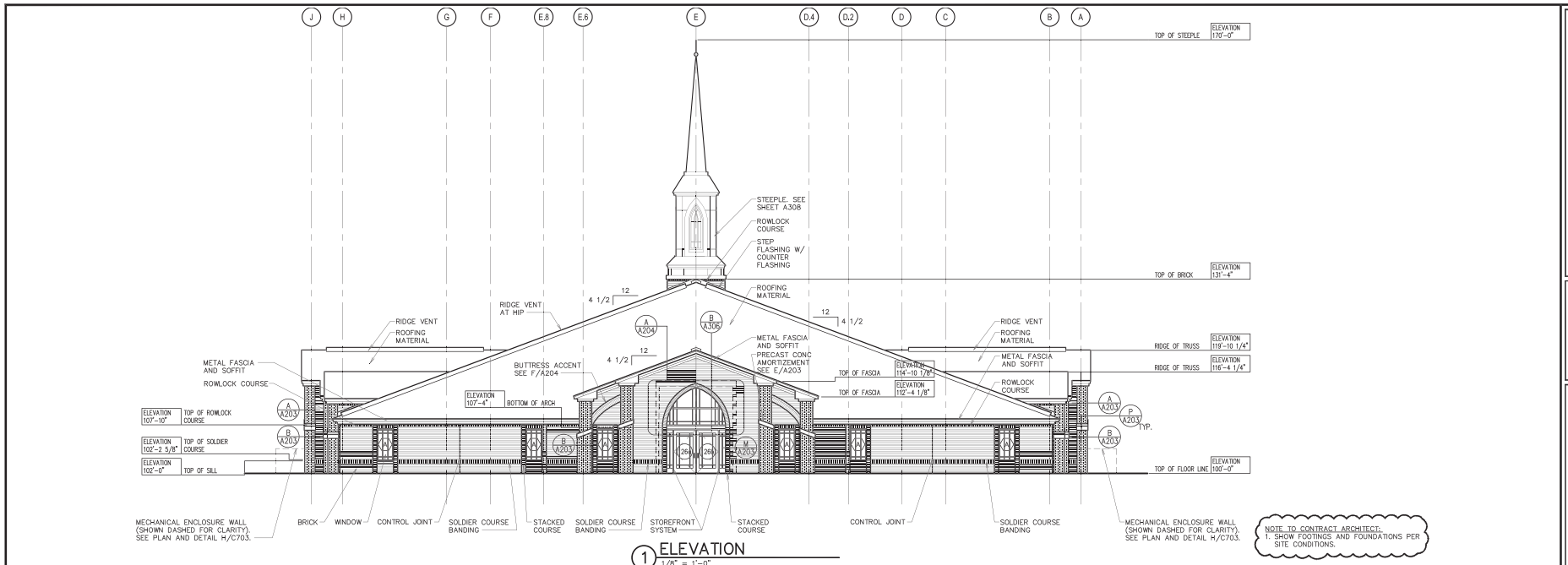
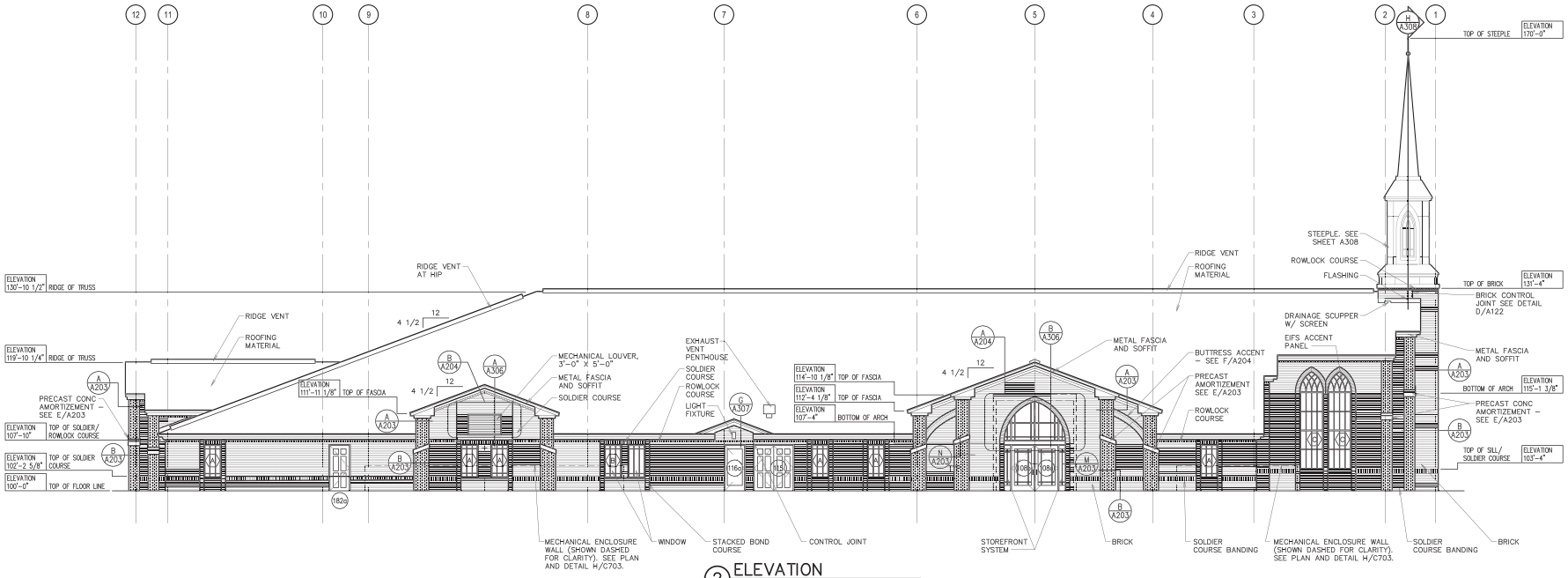


NOTE TO CONTRACT ARCHITECT:
1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS.

1 ELEVATION
1/8" = 1'-0"



2 ELEVATION
1/8" = 1'-0"

Architect □Engineer:

Stamp:

Project Name

Project Address

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Project Number: □□□

Plan Series: HET-SAS-0□-05

Property Number: □□□

Sheet Title: BUILDING ELEVATIONS

Sheet: A202

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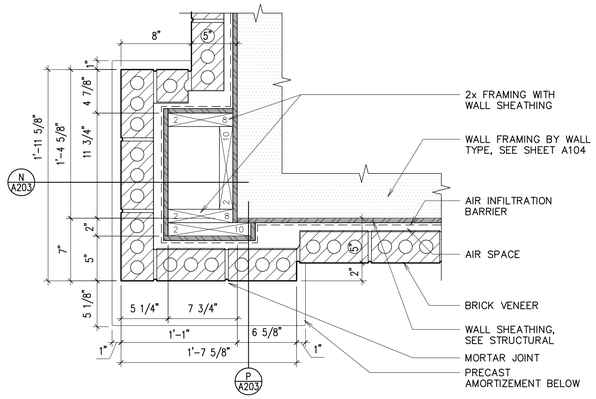
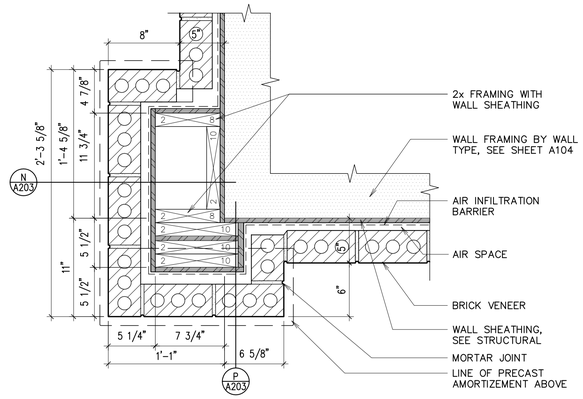
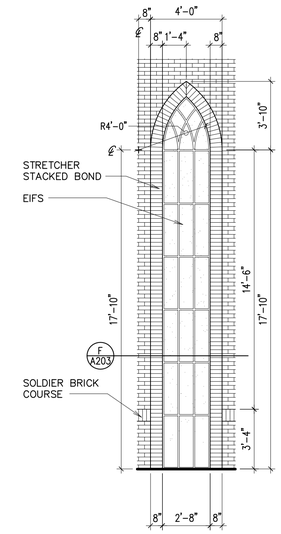


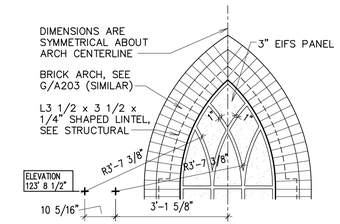
A UPPER BRICK CORNER
1 1/2" = 1'-0"



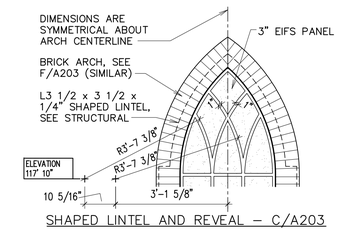
B LOWER BRICK CORNER
1 1/2" = 1'-0"



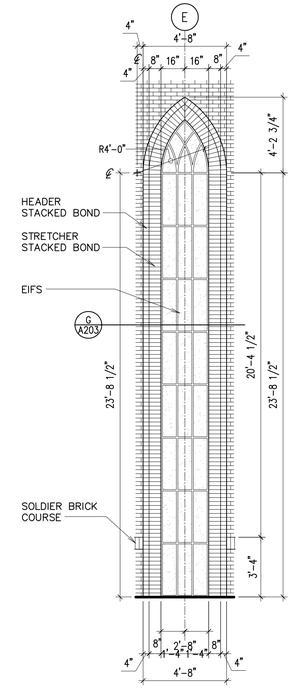
C SIDE RECESSED EIFS PANEL
1/4" = 1'-0"



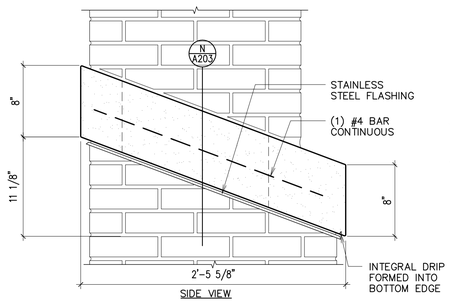
SHAPED LINTEL AND REVEAL – D/A203

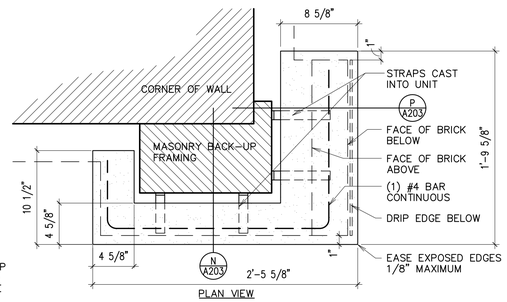


SHAPED LINTEL AND REVEAL – C/A203



D CENTER RECESSED EIFS PANEL
1/4" = 1'-0"





E PRECAST CONCRETE AMORTIZEMENT
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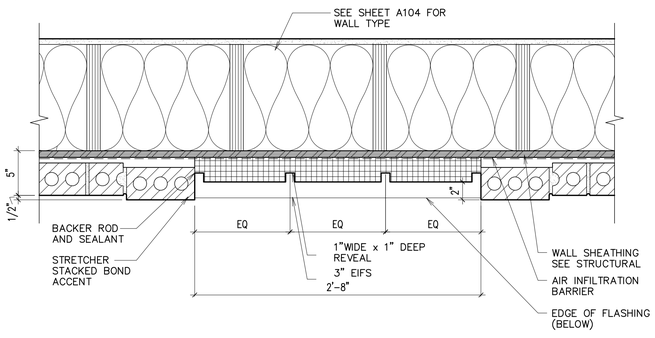

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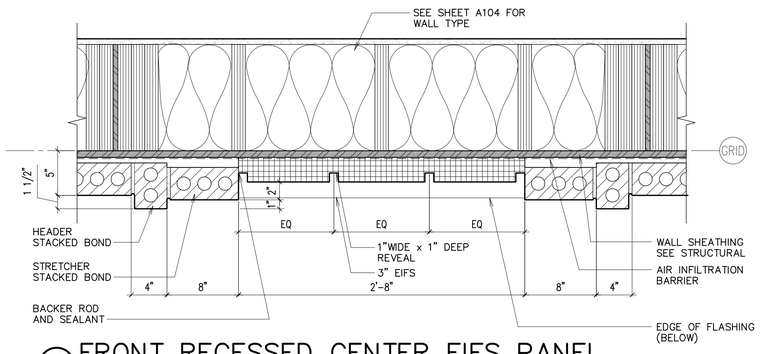

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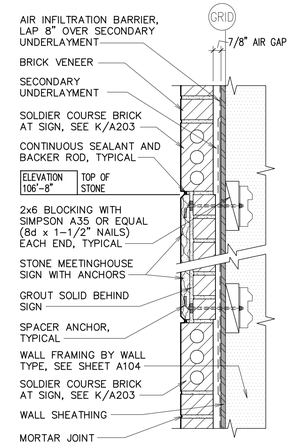
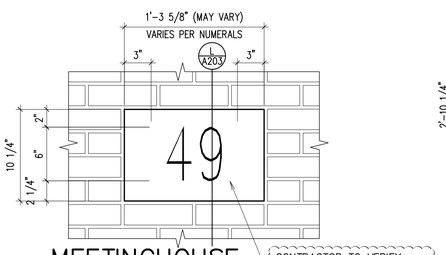


H MEETINGHOUSE STONE SIGN
1 1/2" = 1'-0"



J MEETINGHOUSE ADDRESS SIGN
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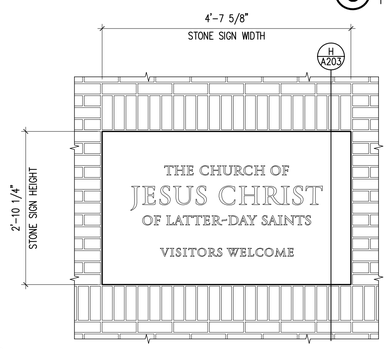

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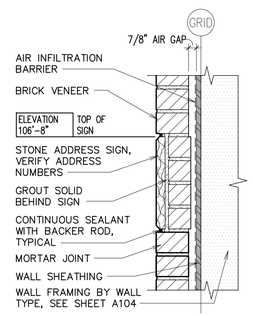

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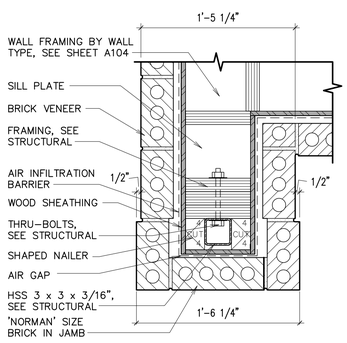

M ENTRY ARCH JAMB
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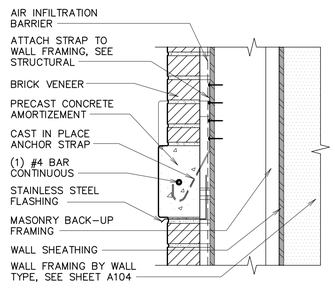

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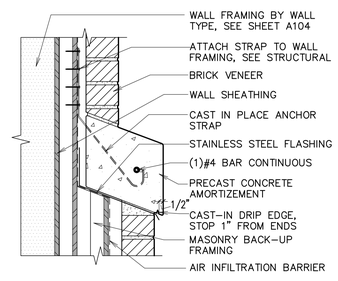

P PRECAST CONCRETE
1 1/2" = 1'-0"

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED ARCHITECT PAUL ANTHONY EVANS 273770 STATE OF UTAH

A New Meetinghouse for:
Saratoga Springs 4
Saratoga Springs UT Stake
49 West Tanner Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number	15-31
Plan Series	HET-SAS-09-05
Property Number	501-1333
Date	November 1, 2015

Sheet Title
BUILDING ELEVATION DETAILS

Sheet
A203

ea architecture

DATE:	October 20, 2015
PROJECT NAME:	Saratoga Springs 4 Saratoga Springs UT Stake
PROJECT ADDRESS:	49 West Tanner Lane Saratoga Springs, UT
SUBJECT:	Neighborhood Meeting Minutes

1. The overall site plan was discussed and reviewed.
2. The elevations were discussed and reviewed.
3. The floor plan was discussed and reviewed.
4. The "Wendell's" asked if the planter areas would be rock or bark mulch. They have expressed concern that at the current church the kids seem to throw rocks through the vinyl fence damaging it. It was confirmed that bark mulch was to be used on this project. The positives and negatives of both rock mulch and bark mulch were discussed.
5. The "Sellers" inquired to see if we would take down and move the existing vinyl fence along the south side. It was noted that the only section of vinyl fence that would be relocated is the home to the west end of the property where it encroaches onto the church property. All other fence would remain and protected during construction.
6. The "Sellers" expressed concern over where the storage building and dumpster was located. They did not want it directly behind their home. It was reviewed on the site plan and it is located to the north of the detention pond and not any residence.
7. The neighbors expressed concern over the width of the road. They said with the current design in their neighborhood, if cars are parked on both sides of the street it is hard to drive down the road. It was noted that this was a standard residential road width to meet city standards.
8. The neighbors expressed concern over the excess traffic that will now come down the new road to exit from the subdivision. It was noted that the city was aware of this and we were providing turn-lanes onto Redwood Road to help with the traffic exit the neighborhood. They were concerned about the speeds that currently happen down the subdivision road nearby.
9. The neighbors asked if we knew what the development to the north was going to be. They were pleased that this site was not going to be apartments.
10. The neighbors wondered why the pavilion wasn't being built with the building.
11. The "Sellers" wondered if there would be any dust that would blow onto their property. It was noted that this will be an active construction site for approximately a year but the contractor will be required to water-down the site to help prevent dust migration.

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CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Site Plan Amendment, Major
Lakeview Academy
December 10, 2015
Public Hearing

Report Date:	December 3, 2015
Applicant/Owner:	Rick Veasey / Lakeview Academy
Location:	527 West 400 North
Major Street Access:	400 North
Parcel Number(s) & Size:	45:511:0001, ~9.9 acres
Parcel Zoning:	R-3 and A
Adjacent Zoning:	R-3
Current Use of Parcel:	Charter School
Adjacent Uses:	Low Density Residential
Previous Meetings:	4/4/06 PC review of Site Plan
	8/1/06 PC review of amended Site Plan
	10/25/12 PC review of amended Site Plan
Previous Approvals:	4/11/06 Site Plan approved by CC
	8/8/06 Amended Site Plan approved by CC
	11/13/12 Amended Site Plan approved by CC
Land Use Authority:	Planning Commission
Future Routing:	None
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for a site plan amendment for Lakeview Academy for an addition to the existing building.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the application, review and discuss the proposal, and choose from the options in Section I of this report. Options include approval with conditions, continuation, or denial.

B. Background:

The original site plan was approved by the City Council in 2006. Since the original approval there have been two applications for amendments. In 2006, some minor changes were proposed to the site layout to improve vehicular access. In 2012 the building was increased in size by 32,953 square feet and additional parking spaces were added. The existing building footprint is currently 54,435 square feet (87,799 total square feet including the upper level). The proposed addition will add 11,860 square feet to the existing building.

Sarah Carroll, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
scarroll@saratogaspringscity.com • 801-766-9793 x 106 • 801-766-9794 fax

C. Specific Request:

This is a request to amend the Lakeview Academy site plan to add 11,860 square feet to the existing building which will allow for the addition of a gym and restrooms, 4 classrooms, a multi-media room and associated control rooms, and ship rooms for the space program. The applicant has stated that they will not increase their student body with this request, but will add more programs to the curriculum. The depth of the detention basin will also be increased slightly. No other site changes are proposed.

D. Process:

Section 19.14.06(8) of the City Code (as approved on 10/6/15) states that a major amendment to a Site Plan requires a public hearing with the Planning Commission, and the Planning Commission is the Land Use Authority.

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 letter at least ten calendar days prior to the public hearing with the Planning Commission. As of the completion of this report, no public input has been received.

F. Review: State Code regarding schools.

State Code limits a municipality's review and regulations of educational facilities. An education facility is defined as a "building at which pupils assemble to receive instruction in a program for any combination of grades from preschool through grade 12." Utah Code § 10-9a-103.

Utah Code Section 10-9a-305(2) states:

(a) Except as provided in Subsection (3), a school district or charter school is subject to a municipality's land use ordinances.

(b)

i. Notwithstanding Subsection (3), a municipality may:

A. subject a charter school to standards within each zone pertaining to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging; and

B. impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety, as provided in Subsection (3)(f).

ii. The standards to which a municipality may subject a charter school under Subsection (2)(b)(i) shall be objective standards only and may not be subjective.

iii. Except as provided in Subsection (7)(d), the only basis upon which a municipality may deny or withhold approval of a charter school's land use application is the charter school's failure to comply with a standard imposed under Subsection (2)(b)(i)

iv. Nothing in Subsection (2)(b)(iii) may be construed to relieve a charter school of an obligation to comply with a requirement of an applicable building or safety code to which it is otherwise obligated to comply.

Note: *See section H of this report for further review of items the City is permitted to review.*

<u>Subsection (3)</u>:

Utah Code Section 10-9a-305(3) states a municipality may not:

(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property.

(f) impose regulations upon the location of an educational facility except as necessary to avoid unreasonable risks to health or safety.

Staff finding: *The City is not imposing regulations on the landscaping, fencing, elevations or other aesthetic elements. The City is not imposing regulations on the location of the facility; no health or safety concerns have been identified in relation to the proposed location.*

G. General Plan:

The Land Use Element of the General Plan designates the subject property for "Institutional/Civic" uses and states "Institutional/Civic sites will accommodate public or quasi-public land uses. Activities in the institutional areas will vary greatly and shall include schools, libraries, hospitals, public buildings or facilities and other land-uses that provide essential services to the general public."

Staff finding: consistent. *The property currently houses a charter school. The request to expand the footprint of the school is consistent with the intent of the Institutional/Civic land use.*

H. Code Criteria:

Municipalities are limited by state code when reviewing schools as noted in Section F of this report. The City may review setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging. Pertinent sections of the Land Development Code are reviewed below.

The property has two zoning designations: R-3 and A. The application has been reviewed below for compliance with setback requirements in both zones (Sections 19.04.08 and 19.04.13).

Permitted or Conditional Use: Not regulated. Per state code a municipality may not regulate the location of an educational facility except as necessary to avoid unreasonable risks to health or safety. Staff does not anticipate any unreasonable risks to health or safety with this proposal.

Minimum Lot Size: Complies.
A zone: 5 acres
R-3 zone: 1 acre
The site is 9.9 acres

Setbacks: Complies.
A zone: Front 50′, sides 12′, rear 25′
R-3 zone: front 25′, sides 8′ minimum 20′ combined, rear 25′
The building setbacks are: front 113′, sides 130′ and 67′, rear 198′

Maximum Height: Complies. The A and R-3 zone allow a maximum height of 35 feet. The building is 30 feet tall.

Maximum Lot Coverage: Complies. The maximum lot coverage is 50% of the site of both the A and R-3 zones. The building will be 44,753 square feet and the site is 9.9 acres.

Lot Width: Complies. The A zone requires 250′; the R-3 zone requires 70′. The lot has approximately 500 feet of street frontage.

Open Space Requirement: Not regulated. This requirement does not apply to schools. Surrounding developments are required to provide open space for residents.

Trash Storage: Complies. There is a dumpster on site.

Parking: Up for discussion. Section 19.09.11 lists minimum parking for land uses and for "School, Private and Quasi-Public" states "To be determined by the Planning Commission (See 19.09.05(6)). The Section numbering has since changed and the correct section is 19.09.05(7) as cited below:

7. Where no comparative land use standard for parking is found in Section 19.09.11, Required Parking by Zone, the City Development Review Committee, Planning Commission, or City Council shall determine an appropriate requirement using the following criteria:
    a. the intensity of the proposed use;
    b. times of operation and use;
    c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
    d. whether there is shared parking agreement in accordance with Section 19.09.10 below—if there is a shared parking agreement, a reduction may not be granted;
    e. the number of employees;
    f. the number of customers and patrons;
    g. trip generation; and
    h. peak demands.

8. Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.

The applicant has stated that the student body will not increase with the proposed addition. The addition will allow them to offer more programs to the current enrollment. The applicant has supplied the attached memo, Exhibit 3, to address the parking review.

Bulk and Massing: Complies. The Urban Design Committee has been disbanded at the direction of the City Council who gave direction for the design elements to be reviewed by the Development Review Committee (DRC). On November 23, 2015, the DRC reviewed the proposed addition and the modifications to the elevations and found that there are no concerns regarding bulk and massing.

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss the application and choose from the following options.

Option 1 – Staff Recommendation, Approval

Approval:

"Based upon the evidence and explanations received today, I move that the Planning Commission approve the site plan amendment for Lakeview Academy, located at 527 West 400 North, subject to the findings and conditions listed below:"

Findings:

1. The proposed site plan amendment is consistent with the General Plan as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.
2. The proposed site plan amendment meets or can conditionally meet all the requirements in the Land Development Code and State Code as explained in the findings in Section "H" of this report, which findings are incorporated herein by this reference.

Conditions:

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

Alternative 1 - Continuance

The Planning Commission may choose to continue the item. "I move to **continue** the item to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 - Denial

The Planning Commission may also choose to deny the application. "I move to deny the site plan amendment for Lakeview Academy with the findings below:

1. The application is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The application is not consistent with Section [SECTION] of the Code, as articulated by the Planning Commission: _____.

J. Exhibits:

1. Engineering Staff Report
2. Zoning / Location map
3. Parking/Traffic Memo from Applicant
4. Amended Site Plan/Elevations

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Lakeview Academy
Date: December 10, 2015
Type of Item: Site Plan Amendment

Description:

A. Topic: The Applicant has submitted a Site Plan Amendment application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Lakeview Academy*
Request:	*Site Plan Amendment Approval*
Location:	*527 West 400 North*
Acreage:	*10.15 Acres*

C. Recommendation: Staff recommends the approval of Site Plan Amendment 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.

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.

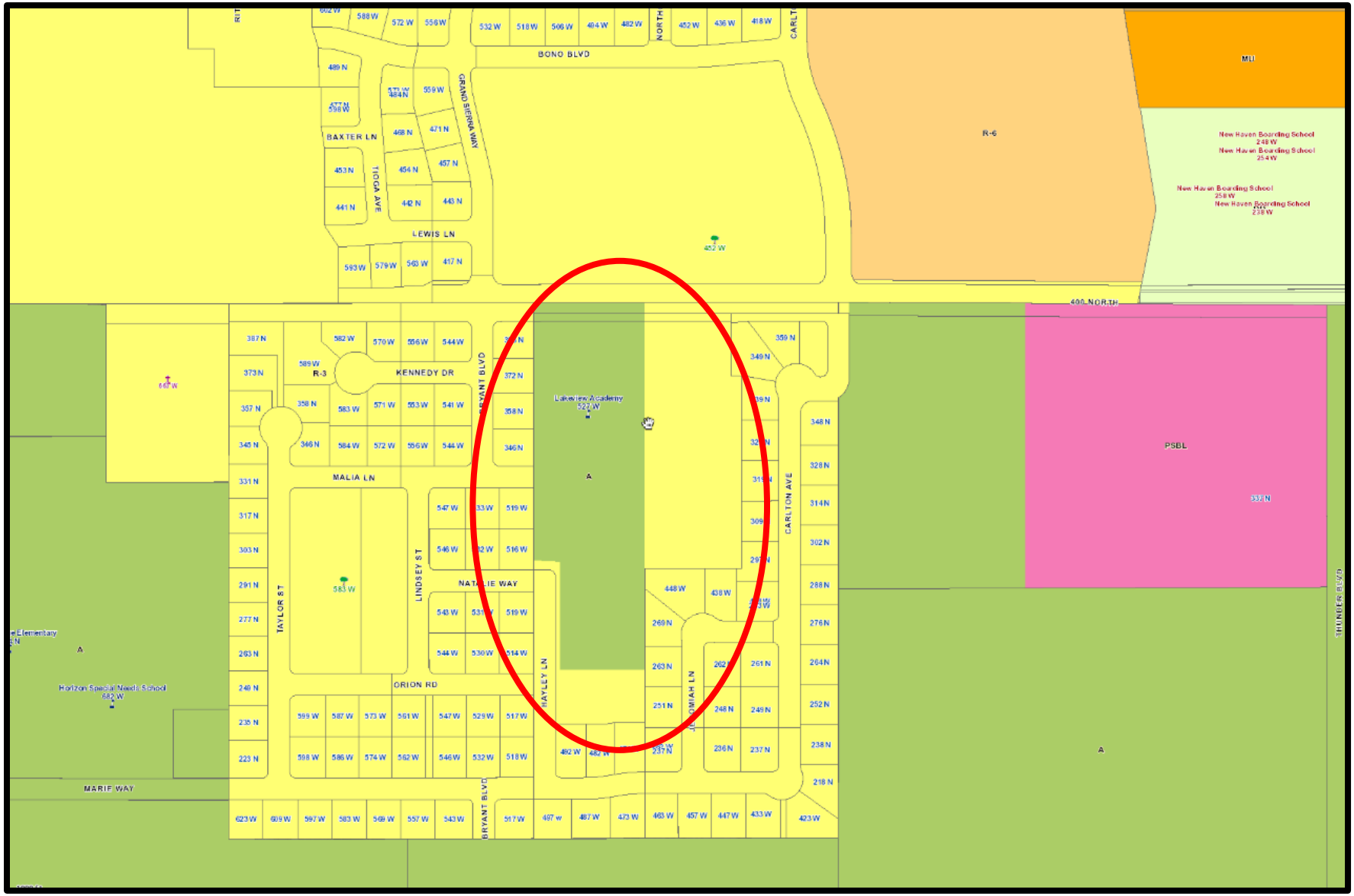
K. An erosion control plan shall be provided according to City and state standards. The site shall be constructed using the Salt Lake County BMPs for the erosion control plan.

L. Storm drainage calculations shall be provided to verify that the capacity of the regrading of the detention pond is sufficient with the added impervious area.

M. All utilities within 10’ of the new building footprint shall be relocated to meet the 10’ minimum spacing requirement.

N. A trip generation study shall be provided showing how the proposed building addition will affect trips generated in this area and the impacts to the parking needs for the facility.

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



ZONING / LOCATION MAP

Exhibit 3

MEMO

ARCHITECTURAL NEXUS, Inc
archnexus.com

SALT LAKE CITY
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000

SACRAMENTO
1990 Third Street, Suite 500
Sacramento, California 95811
T 916.443.5911

DATE: 30 November, 2015

PROJECT: **Lakeview Academy Addition**
527 W 400 N
Saratoga Springs, UT 84045

TO: **Saratoga Springs**
1307 N Commerce Drive #200
Saratoga Springs Ut 84045

RESPONSE TO CITY REVIEW:

Per Section 19.05.09:

7a) intensity of proposed use:

442,017 sf site, 66,235 sf building footprint.

7b) times of operation and use:

school hours: 8:00 am – 2:55 pm, Monday through Thursday
8:00 am – 12:00 pm, Friday

Teachers generally arrive half an hour before and stay half an hour after students.

There are occasional special events after school hours requiring parking, such as fairs, sporting events, and theatrical events.

7c) staggered hours of operation:

Special events are held after school hours.

7d) shared parking agreement:

There is currently no shared parking agreements.

7e) number of employees:

110 faculty and staff. 30 of these are part-time from 8:00 – 12:00. Per many codes, 1 parking stall is required per faculty/staff. 125 parking spots are currently provided. The proposed addition does not change the number of faculty or staff.

7f) number of customers and patrons:

1000 students attend the school.

7g) trip generation:

Pick-up and drop-off of students are the biggest concern for charter schools, as they are not limited to a geographic area and bussing is not feasible. Thus, the 20 minutes just before and after school are a very congested time for parents picking up their students. There is an average of 350 parents coming to drop off and pick up their children on a daily basis. These parents are not parking, but using the large loop around the school.

7h) peak demands:

As mentioned in 7b, there are occasional after school events (approximately 1 per month) that parents will attend, requiring parking. At these times, there is overflow parking around the loop road.

8) Information relative to parking needs:

The current parking capacity of 125 stalls is adequate for day-to-day operations of the school. With a staff of 110, this leaves at any given time over 10 stalls for visitors (such as guest lecturers, parents, etc) which has proven over the years to be more than adequate. The proposed addition is not adding any staff or students to the school, and is not impacting existing parking or pick-up and drop-off in any way. It is simply adding amenities to the existing faculty & students.

Please let me know if you need any further clarification or information. Thanks.

Ricky Parkinson	801.924.5061	rparkinson@archnexus.com	30 November 2015
Name, Title	Phone	Email	Date

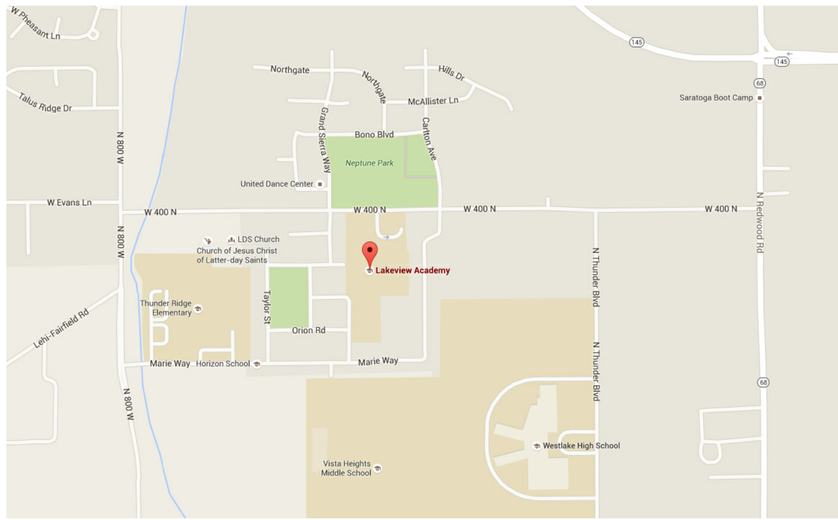
LAKEVIEW ACADEMY

LAKEVIEW ACADEMY ADDITION

527 W 400 N, SARATOGA SPRINGS, UT 84045

CIVIL PERMIT SET

10.13.2015



SHEET LIST

CIVIL/SITE:

CD101	DEMO PLAN
CS101	SITE PLAN
CG101	GRADING PLAN
CG102	GRADING PLAN 2
CG103	GRADING PLAN 3
CU101	UTILITY PLAN
CD501	DETAILS
SECP	SEDIMENT & EROSION CONTROL PLAN
BMP-1	SECP BMPS
BMP-2	SECP BMPS
BMP-3	SECP BMPS

OWNER
LAKEVIEW ACADEMY
527 W 400 N
Saratoga Springs, UT 84045

PHONE: 801.331.6788 CONTACT: Rick Veasey MOBILE: -
FAX: - E-MAIL: rveasey@lakeview-academy.com INTERNET: -

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Salt Lake City, Utah 84109

PHONE: 801.924.5000 CONTACT: Ricky Parkinson MOBILE: 801.924.5061
FAX: 801.924.5001 E-MAIL: rparkinson@archnexus.com INTERNET: http://www.archnexus.com

STRUCTURAL
MJ Structural Engineers
-
-

PHONE: 801.905.1097 CONTACT: Brendon Haywood MOBILE: -
FAX: - E-MAIL: bhaywood@mjstructuralengineers.com INTERNET: -

MECHANICAL
DLJ & ASSOCIATES
547 W 500 S, SUITE 140
Bountiful, UT 84010

PHONE: 801.294.9299 CONTACT: Rick Jensen MOBILE: -
FAX: - E-MAIL: rjensen@dljeng.com INTERNET: -

ELECTRICAL
Envision Engineering
240 E Morris Ave, Suite 200
Salt Lake City, UT 84115

PHONE: 801.534.1130 CONTACT: Scott Kingery MOBILE: -
FAX: - E-MAIL: skingery@envisioneng.com INTERNET: -

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http://www.archnexus.com

Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by the Architect.
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STATE OF UTAH
RICHARD B. PARKINSON
8234882-2201
10.13.2015
LICENSED ARCHITECT

LAKEVIEW ACADEMY
ACADEMY ADDITION
527 W 400 N, SARATOGA SPRINGS, UT 84045

LAKEVIEW

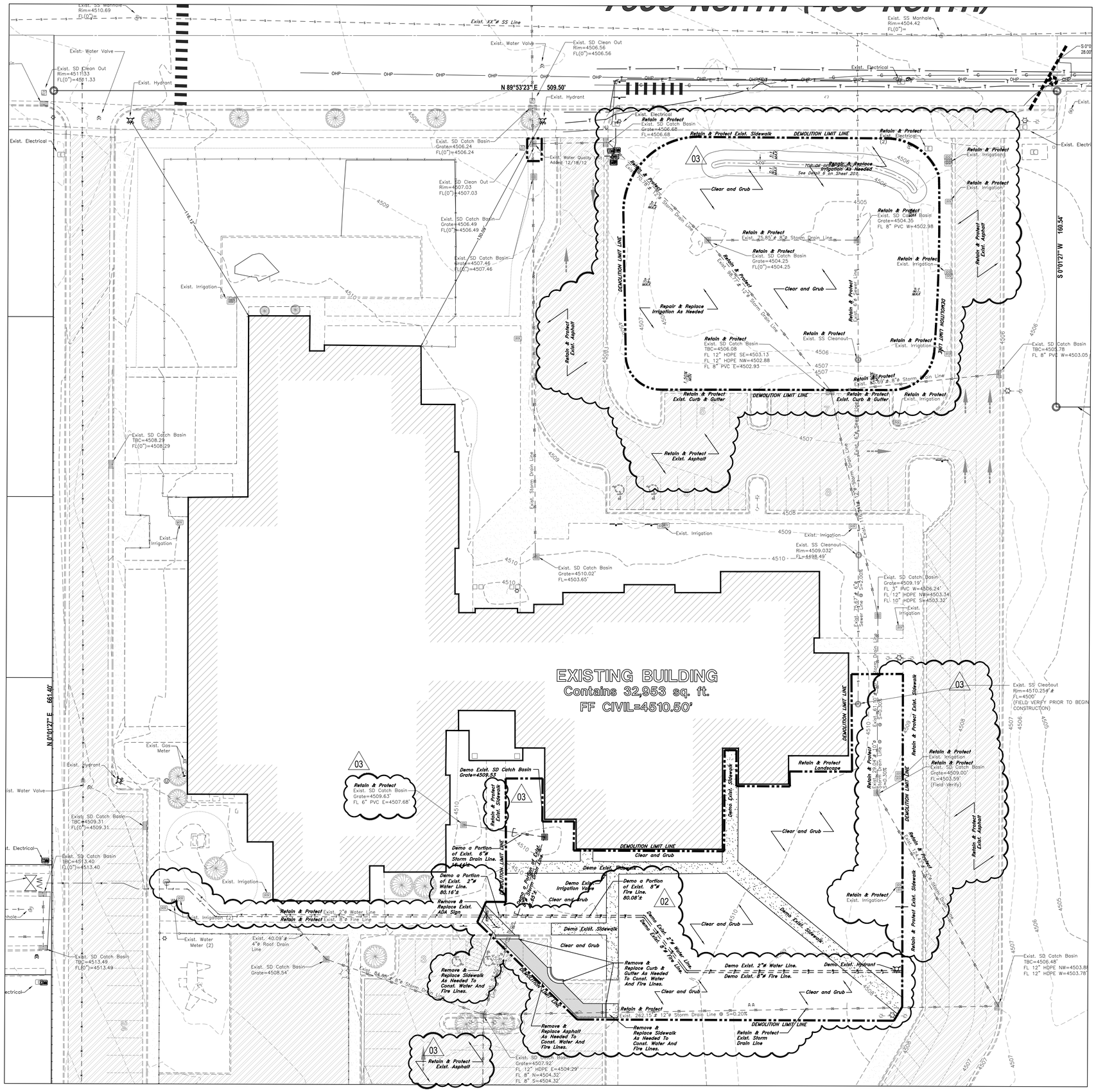
#	Date	Revision

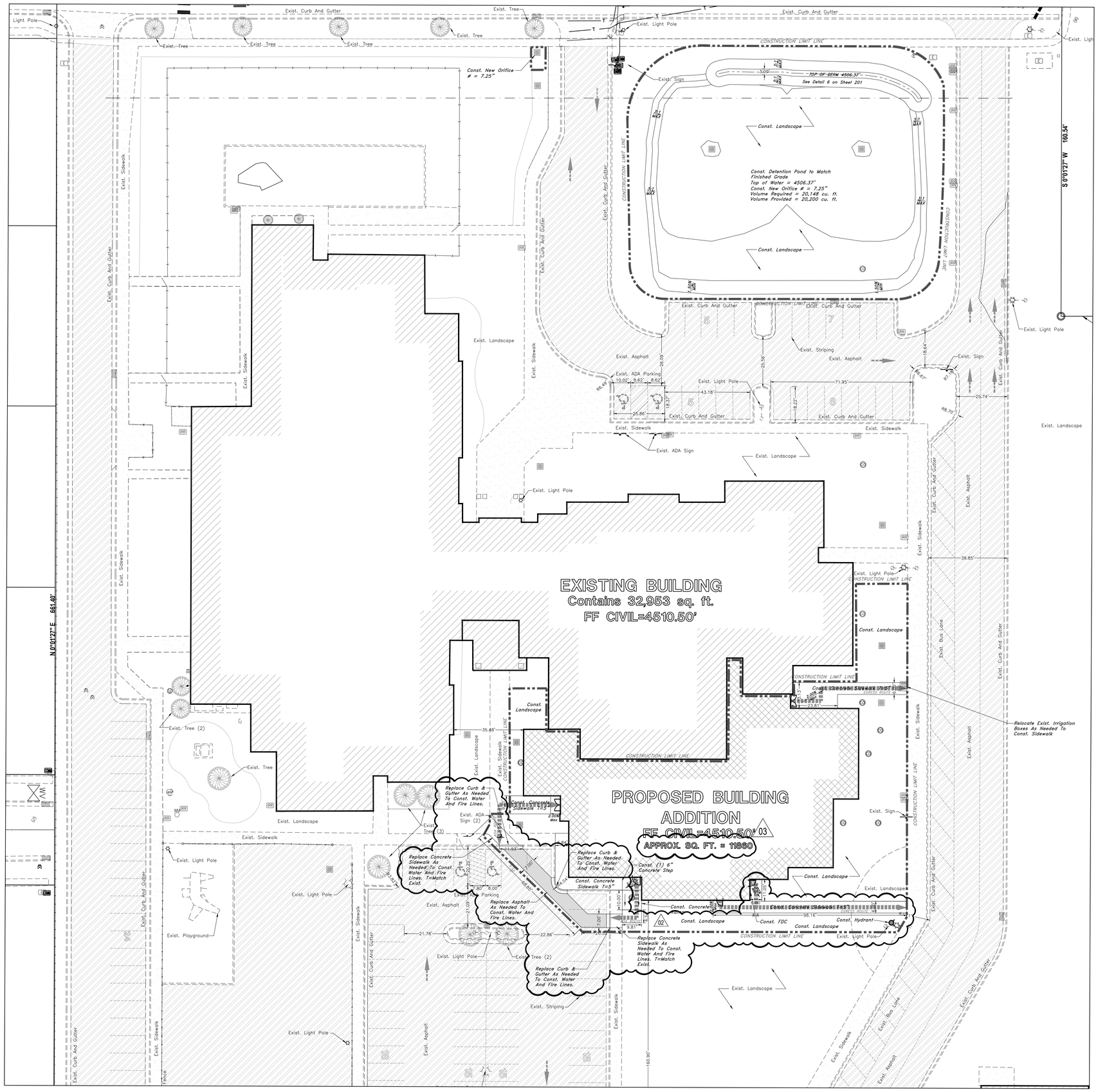
CIVIL PERMIT SET

NEXUS PROJECT #: 15068
CHECKED BY: rbp
DRAWN BY: Author
DATE: 10.13.2015

CIVIL COVER SHEET

GC001


EXISTING BUILDING
Contains 32,953 sq. ft.
FF CIVIL=4510.50'
N 89°53'23" E 509.50'
S 0°01'27" W 160.54'
N 0°01'27" E 661.40'
DEMOLITION LIMIT LINE
Retain & Protect
Clear and Grub
Demo Exist. Sidewalk
Demo Exist. Hydrant
Demo Exist. 2"ø Water Line.
Demo Exist. 8"ø Fire Line.
Remove & Replace Sidewalk As Needed To Const. Water And Fire Lines.
Remove & Replace Asphalt As Needed To Const. Water And Fire Lines.
Remove & Replace Sidewalk As Needed To Const. Water And Fire Lines.
Remove & Replace Curb & Gutter As Needed To Const. Water And Fire Lines.
Repair & Replace Irrigation As Needed
Retain & Protect Exist. Asphalt
Retain & Protect Exist. Curb & Gutter
Retain & Protect Landscape
Retain & Protect Exist. Sidewalk
Retain & Protect Exist. Storm Drain Line
Retain & Protect Exist. Irrigation
Exist. Electrical
Exist. Irrigation
Exist. Water Valve
Exist. Hydrant
Exist. Gas Meter
Exist. Water Meter (2)
Exist. Water Quality Added 12/18/12
Exist. SS Manhole Rim=4510.69 FL(0")=
Exist. SS Manhole Rim=4504.42 FL(0")=
Exist. SD Clean Out Rim=4511.33 FL(0")=4511.33
Exist. SD Clean Out Rim=4506.56 FL(0")=4506.56
Exist. SD Clean Out Rim=4507.03 FL(0")=4507.03
Exist. SD Catch Basin Grate=4506.24 FL(0")=4506.24
Exist. SD Catch Basin Grate=4506.49 FL(0")=4506.49
Exist. SD Catch Basin Grate=4507.46 FL(0")=4507.46
Exist. SD Catch Basin Grate=4506.68 FL=4506.68
Exist. SD Catch Basin TBC=4508.29 FL(0")=4508.29
Exist. SD Catch Basin Grate=4510.02' FL=4503.65'
Exist. SD Catch Basin Grate=4509.19' FL 3" PVC W=4506.24' FL 12" HDPE NW=4503.34' FL 10" HDPE SW=4503.32'
Exist. SD Catch Basin TBC=4506.78 FL 8" PVC W=4503.05'
Exist. SD Catch Basin TBC=4506.48' FL 12" HDPE NW=4503.88' FL 12" HDPE W=4503.78'
Exist. SD Catch Basin Grate=4509.63' FL 6" PVC E=4507.68'
Exist. SD Catch Basin Grate=4507.92' FL 12" HDPE E=4504.29' FL 8" N=4504.32' FL 8" S=4504.32'
Exist. SD Catch Basin Grate=4509.00' FL=4503.59' (Field Verify)
Exist. SS Cleanout Rim=4509.032' FL=4498.49'
Exist. SS Cleanout Rim=4510.25±' FL=4500' (FIELD VERIFY PRIOR TO BEGIN CONSTRUCTION)
Exist. SD Catch Basin TBC=4509.31 FL(0")=4509.31
Exist. SD Catch Basin TBC=4513.40 FL(0")=4513.40
Exist. SD Catch Basin TBC=4513.49 FL(0")=4513.49
Exist. SD Catch Basin Grate=4508.54'
Exist. 40.09'± 4"ø Roof Drain Line
Demo Exist. SD Catch Basin Grate=4509.53
Demo a Portion of Exist. 6"ø Storm Drain Line. 56.42'±
Demo a Portion of Exist. 2"ø Water Line. 80.16'±
Demo a Portion of Exist. 8"ø Fire Line. 80.08'±
Remove & Replace Exist. ADA Sign
Retain & Protect Exist. 2"ø Water Line
Retain & Protect Exist. 8"ø Fire Line
Retain & Protect 262.12'± 12"ø Storm Drain Line @ S=0.20%
Retain & Protect Exist. Storm Drain Line
Retain & Protect Exist. Asphalt
Retain & Protect Exist. Sidewalk
Retain & Protect Landscape
Retain & Protect Exist. Irrigation
Repair & Replace Irrigation As Needed
See Detail 6 on Sheet 205
Clear and Grub
Demo Exist. Sidewalk
Demo Exist. Irrigation Valve
Demo Exist. 2"ø Water Line
Demo Exist. 8"ø Fire Line
Demo Exist. Hydrant
Demo Exist. Storm Drain Line
Demo Exist. Curb & Gutter
Demo Exist. Asphalt
Demo Exist. Irrigation
Demo Exist. Electrical
Demo Exist. Water Valve
Demo Exist. Gas Meter
Demo Exist. Water Meter
Demo Exist. Irrigation Valve



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer — S —
- Culinary Water — W —
- Gas Line — G —
- Irrigation Line — IW —
- Storm Drain — SD —
- Telephone Line — T —
- Secondary Waterline — SW —
- Power Line — P —
- Fire Line — F —
- Land Drain — LD —
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line — OHP —
- Corrugated Metal Pipe CMP
- Concrete Pipe CP
- Reinforced Concrete Pipe RCP
- Ductile Iron DI
- Polyvinyl Chloride PVC
- Top of Asphalt TA
- Edge of Asphalt EA
- Centerline CL
- Flowline FL
- Finish Floor FF
- Top of Curb TC
- Top of Wall TWL
- Top of Walk TW
- Top of Concrete TCN
- Natural Ground NG
- Finish Grade FG
- Match Existing ME
- Fire Department Connection FDC
- Finish Contour — 90 —
- Exist. Contour — 90 —
- Finish Grade 95.337A
- Exist. Grade 95.337A
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree

03

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

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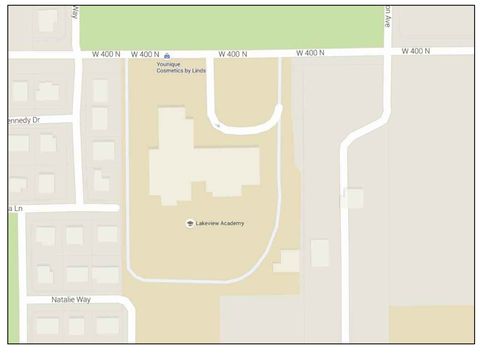
LICENSED PROFESSIONAL ENGINEER No. 5339572 CHRISTIAN MICHAELSON STATE OF UTAH

LAKEVIEW ACADEMY ADDITION

527 W 400 N, SARATOGA SPRINGS, UT 84045



Vicinity Map

GENERAL SITE NOTES:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

#	Date	Revision
02	11/02/2015	02
03	11/24/2015	03

PERMIT SET

NEXUS PROJECT #: 15068
CHECKED BY: rbp
DRAWN BY: Author
DATE: 10.13.2015

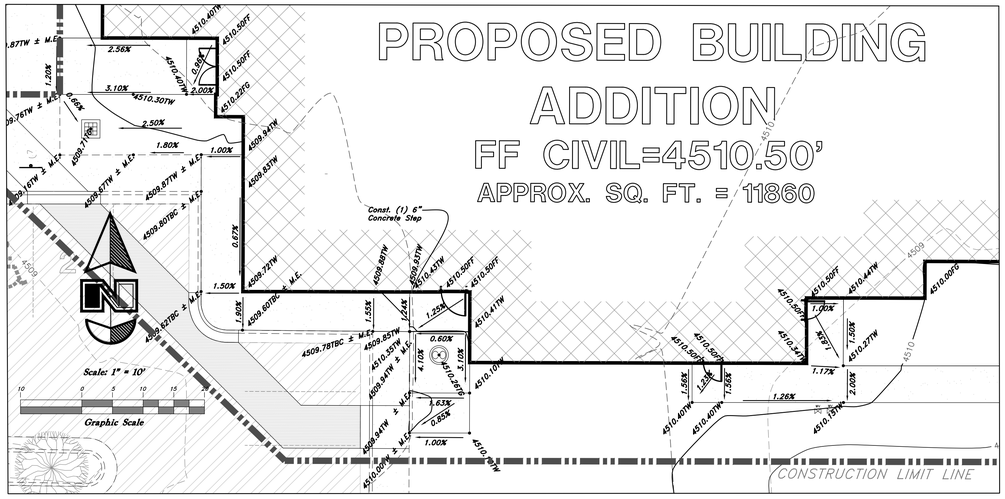
SITE PLAN

GREAT BASIN ENGINEERING INC
5746 South 1475 East - Suite 200
Ogden, Utah 84403 Main (801)394-4515
S.L.C (801)521-0222 FAX 801-392-7544
WWW.GREATBASINENGINEERING.COM

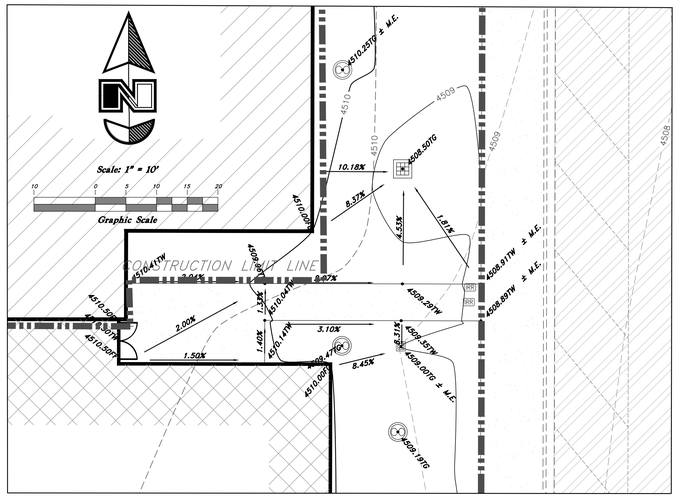
CS101

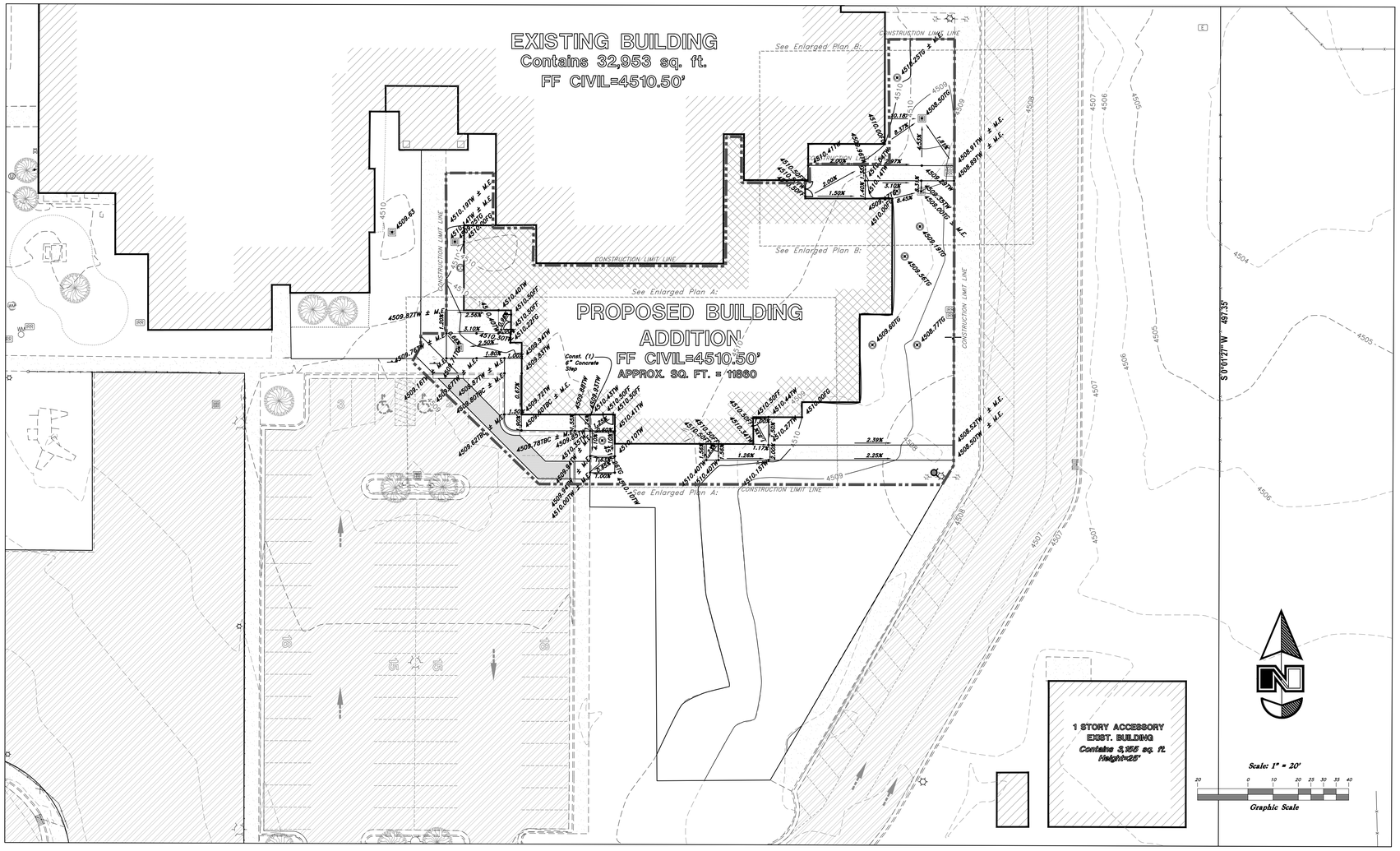
9/3/2015 10:12:09 AM

Enlarged Plan A:



Enlarged Plan B:





Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	D
Cleanout	CO
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	WV
Water Valve	WV
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	PP
Power pole w/guy	PP
Light Pole	
Fence	
Flowline of ditch	DITCH
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	

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2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
5. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
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14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
18. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site preparation.
The report is titled "GEOTECHNICAL STUDY" Proposed Lakeview Charter School
Job No.: 1274-001-12 Address: 527 West 400 North
Dated: Sept 4, 2012 Saratoga Springs, Utah
As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

CURB AND GUTTER CONSTRUCTION NOTES:
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ADA NOTES:
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LICENSED PROFESSIONAL ARCHITECT No. 5339572 CHRISTIAN MICHAELSON STATE OF UTAH

LAKEVIEW ACADEMY
ADDITION
527 W 400 N, SARATOGA SPRINGS, UT 84045

#	Date	Revision

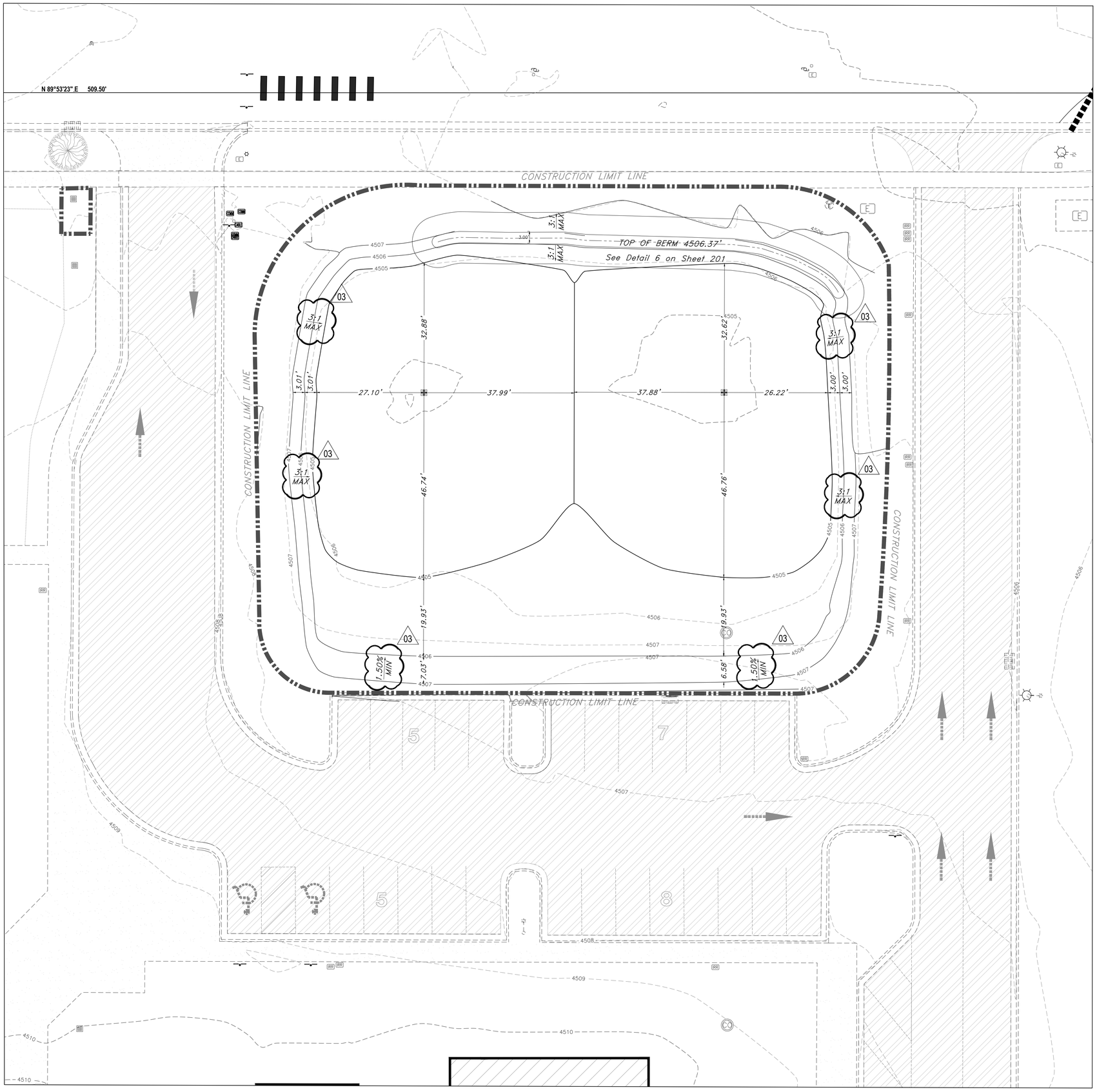
PERMIT SET

NEXUS PROJECT #: 15068
CHECKED BY: rbp
DRAWN BY: Author
DATE: 10.13.2015

GRADING PLAN

CG101

9/3/2015 10:12:09 AM



Legend

(Note: All items may not appear on drawing)

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- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer — S —
- Culinary Water — W —
- Gas Line — G —
- Irrigation Line — IW —
- Storm Drain — SD —
- Telephone Line — T —
- Secondary Waterline — SW —
- Power Line — P —
- Fire Line — F —
- Land Drain — LD —
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line — OHP —
- Corrugated Metal Pipe — CMP
- Concrete Pipe — CP
- Reinforced Concrete Pipe — RCP
- Ductile Iron — DI —
- Polyvinyl Chloride — PVC
- Top of Asphalt — TA
- Edge of Asphalt — EA
- Centerline — CL
- Flowline — FL
- Finish Floor — FF
- Top of Curb — TC
- Top of Wall — TWL
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- Top of Concrete — TCN
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- Finish Grade — FG
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- Finish Contour — 90 —
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- Finish Grade — 95.33TA
- Exist. Grade — 95.72EA
- Ridge Line — R —
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
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- New Concrete
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- Demo Tree

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

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LICENSED PROFESSIONAL ENGINEER No. 5339572 CHRISTIAN MICHAELSON STATE OF UTAH

LAKEVIEW ACADEMY ADDITION

527 W 400 N, SARATOGA SPRINGS, UT 84045

#	Date	Revision
03	11/24/2015	03

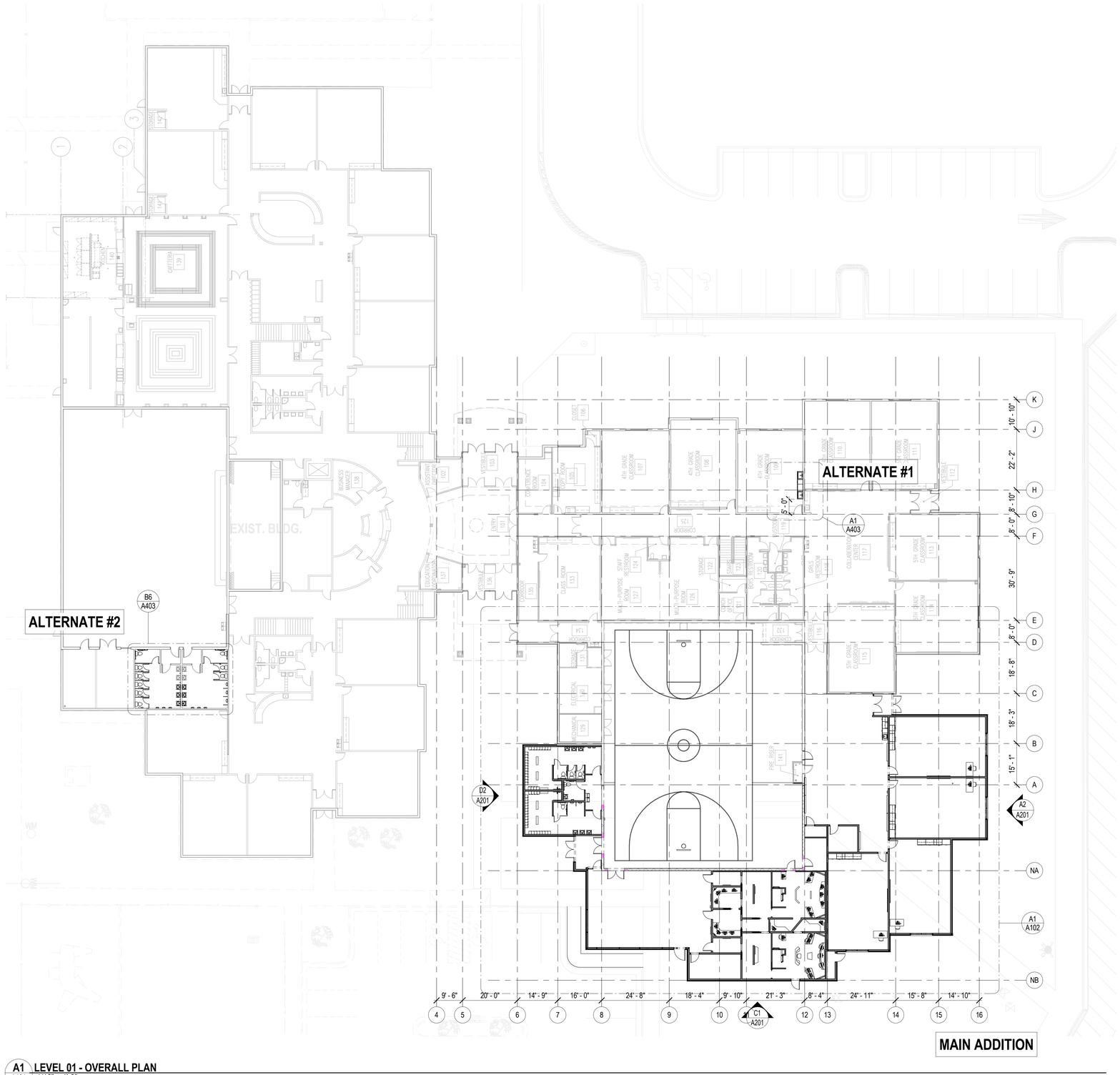
PERMIT SET

NEXUS PROJECT #: 15068
CHECKED BY: rbp
DRAWN BY: Author
DATE: 10.13.2015

GRADING PLAN - 2

CG102

9/3/2015 10:12:09 AM



A1 A101 **LEVEL 01 - OVERALL PLAN**
1/16" = 1'-0"

GENERAL NOTE - FLOOR PLAN

A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
C. DO NOT SCALE DRAWINGS.
D. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
E. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
F. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES

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STATE OF UTAH
RICHARD B. PARKINSON
8234883-2201
LICENSED ARCHITECT

LAKEVIEW ACADEMY
ACADEMY ADDITION
527 W 400 N, SARATOGA SPRINGS, UT 84045

#	Date	Revision

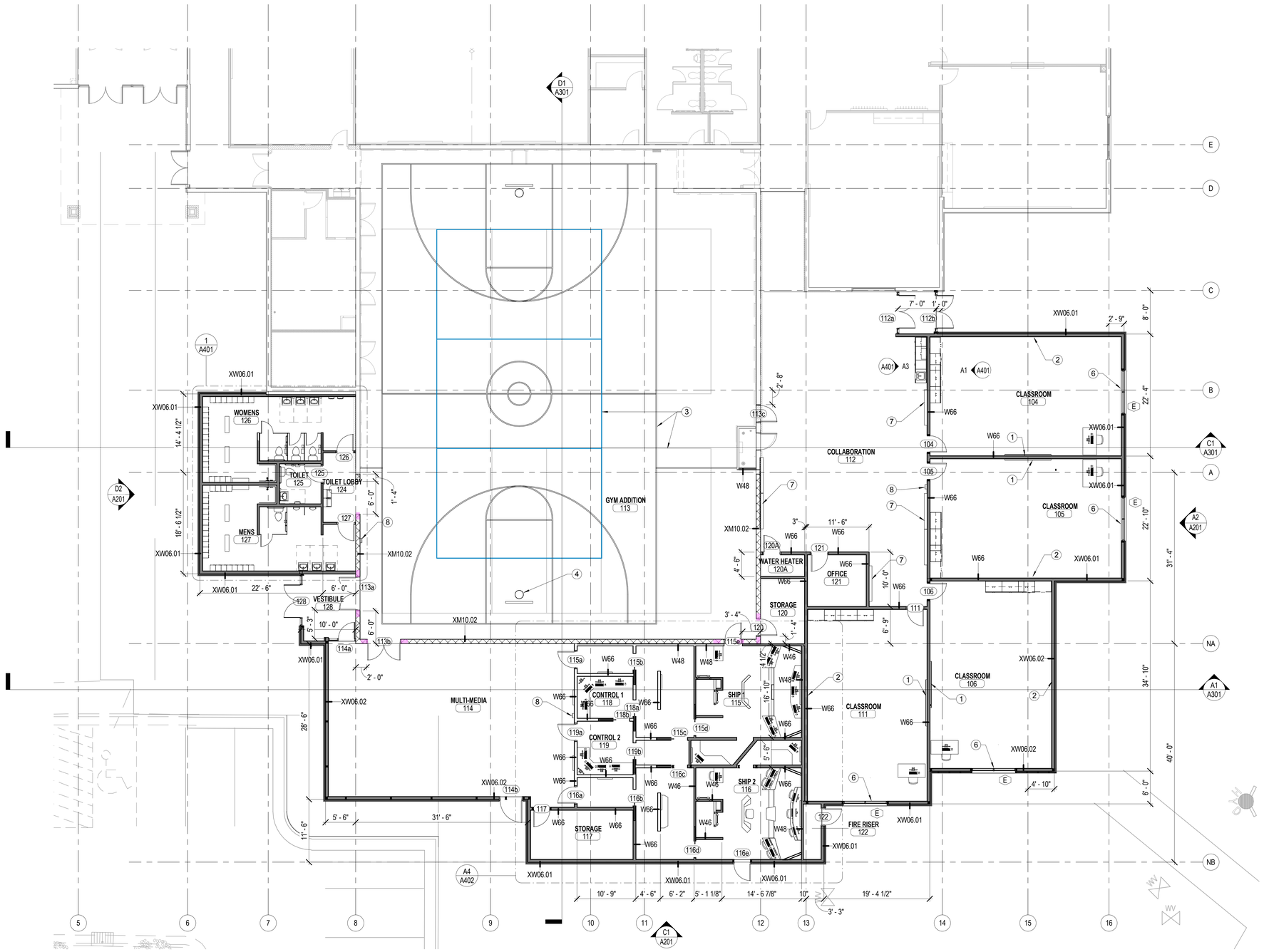
PERMIT SET

NEXUS PROJECT #: 15068
CHECKED BY: rbp
DRAWN BY: Author
DATE: 10.13.2015

FLOOR PLAN

A101

10/14/2015 11:05:48 PM



A1 LEVEL 01 FLOOR PLAN
A102 1/8" = 1'-0"

GENERAL NOTE - FLOOR PLAN

A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
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KEYNOTE - FLOOR PLAN

1 SMART BOARD (OWNER SUPPLIED, CONTRACTOR INSTALLED): COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH OWNER (MATCH EXISTING)
2 WHITE BOARDS. PROVIDE BACKING AS NEEDED: COORDINATE WITH OWNER
3 GYM STRIPING. EXTEND EXISTING BASKETBALL COURT LINES TO CREATE FULL COURT. ADD VOLLEYBALL LINES & SLEEVES FOR 1 FULL COURT IN N/S DIRECTION, 2 FULL COURTS IN E/W DIRECTION AS SHOWN. USE 3 CONTRASTING COLORS. COORDINATE WITH ARCHITECT/OWNER FOR COLOR SELECTION.
4 WALL HUNG BASKETBALL STANDARD: MATCH EXISTING
6 BLINDS TO MATCH EXISTING
7 WALL HOOKS, SEE A3/A401
8 SEMI-RECESSED FIRE EXTINGUISHER CABINETS

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10.13.2015

LAKEVIEW ACADEMY
LAKEVIEW ACADEMY ADDITION
527 W 400 N, SARATOGA SPRINGS, UT 84045

#	Date	Revision
1	10.13.15	ADD 02

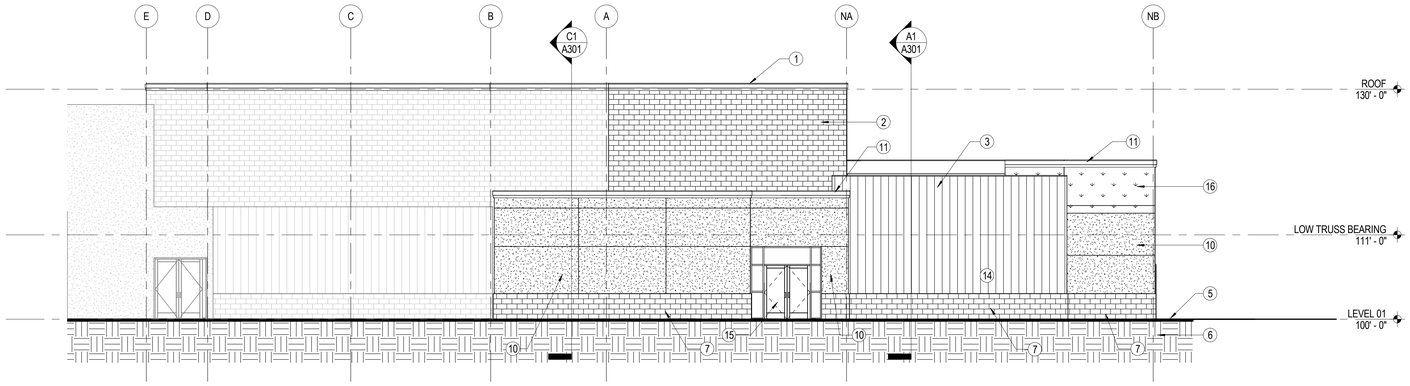
PERMIT SET

NEXUS PROJECT #: 15068
CHECKED BY: rbp
DRAWN BY: Author
DATE: 10.13.2015

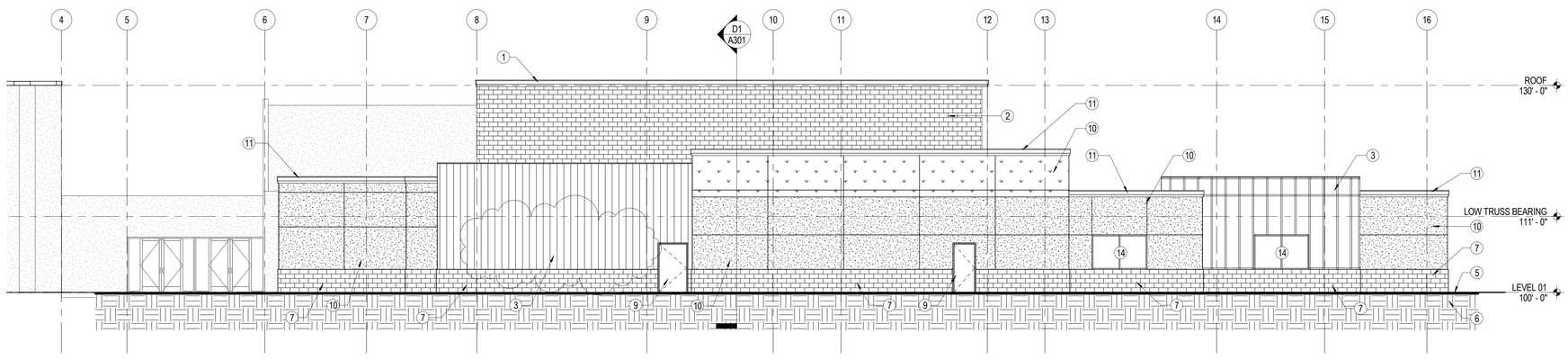
FLOOR PLAN

A102

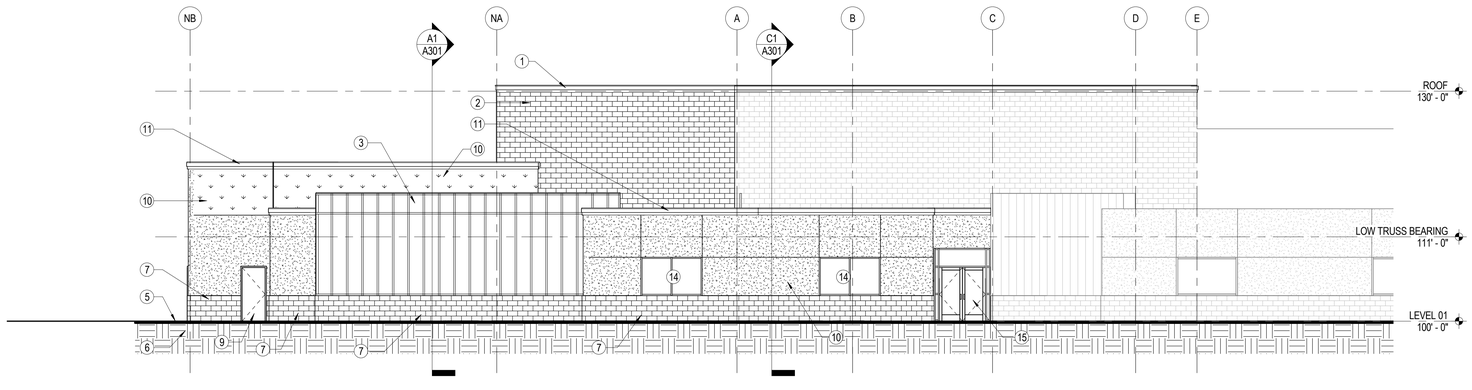
10/14/2015 11:05:54 PM



D2 A201 **WEST ELEVATION**
1/8" = 1'-0"



C1 A201 **SOUTH ELEVATION**
1/8" = 1'-0"



A2 A201 **EAST ELEVATION**
1/8" = 1'-0"

GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

KEYNOTE - BUILDING...

1 EIFS PARAPET CAP/CORNICE ON CMU MATCH EXISTING PROFILE COLOR DIMENSIONS - TYPICAL
2 COLORED CMU - MATCH EXISTING
3 HARDI-BOARD PANELS - WOODGRAIN TEXTURE WITH APPLIED 1/2"X3-1/2" BATTENS (TO MATCH). MATCH COLOR, TEXTURE, BATTEN SPACING & LOCATIONS
5 FINISHED GRADE - SLOPE AWAY AT 2% FROM BUILDING (MIN.)
6 FOOTING AND FOUNDATION
7 COLORED 4" SPLIT-FACE CMU VENEER TO MATCH EXISTING - AT FRAMED WALLS
9 METAL DOOR AND FRAME. PAINTED TO MATCH EXISTING
10 1 1/2" EIFS DRAINAGE SYSTEM - TYPICAL MATCH EXISTING PATTERNS, COLOR AND JOINTS. PROVIDE EXPANSION JOINTS PER MANUFACTURER'S RECOMMENDATION AND WHERE ABUTTING EXISTING
11 EIFS PARAPET CAP/CORNICE - TYPICAL. MATCH EXISTING PROFILE, COLOR AND DIMENSIONS
14 ALUMINUM FIXED WINDOW - TYPICAL WITH METAL SILLS AND FLASHING
15 ALUMINUM STOREFRONT AND ENTRY
16 LIGHT EIFS COLOR TO MATCH EXISTING

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Salt Lake City, Utah 84109
T 801.924.5000
http://www.archnexus.com

Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by the Architect.
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STATE OF UTAH
RICHARD R. PARKINSON
8234885-2201
10.13.2015
LICENSED ARCHITECT

LAKEVIEW ACADEMY
LAKEVIEW ACADEMY ADDITION
527 W 400 N, SARATOGA SPRINGS, UT 84045

#	Date	Revision
1	10.13.15	ADD 02

PERMIT SET

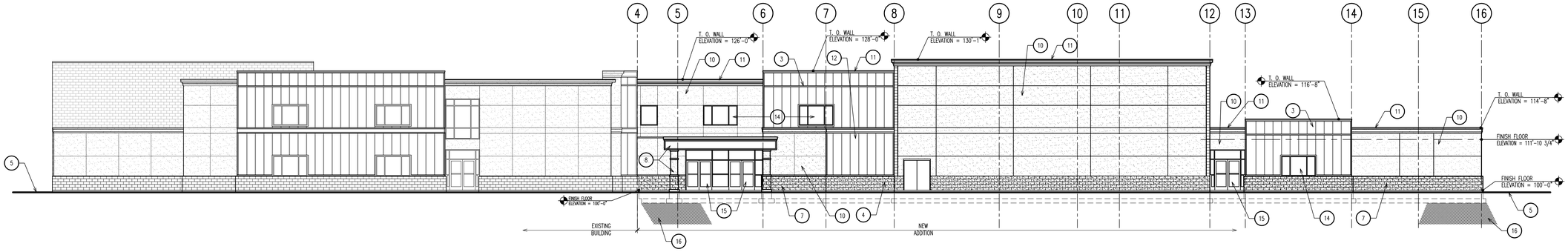
NEXUS PROJECT #: 15068
CHECKED BY: rbp
DRAWN BY: Author
DATE: 10.13.2015

BUILDING ELEVATIONS

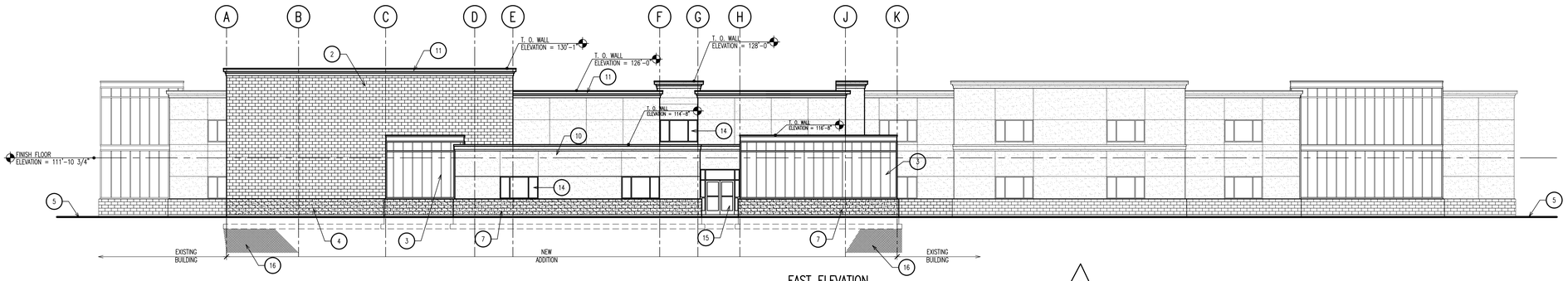
A201

10/14/2015 11:06:04 PM

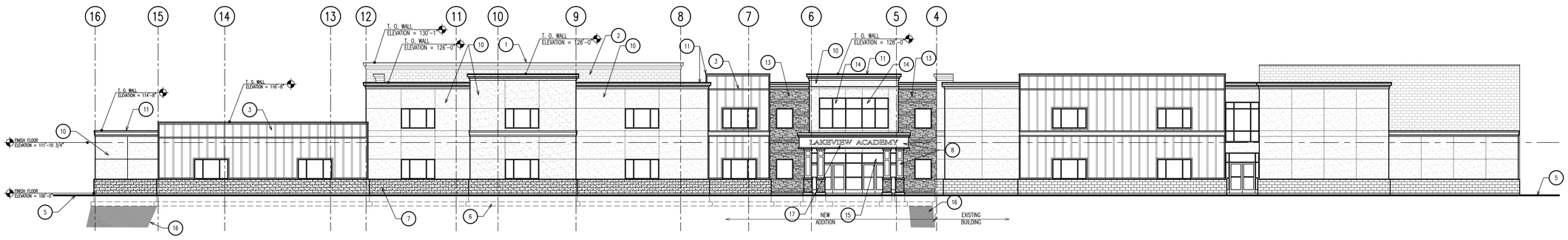
EXISTING ELEVATIONS



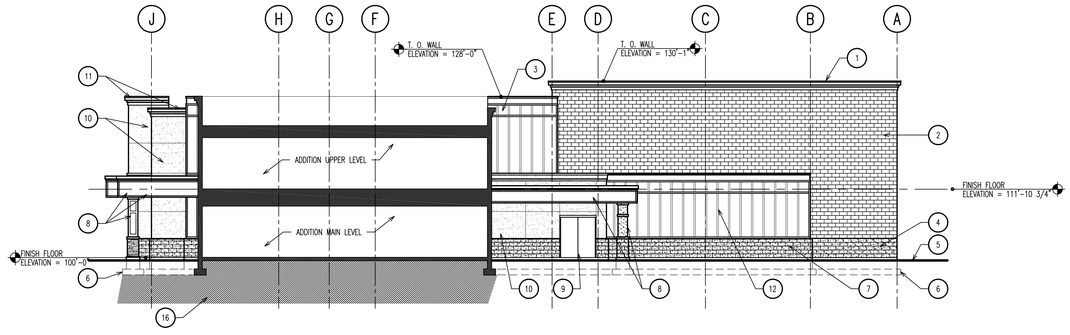
SOUTH ELEVATION (A)
SCALE: 3/32" = 1'-0"



EAST ELEVATION (B)
SCALE: 3/32" = 1'-0"



NORTH ELEVATION (C)
SCALE: 3/32" = 1'-0"



WEST ELEVATION (D)
SCALE: 3/32" = 1'-0"

GENERAL NOTES:

1. ALL EXTERIOR FINISHES & MATERIALS AND COLORS TO MATCH EXISTING BUILDING.

KEY NOTES: (X)

1. EIFS PARAPET CAP/CORNICE ON CMU MATCH EXISTING PROFILE COLOR DIMENSIONS – TYPICAL
2. COLORED CMU – MATCH EXISTING
3. HARDI-BOARD PANELS – WOODGRAIN TEXTURE WITH APPLIED 1/2"X3 1/2" BATTENS (TO MATCH). MATCH COLOR, TEXTURE, BATTEN SPACING & LOCATIONS.
4. COLORED SPLIT FACE CMU WAINSCOT @ CMU WALL – MATCH EXISTING.
5. FINISH GRADE – SLOPE AWAY @ 2% FROM BUILDING (MIN.)
6. FOOTING & FOUNDATION.
7. COLORED 4" SPLIT FACE CMU VENEER TO MATCH EXISTING – AT FRAMED WALLS.
8. CANOPY WITH EIFS & MASONARY ON COLUMNS. EFIS SOFFIT & FASCIA.
9. METAL DOOR & FRAME. PAINTED.
10. 1" EFIS DRAINAGE SYSTEM – TYPICAL MATCH EXISTING PATTERNS, COLOR & JOINTS. PROVIDE EXP. JOINTS PER MFR. RECOMMENDATIONS AND WHERE ABUTTING EXISTING.
11. EFIS PARAPET CAP/CORNICE – TYPICAL. MATCH EXISTING PROFILE, COLOR & DIMENSIONS.
12. INSTALL HARDI-BOARD PANELS & BATTENS DIRECTLY OVER CMU WALL (TO MATCH). ABOVE WAINSCOT
13. STONE VENEER – DRY STACK
14. ALUMINUM FIXED WINDOW – TYPICAL WITH METAL SILLS & FLASHING
15. ALUMINUM STOREFRONT & ENTRY
16. IMPORTED ENGINEERED FILL TO RAISE GRADE – COORDINATE WITH CIVIL DWGS, SITE CONDITIONS, & SOILS REPORT.
17. RE-INSTALL EXISTING SALVAGED SIGNAGE ON ENTRY FASCIA

MILLER
architecture
interiors
planning

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STATE OF UTAH
GARY V. MILLER
95-280768-0301
LICENSED ARCHITECT

owner approval

initials	date	phase

revisions/addenda

mark	date	comment
A	10/01/12	ADDENDUM #2
B	11/19/12	REVIEW COMMENTS
C	01/04/13	REVISIONS
D	01/10/13	REVISIONS
E	01/29/13	ROOF DRAIN REVISIONS
F	02/01/13	ROOF DRAINAGE REVISIONS
G	03/01/13	COLLABORATION AREA CHNG
H	04/05/13	COR #5
2		
3		

RECORD DRAWINGS

LAKEVIEW ACADEMY
450 WEST 400 NORTH
SARATOGA SPRINGS, UTAH

LAKEVIEW ACADEMY
450 WEST 400 NORTH
SARATOGA SPRINGS, UTAH

CONTACT: JENNIFER PERRY PHONE: 801-703-5416

project information

PROJECT NO:	1200070.SL
CAD DWG FILE:	A-201.DWG
DRAWN BY:	RLF
CHECKED BY:	KKL
DRAWING SCALE:	3/32" = 1'-0"
DATE:	09/21/2012

sheet name

EXTERIOR ELEVATIONS

sheet number

A-201

DRAWING NAME: A-201.DWG | PLOT DATE: 10/9/2013 2:28 PM | PLOTTED BY: RYAN FILBY | © 2008 MILLER ARCHITECTURAL CORPORATION ALL RIGHTS RESERVED

Planning Commission
Staff Report

Rezone, General Plan Amendment, Concept Plan
Holiday Oil
December 10, 2015
Public Hearing

Report Date:	December 3, 2015
Applicant:	Wagstaff Investments LLC
Owner:	White Elk Frontiers
Location:	3990 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	45:228:0066 – 2.001 acres
Parcel Zoning:	Neighborhood Commercial
Adjacent Zoning:	R-3 Low Density Residential
Current Use of Parcel:	Vacant
Adjacent Uses:	Low Density Residential
Previous Meetings:	None for this application
Previous Approvals:	None
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Jamie Baron, Planner I

A. Executive Summary:

The applicant is requesting a Rezone and General Plan Amendment for 2.001 acres of property located at 3990 South Redwood Road in order to build a Convenience Store with fuel services.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the Holiday Oil Rezone and General Plan Amendment, take public comment, review and discuss the proposal, provided feedback on the Concept Plan, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation, forwarding a negative recommendation, or continuing the application to a later meeting.

Jamie Baron, Planner I
jbaron@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

B. **Background:** On November 6, 2015, the City received applications for Rezone, General Plan Amendment, and Concept Plan for a commercial development on 2.001 acres located at 3990 South Redwood Road.

The subject property has been zoned as Neighborhood Commercial (NC) since 2005. In July of 2008 convenience stores were removed from the NC zone. Prior to 2008, convenience stores were allowed as a Conditional Use.

C. **Specific Request:** The applicant requests a rezone from Neighborhood Commercial (NC) to Regional Commercial (RC) and a General Plan Amendment from NC to RC for the purpose of building a 4,000 square foot convenience store with a single bay automated carwash and fuel services, located at 3990 South Redwood Road on parcel 45:228:0066 (2.001 acres). The attached Concept Plan shows the proposed layout of the site.

D. **Process:**

Rezone and General Plan Amendment
Section 19.17.03 outlines the process requirements for a Rezone and General Plan Amendment, requiring all rezone and general plan applications to be reviewed by both the Planning Commission and City Council. The City Council is the land use authority for Rezone and General Plan applications and shall review and either approve or deny the application, after receiving a formal recommendation from the Planning Commission. Both the Planning Commission and City Council reviews involve a public hearing.

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

The applicant has submitted a Concept Plan for the proposed Convenience Store. Per Section 19.13 of the City Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The reviews shall be for comment only, no public hearing is required and no recommendation or action made.

E. **Community Review:** The Rezone and General Plan Amendment portions of this application has been noticed as a public hearing in the *Daily Herald*, City website, and Utah Public Notice Website, and mailed notices have been sent to all property owners within 300 feet of the subject property at least 10 days prior to this meeting. As of the date of this report, public input has been received. The public comments have consisted of concern about increased traffic, light pollution, noise, and public safety. All received emails have been attached. The Concept Plan does not require a public hearing.

F. **General Plan:** The Land Use Element of the General Plan designates the property as Neighborhood Commercial. The applicant requests that the General Plan be amended to

designate the property as Regional Commercial in order to build a Convenience Store, as Convenience Stores are not permitted in the NC zone.

The Regional Commercial designation is defined by the General Plan as follows:

> **Regional Commercial**. 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.
>
> As Regional Commercial areas are to be located in close proximity to substantial roadways, careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed.
>
> Among the many tenants anticipated in these areas are large destination oriented businesses. With that in mind, individual sites shall be designed so as to make automobile access a priority. Even so, specific areas for pedestrian activity shall be designated and appropriately improved. Plazas and other features shall be provided as gathering places which should be incorporated so as to make each site an inviting place to visit.
>
> Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 5 equivalent residential units (ERU's).

Staff conclusion: *Consistent, if the General Plan Amendment is granted.*

Based on the Concept Plan, the proposed site is consistent with the proposed land use designation of Regional Commercial as indicated below.

1. The proposed Convenience Store is located adjacent to Redwood Road.
2. The site has been designed so that automobiles have access priority.
3. The proposed site indicates the required trail improvements on Redwood Road and Harbor Bay Parkway.

The proposed site is not consistent with the proposed land use designation of Regional Commercial as indicated below.

1. The proposed site does not include plazas and other features to create gathering places.

The current Neighborhood Commercial designation is defined by the General Plan as follows:

Neighborhood Commercial. The Neighborhood Commercial designation is intended to identify locations where small-scale neighborhood oriented commercial developments are to be located. These commercial developments are to provide goods and services that are used on a daily basis by the surrounding residents.

Commercial structures in these areas shall be limited to 15,000 square feet. Neighborhood Commercial developments should be large enough to accommodate functioning traffic patterns but should not exceed 10 acres in size.

Parcels considered for this designation should be located in close proximity to residential areas where pedestrian activity between residents and the development is likely to occur. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected and shall be considered and essential part of developments in the Neighborhood Commercial areas.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 4 equivalent residential units (ERU's).

Staff Finding:
The Planning Commission may determine that, based on the Concept Plan, the proposed site is consistent with the current land use designation of Neighborhood Commercial as indicated below.

1. The proposed Convenience Store offers goods and services that are used on a daily basis.
2. The proposed Concept Plan indicates that the total area of the structures is 11,340 square feet.
3. The proposed site is 2.001 aces in size.
4. The proposed use is adjacent to residential areas on the north and east sides and is accessible by pedestrians from the adjacent neighborhood.
5. The development would complete the required trail and right of way improvements on Redwood Road and Harbor Parkway.

On the other hand, the Planning Commission may find that the proposed concept plan is not consistent with the current land use designation of Neighborhood Commercial as indicated below.

1. Convenience Stores are not permitted in the zone.

G. Code Criteria:

Rezones and General Plan amendments are legislative decision; therefore, the Council has significant discretion when making a decision on such requests. Because of this legislative discretion, the Code criteria below are guidelines and are not binding.

<u>Rezone and General Plan Amendment</u>

19.17, General Plan, Ordinance, and Zoning Map Amendments

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

Possible Finding: *Rezone will be consistent if the General Plan Amendment is granted.*

- Consideration of General Plan, Ordinance, or Zoning Map Amendment
  - The Planning Commission and City Council shall consider, but are not bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:
    1. the proposed change will conform to the Land Use Element and other provision of the General Plan;
    2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
    3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
    4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

Possible Finding: Consistent*. The request is consistent with the outlined criteria as follows:*

1. *The applicant has applied for a General Plan Amendment and will be consistent if the amendment is granted.*
2. *With conditions to minimize light and noise, address increased traffic and public safety, the proposed change will not pose a threat to the general welfare of the public.*
3. *The proposed change will be providing services to the southern area of the City as this area has expanded, which will aid in the orderly growth of the City, enhance the economic well-being of the City, and promote the growth of the City in accordance with the Land Use Element of the General Plan.*
4. *The applicant proposes the change in order to build a commercial development that will offer retail and fuel amenities to the surrounding neighborhoods and the marina. The public has expressed concern about light pollution, noise,*

increased traffic, and public safety. These concerns can be mitigated with conditions and adherence to the City Land Use Code and will not effect the proposed amenities.

<u>Concept Plan</u>

19.04, Regional Commercial Land Use Zone. Complies, or compliance to be verified with future applications.

- Zone: RC (proposed)
- Use: Convenience Store - Permitted
- Setbacks: **Complies**.
    - The setbacks are as follows:
        - Front – 20'
        - Sides – 30' when adjacent to residential or agricultural zones, 20' when adjacent to all other zones.
        - Rear – 30' when adjacent to residential or agricultural zones, 20' when adjacent to all other zones, 40' when the rear of a building faces an Arterial or Collector Street.
- Lot size – Minimum of 20,000 square feet for all uses. **Complies.** The site is a total of 87,163.56 square feet (2.001 acres).
- Structure Height – Maximum height of 50 feet. Will be reviewed at site plan.
- Coverage – 50% maximum. **Complies.** The building, with the carwash, and the fuel canopy equal a total of 11,340 square feet for 13% lot coverage. The fuel canopy shall be shown as part of coverage calculation on plan.
- Building size – Minimum of 1,000 square feet above grade. **Complies**. The proposed building is 4,000 square feet in size, with an additional 1,375 square feet with the attached car wash.
- Landscaping:
    - Required front yard areas, and other yard areas facing a public street shall have a landscaped area of not less than 20'. **Complies**. All yard areas are proposed to be landscaped.
    - There shall be a minimum of 10' of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses. **Complies.** There is a 20' or larger landscaping area along all property lines that abut the adjacent residential properties.
    - A landscape plan will be required with the site plan.
- Sensitive Lands – No sensitive lands.
- Trash – Will be reviewed with site plan.
- Buffering/Screening – Will be reviewed with site plan.

- **19.05, Supplemental Regulations**

- Flood Plain – N/A
- Water & sewage – Will connect to City Infrastructure.
- Transportation Master Plan – The right of way improvements on Redwood Road are required to be improved with the development of the property. **Complies**. The future improvements are shown on the Concept Plan.
- Property access – **Complies**. The proposed development has access to public streets.

- **19.06, Landscaping and Fencing** – Will be reviewed with site plan.

- **19.09, Off Street Parking**
  - General Provisions
  - Parking Requirements / Design – The proposed building requires 5 parking stalls per 1,000 square feet. **Complies.** The proposed building is 4,000 square feet, requiring 20 parking stalls. 21 Parking stalls are provided.
  - Dimensions – 90degree parking stalls shall be 9 feet in width and 18 feet in length. Drive isles shall be a minimum of 24' in width. **Complies.** The parking stalls are 9' wide and 18' long. The drive isles are 26' or larger in width.
  - Accessible – One stall per 25 parking stalls. **Complies**. There are a total of 21 parking stalls with two accessible parking stalls located directly in front of the building with an access isle and curb ramp.
  - Landscaping – One 9'x18' landscaping island every 10 stalls on single row parking. **Complies.** The concept plan shows a landscape island at 9 stalls on one side and 4 on the other.

- **19.14, Site Plans**
  - Commercial Use
  - Development Standards:
    - Buffering – Will be reviewed with Site Plan.
    - Access – Each roadway shall not be more than 40 feet in width, except as increase by permissible cure return radii; and the entire flare of a return radii shall fall within the right of way. **Complies**. The proposed road ways for access are 40 feet in width.
    - Utilities – Will be reviewed with Site Plan.
    - Grading & drainage – Will be reviewed with Site Plan.
    - Water – Will be reviewed with Site Plan.
    - Irrigation – Will be reviewed with Site Plan.
  - Special Provisions – Will be reviewed with Site Plan.
  - Maps and Drawings Required – Will be reviewed with Site Plan.
  - Bond or DA – Will be reviewed with Site Plan.

19.18, Signs – Will be reviewed with site plan.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application, provide feedback on the Concept Plan and choose from the following options.

Option 1 – Positive Recommendation

"I move to **forward a positive recommendation** to the City Council for the Holiday Oil Rezone and General Plan Amendment with the Findings and Conditions in the Staff Report dated December 3, 2015:"

Findings

1. With conditions, the application complies with the criteria in sections 19.04 & 19.17 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
2. With conditions, the application is consistent with the General Plan, as articulated in Section "F" of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. The Rezone and General Plan Amendments shall not be recorded until a site plan is approved.
3. Any other conditions or changes as articulated by the Planning Commission: _____
_____.

Option 2 – Continuance

The Planning Commission may also choose to continue the item. "I move to **continue** the Holiday Oil Rezone and General Plan Amendment to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

The Planning Commission may also choose to forward a negative recommendation of the application. "I move to **forward a negative recommendation** to the City Council for the Holiday Oil Rezone and General Plan Amendment with the Findings below:

1. The Holiday Oil Rezone and General Plan Amendment is not consistent with the General Plan, as articulated by the Planning Commission:
_____, and/or,

2. The Holiday Oil Rezone and General Plan Amendment is not consistent with Section [SECTION] of the Code, as articulated by the Planning Commission: _____, and/or

Comments on Concept Plan:

1. At the time of Site Plan there may be issues that will need to be mitigated such as, lighting, noise, and traffic. Some of these may be mitigated through screening with a concrete wall, reduction of hours of operation, adjusting the site layout, conditions on the type and hours of operation of the carwash, and road improvement requirements.
2. Any comments from the Planning Commission; _____.

I. Attachments:

1. City Engineer's Report (pages 10-11)
2. Location & Zone Map (page 12)
3. Location and Land Use Map (page 13)
4. Concept Plan (page 14)
5. Utility Plan (page 15)
6. Emails from the public (page 16-17)

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Holiday Oil
Date: December 10, 2015
Type of Item: Concept Plan Review

CITY OF
SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Wagstaff Investments LLC*
Request:	*Concept Plan*
Location:	*3990 South Redwood Road*
Acreage:	*2.001 Acres – 1 lot*

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

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. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.

D. Incorporate a grading and drainage design that protects adjacent homes from storm water runoff.

E. Provide a traffic impact study in compliance with the standards specified in the City's Transportation Master Plan to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.

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. Meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.

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

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

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

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

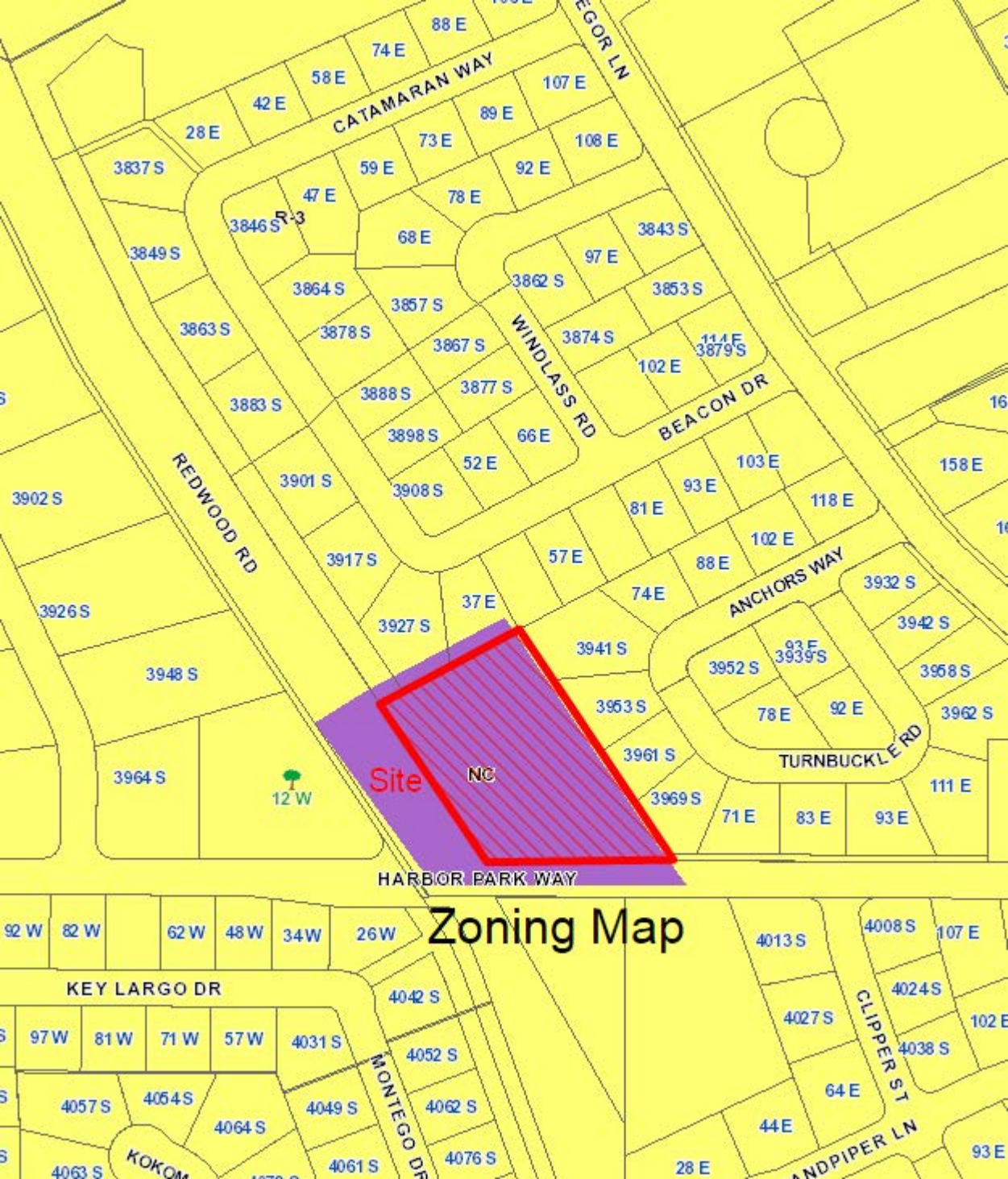
L. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.

M. UDOT review and approval will be required for all Redwood Road improvements and access locations. Redwood Road improvements shall be as per the City's Transportation Master Plan including a 60' half width dedication and 30' landscaping and Trail Improvements.

N. Developer shall improve and dedicate the half width of Harbor Parkway adjacent to this site and provide access improvements including improvements to the intersection as necessary to provide adequate queuing and turn lanes and the proper alignment of Harbor Parkway on the East and West sides of Redwood Road.

N. The developer shall provide an adequate photometric plan that complies with all City requirements. The illumination projected from the site to a residential use shall at no time exceed 0.1 foot-candle.

M. The project will require both a drainage and geotechnical report.


Zoning Map
Site
NC
R-3
CATAMARAN WAY
REDWOOD RD
WINDLASS RD
BEACON DR
ANCHORS WAY
TURNBUCKLE RD
HARBOR PARK WAY
KEY LARGO DR
MONTEGO DR
CLIPPER ST
88 E
74 E
58 E
42 E
28 E
107 E
89 E
73 E
108 E
59 E
92 E
47 E
78 E
68 E
3837 S
3846 S
3849 S
3843 S
97 E
3862 S
3853 S
3864 S
3857 S
3863 S
3878 S
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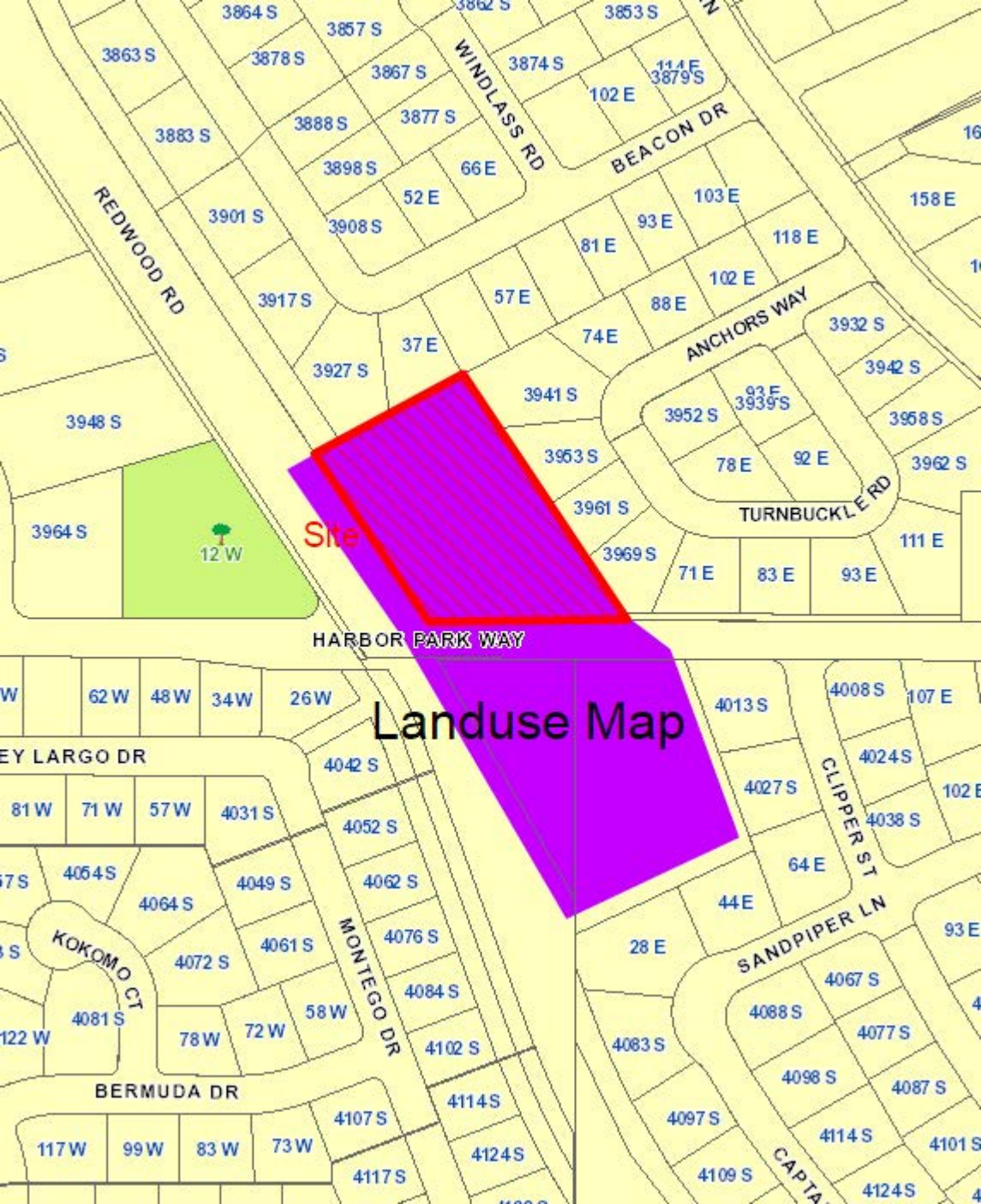
Landuse Map
Site
REDWOOD RD
WINDLASS RD
BEACON DR
ANCHORS WAY
TURNBUCKLE RD
HARBOR PARK WAY
MONTEGO DR
KOKOMO CT
BERMUDA DR
CLIPPER ST
SANDPIPER LN
3863 S
3864 S
3857 S
3878 S
3867 S
3874 S
3853 S
3879 S
102 E
3883 S
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4109 S
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HOLIDAY OIL CONVENIENCE STORE

NORTH

0 10 20 40

(IN FEET)
1 inch = 20 ft.

CONCEPT NARRATIVE COMMERCIAL

LOCATED IN SARATOGA SPRINGS, UTAH COUNTY, UTAH

NO. OF BUILDINGS	2
MAIN BUILDING AREA	4,000 SQFT
CARWASH BUILDING AREA	1,375 SQFT
FUEL CANOPY AREA	5950 SQFT
TOTAL PARKING STALLS PROVIDED	21
HANDICAP STALLS PROVIDED	2
OPEN SPACE	29,911 SQFT/0.67 AC/34%

ZONE REQUIREMENTS

FUTURE LAND USE MAP	NEIGHBORHOOD COMMERCIAL
LOT SIZE:	2.0 ACRES

SENSITIVE LANDS

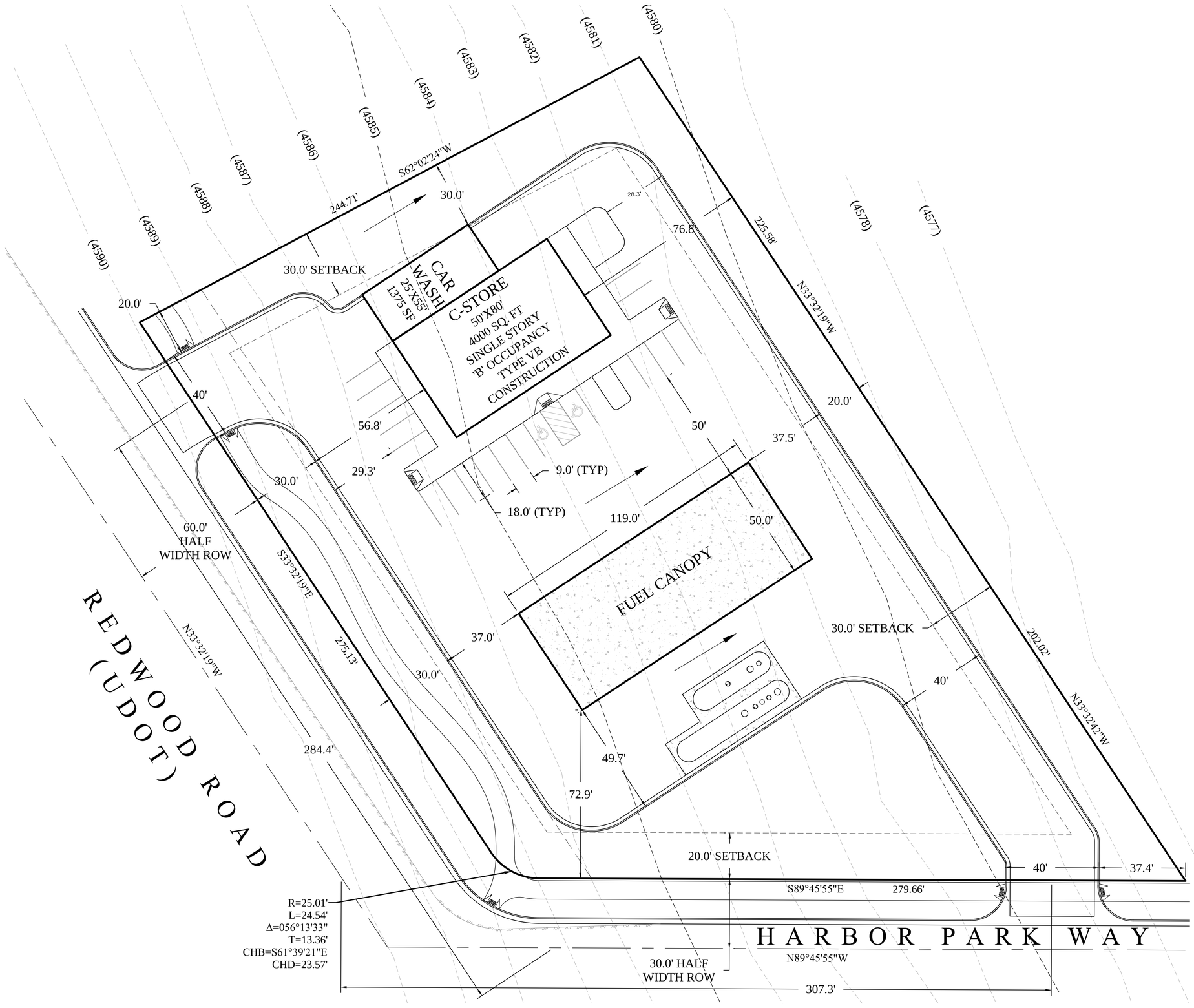
THERE DOES NOT APPEAR TO BE ANY SENSITIVE LANDS ON THE PROPERTY IN ACCORDANCE WITH SECTION 19.02.02 OF THE LAND DEVELOPMENT CODE.

EXISTING CONDITIONS

THERE ARE NOT EXISTING STRUCTURES, ROADS, DRAINAGES, WELLS SEPTIC SYSTEMS, BUILDINGS OR UTILITIES.

GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



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ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

Z:_2015\15-258 Saratoga Springs Holiday Oil\design 15-258\dwg\concept\concept C 112015.dwg

HOLIDAY OIL CONVENIENCE STORE

NORTH

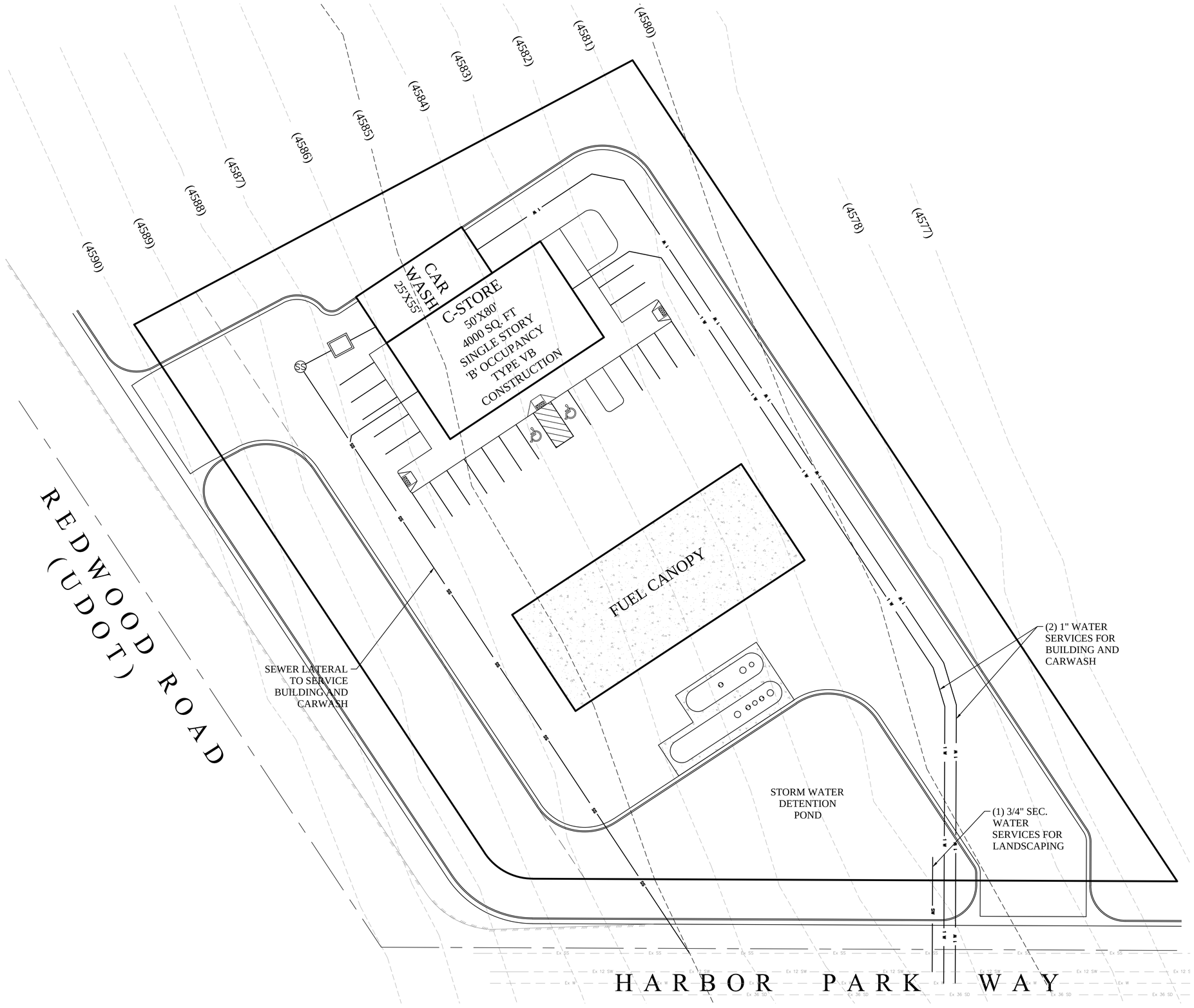
UTILITY SCHEMATIC

ALL UTILITIES TO SERVICE THE PROPERTY ARE LOCATED WITH HARBOR PARK WAY. APPROXIMATE LOCATIONS ARE SHOWN ON THE GRAPHIC.

1. DRAINAGE:
   THE PROPERTY WILL DETAIN ON SITE WITH A DETENTION BASIN AND METER INTO THE EXISTING STORM DRAIN LINE IN HARBOR PARK WAY.
2. CULINARY WATER:
   THE PROPERTY WILL INSTALL (2) 1.0" WATER METERS TO SERVICE BOTH THE CARWASH AND THE BUILDING.
3. SANITARY SEWER:
   THE PROPERTY IS INSTALL A GREASE TRAP AND TYPICAL COMMERCIAL CONNECTION TO THE EXISTING LINE IN HARBOR PARKWAY.
5. SECONDARY WATER
   THE PROPERTY WILL INSTALL A 3/4" SECONDARY WATER METER TO SERVICE THE OPEN SPACE.

GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



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Z:_2015\15-258 Saratoga Springs Holiday Oil\design 15-258\dwg\concept\UTILITY CONCEPT 110615.dwg

Jamie Baron

From: dan chavez <hunt4life73@gmail.com>
Sent: Wednesday, December 02, 2015 8:29 AM
To: Jamie Baron
Subject: RE: Holiday oil @ harborbay

Thank you for the quick response! My address is
192 east harbor bay drive Saratoga Springs utah 84045

On Dec 2, 2015 7:11 AM, "Jamie Baron" <JBaron@saratogaspringscity.com> wrote:

Mr. Chavez,

Thank you for your input. During public hearings we request those who address the Planning Commission or Council to state their name and address for the record. Can I get your address so that when we include your email as public input it will be included in the record.

Thanks,

Jamie Baron

City of Saratoga Springs

Planning and Zoning

Planner I

(801) 766-9793 Ex. 161

JBaron@saratogaspringscity.com

"Life's Just Better Here..."

From: Mark Christensen
Sent: Tuesday, December 01, 2015 8:47 PM

To: dan chavez; Jamie Baron
Subject: Re: Holiday oil @ harborbay

Dan,

Thank you for your email. I have copied this to Jamie Baron a staff member that is helping to process this application. We will include your email with meeting minutes for the appropriate public hearings. Please contact Jamie with any additional comments or questions about this development.

Sincerely,

Mark Christensen

On Dec 1, 2015, at 8:34 PM, dan chavez <hunt4life73@gmail.com> wrote:

> Mr Christensen
> I am writing you this email to voice my strong opposition to the proposed rezoning of the property regarding this project. It is VERY disappointing that this is even a consideration. I moved my family out here to get away from this very type of environment. I understood when I moved that there were no 'convenience' stores close, and was looking for that rural feel. I know first hand what kind of traffic and element this will bring, and I don't want it! I watched my last house/neighborhood deteriorate and loose value in the name of convenience and took the loss to move away. Please take this as a verified NO THANK YOU! from a current homeowner in the harbor bay development. I cannot attend the scheduled meeting on Thursday because of a prior business appointment but would appreciate a reply noting you received this message. If there is anybody else that you suggest I contact please include that with your reply as well.
> Thanks in advance
> Dan and April Chavez

CITY OF SARATOGA SPRINGS

Planning commission Staff Report

Site Plan
The Fairways Office Park (Talons Cove)
Thursday, December 10, 2015
Continued Public Hearing

Report Date:	Thursday, December 3, 2015
Applicant:	Peter Staks
Owner:	Wardley Companies
Location:	2232 & 2246 S Talons Cove Drive
Major Street Access:	Redwood Road, and Fairway Boulevard
Parcel Number(s) & Size:	59:001:0069, ~4.84 acres
Parcel Zoning:	RC
Adjacent Zoning:	R-3, R-10, R-3PUD
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Low and Medium Residential, golf course, and golf course clubhouse
Previous Meetings:	Staff review of Concept Plan (May 29, 2015) Planning Commission Hearing (November 12, 2015, continued)
Previous Approvals:	None
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicant is requesting approval of a Site Plan for two 30,000 sq. ft. commercial office buildings on a 4.84 acre parcel at 2232 & 2246 S Talons Cove Drive. A Concept Plan for the proposed use was reviewed by Staff on May 29, 2015.

Recommendation:
Staff recommends that the Planning Commission conduct a public meeting on The Fairways Office Park, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation, forwarding a negative recommendation, or continuing the application to a later meeting.

B. Background:

The property was originally designated for commercial zoning with the Saratoga Springs Development Master Development agreement which has since expired. After the expiration of the agreement the Regional Commercial (RC) zoning designation remained on the zoning map and is designated as such on the most recent adopted zoning map (effective date Sept 19, 2012).

In 2013, the applicant applied to amend the general plan and rezone the property from RC to R-10. The Planning Commission reviewed this request at two separate meetings in 2013 and recommended denial to the City Council. Public comment at those meetings indicated that the public was concerned with a zone change that would increase density. The applicant subsequently withdrew the application and it was not forwarded to the City Council and remained RC zoning.

A concept Plan for the proposed use was reviewed by Staff on May 29, 2015 and the Staff comments have since been addressed.

Urban Design Committee

The Development Review Committee reviewed the project on November 30, 2015. Their comments are below:

1. A sidewalk or trail should continue to the east along Fairway Boulevard in front of the detention basin to connect with the future residential.
2. The metal on the monument sign should match the awnings and entry posts to comply with Section 19.18.
3. More information is needed as to where the mechanical equipment will be located.

A resubmittal was received on December 1, 2015 addressing the location and screening of the mechanical equipment.

The parcel was created through a deed in 2003, and did not go through the subdivision process. As a result, the lot and two adjacent lots are considered an illegal subdivision, and a condition of approval is that a minor subdivision shall be submitted prior to site plan approval by the City Council and recorded prior to building permit issuance.

C. Specific Request:

The Site Plan proposal is for two 30,000 sq. ft. commercial office buildings in the RC zone on a 4.84 acre parcel. The proposal consists of 50,000 sq. ft. of Professional Office space and 10,000 sq. ft. of Medical/Health Care office space.

“Office, Professional” and “Office, Medical and Health Care” are permitted uses in the Regional Commercial zone.

D. Process:

Section 19.13 summarizes the process for Site Plans, and 19.14 outlines the requirements for Site Plans. The development review process for Site Plan approval involves a formal review of the request by the Planning Commission in a public hearing, with a recommendation forwarded to

the City Council. The City Council is then the deciding body and formally approves or denies the Site Plan request in a public meeting.

E. 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 for the November 12, 2015 Planning Commission meeting. Public input was received during the meeting including, but not limited to concerns about traffic and the height. Draft minutes from that meeting are attached.

The Planning Commission closed the public hearing on November 12, 2015, and continued their recommendation to the December 10, 2015 meeting.

F. General Plan:

The site is designated as Regional Commercial on the Future Land Use Map. The goal and intent of this designation is below:

> *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. As Regional Commercial areas are to be located in close proximity to substantial roadways, careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed. Among the many tenants anticipated in these areas are large destination oriented businesses. With that in mind, individual sites shall be designed so as to make automobile access a priority. Even so, specific areas for pedestrian activity shall be designated and appropriately improved. Plazas and other features shall be provided as gathering places which should be incorporated so as to make each site an inviting place to visit. Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 5 equivalent residential units (ERU's).*

Staff conclusion: Consistent. The proposed office uses are considered destination oriented and as such the automobile access is a priority; the main connection is with Fairway Boulevard leading into Redwood Road. Sidewalks and pathways are provided for pedestrian access.

G. Code Criteria:

Applicable code sections are summarized below. Please see the "Planning Review Checklist" attached as Exhibit 3 for the full analysis.

- 19.04, Land Use Zones: **Complies**

        - Setbacks: **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." There is 5'2" from the entrance posts to the parking lot as shown in detail 1A on sheet SD.3.
    - Architectural Review: **Complies**. The Planning Commission reviewed the site plan and elevations during the November 12, 2015 meeting, and the DRC reviewed the site further on November 30, 2015. Additional recommendations may be made during the December 10, 2015 meeting.
    - Buffering/screening: **Complies.** Along the majority of the east property line the detention basin is a minimum of 70' wide, which creates a landscape buffer between the offices and future residential development. The easternmost corner of the parking lot abuts future residential development as well. There is a retaining wall in this location and the parking lot will be 5' higher in elevation than the abutting property. A screen wall is suggested on top of the retaining wall for safety purposes and to screen vehicles from future residential development. The applicant has proposed a 4' tall opaque screening fence as recommended by the Planning Commission.
- 19.06, Landscaping and Fencing: **Complies.**
    - Planting and Shrub beds: **Complies**. Concrete edging is proposed to separate lawn and the planting and shrub beds.
- 19.09, Off Street Parking: **Complies.**
    - Accessible: **Complies**. There are eight accessible stalls, all of which qualify as van accessible. Staff recommends the accessible stalls be located closer to the entrances.
    - Parking areas adjacent to Public Streets: **Complies**. Landscaped bermed areas are proposed between the sidewalk and the parking lot. These areas have deciduous and evergreen trees placed 30' or less apart. Evergreens are incorporated into the landscaped bermed areas.
- 19.11, Lighting: **Complies**
    - All freestanding light fixtures shall be black. **Complies**. The color for all freestanding lighting fixtures is black as indicated on the Site Plan. Updated construction drawings will be needed prior to going to Council.
    - Outdoor sign lighting: **Complies**. See analysis below.
- 19.14.03, Site Plan Development Standards: **Complies**
    - Buffering and screening: **Complies.** Section 19.14.03 states, "Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design." Along the majority of the east property line the detention basin is a minimum of 70' wide and creates a landscape buffer between the offices and future residential. The easternmost corner of the parking lot abuts future residential. There is a retaining wall in this location and the parking lot will be 5' higher in elevation than the abutting property. A screen wall is suggested on top of the retaining wall for safety purposes and to screen vehicles from future residential development. The

applicant has proposed a 4' opaque screening fence as recommended by the Planning Commission.

- 19.14.04, Urban Design Committee: **Complies**. The DRC met on November 30, 2015, see comments above.
- 19.18, Signs: **Can comply**
  - Sign Design: **Can comply.** "All permanent signs shall include materials that are consistent with the overall quality, character, and style of the surrounding structures and developments." The metal enclosing the monument sign should match the awnings and entry posts.
  - General Location: **To be determined with minor subdivision review.** "Ground signs located within any public utility easements must be reviewed and approved by the City Engineer." A minor subdivision shall be submitted prior to site plan approval by the City Council. The plat will identify the public utility easements and whether or not the proposed signs are located in such.
  - Sign Illumination: **Complies**. The proposed monument sign is externally lit. The external illumination is screened from view by evergreen shrubs.
  - Permanent Signs: **Complies**. One monument sign is proposed to serve both office buildings.
    - Number and Location: **Complies**. "Office uses shall be permitted one monument sign for each frontage in excess of fifty feet a site has a public or private 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 frontage along Fairway Blvd. is approximately 210'
      - The frontage along Talons Cove Dr. is approximately 360'
      - The frontage allows for the one proposed monument sign.
  - Design: **Complies**. The base of the proposed sign is 2' tall and runs the entire length of the sign.

H. Recommendation and Alternatives:

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

Option 1- Positive Recommendation

"I move to forward a **positive recommendation** to the City Council for The Fairways Office Park Site Plan with the Findings and Conditions in the Staff Report."

Findings

1. The use is consistent with the General Plan Land Use Element, as articulated in Section "F" of the Staff report, which section is hereby incorporated by reference.
2. The Site Plan complies with Section 19.04 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.
3. The Site Plan complies with Section 19.06 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.

4. The Site Plan complies with Section 19.09 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.
5. The Site Plan complies with Section 19.11 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.
6. The Site Plan complies with Section 19.14 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.
7. With modifications as conditions of approval, the Site Plan complies with Section 19.18 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. Due to traffic concerns the applicant shall apply for an access permit with UDOT as stated in the City Engineer's report (Exhibit 1 item B).
3. All conditions of the Fire Chief shall be met, including but not limited to those in the Planning Review Checklist in Exhibit 3.
4. A building permit shall be obtained for the proposed retaining walls.
5. A guard rail shall be placed on top of the retaining wall as required by Building Code.
6. Updated construction drawings shall be provided prior to Council approval.
7. PUE's to comply with City Engineer requirements.
8. A minor subdivision application for the three lots shall be submitted prior to site plan approval by the City Council.
9. A minor subdivision for the three lots shall be recorded prior to the building permit issuance.
10. The metal enclosing the monument sign shall match the awnings and entry posts.
11. The proposed future 2,000 sq. ft. building shall go through the site plan process as a separate application.
12. No signage shall be placed in a public easement. Minor amendments to the approved site plan regarding signage shall be made as necessary to remove any such signs from public easements.
13. A sidewalk or trail shall be provided to provide connectivity to the future residential development to the east.
14. All other Code requirements shall be met.
15. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 - Continuance

The Planning Commission may also choose to continue the item. "I move to **continue** the Site Plan 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 – Negative Recommendation

The Planning Commission may also choose to forward a negative recommendation to the City Council for The Fairways Office Park Site Plan "I move to forward a **negative recommendation** to the City Council for The Fairways Office Park Site Plan with the Findings below:

1. The Fairways Office Park Site Plan is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The Fairways Office Park Site Plan is not consistent with Section (19.04, 19.06, 19.09, 19.11, 19.14.03, 19.14.04, 19.18) of the Code, as articulated by the Planning Commission: _____.

J. Attachments:

1. City Engineer's Report (Pages 8-9)
2. Location & Zone Map (Page 10)
3. Planning Review Checklist (Pages 11-17)
4. Site Plan (Page 18)
5. Phasing Plan (Page 19)
6. Landscape Plan (Page 20)
7. Floor Plan (Page 21)
8. Elevations (Page 22)
9. Monument Sign (Page 23)
10. Electrical Plan (Page 24-26)
11. PC draft minutes (11-12-2015) (Page 27-31)

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: The Fairways Office Park (Talons Cove)
Date: December 10, 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:	*Peter Staks – Wardley Companies*
Request:	*Site Plan Approval*
Location:	*2232 & 2246 S Talons Cove Drive*
Acreage:	*4.84 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. Developer shall apply with UDOT for an access permit at Fairway Blvd and Redwood Road so that they can assess the impacts of this project to the existing access and respond accordingly. Developer shall incorporate all recommendations and requirements from UDOT and as required by Utah administrative rule R930-6 – Access Management.

C. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.

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

E. Submit easements for all public utilities not located in the public right-of-way.

F. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of this project.

G. 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.

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

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

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

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

L. A minor subdivision plat shall be recorded to create a legal lot for this project.

M. A sidewalk shall be extended to the southeast corner of the site in order to provide for a future pedestrian connection to the adjacent lot.

N. Structural calculations shall be provided for the retaining walls that are four feet tall or taller. All wall designs and details shall be included in the construction drawings. Walls less than 4-feet tall shall be designed and stamped by a licensed engineer.

O. The storm drain line shall be extended to provide for future connections to the southwest of the site.

P. The design and plans for the trash enclosure wall, footing, pad, and grading shall be a part of the construction drawings.

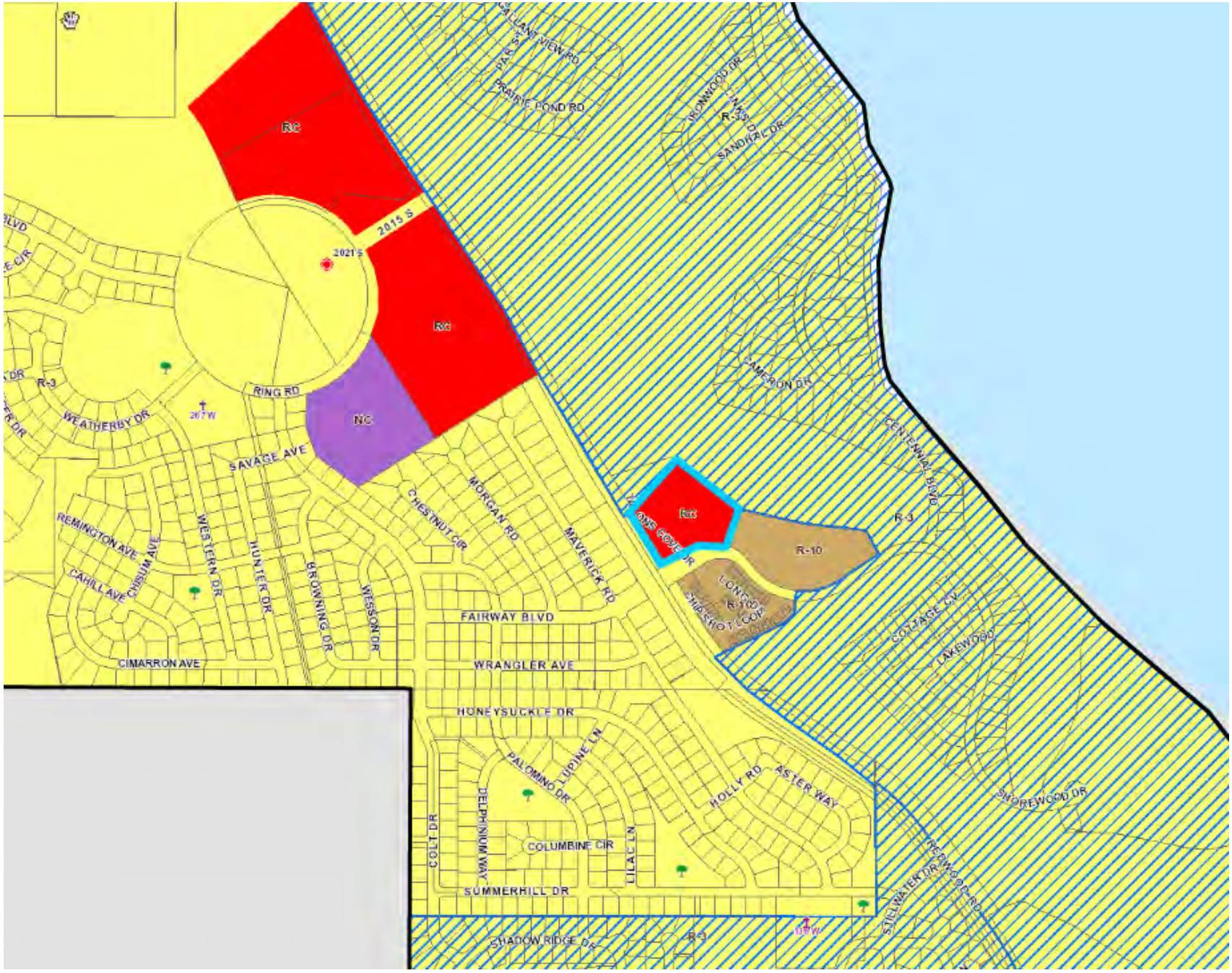
Q. 12-ft wide access roads shall be provided to all manholes outside of the ROW or a paved area, these roads shall be capable of supporting H-20 loading.

R. Easements shall be provided to the City for all utilities to be dedicated to the public. All on and off-site easements must be recorded prior obtaining occupancy.

S. The detention basin shall have an emergency overflow. Construction drawings shall include complete overflow/spillway designs.

T. The existing drainage channel shall be improved to provide at least two feet of freeboard in the channel and adequate erosion control to completely stabilize and revegetate all disturbed areas. An easement shall be provided for the channel a minimum of 20-ft wide.

Exhibit 2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CAMERON DR
CENTENNIAL BLVD
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LAKEWOOD
SKOREWOOD DR
STILLWATER DR
PRAIRIE POND RD
IRONWOOD DR
SANDHILL DR
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APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	11-20-2015 (Resubmittal)
Project Name:	The Fairways Office Park
Project Request / Type:	Site Plan
Body:	City Council
Meeting Type:	Public meeting
Applicant:	Peter Staks
Owner (if different):	Wardley Companies
Location:	2232 & 2246 S Talons Cove Drive
Major Street Access:	Redwood Road, and Fairway Boulevard
Parcel Number(s) and size:	59:001:0069, ~4.84 acres
General Plan Designation:	RC
Zone:	RC
Adjacent Zoning:	R-3, R-10, R-3PUD
Current Use:	Undeveloped
Adjacent Uses:	Low and Medium Residential, golf course, and golf course clubhouse
Previous Meetings:	Staff review of concept plan (May 29, 2015)
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Kara Knighton, Planner I

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: 8/17/2015- Retaining wall is in sewer easement. Relocate retaining wall or move sewer into parking lot. Reconsider accessible parking access and proximity to front door.
- UDC: 11/30/2015
- Neighborhood Meeting: N/A
- PC: 11/12/2015, 12/10/2015
- CC: 1/2015

General Review

Building Department

- No comments

Fire Department

Fire flows shall meet the demands of this development as well as future development and not adversely impact current development fire flow needs. Buildings shall meet NFPA 13 D Sprinkler requirements. All systems shall be monitored 24/7 by a third party system monitoring company. Fire control rooms will be located on an accessible side of the building as to allow total, unobstructed access by fire apparatus. Alarm panels shall meet the style and model necessary to meet the demands of the buildings and building systems. Appropriate sized standpipes shall be installed in all fire egress stairwells. All drive isles will meet the demands of a fire apparatus that measures 48' in length, to include all turning radius'. Hydrants shall be located within 100' of fire control rooms and FDC connections. Knox boxes will be located to an agreed upon location by the Fire Chief for both buildings and all FDC connections shall be covered by appropriate Knox Locks. Elevator systems shall meet the requirements of the IFC with fire override capabilities. All plans and systems with respect to fire alarms and suppression systems shall be reviewed by PCI in Centerville, Utah; attn. Bob Goodloe. All egress stairwells shall meet IFC requirements for fresh air ventilation in the event of a system activation due to fire.

GIS / Addressing

The addresses for the project are as follows.
North building: 2232 S Talons Cove Drive
South Building: 2246 S Talons Cove Drive

Public Works

- No comments

Code Review

- 19.04, Land Use Zones: **Complies**
  - Zone: RC (Regional Commercial)
  - Minimum Lot Size: **Complies**. The code requires a minimum lot size of 20,000 sq. ft. and the proposed lot is 210,889 sq. ft.
  - Use: **Permitted**. Professional and medical/ healthcare office space.
  - Density: N/A
  - Setbacks: **Complies.**
    - The RC zone requires 20’ front setbacks. The front setback is approximately 90’.
    - 30’ side setback required when adjacent to a Residential zone. The side setbacks are approximately 60’ to the west and 60’ to the East at the nearest point.

        - 30’ rear setback required when adjacent to a Residential zone. The rear setback is approximately 120’.
        - “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.” Complies. The covered building entrance posts have been moved back so that there is 5’2” between the posts and the parking space. See detail 1A on SD.3.
    - Lot coverage: **Complies**. The Code allows maximum lot coverage of 50%. Footprint of 10,000 sq. ft. each for two buildings. The proposed lot coverage is 20,000 sq. ft. (9%). Proposed future building with 2,000 sq. ft. footprint. Total of 22,000 sq. ft. (10.4%).
    - Dwelling/Building size: **Complies**. Code requires a minimum of 1,000 sq. ft. above grade. Each structure is 30,000 sq. ft. total above grade with 10,000 sq. ft. per floor.
    - Height: **Complies**. No structure shall be taller than 50 feet. The proposed structure is 44’6” tall.
    - Development Standards: **Complies**.
        - Architectural Review: Complies. Planning Commission reviewed the site plan and elevations during their meeting on November 12, 2015. Additional recommendations may be made during the December 10, 2015 Planning Commission meeting.
        - Landscaping: Complies.20’ landscaped areas are provided between the public street and yard areas. 10’ landscaped areas are provided between parking areas and side or rear property lines adjacent to residential.
    - Uses within Buildings: **Complies**. No outdoor storage is proposed.
    - Buffering/screening: **Complies**. Along the majority of the east property line the detention basin is a minimum of 70’ wide and creates a landscape buffer between the offices and future residential. The easternmost corner of the parking lot abuts future residential. There is a retaining wall in this location and the parking lot will be 5’ higher in elevation than the abutting property. A screen wall is suggested on top of the retaining wall for safety purposes and to screen vehicles from future residential development. The applicant has proposed a 4’ tall opaque screening fence as recommended by the Planning Commission.
    - Open Space / Landscaping: **Complies**. The Code requires 20% of the total project area to be used for landscaping. The total site area is 210,887 sq. ft. meaning that 20% of the total project is 42,177 sq. ft. The proposed landscaping is 52,987 sq. ft. (25.13%).
    - Sensitive Lands: **Complies**. There are no sensitive lands.
    - Trash Storage: **Complies**. The trash enclosure is oriented away from public view. A 3’ landscape buffer is provided between the trash enclosure and the parking. The fencing material is a stucco finish over a CMU wall with a metal gate to match the building.

- 19.06, Landscaping and Fencing: **Complies**
    - General Provisions: **Complies**.
        - Automatic irrigation required.
        - Sight triangles must be protected
        - All refuse areas (including dumpsters) must be screened
        - Tree replacement required if mature trees removed.
    - Landscaping Plan: **Complies**. A licensed Landscape Architect has signed the final plans. Existing conditions, planting plan, planting schedule, topography, irrigation, and a data table are provided.

- Completion – Assurances: **Complies**. All required improvements are to be completed in compliance with the approved site plan, landscaping plan, and irrigation plan before occupancy permits are given. A bond required for public improvements prior to recordation.
- Planting Standards & Design: **Complies**.
    - Tree Size: Complies. 2.5" caliper deciduous, 6' evergreen.
    - Shrub size: Complies. All of the shrubs are 5 gallon, exceeding the requirement for 25% to be 5 gallon.
    - Turf: Complies. The turf area complies with the 25% minimum and the 70% maximum. The proposed turf area is 25,134 sq. ft. (46%).
    - Water conservation: Complies. A number of drought tolerant species are proposed, and both rock mulch and organic mulch are proposed.
    - Rock: Complies. Rock mulch is proposed in two different colors (Nephi Cobble and Wasatch Grey) and sizes that range from ½" to 4".
    - Planting and Shrub beds: Complies. Concrete edging is identified to separate lawn and shrub beds. Organic mulch is proposed in the shrub beds.
    - Artificial turf: Complies. No artificial turf is proposed.
    - Evergreens: Complies. Evergreens are incorporated in the landscaping.
    - Softening of walls and fences: Complies. Plants are placed against long expanses of buildings.
- Amount: **Complies**.
    - Deciduous Trees: 7 for 15,000 sq. ft. plus 1 per additional 3,000 sq. ft. of landscaped area.
        - 42,177 sq. ft. = 7 + 9 = 16 deciduous required
        - 69 provided.
    - Evergreen Trees: 5 for 15,000 sq. ft. plus 1 per additional 3,000 sq. ft. of landscaped area.
        - 42,177 sq. ft. = 5 + 9 = 14 evergreens required
        - 25 provided
    - Shrubs: 25 for 15,000 sq. ft. plus 1 per additional 3,000 sq. ft. of landscaped area.
        - 42,177 sq. ft. = 25 + 9 = 34 required
        - 126 provided
    - Turf: Complies. Minimum 25% required maximum 70%. The proposed turf area is 25,134 sq. ft. (46%).
    - Planting and shrub beds: Maximum of 75%. The proposed planting and shrub beds area is 16,939 sq. ft. (31%).
- Additional Requirements: **Complies**. Turf is proposed in the parkway.
- Fencing & Screening: **Complies**. The retaining wall will require a building permit. No other fencing is proposed or required.
- Clear Sight Triangle: **Complies**. No trees or tall shrubs are proposed in the sight triangle.

- 19.09, Off Street Parking: **Complies**
    - General Provisions: **Complies**. The parking is proposed to be done in asphalt. Automobiles will not back across a sidewalk to on to a public street. Lighting plan has been submitted and the parking is within 600' of the main entrance.

- Parking Requirements / Design: **Complies**. The 60,000 sq. ft. is broken into 50,000 sq. ft. for Professional Office and 10,000 sq. ft. for Medical/Healthcare Office. Professional Office requires 4/1000 for the 50,000 sq. ft. giving us 200 parking stalls required. Medical Office requires 5/1000 for the 10,000 sq. ft. giving us 50 stalls for a grand total of 250.
- Dimensions: **Complies**. The proposed parking stalls are 90° with a 9' stall width, 18'stall length with an aisle length of 24'.
- Accessible: **Complies.** There are eight accessible stalls, all of which qualify as van accessible. Staff recommends that the accessible stalls be located closer to the entrances.
- Parking areas adjacent to Public Streets: **Complies**. Landscaped bermed areas are proposed between the sidewalk and the parking lot. These areas have both evergreen and deciduous trees placed 30' on center.
- Curbs: **Complies**. All boundary landscaping is separated by a concrete curb.
- Clear sight: **Complies**. No landscaping over 3' in height is proposed in the clear sight triangle.
- Components of Landscaped Areas: **Complies**. All landscaped parking areas consist of trees, shrubs, and groundcover.
- Parking islands: **Complies**. Islands are proposed every 10 stalls for single rows of parking and every 20 stall s for doubled rows of parking. Two trees are provided in the islands on doubled rows of parking. One tree is provided in the islands on single rows of parking.
- Landscape Boundary Strips: Up for discussion: The City Council may require a landscaped screen, berm, or fence, around the perimeter of the parking area to mitigate intrusion of light. Staff recommends a screen wall on top of the retaining wall that is adjacent to the R-10 zoned property (easternmost corner of the parking lot).
- Pedestrian Walkways & Accesses: **Complies**. A delineated pathway is provided.
- Shared Parking: **Complies**. No shared parking is proposed.
- Minimum Requirements: **Complies**. The code requires 5/1000 sq. ft. for medical and health care office space and 4/1000 sq. ft. for professional office space. The project proposes 50,000 sq. ft. of Professional Office space and 10,000 sq. ft. for Medical/ Health care requiring 250 spaces. 250 parking stalls are proposed.

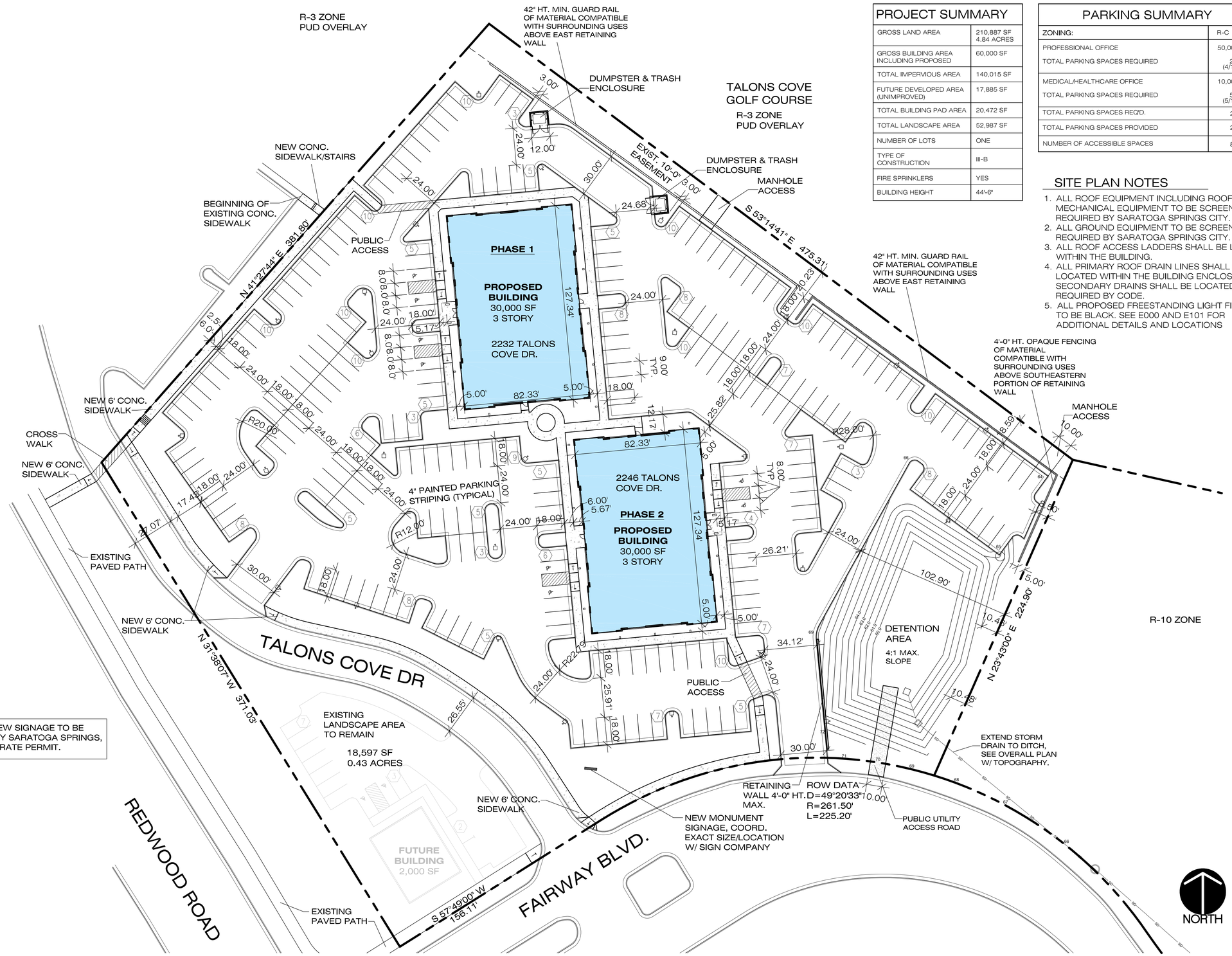
- Section 19.11, Lighting: **Complies.**
  - General Standards: **Complies**.
    - Material: Complies. Both light fixtures are aluminum.
    - Base: Complies. The lighting pole has a decorative base.
    - Type: Complies. All exterior lighting shall meet IESNA full-cutoff criteria. Both lighting fixtures are full cut-off.
    - Angle: Complies. All fixtures are directed downward.
    - Lamp: Complies. Both lighting fixtures propose 4,000 K.
    - Drawings: Complies. Pole and bollard light locations are indicated on the site plan.
  - Nonresidential Lighting: **Complies**.
    - Wall mounted lights shall not be mounted above 16': Complies. No wall mounted lights are proposed.
    - Intermittent lighting must be "motion sensor": Complies. No intermittent lighting is proposed.

        - Trespass lighting: Complies. The property to the northeast is the golf course and trespass light reaches 0.7 foot-candles at the property line. Trespass light does not reach the R-10 zoned property to the east. Trespass light does not reach the golf course property to the north.
        - All freestanding light fixtures shall be black. Complies. SD.1 item 5 under Site Plan Notes calls out that all proposed freestanding light fixtures shall be black. The lighting plan E000 and E101 need to be updated to match the Site Plan.
        - Pole design shall include an arm and bell shade. Complies. An arm and bell shade are proposed on the Pole light fixtures.
        - Parking lot poles height: Complies. The project is surrounded by residential and the parking lot pole can be a maximum height of 16'. The proposed pole height is 16'.
        - Full cutoff: Complies. All exterior lighting shall meet IESNA full-cutoff criteria. Both lighting fixtures are full cut-off.
    - Outdoor sign lighting. **Complies.** See analysis below.
    - Lighting Plan: **Complies**. Provided with required details.

- 19.14.03, Site Plan Development Standards: **Complies**
    - Entire site included in site plan: **complies**.
    - Buffering and screening: **Complies**. Section 19.14.03 states, "Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design." Along the majority of the east property line the detention basin is a minimum of 70' wide and creates a landscape buffer between the offices and future residential. The easternmost corner of the parking lot abuts future residential. There is a retaining wall in this location and the parking lot will be 5' higher in elevation than the abutting property. A screen wall is suggested on top of the retaining wall for safety purposes and to screen vehicles from future residential development. The applicant has proposed a 4' tall opaque screening fence on top of the retaining wall as recommended by the Planning Commission.
    - Access requirements: **Complies**. Access spacing and circulation has been reviewed by the City Engineer. Interconnection to adjacent sites is provided via Fairway Blvd. and Talons Cove Dr.
    - Utilities: See City Engineer's report.
    - Grading and drainage: See City Engineer's report.
    - Secondary water system: See City Engineer's report.
    - Piping of Irrigation Ditches: See City Engineer's report.
- 19.14.04, Urban Design Committee: **Complies.** No unanimous UDC comments were received. The City Council has disbanded the UDC and referred it over to Staff.

- 19.18, Signs: **Can comply**
    - General Sign Standards: **Can comply.**
        - Nonconforming signs: Complies. The sign is not nonconforming.
        - Measurement of Regulated Sign area: Complies. Monument sign shall include all parts of the sign face or structure that contains sign text or graphics. Provided.
        - Sign Design: **Can comply**.

        - Materials: Can comply. The materials do not match the style of the surrounding structures and developments. The DRC made a comment that if the metal matched the awnings and entry posts the monument sign would comply.
        - Shape: Complies. The sign is a rectangular shape.
        - Landscaping: Complies. The base of all permanent ground signs shall be effectively landscaped with living plant material. The minimum landscaped area shall extend at least three feet beyond the base of the sign in all directions, unless otherwise specified within this chapter. Living plant material has been added at the base of the monument sign.
    - Sign Placement: **Can comply**
        - General Location: Can comply. A minor subdivision shall be submitted prior to site plan approval by the City Council. The plat will show public utility easements and whether the proposed monument signs are within those easements.
        - Clear Sight Triangle: Complies. The signs are not proposed within the clear sight triangle.
        - Traffic Safety: Complies. Neither proposed sign shall be confused as a traffic control device.
        - Right-of-way: Complies. Signs are not proposed in the right-of-way.
        - Setbacks: Complies.
            - Vertical setback: Complies.
            - Side setback: Complies. The signs are more than 5’ from the side setback.
            - Front setback: Complies. The signs are more than 3’ from the back of the sidewalk.
    - Sign Illumination: **Complies.** The proposed monument sign is externally lit. The light will be screened by 3 evergreen shrubs.
- Permanent Signs: **Complies**. One monument sign is proposed to serve both buildings.
    - Number and Location: **Complies**. Office uses shall be permitted one monument sign for each frontage in excess of fifty feet a site has a public or private 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 frontage along Fairway Blvd. is approximately 210’
        - The frontage along Talons Cove Dr. is approximately 360’
        - The frontage allows for the one proposed monument sign.
    - Size: **Complies**. The proposed sign is 7’6”. Maximum height is 7’6”. The area of the proposed sign face is 44 sq. ft. Maximum sign face area is 45 sq. ft.
    - Design: **Complies**. The base of the proposed signs is 2’ tall and runs the entire horizontal length of the sign.
    - Illumination: **Complies**. The proposed monument sign is externally lit.
- Planning Commission required: yes.



NOTE: ALL NEW SIGNAGE TO BE APPROVED BY SARATOGA SPRINGS, UNDER SEPARATE PERMIT.

PROJECT SUMMARY

GROSS LAND AREA	210,887 SF 4.84 ACRES
GROSS BUILDING AREA INCLUDING PROPOSED	60,000 SF
TOTAL IMPERVIOUS AREA	140,015 SF
FUTURE DEVELOPED AREA (UNIMPROVED)	17,885 SF
TOTAL BUILDING PAD AREA	20,472 SF
TOTAL LANDSCAPE AREA	52,987 SF
NUMBER OF LOTS	ONE
TYPE OF CONSTRUCTION	III-B
FIRE SPRINKLERS	YES
BUILDING HEIGHT	44'-6"

PARKING SUMMARY

ZONING:	R-C
PROFESSIONAL OFFICE	50,000 SF
TOTAL PARKING SPACES REQUIRED	200 (4/1000)
MEDICAL/HEALTHCARE OFFICE	10,000 SF
TOTAL PARKING SPACES REQUIRED	50 (5/1000)
TOTAL PARKING SPACES REQ'D.	250
TOTAL PARKING SPACES PROVIDED	250
NUMBER OF ACCESSIBLE SPACES	8

SITE PLAN NOTES

1. ALL ROOF EQUIPMENT INCLUDING ROOF TOP UNIT MECHANICAL EQUIPMENT TO BE SCREENED AS REQUIRED BY SARATOGA SPRINGS CITY.
2. ALL GROUND EQUIPMENT TO BE SCREENED AS REQUIRED BY SARATOGA SPRINGS CITY.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED WITHIN THE BUILDING.
4. ALL PRIMARY ROOF DRAIN LINES SHALL BE LOCATED WITHIN THE BUILDING ENCLOSURE. SECONDARY DRAINS SHALL BE LOCATED AS REQUIRED BY CODE.
5. ALL PROPOSED FREESTANDING LIGHT FIXTURES TO BE BLACK. SEE E000 AND E101 FOR ADDITIONAL DETAILS AND LOCATIONS

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12/01/15

2232 & 2246 TALONS COVE DR.

SARATOGA SPRINGS, UT

THE FAIRWAYS OFFICE PARK

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

DECEMBER 1, 2015
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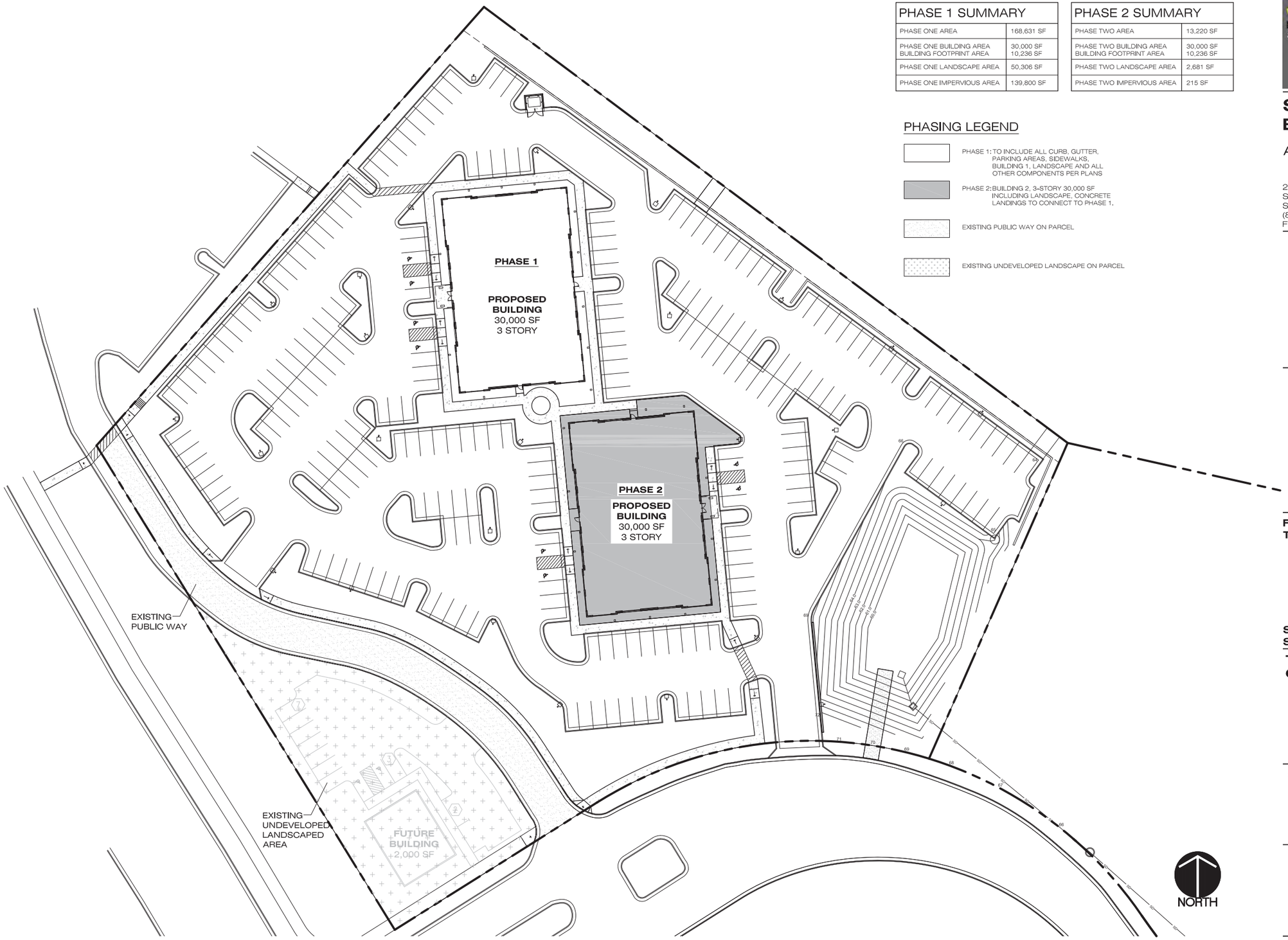
SD.1



PHASE 1 SUMMARY	
PHASE ONE AREA	168,631 SF
PHASE ONE BUILDING AREA BUILDING FOOTPRINT AREA	30,000 SF 10,236 SF
PHASE ONE LANDSCAPE AREA	50,306 SF
PHASE ONE IMPERVIOUS AREA	139,800 SF

PHASE 2 SUMMARY	
PHASE TWO AREA	13,220 SF
PHASE TWO BUILDING AREA BUILDING FOOTPRINT AREA	30,000 SF 10,236 SF
PHASE TWO LANDSCAPE AREA	2,681 SF
PHASE TWO IMPERVIOUS AREA	215 SF

PHASING LEGEND

- PHASE 1: TO INCLUDE ALL CURB, GUTTER, PARKING AREAS, SIDEWALKS, BUILDING 1, LANDSCAPE AND ALL OTHER COMPONENTS PER PLANS
- PHASE 2: BUILDING 2, 3-STORY 30,000 SF INCLUDING LANDSCAPE, CONCRETE LANDINGS TO CONNECT TO PHASE 1.
- EXISTING PUBLIC WAY ON PARCEL
- EXISTING UNDEVELOPED LANDSCAPE ON PARCEL

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TALONS COVE DR.

SARATOGA SPRINGS, UT

THE FAIRWAYS OFFICE PARK

SITE PHASING PLAN

SCALE: 1" = 30'-0"

OCTOBER 1, 2015
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PLANT LEGEND

TAG	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	WATER ZONE
DECIDUOUS TREES						
TM		29	TATARIAN MAPLE	ACER TATARICUM	2 1/2" CALIPER	1
MA		21	MANCHURIAN ASH	FRAXINUS MANDSHURICA	2 1/2" CALIPER	1
SC		22	WESTERN REDBUD	CERCIS OCCIDENTALIS	2 1/2" CALIPER	1
EVERGREEN TREES						
JU		18	UTAH JUNIPER	JUNIPERUS OSTEOSPERMA	MIN. 6' HEIGHT	0
SHRUBS LEGEND						
TAG	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	WATER ZONE
PCI		40	PURPLE SAND CHERRY	PRUNUS X CISTENA	5 GAL.	2
SY		39	COMMON LILAC	SYRINGA VULAGRIS	5 GAL.	1
FG		39	FOUNTAIN GRASS	PENNISETUM ALOPERCUROIDES	5 GAL.	2

75% OF TREES AND SHRUBS ARE REQUIRED TO BE WATER-WISE.
75% OF PERENNIALS TO BE WATER WISE.

NOTES FOR CONTRACTOR:
1. ALL IRRIGATION HEADS TO HAVE WATER SAVING, LOW ANGLE NOZZLES
2. CONTROLLER TO PROVIDE SEPARATE ZONES, WATER BUDGETING, MULTIPLE START TIMES AND MEET ALL MANUF. REQUIREMENTS FOR OUTDOOR INSTALLATION.
3. ALL IRRIGATION WIRING TO MEET IBC REQUIREMENTS.
4. ALL SPRINKLERS TO HAVE MATCH PRECIPITATION RATES
5. USE DRIP IRRIGATION FOR ALL TREES AND SHRUBS
6. ALL IRRIGATION LINES TO HAVE WINTERIZATION BLOW-OUTS

LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES ARE NOT EXCEEDED:

3/4 "	12 GPM
1"	20 GPM
1 1/2 "	26 GPM

ALL CONDUITS UNDER CONCRETE MUST BE A MINIMUM 4". SEE DETAILS FOR TRENCHING DEPTHS.

WATER CONSERVATION PLAN:
1. PLANNING AND DESIGN---PLANTINGS ARE GROUPED TOGETHER.
2. PRACTICAL TURF AREAS--LESS THAN 50% TURF FOR LANDSCAPE AREAS.
3. LOW WATER USING PLANTS--PLANTS SELECTED FOR DROUGHT TOLERANCE FROM SARATOGA SPRINGS LIST OF DROUGHT TOLERANT PLANTS.
4. SOIL AMENDMENTS--CONTRACTOR TO ADD 5% NUTRI-MULCH IN PLANTER BEDS.
5. DECORATIVE ROCK -- PER PLAN
5. EFFICIENT IRRIGATION--CONTRACTOR TO CREATE HYDROZONES AND ISOLATE WATER USAGE.
6. MAINTENANCE--LAWN AREAS ARE EASY TO MAINTAIN AND PLANTINGS ARE GROUPED.

DECIDUOUS TREES
- MIN. 2 1/2" CALIPER FOR STREET TREES
- MIN. 2 1/2" CALIPER ON SITE TREES

* MEASURED FROM 48" ABOVE GRADE

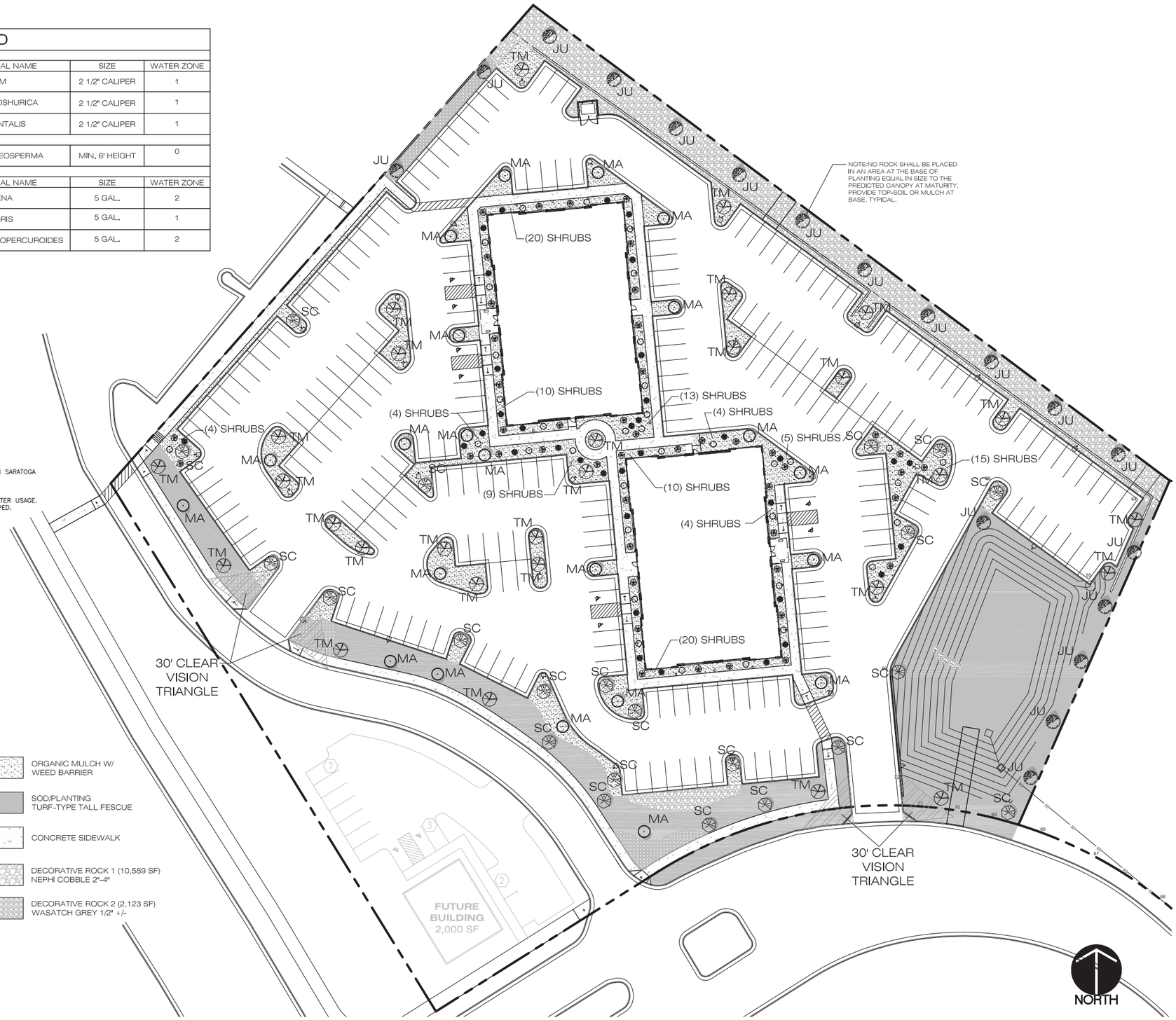
PROVIDE LINE ITEM BID FOR LANDSCAPE.

2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS

NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.

LANDSCAPE SUMMARY

TOTAL SITE SQUARE FOOTAGE	210,887 SF
EXISTING LANDSCAPE SQUARE FOOTAGE	17,885 SF
TOTAL NEW LANDSCAPE SQUARE FOOTAGE (ON-SITE, PARK STRIP NOT INCLUDED)	52,987 SF 25.13%
NEW LANDSCAPE	
TOTAL ON-SITE LANDSCAPE SQUARE FOOTAGE	52,987 SF
TOTAL PARK STRIP SQUARE FOOTAGE	1,798 SF
TOTAL NEW LANDSCAPE SQUARE FOOTAGE	54,785 SF
TOTAL TURF 25,134/54,785 = 0.46	25,134 SF 46%
TOTAL ORGANIC MULCH W/ WEED BARRIER 16,939/54,785= 0.31	16,939 SF 31%
TOTAL DECORATIVE ROCK 12,712/54,785= 0.23	12,712 SF 23%
TOTAL DECIDUOUS TREES REQUIRED/PROVIDED (7 +1/3,000SF & 37 PARKING ISLAND TREES)	58
TOTAL EVERGREEN TREES REQUIRED/PROVIDED (5 +1/3,000SF)	18
TOTAL SHRUBS REQUIRED/PROVIDED (25 +1/3,000SF)	118 (39 REQ'D.)



ORGANIC MULCH W/ WEED BARRIER

SOD/PLANTING TURF-TYPE TALL FESCUE

CONCRETE SIDEWALK

DECORATIVE ROCK 1 (10,589 SF) NEPHI COBBLE 2"-4"

DECORATIVE ROCK 2 (2,123 SF) WASATCH GREY 1/2" +/-

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FAIRWAY BLVD. & TALONS COVE DR.

SARATOGA SPRINGS, UT

THE FAIRWAYS OFFICE PARK

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

OCTOBER 1, 2015
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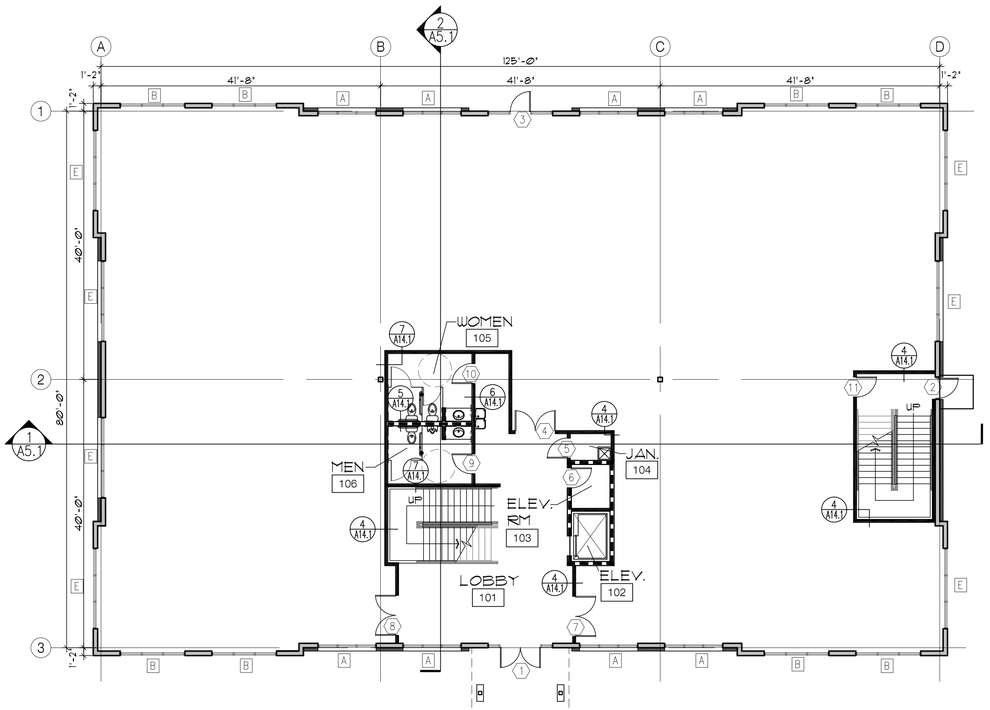
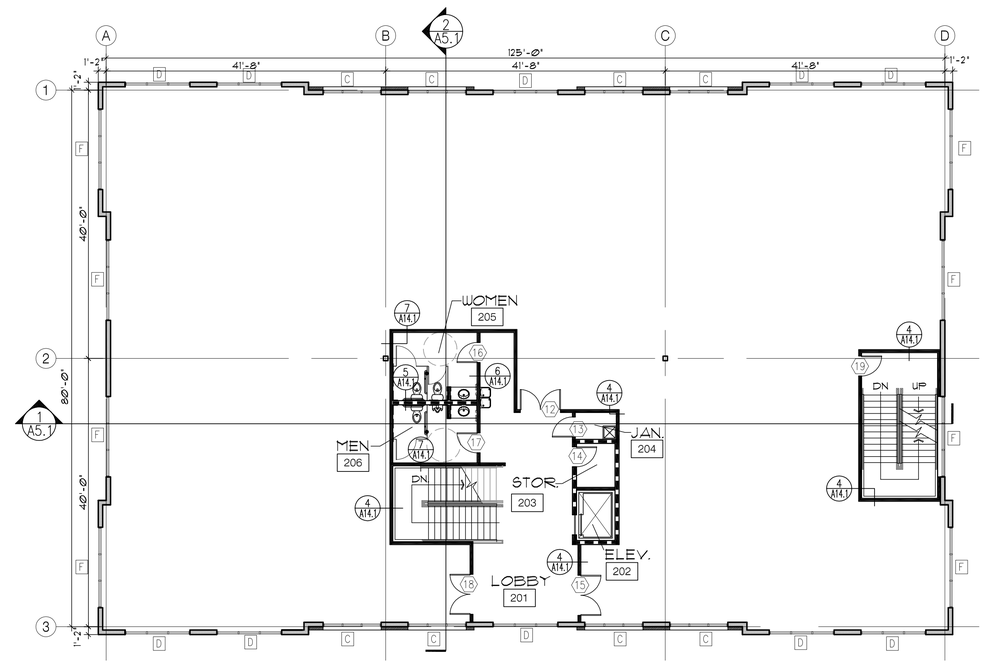
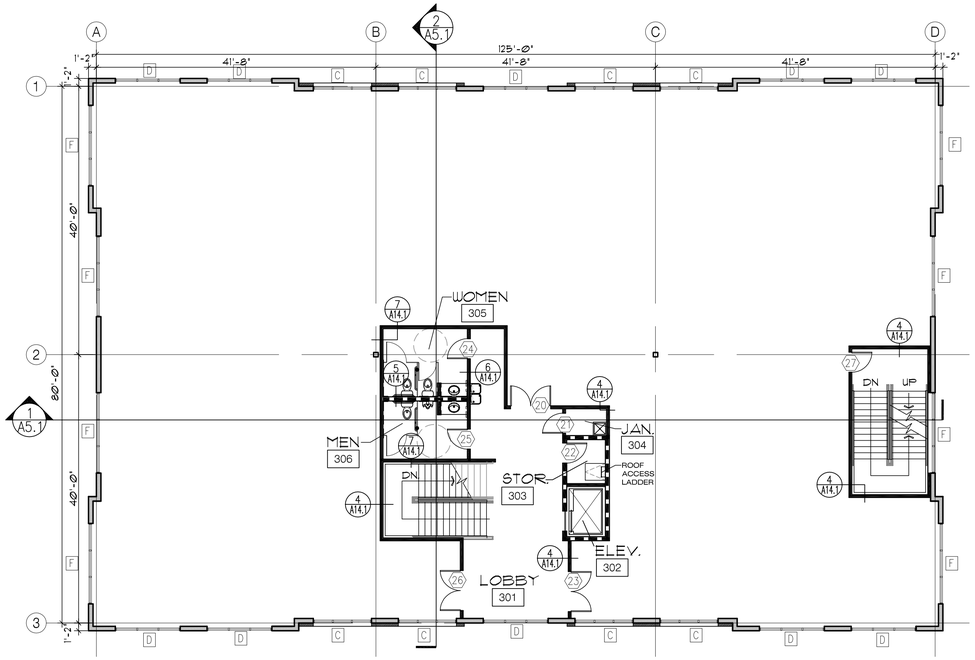


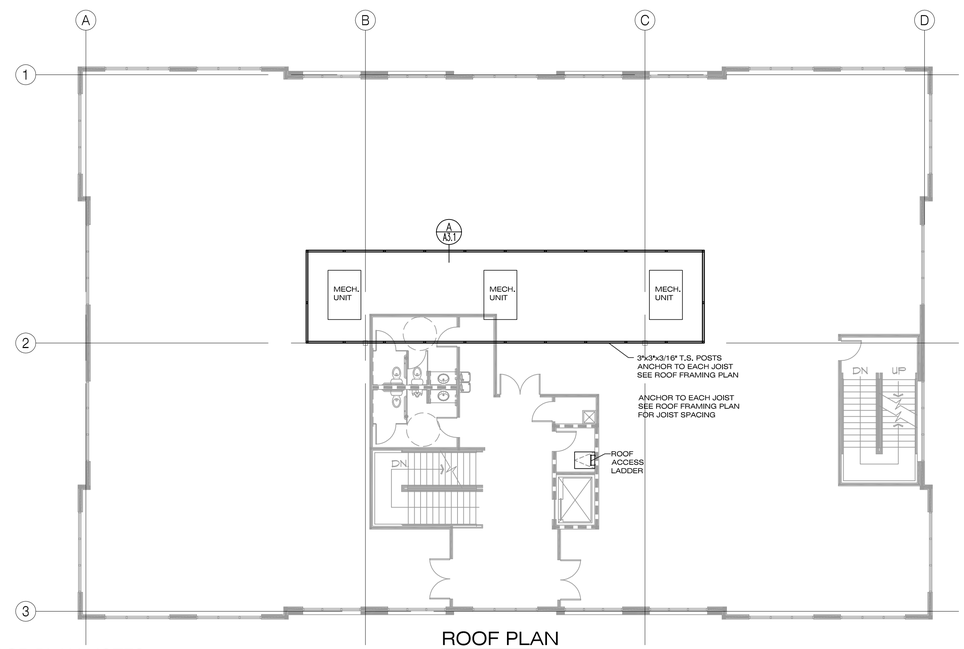
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

FLOOR PLAN NOTES

1. ALL ROOF EQUIPMENT INCLUDING ROOF TOP UNIT MECHANICAL EQUIPMENT TO BE SCREENED AS REQUIRED BY SARATOGA SPRINGS CITY.
2. ALL GROUND EQUIPMENT TO BE SCREENED AS REQUIRED BY SARATOGA SPRINGS CITY.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED WITHIN THE BUILDING.
4. ALL PRIMARY ROOF DRAIN LINES SHALL BE LOCATED WITHIN THE BUILDING ENCLOSURE. SECONDARY DRAINS SHALL BE LOCATED AS REQUIRED BY CODE.

WALL TYPES

NEW 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE

NEW EXTERIOR WALL SYSTEM

NEW 6" METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE EXTEND TO ROOF DECK.

NORTH

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2232 & 2246 TALONS COVE DR.

SARATOGA SPRINGS, UT

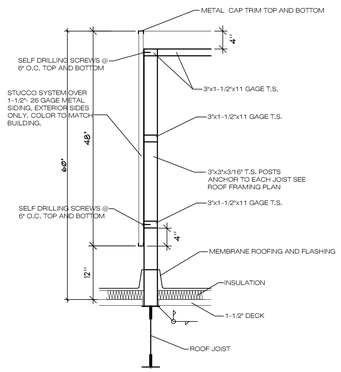
THE FAIRWAYS OFFICE PARK

FLOOR PLAN

SCALE: 3/32" = 1'-0"

DECEMBER 1, 2015
143150111.dwg

A1.1



SECTION
SCALE: 1-1/2"=1'-0"

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

SAMUEL J. BRADY
ARCHITECTS

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Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
FAX: (801) 595-1757

STATE OF UTAH
SAMUEL J. BRADY
125666
LICENSED ARCHITECT
12/01/15

2232 & 2246 TALONS COVE DR.

SARATOGA SPRINGS, UT

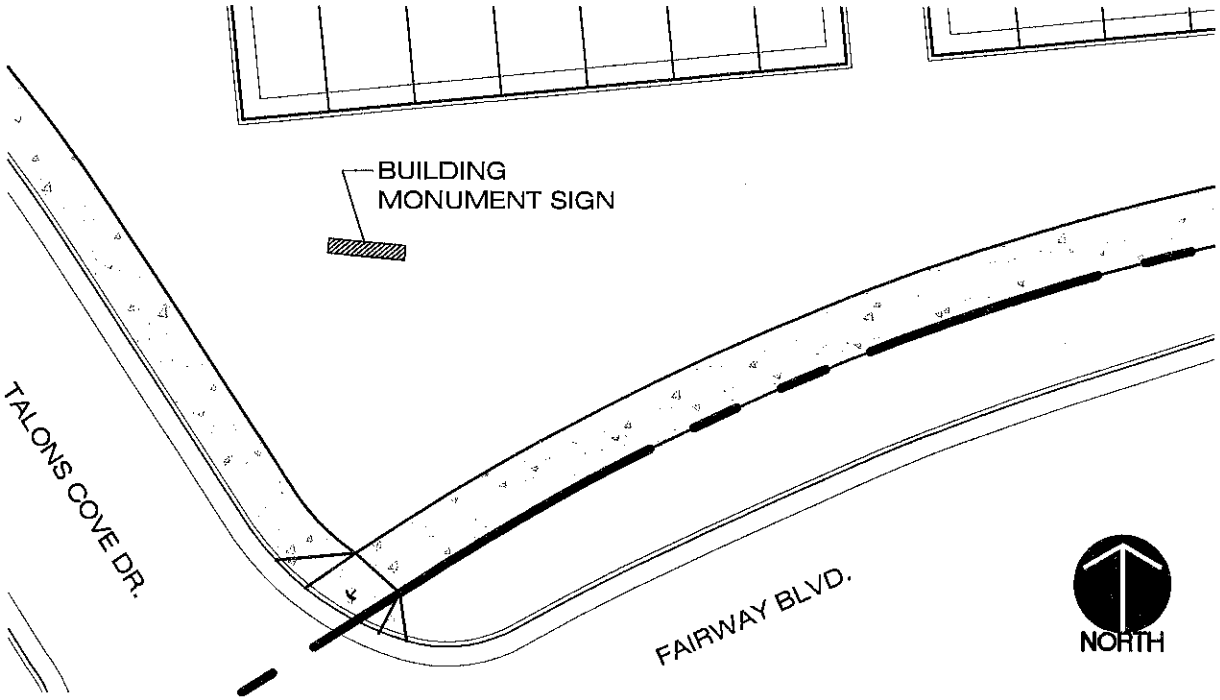
THE FAIRWAYS OFFICE PARK

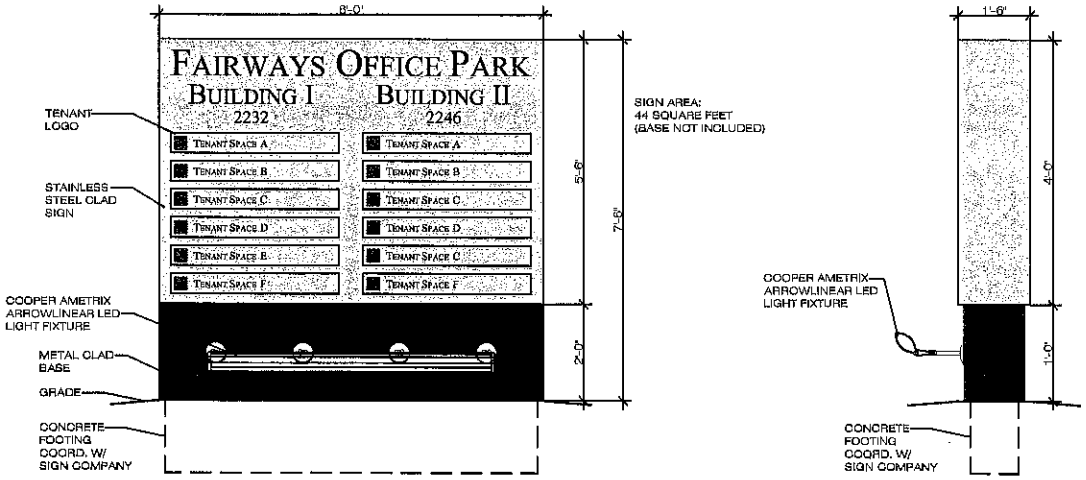
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
DECEMBER 1, 2015
143150131.dwg

A3.1

NOTE: ALL NEW SIGNAGE TO BE APPROVED BY SARATOGA SPRINGS, UNDER SEPARATE PERMIT.





MONUMENT SIGN ELEVATIONS

SAMUEL J. BRADY ARCHITECTS
200 E SOUTH TEMPLE SUITE 160
SALT LAKE CITY, UTAH 84111
(801) 595-1752 FAX: (801) 595-1757

THE FAIRWAYS OFFICE PARK
FAIRWAY BLVD. & TALONS COVE DR.
SARATOGA SPRINGS, UTAH

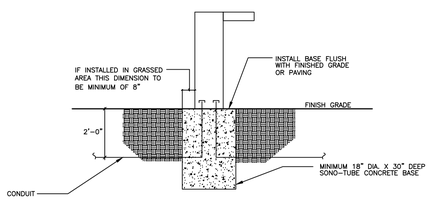
MONUMENT SIGNAGE PLAN

NOVEMBER 17, 2015
1431501SD1.dwg

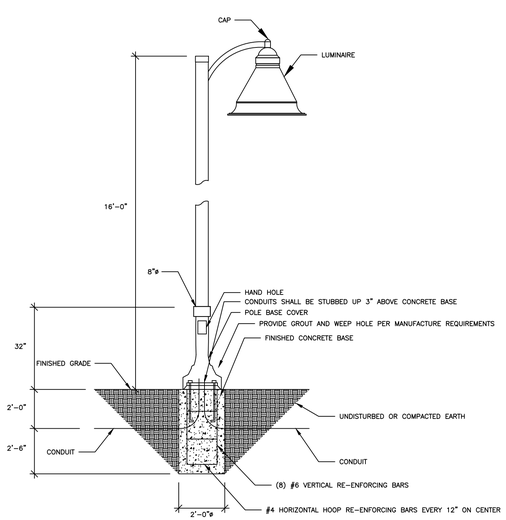
ELECTRICAL LIGHT FIXTURE SCHEDULE (TYPE)#

TYPE	QUANTITY (ESTIMATE ONLY)	DESCRIPTION	MANUFACTURER(S)	CATALOG NUMBER(S)	LIGHT SOURCE	WATTS PER FIXTURE	VOLTAGE	MOUNTING	NOTES
PL1A	19	SINGLE HEADED 16'-0" POLE LIGHT (TYPE 5W)	VISIONAIRE	ODN-3-L-T5W-84LC-5-4K-UNV-AML(VA110S1)-XX-C5-H5 W/RNST-4R-11-16'-9BC-343-S1-XX W/ DCB-10-4RS-XX	12417LM LED 4000K	136	UNV	14' ALUMINUM POLE + CONCRETE POLE BASE	SEE DETAIL A/E000
PL1B	6	SINGLE HEADED 16'-0" POLE LIGHT (TYPE 3)	VISIONAIRE	ODN-3-L-T3-84LC-5-4K-UNV-AML(VA110S1)-XX-C5-H5 W/RNST-4R-11-16'-9BC-343-S1-XX W/ DCB-10-4RS-XX	12417LM LED 4000K	136	UNV	14' ALUMINUM POLE + CONCRETE POLE BASE	SEE DETAIL A/E000
PL1C	2	SINGLE HEADED 16'-0" POLE LIGHT (TYPE 2)	VISIONAIRE	ODN-3-L-T2-84LC-5-4K-UNV-AML(VA110S1)-XX-C5-H5 W/RNST-4R-11-16'-9BC-343-S1-XX W/ DCB-10-4RS-XX	12417LM LED 4000K	136	UNV	14' ALUMINUM POLE + CONCRETE POLE BASE	SEE DETAIL A/E000
B1	21	BALLARD	VISIONAIRE	VBL-1-4-T3-48LC-S-3-5K-UNV-AB-XX	4896LM LED 4000K	58	UNV	CONCRETE BASE	SEE DETAIL B/E000

NOTES:
1. OWNER / ARCHITECT TO DETERMINE FINISH OF FIXTURES
2. ALTERNATE MANUFACTURES ACCEPTABLE IF PRE-APPROVED BY ENGINEER BEFORE BID DATE. SEE GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL DETAILS.



B BOLLARD LIGHT DETAIL (B1)
SCALE: NONE



A POLE LIGHT DETAIL (PL1A, PL1B, PL1C)
SCALE: NONE

ELECTRICAL ANNOTATION SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
RACEWAY AND CONDUCTORS	
	ONE CIRCUIT, 2#12 THWN (CU), 1#12 THWN (CU) GND
	TWO CIRCUITS (SHARED NEUTRAL), 3#12 THWN (CU), 1#12 THWN (CU) GND
	THREE CIRCUITS (SHARED NEUTRAL), 4#12 THWN (CU), 1#12 THWN (CU) GND
#10	THREE CIRCUITS (SHARED NEUTRAL), 4#10 THWN (CU), 1#10 THWN (CU) GND
	ONE CIRCUIT, 2#12 THWN (CU), 1#12 THWN (CU) GROUND, 1#12 THWN (CU) ISO GND
	TWO CIRCUITS (DEDICATE NEUTRALS), 4#12 THWN (CU), 1#12 THWN (CU) GND
	THREE CIRCUITS (DEDICATE NEUTRALS), 6#12 THWN (CU), 1#12 THWN (CU) GND
J	ELECTRICAL JUNCTION BOX (SIZE PER NFPA 70)
	RACEWAY AND/OR CONDUCTORS CONCEALED BELOW FLOOR OR BELOW FINISHED GRADE
	FLEXIBLE CONDUIT, STEEL OR SEALTIGHT
ABBREVIATIONS	
F.B.O.	FURNISHED BY OTHERS
F.&I.B.O.	FURNISHED & INSTALLED BY OTHERS
F.V.M.H.	FIELD VERIFY MOUNTING HEIGHT
A/R	AS REQUIRED
N/A	NOT APPLICABLE OR NOT AVAILABLE
W	MOUNT 48" FROM THE FINISHED FLOOR TO THE CENTER OF DEVICE
C	MOUNT COUNTER HEIGHT (FIELD VERIFY MOUNTING HEIGHT)
CD	CONSTRUCTION DOCUMENT(S)
CU	COPPER
AL	ALUMINUM
WP	WEATHERPROOF
NL	NIGHTLIGHT
E	EMERGENCY
ISO	ISOLATED
GND	GROUND
UNO	UNLESS NOTED OTHERWISE

ELECTRICAL LIGHTING SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
LUMINAIRES (SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL DETAILS)	
	LUMINAIRES (APPROXIMATE SHAPE AND SIZED FOR CLARITY)
	STRIP, NEON AND FIBER OPTIC LUMINAIRES
	EXIT SIGN (NUMBER OF FACES (SHADED) AND ARROW(S) AS SHOWN
	EMERGENCY LIGHT WITH BATTERY PACK
LUMINAIRE MOUNTING	
	RECESSED LUMINAIRES
	SUSPENDED LUMINAIRES
	WALL MOUNTED LUMINAIRES
	POLE TOP MOUNTED LUMINAIRES (ROUND OR SQUARE POLE)
S S S S	POLE WITH ARM MOUNTED LUMINAIRES (ROUND OR SQUARE POLE)
	GROUND OR FLOOR MOUNTED LUMINAIRES
	TRACK MOUNTED (LENGTH DRAWN TO SCALE, LUMINAIRE TYPES AND QUANTITIES AS SHOWN)
LUMINAIRE OPTIC ORIENTATION	
	HORIZONTAL ZERO LINE
	PRIMARY LUMINAIRE ORIENTATION
	DIRECTIONAL AIMING LINE (FROM PHOTOMETRIC CENTER TO TARGET)
LUMINAIRE ANNOTATION	
	LUMINAIRES THAT PROVIDE EMERGENCY ILLUMINATION
EM EM	LUMINAIRES THAT PROVIDE EMERGENCY ILLUMINATION
NL NL	LUMINAIRES THAT PROVIDE NIGHT LIGHT ILLUMINATION
+48"	MOUNTING HEIGHT
A ##	LUMINAIRE TAG (# INDICATES THE NUMBER OF LUMINAIRES IN THE AREA, ESTIMATE ONLY)
a b	LOWER CASE SUBSCRIPT INDICATES SWITCH IDENTIFICATION
H1-1 1-1	UPPER CASE SUBSCRIPT INDICATES CIRCUIT IDENTIFICATION

ELECTRICAL DEVICE SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
SWITCHES	
$	SINGLE POLE SWITCH
$2	TWO POLE SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
$D	DIMMER SWITCH (PROVIDE DIMMER COMPATIBLE WITH LIGHT(S) BEING CONTROLLED)
$3D	DIMMER THREE WAY SWITCH (PROVIDE DIMMER COMPATIBLE WITH LIGHT(S) BEING CONTROLLED)
$M	MASTER OVERRIDE SWITCH
$TM	ELECTRIC TIMER SWITCH
$P	SWITCH WITH RED PILOT LIGHT IN HANDLE
$MS	MANUAL MOTOR STARTER WITH HEATER ELEMENTS
$OS	WALL MOUNTED OCCUPANCY SENSOR SWITCH (DUAL TECHNOLOGY)
OS	CEILING MOUNTED OCCUPANCY SENSOR (DUAL TECHNOLOGY)
PP	POWER PACK FOR OCCUPANCY SENSOR MOUNTED IN ACCESSIBLE CEILING
DL	DAYLIGHT SENSOR
PC	PHOTOCELL SENSOR
POWER RECEPTACLES & DEVICES	
	SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
C	RECEPTACLE MOUNTED ABOVE COUNTER (COORDINATE WITH ARCHITECTURAL DRAWINGS)
	HALF SWITCH RECEPTACLE (LABEL ON FACE PLATE FOR EACH OUTLET)
	DOUBLE DUPLEX RECEPTACLE
EWC	ELECTRIC WATER COOLER GFCI RECEPTACLE (COORDINATE WITH PLUMBING CONTRACTOR)
GFCI	GROUND FAULT CURRENT INTERRUPTER DUPLEX RECEPTACLE.
WP GFCI	GROUND FAULT CURRENT INTERRUPTER DUPLEX RECEPTACLE IN WEATHER PROOF ENCLOSURE
IG	ISOLATED GROUND DUPLEX RECEPTACLE
	SPECIAL PURPOSE OUTLET (TYPE SPECIFIED IN CD)
	SPECIAL PURPOSE OUTLET (TYPE SPECIFIED IN CD)
	POWER RECEPTACLE LOCATED IN FLOOR (TYPE SPECIFIED IN CD)
	POWER RECEPTACLE LOCATED IN CEILING
	WALL FURNITURE CONNECTION (USE SEALTIGHT FROM WALL TO FURNITURE)
	FLOOR FURNITURE CONNECTION (USE SEALTIGHT TO FURNITURE, TYPE SPECIFIED IN CD)
	CEILING FURNITURE CONNECTION (POLE PROVIDED BY FURNITURE VENDOR UNO)
TELECOMMUNICATION DEVICES	
	VOICE OUTLET (# INDICATES THE NUMBER OF CAT6 CABLES)
	DATA OUTLET (# INDICATES THE NUMBER OF CAT6 CABLES)
	VOICE & DATA OUTLET (#/# INDICATES THE NUMBER OF CAT6 CABLES FOR VOICE / DATA)
	COAX OUTLET (# INDICATES THE NUMBER OF RG6 CABLES)
	SPECIAL OUTLET (TYPE SPECIFIED IN CONSTRUCTION DOCUMENTS)
	TELECOMMUNICATION OUTLET LOCATED IN FLOOR
	TELECOMMUNICATION OUTLET LOCATED IN CEILING
	WALL FURNITURE CONNECTION (USE SEALTIGHT FROM WALL TO FURNITURE)
	FLOOR FURNITURE CONNECTION (USE SEALTIGHT TO FURNITURE, TYPE SPECIFIED IN CD)
	CEILING FURNITURE CONNECTION (POLE PROVIDED BY FURNITURE VENDOR UNO)

ELECTRICAL MOTOR AND EQUIPMENT HOOK-UP SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
MOTOR AND EQUIPMENT HOOK-UP	
	ELECTRIC MOTOR HOOK-UP (FURNISHED AND INSTALLED BY OTHERS UNLESS NOTED OTHERWISE)
J	ELECTRIC EQUIPMENT HOOK-UP (JUNCTION BOX WITH FLEXIBLE CONDUIT, STEEL OR SEALTIGHT)
XXAF S J	DISCONNECT SWITCH (NON-FUSIBLE) (AF = FRAME SIZE)
XXX XXX F J	DISCONNECT SWITCH (FUSIBLE) (AF = FRAME SIZE, AT = TRIP SETTING)
XXAF XXAT CB J	DISCONNECT SWITCH (CIRCUIT BREAKER) (AF = FRAME SIZE, AT = TRIP SETTING)
STYLE SIZE	MAGNETIC STARTER (STYLE = FVNR, FVR, AFD, ETC)
XXAF XXAT STYLE SIZE J	COMBINATION STARTER
STYLE SIZE C	CONTACTOR - SELF-ENCLOSED

ELECTRICAL FIRE ALARM SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
PANELS	
FACP	FIRE ALARM CONTROL PANEL
FARD	FIRE ALARM REMOTE DISPLAY
FART	FIRE ALARM REMOTE TERMINAL
NAC	FIRE ALARM NOTIFICATION POWER SUPPLY
AMP	FIRE ALARM AMPLIFIER POWER SUPPLY
ADDRESSABLE MODULES	
F	FIRE ALARM MANUAL PULL STATION
MM	FIRE ALARM MONITOR MODULE
RM	FIRE ALARM RELAY MODULE
CPM	FIRE ALARM CONTROL POINT MODULE
CZM	FIRE ALARM CONVENTIONAL ZONE MODULE
LIM	FIRE ALARM LINE ISOLATION MODULE
	FIRE ALARM SMOKE DETECTOR
	FIRE ALARM HEAT DETECTOR
	FIRE ALARM DUCT DETECTOR
NOTIFICATION DEVICES	
B	FIRE ALARM BELL
	FIRE ALARM HORN
	FIRE ALARM STROBE
	FIRE ALARM HORN STROBE
FIRE SPRINKLER DEVICES (F.&I.B.O.)	
FS	FIRE SPRINKLER FLOW SWITCH
TS	FIRE SPRINKLER TAMPER SWITCH
PS	FIRE SPRINKLER PRESSURE SWITCH

ELECTRICAL DRAWING SCHEDULE

PAGE NUMBER	DESCRIPTION
E000	ELECTRICAL GENERAL NOTES AND SYMBOL SCHEDULE
E101	ELECTRICAL SITE PLAN
E101A	ELECTRICAL PHOTOMETRIC SITE PLAN

NOTES:
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Professional Engineer
Expiration Date: 03.31.2015
Joseph W. Taft
License No. 6563034-2202
Date Stamped: 08.31.2015
State of Utah

TAFT ENGINEERING

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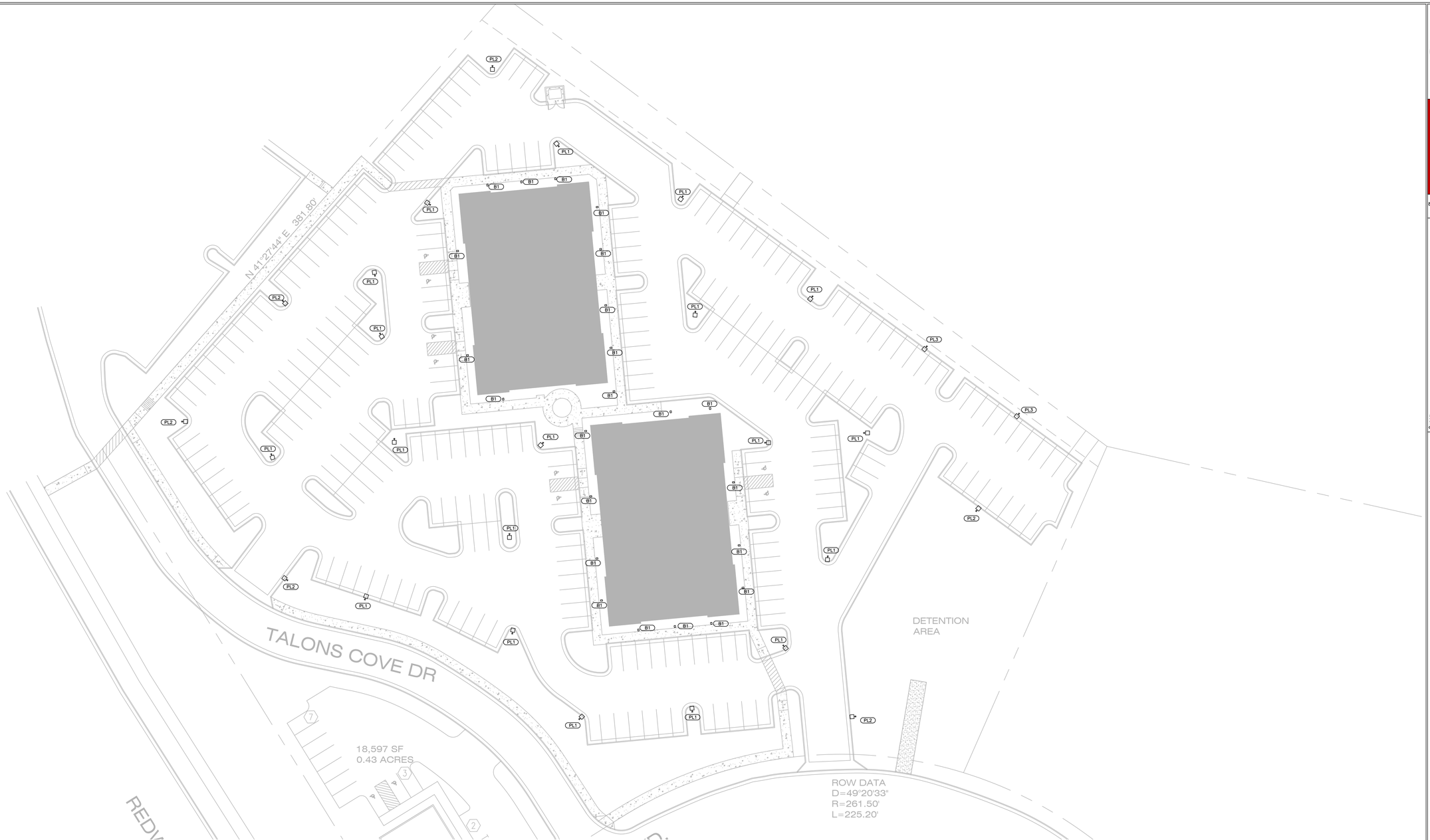
Sandy, Utah 84070
(801) 971-3724

Owner: WARDLEY COMPANIES PETER STAKS
Architect: SAMUEL J. BRADY ARCHITECTS SAM BRADY (801) 595-1757 NICK BRADY
General Contractor:

FAIRWAY OFFICE PARK
FAIRWAY BLVD. TALONS COVE DR.

ELECTRICAL GENERAL NOTES AND SYMBOL SCHEDULE

Project Number: 01-0031-2015
Status: REVIEW SET
Date: 08-31-2015
Sheet Number: E000



1 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

Professional Engineer
Expiration Date: 03.31.2015
Joseph W. Taft
License No.
6563034-2202
Date Stamped:
08.31.2015
State of Utah

TAFT
ENGINEERING

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Sandy, Utah 84070
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PETER STAKS

Architect: SAMUEL J. BRADY ARCHITECTS
SAM BRADY (801) 595-1757
NICK BRADY

General Contractor:

FAIRWAY OFFICE PARK
FAIRWAY BLVD. TALONS COVE DR.

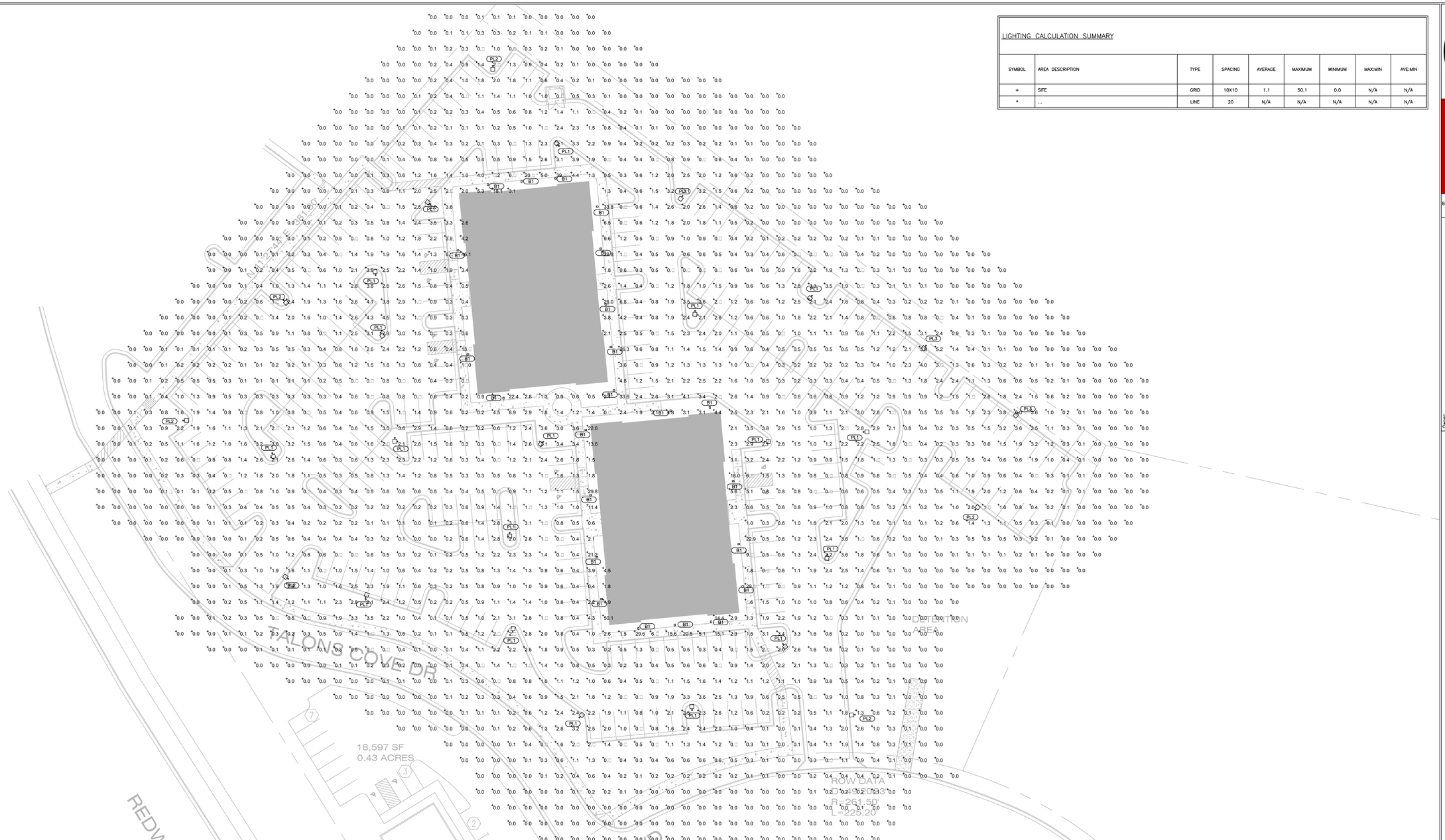
ELECTRICAL SITE PLAN

Project Number: 01-0031-2015

Status: REVIEW SET

Date: 08-31-2015

Sheet Number: E101



LIGHTING CALCULATION SUMMARY

SYMBOL	AREA DESCRIPTION	TYPE	SPACING	AVERAGE	MAXIMUM	MINIMUM	MAX:MIN	AVE:MIN
+	SITE	GRID	10X10	1.1	50.1	0.0	N/A	N/A
*	...	LINE	20	N/A	N/A	N/A	N/A	N/A

Professional Engineer
Expiration Date: 03.31.2015
Joseph W. Taft
License No. 6563034-2202
Date Stamped: 08.31.2015
State of Utah

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Owner: WARDLEY COMPANIES
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NICK BRADY

General Contractor:

FAIRWAY OFFICE PARK
FAIRWAY BLVD. TALONS COVE DR.

ELECTRICAL PHOTOMETRIC SITE PLAN

Project Number: 01-0031-2015

Status: REVIEW SET

Date: 08-31-2015

Sheet Number: E101A

1 ELECTRICAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0"

Kirk Wilkins thought that was a safety concern.
Troy Cunningham asked if there were kids bused there where would the drop off be.
Frank Pulley said they haven't specified if they would bus kids or not. They could not speak to what the education side would be. They do not know that kids would be bused there. There is need for more classrooms in Saratoga. Westlake currently has an 18 room satellite.
Kirk Wilkins asked if they had the ability as a city to add a condition for some separation from the bus area and where children would be allowed to go.
Kevin Thurman commented that the general rule is that school districts have to comply with ordinances and there are some exceptions that we can't regulate unless it's for health and safety. First we need to see if our Code requires it and then is there an exception to educational facilities.
David Funk clarified that if safety is an issue then we can require it.
Kevin Thurman said we can impose our regulations that are already in place if it pertains to health and safety. The exception is for educational facilities, we can't impose those regulations unless it pertains to health and safety.
Sandra Steele is concerned if there was any way we can keep children in and not have them go out the back door. Curious kids could go to the buses.
Frank Pulley said they have kids around buses everyday all day long. Bus drivers go through special training to watch out for students. Students are used to being around buses and bus drivers are used to being around students.
Sandra Steele said if there is no body around then kids could be curious and in and around them. She has concerns that if the children aren't going to be high school students and if there is a possibility that if there are challenged students that they could go and get in them and they couldn't be found.
Sarah Carroll noted that there are people assigned to be outside with buses when children are being picked up and dropped off.
Frank Pulley said they follow those same guidelines.
Sandra Steele is concerned that a child would just wander there out of curiosity; for example when they go to the bathrooms. What provisions do they have to make sure a child doesn't wander off with doors not being manned?
Frank Pulley noted they have the same issue with any school now where a child could go out to the bathroom and wander out the door. He noted they have the feedback to pass on the concerns and that they make sure that even in the day time hours that the buses are secured.
Kirk Wilkins noted that as a Commission they have shared with them the concern for safety and hopefully they can do something with policy to help protect the children.
Frank Pulley commented that they would take precautionary measures. He will pass the comments on to the transportation department and they can also train the staff.

Motion made by Hayden Williamson that Based upon the evidence and explanations received today, I move that the Planning Commission approve the site plan amendment for the West Saratoga Transportation Hub, located at 337 North Thunder Boulevard, subject to the findings and conditions listed in the report. Seconded by David Funk.

Sandra Steele asked do we want to put that **the sidewalk is to be installed between the gate and Thunder Blvd.**
The change was **accepted.**

Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Troy Cunningham, Brandon MacKay. Nay: Ken Kilgore. Motion passed 6 - 1.

6. Public Hearing: Site Plan for The Fairways Office Park, located at approximately 2246 South Talons Cove Drive, Peter Staks, applicant.

Kara Knighton presented the plan. The Site Plan proposal is for two 30,000 sq. ft. commercial office buildings in the RC zone on a 4.84 acre parcel. The proposal consists of 50,000 sq. ft. of Professional Office space and 10,000 sq. ft. of Medical/Health Care office space. "Office, Professional" and "Office, Medical and

Health Care" are permitted uses in the Regional Commercial zone. Most everything would be done in phase one. They proposed two monument signs. Staff recommends a positive recommendation. Additional conditions are that 1. All other code requirements shall be met and 2. An ADA accessible route shall be provided.

Peter Staks was present to answer questions and commented that about two years ago they tried to do this residentially and that was not approved so they tried to redesign to these two buildings and have tried to plan to the zoning and be sensitive to the buildings surrounding it. They have worked with staff quite a bit to have a plan to meet all requirements.

Public Hearing Open by Chairman Kirk Wilkins

Neil Infanger commented on the big mess that has happened recently on Redwood Road. We need to get Redwood Road fixed before we add more cars driving down to that distance.

Kirk Wilkins asked that staff comment on Redwood Road plans.

Kimber Gabryszak said they have a lot of converging issues with Redwood Road. There has been push to stop development by some residents or a push to require developers to contribute to their portion of the Redwood Road. As we saw earlier today we had a development come in and contribute to roads but that was for a City street and a road that we can improve and take care of. In this case it is a State road. The City has been working with UDOT for many years towards widening it. They have done some previous phases. Every few years there is a funding review process. We started working with them in 2012 towards this widening. They granted funding to widen Redwood Road down to Stillwater, but the approval doesn't mean they get the money right away. Even though it looks like the City is just looking at it now the City started the process several years ago. There are state laws on putting moratorium on development. And we don't have the ability to just stop it. We can't take their funds or have them build the road but we can prepare for it so there is extra frontage they are preparing to use. They met with UDOT recently for other alternatives. They can't justify taking funding from other projects like widening I-15 for this project. We are trying to get them to sign off on narrowing lanes so we can stripe more lanes. Speeds would come down but it would open more capacity. Because of other studies right now they are not looking at us right now till 2018.

Kevin Thurman said there are other things they are looking at like a light. We have existing conduits where they could control a light remotely to control timing a little more. They recognize there is a need here. There is a limit on the temporary moratorium for 6 months and it needs compelling reasons. There are other things we could look at like working with the school districts. These are issues for the council to discuss.

Kirk Wilkins said he mentioned the construction of a road to Pioneer Crossing.

Kevin Thurman said north of Legacy Farms Riverside Drive would go from 400 South to Pioneer Crossing. It is nearing completion.

Russel Jones thought it would be nice to see a broader picture to see where this fits into the surrounding buildings. (Staff pulled up the area on Google maps.) His concern is the elevation. If City Council approves this does that open up the rest of that to similar development if this is improved. Building those types of offices along the golf course invades into the residential neighborhoods.

Pam Infanger didn't completely understand the comment that as a City we cannot say no more developing when we don't have infrastructure in place. She feels we can do a moratorium until they get a better road in place.

Scott Monson was concerned with the size of this project in such a small area; it's a lot of traffic in light of other projects going on around it. The height of the building comes in and obstructs some nice views. This large building looks like it belongs in a downtown area.

Sean Jones had issues with this project. He doesn't feel like it was properly noticed. He lives well within 300 ft. and didn't see notification, it may have been lost in the mail, he would like to see that get properly reviewed. He doesn't think the height is consistent with the architectural site plan that indicates it is 50 feet in height. It seems disproportionate to the surrounding area. It is 300 ft. in length obstructing views and devaluing the area. There are already 5 commercial zones north of this project and 4 commercial areas south of this area. He is aware of the Land Use Map and this is indicated as

Mixed Use, not Regional Commercial. He thinks the architecture leaves a lot to be desired. Traffic is an issue. He thinks this is the wrong time to bring in a massive project.

Kristen Hood noted this has been zoned Regional Commercial where he wanted to put more town homes and 100 people were crammed in the room screaming that they didn't want townhomes but wanted more businesses. Now he brings business and people aren't happy. You are allowed to build on your property as long as it's zoned correctly. She doesn't think the 3 story building fits the area, two stories she is fine with. She thinks it needs to match urban design. That being said, she is not concerned with the traffic, with this kind of business people are going to be going the opposite direction of traffic leaving the city. Her concern is only that it fits the area, he should be able to build his building but it should be a positive addition. We've talked about making it a more walkable community. We are not going to make everyone happy but we want to make the city a positive place. There are no other 3 stories besides the condos north and she is concerned where there is no firetruck with a ladder. We need to make sure that it's safe for the public and that it fits with the public.

Cindy Tittlefitz wondered if Fairway was actually owned by the SSOA and if it is, how does that work with the entrance to those buildings. She tried to see where the entrances and exits were. There was also talk about putting gates at all the entrances of SSOA and how that would work as well.

Public Hearing Closed by Chairman Kirk Wilkins

Sarah Carroll replied to public comment. She noted the property has been zoned Regional Commercial since the year 2000, when the Saratoga Springs Development Master Development Agreement was put in place. The applicant asked for multi-family years ago, that was denied because of the public opposition. One goal was to retain commercial in the south part of the City. On the City's Master Plan it is in place, those were last updated in 2012. We do plan to update it again the near future. The zone allows for 50 ft. this building is shorter. There is a grade change between Redwood Road and the floor level of this building. It is several feet below Redwood Road level. The feedback from Urban Design was related to style and consistency with surrounding architecture. She reviewed that the item, according to law, was noticed in the paper, on the City website, and the State Public Notice site as well as mailed out. We can review the mailing list. Fairway is owned by SSOA, if there are gates added they will most likely be behind this entrance. As for the viability of the development, when they review applications they don't review viability but they look at the needs of the City and take those needs into consideration. The truck with the ladder is at the north Fire Station.

Kimber Gabryszak responded to issuing a moratorium. If there is a way for them to meet safety requirements and offset impacts then the City needs to accept the application. The City can issue a one time, 6 month period moratorium but it's very limited. Unless the city can solve the problem in that time it's not something the city is willing to do so we have been working with UDOT to come up with solutions.

Kevin Thurman responded that it's true the actual Temporary Land Use Regulation (not called a moratorium) is 6 months. Cities have broad zone power but it's limited and difficult to do. If they can work with UDOT and find solutions to the problem that makes more sense than taking drastic approaches. We do have a Transportation Master Plan to alleviate a lot of this traffic. Foothill Blvd. will help on the west side of the city.

Kimber Gabryszak looked up the noticing mailing list and Sean Jones was mailed a notice.

Sarah Carroll noted on the map what areas were zoned for the commercial and other zones.

Peter Staks commented on the height of the buildings. The height of the floor of the building was about a whole floor below Redwood Road. They took it into consideration, even to the residents across the way. The townhomes there are actually three levels on the down slope side. They really tried to work with the site on the height issue. When Saratoga Springs Development was started the concept was to possibly gate the whole thing. When the church was built the issue came up and if there was a public access use they would need a place to drive in and turn out and put a gate behind that.

Sandra Steele asked if we had a traffic study for this and if there were any improvements like acceleration lanes required by the study.

Janelle Wright said they have worked closely with the developer to meet the requirements the traffic study brought up.

Sarah Carroll said there are acceleration and deceleration lanes already in this area.

Sandra Steele asked if we knew the exact height of the buildings. She complemented that he had landscaping in the first north access. She asked if we are approving both phases tonight, or will we see the second phase again or will staff handle that. She noted that all electrical and mechanical equipment needed to be enclosed and any access to the roof shall be from the inside of the building and roof drains should be on the interior of the building. All conduit and piping shall be located in interior of the building. She asked if they are doing all the parking and landscaping and improvements to start with, the only thing they are not putting in is the second building.

Peter Staks replied that was correct, they need the circulation around the first building.

Sandra Steele noted that she was one of the ones that didn't want to change from Regional Commercial. He has agreed to keep the Regional Commercial and it says he can go to 50' but there is a grade change. She is asking how they will screen roof top equipment.

Peter Staks replied that they weren't planning on roof top equipment.

Sarah Carroll found the elevations that showed 42 ft. in height.

Sandra Steele noted that this is bigger than regular homes but a town home could be as high. All we can do is mitigate by having no roof top equipment. She would feel better with a two story building but it's not within our purview to say he can't have three stories. She asked if he would agree to a condition that said no roof top equipment.

Peter Staks believes he could comply with that because the architect said they would not have any and any other equipment would be enclosed.

Kevin Thurman reminded that we could not place conditions against code, but it sounded like it's not an issue.

Sandra Steele said it would be helpful to public safety if they would put a street address on their sign. She would like to see the plan come back corrected so they could see buffering and change all the *can* complies to *do* comply.

Brandon MacKay did not have any additional comments

Hayden Williamson echoes the comments about the conditions that can comply. He asked when they planned on breaking ground.

Peter Staks replied when they get through the process.

Hayden Williamson agrees that this is going to have less of an impact traffic-wise, but he would like to see a traffic study.

Peter Staks noted there was a traffic study.

Sarah Carroll commented that if there were concerns they would have been included in the report, and she would forward the study.

Troy Cunningham had no additional comments

Ken Kilgore asked about a recommendation on the eastern most berm that is higher than the residential property near there, that a security fence be built. He wondered what impact that would have with sight lines and such.

Sarah Carroll said there was a retaining wall, the height varies as the land changes so there would need to be a guard rail for safety measure. And they recommend that screening or fence be added.

Ken Kilgore commented that he still feels the traffic will be a problem, even with the traffic study done and the deceleration lanes already there and because of the traffic not being mitigated till 2018 he doesn't feel this would help. That is his objection at this point.

David Funk calculated that the lowest part of the two buildings would be 16 ft. below Redwood Road. That would drop it to about only 35 feet above Redwood Road.

Kirk Wilkins commented that turning north on Redwood Road from Fairway west is dangerous, there is not lane to turn to. The next intersection north has had a lot of accidents for the same reason. Is there anything we can do as a city to accommodate that?

Janelle Wright commented that there is a sight distance that is an issue and they will need to follow up with the City Engineer on that.

Kirk Wilkins asked if the city could look at that it would be appreciated. He made sure the two items staff had asked they address had been sufficiently covered.

Sarah Carroll asked if they could address the buffering on the eastern corner of the parking lot. Staff recommends putting a screen wall on top of the retaining wall. There are some contradictions in the code

DRAFT

so they would like clear direction. The Planning Commission could also recommend size and style. It would help separate residential activities from Commercial activities, like headlights shining in windows.

Ken Kilgore doesn't like the idea of a big fence on top of a berm, but for safety and security reasons it sounds like it is needed and he would suggest a wall that looks consistent with other fencing in the area, which includes masonry and wrought iron.

Troy Cunningham would be in favor of something that matches the community as well.

Hayden Williamson feels that it is appropriate to have something.

Peter Staks commented that they had the same thing come up with the clubhouse and parking next to the residential area. They asked that there be a 4 foot high screen so headlights wouldn't impact houses. It's a good solution to a grade issue.

Hayden Williamson thinks a 6 foot fence would be an eyesore but likes the idea for screening for the headlamps with something appropriate.

David Funk commented that he thinks it's necessary and he was going to ask for input from the applicant as to what it should be, leave that up to the applicant.

Brandon MacKay thinks it will finish off the project and make it look put-together, he would like to see something ascetically pleasing.

Sandra Steele clarified that the solid screening would only be at the end of the parking lot to the south east, not only to separate but to screen.

Sarah Carroll said in some locations it requires only fencing and others only landscaping, and some a combination. Because of the ambiguity they are leaving it up to discussion.

Sandra Steele would suggest a 3 foot screening to prevent car lights from going into the adjacent residential property; but wants to be clear that some kind of railing or fence be along the retaining wall to the east long wall to protect people in the dark from going off the drop off.

Peter Stak mentioned they could do a wrought iron guard rail.

Sandra Steele wants to make him aware that lights within 200 feet are to be within 16 ft. tall.

Kirk Wilkins asked what the elevation change was between the parking to the other area.

Peter Stak replied it's about 4 feet higher. The parking lot is higher than the undeveloped area.

Kirk Wilkins thinks 3 feet could be dangerous with the elevation change, he would like something taller. We used the words opaque before so light doesn't go through it. He asked if we could do anything as a city, as a condition, to address the traffic turning onto Redwood Road.

Sarah Carroll replied that the traffic study didn't warrant a condition.

Motion made by Sandra Steele to continue the Site Plan to another meeting on Dec. 10 with direction to the applicant and staff on information and /or changes needed to render a decision as follows – and I think we would feel better if we could see a traffic report. I would like to see as many of the 21 conditions be addressed so that we are not saying can comply but can say complies. Seconded by Troy Cunningham. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

A five minute break was taken at this time.

Brandon MacKay was excused.

8. Public Hearing: Multiple Preliminary Subdivision Plats for Legacy Farms Village Plan 2, located at approximately 400 South Redwood Road, D.R. Horton, Inc., applicant.

Kara Knighton presented. The applicants are requesting approval of preliminary and final plats for the next five subdivision phases of the Legacy Farms project. There was an error on Condition 3 that should read 96 ft. cul-de-sac Diameter, not radius. These five plats cover Village Plan 2, and contain a total of 199 single family and multi-family units along with ~41 Equivalent Residential Units (ERUs) applied to a school site and church site. Until this area is removed by FEMA from the NFIP maps through the LOMR process, the applicants must comply will all provisions of the NFIP program and Chapter 18.02 of the City Code. Kara Knighton reviewed the conditions in the staff report.

Krisel Travis had a presentation and noted that this consists of 5 plats, 2A has 11 residential lots and one lot for a church. Lot 2B would contain a school lot as well as 9 residential lots. Plat 2C is all residential and

MEMO

TO: Peter Staks
FROM: Kordel Braley, PE, PTOE, Austin Feula, EIT
DATE: September 15, 2015
SUBJECT: Saratoga Springs – Fairway Office Park Traffic Impact Study

On behalf of Wardley Development Saratoga, RSG has conducted an analysis of traffic operations proximate to the proposed Fairway Office Park project in Saratoga Springs, Utah. The proposed project would be located north of Fairway Boulevard and east of SR-68. This traffic impact study (TIS) is suitable for submission to Saratoga Springs and follows general UDOT TIS guidelines.

1.0 SUMMARY OF KEY FINDINGS

We offer the following summary of key findings based on the analysis presented in this memorandum:

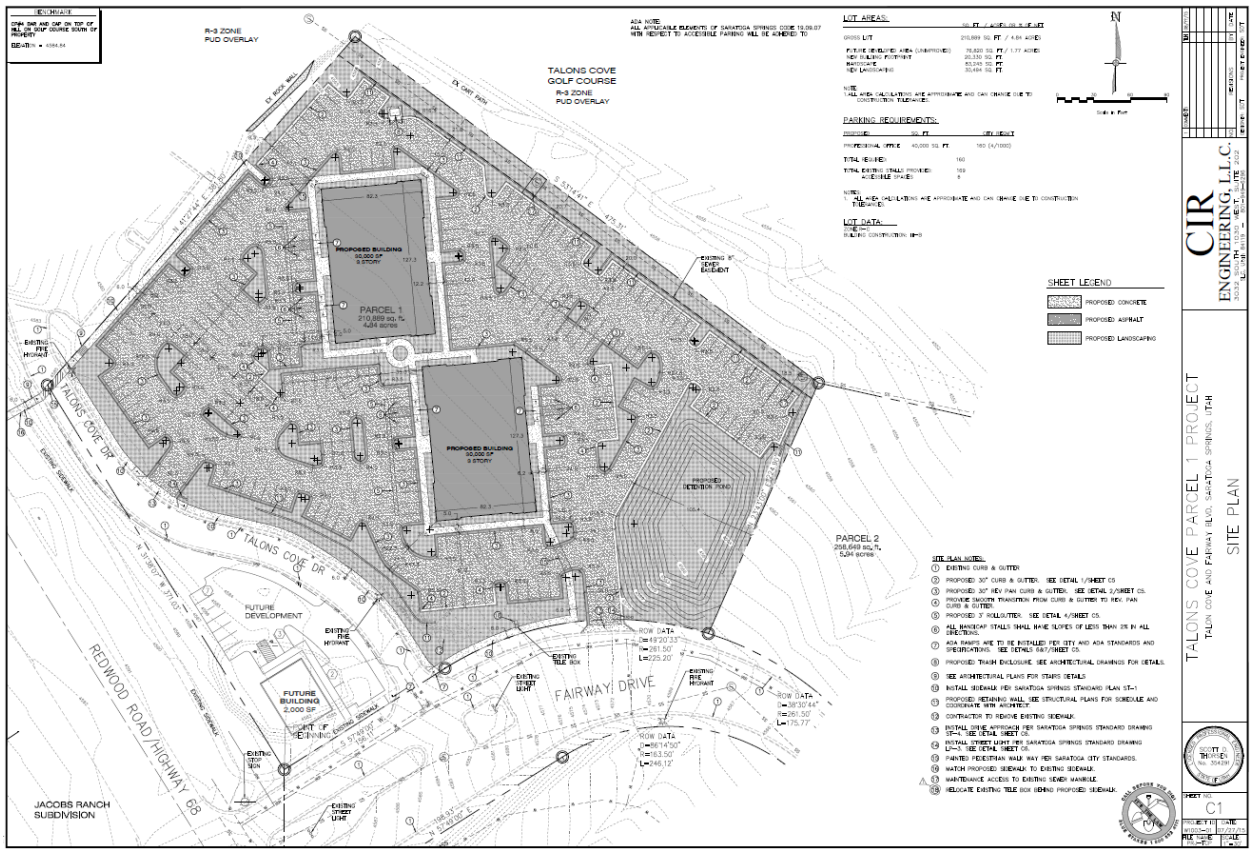
- This study evaluates the traffic impacts associated with the proposed Fairway Office Park project located north of Fairway Boulevard and east of SR-68 in Saratoga Springs, Utah. The project will be composed of 60,000 square feet of office space and 2,000 square feet of future commercial space. Anticipated trip generation is approximately 96 AM peak hour trips and 97 PM peak hour trips.
- Primary access is proposed to Fairway Office Park via Fairway Boulevard. Secondary access is available via Talons Cove Drive.
- All study intersections are anticipated to operate at acceptable levels of service with the exception of the SR-68/Fairway Boulevard intersection, which currently operates at LOS F during the AM peak hour on the eastbound approach and is anticipated to continue operating at LOS F in the Build condition.
- None of the existing peak hour queuing exceeds current storage with the exception of the eastbound left-turn movement at the SR-68/Fairway Boulevard intersection during the AM peak hour.
- With or without the addition of site generated traffic, the SR-68/Fairway Boulevard intersections appears to meet the Utah MUTCD peak hour signal warrant during the AM peak hour. It is recommended that UDOT investigate the installation of a signal at this intersection.
- Based on the analysis presented above, we project construction of the Fairway Office Park, will not cause unreasonable congestion or unsafe conditions on the local roadway network and will not adversely impact the public investment in roadway infrastructure in the adjacent area.

2.0 PROJECT DESCRIPTION

This study evaluates the traffic impacts associated with the proposed commercial project located north of Fairway Boulevard and east of SR-68 in Saratoga Springs, Utah. The proposed project includes approximately 60,000 square feet of office floor space and 2,000 square feet of future commercial space.

As shown in the site plan in Figure 1, the proposed project will have direct access to Fairway Drive, which is a full-movement intersection at SR-68. Secondary access will also be available to Fairway Boulevard via Talons Cove Drive. Additionally, the 2,000 square feet of future commercial space will access via Talons Cove Drive.

FIGURE 1: PRELIMINARY PROJECT SITE PLAN



This study relies upon design standards and analysis procedures documented in the 2010 Highway Capacity Manual,[1] Trip Generation,[2] A Policy on Geometric Design of Highways and Streets,[3] Utah

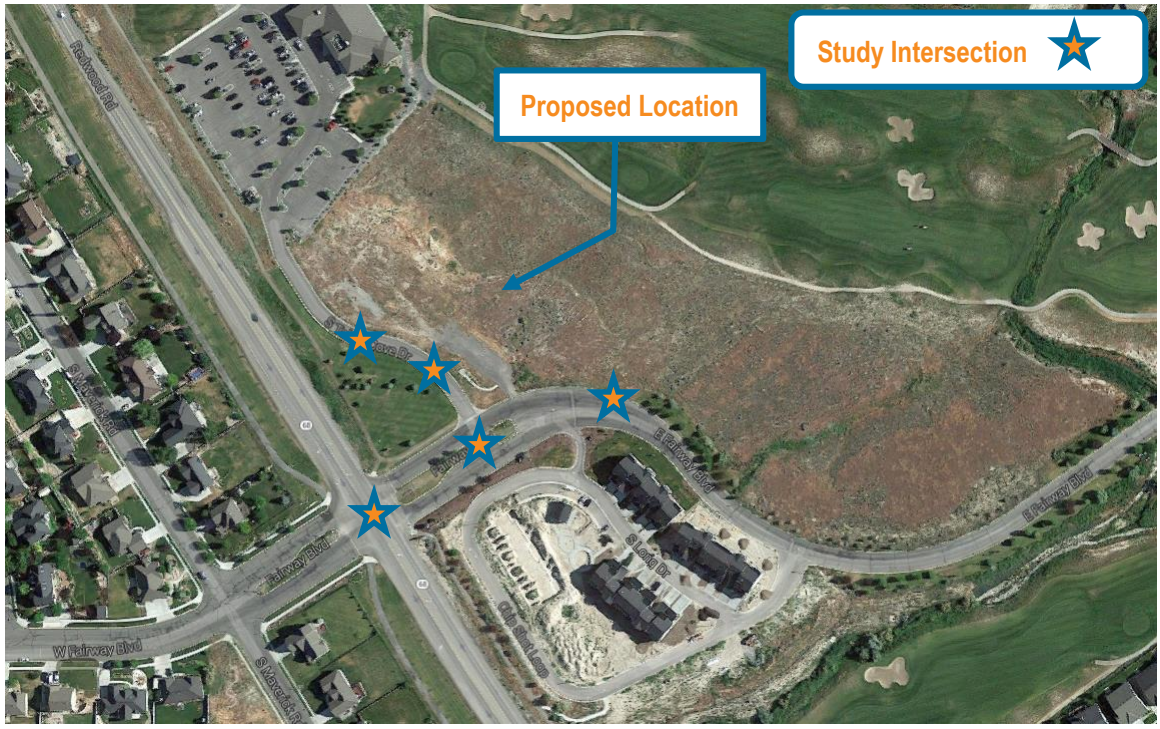
[1] Transportation Research Board, National Research Council, *Highway Capacity Manual* (Washington, DC: National Academy of Sciences, 2010).
[2] Institute of Transportation Engineers, *Trip Generation* 9th Edition (Washington, D.C.: Institute of Transportation Engineers, 2012).
[3] American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 6th Edition (Washington DC: AASHTO, 2011).

Manual on Uniform Traffic Control Devices (Utah MUTCD),[4] UDOT Administrative Rule R930-6,[5] and UDOT Traffic Impact Study Requirements which are the generally accepted traffic analysis references relied upon by traffic engineering professionals for projects of this type in Utah.

The scope of the traffic study was discussed with the development team and Saratoga Springs staff and includes (see Figure 2):

1. SR-68/Fairway Boulevard
2. Fairway Boulevard/Talons Cove Drive
3. Fairway Boulevard/Site Access #1
4. Talons Cove Drive/Site Access #2
5. Talons Cove Drive/Future Site Access

FIGURE 2: PROJECT LOCATION AND STUDY AREA INTERSECTIONS



3.0 LOCAL TRAFFIC

The section of Redwood Road (SR-68) proximate to the proposed site is a two-lane road with one through lane in each direction, a southbound left-turn pocket and right-turn pocket, and a northbound left-turn pocket. The posted speed limit on SR-68 is 45 MPH. As of 2013, UDOT recorded an annual average daily traffic volume (AADT) of 9,110 vehicles per day in this area[6]. The section of Fairway Boulevard proximate to the proposed site is a two-lane road Although there are

[4] American Traffic Safety Services Association (ATSSA), ITE, and AASHTO, *Manual on Uniform Traffic Control Devices*, 2009 Edition (Washington DC: FHWA, 2009).
[5] UDOT Administrative Rule R930-6 (August 2013).
[6] 2013 Traffic on Utah Highways (UDOT Program Development).

no striped turn pockets at the SR-68 and Talons Cove Drive intersections, there is adequate space for turning vehicles to exit mainline flow. There is no posted speed limit on Fairway Boulevard.

4.0 ANALYSIS OF TRAFFIC VOLUMES

This analysis examines design hour vehicle delays and queues at the following five intersections:

1. SR-68/Fairway Boulevard
2. Fairway Boulevard/Talons Cove Drive
3. Fairway Boulevard/Site Access #1
4. Talons Cove Drive/Site Access #2
5. Talons Cove Drive/Future Site Access

Vehicle delays and queues are examined first with baseline, **No Build** scenario, traffic volumes, which represent the anticipated design hour conditions in the target study years without the proposed development in place.

Once baseline conditions are established, anticipated traffic associated with the proposed development is added to the No Build scenario volumes to create **Build** scenario traffic volumes, which are in turn used to project intersection delays and levels of service with the proposed development in place.

A detailed description of the elements that contribute to the No Build and Build scenario traffic volumes is presented below.

4.2 | BACKGROUND TRAFFIC VOLUMES AND ADJUSTMENTS

RSG obtained AM and PM peak hour counts for the SR-68/Fairway Boulevard and Fairway Boulevard/Talons Cove Drive intersections on Thursday, September 3, 2015. These traffic volumes were seasonally adjusted to average peak hour volumes based on UDOT data from a nearby automatic traffic recorder (ATR). Detailed count data can be found in the Appendix.

4.3 | TRIP GENERATION

Trip generation refers to the number of new vehicle trips originating at or destined for a particular development. To estimate the number of new vehicle trips for the proposed Fairway Office Park, we examined trip generation rates presented in the Institute of Transportation Engineer's *Trip Generation Manual*.[7] Applying trip generation rates for ITE Land Use 710 (General Office Building) and ITE Land Use 820 (Shopping Center), we calculate the proposed site will generate approximately 96 new vehicle trips during the AM peak hour and approximately 97 new vehicle trips during the PM peak hour. The anticipated land use for the future 2,000 square foot commercial building is not yet known, so to remain conservative, RSG assumed it will have a retail land use.

Figure 3 presents the projected trip generation, broken out into entering and exiting traffic.

[7] Institute of Transportation Engineers, Trip Generation 9th Edition (Washington, D.C.: Institute of Transportation Engineers, 2012).

FIGURE 3: TRIP GENERATION SUMMARY FOR FAIRWAY OFFICE PARK

Land Use	Size	Units	Weekday AM			Weekday PM		
			Total	Enter	Exit	Total	Enter	Exit
General Office Building (Land Use: 710)	60,000	Square Feet	94	88%	12%	89	17%	83%
				82	11		15	74
Shopping Center (Land Use: 820)	2,000	Square Feet	2	62%	38%	7	48%	52%
				1	1		4	4
Total			**96**	**84**	**12**	**97**	**19**	**78**

Trips entering and exiting the site are distributed onto the roadway network assuming approximately 90 percent of all traffic is going to or from the north. This is based on a large majority of the population, within a reasonable commuting distance, living to the north of the site.

4.4 | SCENARIO VOLUME GRAPHICS

Figure 4 through Figure 7 present the No Build and Build scenario traffic volumes at the five study area intersections. No Build traffic volumes include the raw count volumes, adjusted to design hour conditions. Build scenario volumes represent the addition of project-generated traffic to the No Build traffic volumes.

With the addition of site-generated traffic, volumes entering and exiting the project site increase in the Build scenario and these trips are carried out through the neighboring intersections.

FIGURE 4: 2015 AM PEAK HOUR NO BUILD

FIGURE 5: 2015 AM PEAK HOUR BUILD

FIGURE 6: 2015 PM PEAK HOUR NO BUILD

FIGURE 7: 2015 PM PEAK HOUR BUILD

5.0 CONGESTION ANALYSIS

5.1 | LEVEL-OF-SERVICE DEFINITION

Level-of-service (LOS) is a qualitative measure describing the operating conditions as perceived by motorists driving in a traffic stream. LOS is calculated using the procedures outlined in the 2010 Highway Capacity Manual (HCM 2010). In addition to traffic volumes, key inputs include the number of lanes at each intersection, traffic control type (signalized or unsignalized), and the traffic signal timing plans.

The HCM 2010 defines six qualitative grades to describe the level of service at an intersection. LOS is based on the average control delay per vehicle. Figure 8 shows the various LOS grades and descriptions for signalized and unsignalized intersections.

FIGURE 8: LOS CRITERIA FOR UNSIGNALIZED INTERSECTIONS

LOS	CHARACTERISTICS	UNSIGNALIZED TOTAL DELAY (SEC)
A	Little or no delay	≤ 10.0
B	Short delays	10.1-15.0
C	Average delays	15.1-25.0
D	Long delays	25.1-35.0
E	Very long delays	35.1-50.0
F	Extreme delays	> 50.0

The HCM LOS calculations are deterministic and do not account for the interaction between adjacent intersections. For this reason, RSG has also created a micro-simulation model for each scenario. As the model results are stochastic, RSG runs the analysis ten times and averages them together. An equivalent LOS is calculated from the micro-simulation model results based on the HCM LOS thresholds discussed in Figure 8.

This area is considered urbanized, and generally, LOS D or better is considered an acceptable level in urbanized areas.

5.2 | LEVEL-OF-SERVICE RESULTS

RSG assessed traffic congestion at the study intersections for each scenario using SimTraffic, a micro-simulation tool from Trafficware. Figure 9 present the LOS and 95th percentile queue lengths results during the weekday AM and PM peak hours.

All study intersections are anticipated to operate at acceptable levels of service with the exception of the SR-68/Fairway Boulevard intersection, which currently operates at LOS F during the AM peak hour on the eastbound approach and is anticipated to continue operating at LOS F in the Build condition.

In addition to the congestion analysis, estimated 95th percentile queue lengths were evaluated using SimTraffic. Existing storage and calculated 95th percentile queue lengths are also shown in Figure 9.

As shown in Figure 9, none of the existing peak hour queuing exceeds current storage with the exception of the eastbound left-turn movement at the SR-68/Fairway Boulevard intersection.[8]

Detailed SimTraffic LOS and queuing worksheets can be found in the Appendix.

FIGURE 9: PM PEAK HOUR LOS RESULTS AND 95TH PERCENTILE QUEUE LENGTHS (FEET)

	AM Peak Hour						PM Peak Hour						
	2015 No Build			2015 Build			2015 No Build			2015 Build			Storage
Intersections	LOS	Delay	Queue	LOS	Delay	Queue	LOS	Delay	Queue	LOS	Delay	Queue	(feet)
SR-68/Fairway Blvd.													
EBL	E	40	113	F	72	126	C	19	60	C	25	64	80
EBT	F	>100	167	F	>100	555	D	31	9	D	34	9	190
EBR	A	4	32	A	4	30	A	4	8	A	3	9	190
WBL/WBT	A	9	16	D	28	23	B	13	20	C	15	36	140
WBR	B	12	49	C	15	56	A	5	41	A	7	66	140
NBL	A	2	15	A	2	16	A	4	10	A	2	7	130
SBL	A	6	30	A	7	59	A	3	33	A	4	39	100
Fairway Blvd./Talons Cove Dr.													
EBL	A	<1	6	A	<1	16	A	<1	6	A	<1	12	50
SBL/SBR	A	3	17	A	3	29	A	3	3	A	3	41	300
Fairway Blvd./Site Access #1													
EBL				A	1	8				A	1	5	60
SBL/SBR				A	3	23				A	3	41	-
Talons Cove Dr./Site Access #2													
WBL/WBR				A	4	15				A	4	29	50
SBL/SBT				A	<1	0				A	<1	0	175
Talons Cove Dr./Future Site Access													
EBL/EBR				A	2	6				A	2	10	40
NBL/NBT				A	<1	0				A	<1	6	80

[8] The significant eastbound through movement queuing is due to spillover from the left-turn storage.

6.0 MITIGATION MEASURES

With or without the addition of site generated traffic, the SR-68/Fairway Boulevard intersections appears to meet the Utah MUTCD peak hour signal warrant during the AM peak hour. It is recommended that UDOT investigate the installation of a signal at this intersection.

7.0 CONCLUSIONS

We offer the following summary of key findings based on the analysis presented in this memorandum:

- This study evaluates the traffic impacts associated with the proposed Fairway Office Park project located north of Fairway Boulevard and east of SR-68 in Saratoga Springs, Utah. The project will be composed of 60,000 square feet of office space and 2,000 square feet of future commercial space. Anticipated trip generation is approximately 96 AM peak hour trips and 97 PM peak hour trips.
- Primary access is proposed to Fairway Office Park via Fairway Boulevard. Secondary access is available via Talons Cove Drive.
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- With or without the addition of site generated traffic, the SR-68/Fairway Boulevard intersections appears to meet the Utah MUTCD peak hour signal warrant during the AM peak hour. It is recommended that UDOT investigate the installation of a signal at this intersection.
- Based on the analysis presented above, we project construction of the Fairway Office Park, will not cause unreasonable congestion or unsafe conditions on the local roadway network and will not adversely impact the public investment in roadway infrastructure in the adjacent area.

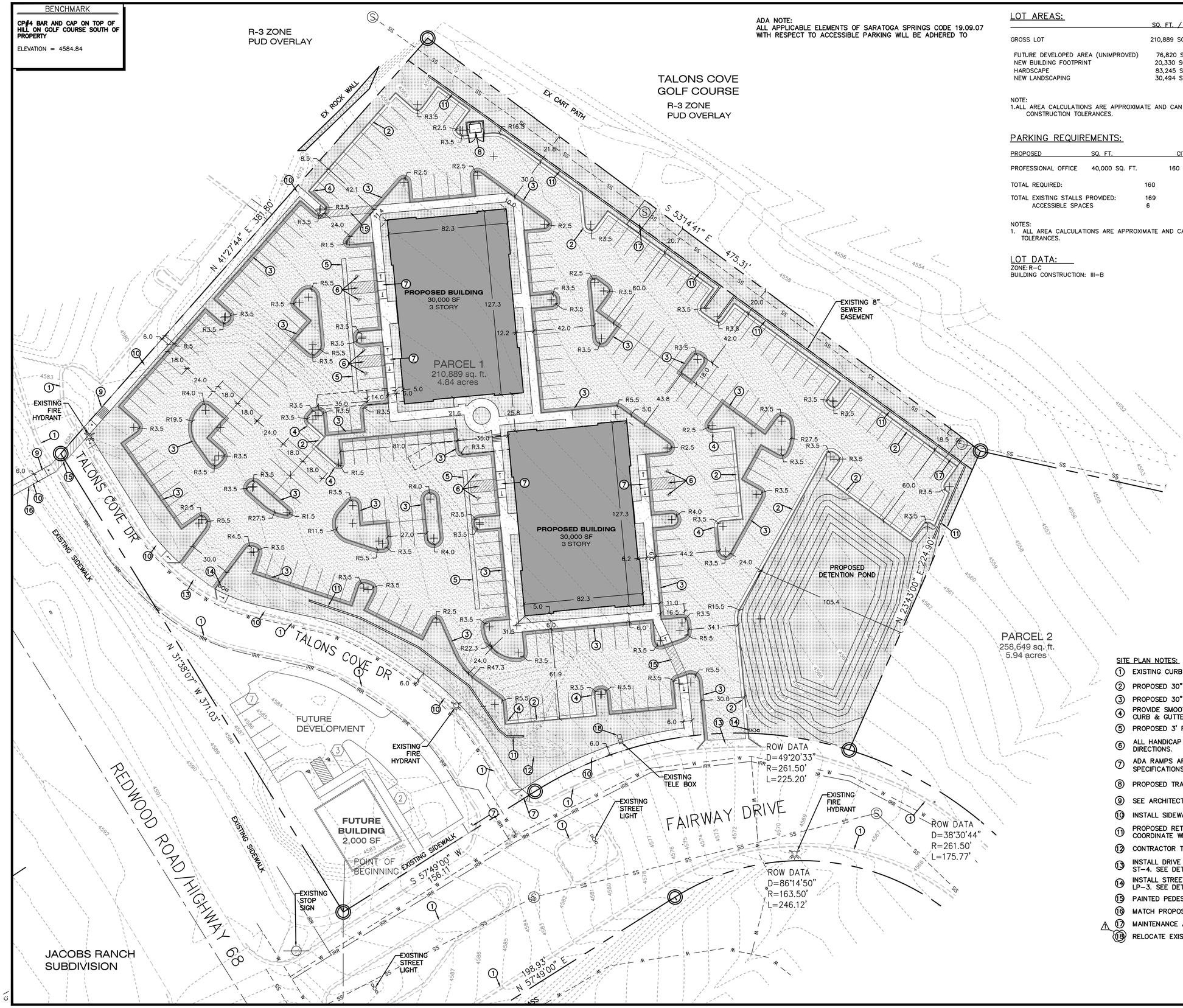
APPENDIX

BENCHMARK

CP#4 BAR AND CAP ON TOP OF HILL ON GOLF COURSE SOUTH OF PROPERTY

ELEVATION = 4584.84

ADA NOTE:
ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO



LOT AREAS:

	SQ. FT. / ACRES OR % OF NET
GROSS LOT	210,889 SQ. FT. / 4.84 ACRES
FUTURE DEVELOPED AREA (UNIMPROVED)	76,820 SQ. FT./ 1.77 ACRES
NEW BUILDING FOOTPRINT	20,330 SQ. FT.
HARDSCAPE	83,245 SQ. FT.
NEW LANDSCAPING	30,494 SQ. FT.

NOTE:
1.ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARKING REQUIREMENTS:

PROPOSED	SQ. FT.	CITY REQM'T
PROFESSIONAL OFFICE	40,000 SQ. FT.	160 (4/1000)
TOTAL REQUIRED:		160
TOTAL EXISTING STALLS PROVIDED:		169
ACCESSIBLE SPACES		6

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT DATA:

ZONE: R-C
BUILDING CONSTRUCTION: III-B

N

0 30 60 90

Scale in Feet

SHEET LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED LANDSCAPING

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER
2. PROPOSED 30" CURB & GUTTER. SEE DETAIL 1/SHEET C5
3. PROPOSED 30" REV PAN CURB & GUTTER. SEE DETAIL 2/SHEET C5.
4. PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
5. PROPOSED 3' ROLLGUTTER. SEE DETAIL 4/SHEET C5.
6. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 6&7/SHEET C5.
8. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
9. SEE ARCHITECTURAL PLANS FOR STAIRS DETAILS
10. INSTALL SIDEWALK PER SARATOGA SPRINGS STANDARD PLAN ST-1
11. PROPOSED RETAINING WALL, SEE STRUCTURAL PLANS FOR SCHEDULE AND COORDINATE WITH ARCHITECT.
12. CONTRACTOR TO REMOVE EXISTING SIDEWALK.
13. INSTALL DRIVE APPROACH PER SARATOGA SPRINGS STANDARD DRAWING ST-4. SEE DETAIL SHEET C6.
14. INSTALL STREET LIGHT PER SARATOGA SPRINGS STANDARD DRAWING LP-3. SEE DETAIL SHEET C6.
15. PAINTED PEDESTRIAN WALK WAY PER SARATOGA CITY STANDARDS.
16. MATCH PROPOSED SIDEWALK TO EXISTING SIDEWALK.
17. MAINTENANCE ACCESS TO EXISTING SEWER MANHOLE.
18. RELOCATE EXISTING TELE BOX BEHIND PROPOSED SIDEWALK.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	08/27/15

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

TALONS COVE PARCEL 1 PROJECT

TALON COVE AND FAIRWAY BLVD, SARATOGA SPRINGS, UTAH

SITE PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO. C1

PROJECT ID	DATE:
W1003-01	07/27/15
FILE NAME: PRJ-TCP	SCALE: 1"=30'

SR-68 (Redwood Rd)/Fairway Blvd
Saratoga Springs, Utah
9/3/2015
1st Thursday

Source: RSG

	Fairway Blvd Eastbound Approach			Fairway Blvd Westbound Approach			Redwood Rd Northbound Approach			Redwood Rd Southbound Approach			Pedestrians					
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	EB	WB	NB	SB	15 Min	Hour
7:00 AM	33	0	1	0	0	12	4	142	2	5	46	8	0	0	0	0	253	
7:15 AM	51	0	2	0	0	9	0	182	2	4	52	4	0	0	0	0	306	
7:30 AM	33	0	0	0	0	6	1	164	2	6	56	9	0	0	3	0	277	
7:45 AM	23	1	20	3	0	5	14	122	7	12	68	5	0	0	1	0	280	1116
8:00 AM	20	3	2	0	0	12	8	112	2	12	45	9	0	0	6	0	225	1088
8:15 AM	11	2	0	0	0	7	0	83	0	6	59	4	0	0	3	0	172	954
8:30 AM	13	0	0	1	3	11	0	90	0	8	43	5	4	6	2	0	174	851
8:45 AM	19	2	4	2	0	14	3	99	1	9	48	4	2	2	3	0	205	776
4:00 PM	10	2	1	1	0	18	2	92	0	15	114	17	0	0	0	0	272	272
4:15 PM	15	0	1	2	2	12	1	97	1	8	92	16	0	0	0	0	247	519
4:30 PM	18	0	1	1	1	6	2	91	2	13	99	19	0	0	0	0	253	772
4:45 PM	14	2	0	1	0	15	0	94	2	11	110	23	0	0	0	0	272	1044
5:00 PM	12	0	1	1	1	10	0	114	1	7	115	21	0	0	1	0	283	1055
5:15 PM	20	1	0	0	0	9	2	96	2	13	124	25	0	0	0	0	292	1100
5:30 PM	12	1	0	1	0	6	1	92	0	15	116	23	0	0	0	0	267	1114
5:45 PM	19	0	0	2	0	1	1	78	1	12	138	30	0	0	0	0	282	1124

Fairway Blvd./Talons Cove Dr.
Saratoga Springs, Utah
9/3/2015
1st Thursday

Source: RSG

	Fairway Blvd Eastbound Approach			Fairway Blvd Westbound Approach			Northbound Approach			Talons Cove Dr Southbound Approach			Pedestrians					
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	EB	WB	NB	SB	15 Min	Hour
7:00 AM	3					1				0		1	0	0		0	5	
7:15 AM	2					1				1		0	0	0		0	4	
7:30 AM	2					0				0		0	0	0		0	2	
7:45 AM	4					0				1		0	0	0		0	5	16
8:00 AM	6					0				0		1	0	0		0	7	18
8:15 AM	3					0				0		0	0	0		0	3	17
8:30 AM	5					0				1		1	0	0		0	7	22
8:45 AM	8					0				1		4	0	0		0	13	30
4:00 PM	5					2				0		11	0	0		0	18	18
4:15 PM	2					0				0		1	0	0		0	3	21
4:30 PM	3					0				1		2	0	0		0	6	27
4:45 PM	6					0				1		3	0	0		0	10	37
5:00 PM	4					0				0		2	0	0		0	6	25
5:15 PM	1					1				0		4	0	0		0	6	28
5:30 PM	5					1				2		1	0	0		0	9	31
5:45 PM	4					0				0		2	0	0		0	6	27

1: SR-68 & Fairway Blvd. Performance by lane

Lane	EB	EB	EB	WB	WB	NB	NB	SB	SB	SB	All
Movements Served	L	T	R	LT	R	L	TR	L	T	R	
Denied Delay (hr)											0.3
Denied Del/Veh (s)											1.0
Total Delay (hr)	1.5	0.4	0.0	0.0	0.1	0.0	0.3	0.0	0.0	0.0	2.4
Total Del/Veh (s)	39.8	1618.2	3.6	8.6	12.1	1.9	1.5	6.3	0.7	0.0	7.9
Stop Delay (hr)	1.5	0.4	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	2.1
Stop Del/Veh (s)	40.5	1431.6	3.6	7.8	11.9	1.4	0.0	5.7	0.0	0.0	6.9

2: Fairway Blvd. & Talons Cove Dr. Performance by lane

Lane	EB	EB	WB	SB	All
Movements Served	L	T	TR	LR	
Denied Delay (hr)					0.0
Denied Del/Veh (s)					0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	0.8	0.8	0.0	3.2	0.5
Stop Delay (hr)	0.0	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	0.1	0.4	0.0	2.6	0.2

3: Fairway Blvd. & Site Access #1 Performance by lane

Lane	EB	WB	All
Movements Served	T	TR	
Denied Delay (hr)			0.0
Denied Del/Veh (s)			0.1
Total Delay (hr)	0.0	0.0	0.0
Total Del/Veh (s)	0.0	0.0	0.0
Stop Delay (hr)	0.0	0.0	0.0
Stop Del/Veh (s)	0.0	0.0	0.0

4: Talons Cove Dr. & Site Access #2 Performance by lane

Lane	NB	SB	All
Movements Served	TR	LT	
Denied Delay (hr)			0.0
Denied Del/Veh (s)			0.0
Total Delay (hr)	0.0	0.0	0.0
Total Del/Veh (s)	0.0	0.0	0.0
Stop Delay (hr)	0.0	0.0	0.0
Stop Del/Veh (s)	0.0	0.0	0.0

5: Talons Cove Dr. & Future Site Access Performance by lane

Lane	NB	SB	All
Movements Served	LT	TR	
Denied Delay (hr)			0.0
Denied Del/Veh (s)			0.0
Total Delay (hr)	0.0	0.0	0.0
Total Del/Veh (s)	0.1	0.1	0.1
Stop Delay (hr)	0.0	0.0	0.0
Stop Del/Veh (s)	0.0	0.0	0.0

Total Network Performance

Denied Delay (hr)	0.3
Denied Del/Veh (s)	1.0
Total Delay (hr)	2.7
Total Del/Veh (s)	8.7
Stop Delay (hr)	2.1
Stop Del/Veh (s)	6.9

Intersection: 1: SR-68 & Fairway Blvd.

Movement	EB	EB	EB	WB	WB	NB	NB	SB	SB	SB
Directions Served	L	T	R	LT	R	L	TR	L	T	R
Maximum Queue (ft)	104	236	30	26	57	22	8	41	2	3
Average Queue (ft)	64	34	13	3	22	3	0	10	0	0
95th Queue (ft)	113	167	32	16	49	15	5	30	0	2
Link Distance (ft)		980	980	158	158		794		907	
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	80					130		100		100
Storage Blk Time (%)	21									
Queuing Penalty (veh)	0									

Intersection: 2: Fairway Blvd. & Talons Cove Dr.

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	12	28
Average Queue (ft)	0	3
95th Queue (ft)	6	17
Link Distance (ft)		74
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	50	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Fairway Blvd. & Site Access #1

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 4: Talons Cove Dr. & Site Access #2

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 5: Talons Cove Dr. & Future Site Access

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 0

1: SR-68 & Fairway Blvd. Performance by lane

Lane	EB	EB	EB	WB	WB	NB	NB	SB	SB	SB	All
Movements Served	L	T	R	LT	R	L	TR	L	T	R	
Denied Delay (hr)											0.4
Denied Del/Veh (s)											1.2
Total Delay (hr)	2.5	4.3	0.0	0.0	0.2	0.0	0.3	0.2	0.1	0.0	7.7
Total Del/Veh (s)	71.9	1411.7	3.6	27.8	15.3	2.2	1.9	7.4	1.4	0.0	23.3
Stop Delay (hr)	2.6	4.3	0.0	0.0	0.2	0.0	0.0	0.2	0.0	0.0	7.4
Stop Del/Veh (s)	73.5	1415.0	3.6	26.9	15.3	1.6	0.0	6.5	0.0	0.0	22.1

2: Fairway Blvd. & Talons Cove Dr. Performance by lane

Lane	EB	EB	WB	SB	All
Movements Served	L	T	TR	LR	
Denied Delay (hr)					0.0
Denied Del/Veh (s)					0.1
Total Delay (hr)	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	0.8	1.4	0.1	3.0	1.0
Stop Delay (hr)	0.0	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	0.1	0.5	0.0	2.7	0.4

3: Fairway Blvd. & Site Access #1 Performance by lane

Lane	EB	EB	WB	SB	All
Movements Served	L	T	TR	LR	
Denied Delay (hr)					0.0
Denied Del/Veh (s)					0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	1.1	0.5	0.0	2.7	0.7
Stop Delay (hr)	0.0	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	0.0	0.0	0.0	2.5	0.2

4: Talons Cove Dr. & Site Access #2 Performance by lane

Lane	WB	NB	SB	All
Movements Served	LR	TR	LT	
Denied Delay (hr)				0.0
Denied Del/Veh (s)				0.0
Total Delay (hr)	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.6	0.1	0.0	0.5
Stop Delay (hr)	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	2.5	0.0	0.0	0.3

5: Talons Cove Dr. & Future Site Access Performance by lane

Lane	EB	NB	SB	All
Movements Served	LR	LT	TR	
Denied Delay (hr)				0.0
Denied Del/Veh (s)				0.0
Total Delay (hr)	0.0	0.0	0.0	0.0
Total Del/Veh (s)	2.1	0.1	0.4	0.2
Stop Delay (hr)	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	2.9	0.0	0.1	0.1

Total Network Performance

Denied Delay (hr)	0.4
Denied Del/Veh (s)	1.2
Total Delay (hr)	8.1
Total Del/Veh (s)	23.9
Stop Delay (hr)	7.4
Stop Del/Veh (s)	21.9

Intersection: 1: SR-68 & Fairway Blvd.

Movement	EB	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	R	LT	R	L	TR	L	T
Maximum Queue (ft)	104	513	28	34	68	23	25	76	8
Average Queue (ft)	79	154	11	5	27	3	1	31	0
95th Queue (ft)	126	555	30	23	56	16	14	59	9
Link Distance (ft)		980	980	158	158		794		907
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)	80					130		100	
Storage Blk Time (%)	44							0	0
Queuing Penalty (veh)	0							0	0

Intersection: 2: Fairway Blvd. & Talons Cove Dr.

Movement	EB	WB	SB
Directions Served	L	TR	LR
Maximum Queue (ft)	29	2	28
Average Queue (ft)	2	0	8
95th Queue (ft)	16	2	29
Link Distance (ft)		112	74
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	0		
Queuing Penalty (veh)	0		

Intersection: 3: Fairway Blvd. & Site Access #1

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	19	25
Average Queue (ft)	1	5
95th Queue (ft)	8	23
Link Distance (ft)		255
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	60	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Talons Cove Dr. & Site Access #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	19
Average Queue (ft)	4
95th Queue (ft)	15
Link Distance (ft)	261
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Talons Cove Dr. & Future Site Access

Movement	EB
Directions Served	LR
Maximum Queue (ft)	16
Average Queue (ft)	1
95th Queue (ft)	6
Link Distance (ft)	60
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 1

1: SR-68 & Fairway Blvd. Performance by lane

Lane	EB	EB	EB	WB	WB	NB	NB	SB	SB	SB	All
Movements Served	L	T	R	LT	R	L	TR	L	T	R	
Denied Delay (hr)											0.3
Denied Del/Veh (s)											1.0
Total Delay (hr)	0.3	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.6
Total Del/Veh (s)	19.3	30.7	3.8	12.8	5.1	3.9	0.7	3.1	1.1	0.1	2.2
Stop Delay (hr)	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4
Stop Del/Veh (s)	18.7	8.9	3.9	11.9	5.0	3.3	0.0	2.5	0.0	0.0	1.3

2: Fairway Blvd. & Talons Cove Dr. Performance by lane

Lane	EB	EB	WB	SB	All
Movements Served	L	T	TR	LR	
Denied Delay (hr)					0.0
Denied Del/Veh (s)					0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	0.7	0.8	0.0	2.6	0.8
Stop Delay (hr)	0.0	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	0.1	0.3	0.0	2.5	0.5

3: Fairway Blvd. & Site Access #1 Performance by lane

Lane	EB	WB	All
Movements Served	T	TR	
Denied Delay (hr)			0.0
Denied Del/Veh (s)			0.0
Total Delay (hr)	0.0	0.0	0.0
Total Del/Veh (s)	0.0	0.0	0.0
Stop Delay (hr)	0.0	0.0	0.0
Stop Del/Veh (s)	0.0	0.0	0.0

4: Talons Cove Dr. & Site Access #2 Performance by lane

Lane	NB	SB	All
Movements Served	TR	LT	
Denied Delay (hr)			0.0
Denied Del/Veh (s)			0.0
Total Delay (hr)	0.0	0.0	0.0
Total Del/Veh (s)	0.0	0.0	0.0
Stop Delay (hr)	0.0	0.0	0.0
Stop Del/Veh (s)	0.0	0.0	0.0

5: Talons Cove Dr. & Future Site Access Performance by lane

Lane	NB	SB	All
Movements Served	LT	TR	
Denied Delay (hr)			0.0
Denied Del/Veh (s)			0.0
Total Delay (hr)	0.0	0.0	0.0
Total Del/Veh (s)	0.1	0.1	0.1
Stop Delay (hr)	0.0	0.0	0.0
Stop Del/Veh (s)	0.0	0.0	0.0

Total Network Performance

Denied Delay (hr)	0.3
Denied Del/Veh (s)	1.0
Total Delay (hr)	0.8
Total Del/Veh (s)	2.7
Stop Delay (hr)	0.4
Stop Del/Veh (s)	1.4

Intersection: 1: SR-68 & Fairway Blvd.

Movement	EB	EB	EB	WB	WB	NB	NB	SB	SB	SB
Directions Served	L	T	R	LT	R	L	TR	L	T	R
Maximum Queue (ft)	80	17	14	30	43	17	2	37	2	1
Average Queue (ft)	31	1	1	4	17	1	0	13	0	0
95th Queue (ft)	60	9	8	20	41	10	2	33	2	1
Link Distance (ft)		980	980	158	158		794		907	
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	80					130		100		100
Storage Blk Time (%)	0									
Queuing Penalty (veh)	0									

Intersection: 2: Fairway Blvd. & Talons Cove Dr.

Movement	EB	WB	SB
Directions Served	L	TR	LR
Maximum Queue (ft)	12	3	28
Average Queue (ft)	0	0	8
95th Queue (ft)	6	3	28
Link Distance (ft)		112	74
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: Fairway Blvd. & Site Access #1

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 4: Talons Cove Dr. & Site Access #2

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 5: Talons Cove Dr. & Future Site Access

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 0

1: SR-68 & Fairway Blvd. Performance by lane

Lane	EB	EB	EB	WB	WB	NB	NB	SB	SB	SB	All
Movements Served	L	T	R	LT	R	L	TR	L	T	R	
Denied Delay (hr)											0.3
Denied Del/Veh (s)											1.0
Total Delay (hr)	0.4	0.0	0.0	0.1	0.2	0.0	0.1	0.1	0.2	0.0	1.1
Total Del/Veh (s)	24.9	34.0	2.7	15.1	7.4	2.2	1.1	3.5	1.2	0.1	3.2
Stop Delay (hr)	0.4	0.0	0.0	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.7
Stop Del/Veh (s)	24.4	11.5	2.8	14.2	7.4	1.6	0.0	2.7	0.0	0.0	2.2

2: Fairway Blvd. & Talons Cove Dr. Performance by lane

Lane	EB	EB	WB	SB	All
Movements Served	L	T	TR	LR	
Denied Delay (hr)					0.0
Denied Del/Veh (s)					0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	0.9	1.0	0.2	2.6	1.2
Stop Delay (hr)	0.0	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	0.2	0.4	0.1	2.5	0.9

3: Fairway Blvd. & Site Access #1 Performance by lane

Lane	EB	EB	WB	SB	All
Movements Served	L	T	TR	LR	
Denied Delay (hr)					0.0
Denied Del/Veh (s)					0.1
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	1.1	0.1	0.0	2.7	1.0
Stop Delay (hr)	0.0	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	0.1	0.0	0.0	2.5	0.8

4: Talons Cove Dr. & Site Access #2 Performance by lane

Lane	WB	NB	SB	All
Movements Served	LR	TR	LT	
Denied Delay (hr)				0.0
Denied Del/Veh (s)				0.1
Total Delay (hr)	0.0	0.0	0.0	0.0
Total Del/Veh (s)	3.8	0.1	0.0	2.0
Stop Delay (hr)	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	2.5	0.0	0.0	1.3

5: Talons Cove Dr. & Future Site Access Performance by lane

Lane	EB	NB	SB	All
Movements Served	LR	LT	TR	
Denied Delay (hr)				0.0
Denied Del/Veh (s)				0.0
Total Delay (hr)	0.0	0.0	0.0	0.0
Total Del/Veh (s)	1.7	0.3	0.5	0.5
Stop Delay (hr)	0.0	0.0	0.0	0.0
Stop Del/Veh (s)	2.3	0.1	0.2	0.2

Total Network Performance

Denied Delay (hr)	0.4
Denied Del/Veh (s)	1.0
Total Delay (hr)	1.4
Total Del/Veh (s)	4.1
Stop Delay (hr)	0.9
Stop Del/Veh (s)	2.6

Intersection: 1: SR-68 & Fairway Blvd.

Movement	EB	EB	EB	WB	WB	NB	SB
Directions Served	L	T	R	LT	R	L	L
Maximum Queue (ft)	83	30	18	40	90	15	42
Average Queue (ft)	33	1	1	12	38	1	16
95th Queue (ft)	64	9	9	36	66	7	39
Link Distance (ft)		980	980	158	158		
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	80					130	100
Storage Blk Time (%)	1						
Queuing Penalty (veh)	0						

Intersection: 2: Fairway Blvd. & Talons Cove Dr.

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	21	35
Average Queue (ft)	2	24
95th Queue (ft)	12	41
Link Distance (ft)		74
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	50	
Storage Blk Time (%)	0	
Queuing Penalty (veh)	0	

Intersection: 3: Fairway Blvd. & Site Access #1

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	6	38
Average Queue (ft)	0	20
95th Queue (ft)	5	41
Link Distance (ft)		255
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	60	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Talons Cove Dr. & Site Access #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	35
Average Queue (ft)	14
95th Queue (ft)	29
Link Distance (ft)	261
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 5: Talons Cove Dr. & Future Site Access

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	16	9
Average Queue (ft)	2	0
95th Queue (ft)	10	6
Link Distance (ft)	60	74
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Kimber Gabryszak, AICP
Planning Director

Planning Commission Staff Report

Code Amendments
Sign Chapter Rewrite 19.18
Multiple Other Sections
Thursday, December 10, 2015
Public Hearing

Report Date:	Thursday, December 3, 2015
Applicant:	Staff and Council Initiated
Previous Meetings:	Code Subcommittee; City Council November 17, 2015
Land Use Authority:	City Council
Future Routing:	Public hearing(s) with City Council
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The Code Subcommittee and Staff have been working on the next round of code cleanups, amendments, and clarifications. The Code Subcommittee was recently disbanded, however the current packet contains changes discussed previously by the Committee and City Council. This packet proposed changes to the following sections:

- 19.01 – General Provisions
- 19.02 – Definitions
- 19.04 – Land Use Zones
- 19.05 – Supplemental Regulations
- 19.07 – Planned Unit Development
- 19.09 – Landscaping and Fencing
- 19.12 – Subdivisions
- 19.13 – Development Review Processes
- 19.14 – Site Plan Review
- 19.18 – Sign Code
- 19.22 – Annexations

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed amendments, and vote to forward a positive recommendation to the City Council on all or some of the amendments with or without modifications, as outlined in Section H of this report.

Due to the complexity of the rewritten Chapter 19.18. Signs, Staff has drafted two separate motions: one motion for the general cleanups, and the second motion for only Chapter 19.18, Signs. Alternatives include continuance or a negative recommendation on all or some of the amendments.

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

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

Sign Code
Due to a recent Supreme Court decision (Reed vs. Gilbert), the allowances for sign regulations have changed. In response to this decision, at their November 17, 2015 meeting the City Council adopted a resolution to temporarily adopt the draft signage in lieu of the current Chapter 19.18. The City Council has asked the Planning Commission to review the draft, express concerns and suggest changes, and forward the draft to the City Council as soon as possible. As this is a new Code, there will likely be a series of amendments over the next few months to ensure that the requirements function appropriately, and the City will work with property and business owners to address any major concerns.

C. **Specific Request:** The proposed amendments are summarized below:

- Replace Sign Chapter.
- Group all Annexation processes and requirements in one place.
- Ensure all references to parking lot landscaping are consistent.
- Remove the Urban Design Committee throughout the code.
- Fix references to and standards for group homes.
- Allow plat amendments that affect PUEs to be approved by staff.
- Add requirement for delineation of outdoor display areas.
- A few other clean-up items.

The detailed list, by chapter, is below, with the actual language in Exhibits 1- 3:

- 19.01.06 – Relocate Annexation Classification to 19.22
- 19.01.12 – Replace Council with Land Use Authority for CUP approval
- 19.02 – Definitions
    - Remove "Urban Design Committee"
- 19.04.07 – Land Use Zones
    - Change Residential Facility for Persons with a Disability from Conditional Use (C) to Permitted Use (P) in all zones to match process in 19.05
    - Change Churches from C to P in the Institutional/Civic (IC) Zone
    - Change Medical Office and Research & Development from P to C-Ancillary (C^a) in the Institutional/Civic Zone
    - Add Parks as P in all non-residential zones
    - Change Public School to P in all non-residential zones
- 19.04.22 – Regional Commercial Zone

    - Remove side-yard setback exception, as it is already address in subsection iv
    - Remove additional setback requirement for rear-facing buildings, as this discourages parking screened by buildings, and conflicts with the Architectural Design Standards
- 19.04 – RC, OW, I, MW, BP, IC, PSBL
    - Reduce parking perimeter landscaping from 8' to 10' (except in PSBL)
    - Replace references to the Urban Design Committee with Development Review Committee
- 19.05.13 – Edge Uses
    - Add "minimum height of three feet" to parking lot screening.
- 19.07 – PUD
    - Replace references to the Urban Design Committee and UDC with Development Review Committee and DRC
- 19.09.08 – Parking Landscaping
    - Combine two sections with landscape buffer requirements. Require berming or screen wall with 3' height where parking is adjacent to public streets.
    - Clarify 30' interval spacing.
- 19.09.11 – Required Parking
    - Add parking requirements for Residential Facilities for Persons with a Disability, based on the requirements for a single family dwelling plus employees.
- 19.12.10 – Plat Amendment Clarification
    - Clarify that City Council action is only needed for City easements, not PUEs
- 19.13 – Development Review Process
    - Remove Urban Design Committee
- 19.14 – Site Plans
    - Reword Urban Design Committee Requirements to Architectural and Urban Design Requirements, and replace UDC with DRC
    - Reference the Architectural Design Standards
    - Require that outdoor display areas be delineated by color or striping, and add to site plan contents
- 19.18 – Sign Code
    - Delete entire chapter and replace with draft. See separate document.
- 19.22 – Annexations
    - Relocate Classification of Annexed Territory from 19.01 to this chapter

Sign Code
The attached draft removes all regulations of content, including the identification of signage by type. Creating rules for signs by type, for example "Directional Signage", could be a content-based regulation, as you must read the sign to determine if it is directional in nature.

The current proposal includes the deletion of the current sign code in its entirety, and replacement with a new chapter that regulates signage by zone rather than by use or by type. The amount of signage permitted for each property will, in most cases, not be reduced. In some instances, such as in the case of the currently permitted Development Information or Grand Opening Signs, the amount of signage has been reduced or eliminated to avoid on content-based regulation.

The attached draft has created provisions for previously identified signage type through the following:

- Creating allowances for non-specific temporary signs in all zones; provides for political, real estate, special event, and other temporary signage.
- Creating allowances for non-specific temporary signage on agricultural, vacant, and properties under development; this provides for development information signage.
- Increased allowances for overall total signage to accommodate items such as directional signage, tenant identification, menu signage for fast food restaurants, gas station canopy signage, etc.

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

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.
   Complies*. There is no application as this is Staff initiated, and is being presented to the Commission for a recommendation.*

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

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

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

E. **Community Review:** Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; as these amendments affect the entire City, no mailed notice was required. A public hearing with the City Council will be scheduled and noticed prior to final action.

F. **General Plan:**

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

Staff conclusion: consistent
General changes: the proposed changes help to improve transparency and consistency by continuing to clarify definitions, remove contradictions, streamline processes, and improve compliance with State and Federal Law, and improve transparency.

Sign code: the proposed changes improve compliance with Federal law and free speech, while still ensuring quality of development through standards for size, location, and duration.

G. Code Criteria:

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

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

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

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Consistent*. See Section F of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendments help streamline the process, clarify inconsistencies, remove unnecessary regulations, delegate approvals, and improve compliance with State and Federal law. The amendments do not remove regulations that protect the health, safety, convenience, morals, or general welfare of the public.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
   Consistent. *The stated purposes of the Code are found in section 19.01.04:*
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;

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

The amendments helps to clarify the process and improve efficiency and consistency, thus ensuring economy in government expenditures by lessening the cost of application review, and maintaining a high standard of review and quality development. The sign code amendments better protect freedom of speech by removing regulation of content, while keeping standards high to encourage an attractive and beautiful community.

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
   Consistent. *The amendments will better protect the community through more efficient process, clarity and consistency in development review, protection of free speech, and maintenance of high standards.*

H. Recommendation / Options:

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

Staff Recommended Motion – Positive Recommendations
The Planning Commission may choose to forward a **positive recommendation** on all or some of the amendments to the Code Sections listed in the motion, as proposed or with modifications:

Motion: "Based upon the evidence and explanations received today, I move to forward a **positive** recommendation to the City Council for the proposed amendments to Sections [19.01, 19.02, 19.04, 19.05, 19.07, 19.09, 19.12, 19.13, 19.14, 19.22] with the Findings and Conditions below:

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

Conditions:
1. The amendments shall be edited as directed by the Commission: _____
   a. _____
   b. _____
   c. _____

"Based upon the evidence and explanations received today, I also move to forward a **positive** recommendation to the City Council for the proposed amendments to Section 19.18, Signs, with the Findings and Conditions below:

Findings:

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

Conditions:

1. The amendments shall be edited as directed by the Commission: _____
   a. _____
   b. _____
   c. _____

Alternative A – Continuance

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

Motion: "I move to continue the amendments to [19.01, 19.02, 19.04, 19.05, 19.07, 19.09, 19.12, 19.13, 19.14, 19.18, 19.22] of the Code to the January 8, 2016 meeting, with the following direction on additional information needed and/or changes to the draft:

_____
_____
_____
_____

Alternative B – Negative Recommendation(s)

Vote to forward a **negative** recommendation to the City Council for all or some of the proposed Code amendments.

Motion: "Based upon the evidence and explanations received today, I move to forward a **negative** recommendation to the City Council for the proposed amendments to Sections [19.01, 19.02, 19.04, 19.05, 19.07, 19.09, 19.12, 19.13, 19.14, 19.18, 19.22] of the Code with the Findings below:

Findings

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

I. Exhibits:

1. 19.18 – New Sign Code (pages 9-30)
2. General Edits – working copy:
    a. 19.01 – General Provisions (pages 32-34)
    b. 19.02 – Definitions (pages 35-36)
    c. 19.04 – Land Use Zones (pages 37-58)
    d. 19.05 – Supplemental Regulations (pages 59-60)
    e. 19.07 – Planned Unit Development (pages 60-62)
    f. 19.09 – Off-Street Parking Requirements (pages 63-67)
    g. 19.12 – Subdivisions (pages 68-69)
    h. 19.13 – Development Review Processes (pages 70-72)
    i. 19.14 – Site Plan Review (pages 73-77)
    j. 19.18 – Sign Code (all deleted) (pages 78-112)
    k. 19.22 – Annexations (pages 113-114)

Chapter 19.18. Sign Regulations.

Sections:

19.18.01. Intent.
19.18.02. Content.
19.18.03. Definitions.
19.18.04. Prohibited Signs.
19.18.05. Signs Not Requiring A Permit.
19.18.06. Measurement Standards.
19.18.07. Residential Sign Standards.
19.18.08. Agricultural, Vacant, and Active Development.
19.18.09. Institutional Sign Standards.
19.18.10. Commercial Zone Sign Standards.
19.18.11. Industrial Zone Sign Standards.
19.18.12. Mixed Use and Mixed Waterfront Zone Sign Standards.
19.18.13. Permit Process.
19.18.14. Nonconforming Signs.

19.18.01. Intent

1. An excess of large, unregulated signage causes visual blight on the appearance of the City, may obstruct views which can distract the attention of motorists and pedestrians, may negatively impact local property values, may displace alternative land uses, and may pose other problems that legitimately call for regulation.

2. This Chapter intends to preserve and enhance the aesthetic, traffic safety, and environmental values of the city while at the same time providing ample and adequate means of communication to the public.

3. This Chapter intends to protect and promote the health, safety and general welfare of City residents and businesses by regulating the design, materials, size, construction, installation, location, and maintenance of signs and sign structures in a content neutral manner that does not favor any type of speech over another in order to achieve the following goals and objectives:

    a. Reduce potential hazards to motorists and pedestrians;

    b. Encourage signs which are integrated and harmonious to the building and sites which they occupy;

    c. To reduce or eliminate excessive and confusing sign displays;

    d. To preserve and improve the appearance of the City as a place in which to live and to work and as an attraction for nonresidents who come to visit or trade;

e. To safeguard and enhance property values;

f. To foster a community character that has a minimum of visual clutter.

4. This Chapter is intended to protect and enhance property values and promote the public health, safety, and general welfare of the residents of the City of Saratoga Springs.

5. It is the intention of the City of Saratoga Springs to provide a fair and consistent approval process for signage while accommodating growth and maintaining the high design standards associated with the City.

6. The purpose of this Chapter is to detail the sign permit process, provide general design standards, and define signage related terms.

7. This Chapter shall set forth standards that will assist in the elimination of confusing and excessive signs in order to preserve and improve the natural landscape, architecture of buildings, and character of the City.

19.18.02. Sign Substitution.

1. A message of any type, whether commercial or noncommercial, may be substituted for any duly permitted or allowed commercial or noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent inadvertently favoring one type of speech over another.

2. Content substitution does not create a right to increase the total amount of signage on a parcel, lot, building or structure, nor does it affect the requirement that a sign structure or mounting device be properly permitted or otherwise excuse compliance with other applicable regulations contained within this Chapter with respect to the physical characteristics and location of signs.

19.18.03. Definitions.

As used in this Chapter, the following words and phrases have the following meanings, unless the context clearly indicates that a contrary meaning is intended:

1. **"A-frame Sign"** means a portable sign, structure, or configuration composed of two sign faces mounted or attached back-to-back in such manner as to form a basically triangular vertical cross-section.

2. **"Abandoned Sign"** means a sign that remains after the termination of a business or use, or a sign that exhibits fading or peeling paint, missing letters, chips or cracks or damage, or other evidence of neglect for a period in excess of ninety days. Termination of a business shall include ceasing operations, failure to obtain or renew a business license with the City, declaring bankruptcy, or failing to renew, update, or reinstate the business with the State of Utah.

3. **"Active Development"** means a property for which a subdivision, rezone, site plan, or other development application has been submitted, and which application has not expired or been closed for inactivity.

4. **"Alteration"** means the process of changing or rearranging any structural part, face, enclosure, lighting element, coloring, copy (except on electronic message signs), graphics, component, or location of a sign.

5. **"Animated Sign"** means a sign which incorporates moving, rotating, or traveling parts, including special lighting effects such as flashing or intermittent lights (excluding electronic message signs).

6. **"Awning Sign"** means a building sign that is part of a fabric, plastic, or similar shelter supported by a rigid framework attached to a building, and sheltering the building's entrance or windows.

7. **"Banner Sign"** means a sign made of fabric, plastic, or a similar lightweight flexible cloth-like material and hung from a building or framework attached to a building or placed in the ground.

8. **"Bench Sign"** means any sign painted or located on or attached to any part of a bench, seat, or chair placed on or adjacent to a public or private roadway.

9. **"Billboard"** means a freestanding ground sign, object, or structure that is not designed or intended to direct attention to a property or part of the property where the sign is located.

10. **"Building Façade"** means any exterior wall of a building including windows, doors, and mansard, but not including a pitched roof.

11. **"Cabinet Sign, Simple"** means a rectangular box with no rounded sides that houses the main component of a sign, where the sign copy area is composed of a single consistent material with lettering or copy items painted on, or affixed directly to the cabinet (see Figure 18.1).

Figure 18.1

Figure 18.2

12. **"Cabinet Sign, Complex"** means a polygonal box with at least one rounded edge that houses the main component of a sign, where the sign copy area is composed of a single material with all lettering or copy items raised at least three-quarters of an inch above the primary cabinet (see Figure 18.2).

13. **"Changeable Copy Sign"** means a sign or portion of a sign with characters, letters, graphics, or other copy that can be changed or modified by mechanical, electrical, or manual means, not including electronic messaging or Electronic Message Signs.

14. **"Channel Letter Sign"** means a sign formed of individually manufactured characters, letters, graphics, or other copy that can be changed or modified by mechanical, electronic, or manual letters grouped together to form a word, logo, or icon (see Figure 18.3).

Figure 18.3

15. **"Clearance"** means the height of the lowest edge of the face of a sign as measured from the finished grade.

16. **"Commercial Zone"** means the Regional Commercial, Neighborhood Commercial, Business Park, or Office Warehouse zone.

17. **"Commercial Zone Sign"** means any sign located on a property in a commercial zone.

18. **"Cornerstone Sign"** means a message carved or cast into a building, or a metal plaque permanently attached to a building.

19. **"Double-faced Sign"** means a sign with two parallel, identical faces or two identical sign faces that are not parallel but diverge from a common edge at an angle no greater than fifteen degrees, as shown in Figure 18.4.

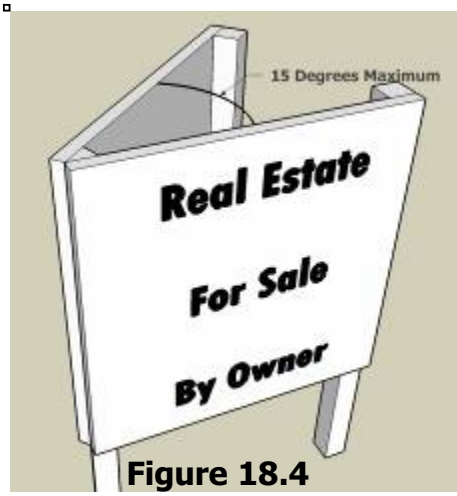


Figure 18.4

20. **"Electronic Message Sign"** means a changeable copy sign consisting of electronically controlled light sources which change the sign copy or graphics.

21. **"External Illumination"** means lighting which is mounted to illuminate a sign face from a remote position outside of the sign structure.

22. **"Flag"** means a rectangular sign that is constructed of fabric, plastic, or similar lightweight cloth-like material hung from a pole, or attached to a structure, in such a manner as to allow movement of the material.

23. **"Freestanding Sign"** means a type of ground sign that is supported by any number of fixed permanent forms or supports between the sign face and the ground.

24. **"Ground Sign"** means a sign that has its own supporting structure and is not attached to or supported by a building. Types of ground signs include pedestal, pylon, and monument.

25. **"Group Identification Signs"** means a sign regarding two or more properties or uses that may share common frontage, access points, off-street parking, or loading areas.

26. **"Illuminated Sign"** means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

27. **"Inflated Signs"** means a sign that is supported by heated or forced air or lighter-than-air-gases.

28. **"Monument Sign"** means a ground sign with a face that extends to the ground or to a base or pedestal.

29. **"Neon Sign"** means any sign visible to the exterior of a building that uses neon, argon, or any similar gas to illuminate transparent of translucent tubing or other materials, or any use of neon, argon, or any similar gas lighting on or near the exterior of a building or window.

30. **"Nonconforming Sign"** means a sign that legally existed at the time that it was installed under the regulations in effect at that time, but does not conform to the current applicable regulations of the area in which it is located and has been maintained unmodified and continuously since the time the applicable regulations changed to render it nonconforming.

31. **"Painted Window Sign"** means a sign painted on windows or doors with markers, paints, or any other type of substance used to display messages.

32. **"Pedestal Sign"** means a freestanding ground sign with two or more vertical supports extending from the sign face to the ground.

33. **"Pennant"** means an item made of flexible materials suspended from one or more corners, used in combination with other such signs to create the impression of a line.

34. **"Permanent Sign"** means any sign that is intended to be and is so constructed to be of a lasting and enduring condition, remain unchanged in character and condition beyond normal wear and tear, and be positioned in a permanent manner fixed to the ground, wall, or building.

35. **"Pole Sign"** means a freestanding sign which is supported by a single pole mounted permanently in the ground.

36. **"Primary Entrance"** means the entrance used by the majority of visitors to a property, use, or building.

37. **"Projecting Sign"** means a sign attached to a building and extending in whole or in part beyond any wall of the building.

38. **"Pylon Sign"** means a ground sign that includes only one vertical structural support connecting the face of the sign to the ground.

39. **"Replacement"** means removal of a sign and installation of a new sign. For the purposes of this Chapter the term "replacement" does not include the temporary removal of an existing sign for repair.

40. **"Residential Property"** means property zoned for residential use, and either vacant or used for a residence.

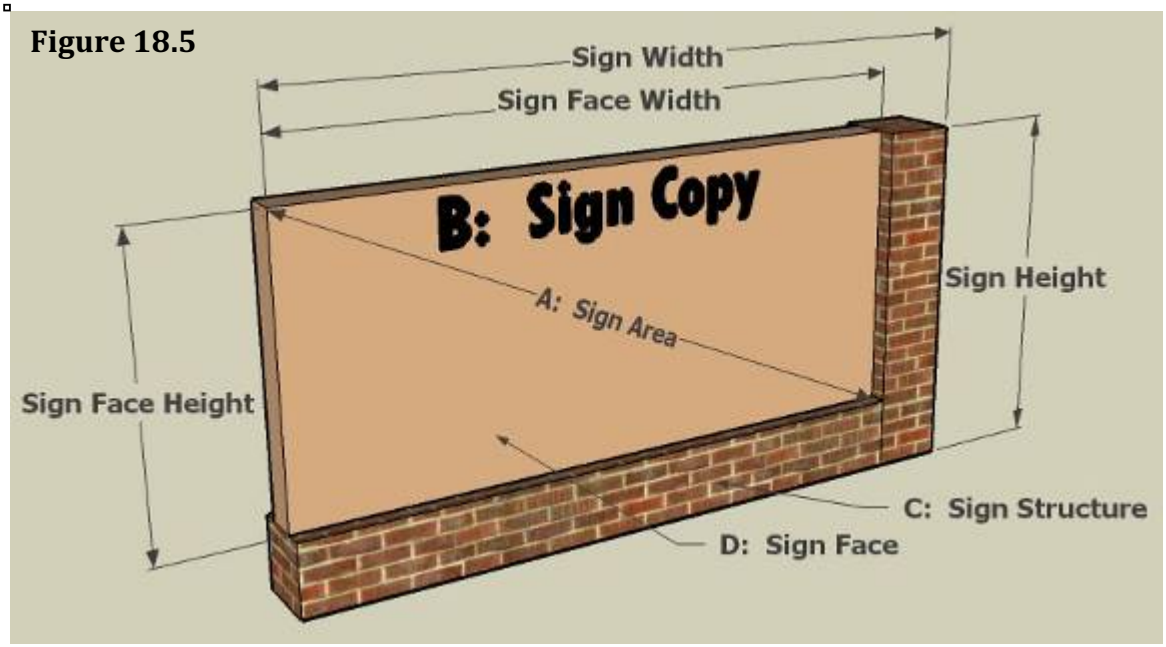
41. **"Residential Sign"** means a sign posted on residential property by the property owner.

42. **"Roof Sign"** means a building sign that projects above the building facade.

43. **"Seasonal Sign"** means any sign used for a temporary purpose including but not limited to fireworks and produce stands.

44. **"Sign"** means any object or structure used to identify, advertise, or in any way attract or direct attention to any use, building, person, or product by any means, including the use of lettering, words, pictures, or other graphic depictions or symbols.

45. **"Sign Area"** means the area of a sign that is used for display purposes, excluding the sign structure, and as further detailed in Section 19.18 of the Land Development Code (see Item A, Figure 18.5).



46. **"Sign Copy"** means any letter, numeral, figure, symbol, logo, or graphic element displaying the content or message of a sign. Numbers displaying only the street address of a site or building are not considered sign copy (see Item B, Figure 18.5).

47. **"Sign Face"** means the portion of any sign that is or may be used for purposes of displaying a message (see Item D, Figure 18.5).

48. **"Sign Structure"** means the portion of a sign that does not contain any message but exists only for structural support or aesthetic purposes. This definition may include, but is not limited to, the supports, uprights, bracing, cables, and framework of a sign (see Item C, Figure 18.5).

49. **"Signage Plan"** means a signage plan consists of one or more scaled drawings showing the location, type, size, and design of all existing and proposed signs on a site.

50. **"Snipe Sign"** means a small sign of any material including paper, cardboard, wood, or metal which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences, or other objects.

51. **"Suspended Sign"** means a sign attached to the ceiling of an arcade or the framework of a canopy and designed to hang over a sidewalk.

52. **"Temporary Sign"** means any sign not permanently attached to the ground or a structure that is installed or placed for a limited duration.

53. **"Tenant"** means owner, lessee, or occupant of a parcel or use.

54. **"Tenant Listing Sign"** means a wall sign on a building containing multiple tenants or uses, located near the entrance and designed in such a manner as to accommodate multiple sign plates.

55. **"Traffic Control Sign"** means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc.

56. **"Trailer Sign"** means a sign affixed to, applied, set upon, or printed on a trailer.

57. **"Vehicular Sign"** means a sign affixed to, applied, or printed on a vehicle.

58. **"Wall Sign"** means a building sign attached to the wall of a building and parallel with the wall to which it is attached.

59. **"Wind Sign"** means any propeller, fabric, or similar commercial device which is designed to flutter, rotate, or display other movement under the influence of the wind, not including flags as defined herein.

60. **"Window Sign"** means signs, including posters, messages, or displays painted or displayed on the interior or exterior of a window or door so as to be visible from outside the building. Window sign does not include illuminated or flashing signs.

19.18.04. Prohibited Signs.

1. The following signs and any sign not otherwise authorized under the terms of this code are prohibited in the City:
    a. Abandoned Signs.
    b. Animated Signs.
    c. Bench Signs.
    d. Balloon Signs.
    e. Billboards.
    f. Cabinet Signs, Simple.
    g. Electronic Message Signs.
    h. Flashing signs.
    i. Pennants.
    j. Pole Signs.
    k. Pylon Signs.
    l. Roof Signs.

m. Snipe Signs.
n. Wind Signs.
o. Vehicle Signs parked outside of designated parking stalls, or occupying required parking for more than 50% of the operating hours.
p. Trailer Signs not affixed to a vehicle, parked outside of designated parking stalls, or occupying required parking for more than 50% of the operating hours.
q. Illuminated signs directly facing and visible to an immediately adjacent residential zone or residential development.
r. Signs not otherwise expressly permitted in this chapter.

19.18.05. Signs Not Requiring A Permit.

The following signs may be placed without a permit:

1. Signs that are placed entirely within a structure or building, and cannot be viewed from outside the building.

2. Works of art that do not include or convey commercial or non-commercial speech.

3. Flags. Properties or uses in residential zones are permitted any number of flags; up to three flags are permitted for any single use or property in all other zones, whichever is less restrictive. Flags shall be attached to a house, building, foundation, or pole, and shall not exceed the maximum size and height, as measured from established grade, outlined in the table below:

Mounting Height (feet)	Maximum Flag Size (feet)
35	5 by 9.5
30	5 by 8
25	4 by 6
20	3 by 5

4. Residential temporary signage in compliance with the residential sign standards.

5. Window signage not exceeding 20% of the area of the individual window in which the signs are placed.

6. A maximum of one neon sign no larger than two square feet per licensed use during regular operating hours.

7. Cornerstone signage permanently attached to the building.

8. A maximum of one A-frame sign per licensed use during regular operating hours, subject to the following limitations:
    a. The sign shall not exceed four feet in height and eight square feet in size as shown in Figure 18.6.
    b. The sign shall be placed behind the sidewalk immediately adjacent to the use. If the adjacent sidewalk is more than fifteen feet back from the edge of pavement, the sign may be placed between the curb and sidewalk, provided that the entire sign shall be no closer than fifteen feet from the curb.
    c. The sign shall not obstruct or project into the sidewalk.
    d. The sign shall be weighted to prevent movement by wind.

Figure 18.6

9. Traffic signs that are approved by the City Engineer or highway authority and comply with the Manual on Uniform Traffic Control Devices and applicable laws, are permitted. Such traffic signs shall not be required to comply with the general sign standards listed in 19.18.06.

10. Vehicle signs in non-residential zones on vehicles parked within a designated parking space, and parked out of the public right-of-way and outside of any site visibility triangle for public safety reasons.

19.18.06. General Standards.

1. Sign Design and Materials.
    a. Landscaping. The base of all Permanent Ground Signs, including without limitation Monument and Pedestal Signs, shall be landscaped and maintained at all times. The minimum landscaped area shall extend at least three feet beyond the base of the sign in all directions.

2. Sign Placement.
    a. General Location. No part of any sign shall interfere with the use of any fire escape, exit, doorway, sidewalk, roadway, stairway, door ventilator, or window. No Ground Sign shall be located within any public utility easement without review and approval by the City Engineer.
    b. Clear Sight Triangle. No sign shall be placed within the clear sight triangle as defined in Section 19.06 of this Code.
    c. Traffic Safety. No sign shall be designed or placed in any manner that may be confused with any official traffic sign or signal. No sign or other advertising structure shall be designed, constructed, or installed that by reason of its size, location, shape, coloring, or manner of illumination may be confused as a traffic control device. All Traffic Signs shall comply with the Manual on Uniform Traffic Control Devices.

d. Right-of-way. No sign shall be located on public property or within any right-of-way unless otherwise permitted in this Chapter. In cases where a sign hangs over a public right-of-way, it shall extend no more than five feet over a public sidewalk as measured from the face of the supporting building, and shall have a minimum clearance of eight feet from the elevation of the sidewalk.
e. Setbacks.
    i. Side and Rear Setbacks not adjacent to a sidewalk or right-of-way. All permanent and temporary ground signs shall be located a distance equal to or greater to their height from any interior side or rear property line.
    ii. Front and Street Side Setbacks and other setbacks adjacent to a sidewalk or right-of-way. All permanent and temporary ground signs shall be located at least three feet from the back of the sidewalk or right-of-way, whichever is greater, and from all driveways as measured from the back of the curb.

3. Sign Illumination.
    a. All sign lighting shall comply with the limitations in Section 19.11 of this Code.
    b. Individual signs shall be illuminated only by one of the following means:
        i. **External Illumination.** Signs may be illuminated by a steady, stationary light, directed solely at the sign. Light fixtures for Ground Signs shall be screened from view by site grading or evergreen shrubs and must not beam directly onto adjacent properties or rights-of-way.
        ii. **Internal Illumination.** Signs may be illuminated by an interior light of reasonable intensity with sign copy or face silhouetted on an opaque background.
    c. Where illuminated signage is visible from abutting residentially developed or zoned property, the sign shall be oriented so that the illuminated face is at least 45 degrees away from such property.

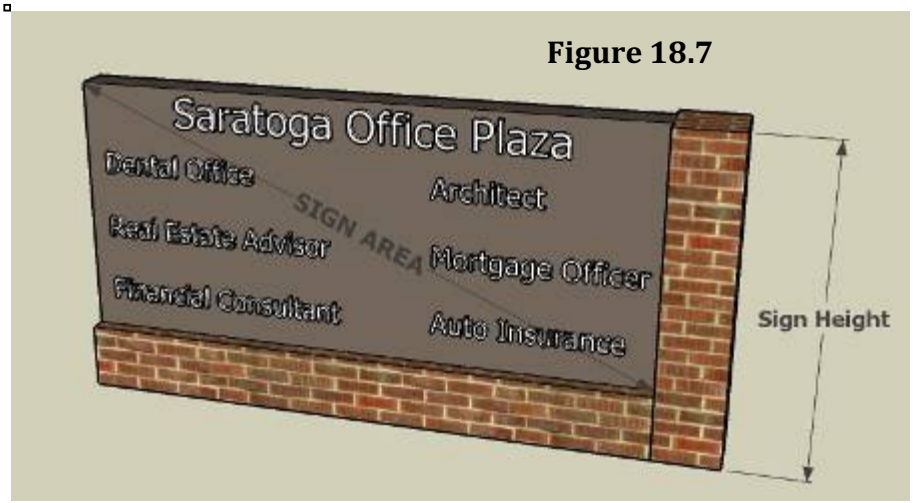
4. Sign and Building Maintenance.
    a. All signs shall be maintained in good condition.
    b. When a building sign is removed, the face of the building beneath the sign shall be restored to its original pre-sign condition.
    c. Those signs meeting the definition of Abandoned Sign in Section 19.18.03 shall be removed.

5. Sign Construction.
    a. Building Codes. All signs shall comply with the most recently adopted provisions of the National Electrical Code and the International Building Code, or applicable codes as adopted by the City.
    b. Engineering Required. All building permit applications for signs shall be engineered to demonstrate compliance with the applicable electrical or building code and, where required by the City Building Official, shall be accompanied by an original drawing stamped by a licensed engineer attesting to the adequacy of the proposed construction of the sign and its supports.
    c. Power Source. Permanent power sources for signs must be concealed underground away from public view or within the structure of the sign or building to which the sign is

attached. All electrical connections must comply with all provisions of the National Electrical Code.

d. Foundations. All ground signs must be mounted on foundations and footings which conform to the applicable building code.

6. Monument and Pedestal Signs. See Figures 18.7, 18.8, and 18.9 for graphic illustration.
    a. Area. The area of a monument or pedestal sign shall include all parts of the sign face or sign structure that contains text or graphics.
    b. Height. The height of a monument or pedestal sign shall be measured from the highest point of the sign structure to the height of the street curb or sidewalk nearest the sign. If the sign is located more than fifteen feet from the back of curb or sidewalk, whichever is nearest, the height shall be measured from the grade at the location of the sign.
    c. Multiple Faces. Signs containing more than one display face shall be calculated as the total area of all faces, except where the interior angle between two faces is fifteen degrees or less, in which case only one display face shall be included in the calculation.
    d. Monument sign base. The base of the sign shall be a minimum of two feet in height, and shall be constructed of materials and colors that match the building or use. The base shall run the entire horizontal length of the sign and shall contain no sign copy.
    e. Pedestal sign base. At least two vertical structural supports shall be used on pedestal signs, and the open area of the sign between the supports shall occupy no more than forty percent of the vertical height of the sign.
    f. Changeable Copy. Non-digital changeable copy may be incorporated into the sign face up to a maximum of 50% of the sign area. A protective cover is required over the changeable copy.
    g. Address. Monument signs shall contain the address of the parcel or use; for multiple addresses, the sign shall contain the range of addresses for the uses.



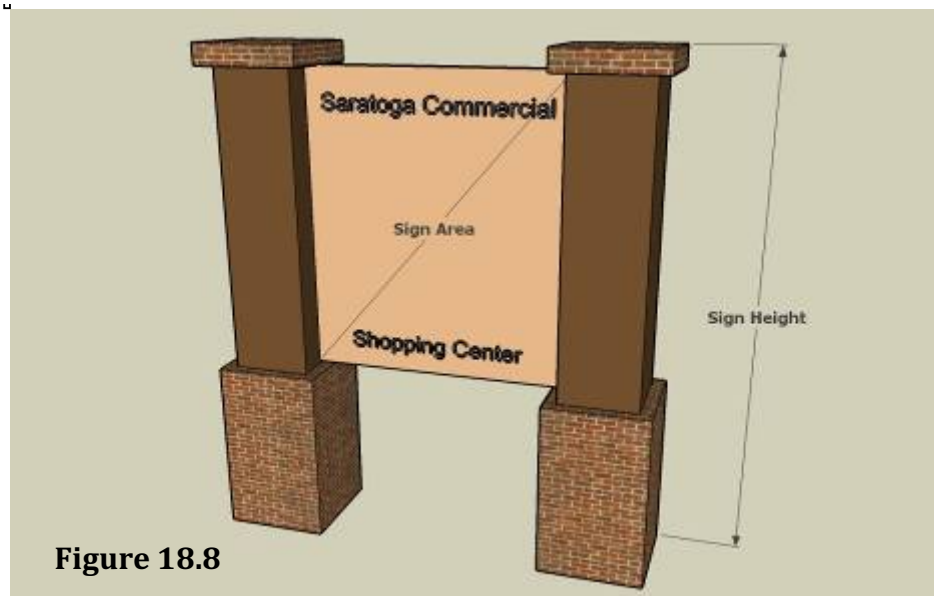


Figure 18.8

7. Building Signs.
    a. Area, direct-mounted. The area of a sign consisting of text or graphics mounted directly against a wall, window, or fascia of a building and without a background shall be measured by drawing the smallest possible rectangle around the entire group of text or graphics; where there are multiple rows of text or graphics separated by a minimum of twelve inches, the area shall be measured by drawing the smallest possible rectangle around each row of text and/or graphics, as shown in Figure 18.9.
    b. Area, background mounted. The area of a sign consisting of text or graphics mounted on a background panel or surface shall be measured as the area within the outside dimensions of the background panel or surface.
    c. Mounting. No portion of the sign shall project above or below the highest or lowest part of the wall on which the sign is located. The sign shall not project outwards more than eighteen inches from the face of the building to which it is attached.

Figure 18.9

19.18.07. Residential Sign Standards.

1. Residential Identification Signs.

a. In order to facilitate public safety and community identity by providing locators, residential developments are permitted to place identification signage at primary entrances.
b. Number. Each residential development containing fewer than 100 dwelling units is permitted one Residential Identification Sign per primary entrance into the development, and shall be located on a street frontage exceeding fifty feet in width. Each residential development containing 100 or more dwelling units is permitted one Residential Identification Sign sign per primary entrance into the development, and shall be located in an area facing a public street.
c. Spacing. Residential Identification Signs shall be no closer than 100 feet to any other Ground Sign on the same frontage.
d. Height. Residential Identification Signs shall not exceed twenty feet in height.

2. Signage on a Single Family Lot.
    a. Permanent signs: A single-family residence is permitted one sign limited to six square feet in size. Residential signs may be freestanding or mounted to a structure, and shall be located entirely upon the lot or parcel. Building mounted signs shall be placed no higher than fifteen feet or at the top of the first floor, whichever is lower; all other signs shall be a maximum of four feet in height.
    b. Temporary signs: An occupied single-family residence is permitted one of the following:
        i. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or
        ii. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year, or
        iii. one temporary sign, limited to five feet in height and three square feet in size, for a period of twelve months.

3. Multi-family Signage.
    a. Building Signs.
        i. Number. Each building containing four or more units, and each community building such as a clubhouse, is permitted one building sign.
        ii. Size. The maximum permitted area shall be ten percent of the area of the elevation upon which the sign is mounted.
    b. Temporary signs:
        i. Each building in a multi-family development is permitted either of the following for a cumulative total of six months in a calendar year:
            1. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or
            2. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year.
        ii. Each unit in a multi-family development is permitted one temporary sign, limited to five feet in height and three square feet in size, for a period of twelve months.
    c. Tenant Listing Sign.

i. Number. Each building that contains multiple tenants or uses shall be limited to one sign per primary entrance to the building, and each tenant or use shall be limited to one panel.
ii. Design. All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.
iii. Size. Each panel shall be limited to a maximum of one square foot.
iv. Location. Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.
v. Height. Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.

19.18.08. Agricultural, Vacant, and Active Development.

1. Regardless of zoning, parcels that are in agricultural use, are vacant, or are currently under active development, may choose to utilize the following temporary signage in lieu of the temporary signage permitted by zone.
    a. Such parcels less than one acre in size are permitted a cumulative maximum of 32 square feet of total temporary signage per parcel, either in one or multiple signs, and maximum height of eight feet per sign.
    b. Such parcels ranging in size from one acre to twenty acres are permitted a cumulative maximum of 64 square feet of total temporary signage per parcel, either in one or multiple signs, and maximum height of eight feet per sign.
    c. Parcels exceeding twenty acres in size are permitted up to a cumulative maximum of 96 square feet of total temporary signage per parcel, either in one or multiple signs, and maximum height of twelve feet per sign.

2. Duration.
    a. Temporary signage on Vacant and Agricultural parcels shall be removed after a period not to exceed 12 months.
    b. Temporary signage on parcels under active development shall be removed within 30 days of any of the following:
        i. Issuance of the final certificate of occupancy for residential development, or
        ii. Issuance of the certificate of occupancy for non-residential construction, or
        iii. Issuance of the final approval for non-construction development, or
        iv. Release of the final development improvement bond,
        v. The expiration or closure of the development application(s).

19.18.09. Institutional/ Civic Zone Standards.

1. Schools, churches, public facilities, and other uses in the Institutional/ Civic Zone are permitted the following signage.

    a. Primary Building signs.

i. Number. Each primary building is permitted one building sign.
ii. Size. The primary building sign shall not exceed fifty square feet or fifteen percent of the façade on which the sign or signs are mounted, whichever is smaller.
iii. Height. Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.

b. Monument signs.
   i. Number.
      i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
      ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
   ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
   iii. Height. A monument sign for a single building or use shall not exceed eight feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

c. Pedestal and Pole signs.
   i. Not permitted.

d. Window and Door signs.
   i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

e. Banner Signs.
   i. Banner signs shall only be permitted on a temporary basis.
   ii. Banner signs shall not exceed four feet in height and thirty-two square feet in size.
   iii. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.
   iv. Banner signs shall be limited to a cumulative total of thirty days in a calendar year, and shall be posted for a minimum of seven consecutive days per instance.

19.18.10. Commercial Zone Sign Standards.

1. Banner Signs in all commercial zones.
   a. Banner signs shall only be permitted on a temporary basis.
   b. Banner signs shall not exceed four feet in height and thirty-two square feet in size.
   c. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.
   d. Banner signs shall be limited to a cumulative total of thirty days in a calendar year, and shall be posted for a minimum of seven consecutive days per instance.

2. Tenant Listing Signs in all commercial zones.
    a. Number. Each building that contains multiple tenants or uses shall be limited to one sign in addition to other allowed wall signage per zone per primary entrance to the building, and each tenant or use shall be limited to one panel.
    b. Size. Each panel shall be limited to a maximum of one square foot.
    c. Design. All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.
    d. Location. Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.
    e. Height. Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.

3. Signage in the Neighborhood Commercial Zone.
    a. Building signs.
        i. See Regional Commercial requirements.
    b. Monument signs.
        i. Number.
            1. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
            2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
        ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
        iii. Height. A monument sign for a single building or use shall not exceed eight feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
    c. Pedestal signs.
        i. Not permitted.
    d. Awning and Canopy Signs.
        i. Number. One awning or canopy may be used as signage for a tenant, in lieu of a secondary building sign.
        ii. Location and Design. Awning and Canopy signs shall be located on the first floor only, and only awnings or canopies approved as part of the site plan and located above doors or windows may be used for signage. Sign copy is only permitted on the vertical portion of the canopy; no sign copy shall be placed on the roof portion.
        iii. Size. Sign content shall not exceed twenty percent of the awning or canopy on which the sign is located, or fifteen square feet, whichever is less.
        iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the awning or canopy.
    e. Projecting and Suspended Signs.
        i. Number. Each street-level tenant is permitted one projecting or suspended sign.

ii. Location and Design. Signs shall be located above the entrance to the use, shall not extend more than five feet from the wall to which they are attached, shall maintain clearance of six inches between the sign and the wall, and shall be a minimum of thirty feet from the nearest projecting or suspended sign.
iii. Size. Signs shall not exceed twelve square feet in size.
iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the sign.

f. Window and Door signs.
i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

4. Signage in the Regional Commercial zone.
a. Building signs.
i. Number. Each tenant in a building is permitted one primary building sign, and one secondary sign.
ii. Size, primary signage. The primary building signage shall not exceed a cumulative total size equal to fifteen percent of the façade on which the sign or signs are mounted.
iii. Secondary signage. Secondary signage shall not be mounted on the same façade as primary signage, and each secondary sign shall not exceed fifty percent of the size of the tenant's primary sign.

b. Monument signs.
i. Number.
a. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
b. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
iii. Height. A monument sign for a single building or use shall not exceed eight feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

c. Pedestal signs.
i. Number. Developments consisting of more than seven acres shall be permitted one pedestal sign for each major entrance into the development.
ii. Spacing. Pedestal signs must be separated by a minimum distance of 300 feet as measured diagonally across the property, and shall be a minimum of 200 feet from any other ground sign on the same frontage.
iii. Size. The area of the sign face shall not exceed 120 square feet.
iv. Height. The sign shall not exceed twenty feet in height.

d. Awning and Canopy Signs.
i. Number.
a. One awning or canopy attached to a building may be used as signage for a tenant, in lieu of a secondary building sign.

b. Up to two freestanding awnings or canopies may be used for signage.

ii. Location and Design.

a. Building Awning and Canopy signs shall be located on the first floor only, and only awnings or canopies approved as part of the site plan and located above doors or windows may be used for signage.

b. Signage shall only be permitted on freestanding awnings and canopies when such structures and signage are approved as part of a site plan.

c. Sign copy is only permitted on the vertical portion of the canopy; no sign copy shall be placed on the roof portion.

iii. Size.

a. Building Awning and Canopy Signs: sign content shall not exceed twenty percent of the awning or canopy on which the sign is located, or fifteen square feet, whichever is less.

b. Freestanding awnings or canopies: sign content shall not exceed ten percent of the freestanding awning or canopy on which the sign is located, or fifteen square feet, whichever is less.

iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the awning or canopy.

e. Projecting and Suspended Signs.

i. Number. Each street-level tenant is permitted one projecting or suspended sign.

ii. Location and Design. Signs shall be located above the entrance to the business, shall not extend more than five feet from the wall to which they are attached, shall maintain clearance of six inches between the sign and the wall, and shall be a minimum of thirty feet from the nearest projecting or suspended sign.

iii. Size. Signs shall not exceed twelve square feet in size.

iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the sign.

f. Window and Door signs.

i. Sign content shall not exceed twenty percent of the window or door on which the sign is located.

5. Signage in the Office Warehouse and Business Park Zones.

a. Primary Building signs.

i. Number. Each building is permitted one primary building sign.

ii. Size. The primary building sign shall not exceed fifty square feet or fifteen percent of the façade on which the sign or signs are mounted, whichever is smaller.

iii. Height. Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.

b. Ancillary Building signs.

i. Number. Ancillary uses within a building are permitted one building sign each, with a cumulative maximum of two such signs per any one elevation.

ii. Size. The area of the sign shall not exceed twenty-four square feet.

iii. Location. The sign shall be mounted by the nearest entrance leading to the ancillary use.
iv. Height. The sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured to the top of the sign.

c. Monument signs.
    i. Number.
        i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
        ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
    i. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
    ii. Height. A monument sign for a single building or use shall not exceed eight feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

d. Pedestal signs.
    i. Number. Developments consisting of more than seven acres shall be permitted one pedestal sign for each major entrance into the development.
    ii. Spacing. Pedestal signs must be separated by a minimum distance of 300 feet, as measured diagonally across the property.
    iii. Size. The area of the sign face shall not exceed 120 square feet.
    iv. Height. A pedestal sign shall not exceed twenty feet in height.

e. Window and Door signs.
    i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

19.18.11. Industrial Zone Signage.

1. Primary Building signs.
    a. Number. Each building is permitted one primary building sign.
    b. Size. The primary building sign shall not exceed fifty square feet or fifteen percent of the façade on which the sign or signs are mounted, whichever is smaller.
    c. Height. Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.
2. Tenant Listing Sign.
    a. Number. Each building that contains multiple tenants or uses shall be limited to one sign per primary entrance to the building, and each tenant or use shall be limited to one panel.
    b. Design. All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.
    c. Size. Each panel shall be limited to a maximum of one square foot.

d. Location. Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.
e. Height. Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.

3. Monument signs.
   a. Number.
      i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
      ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
   b. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
   c. Height. A monument sign for a single building or use shall not exceed eight feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
4. Pedestal signs.
   a. Not permitted.
5. Window and Door signs.
   a. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

19.18.12. Mixed Use and Mixed Waterfront Zone Signage.

1. Signage for commercial uses shall comply with the standards for signage in the Neighborhood Commercial zone.
2. Signage for residential uses shall comply with the standards for signage in the residential zones.

19.18.13. Permit Process.

1. **Temporary Signs.** Temporary signs allowed in this chapter shall follow the permit process below:
   a. **Application.** An application shall be submitted to the Planning Director.
      i. The application shall contain:
         1. Application form.
         2. Application fee.
         3. Signature of property owner or manager, or a letter of consent from the property owner or manager.
         4. Scaled drawings of all proposed signage. Drawings must indicate dimensions, sizes, materials, and colors.
         5. Scaled site plan showing the location of proposed signage on the site.
         6. Scaled elevations showing the location of proposed signage on any building or structure.
   b. **Review.** The Planning Director shall review the application for compliance with the standards in this Chapter and other applicable ordinances.

i. The Planning Director may approve, approve with conditions, table the decision for additional information from the applicant, or deny the application.

c. **Approval.** All approved temporary signs shall be demarcated with a temporary sticker, provided by the City, in the bottom right-hand corner of the sign.

2. **Permanent signs.** Permanent signs allowed in this chapter shall follow the permit process below:

d. **Application.** An application shall be submitted to the Planning Director.

i. The application shall contain:

1. Application form.
2. Application fee.
3. Signature of the property owner or manager, or a letter of consent from the property owner or.
4. Scaled drawings of all proposed signage. Drawings must indicate proposed dimensions and sizes, materials, method of illumination, colors, and any other pertinent information.
5. Scaled site plan showing the location of all proposed signage on the site.
6. Scaled elevations showing the location of proposed signage on any building or structure.

e. **Review.** The Planning Director shall review the application for compliance with the standards in this chapter and other applicable ordinances.

i. The Planning Director may approve, approve with conditions, table the decision for additional information from the applicant, or deny the application.

19.18.12. Nonconforming Signs

1. **Removal of nonconforming signs.** In order to minimize confusion and unfair competitive disadvantage to those businesses that are required to satisfy the requirements of this Chapter, the City intends to regulate existing nonconforming signs with a view to their eventual elimination.

2. **Maintenance.** Excluding normal maintenance, repair, or removal, a nonconforming sign shall not be moved, altered (including face and structural changes), or enlarged unless it is brought into complete compliance with this Chapter. The following alterations are exempt from this provision:

a. Content changes to a previously approved sign.

Title 19. LAND DEVELOPMENT CODE.

Chapters:

19.01. General Provisions.
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Chapter 19.01. General Provisions.

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19.01.01. Short Title.

This Title shall be known as the Land Development Code of the City of Saratoga Springs and may be so cited and pleaded.

19.01.02. Application.

The provisions of this Chapter are general in nature and as applied affect the entire Title.

19.01.03. Scope.

This Title is designed and enacted in accordance with a Land Use Element of the General Plan to:

1. designate, regulate, and restrict the erection, construction, reconstruction, alteration, location, and uses of buildings and the uses of land for business, industry, residence, recreation, public activities, or other purposes;

2. regulate and restrict the height, number of stories, size, and bulk of buildings and other structures hereafter erected or altered;

3. regulate and restrict the height, bulk, and location of objects of natural growth where such objects are deemed to be hazardous to life or property;

4. regulate and determine the size of lots, courts, yards, and other open spaces and the percentage of the lot that may be occupied; and

5. regulate the density and distribution of population, and for these purposes to divide the municipality into land use zones of such number, shape, or area as may be deemed best suited to carry out these regulations and provide for their enforcement.

19.01.04. Purpose.

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

2. This Section shall not be interpreted to prohibit any use of land that is otherwise not prohibited in this Title and shall only be used to provide clarification as to legislative intent.

19.01.05. Effect of Other Regulations.

Wherever the provisions of any other applicable federal, state, or City statute, ordinance, or regulation establish higher or more restrictive standards than are established by the provisions of this Title, the provisions of such other statute, ordinance, or regulation shall govern.

19.01.06. Effect of Private Covenants and Agreements.

1. This Title shall not nullify the more restrictive provisions of private covenants and agreements entered into between private persons. In the event there are less restrictive provisions of private covenants and agreements, this Title shall prevail.

2. Enforcement of private covenants and agreements is affected only by the parties in interest, and the responsibility of enforcement shall not be assumed by the City or its agents.

~~**19.01.07. Classification of Annexed Territory.**~~

1. ~~In accordance with Utah Code § 10-9a-506, all property annexed to the City shall be classified at the time the property is annexed in land use zones that are defined in this Code and listed in the Land Use Element of the General Plan.~~

2. ~~If the City does not classify the property at the time the property is annexed, then all land uses within the annexed territory shall be compatible with surrounding uses within the City.~~

3. ~~When determining what land use designations may be appropriate, the City Council shall carefully consider the land use of adjacent properties.~~

4. ~~The public hearing and classification of land use shall be considered in the same manner as set forth in Chapter 19.17.~~

~~(Ord. 14-4)~~

19.01.~~08~~07. Establishment of Land Use Zones.

The municipality is divided into land use zones as shown on the City's official zoning map, which map and boundaries, notations, references, and other information shown thereon shall be as much a part of this Title as if the information and matters set forth by the map were all fully described herein.

19.01.~~09~~08. Requirements Declared Minimums.

The uses and regulations that apply to each land use zone are established in accordance with the Land Use Element of the General Plan, which is designed to guide the purposes of this Title. The requirements herein are declared to be the minimums that are necessary to accomplish the purposes of this Title.

(Ord. 14-4)

19.01.~~10~~09. Property Use Regulations.

The use of all real property within the City shall be limited and restricted as follows:

1. no land shall be used or occupied except as specifically permitted in the regulations for the land use zones in which it is located;

2. no land shall be used or occupied for use which is permitted only as an accessory or ancillary use to an established main use before such main use is actually established or where an established main use of the land has ceased;

3. no structure shall be designed, erected, altered, used, or occupied for use except for uses specifically permitted on the lot upon which the structure is located or erected as stated in the regulations for the land use zone in which the lot is located; and

Chapter 19.02. Definitions

Sections:

19.02.01. Interpretation.
19.02.02. Definitions.

19.02.01. Interpretation.

For the purposes of interpreting this Title, the Rules of Construction in City Code Section 1.02.11 shall apply. Where a use may be interpreted to fall under more than one definition, the more restrictive definition shall apply.

19.02.02. Definitions.

As used in this Title:

1. **"Accessory building"** means a building that:
    a. is clearly incidental to and found in connection with a principal or main building;
    b. is subordinate to and serves a principal or main building;
    c. is subordinate in area, extent, or purpose to the principal or main building served;
    d. is located on the same lot as the principal or main building served; and
    e. contributes to the comfort, convenience, or necessity of the occupants, business, or industry in the principal or main building, and
    f. does not include storage containers.

2. **"Agriculture"** means the use of land for tree farming or growing or producing field crops, livestock, and livestock products, excluding feedlots or mink operations.
    a. "Field crops" include, among others, barley, soy beans, corn, hay, oats, potatoes, rye, sorghum, and sunflowers.
    b. "Livestock" includes, among others, dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds, and other animals including dogs, ponies, deer, and rabbits.
    c. "Livestock products" include, among others, milk, butter, cheese, eggs, meat, fur, and honey.

3. **"Agricultural Building"** means any structure used for agriculture.

4. **"Alcoholic Beverage Package Agency"** means a liquor location operated under contractual agreement with the Department of Alcoholic Beverage Control, by a person other than the State, who is authorized by the Utah Alcoholic Beverage Control Commission to sell package liquor for consumption off the premises of the agency.

5. **"Alcoholic Beverage State Liquor Store"** means a facility for the sale of package liquor on premises owned or leased by the State of Utah and operated by State employees. This term does not apply to restaurants, private clubs, or package agencies

6. **"Ancillary Use":**
    a. means a use that:

275. **"Temporary Use"** means a use that is associated with a holiday or special event for a limited duration of time, including Outdoor Seasonal Sales.

276. **"Theater":** means a building used primarily for the presentation of movies projected upon a screen or the presentation of live stage productions or performances, which may include ancillary uses such as arcade games and concession areas.

277. **"Tobacco Product"** means:
    a. any cigar, cigarette, or electronic cigarette as defined under Utah Code Section 76-10-101;
    b. a tobacco product as defined under Utah Code Section 59-14-102, including chewing tobacco;
    c. any substitute for a tobacco product, including flavoring or additives to tobacco; and
    d. tobacco paraphernalia as defined under Utah Code Section 76-10-104.1.

278. **"Trail"** means a dedicated path, improved or unimproved, for the passage of pedestrians, non-motorized vehicles, or equestrian related uses.

279. **"Transit-Oriented Development (TOD)"** means a form of development that maximizes transit infrastructure by concentrating the most intense types of development around transit stations and along transit lines. Development in such areas is designed to make transit use as convenient as possible.

~~**"Urban Design Committee"** means a committee made up of architects, planners, builders, or other persons whose primary responsibilities are to:~~
    ~~review architectural plans for commercial, industrial, and multi-family developments; and~~
    ~~make recommendations to the Planning Commission regarding architectural style, urban design, and exterior building materials for all types of developments.~~

280. **"Utilities"** includes culinary and secondary water lines and systems, pressure and gravity irrigation lines and ditches, sanitary sewer lines, storm drain lines, subdrains, electric power, natural gas facilities, cable television, telephone transmission lines, data transmission lines, underground conduits and junction boxes, and other services deemed to be of a public utility nature by the City.

281. **"Variance"** means a deviation, waiver, or modification from the ordinances, regulations, or standards adopted by the City, which the Hearing Examiner is permitted to grant.

282. **"Warranty bond"** means a document:
    a. meeting the requirements of this Title;
    b. warranting any improvements required in this Title;
    c. accompanied by a Bond Agreement;
    d. in an amount as specified in this Title;
    e. on forms approved by the City; and

Chapter 19.04. Establishment of Land Use Zones and Official Map.

Sections:

19.04.01. Purpose.
19.04.02. Land Use Zones and Classification Established.
19.04.03. Gradual Transition of Uses and Density.
19.04.04. Application of Land Use Zone Regulations.
19.04.05. Official Zoning Map.
19.04.06. Land Use Zone Boundary Interpretation.
19.04.07. Summary of Land Use Regulations.
19.04.08. Agricultural (A).
19.04.09. Residential Agricultural (RA-5).
19.04.10. Rural Residential (RR).
19.04.11. Low Density Residential (R-1)
19.04.12. Low Density Residential (R-2).
19.04.13. Low Density Residential (R-3).
19.04.14. Low Density Residential (R-4).
19.04.15. Low Density Residential (R-5).
19.04.16. Medium Density Residential (R-6).
19.04.17. Medium Density Residential (R-10).
19.04.18. High Density Residential (R-14).
19.04.19. High Density Residential (R-18).
19.04.20. Neighborhood Commercial (NC).
19.04.21. Mixed Use (MU).
19.04.22. Regional Commercial (RC).
19.04.23 Office Warehouse (OW).
19.04.24. Industrial (I).
19.04.25. Mixed Waterfront (MW).
19.04.26. Business Park (BP).
19.04.27. Institutional/Civic (IC).
19.04.28. Public School Bus Lot (PSBL).

19.04.01. Purpose.

This Chapter establishes the basic regulations for the development of land in the City of Saratoga Springs. All structures in any zone shall be subject to the restrictions and limitations as stated in the City of Saratoga Springs City Code.

19.04.02. Land Use Zones and Classification Established.

For the purposes of this Title, all land within the boundaries of the City of Saratoga Springs shall have a land use designation in accordance with the City of Saratoga Springs Land Use Element of the General Plan. The following is a non-exhaustive list of the current land use designations:

1. Business Park
2. Developed Open Space
3. High Density Residential
4. Industrial

Minimum Setbacks (accessory buildings not requiring a building permit):												
	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11
Bulk: Width, Frontage, Height, Coverage, Dwelling Size, Open Space												
Lot Width	250’	250’	100’	100’	90’	80’	70’	60’	50’	50’	50’	50’
Lot Frontage	250’	250’	75’	75’	35’	35’	35’	35’	35’	35’	35’	35’
Maximum Building Height	35’	35’	35’	35’	35’	35’	35'	35'	35’	35’	40’	35’
Maximum Lot Coverage	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Minimum Dwelling Size	1,600 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	1,500 sq. ft.	1250 sq.ft.	1250 sq.ft.	1250 sq.ft.	1000 sq.ft.	1000 sq.ft.	800 sq.ft.	800 sq. ft.
Minimum % Open Space	None	None	None	None	15%	15%	15%	20%	20%	20%	20%	20%

**Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development. No development credit shall be given for sensitive lands.Also see Chapter 19.12 for Subdivision Layout requirements.*

*** Lot sizes shall be a minimum of the stated number but a larger size may be required as stated in the applicable zone districts.*

Ŧ Lot sizes may be reduced as outlined in the applicable zone districts.

Ŧ Ŧ See applicable zone district for limitations.

2. Permitted and Conditional Uses by Zone-Residential:

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

	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
Agriculture	P	P	P									
Animal Hospital, Large/Large Veterinary Office	P	P										
Apiary (see	P	P	P	P	P	P	P	P	P	P	P	P

§§ 19.05.08)												
	A	**RA-5**	**RR**	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**	**R-6**	**R-10**	**R-14**	**R18**
Bed and Breakfast	C	C	C	C	C	C	C	C				
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C
Chickens (see §§ 19.05.05 and 19.05.06)	P	P	P	P	P	P	P	P				
Child Care Center	C	C	C	C	C	C	C	C	C	C	C	C
Church	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P
Dairy	C	P										
Dwelling, Multi-Family										P	P	P
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Three-Family									P	P	P	P
Dwelling, Two-Family									P	P	P	P
Educational Center	C	C	C	C	C	C	C	C	C	C	C	C
Equestrian Center	C	C										
Farm Animals (see Section 19.05.05)	P	P	P									
Farmer's Market	C	C	C									
Golf Course	P	P	P	P	C	C	C	C				
Home Occupations	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08
Kennel, Private	C	C	C									
Livestock Auction Yard	C	C										
Plant and Tree Nursery	P	C	C									
Preschool			C	C	C	C	C	C	C	C	C	C
Production of Fruit and Crops	P	P	P	P	P	P	P	P	P	P	P	P
	A	**RA-5**	**RR**	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**	**R-6**	**R-10**	**R-14**	**R-18**

	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
Public and private utility building or facility	C	C	C	C	C	C	C	C	C	C	C	C
Public Building or Facilities (City Owned)	C	C	C	C	C	C	C	C	C	C	C	C
Public Parks, playgrounds, recreation areas, or other park improvements*	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facilities for Elderly Persons	C	C	C	C	C	C	C	C	C	C	C	C
Residential Facilities for Persons with a Disability	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P
Riding Arena (Commercial)	C	C	C									
Riding Arena (Private)	P	P	P									
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P
School, Private and Quasi-Public	C	C	C	C								
School, Public	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P
Stables	P	P	C									
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P
	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18

P = Permitted C = Conditional

*A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go

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

3. Permitted and Conditional Uses by Zone-Commercial:

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

P= Permitted C= Conditional

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

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

Recreation Center			C		C	C			
Recreation Rentals			P			P			
	NC	**MU**	**RC***	**OW**	**I**	**ML**	**BP**	**IC**	**PSBL**

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

[A] The noted Uses shall be allowed in the listed zones as an ancillary use only.

[E] The noted Uses shall be allowed in the listed zones as an edge use only.

19.04.22. Regional Commercial (RC).

1. **Purpose.** The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Regional Commercial (RC) Zone.

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

4. **Minimum Lot Size.** Minimum lot size for all uses is 20,000 square feet.

5. **Setbacks and Yard Requirements.**
    a. All buildings in this zone are required to maintain minimum setbacks as follows:
        i. **Front:** Not less than twenty feet.
        ii. **Sides:** Thirty feet where adjacent to a residential or agricultural zone, twenty feet when adjacent to all other zones. ~~The City Council may reduce the side setback to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property.~~
        iii. **Rear:** Twenty feet for all uses except where a rear yard is located adjacent to a residential or agricultural zone. In those cases, the rear yard shall be increased to thirty feet. ~~In the event that the rear of a building faces an arterial or collector street, there shall be a setback of forty feet.~~
        iv. **Exceptions:** 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.
        v. **Other general requirements:** 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.

6. **Structure Height.** No structure in this zone shall be taller than fifty feet.

7. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.

8. **Minimum Building Size.** Individual structures within this land use zone shall be a minimum of 1,000 square feet above grade.

9. **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.

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~~ eight 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.

v. Any proposed change to the approved landscaping plan will require an amended Site Plan approval.

vi. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping.

10. **Uses Within Buildings.**

a. All uses in the Regional Commercial -Zone shall be conducted entirely within a fully enclosed building except those uses deemed by the City Council to be customarily and appropriately conducted outside.

b. Such uses include, automobile refueling stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc.

c. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the City Council deems such storage to be customarily and appropriately conducted outside.

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

12. **Buffering/Screening Requirements.**

a. A wall, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an agricultural or residential use. Such a wall, fence, or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the City Council as part of a Site Plan review. Such wall, fence, or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the Chapter 19.18.

b. All developments shall have a minimum number of both deciduous and evergreen trees and shall further comply with the requirements of Chapter 19.06, Landscaping.

13. **Landscaping Requirements.** There shall be a minimum requirement of twenty percent of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.

14. **Sensitive Lands.** Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands. Sensitive lands shall be included in protected landscaping.

(Ord. 14-13)

19.04.23. Office Warehouse (OW).

1. **Purpose.** The purpose of the Office Warehouse Land Use Zone is to allow for large lot warehouse and select office development in appropriate locations. Development under these regulations should provide for certain types of offices, commercial, and warehouse and shipping operations in an industrial setting characterized by large buffer strips, open space and landscaping requirements, and quality site development standards.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Office Warehouse Zone.

3. **Conditional Uses.** The uses identified in 19.04.07.3 as Conditional Uses in the Office Warehouse Zone.

4. **Child Care Center Services.**
   a. As an ancillary component of the above listed Permitted and Conditional Uses, employers in this zone may offer Child Care Center services for their employees.
   b. The provision of such services shall require Conditional Use approval.

5. **Minimum Development Size and Lot Size.**
   a. The minimum size requirement for developments in this zone is 40,000 square feet.
   b. Lots within a 40,000 square foot development may be created based upon an approved Master Development Agreement as described herein; however, in no case shall any parcel in this zone be smaller than 20,000 square feet.
   c. All developments in this zone are required to submit a Master Development Plan as part of a Master Development Agreement that includes maps and descriptions of how the entire property is anticipated to be developed (see Chapters 19.13 and 19.14 for details regarding how to process developments under these regulations).
   d. All uses, lots or parcels in this zone shall be of sufficient size to assure compliance with the City's parking, landscaping, utilities, Site Plan, and other land development regulations that may govern all or a portion of each project.

6. **Setbacks and Yard Requirements.**
   a. All buildings in this zone are required to maintain minimum setbacks as follows:
      i. **Front:** Not less than fifty feet.
      ii. **Sides:** Fifty feet where adjacent to a residential zone. There is no specified minimum setback required where the side property line abuts a commercial, industrial or agricultural zone. Such setbacks will be determined during the Site Plan review process.
      iii. **Rear:** Fifty feet where adjacent to a residential zone. There is no specified minimum setback required where the side property line abuts a commercial, industrial or agricultural zone. Such setbacks will be determined during the Site Plan review process. In the event that the rear of a building faces an arterial or collector street, there shall be a setback of fifty feet..
      iv. **Exceptions:** 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 City Council may consider the

quality of the proposed materials, landscaping improvements, or other buffers to determine if an aesthetically pleasing public view of the site will be created.

v. **Other general requirements:** 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.

7. **Maximum Height of Structures.** No building in this zone shall be taller than thirty-five feet.

8. **Lot Coverage.** Buildings shall not cover more than fifty percent of the total lot area.

9. **Minimum Lot Width.** The minimum lot width in this zone is seventy feet.

10. **Development Standards.** The following development standards shall apply to this zone:
    a. **Architectural Review.** The ~~Urban Design Committee~~Development Review Committee shall review the Site Plan and building elevations. The ~~Urban Design Committee~~Development Review Committee shall offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
    b. **Landscaping Buffers.** Required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than fifteen feet as approved through the Site Plan review process. There shall be a minimum of ~~ten~~ eight feet of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses. See Chapter 19.09, Off-street Parking Requirements.
    c. **Landscaping Required.** 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. The Building Official may approve exceptions as seasonal conditions warrant. Any proposed change to the approved landscaping plan will require an amended Site Plan approval. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping.

11. **Uses Within Buildings.**
    a. All uses in the OW zone shall be conducted entirely within a fully enclosed building except those uses deemed by the City Council to be customarily and appropriately conducted outside. Such uses include: automobile refueling stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc.
    b. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the City Council deems such storage to be customarily and appropriately conducted outside.

19.04.24. Industrial (I).

1. **Purpose.** The purpose of the Industrial Land Use Zone is to allow for large lot industrial and manufacturing development in appropriate locations. Development under these regulations should provide for certain types of offices, commercial and industrial operations in a business park setting characterized by large buffer strips, open space and landscaping requirements, and quality site development standards.

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

3. **Conditional Uses.** The Industrial Zone allows the Conditional Uses uses identified in 19.04.07.3.

4. **Child Care Center Services.**
    a. As an ancillary component of the above listed Permitted and Conditional Uses, employers in this zone may offer Child Care Center services for their employees. The provision of such services shall require Conditional Use approval.
    b. Due to the inherent dangers of some Industrial uses and environments, the City Council reserves the right to preclude or restrict the ancillary provision of Child Care services within a building.

5. **Minimum Development Size and Lot Size.**
    a. The minimum size requirement for developments in this zone is ten acres. Lots within a ten acre development may be created based upon an approved Master Development Agreement as described herein; however, in no case shall any parcel in this zone be smaller than 20,000 square feet.
    b. All developments in this zone are required to submit a Master Development Plan as part of the Master Development Agreement that includes maps and descriptions of how the entire ten acres is anticipated to be developed. See Chapters 19.13 and 19.14 for details regarding how to process developments under these regulations.
    c. All uses, lots or parcels in this zone shall be of sufficient size to assure compliance with the City's parking, landscaping, utilities, Site Plan, and other land development regulations that may govern all or a portion of each project.

6. **Setbacks and Yard Requirements**
    a. The yard requirements in this Subsection are intended to describe the amount of space required between buildings and property lines.
    b. All buildings in this zone are required to maintain minimum setbacks as follows:
        i. **Front:** Not less than fifty feet.
        ii. **Sides:** Fifty feet where adjacent to a residential zone. There is no specified minimum setback required where the side property line abuts a commercial, industrial or agricultural zone. Such setbacks will be determined during the Site Plan review process.
        iii. **Rear:** Fifty feet where adjacent to a residential zone. There is no specified minimum setback required where the side property line abuts a

commercial, industrial or agricultural zone. Such setbacks will be determined during the Site Plan review process. In the event that the rear of a building faces an arterial or collector street, there shall be a setback of fifty feet.

iv. **Exceptions:** 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 City Council may consider the quality of the proposed building materials, landscaping improvements, or other buffers to determine if an aesthetically pleasing public view of the site will be created.

v. **Other general requirements:** 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.

7. **Maximum Height of Structures.** No structure in this zone shall be taller than fifty feet.

8. **Lot Coverage.** Buildings shall not cover more than fifty percent of the total lot area.

9. **Development Standards.** The following development standards shall apply to this zone:
   a. **Architectural Review.** The ~~Urban Design Committee~~Development Review Committee shall review the Site Plan and building elevations. The ~~Urban Design Committee~~Development Review Committee shall offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
   b. **Landscaping Buffers.** Required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than fifteen feet as approved through the Site Plan review process. There shall be a minimum of ~~ten~~ eight feet of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses. See Chapter 19.09, Off-street Parking Requirements.
   c. **Landscaping Required.** 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. The Building Official may approve exceptions as seasonal conditions warrant. Any proposed change to the approved landscaping plan will require an amended Site Plan approval. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping.

10. **Uses Within Buildings.**
    a. All uses in the Industrial Zone shall be conducted entirely within a fully enclosed building except those uses deemed by the City Council to be customarily and appropriately conducted outside. Such uses include, automobile refueling stations,

19.04.25. Mixed Waterfront (MW).

1. **Purpose and Intent.**
    a. The purpose of the Mixed Waterfront (MW) Land Use Zone is to allow for a wide range of land uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverside locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties.
    b. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses, as listed in the tables in Section 19.04.07, are considered appropriate uses for this zone. The goal is to accomplish a mix of 80% residential land area and 20% commercial land area in this zone.
    c. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types, and sizes should be permitted. Residential densities in this zone shall not exceed 6 ERUs per acre.
    d. Other important characteristics that must be addressed in this land use zone include neighborhood services and facilities, social gathering places, attractive landscaping, convenient access to public areas along the lakeshore, appropriately-placed parking, a sense of personal safety, well-maintained housing, and attractive parks.
    e. Certain land uses have been identified as either ancillary uses or edge uses only.

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

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

4. **Minimum Development Size and Lot Sizes.**
    a. The minimum size requirement for development in this zone is one acre.
    b. Lots within a one acre or larger development may be created based upon an approved Master Development Plan contained in a Master Development Agreement.
    c. All developments in this zone are required to develop a Master Development Plan that includes maps and descriptions of how the entire property is anticipated to develop (see Chapters 19.12, 19.13, and 19.14) and to enter into a Master Development Agreement.
    d. The minimum lot size for single family dwellings is 5,000 square feet. For multi-family structures where each unit is separately owned, the minimum lot size shall be based on each building rather than each individual unit.

1. Front: 20 feet
2. Side abutting street: 15 feet

ii. The front setback and the side setback abutting the street can be reversed, but in no case shall the two setbacks be less than 20 and 15 feet.

d. All accessory structures in this zone are subect to the standards identified in Section 19.05.

e. Accessory structures requiring a building permit shall be set back a minimum of 5 feet from rear and interior side property lines, and shall not be placed within any front or street-side yard area..

f. There shall be a five foot minimum separation between all sides of the accessory buildings and any other structure in this zone.

6. **Minimum Lot Width.** For single family homes, the minimum lot width shall be no less than 50 feet. For multi-family structures where each unit is separately owned, the minimum lot width shall be based on each building rather than each individual unit.

7. **Minimum Lot Frontage.** For single family homes, the minimum lot frontage shall be no less than 35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public or private street. For multi-family structures where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual unit.

8. **Maximum Height of Structures.** No structure in this zone shall exceed 40 feet in height.

9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is 50%. For multi-family units where each dwelling is separately owned, the maximum lot coverage shall be based on each building rather than each individual unit.

10. **Minimum Dwelling Size.** Every dwelling unit in this zone shall contain a minimum of 1,000 square feet of living space above grade.

11. **Development Standards.** The following development standards shall apply to this zone:

a. **Architectural Review.** The ~~Urban Design Committee~~Development Review Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.

b. **Landscaping Buffers.** For multi-family and non-residential structures, Front yards and other yard areas facing a public street shall have a landscaped area of not less than15 linear feet. There shall be a minimum of ~~10~~ eight feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential

19.04.26. Business Park (BP).

1. **Purpose and Intent.**
    a. The purpose of the Business Park (BP) Land Use Zone is to allow for certain land uses that require large tracts of land in appropriate locations.
    b. Development under these regulations should provide for office space, light manufacturing (subject to location restrictions as determined during Site Plan review), and commercial operations in a business park campus-type setting characterized by large buffer strips, open spaces, landscaping, and quality site development standards. Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement.
    c. Certain land uses have been identified as either ancillary uses or edge uses only.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Business Park Zone.

3. **Conditional Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Business Park Zone, with some uses identified in that section limited to edge or ancillary use only.

4. **Minimum Development Size and Lot Size.**
    a. The minimum size requirement for single-building development in this zone is 1 acre; the minimum size requirement for business park or multiple building development in this zone is 5 acres.
    b. Lots within a 5 acre or larger development may be created based upon an approved Master Development Plan contained in a Master Development Agreement. However, in no case shall any lot in this zone be smaller than 30,000 square feet.
    c. All developments in this zone are required to develop a Master Development Plan that includes maps and descriptions of how the entire 5 acres is anticipated to be developed (see Chapters 19.12, 19.13, and 19.14) and to enter into a Master Development Agreement.
    d. All uses, lots, or parcels in this zone shall be of sufficient size to assure compliance with the City's development standards.

5. **Setbacks and Yard Requirements.**
    a. All buildings in this zone, including accessory buildings, are required to maintain minimum setbacks as follows:
        i. **Front**: 50 feet.
        ii. **Sides**: 30 feet where adjacent to a residential zone. The City Council may reduce the side yard setbacks to 10 feet where the side property line abuts a commercial, industrial, or agricultural zone. Such setbacks will be determined during the Site Plan review process. In the event that the side of the building faces an arterial or collector street, there shall be a setback of 30 feet.

iii. **Rear**: 30 feet where adjacent to a residential zone. The City Council may reduce the rear setback to 10 feet where the rear property line abuts a commercial, industrial, or agricultural zone. Such setbacks will be determined during the Site Plan review process. In the event that the rear of the building faces an arterial or collector street, there shall be a setback of 30.

iv. **Exceptions:** 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 City Council may consider the quality of the proposed materials, landscaping improvements, or other buffers to determine if an aesthetically pleasing public view of the site will be created.

v. **Other general requirements:** In addition to the specific setback requirements noted above, no building shall be closer than five feet to any private road, driveway, or parking space to provide for building foundation landscaping and to provide protection to the building.

6. **Minimum Lot Width.** The minimum lot width in this zone is 80 feet.

7. **Minimum Lot Frontage.** All uses in this zone shall have at least 80 feet of frontage along a public or private street.

8. **Maximum Height of Structures.** No structure in this zone shall exceed 50 feet in height.

9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is 50%.

10. **Development Standards.**
    a. **Architectural Review.** The ~~Urban Design Committee~~Development Review Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and the City's policies and regulations concerning architecture and design.
    b. **Landscaping Buffers.** Front yards and other yard areas abutting a public street, shall have a landscaped area of not less 15 linear feet. There shall be a minimum of ~~10~~ eight feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street Parking Requirements.)

11. **Uses Within Buildings.**
    a. All uses in the BP zone shall be conducted entirely within a fully enclosed building except those uses deemed by the City Council to be customarily and appropriately conducted outside.
    b. Outside storage of merchandise shall be accommodated within an enclosed structure unless the City Council deem such storage to be customarily and appropriately conducted outside.

12. **Buffering/Screening Requirements.**

19.04.27. Institutional/Civic (IC).

1. **Purpose and Intent.**
    a. The purpose of the Institutional/Civic (IC) Land Use Zone is to allow for public or quasi-public land uses.
    b. Development under these regulations should provide for university or college campuses as well as traditional schools, libraries, hospitals, public buildings or facilities, and other land uses that provide essential services to the general public.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Institutional/Civic Zone.

3. **Conditional Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Institutional/Civic Zone.

4. **Minimum Lot Sizes.** Minimum lot size for all uses is 20,000 square feet.

5. **Setbacks and Yard Requirements.**
    a. All buildings in this zone, including accessory buildings, are required to maintain minimum setbacks as follows:
        i. **Front**: 30 feet.
        ii. **Sides**: 30 feet when adjacent to a residential zone; 20 feet when adjacent to all other zones. In the event that the side of the building faces an arterial or collector street, there shall be a side setback of 30 feet.
        iii. **Rear**: 30 feet when adjacent to a residential zone; 20 feet when adjacent to all other zones. In the event that the rear of the building faces an arterial or collector street, there shall be a rear setback of 30 feet.
        iv. **Exceptions:** 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 City Council may consider the quality of the proposed materials, landscaping improvements, or other buffers to determine if an aesthetically pleasing public view of the site will be created.
        v. **Other general requirements:** 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 to provide for building foundation landscaping and to provide protection to the building.

6. **Minimum Lot Width.** The minimum lot width in this zone is 80 feet.

7. **Minimum Lot Frontage.** All uses in this zone shall have at least 80 feet of frontage along a public or private street.

8. **Maximum Height of Structures.** No structure in this zone shall exceed 50 feet in height.

9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is 50%.

10. **Development Standards.**
    a. **Architectural Review.** The ~~Urban Design Committee~~Development Review Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
    b. **Landscaping Buffers.** Front yards and other yard areas abutting a public street, shall have a landscaped area of not less 15 linear feet. There shall be a minimum of ~~10~~ eight feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street Parking Requirements.)

11. **Landscaping Requirements.**
    a. There shall be a minimum of 20% of the total project area to be used for landscaping.
    b. Subject to subsection (12) below and the discretion of the City Council, credit towards meeting minimum landscaping requirements may be given for sensitive lands defined in Chapter 19.02. However, no more than 50% of the required landscaping shall be comprised of sensitive lands or detention areas.

12. **Sensitive Lands.**
    a. Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development and no development credit shall be given for sensitive lands.
    b. All sensitive lands shall be placed in protected open space.
    c. Sensitive lands may be used for credit towards meeting the minimum landscaping requirements. However, no more than fifty percent of the required landscaping shall be comprised of sensitive lands.

13. **Timing of Landscaping Installation.** All landscaping shall be completed in accordance with the approved Site Plan or Plat Approval and shall be installed prior to the issuance of a Certificate of Occupancy for any building. A Performance and Warranty Bond will be required in accordance with Section 19.12.05. The Planning Director may approve exceptions where weather conditions prohibit the completion of approved and required landscaping improvements in accordance with Section 19.06.05. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping and Fencing.

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

(Ord. 14-13)

19.04.28. Public School Bus Lot (PSBL).

1. **In General.**
    a. The purpose of the Public School Bus Lot (PSBL) Land Use Zone is to allow for a specific land area used for the storage or layover of public school buses or motor coaches.
    b. Development under these regulations may only provide for a bus lot, administrative office space, maintenance facilities, fueling stations, or other accessory uses associated with a public school district in a specific setting. Such development is characterized by large buffer strips, open spaces, landscaping, and quality site development standards.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Public School Bus Lot Zone.

3. **Conditional Uses.** The uses identified in 19.04.07.3 as Conditional Uses in the Public School Bus Lot Zone.

4. **Minimum Lot Sizes.** The minimum lot size requirement for development in this zone is 10 acres.

5. **Setbacks/Yard Requirements.** All buildings in this zone, including accessory buildings, are required to maintain minimum setbacks as follows:
    a. Front: 50 feet. The City Council may reduce the front setback to 30 feet if in its judgment the reduction provides a more attractive and efficient use of property. The City Council may consider the quality of the proposed building materials, landscaping improvements, or other buffers to determine if an aesthetically pleasing public view of the site will be created.
    b. Sides: 50 feet when adjacent to a residential zone. The City Council may reduce the side yard setbacks to 30 feet where the side property line abuts a commercial, industrial, school or agricultural zone. Such setbacks will be determined during the Site Plan review process. In the event that the side of the building faces an arterial or collector street, there may be a setback of 30 feet.
    c. Rear: 50 feet when adjacent to a residential zone. The City Council may reduce the rear setback to 30 feet where the rear property line abuts a commercial, industrial, school or agricultural zone. Such setbacks will be determined during the Site Plan review process. In the event that the rear of the building faces an arterial or collector street, there may be a setback of 30.
    d. Other general requirements: In addition to the specific setback requirements noted above, no building shall be closer than 5 feet to any private road, driveway or parking space. The intent of this requirement is to provide for landscaping and protection to the building.

6. **Maximum Height of Structures.** No structure in this zone shall be taller than 35 feet.

7. **Maximum Lot Coverage.** The maximum building and parking lot coverage in this zone is 80%.

8. **Development Standards.**
    a. **Architectural Review.** The ~~Urban Design Committee~~Development Review Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
    b. **Landscaping Buffers.** Front yards and other yard areas abutting a public street, shall have a landscaped area of not less 15 linear feet. There shall be a minimum of 20 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. *See Chapter 19.09, Off-street Parking Requirements.*

9. **Uses Within Buildings.** All uses in the Public School Bus Lot Zone shall be conducted entirely within a fully enclosed building except those uses deemed by the City Council to be customarily and appropriately conducted outside. Such outdoor uses include bus and vehicle storage (with a required structure to cover passenger buses or motor coaches), fueling stations, and other associated accessory uses.

10. **Buffering/Screening Requirements.** A solid wall and landscaping shall be required to effectively screen the borders of any public school bus lot which is located within 300 feet of an agricultural or residential use. A solid wall that is 8 feet in height is required. Such 8' solid wall, and landscaping shall be maintained in good condition with no advertising thereon. Wall covers may be required at specific locations which allow for site lines into a site. This will be determined during the Site Plan review process. Appropriate berming shall also be incorporated into the site design to screen and buffer any public school bus lot. This will include sculptured berms placed in required landscaping areas. All developments shall have a minimum number of both deciduous and evergreen trees and shall further comply with the requirements of Chapter 19.06, Landscaping and Fencing.

11. **Landscaping Requirements.**
    a. There shall be a minimum of 20% of the total project area to be used for landscaping.
    b. All sensitive lands shall be protected as part of the landscaped area of any development.
    c. Subject to the discretion of the City Council, credit towards meeting minimum open space requirements may be given for sensitive lands defined in Chapter 19.02. However, no more than 50% of the required landscaping area shall be comprised of sensitive lands or detention areas.

12. **Timing of Landscaping Installation.**
    a. All landscaping shall be completed in accordance with the approved Site Plan or Plat approval and shall be installed prior to the issuance of a Certificate of Occupancy for any building.

Chapter 19.05. Supplementary Regulations.

Sections:

19.05.01. Purpose.
19.05.02. General Supplemental Regulations.
19.05.03. Wireless Telecommunication Equipment.
19.05.04. Non-Depository Institution.
19.05.05. Farm Animals in the A, RA-5, and RR Zones.
19.05.06. Keeping Chickens in the R-2 and R-3 Zones.
19.05.07. Outdoor Vending Machines.
19.05.08. Beekeeping.
19.05.09. Residential Facilities for Persons with a Disability.
19.05.10 Temporary Uses.
19.05.11 Accessory Buildings in Residential Development.
19.05.12 Solar Panels.
19.05.13 Edge Uses.
19.05.14 Temporary Subdivision Sales Trailers.

19.05.01. Purpose.

The purpose of this Chapter is to establish supplemental land development standards that are applicable to all or specified zones in the City of Saratoga Springs. The requirements of this Chapter shall be in addition to the specific standards set forth within each of the specific zones. If any of the provisions contained herein conflict with the provisions applicable to each specific zone, the more restrictive provision shall govern.

19.05.02. General Supplemental Regulations.

1. **Semi-Private Recreation Clubs.** The Planning Commission may permit, as a Conditional Use, the use of land in any zone for semi-private swimming clubs, tennis courts, or other recreational facilities providing that in all such cases, the following conditions are met:
    a. the facilities shall be owned and maintained by the members; and
    b. a minimum of seventy-five percent of the membership must be residents of the neighborhood or section of the subdivision.

2. **Yard Space, Open Space, Setbacks, and Other Requirements for One Building Only.** Required yards or open space around an existing building shall not be considered as providing yard or open space for any other building for the purpose of complying with the provisions of this Title. In addition, yards or other open space on an adjoining lot shall not be considered as providing a yard or open space on a lot whereon a building is to be erected or established. Areas needed to meet the width, depth, yard, area, parking, or other requirements of this Title for a lot or building may not be sold or leased away from such lot or building.

d. Panels and panel systems that are designed to be tied into the utility grid shall be installed and connected by a licensed photovoltaic contractor, in compliance with the National Electrical Code.

2. Solar panels installed in non-residential zones shall meet the following standards:
    a. Ground-mounted panels shall:
        i. meet all building height, setbacks, and lot coverage limitations, and
        ii. not obstruct required landscaping.
    b. Panels shall be designed to minimize reflection.
    c. Panels and panel systems that are designed to be tied into the utility grid shall be installed and connected by a licensed photovoltaic contractor, in compliance with the National Electrical Code.

(Ord. 15-21)

19.05.13. Edge Uses.

1. Uses identified as Edge Uses shall meet the additional standards below.
    a. Reverse Frontage. Buildings shall be designed so that the main entrance is facing into the main development and not towards the adjacent arterial or collector street.
    b. Architecture. Building elevation facing the adjacent arterial or collector street shall be treated with architectural materials required for a front of the building.
    c. Parking. Parking shall be located behind the building as viewed from the adjacent arterial or collector road.
    d. Screening. Parking lots and large doors shall be screened from view from the adjacent arterial or collector road, behind a landscaped berm or screen wall with a minimum height of three feet.
    e. Edge uses shall be placed entirely within the area identified in the definition of Edge Use.

(Ord. 14-23, Ord. 15-21)

19.05.14. Temporary Subdivision Sales Trailers.

1. One temporary sales trailer may be granted per preliminary or final plat so long as it complies with the standards in this Section. Failure to comply with any of the standards herein shall be considered justification for the revocation of the permit by City Staff. An applicant must receive a permit for a subdivision sales trailer from the Planning Director, who is designated as the land use authority, and a building permit from the Building Official. Any of the standards below do not replace or limit any building or fire codes adopted by the City. In the event of a conflict, the more restrictive standard shall apply. The following are the specific land use standards for a temporary subdivision sales trailer:
    a. The sales trailer must be located in a subdivision of not less than five acres in total acreage. The trailer shall be located within an approved and recorded subdivision area for which the trailer is selling homes or lots.
    b. Sales trailers that are off-site from the project area are prohibited.

Chapter 19.07. Planned Unit Development (PUD).

Sections:

19.07.01. Purpose.
19.07.02. PUD Definition and Design Compatibility.
19.07.03. General PUD Standards.
19.07.04. Underlying Zones.
19.07.05. Permitted and Conditional Uses.
19.07.06. Application of PUD Overlay Zone Provisions to Underlying Zone Provisions.
19.07.07. Variations from Development Standards.
19.07.08. Streets and Circulation.
19.07.09. PUD Plan Approval.
19.07.10. Phased Developments.
19.07.11. Expiration of Approval.

19.07.01. Purpose.

1. **In General.**
    a. The purpose of the Planned Unit Development ("PUD") Overlay zone is to encourage imaginative and efficient utilization of land by providing greater flexibility in the location of structures on the land, the consolidation of open spaces, and the clustering of dwellings.
    b. These provisions are intended to create more attractive and more desirable environments within residential and mixed use areas.
    c. A PUD development is intended to allow for diversification in the relationship of various uses and structures to their sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects within the City of Saratoga Springs.

2. **Discontinuation of PUDs.**
    a. Effective July 18, 2013, it is the intent of the City Council to discontinue the granting of Planned Unit Developments or the Planned Unit Development Overlay Zone.
    b. This Chapter shall remain a part of the Land Development Code solely for the purpose of governing properties that have vested rights to develop as PUDs in the PUD Overlay Zone. Such vested properties shall only include:
        i. (a) properties granted PUD status in a development agreement that has not expired;
        ii. (b) properties with a recorded plat; and
        iii. (c) properties developed as a PUD.
    c. City Staff is directed to remove the PUD Overlay Zone, in accordance with state law, from the official Zoning Map except for those properties listed as vested. Also, if a development agreement expires and the property owner has not recorded a plat on all or a portion of his or her property, the City Council will rezone the property to remove the PUD Overlay Zone.

surrounding areas.

b. A concept PUD plan shall be submitted to, and reviewed by, the Development Review Committee, the Planning Commission, and City Council. The City Council shall review the conceptual PUD plan request and forward their comments, if any, to the applicant. The City Council shall not take any action on the Concept Plan review. The Council's comments shall not be binding, but shall only be used for information in the preparation of the preliminary PUD plat application.

c. The Concept Plan shall also comply with the submittal requirements contained in Chapter 19.13.

2. **Preliminary PUD Plat Review.**

a. Subsequent to the Conceptual plan review by the DRC, Planning Commission, and City Council, an application for Preliminary PUD Plat review shall be prepared. The submittal requirements for a Preliminary Plat review are contained in Chapter 19.12.03. In addition, the following items shall be submitted with the Preliminary plat:

i. a plan document that contains written descriptions of how the proposed project complies with the provisions of this Chapter, including a description of the terms of the proposed project relating to densities, density bonuses, clustering, preservation of open space, etc.; and

ii. architectural plans that demonstrate continuity and uniform architectural themes, features and styles for all structures within the project, including types of materials to be used.

b. All building elevation plans shall be reviewed by the ~~Urban Design Committee~~Development Review Committee ("~~UDC~~DRC") prior to review by the Planning Commission. The ~~UDC~~ DRC shall review architectural styles, themes, and materials and shall make a recommendation to the Planning Commission regarding architectural styles, themes, and materials.

c. The Preliminary PUD Plat submittal, when complete, will be forwarded to the Planning Commission for a public hearing (following the process outlined in Chapter 19.13) and recommendation. The Planning Commission will either recommend approval, approval with conditions, or denial of the application to the City Council. The Planning Commission may also table the application if it finds that the application materials are incomplete or request more information or clarification from the applicant, the Development Review Committee, or City Attorney regarding the proposed project.

d. Following the Planning Commission's action, the application shall be forwarded to the City Council for action. The City Council shall approve, approve with conditions, or deny the application. The City Council may also table action on the application if it finds that the application materials are incomplete or request more information or clarification relative to any portion of the application.

3. **Final PUD Plat Review.**

a. Final PUD Plat applications may be prepared in compliance with the action of the City Council on any preliminary plat application. In preparing applications, applicants shall comply with the submittal requirements of Chapter 19.12.03. In addition, applicants shall meet any conditions set forth in the preliminary approval.

Chapter 19.09. Off-Street Parking Requirements.

Sections:

19.09.01. Purpose.
19.09.02. Required Parking.
19.09.03. General Provisions.
19.09.04. Submittal and Approval of Parking Areas.
19.09.05. Parking Requirements.
19.09.06. Dimensions for Parking Stalls.
19.09.07. Accessible Parking.
19.09.08. Landscaping in Parking Areas.
19.09.09. Pedestrian Walkways and Accesses.
19.09.10. Shared Parking and Curb Cuts.
19.09.11. Required Parking.

19.09.01. Purpose.

The purpose of this Chapter is to reduce congestion and traffic hazards on public rights-of-way by requiring adequate, functional, and effective use of off-street parking areas. This chapter also establishes minimum landscaping requirements in order to: reduce adverse impacts of headlight glare and lighting within the parking area; improve circulation within parking areas by channeling vehicles and pedestrians; provide climatic relief from broad expanses of pavement; and improve the appearance of the site and surrounding neighborhood.

19.09.02. Required Parking.

Off-street parking shall be provided according to standards noted in this Chapter for all newly constructed buildings, and additional parking shall be provided for any structure or use that is legally expanded.

19.09.03. General Provisions.

1. Materials for Parking Areas. Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards.

2. Maintenance of Parking Areas. Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as practical.

3. Parking Area Access. Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road. All structures other than residential are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public street.

Dimensions for Parking Stalls and Aisle

Parking Angle	Stall Width*	Stall Length	Aisle Width (two-way traffic)	Aisle Width (one-way traffic)
Parallel	9’	20’	N/A	12’
45	9’	18’	25’	14’
60	9’	18’	25’	18’
90	9’	18’	24’	24’

*Stalls immediately adjacent to garbage surrounds shall be 50% wider, or separated from the garbage surround by a landscaping area no less than 50% the width of a parking stall.

(Ord. 14-13)

19.09.07. Accessible Parking.

Accessible parking spaces shall be provided in off-street parking areas and shall count towards fulfilling the minimum requirements for automobile parking. The City of Saratoga Springs hereby adopts by this reference the American National Standards Institute (“ANSI”) A117.1, as currently amended, and the International Building Code (“IBC”), as currently amended, as the City’s regulations pertaining to accessible parking. Every development, use, permit, application, plan, and drawing shall comply with the ANSI A117.1 and IBC regulations with regard to location, number, size, dimension, type, marking, surface, clearance, identification, and all other particulars whatsoever. In the event of a conflict, the more restrictive provision shall apply and take precedence.

19.09.08. Landscaping in Parking Areas.

In addition to the planting standards in Chapter 19.06, the following requirements shall apply to all landscaping of off-street parking areas:

1. **Parking Areas Adjacent to Public Streets**. All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped ~~bermed~~ strips of not less than ~~ten~~ eight feet in width placed between the sidewalk and the parking areas, containing a berm or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no ~~less~~ more than thirty-~~foot~~feet between trees except in the clear sight triangle~~intervals~~. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.

2. **Curbs.** All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb six inches higher than the parking surface.

3. **Clear Sight.** At intersections of streets, driveways, and sidewalks all landscaping shall be limited to a height of not more than three feet. The grade at such intersections shall not be bermed or raised for a distance of thirty feet at intersections and fifteen feet back from driveways to allow for sight distance as detailed in Chapter 19.06.11, Clear Sight Triangles.

4. **Components of Landscaped Areas.** All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.

5. **Required Parking Islands.**
   a. **Islands on Doubled Rows of Parking.** On doubled rows of parking stalls, there shall be one 36-foot by 9-foot landscaped island on each end of the parking rows, plus one 36-foot by 9-foot landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
   b. **Islands on Single Rows of Parking.** On single rows of parking or where parking abuts a sidewalk, there shall be one 18-foot by 9-foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree planter. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
   c. Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. There shall be a break in parking rows at a minimum of forty parking stalls for each double row of parking for the purpose of facilitating traffic circulation on the site.

~~**Landscaped Boundary Strips.** All landscaped boundary strips shall be a minimum of eight feet in width. A landscaped screen, berm, or fence may be required by the City Council around the perimeter of the parking area to mitigate intrusion of lighting from headlights and other lighting on surrounding property.~~

6. **Completion of Landscaping.** All landscaping improvements shall be completed in accordance with the approved Site Plan, landscape-planting plan, and irrigation plan and occur prior to the issuance of a Certificate of Occupancy for the building. Exceptions may be permitted and Certificates of Occupancy issued where weather conditions prohibit the completion of required landscaping improvements. In such cases an extension period of six months is permitted but a bond shall be posted for not less than 115% of the value of the landscaping and shall be held until the requirements of this Chapter are met.

(Ord. 14-23, Ord. 14-13)

19.09.09. Pedestrian Walkways and Accesses.

Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of ten feet wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every thirty feet. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.

19.09.10. Shared Parking and Curb Cuts.

1. Up to twenty-five percent of the required parking may be shared with an adjacent use upon approval by the City Council. The developer must provide:
    a. an agreement granting shared parking or mutual access to the entire parking lot; and
    b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.

2. In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.

(Ord. 14-13)

19.09.11. Required Minimum Parking.
The table below indicates the minimum requirement for each use; unless otherwise identified, in no case may the minimums be exceeded by more than 25%.

Use	Parking Requirement
Agriculture	To be determined by the Planning Commission (See 19.09.05(6))
Alcoholic Beverage, Package Agency	1.5 stalls per person employed on highest employee shift
Alcoholic Beverage, State Liquor Store	4 stalls per 1000 sq. ft.
Animal Hospital, Large/Large Veterinary Office	4 stalls per 1000 sq.ft.
Animal Hospital, small / Small Veterinary Office	4 stalls per 1000 sq. ft.
Arts and Crafts Sales	4 stalls per 1000 sq. ft.
Automobile Refueling Station	1 stall per 100 sq. ft.

Postal Center	5 stalls per 1000 sq. ft.
Preschool	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time**
Printing, lithography, and publishing establishments	4 stalls per 1000 sq. ft.
Public and private utility buildings and facilities	To be determined by the Planning Commission (See 19.09.05(6))
Public Building or Facilities (City Owned)	To be determined by the Planning Commission (See 19.09.05(6))
Reception Centers	1 stall per 100 sq. ft.
Recreation Center	1 stall per 100 sq. ft.
Recreation Rentals	4 stalls per 1000 sq. ft.
Recreational Vehicle Sales	See Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service
Recycling Facilities	1.5 stalls per person employed on highest employee shift, plus 3 stacking stalls at drop-off
Research and Development	1.5 stalls per person employed on highest employee shift
Residential Facilities for Elderly Persons	To be determined by the Planning Commission (See 19.09.05(6))
Residential Facility for Persons with a Disability	Same as for the dwelling, plus Home Occupation requirements for employees. ~~To be determined by the Planning Commission (See 19.09.05(6))~~
Restaurant, Casual	1 stall per 100 sq. ft.
Restaurant, Deli	5 stalls per 1000 sq. ft.
Restaurant, Sit Down	1 stall per 100 sq. ft.
Retail Sales	4 stalls per 1000 sq. ft.
Retail, Big Box	4 stalls per 1000 sq. ft.
Retail, Specialty	4 stalls per 1000 sq. ft.
Retail, Tobacco Specialty Store	4 stalls per 1000 sq. ft.
Riding Arena (Commercial)	To be determined by the Planning Commission (See 19.09.05(6))
Riding Arena (Private)	To be determined by the Planning Commission (See 19.09.05(6))
School, Private and Quasi-Public	To be determined by the Planning Commission (See 19.09.05(6))
School, Trade or Vocational	To be determined by the Planning Commission (See 19.09.05(6))
Self-storage or mini storage units	1 per bedroom in any caretaker unit, plus 1 stall for every 50 storage units.
Sexually Oriented Businesses	To be determined by the Planning Commission (See 19.09.05(6))

Chapter 19.12. Subdivisions.

Sections:

19.12.01. Purpose.
19.12.02. General.
19.12.03. Subdivision Process and Approval Procedure.
19.12.04. Condominium Process and Approval Procedure.
19.12.05. Performance and Warranty Assurances.
19.12.06. General Subdivision Improvement Requirements.
19.12.07. Minor Subdivision Approval Procedure.
19.12.08. Property Line Adjustments (Exchange of Title).
19.12.09. Vacating or Amending a Plat.
19.12.10. Vacating or Altering Public Streets, Rights-of-Way, Easements, or Alleys.

19.12.01. Purpose.

The purpose of this Chapter is to provide regulations and standards for the: development of residential and non-residential subdivisions and construction of improvements thereon, including the design and installation of roads, streets, curbs, gutters, drainage systems, water and sewer systems, and other public facilities and utilities; dedication of land and streets; granting of easements or rights-of-way; and payment of fees and other charges for the approval of a subdivision.

19.12.02. General.

1. **Sales of portions of subdivision parcels.** No person shall sell, deed, or exchange, or offer to sell, deed, or exchange, any parcel of land that is a part of a subdivision or of a larger tract of land, or record in the office of the County Recorder any subdivision plat, unless the subdivision has been approved by the City according to the provisions of the City Code. Parcels created without such approval by the City shall be considered part of an illegal subdivision and not eligible for further subdivision, or building permits, or other development permits until the illegal subdivision is corrected. This Chapter shall be interpreted so as to be consistent with Utah Code Chapter 10-9a.

2. **All lots subject to ordinances.** All lots, plots, or tracts of land located within a subdivision shall be subject to the provisions of the City Code, regardless of whether or not the tract is owned by the applicant or a subsequent purchaser, transferor, or holder of the land.

3. **Severability.** If any section, sentence, clause, or phrase of this Chapter is for any reason held to be invalid, such holding shall not affect the validity of the remaining portion of this Chapter.

4. **Building and occupancy permits.**
   a. It shall be unlawful for any person to receive a building permit until all improvements, including utilities, are installed in accordance with City ordinances

i. the Planning Director shall determine whether the amendment complies with the requirements of this section and this Title; and
ii. the Planning Director shall approve, approve with conditions, or deny the amendment.

b. For plat amendments where the Planning Commission or the City Council is the Land Use Authority, if the Planning Director determines that documents are complete, the Planning Director shall schedule the plat amendment for the next available meeting.

8. **Planning Commission Review and Action.**
   a. For amendments where the Planning Commission is the Land Use Authority:
      i. the Planning Commission shall determine whether the amended plat complies with the requirements of this section, this Title, and Chapter 10-9a of the Utah Code;
      ii. the Planning Commission may approve, approve with conditions, or deny the amendment; and
      iii. if the Planning Commission approves an amended plat, the Mayor shall sign a plat showing the alteration and direct that the plat be recorded in the office of the Utah County Recorder.
   b. **Public Hearing.**
      i. A public hearing shall not be held if all the property owners in the plat sign the amendment.
      ii. Notice. Prior to the public hearing, the City shall provide the notice required by Utah Code Chapters 10-9a and 52-4. The applicant shall pay the cost to post and provide notice to all property owners within 300 feet of the application, prior to final approval.

9. **Plat Amendment Not a Subdivision.** A plat amendment meeting these requirements, as well as the requirements of the Utah Code, shall not be deemed a subdivision of property and shall not be required to follow the subdivision process of this Title.

(Ord. 14-23)

19.12.10. Vacating or Altering Public Streets, Rights-of-Way, Easements, or Alleys.

2. **Vacating Public Streets, Rights-of-Way, Easements, or Alleys.** The City Council shall follow the process outlined in Utah Code Chapter 10-9a for the vacation of any public street, right-of-way, City easements other than Public Utility Easements, or alley.

3. **Altering Public Streets, Rights-of-Way, Easements, or Alleys.** This Subsection shall only apply if a subdivision plat is not being amended and no portion of a public street, right-of-way, easement, or alley is being vacated. Amending street or road names are not considered an alteration.
   a. **City Council Review and Determination.** The City Council is hereby designated as the land use authority to consider the alteration of any portion of a public street, right-of-way, easement, or alley. The City Council may, with or without a petition

Chapter 19.13. Development Review Processes.

Sections:

19.13.01. Purpose.
19.13.02. General Considerations.
19.13.03. Application Forms Required.
19.13.04. Specific Development Processes and Submittal Requirements.
19.13.05. The Concept Plan Process.
~~**19.13.06. Urban Design Committee Participation.**~~
19.13.~~07~~06. Change- of Use Permits.
19.13.~~08~~07 Development Agreements.
19.13.08. Improvements Required.
19.13.09. Master Development Agreements.
19.13.10. Payment in Lieu of Open Space.

19.13.01. Purpose.

The purpose of this Chapter is to promote the health, safety, and general welfare of the residents of the City and the efficient and orderly growth of the City by regulating the development of property and establishing procedures for property development. This Chapter contains requirements for the general development processes in Saratoga Springs. Specific regulations governing Site Plan Reviews, Conditional Uses, Subdivisions, and Home Occupations are found in separate chapters of the Land Development Code. These chapters must also be consulted when preparing application materials for submittal to the City.

19.13.02. General Considerations.

1. **Land Use Element of the General Plan.** The City's adopted Land Use Element of the General Plan shall guide the use and future development of all land within the corporate boundaries of the City.

2. **Municipal Code.** The size and design of lots, nature of utilities, design and improvements of streets, types and intensity of land uses, and provisions for any facilities in any subdivision shall conform to the land uses shown and the standards established in the City Code, and other applicable ordinances and policies.

3. **Conservation of Natural Features.** Trees, native land cover, wetlands, natural watercourses, hillsides, and existing topography shall be preserved where possible. Development projects shall be so designed as to prevent excessive grading and scarring of the natural terrain. The design of new projects shall consider and relate to existing and future street widths, alignments, and names.

4. **Community facilities.** Community facilities, such as parks, recreation areas, and transportation facilities, shall be provided in the development project in accordance with the Land Use Element of the General Plan and the City's land use ordinances, particularly Chapter 19.04, Zoning. In order to facilitate the acquisition of land areas

v. Configuration of proposed lots with minimum and average lot sizes.
vi. Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities.
vii. Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space.
viii. Total acreage of the entire tract proposed for subdivision.
ix. General topography shown with 1'or 2' contours and slope arrows with labels.
x. North arrow, scale, and date of drawing.
xi. Property boundary with dimensions.
xii. Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage parking spaces, number of proposed surface parking spaces, number of required and proposed ADA compliant parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre.
xiii. Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities.
xiv. Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project.

g. A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within two miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area.
h. File of all submitted plans in pdf format.

(Ord. 14-23)

~~19.13.06. Urban Design Committee Participation.~~

~~The City has established an Urban Design Committee that may consist of persons appointed by the City Council at its discretion including one professional Architect, one professional builder, at least two City residents, one member of the Planning Commission, one City Council Member, one developer, and City staff members as assigned.~~

~~The Urban Design Committee is required to review architectural plans and design standards for any new construction within the City of Saratoga Springs except for Single-Family Dwellings. The Committee shall make specific recommendations to the Planning~~

~~Director, Planning Commission, and City Council regarding Architectural plans and design standards.~~

~~The Urban Design Committee shall propose detailed Architectural design standards and guidelines that developers and applicants shall comply with. These may be adopted by the City Council through resolution or ordinance and are available for reference through the Planning Department.~~

~~No final subdivision plats, final Site Plans, commercial Site Plans, or other Conditional Uses that will result in the new construction of commercial, multifamily, attached housing, two-family structures, and three-family structures shall be approved by the City Council until a recommendation is received from the Committee.~~

~~The Urban Design Committee is a recommending body only and shall not make final decisions.~~

(Ord. 14-23)

19.13.07. Change of Use Permit.

1. **In General.** This section is intended to provide a process for reviewing the conversion of an existing structure or site from its current or previous use to a substantially different type of activity or use.

2. A substantially different type of activity or use is a use that falls under a different category in the use tables in 19.04.

3. **Standards.** Any change of use shall meet the following criteria:
   a. The new use is an allowed use in the zone; if the new use is a conditional use in the zone, the conditional use process shall be followed.
   b. Signage and parking for the new use shall comply with all standards in place at time of conversion.
      i. If the existing use is a nonconforming use, a new use of the same type or of a type which has a lower parking requirement may be placed without additional conditions. If the new use is of a different type and has a higher parking requirement, the new parking requirements shall be met.
   c. Increased parking requirements or external changes to the site or structure for the new use shall require a site plan amendment.

4. The Planning Director shall follow the process outlined in 19.13 for decisions of the Planning Director.

(Ord. 14-23)

19.13.~~08~~ 07 Development Agreements.

Chapter 19.14. Site Plan Review.

Sections:

19.14.01. Purpose.
19.14.02. Approval Required.
19.14.03. Site Plan Development Standards.
19.14.04. Architectural and Urban Design Requirements.
19.14.05. Special Provisions.
19.14.06. Application.
19.14.07. Issuance of Building Permit.
19.14.08. Issuance of a Certificate of Occupancy.
19.14.09. Failure to Begin and Complete Development.

19.14.01. Purpose.

A design review procedure is established in order to encourage adequate advance planning and thereby assure a good quality of environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development, and thus for the stability of property values and the general welfare of the community. It is not the purpose of this Chapter to so rigidly control design so as to stifle creativity or individual expression, or to cause substantial, unnecessary expense; rather, any control exercised is intended to be the minimum necessary to efficiently achieve the objectives stated above.

19.14.02. Approval Required.

Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances:

1. Any industrial use;

2. Any commercial use;

3. Any institutional use;

4. Two-Family Structures and Three-Family Structures; and

5. A multi-family residential development.

19.14.03. Site Plan Development Standards.

The following are standards required for all Site Plans in any zone:

1. **Site Plan Standards.** The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.

Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.

6. **Secondary Water System and Dedication of Water Shares.** The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.

7. **Piping of Irrigation Ditches.** All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.

8. **Preliminary Condominium Plat.** When the proposed Site Plan includes condominium units, the Site Plan submittal shall include a preliminary condominium plat. Said plat shall include a survey of the property, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary condominium plat.

(Ord. 14-23)

19.14.04. Architectural and Urban Design ~~Committee~~ Requirements.

1. **Process.** ~~Urban~~ Architectural and Design ~~Committee~~ review shall be ~~done~~ conducted by the DRC prior to the first Planning Commission or City Council meeting, whichever comes first.

2. **Mechanical Equipment**. All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.
    a. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or roof.
    b. Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.
    c. Screening materials shall conform to the color scheme of the primary building.
    d. Measures taken to shield mechanical equipment from view, other than screening, must be approved by the City Council.

3. **Windows**. Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.

4. **Building Lighting**. Plans for exterior building lighting shall be approved as part of the Site Plan approval. Building lighting shall be shielded and directed downward so that the light source is not visible from beyond the property where the structure is located. Lighting shall not project above or beyond the property line.

5. **Trash Enclosures, Storage Areas, and External Structures**. Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.
    a. Trash and storage areas shall be comparable to the proposed or existing building and with surrounding structures. These areas shall be well maintained and oriented away from public view.
    b. The consolidation of trash areas between buildings is encouraged.
    c. The use of modern disposal and recycling techniques is encouraged.
    d. Chain link fences and chain link fencing with vinyl slats are prohibited. Solid fences and gates shall be required so as to help shield trash areas from public or private view.
    e. Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a three foot landscaped buffer shall be provided that does not impede access into and out of vehicles.
    f. This Section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by Staff in accordance with the standards herein.

6. **Exterior Materials**. The ~~Urban Design Committee~~DRC shall ensure that all buildings are finished with high quality materials that conform to the City's Architectural ~~design~~ Design ~~standards~~ Standards and an overall master design theme or plan. Building elevations shall be submitted that indicate all colors, styles, materials, and other proposed building treatments.

7. **Landscape Requirements.** All Site Plans shall conform to the landscaping requirements established in Chapter 19.06 of this Title.

8. **Parking Lot, Building, and Street Lighting.** All Site Plans shall conform to the lighting requirements established in Chapter 19.11 of this Title.

(Ord. 14-23)

19.14.05. Special Provisions.

1. **Uses Within Buildings.** All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open.
    a. Uses which may qualify for this exception include vegetation nurseries, home improvement centers with lumber, vegetation nurseries, outdoor cafes, and auto dealerships.
    ~~a.~~b. Outdoor display areas shall be clearly delineated through contrasting colored, painted, or striped surface.
    ~~b.~~c. Approved temporary uses, such as Christmas tree lots, shall be exempt from this requirement.

2. **Nuisances.** All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.

3. **Residential Conversions.** No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.

19.14.06. Application.

1. **Overview of application process.** The property owner or an authorized agent shall make application on a form prescribed for Site Plan Review by the City.
    a. Applicants for development approval must provide complete and accurate information regarding the specific site and the proposed use on the application.
    b. No application shall be processed until the application fee has been paid and the application has been reviewed for completeness and accepted by the City. Incomplete applications shall not be processed under any circumstance.

2. **Pre-Application conference.** Prior to a complete application, a pre-application conference shall be held between the applicant and the planning staff, once the applicant can provide the following:
    a. A site analysis meeting the requirements of 19.14.06.3 below.
    b. A site plan meeting the requirements of 19.14.06.3. below.
    c. Conceptual elevations.
    d. Vicinity map meeting the requirements of 19.14.06.3. below.

3. **Accompanying Maps, Reports, and Drawings Required.** The information submitted with the application shall include digital and paper the following:
    a. **Ownership Affidavit.** A statement of ownership and control of the subject property and a statement describing the nature of the intended use.
    b. **Vicinity Map.** A general location map indicating the approximate location of the subject parcel.
    c. **Context plan.** A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.
    d. **Site Analysis.** A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.
    e. **Survey.** A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.
    f. **Compliance statement.** A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.
    g. **Final Construction Drawings** containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as

required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following~~.~~:

i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties;
ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary;
iii. acceleration and deceleration lanes, and dimensions thereof, if required;
iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;
v. proposed outdoor display areas;
~~v.~~vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;
~~vi.~~vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;
~~vii.~~viii. location, type, and size of all business and on-site circulation signage;
~~viii.~~ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;
~~ix.~~x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;
~~x.~~xi. Established Grade of building area.

h. **Final Hydraulic and Hydrological storm drainage report and calculatio**ns. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;

i. **Final Traffic report**. Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following:
   i. an analysis of the average daily trips generated by the proposed project;
   ii. an analysis of the distribution of trips on City street systems;
   iii. a description of the type of traffic generated; and
   iv. recommendations on what mitigation measures should be implemented with the project to maintain an level of service for existing and proposed residents acceptable to the City.

j. **Data table** including
   i. total project area
   ii. total number of lots, dwellings, and buildings
   iii. square footage of proposed building footprints and, if multiple stories, square footage by floor
   iv. number of proposed garage parking spaces

~~Chapter 19.18. Sign Regulations.~~

~~**Sections:**~~

~~**19.18.01. Purpose.**~~
~~**19.18.02. Definitions.**~~
~~**19.18.03. Prohibited Signs.**~~
~~**19.18.04. Signs not Requiring a Permit.**~~
~~**19.18.05. Permit Process.**~~
~~**19.18.06. General Sign Standards.**~~
~~**19.18.07. Permitted Temporary Signs.**~~
~~**19.18.08. Permitted Permanent Signs.**~~
~~**19.18.09. Development Information Signs.**~~
~~**19.18.10. Enforcement.**~~

~~19.18.01. Purpose.~~

~~The purpose of this Chapter is to detail the sign permit process, provide general design standards, and define signage related terms.~~

~~It is the intention of the City of Saratoga Springs to encourage signs which reflect a high level of aesthetics while accommodating the need to provide identification for the variety of land uses in the City.~~

~~This chapter shall set forth standards that will assist in the elimination of confusing and excessive signs in order to preserve and improve the natural landscape, architecture of buildings, and character of the City.~~

~~This chapter is intended to protect and enhance property values and promote the public health, safety, and general welfare of the residents of the City of Saratoga Springs.~~

~~It is the intention of the City of Saratoga Springs to provide a fair and consistent approval process for signage while accommodating growth and maintaining the high design standards associated with the City.~~

~~19.18.02. Definitions.~~

~~As used in this Chapter, the following words and phrases have the following meanings, unless the context clearly indicates that a contrary meaning is intended:~~

~~**"A-frame Sign"** means a portable sign, structure, or configuration composed of two sign faces mounted or attached back-to-back in such manner as to form a basically triangular vertical cross-section.~~

~~**"Abandoned Sign"** means a sign that remains after the termination of a business or use, or a sign that exhibits evidence of neglect for a period of time in excess of ninety days.~~

~~**"Alteration"** means the process of changing or rearranging any structural part, face, enclosure, lighting element, coloring, copy (except on electronic message signs), graphics, component, or location of a sign.~~

~~**"Animated Sign"** means a sign which incorporates moving, rotating, or traveling parts, including special lighting effects such as flashing or intermittent lights (excluding electronic message signs).~~

~~**"Awning Sign"** means a building sign that is part of a fabric, plastic, or similar shelter supported by a rigid framework attached to a building, and sheltering the building's entrance or windows.~~

~~**"Banner Sign"** means a sign made of fabric, plastic, or a similar lightweight material and hung from a building or framework attached to a building or placed in the ground.~~

~~**"Bench Sign"** means any sign painted or located on or attached to any part of a bench, seat, or chair placed on or adjacent to a public or private roadway.~~

~~**"Billboard"** means a freestanding ground sign, object, or structure located on industrial, commercial, or residential property that is designed or intended to direct attention to a business, product, or service that is not sold, offered, or existing on the property where the sign is located.~~

~~**"Building Façade"** means any exterior wall of a building including windows, doors, and mansard, but not including a pitched roof.~~

~~**"Cabinet Sign, Simple"** means a rectangular box with no rounded sides that houses the main component of a sign, where the sign copy area is composed of a single consistent material with lettering or copy items painted on, or affixed directly to the cabinet (see Figure 1).~~

~~**Figure 1**~~

~~**"Cabinet Sign, Complex"** means a polygonal box with at least one rounded edge that houses the main component of a sign, where the sign copy area is composed of a single material with all lettering or copy items raised at least three-quarters of an inch above the primary cabinet (see Figure 2).~~

Figure 2

~~**"Changeable Copy Sign"** means a sign or portion of a sign with characters, letters, graphics, or other copy that can be changed or modified by mechanical, electrical, or manual means, not including electronic messaging or Electronic Message Signs.~~

~~**"Channel Letter Sign"** means a sign formed of individually manufactured characters, letters, graphics, or other copy that can be changed or modified by mechanical, electronic, or manual letters grouped together to form a word, logo, or icon (see Figure 3).~~

Figure 3

~~**"Civic Sign"** means a sign which announces public interest events sponsored by a government organization.~~

~~**"Clearance"** means the height of the lowest edge of the face of a sign as measured from the finished grade.~~

~~**"Cornerstone Sign"** means a message carved or cast into a building, or a metal plaque permanently attached to a building.~~

~~**"Development Information Sign"** means a temporary on- or off-premise sign which advertises a development, subdivision, model home, sales office, or home builder.~~

~~**"Directional Sign"** means a sign used to display the address of a building or use, or to identify points of access, the direction of travel, and similar functions in off-street parking and loading areas.~~

~~**"Double-faced Sign"** means a sign with two parallel, identical faces or two identical sign faces that are not parallel but diverge from a common edge at an angle no greater than fifteen degrees.~~

~~**"Electronic Message Sign"** means a changeable copy sign consisting of electronically controlled light sources which change the sign copy or graphics.~~

~~**"External Illumination"** means lighting which is mounted to illuminate a sign face from a remote position outside of the sign structure.~~

~~**"Flag"** means a sign that is constructed of fabric, plastic, or similar lightweight material hung from a pole and is displayed with the intent to advertise or attract attention.~~

~~**"Freestanding Sign"** means a type of ground sign that is supported by any number of fixed permanent forms or supports between the sign face and the ground.~~

~~**"Ground Sign"** means a sign that has its own supporting structure and is not attached to or supported by a building. Types of ground signs include pedestal, pylon, and monument.~~

~~**"Group Identification Signs"** means a sign displaying information regarding two or more commercial, industrial, or public establishments that may share common frontage, access points, or off-street parking and loading areas.~~

~~**"Icon"** means a graphical representation used to present an image or idea describing a person or entity.~~

~~**"Illuminated Sign"** means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.~~

~~**"Inflated Signs"** means a sign that is supported by heated or forced air or lighter-than-air-gases.~~

~~**"Institutional or Public Facility Use"** as specifically used in this Chapter, an institutional or public facility use shall include, but not be limited to, public, private, and charter schools, public buildings or facilities, public recreation facilities, residential facilities for elderly persons, educational centers, and churches.~~

~~**"Logo"** means a sign copy that represents an icon describing a person, business, or service.~~

~~**"Monument Sign"** means a ground sign with a face that extends to the ground or to a base or pedestal.~~

~~**"Nonconforming Sign"** means a sign, sign structure, or portion thereof lawfully existing at the time this Code became effective, which does not conform to all applicable regulations prescribed herein.~~

~~**"Off-premise Sign"** means any sign which advertises a use, establishment, product, or service that is sold, produced, manufactured, or furnished at a place other than on the property on which the sign is located.~~

~~**"On-premise Sign"** means a sign which advertises or directs attention to a use, establishment, product, or service that is located on the property on which the sign is located.~~

~~**"Painted Window Sign"** means a sign painted on windows or doors with markers, paints, or any other type of substance used to display advertisements, holiday decorations, or special event notifications.~~

~~**"Pedestal Sign"** means a freestanding ground sign with two or more vertical supports extending from the sign face to the ground.~~

~~**"Pole Sign"** means a freestanding identification or business sign which is supported by a single pole mounted permanently in the ground.~~

~~**"Political Sign"** means a temporary sign advertising a candidate for public office, a political party, measure or issue scheduled for an election.~~

~~**"Projecting Sign"** means a sign attached to a building and extending in whole or in part beyond any wall of the building.~~

~~**"Property Sign"** means an on-premise sign that states the rights that the owner of that property wishes to enforce such as no dumping or no trespassing.~~

~~**"Pylon Sign"** means a ground sign that includes only one vertical structural support connecting the face of the sign to the ground.~~

~~**"Real Estate Sign"** means a temporary sign advertising a completed structure or land for sale or lease.~~

~~**"Replacement"** means, for the purposes of this Chapter the term "replacement" does not include the temporary removal of an existing sign for repair or refurbishment.~~

~~**"Religious Signs"** means a religious sign is a sign containing religious messages or symbols. Such signs shall comply with the same requirements as all other signs.~~

~~**"Residential Sign"** means a non-commercial sign posted on residential property by the property owner. Residential signs included in other sign categories as defined in this Chapter shall be governed by the provisions pertaining to those sign categories.~~

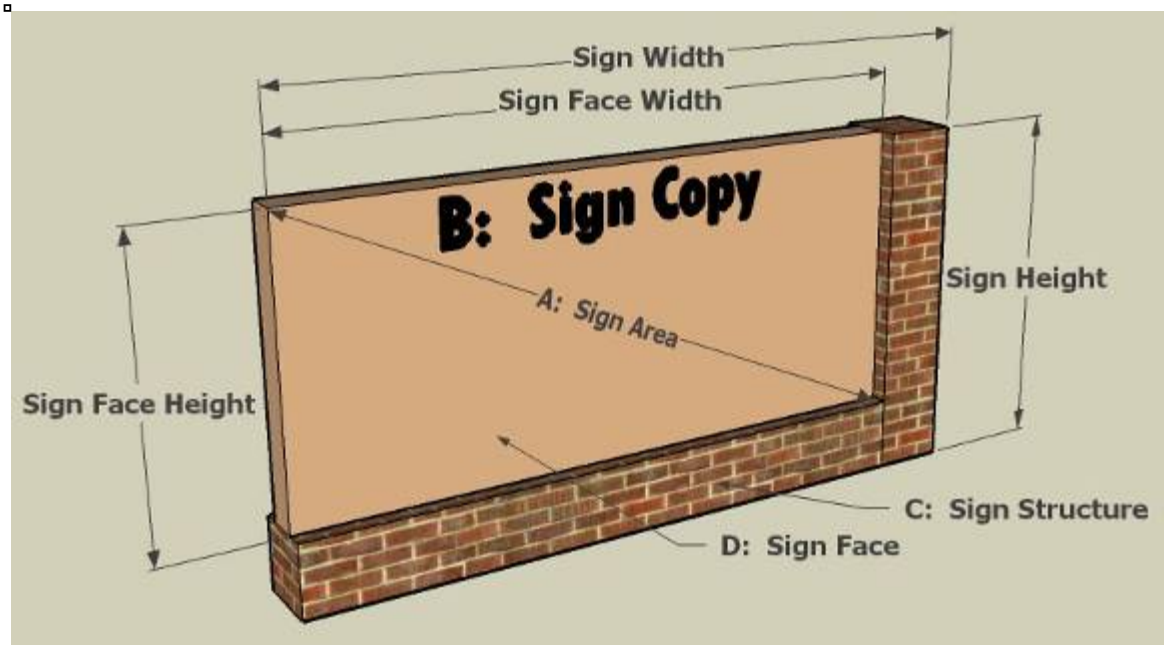
~~**"Roof Sign"** means a building sign that projects above the building facade.~~

~~**"Seasonal Business Sign"** means any sign used for a temporary business including fireworks and produce stands.~~

~~**"Sign"** means any object or structure used to identify, advertise, or in any way attract or direct attention to any use, building, person, or product by any means, including the use of lettering, words, pictures, or other graphic depictions or symbols.~~

~~**"Sign Area"** means the area of a sign that is used for display purposes, excluding the sign structure, and as further detailed in Section 19.18 of the Land Development Code (see Item A, Figure 4).~~

~~**"Sign Copy"** means any letter, numeral, figure, symbol, logo, or graphic element which comprises the content or message of a sign shall be considered sign copy. Numbers displaying only the street address of a site or building are not considered sign copy (see Item B, Figure 4).~~



~~**"Sign Face"** means the portion of any sign that is or may be used for advertising purposes (see Item D, Figure 4).~~

~~**"Sign Structure"** means the portion of a sign that does not contain any advertising but exists only for structural support or aesthetic purposes. This definition may include, but is not limited to, the supports, uprights, bracing, cables, and framework of a sign (see Item C, Figure 4).~~

~~**FIGURE 4**~~

~~**"Signage Plan"** means a signage plan consists of one or more scaled drawings showing the location, type, size, and design of all existing and proposed signs on a site.~~

~~**"Snipe Sign"** means a small sign of any material including paper, cardboard, wood, or metal which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences, or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.~~

~~**"Suspended Sign"** means a sign attached to the ceiling of an arcade or the framework of a canopy and designed to hang over a sidewalk.~~

~~**"Traffic Control Sign"** means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc.~~

~~**"Vehicular Sign"** means a sign affixed to, applied, or printed on a vehicle or trailer for the purpose of advertising.~~

~~**"Wall Sign"** means a building sign attached to the wall of a building and parallel with the wall to which it is attached.~~

~~**"Wind Sign"** means any propeller, fabric, or similar commercial device which is designed to flutter, rotate, or display other movement under the influence of the wind, not including flags as defined herein.~~

~~**"Window Sign"** means signs, including posters, messages, or displays painted or displayed on the interior or exterior of a window or door so as to be visible from outside the building.~~

~~**19.18.03. Prohibited Signs.**~~

~~The following signs and devices used to attract pedestrian or vehicular attention are prohibited:~~

~~Animated signs.~~
~~Bench sign.~~
~~Simple Cabinet signs as defined in Section 19.18.02.~~
~~Electronic Message Signs for commercial or residential uses. Electronic Message Signs shall only be allowed for public facilities.~~
~~Inflated signs including hot or cold air balloons with a duration of use longer than 7 days.~~
~~Off-premise signs, including billboards, except as allowed herein.~~
~~Billboards.~~
~~Pole sign.~~
~~Pylon sign.~~
~~Roof sign.~~
~~Snipe sign.~~
~~Wind sign.~~

~~**19.18.04. Signs not requiring a permit.**~~

~~No sign permit shall be required for the following signs; however, each sign must comply with the specific standards listed in this Section. All signs listed below must also comply with the general sign standards listed in 19.18.06.~~

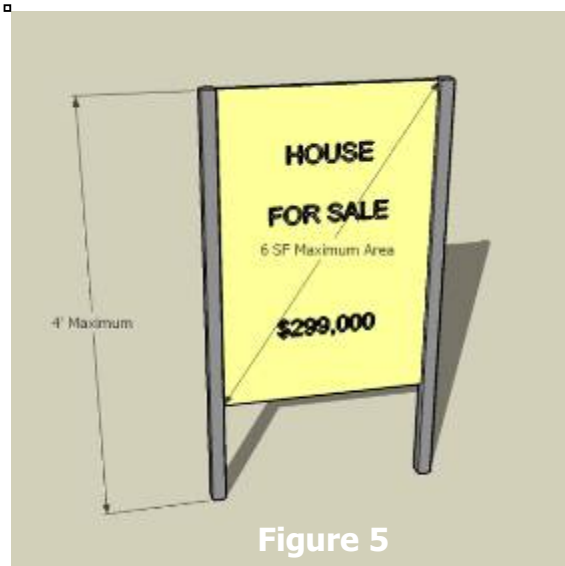


Figure 5

Figure 6

~~**Real estate signs.**~~

~~Number and Duration. One on-premise real estate sign shall be allowed for each property frontage a building or tenant space has on a public street. Real estate signs shall be removed when the transaction with the property is complete.~~

~~Size and Height. Real estate signs for properties smaller than one acre shall not exceed four feet in height and six square feet in size (see Figure 5). Signs for properties that are larger than one acre in size shall not exceed six feet in height and sixteen square feet in size (see Figure 6).~~

~~**Window Signs.** Licensed businesses shall be allowed professional window signage not to exceed twenty percent of the area of individual window in which the sign is placed.~~

~~**Cornerstone Signs.** Cornerstone signs shall be allowed provided they are permanently attached to the building.~~

~~**Gas Island Advertisements.** One sign not to exceed one square foot in size may be located directly on top of a gas dispenser at each gas island.~~

~~**A-frame signs.**~~

~~Location and Duration. One A-frame sign shall be permitted for each licensed business located in a Regional Commercial, Neighborhood Commercial, Office Warehouse, or Mixed Use Zone. A-frame signs are not permitted in any residential zones or residential portions of Mixed Use Zones. Signs shall only be displayed during regular business hours on the sidewalk immediately adjacent to the business being advertised.~~

~~Size and Height. A-frame signs shall not exceed four feet in height and eight square feet in size (see Figure 7).~~

Figure 7

~~**Political signs.** Political signs shall not exceed five feet in height and thirty-six square feet in size.~~

~~**Flags.** Government flags are permitted in any zone so long as the flags are securely attached to a house, building, or foundation and the poles are made out of durable materials not including PVC or plastic pipe. Government flags not securely attached to a house, building, or foundation or flags with poles made out of PVC pipe or plastic are permitted in durations not exceeding ten calendar days. Model homes and sales offices shall be permitted flags as provided in 19.18.09(3). Poles for such flags must not exceed thirty-five feet in height and the size of the flags shall be determined according to the following table:~~

~~**Pole Height (feet)**~~	~~**Maximum Flag Size (feet)**~~
~~35~~	~~5 by 9.5~~
~~30~~	~~5 by 8~~
~~25~~	~~4 by 6~~
~~20~~	~~3 by 5~~

~~**Property signs.** Property signs are permitted provided they are no larger than four square feet in size. These signs shall be permitted indefinitely as long as the sign is in compliance with the general sign standards listed in 19.18.06.~~

~~**Traffic signs.** Traffic signs which warn or inform as required by law and approved by the City Engineer, and are erected by or in behalf of a public agency, are permitted. Traffic signs deemed necessary by the City Engineer may not be required to comply with the general sign standards listed in 19.18.06.~~

~~**On-Premise Development Identification Signs.** One development promotional sign for each builder or developer may be allowed for a subdivision, planned unit development, or multi-family housing project.~~

~~This sign may be placed on the premises of each development having five or more lots or approved building sites in any residential zone.~~

~~The size allowed for the sign depends on the number of lots, dwellings, and buildings to be developed as shown in the following table:~~

~~Number of Lots, Dwellings, or Buildings~~	~~5 - 49~~	~~50 +~~
~~Maximum Size of Sign (Square Feet)~~	~~64~~	~~96~~

~~All development identification signs shall be removed after 30 days of the sale of the last lot or building for the project or phase.~~

~~If there are unique or difficult circumstances associated with the project, the Planning Director may allow for an extension of time. This will be determined on a case by case basis.~~

~~Maximum height for a development identification sign is twelve feet.~~

~~Two off-premise development identification signs may be allowed to guide traffic to a site.~~

~~These signs are limited to thirty-two square feet in area and eight feet in height.~~

~~These signs must be placed entirely upon private property.~~

~~These signs must have written permission of the property owner and be presented to the Planning Director for approval before they are erected.~~

~~The duration of display shall be the same as On-Premise development identification signs.~~

~~All signs must remain in good repair and may not be faded, chipped, or otherwise damaged. Signs found to not comply with this Section will be subject to Enforcement and Removal as indicated within this Code. Generally, signs need to be updated or replaced every twelve to twenty-four months.~~

~~**Development Entrance Flags.** No more than four flags shall be permitted for one entrance into a development. Permitted flag poles shall not exceed twenty feet in height and flags shall not exceed fifteen square feet in size.~~

~~**Construction and Service Company Signs.** Signs announcing the name of the construction or development company performing site or building work or design shall be allowed without a permit provided the signs comply with the following standards:~~

~~Location. Construction and service company signs shall only be allowed on sites that have been issued a building or construction permit.~~

~~Size. The maximum size of construction signs for a site shall be as shown below. The number of signs is not restricted; however, the sum of the area of all construction signs shall not exceed the allowable area. The permitted maximum sign area shall be for each frontage the site has on a public street.~~

~~**Use**~~	~~**Site Area**~~	~~**Maximum Sign Area (sq. ft.)**~~	~~**Maximum Sign Height (ft.)**~~
~~**Residential/Mixed Use**~~	~~Less than one acre~~	~~24~~	~~6~~
	~~More than one acre~~	~~32~~	~~8~~
~~**Commercial/Non-Residential**~~	~~Less than two acres~~	~~32~~	~~8~~
	~~More than two acres~~	~~64~~	~~10~~

~~**Residential Signs.** Residential signs are permitted provided they are no larger than four feet in height or sixteen square feet in size and comply with the general sign standards listed in 19.18.06.~~

~~**Civic Signs.** Temporary banner signs are allowed for civic or school events. These signs shall not exceed four feet in height and thirty-two square feet in size (see Figure 13). Banner signs shall be placed in a landscaped area and shall not be located within the clear vision zone identified in Subsection 19.18.06.4.b. These temporary banner signs may be posted for a period of thirty days.~~

~~**Vehicle Signs.** Vehicles or trailers used for daily business operations with signage attached or painted on to it must be parked out of the public right-of-way and outside of any site~~

~~visibility triangle for public safety reasons. Vehicles or trailers may not be parked in the public right-of-way for the sole purpose of advertising.~~

~~19.18.05. Permit Process.~~

~~**Permanent Commercial, Institutional, or Public Facility Signs.** Permanent signs allowed in Section 19.18.08 for commercial and office uses shall be required to follow the permit process outlined below.~~

~~**Signage Plan Review Required.** All commercial, industrial, institutional, or multi-family residential uses submitting a site plan application in accordance with Section 19.14 must submit a signage plan. The signage plan shall be reviewed by the Urban Design Committee, Planning Commission, and City Council in conjunction with the site plan. Any modifications to an approved signage plan must be reviewed by the Planning Commission. All signage plans shall include, at a minimum, the following information:~~

~~Scaled drawings of all proposed building and ground signs. Drawings must indicate the dimensions and sizes of all proposed signs, type of illumination, proposed sign materials and colors, and any other pertinent information.~~

~~Scaled site and landscaping plans showing the location of all proposed ground signs including internal directional signs.~~

~~Scaled building elevations showing the location and size of all proposed building signs.~~

~~Application fee as set forth in the fee schedule adopted by the City.~~

~~**Sign Permit Required.** All permanent signs that have been approved as part of a signage plan must undergo a sign permit application review by City staff. The purpose of this review is to determine whether the proposed sign complies with the approved signage plan. Sign permit applications shall include all the information listed in Subsection 19.18.05.1.a.~~

~~Timing of Installation. A sign permit application must be submitted to the City prior to the issuance of any certificate of occupancy for the use. Furthermore, approved signs must be installed prior to the issuance of a final certificate of occupancy. Exceptions to this rule may be approved by the Planning Director if the applicant can prove strict adherence to the rule would impose unreasonable hardship upon the applicant. No temporary business signs allowed in Subsection 19.18.07.2. shall be approved until a permanent sign permit application has been submitted.~~

~~Business License Required. A business license issued by the City shall be required before any sign permit will be issued.~~

~~**Permanent Residential Signs.** Permanent signs for residential uses allowed in 19.18.08 shall follow the review process outlined. Prior to installation of any permanent sign associated with a residential use, a Permanent Sign Permit Application shall be provided to the City. Staff shall review the sign application for compliance with all applicable standards. The application shall be accompanied by the following information:~~

~~Scaled drawings of all proposed signs. Drawings must indicate the dimensions and sizes of all proposed signs, type of illumination, proposed sign materials and colors, and any other pertinent information.~~

~~Scaled site and landscaping plans showing the location of all proposed ground signs.~~

~~Application fee as set forth in the fee schedule adopted by the City.~~

~~**Temporary Signs.** Temporary signs allowed in Section 19.18.07 shall be required to follow the permit process below.~~

~~**Permit Application Required.** A Temporary Sign Permit Application must be submitted prior to installation of any temporary signs allowed in Section 19.18.07. Temporary sign permits shall be reviewed by the City staff. The application shall be accompanied by the following information:~~

~~Scaled drawings of all proposed signs. Drawings must indicate the dimensions and sizes of all proposed signs, proposed sign materials, and colors, and any other pertinent information.~~

~~Scaled site plan showing the location of all proposed signs.~~

~~A letter of consent from the property owner or manager shall be required where the applicant is not the owner of the property on which the sign will be located.~~

~~Application fee as set forth in the fee schedule adopted by the City.~~

~~**Sticker Required.** All temporary signs allowed in Section 19.18.07 shall be demarcated with a temporary sign sticker in the bottom right-hand corner of the sign. The sticker will be provided by the City once the temporary sign permit application has been approved.~~

~~**Business License Required.** A business license issued by the City shall be required before any sign permit will be issued for a temporary sign.~~

~~**Development Information Signs.** The permit process for development information signs shall be as set forth in 19.18.09.4.~~

~~**19.18.06. General Sign Standards**~~

~~**Nonconforming Signs.** In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy the requirements of this Chapter, the City intends to regulate existing nonconforming signs with a view to their eventual elimination. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered (including face changes), or enlarged unless it is brought into complete compliance with this Chapter. The following alterations are exempt from this provision:~~

~~Sign face changes in nonconforming group signs.~~

~~Sign copy changes in nonconforming permanent signs which were originally approved by the City with a changeable copy feature.~~

~~**Measurement of Regulated Sign Area.**~~

~~Single Face Signs. Signs containing a single plane or face shall have a sign area calculated as follows.~~

Figure 8

~~The area of a sign comprised of copy mounted against a wall, window, or fascia of a building or other structure shall be defined as the area enclosed by the smallest rectangle drawn around each row of letters or sign copy (see Figure 8). To qualify as a single sign the maximum spacing between each row of letters or sign copy shall not exceed 12”.~~

~~The area of a sign with copy mounted or painted on a background panel or area distinctly textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface (see Figure 9).~~

Figure 9

~~The area of a monument sign shall include all parts of the sign face or sign structure that contains sign text or graphics. The height of a monument sign shall be measured from the highest point of the sign structure to the height of the street curb or sidewalk at its highest point in relation to the sign. (see Figure 10).~~

~~**FIGURE 10**~~

~~The area of a pedestal sign shall include all parts of the sign face or sign structure that contains sign text or graphics. The height of a pedestal sign shall be measured from the highest point of the sign structure to the height of the street curb or sidewalk (see Figure 11).~~

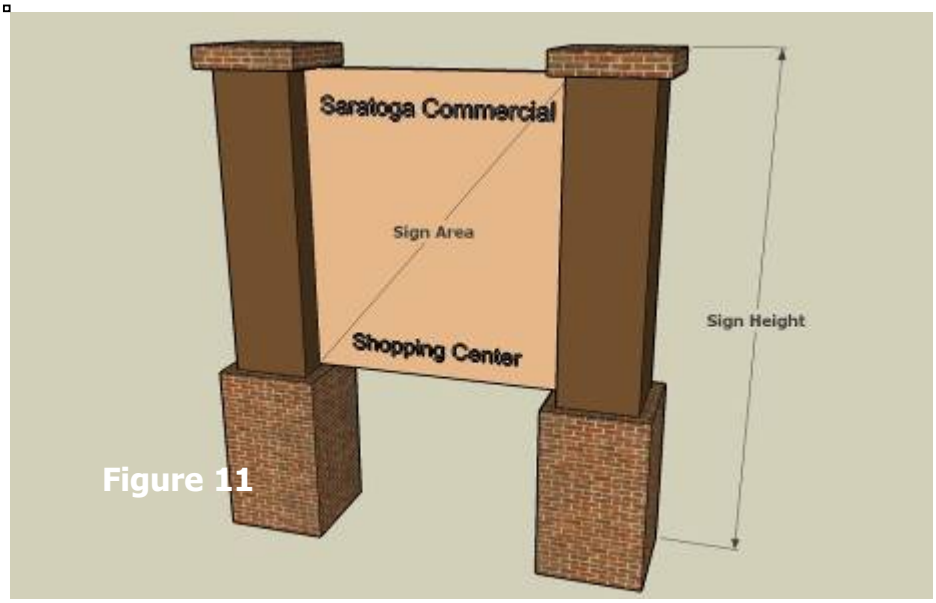


Figure 11

~~**Signs with Multiple Faces.** Signs containing more than one face as described below shall have a sign area calculated as follows:~~

~~Two Sign Faces. If the interior angle between two sign faces is fifteen degrees or less, only one face shall be included in the area calculation. If the interior angle is greater than fifteen degrees, both sign faces shall be included in the area calculation (see Figure 12). The area for an A-frame sign shall be the area of one face regardless of the interior angle between sign faces.~~

~~Three or More Sign Faces. The sign area for signs with three or more sign faces shall be the sum of the area of each sign face.~~

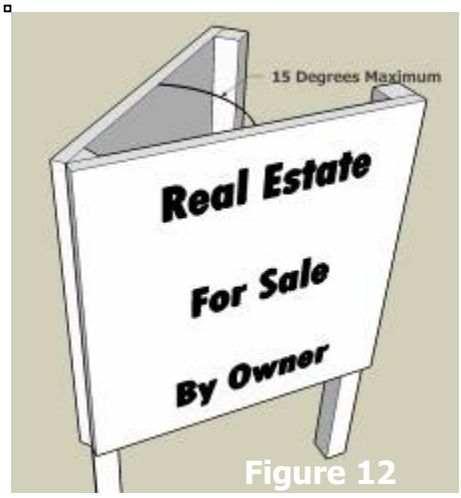


Figure 12

~~**Sign Design.** The design of all signs, including materials and form, shall be compatible with the building or use to which they are an accessory. Signs which include any material or product prohibited in 19.18.03 shall not be allowed.~~

~~Materials. All permanent signs shall include materials that are consistent with the overall quality, character, and style of the surrounding structures and developments. The durability, texture, and color of sign materials shall also be consistent with the materials used in the immediate vicinity. Sign structures shall be built of durable and permanent materials as required by the applicable building code.~~

~~Shape. All signs shall be of a rectangular shape, except when individual channel letters are used.~~

~~Landscaping. The base of all permanent ground signs shall be effectively landscaped with living plant material and maintained in good condition at all times. The minimum landscaped area shall extend at least three feet beyond the base of the sign in all directions, unless otherwise specified within this Chapter.~~

~~**Sign Placement.**~~

~~**General Location.** No part of any sign shall interfere with the use of any fire escape, exit, required stairway, door ventilator, or window. Ground signs located within any public utility easements must be reviewed and approved by the City Engineer.~~

~~**Clear Sight Triangle.** No sign shall be placed within the clear sight triangle as depicted in this Section 19.06.11 of this Code.~~

~~**Traffic Safety.** No sign or other advertising structure shall be designed, constructed, or installed in any manner which may be confused with an official traffic sign or signal. Signs may not contain copy which may be confused with words normally used on official traffic signs (i.e., stop, go, slow, caution, danger, warning, etc.). No sign or other advertising structure shall be designed, constructed, or installed which by reason of its size, location, shape, content, coloring, or manner of illumination, might be confused as a traffic control device.~~

~~**Right-of-way.** No sign shall be located on public property or within any right-of-way unless otherwise permitted in this Chapter. No sign shall extend over a public right-of-way, except awning or canopy signs and projecting or suspended signs. In cases where a sign hangs over a public right-of-way, it shall extend no more than five feet over a public sidewalk as measured from the face of the supporting building. All signs that hang over the public right-of-way shall have a minimum clearance of eight feet from the ground. Subject to any and all other restrictions in this Chapter consistent wherewith, noncommercial temporary signs are allowed within the park strip area of a residential right-of-way during an election period, civic event, or other special event as determined by the City. Approval of the property owner is required.~~

~~**Setbacks.** All signs shall maintain setback consistent with the following regulations:~~

~~Vertical Setback. In addition to the height restrictions contained herein, no sign shall be installed with less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the State of Utah, its agencies, or appropriate utility companies.~~

~~Side Setbacks. All permanent and temporary ground signs shall be located a distance equal to their height from any side property line.~~

~~Front Setbacks. All permanent and temporary ground signs shall be located at least three feet from the back of the sidewalk or right-of-way, whichever is greater, and from all driveways as measured from the back of the curb.~~

~~**Sign Illumination.** No sign shall have lighting which impairs the vision of anyone traveling upon a public or private street, driveway, or parking area, or distracts any driver so as to create a public nuisance. Individual signs shall be illuminated only by one of the following means:~~

~~**External Illumination.** Signs may be illuminated by a white, steady, stationary light of reasonable intensity, directed solely at the sign. Light fixtures for ground signs shall be screened from view by site grading or evergreen shrubs and must not beam directly onto adjacent properties or rights-of-way.~~

~~**Internal Illumination.** Signs may be illuminated by a white interior light of reasonable intensity with sign copy or face silhouetted on an opaque background.~~

~~**Sign Construction.** All signs shall comply with the most recently adopted provisions of the National Electrical Code and the applicable building code.~~

~~**Licensed Contractor Required.** All signs including fixtures and devices involving electrical wiring or connections shall be installed by a licensed and bonded sign or electrical contractor.~~

~~**Engineering Required.** All building permit applications for signs shall be engineered to demonstrate compliance with the applicable building code and, where required by the City Building Official, shall be accompanied by an original drawing stamped by a licensed engineer attesting to the adequacy of the proposed construction of the sign and its supports.~~

~~**Power Source.** Permanent power sources for signs must be concealed underground away from public view or within the structure of the sign or building to which the sign is attached. All electrical connections must comply with all provisions of the National Electrical Code.~~

~~**Foundations.** All ground signs must be mounted on foundations and footings which conform to the applicable building code.~~

~~**Sign Maintenance.** Those signs meeting the definition of "abandoned sign" as set forth in 19.18.02 shall be removed within the time period established in 19.18.10.~~

~~**19.18.07. Permitted Temporary Signs.**~~

~~**Permit Required.** All temporary signs listed within this Section shall obtain a temporary sign permit from the City prior to installation. In addition, such temporary signs shall be identified with a sticker issued by the City and placed in a visible location on the sign or be subject to the enforcement actions listed in 19.18.10.~~

~~**Temporary Business Signs.** Licensed businesses within the City shall be permitted temporary signs in accordance with the following guidelines. New businesses must submit a permanent sign permit application before a temporary sign permit will be issued.~~

~~**Permitted Sign Types.** Banner signs and painted window signs shall be the only type of temporary business signs permitted within the City.~~

~~**Number and Duration.** Temporary business signs, which include either a banner sign or painted window signs, shall be permitted for no more than a total of thirty days during a calendar year. Signs must be posted for a minimum of fifteen consecutive days and no more than two requests shall be made in a calendar year. A minimum of thirty days must pass between requests.~~

~~**Holiday and Special Event Periods.** A business may advertise a special service, product or sale during the following holiday or special event periods. Only one banner sign per street frontage, not to exceed thirty-two square feet is allowed during these periods. Banner signs must be placed on a structure or in a landscaped area and shall not be located within the clear vision zone identified in Subsection 19.18.06.4.b. The sign must be removed by the end of the first working day after the associated holiday.~~

~~**Holiday Period**~~	~~**Permitted Display Time**~~
~~Presidents Day and Valentine's Day – February~~	~~7 days including the holiday~~
~~Easter – March or April~~	~~7 days including the holiday~~
~~Memorial Day~~	~~7 days including the holiday~~
~~July 4th and July 24th~~	~~7 days including the holiday~~
~~Back to School~~	~~7 days before the first day of school~~
~~Labor Day – September~~	~~7 days including the holiday~~

~~Thanksgiving – November~~	~~7 days including the holiday~~
~~Hanukkah, Christmas, New Year's~~	~~23 days starting Dec. 10th and ending Jan. 2nd~~

~~**Size.** Temporary banner signs shall not exceed four feet in height and thirty-two square feet in size (see Figure 13). The height of banner signs mounted on a building shall not exceed fifteen feet as measured from the nearest sidewalk or curb to the top of the sign. Painted windows signs shall not occupy more than twenty-five percent of the total window area on the applicable façade.~~

Figure 13

~~**Location and Construction.** Banner signs shall be placed on a structure or in a landscaped area and shall not be located within the clear vision zone identified in Subsection 19.18.06.4.b. In order to minimize the effect of the wind, banner signs mounted in the ground must be secured with two rigid vertical members on each end of the sign and two rigid horizontal members on the top and bottom of the sign subject to City staff review. In addition, banners shall have ventilated faces to reduce wind load.~~

~~**Signs for Seasonal Businesses.**~~

~~**Number and Duration.** Signs for seasonal uses that have been licensed by the City may request multiple temporary sign permits for on-site banner signs through the conditional use permit review process. Temporary sign permits will be valid for a specified period not to exceed the dates of operation that are approved with the conditional use.~~

~~**Size.** The sign dimensions allowed for each temporary sign permit will be established during the conditional use permit review process. The height of banner signs mounted on a building or temporary structure shall not exceed fifteen feet as measured from the nearest sidewalk or curb to the top of the sign.~~

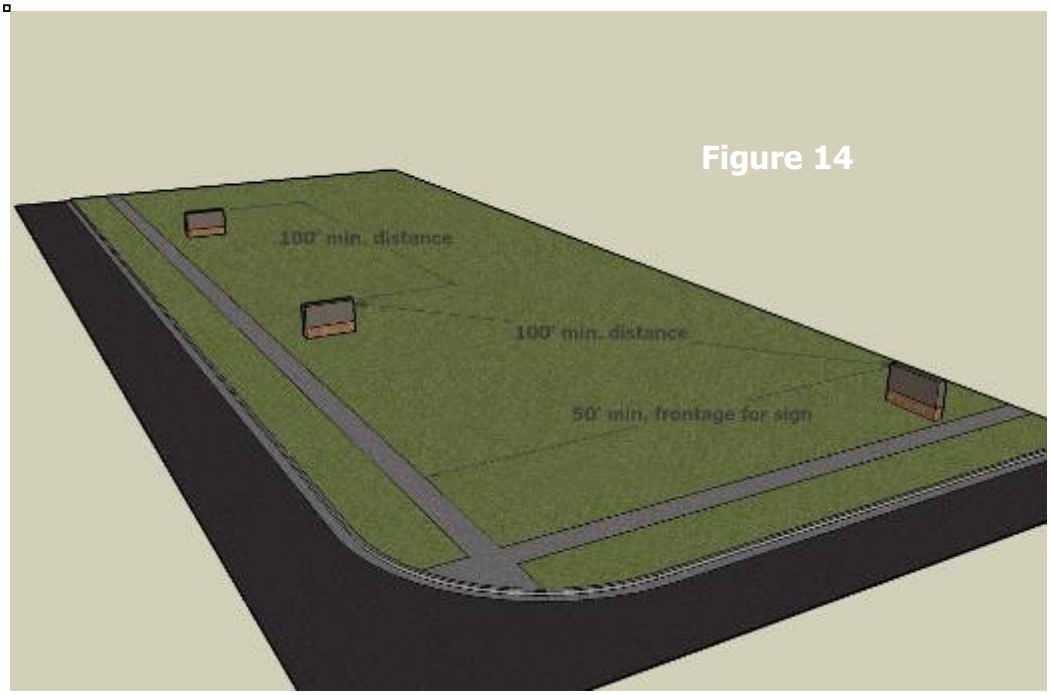
~~**Location and Construction.** Signs shall be placed on a structure or in a landscaped area and shall not be located within the clear vision zone identified in Subsection 19.18.06.4.b. In order to minimize the effect of the wind, banner signs mounted in the ground must be secured with two rigid vertical members on each end of the sign and two rigid horizontal members on the top and bottom of the sign. In addition, banners shall have ventilated faces to reduce wind load.~~

~~**Grand Opening Period.** Within the first year of doing business at a particular location, a business may erect, in addition to permitted permanent signs, additional temporary signage at that location for a single period of time not to exceed forty-five calendar days. Such temporary signage may include banners, streamers, pennants, portable and mobile signs, beacon lights, and wind signs. All temporary signage must be removed at the end of the forty-five day period.~~

~~**19.18.08. Permitted Permanent Signs.**~~

~~**Permit Required.** All permanent signs listed within this Section shall obtain a Permanent Sign Permit and a building permit prior to installation. A sign permit application must be submitted to the City prior to receiving a certificate of occupancy.~~

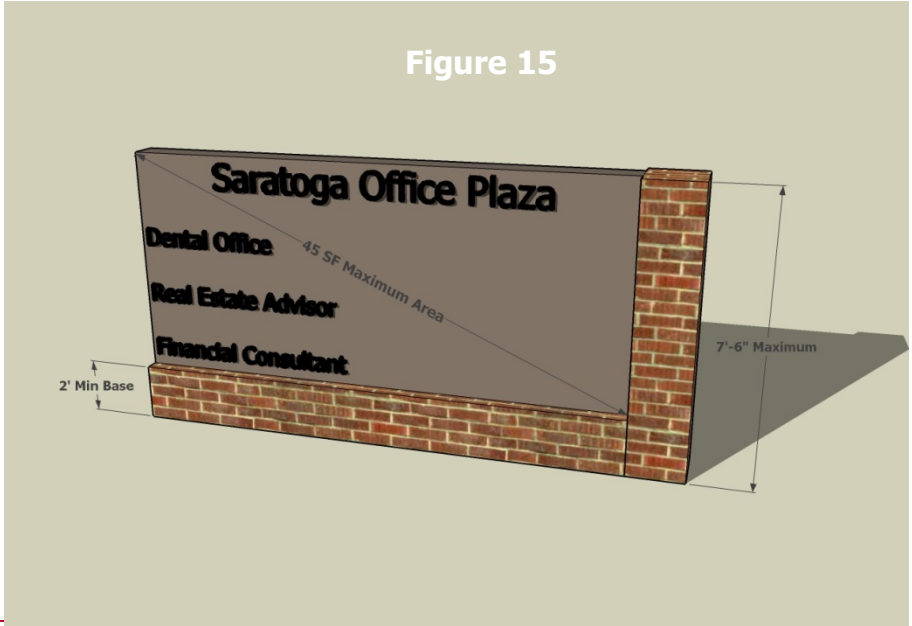
~~**Office Uses.** Freestanding office uses shall only be permitted the following signage. All permitted signs shall also comply with the general standards listed in 19.18.06.~~



~~**Monument Signs.**~~

~~**Number and Location.** Office uses shall be permitted one monument sign for each frontage in excess of fifty feet a site has a public or private 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 (see Figure 15).~~

~~**Size.** Monument signs for office uses shall not exceed seven feet, six inches (7'-6") feet in height. The area of the sign face shall not exceed forty-five square feet (see Figure 15).~~



~~**Design.** Monument signs for office uses 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. If the uses being advertised involve more than one tenant, the permitted monument sign may list multiple tenants in the sign area. 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. Monument signs shall also contain the street number or coordinate of the building the sign is associated with.~~

~~**Illumination.** Monument signs for office uses may be either internally or externally illuminated.~~

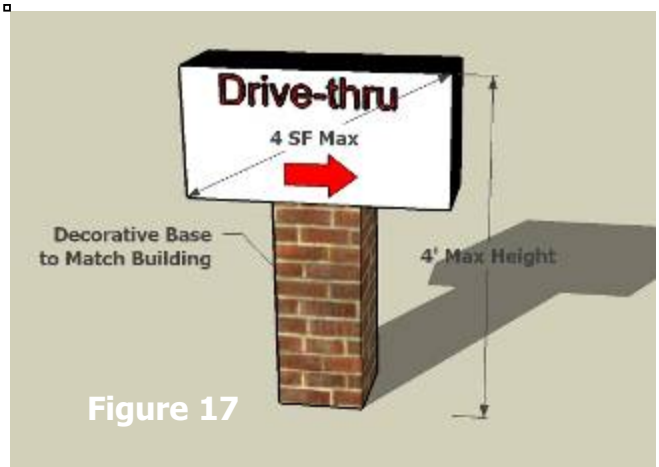
~~**Tenant Listing Sign.** Office uses shall be permitted one tenant listing sign for each entrance to the building. Signs shall be mounted adjacent to the building entrance and shall be incorporated into the design of the building. Signs shall not exceed nine square feet in size and the top of the sign shall not be mounted more than seven feet above the finished grade of the building (see Figure 16). Signs shall include only the name of the business and the address or suite number.~~

~~**FIGURE 16**~~

~~**Directional Signs.** Signs which provide direction for pedestrians or vehicles shall be allowed for office uses provided all of the following regulations are met.~~

~~**Number and Location.** The number of permitted directional signs shall be determined by City staff at the time of site plan and sign permit review. The number of directional signs allowed shall be the minimum required for safe circulation of pedestrian and vehicular traffic onto and through a site. All directional signs must be located entirely on-premise.~~

~~**Size.** Directional signs shall not exceed four feet in height and the sign area shall not exceed four square feet in size (see Figure 17).~~



~~**Design.** Directional signs are intended to direct traffic onto and through a site. As a result, a maximum of twenty percent of the sign face may contain advertising for the associated business or use. The supporting structure for all directional signs must include a decorative base constructed with materials to match the building.~~

~~**Illumination.** Directional signs shall only be internally illuminated.~~

~~**Wall Signs.** In general, wall signs shall not be permitted for office uses. The Planning Director may allow the Urban Design Committee and Planning Commission the opportunity to review and approve wall signs for office uses. This shall be determined on a case-by-case basis. The standards listed in Subsection 19.18.08.3.e. shall be applied when wall signs are considered for office uses.~~

~~**Window Signs.** Office uses shall be permitted window signs in accordance with 19.18.04(2).~~

~~**Retail/Commercial Uses.** Signage for individual retail buildings and shopping centers shall be regulated as follows. All permitted signs shall also comply with the general standards listed in 19.18.06.~~

~~**Ground Signs.** The style of ground signs permitted shall be regulated by the size of the site with which the sign is associated. Commercial projects larger than seven acres shall be permitted to utilize pedestal signs. Any site less than seven acres shall be permitted monument signs only. However, commercial projects larger than three acres but less than seven acres shall be permitted to utilize shared monument signs. Ground signs for multi-tenant commercial projects may list more than one tenant in the sign area.~~

~~**Monument Signs.**~~

~~**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 (see Figure 14).~~

~~**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 (see Figure 15).~~

~~**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.~~

~~**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).~~

~~**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).~~

~~**Shared Monument Signs.**~~

~~**Number and Spacing.** One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street. Shared monument signs must be separated by a minimum distance of 200 feet as measured diagonally across the property. No other type of ground signs will be permitted on a site which utilizes a shared monument signs. A shared monument sign must be located at least 100 feet from an intersection of two public streets.~~

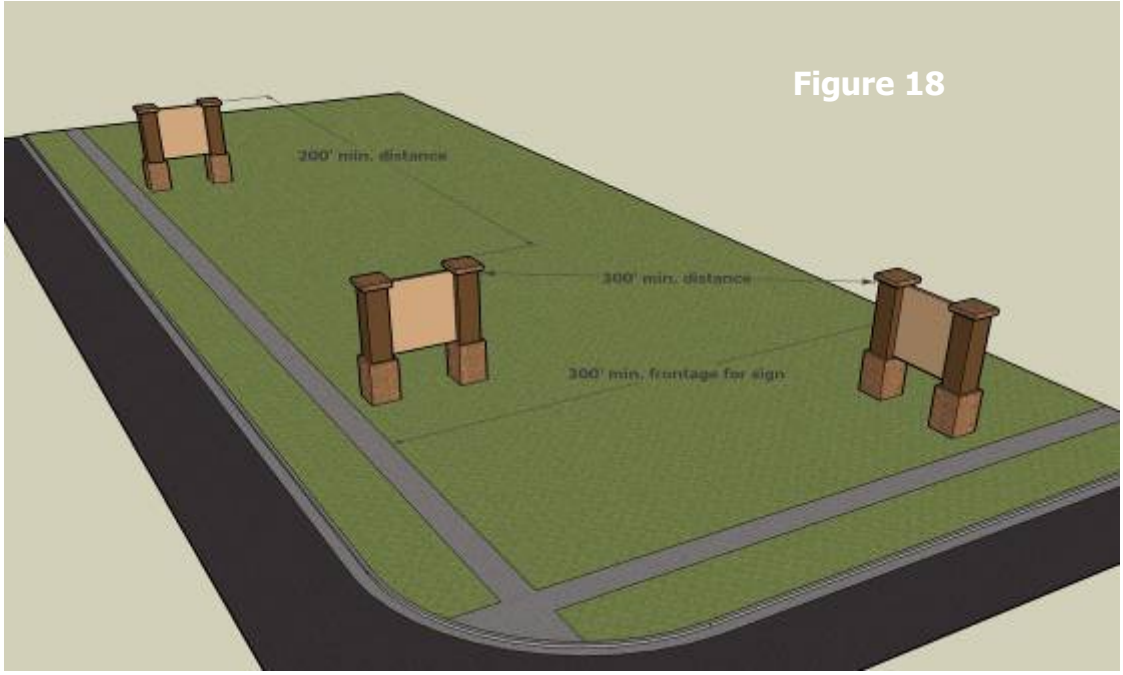
~~**Size and Height.** Shared monument signs shall not exceed ten feet in height. The area of the sign face shall not exceed sixty-four square feet.~~

~~**Design.** Shared 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.~~

~~**Illumination.** Shared monument signs may be either internally or externally illuminated. These requirements are listed in the general sign standards within Subsection 19.18.06.5.~~

~~**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.~~

~~**Other.** A minimum of four commercial tenants on a site are required to utilize a shared monument sign.~~

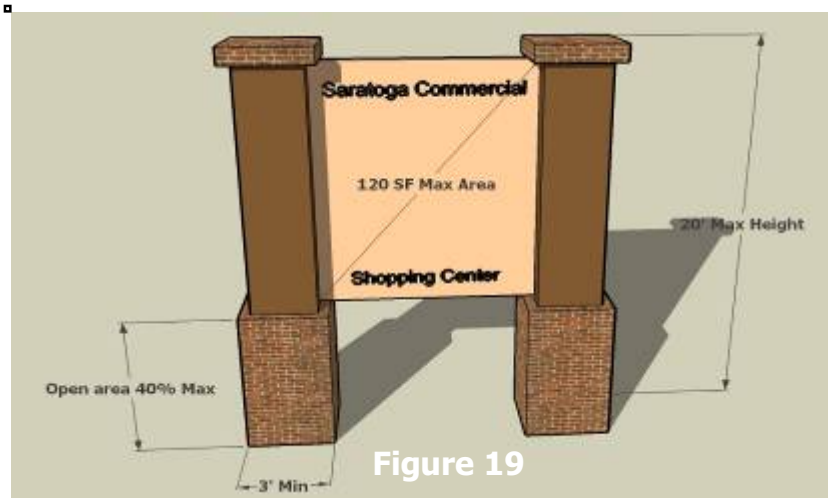


~~**Pedestal Signs.**~~

~~**Number and Spacing.** One pedestal sign shall be allowed for each frontage in excess of 300 feet a site has on a public street. Pedestal signs must be separated by a minimum distance of 300 feet as measured diagonally across the property. Signs shall be no closer than 200 feet to any other ground sign located on the same frontage and must be at least 200 feet from an intersection of two public streets (see Figure 18).~~

~~**Size and Height.** A pedestal sign shall not exceed twenty feet in height. The area that the sign faces shall not exceed 120 square feet (see Figure 19).~~

~~**Design.** Pedestal signs shall be constructed of materials and colors that match the building being advertised. All pedestal signs shall conceal the actual structural supports of the sign with a cover no less than twenty-four inches wide. At least two vertical structural supports must be used on pedestal signs. The open area of the sign shall occupy no more than forty percent of the vertical height of the sign. 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.~~



~~**Illumination.** Pedestal signs shall only be internally illuminated. These requirements are listed in the general sign standards within Subsection 19.18.06.5.~~

~~**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.~~

~~**Wall Signs.**~~

~~**Number.** The number of signs permitted for each elevation facing a public or private street or parking area for a commercial tenant shall be based on the size of the tenant space as outlined in the following table. The total number of elevations with wall signs shall not exceed two unless otherwise approved through the site plan process for a new project, or administratively approved for an existing project which is already constructed or occupied.~~

~~**Third or Fourth Wall Signs for Retail/Commercial Uses.** 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.~~

~~**Reduction in Size.** The Director may determine that a reduction in size of a sign for a third or fourth wall sign is necessary. The applicant may be required to submit a sign study which includes all other signage on adjacent buildings within 500'. Signs located on elevations or walls less than 90 degrees apart must be reduced by a minimum of fifteen percent.~~

~~**Approval/Denial.** The Director may approve or deny any request for a third or fourth wall sign. The applicant may appeal an administrative decision to the Hearing Examiner.~~

~~**Tenant Size (square feet)**~~	~~**Number of Wall Signs per Elevation**~~	~~**Maximum Letter/Graphic Height (feet)**~~	~~**Maximum Number of Ancillary Business Signs**~~
~~0 to 9,999~~	~~One~~	~~Three~~	~~N/A~~
~~10,000 to 24,999~~	~~One~~	~~Four~~	~~N/A~~
~~25,000 to 49,999~~	~~Two~~	~~Five~~	~~Two~~
~~50,000 to 99,999~~	~~Three~~	~~Six~~	~~Three~~
~~100,000 +~~	~~Four~~	~~Nine~~	~~Four~~

~~Ancillary businesses within big box stores or grocery stores may also have one sign for each ancillary business on the exterior elevation as long as the sign does not exceed twenty-four square feet in size and complies with all other provisions of this Chapter. This sign will not count towards the number in the table.~~

~~**Sign Area.** 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. For multi-tenant buildings, only the width of the respective tenant space shall be used to calculate the maximum permitted area.~~

~~**Height.** The height of the sign face of a wall sign shall not exceed the height shown in the above table.~~

~~**Design.** Wall signs shall not cover or conceal the architectural features on the building and shall blend with the surrounding environment. The color, style, size, scale, and proportion of wall signs shall enhance the exterior of the building. Unless the architecture of the building dictates otherwise, wall signs shall maintain a rectangular shape and have a landscape orientation with the width being greater than the height. No portion of any wall sign shall project above or~~

~~below the highest or lowest part of the wall on which the sign is located. Wall signs shall not project more than eighteen inches from the face of the building to which it is attached.~~

~~**Awning and Canopy Signs.** Awning and canopy signs shall only be permitted if the architecture of the building or commercial center lends itself to such design. Awning and canopy signs must be approved as part of a signage plan as outlined in Subsection 19.18.05.1.a.~~

~~**Number.** No more than three awnings or canopies for each building elevation may be used for signage for any one business. Only awnings or canopies located above windows or doors may be used for signage.~~

~~**Location.** Sign copy on awnings or canopies shall only be permitted for street level businesses. Sign copy may be located anywhere on an awning; however, no sign copy shall be located on the roof portion of any canopy.~~

~~**Size.** Sign copy on awnings and canopies shall not exceed twenty percent of the total surface area of the awning or canopy face or twelve square feet, whichever is less (see Figure 20).~~

~~**Height.** Where signage is displayed on an awning or canopy, a minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the awning or canopy.~~

Figure 20

~~**Projecting/Suspended Signs.** Projecting or suspended signs shall only be permitted if the architecture of the building or commercial center lends itself to such design. Projecting and suspended signs must be approved as part of a signage plan as outlined in Subsection 19.18.05.1.a.~~

~~**Location.** Projecting or suspended signs shall only be permitted for street level businesses. Signs shall not extend more than five feet from the wall to which they are attached and a minimum distance of six inches from the edge of the sign to the wall to which they are attached must be maintained.~~

~~**Design.** Signs shall blend with the overall design and aesthetics of the building and surrounding built environment. The color, style, size, scale, and proportion of the sign must enhance the exterior of the building and not be an excessive distraction on the exterior of the building. Equal design consideration must be given to any mounting or supporting device for the sign.~~

~~**Number and Spacing.** One projecting or suspended sign shall be permitted for each entrance to a business or use. There shall be a minimum horizontal distance of thirty feet between signs.~~

~~**Size and Height.** Projecting or suspended signs shall not exceed sixteen square feet. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the sign (see Figure 21).~~

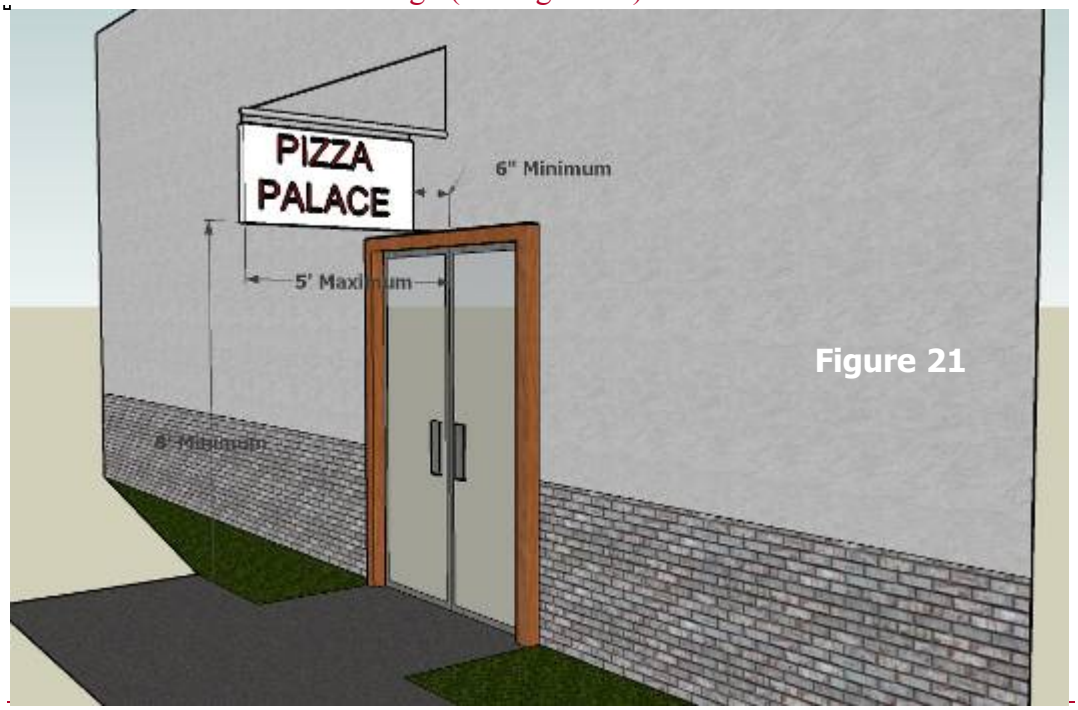


Figure 21

~~**Directional Signs.** Signs which provide direction for pedestrians or vehicles shall be allowed and regulated as follows:~~

~~**Number and Location.** The number of permitted directional signs shall be determined by City staff at the time of site plan and sign permit review. The number of directional signs allowed shall be the minimum required for safe circulation of pedestrian and vehicular traffic onto and through a site. All directional signs must be located entirely on-premise.~~

~~**Size.** Directional signs shall not exceed four square feet in size or four feet in height (see Figure 16).~~

~~**Design.** Directional signs are intended to direct traffic onto and through a site. As a result, a maximum of twenty percent of the sign face may contain advertising for the associated business or use. The supporting structure for all directional signs must include a decorative base constructed with materials to match the building.~~

~~**Residential Uses.**~~

~~**Residential Entry Feature Signs.**~~

~~**Number and Location.** Residential and Mixed-use developments shall be permitted one monument sign for each major entrance into the development.~~

~~**Design.** Signs must be finished with natural materials, such as wood, brick, and stone, and must coordinate with the building materials used within the development. Entry feature signs shall be incorporated into a landscaping treatment. The base of all such signs shall be effectively landscaped with living plant material and maintained in good condition at all times. The minimum landscaped area shall extend at least four feet beyond the base of the sign in all directions. When reviewing the design of proposed entry features signs, staff shall determine whether the scale of the sign is consistent with the surrounding natural and built features.~~

~~**Permit Required.** Consistent with Subsection 19.18.05.1.b., residential entry feature signs shall be required to receive a sign and building permit prior to installation.~~

~~**Home Occupation Signs.** Approved home occupations shall be permitted signage in accordance with Subsection 19.08.02.6. A home occupation may display one nameplate sign attached to the home and not exceeding two square feet solely for the purpose of identifying the occupation.~~

~~**Institutional/Public Facility Uses.** Institutional and public facility uses located within any zone shall be allowed signage under the following regulations:~~

~~**Ground Signs.** The style of ground signs permitted for institutional and public facility uses shall be regulated by the size of the site with which the sign is associated. Sites larger than seven acres shall be permitted to utilize pedestal signs. Only monument signs are permitted on sites less than seven acres.~~

~~**Monument Signs.**~~

~~**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 (see Figure 14).~~

~~**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 (see Figure 15).~~

~~**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. Electronic message signs shall be permitted on monument signs associated with institutional and public facility uses provided such sign does not occupy more than fifty percent of the sign face. 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.~~

~~**Illumination.** Monument signs may be either internally or externally illuminated.~~

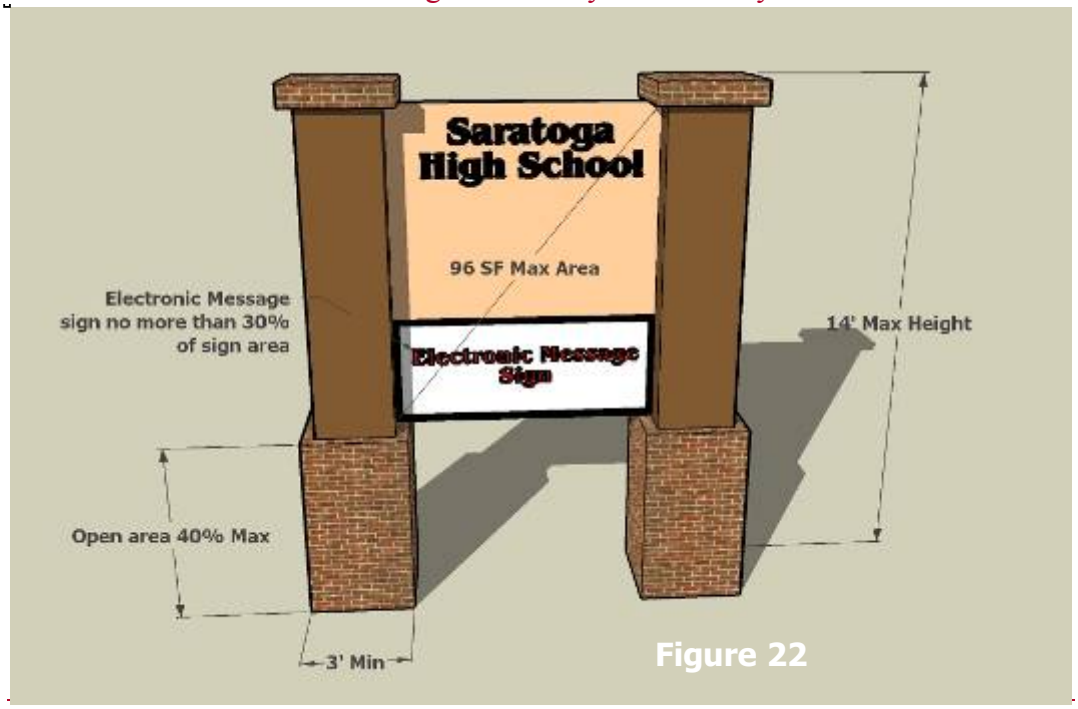
~~**Pedestal Signs.**~~

~~**Number and Spacing.** One pedestal sign shall be allowed for each frontage in excess of 300 feet a site has on a collector or arterial street. Pedestal signs must be separated by a minimum distance of 200 feet as measured diagonally across the property. Signs shall be no closer than 100 feet to any other ground sign located on the same frontage and must be at least 200 feet from an intersection of two public streets (see Figure 18).~~

~~**Size and Height.** A pedestal sign for institutional and public facility uses shall not exceed fourteen feet in height. The area that the sign faces shall not exceed ninety-six square feet (see Figure 22).~~

~~**Design.** Pedestal signs shall be constructed of materials and colors that match the building being advertised. All pedestal signs shall conceal the actual structural supports of the sign with a cover no less than twenty-four inches wide. At least two vertical structural supports must be used on pedestal signs. The open area of the sign shall occupy no more than forty percent of the vertical height of the sign. Electronic message signs shall be permitted on pedestal signs associated with institutional and public facility uses provided such sign does not occupy more than fifty percent of the sign face. 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.~~

~~**Illumination.** Pedestal signs shall only be internally illuminated.~~



~~**Wall Signs.**~~

~~**Number.** One wall sign shall be permitted for each elevation which faces a public street. The total number of wall signs shall not exceed two unless additional signs for building elevations are approved through the site plan process.~~

~~**Sign Area.** 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.~~

Height. The height of the sign face of a wall sign shall not exceed three feet (see Figure 23).

Design. Wall signs shall not cover or conceal the architectural features on the building and shall blend with the surrounding environment. The color, style, size, scale, and proportion of wall signs shall enhance the exterior of the building. Unless the architecture of the building dictates otherwise, wall signs shall maintain a rectangular shape and have a landscape orientation with the width being greater than the height. No portion of any wall sign shall project above or below the highest or lowest part of the wall on which the sign is located. Wall signs shall not project more than twelve inches from the face of the building to which it is attached.

Illumination. Wall signs for institutional and public facility uses shall only be illuminated externally.

Directional Signs. Signs which provide direction for pedestrians or vehicles shall be allowed for institutional and public facility uses and regulated as follows:

Number and Location. The number of permitted directional signs shall be determined by City staff at the time of site plan and sign permit review. The number of directional signs allowed shall be the minimum required for safe circulation of pedestrian and vehicular traffic onto and through a site. All directional signs must be located entirely on-premise.

Size. Directional signs shall not exceed four square feet in size or four feet in height (see Figure 17).

Design. Directional signs are intended to direct traffic onto and through a site. As a result, a maximum of twenty percent of the sign face may contain advertising for the associated business or use. The supporting structure for all directional signs must include a decorative base constructed with materials to match the building.

Miscellaneous Signs. The following signs shall be required to receive a Permanent Sign Permit from the City prior to installation. Where such signs are part of a new or amended commercial project, they shall be reviewed in conjunction with a site plan application.

Automobile Refueling Station Canopies. Signs associated with automobile refueling station canopies shall be allowed and regulated as follows:

Size and Height. Sign copy located on the canopy shall not exceed ten percent of the face to which the sign is attached. The height of the canopy shall not exceed twenty feet as measured from the finished grade to the top of the canopy. There shall be a minimum clearance of 13.5 feet from the bottom of the canopy to the finished grade. The canopy face may not exceed four feet in height. Sign copy shall not exceed two feet in height and shall not project more than twelve inches from the canopy face.

~~**Illumination.** All canopy illumination and lighting directed toward the ground shall be recessed into the canopy. Signs on the canopy may be either internally or externally illuminated.~~

~~**Drive-thru Menu Boards.** Menu boards for drive-thru restaurants shall be permitted and shall be reviewed as part of the site plan process. They shall be located behind the front landscaped setback area. One primary menu board and one secondary menu board shall be allowed for each drive-thru lane. Primary menu boards shall not exceed thirty-six square feet in size and secondary menu boards shall not exceed nine square feet in size. Neither sign shall exceed eight feet in height. The changing of copy within these signs does not require a permit.~~

~~**Outdoor Vending and Automated Teller Machines (ATMs).** Where such use is permitted, outdoor vending and ATMs may contain signage not to exceed eight square feet in size. Permitted signage shall not be displayed more than eight feet above finished grade~~

~~**19.18.09. Development Information Signs.**~~

~~**Off-premise Directional Signs.** Off-premise directional signs are intended to direct traffic to a specific subdivision, neighborhood, or development. Off-premise directional signs shall be allowed for any residential development that has received Preliminary Plat approval. All off-premise directional signs shall conform to the following regulations.~~

~~**Sign Design.** Signs permitted in this Section shall follow the design approved by the City as depicted in Figure 24. Sign panels on directional signs shall only state the name of the project or builder along with a directional arrow and approximate distance to the site. No illumination shall be permitted for directional signs.~~

~~**Font.** All directional signs shall have a consistent font for each sign panel as approved by the City.~~

~~**Colors.** All sign copy, including text and directional arrows, must be a consistent color if possible. The background of each sign panel may include muted tones of green, blue, yellow, brown, or similar warm colors. Colors such as red, orange, or similar bright colors are prohibited.~~

~~**Height and Width.** Lettering on each sign panel shall not exceed fourteen inches in height and fifty inches in width.~~

~~**Number.** A minimum of three sign panels must be maintained on each off-premise directional sign structure and a maximum of five sign panels shall be allowed. No more than four off-premise development information sign panels shall be allowed for any one development. No more than one sign panel on a single sign shall be devoted to a specific development or builder.~~

~~**Time Limit.** Off-premise directional signs are of a temporary nature and the permit for~~

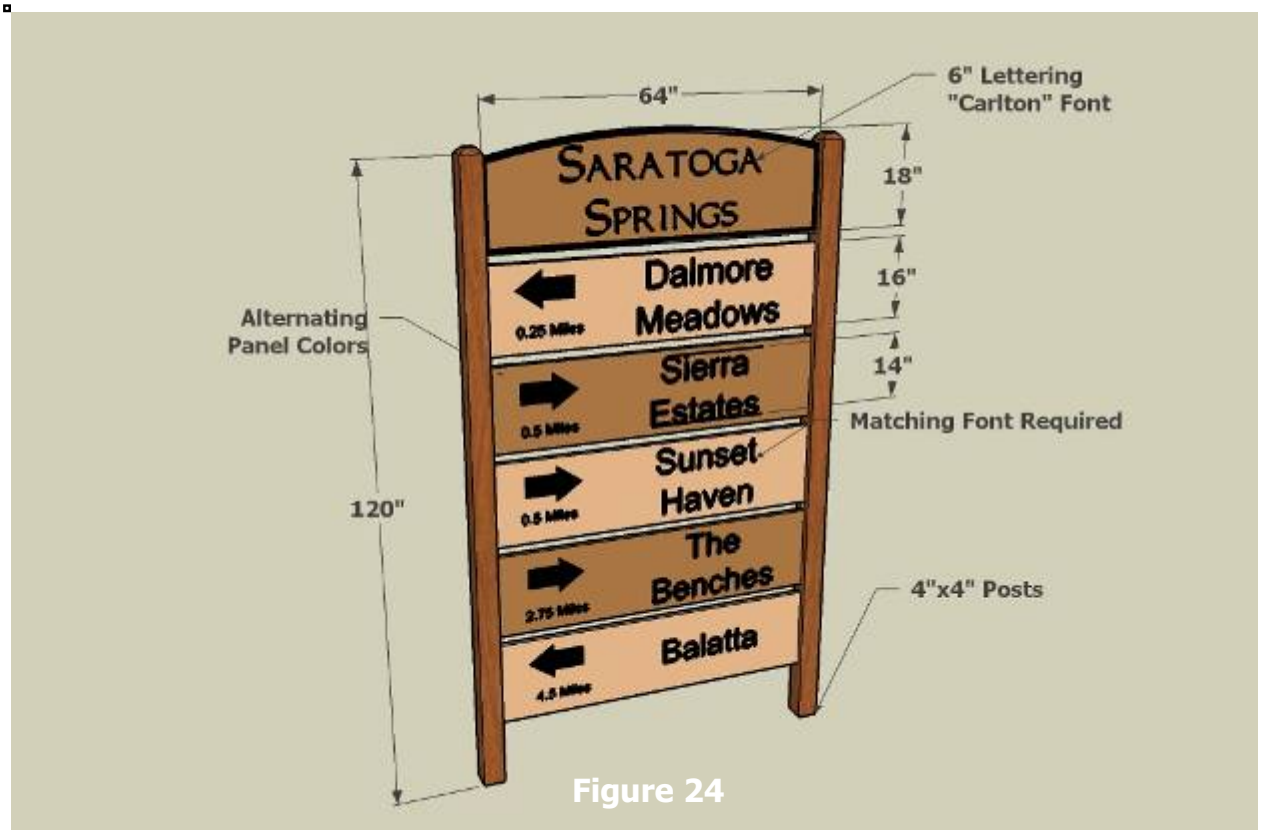


Figure 24

~~such signs shall be renewed every twelve months.~~

~~**Location and Spacing.** Off-premise directional signs shall be allowed only adjacent to streets classified as an Arterial, Minor Arterial, or Major Collector on the City's Transportation Master Plan. Signs must be spaced a minimum of one-quarter mile (1,320 feet) apart as measured from the center of the sign.~~

~~**Landscaping Required.** Off-premise directional signs located on an improved site must be landscaped and a landscape plan must be provided at the time of application. The base of all such signs shall be effectively landscaped with living plant material and maintained in good condition at all times. The minimum landscaped area shall extend at least three feet beyond the base of the sign in all directions. The base of all signs shall remain free of weeds, garbage, and other unattractive materials.~~

~~**On-premise Directional Signs.** On-premise directional signs are intended to direct traffic to a model home or sales office within a specific development. On-premise directional signs shall be allowed within any residential development that has received Preliminary Plat approval. All on-premise directional signs shall conform to the following regulations.~~

~~**Sign Design.** Signs permitted in this Section shall follow the design approved by the City as depicted in Figure 25. Sign panels on directional signs shall only state the name of the builder or developer along with a directional arrow and approximate distance to the site. No illumination shall be permitted for directional signs.~~

~~**Development Name.** The top panel of on-premise directional signs shall list only the name of the development.~~

~~**Font.** All directional signs shall have a consistent font for each sign panel as approved by the City.~~

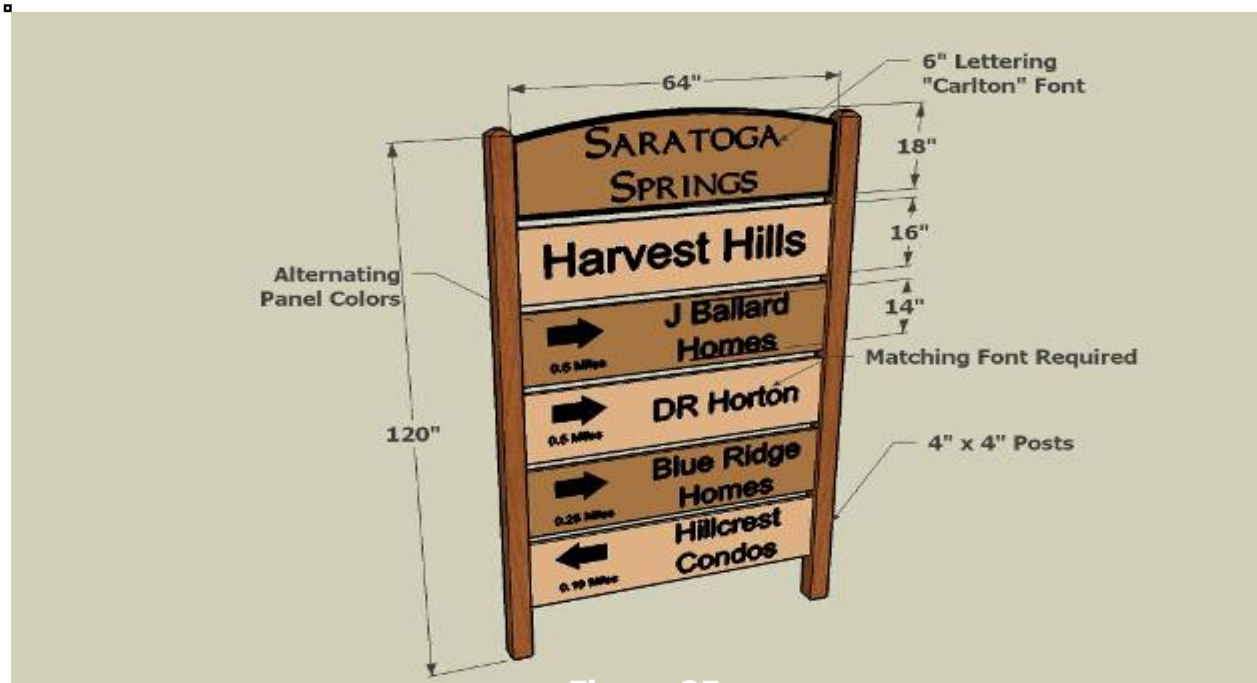


Figure 25

~~**Colors.** All sign copy, including text and directional arrows, must be a consistent color if possible. The background of each sign panel may include muted tones of green, blue, yellow, brown, or similar warm colors. Colors such as red, orange, or similar bright colors are prohibited.~~

~~**Height and Width.** Lettering on each sign panel shall not exceed fourteen inches in height and fifty inches in width.~~

~~**Number.** A minimum of three sign panels, including the development name panel, must be maintained on each on-premise directional sign structure and a maximum of five sign panels shall be allowed. No more than three on-premise development information sign panels shall be allowed for any one builder or developer. No more than one sign panel on a single sign shall be devoted to a specific builder or developer.~~

~~**Time Limit.** On-premise directional signs are of a temporary nature and the permit for such signs shall be renewed every twelve months.~~

~~**Location and Spacing.** On-premise directional signs shall be allowed adjacent to any public or private street not classified as an Arterial, Minor Arterial, or Major Collector on the City's Transportation Master Plan. Signs must be spaced a minimum of one-quarter mile (1,320 feet) apart as measured from the center of the sign.~~

~~**Landscaping Required.** On-premise directional signs located on an improved site must be landscaped and a landscape plan must be provided at the time of application. The base of all such signs shall be effectively landscaped with living plant material and maintained in good condition at all times. The minimum landscaped area shall extend at least three feet beyond the base of the sign in all directions. The base of all signs shall remain free of weeds, garbage, and other unattractive materials.~~

~~**Model Home and Sales Office Signs.** Model homes and sales offices shall be permitted signage in accordance with this Section. Sales offices located in a temporary trailer must receive approval in accordance with Accessory Regulations 19.05.02. prior to installing any signage. Model homes must receive approval of all signs prior to being issued a certificate of occupancy by the Building Department.~~

~~**Permitted Signs.** Only the following signs shall be permitted for model homes and sales offices. No tags, streamers, balloons, or other appurtenances shall be added to model home or sales office signs. Signs must be located outside of the public right-of-way and comply with the general provisions of 19.18.06.~~

~~**Ground Signs.** One ground sign shall be permitted for each frontage a model home or sales office has on a public street. Such sign shall not exceed twenty-four square feet in size and six feet in height. The base of all such signs shall be effectively landscaped with living plant material and maintained in good condition at all times. The minimum landscaped area shall extend at least three feet beyond the base of the sign in all directions.~~

~~**Flags.** No more than four flags shall be permitted for a model home or sales office. Permitted flag poles shall not exceed twenty feet in height and flags shall not exceed fifteen square feet in size. Flag poles associated with a model home or sales office shall not be within 100 feet of an occupied residential home.~~

~~**Time Limit.** Model home and sales office signs are of a temporary nature and the permit for such signs shall be renewed every twelve months.~~

~~**Approval Process.** All development information signs allowed within this Section shall be required to obtain a sign permit from the City prior to installation. All applications must be accompanied by the information required below.~~

~~**New Directional Sign.** Individuals seeking to install an On- or Off-premise Directional Sign shall complete a Development Information Sign Permit Application and include the following information:~~

~~Scaled drawings of all proposed signs, including all sign panels. Drawings must indicate the dimensions and sizes of all proposed signs, proposed sign materials and colors, and any other pertinent information. Signs must conform to the design approved by the City as shown in Figures 24 and 25.~~

~~Scaled site and landscaping plans showing the location of the proposed sign.~~

~~Letter of consent or a copy of the lease agreement from the owner of the property on which the sign will be placed.~~

~~Application fee as set forth in the fee schedule adopted by the City.~~

~~**New Directional Sign Panel.** Individuals requesting to install a new panel on an existing sign shall complete a Development Information Sign Permit Application and include the following information:~~

~~Scaled drawing of the proposed sign panel. Drawings must indicate the dimensions and sizes of all proposed signs, proposed sign materials and colors, and any other pertinent information.~~

~~Scaled site plan showing the existing directional sign on which the panel will be placed.~~

~~Letter of consent from the original owner of the directional sign.~~

~~Application fee as set forth in the fee schedule adopted by the City.~~

~~**Model Home/Sales Office Signage.** Individuals requesting to install signage in coordination with a model home or sales office must submit a Development Information Sign Permit Application prior to installing any signs. All model home or sales office signs shall be~~

~~identified with a sticker issued by the City and placed in a visible location on the sign or be subject to the enforcement actions listed in 19.18.10. Approval of all model home or sales office signage must be completed prior to such use being issued any certificate of occupancy. The sign permit application must be accompanied with the following information:~~

~~Scaled drawings of all proposed signs. Drawings must indicate the dimensions and sizes of all proposed signs, proposed sign materials and colors, and any other pertinent information.~~

~~Scaled site plan showing the locations of all proposed signs.~~

~~Application fee as set forth in the fee schedule adopted by the City.~~

~~**Development Information Sign Renewal.** All development information signs are temporary and are subject to the time limits stated above. Extensions may be approved by staff provided sufficient evidence can be provided by the applicant indicating the need for an extension. Requests for a time extension must be submitted to the City prior to expiration of the original permit. Individuals seeking an extension of time shall submit a Development Information Sign Permit Application along with the following information:~~

~~Scaled drawings of all proposed signs and sign panels which are proposed for an extension.~~

~~Scaled site plan showing the locations of all signs proposed for an extension.~~

~~Documentation from each builder or developer, and for each development, indicating the total number of lots and homes within the development and the number of lots and homes still available for sale.~~

~~Recent photographs of all signs proposed for an extension. Staff will complete an inspection of the signs prior to granting an extension. The City may require signs which appear in poor condition to be repaired or replaced.~~

~~Application fee as set forth in the fee schedule adopted by the City.~~

~~**19.18.10. Enforcement.**~~

~~**Enforcement Official.** The Planning Director or designee shall have the authority to administer and enforce this ordinance and to make all inspections required to ensure enforcement.~~

~~**Removal of Signs.**~~

~~**Authority.** The enforcement official is hereby authorized to require removal of any sign deemed illegal by the provisions of this ordinance.~~

~~**Notice.** Unless otherwise specifically allowed in this Section, prior to requiring the removal of any illegal sign, the enforcement official shall provide written notice to the owner of the sign or the owner of the property on which the sign is located. The notice shall state the nature of the violation and the reasons for which the sign must be removed.~~

~~In cases where the enforcement official believes that the illegal sign may be brought into conformance, the notice shall include a list of items that must be completed in order for the sign to remain beyond the minimum notice period.~~

~~The minimum notice period for illegal permanent signs shall be ten days.~~

~~The minimum notice period for illegal temporary signs shall be three days.~~

~~The installation of any sign or substantially similar sign on the same premises after a notice of violation has been issued shall be deemed a continuation of the original violation and no minimum notice period is required.~~

~~No minimum notice period shall be required for any illegal sign located on public property or within any public right-of-way. In addition, illegal signs located within the visibility triangle or deemed a hazard by the City to the public health, safety, or welfare, may be removed without notice. Temporary signs described in 19.18.07 that are not marked with a temporary sign sticker issued by the City may be removed without notice.~~

~~**Service of Notice.** Notice shall be made personally to the owner of the sign or property on which it is located, or by certified mail.~~

~~**Removal by City.** The enforcement official may remove any illegal sign which is maintained after the expiration of the notice period.~~

~~**Costs of Removal.** The costs of removal of a sign by the City shall be borne by the owner of the sign or of the property on which it is located. The City may bring action against the same for recovery of removal costs.~~

~~**Violations.**~~

~~**Prosecution.** If the owner of the sign or the property on which it is located has not demonstrated to the enforcement official that the sign has been removed or brought into compliance with the provisions of this ordinance by the end of the notice period, the enforcement official shall certify the violations to the City Prosecutor for prosecution.~~

~~**Penalties for Violations.** Any person, firm, or corporation violating any provisions of this Chapter, or failing to comply with any order or regulation made hereunder, shall be guilty of a Class C Misdemeanor.~~

~~**Right to Appeal.** Any person, firm, or corporation who has been ordered to remove any sign, or whose application for a sign permit has been denied because of noncompliance with the sign regulations may file an appeal to the City's appeal authority. Appeals shall be heard by the Hearing Examiner as outlined in Chapter 19.03 of this Title.~~

~~**Liability for Damages.** The provisions of this ordinance shall not be construed to relieve or to limit in any way, the responsibility or liability of any person, firm, or corporation which erects or owns any sign, for personal injury or property damaged caused by the sign. The provisions of this ordinance shall not be construed to impose upon the City, its officers, or its employees, any responsibility or liability by reason of the approval of any sign under the provisions of this ordinance.~~

Chapter 19.22. Annexation.

Sections:

19.22.01. General Annexation Petition Requirements and Procedures.
19.22.02. Water.
19.22.03. Property Owner Initiation of Annexation.
19.22.04. Procedure for Processing Annexation Petitions.
19.22.05. Annexation Petition Review.
19.22.06. Classification of Annexed Territory.

19.22.01. General Annexation Petition Requirements and Procedures.

In accordance with Utah statutory and case law, the decision whether to annex property is an inherently legislative decision. The City Council has complete legislative discretion of whether to grant or deny an annexation petition. Should the Council choose to exercise its legislative discretion in granting an annexation petition, the following requirements shall apply:

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

3. There shall also be attached to the annexation petition a statement as to the anticipated timetable for development of the property to be annexed.
4. There shall also be attached to the petition a proposed development agreement for the territory proposed for annexation. The proposed development agreement shall include at least the following components:
    a. General land use plan for the area, utilizing City of Saratoga Springs land use designations.
    b. Zoning for all parcels. Where multiple zones are suggested, specific boundaries of each zone shall be designated utilizing City of Saratoga Springs zone designations.
    c. Provisions for at least the following: power; culinary water; sewer; secondary water; storm drainage; natural gas; telephone; and cable TV.

19.22.04. Procedure for Processing Annexation Petitions.

The procedure for processing annexation petitions and plats shall in accordance with Title 10, Chapter 2 of the Utah Code. Petitions shall be on forms approved by the City. Before the City will process any annexation petition, the application shall be fully completed and all adopted fees shall be paid by the applicant. The City will not accept any annexation petition unless and until the applicant has paid the applicable fees.

19.22.05. Annexation Petition Review.

Once the annexation petition has been accepted by the City as complete, including payment of all applicable fees, the procedure under Title 10, Chapter 2 of the Utah Code shall be followed.

19.~~01~~22.~~07~~5. Classification of Annexed Territory.

5. In accordance with Utah Code § 10-9a-506, all property annexed to the City shall be classified at the time the property is annexed in land use zones that are defined in this Code and listed in the Land Use Element of the General Plan.

6. If the City does not classify the property at the time the property is annexed, then all land uses within the annexed territory shall be compatible with surrounding uses within the City.

7. When determining what land use designations may be appropriate, the City Council shall carefully consider the land use of adjacent properties.

8. The public hearing and classification of land use shall be considered in the same manner as set forth in Chapter 19.17.

(Ord. 14-4)

City of Saratoga Springs
Planning Commission Meeting
November 12, 2015
Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Planning Commission Minutes

Present:
Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham, Brandon MacKay
Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Nicolette Fike, Sarah Carroll, Kara Knighton, Jamie Baron
Others: Thane Smith, Blair Davies, Luke & Tenille Perry, Clay Johnson, Frank Pulley, Scott & Amy Monson, Peter Staks, Cindy Tittelfitz, Pam Infanger, Neil Infanger, Jared Haynie, Shawn Jones, Stephanie Jensen, Ian Tovens, Cathy Collard, Kristen Hood, Wayne Beuchert, Russell Jones, Krisel Travis, Gary Kirschbaum
Excused:

Call to Order - 6:30 p.m. by Chairman Kirk Wilkins
Pledge of Allegiance - led by Ethan Perry
Roll Call – A quorum was present

Public Input Open by Chairman Kirk Wilkins
Neil Infanger is concerned with the way the paint stripe is on 400 S. turning to Redwood Road and how it makes one need to swing out to turn onto Redwood Road and impedes traffic.
Public Input Closed by Chairman Kirk Wilkins

Item 7 was brought forward in the meeting.

7. **Public Hearing: Rezone and General Plan Amendment to R-3, Low Density Residential, for Willow Glen (formerly Parkway Estates), located at approximately 1900 East 145 North (8950 West 7350 North Utah County Address), PG Property Holdings, applicant.**
Jamie Baron presented. The General Plan Amendment was removed as an item by Staff. The applicant requests the R-3 zoning designation for 6.996 acres for the purpose of developing a residential subdivision. The attached concept plan indicates the proposed subdivision, including 18 lots and 0.688 acres of open space. Staff recommends a positive recommendation. The applicant was present and had no additional comments at this time.

Public Hearing Open by Chairman Kirk Wilkins
No public comment was made at the meeting
Jamie Baron read public comment that was received by email. Doug Hatch was concerned that the proposed plan seems to position the proposed arterial in such a way that the southern property owners take a larger cut. He would rather see the future line stay where it currently is.
Kimber Gabryszak responded that the proposal is actually following the future centerline. In the future there will be additional right of way required for expansion and should be equal on both sides. It could be off where the road transitions into Lehi because they have a different cross section. The road is a future arterial; right now it is not but is shown long range. This dedication will accommodate the future widening of the road. They will be dedicating their half width and when the property to the south comes forward they will be dedicating their future half width.
Janelle Wright commented that the concern is where the future center line is now is on the south end of the edge of asphalt. They decided to go with an alignment to make it a straighter road. The developer on

the south would have to add all the extra asphalt to widen the road or dedicate more of the right of way below the current edge of the asphalt.

Hayden Williamson asked for clarification on what the concern was from the person that emailed.

Janelle Wright said he would have to dedicate more of his property to account for that right of way.

Ken Kilgore said the alternative would be to have a jog in the road which would be safety issue

Janelle Wright said it would be safety and engineering issues. It would create more conflicts in the future if they keep the center line where it was now.

Hayden Williamson clarified that this property being annexed doesn't affect this whether we accept it or not. We are not moving the center line because of this annexation; it would be planned that way anyway.

Kimber Gabryszak commented that when this property owner came in on the north they had to dedicate more road way at that time, it evens out over time that they are dedicating the same width.

Public Hearing Closed by Chairman Kirk Wilkins

Ken Kilgore asked if the public meeting happened where the annexation was accepted by the City Council.

Jamie Baron said the City Council did review and conditionally approved it; Planning Commission is now forwarding a recommendation to the City Council. Part of that is that it is conditional upon this being annexed prior to the zone. Those would be completed together at City Council.

Hayden Williamson asked if the property to the south was in Saratoga or Lehi.

Jamie Baron replied it is in Saratoga Springs to the south and east. He asked if there were any more comments on the concept plan.

David Funk reminded them that they needed to make a decision on if they supported the lot reductions.

Commissioners supported the reduction.

Motion made by Hayden Williamson to forward a positive recommendation to designate Willow Glen as R-3 to the City Council with the Findings and Conditions in the Staff Report dated November 5, 2015, with the note that Planning Commission does support the requested lot size reductions. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

4. Public Hearing Home Occupation for Cooking with Chef Steph, located at 1363 Lukas Lane, Stephanie Jensen, applicant.

Kara Knighton presented the application. The applicant, Stephanie Jensen, is requesting approval to hold cooking classes in the kitchen of the home at 1363 Lukas Lane. The cooking classes are proposed to operate on Saturdays from either 10 a.m. to 12 p.m. or 11:30 a.m. to 1:30 p.m. The applicant has proposed an average of 10-14 students per class with two classes per month. The main class will take place in the kitchen with occasional games in the living room. She reviewed conditions.

Stephanie Jensen, applicant, commented on her love for kids and cooking. The children make lots of items and do the majority of the cooking while she instructs. She has gone through the fire inspection and the kids know all the exits and how to use the extinguisher. She had letters of recommendation to show Planning Commission.

Public Hearing Open by Chairman Kirk Wilkins

No comments were made

Public Hearing Closed by Chairman Kirk Wilkins

Sandra Steele recalled in a previous meeting they had decided that hallways needed to be included in the sq. ft. count.

Stephanie Jensen explained how the sq. ft. was in her home layout.

Sandra Steele did not think the County showed the sq. footage of the home the same.

Kara Knighton said that the home was 3050 sq. ft. The County had it broken down differently.

Sandra Steele would have to say that holiday games in the living room may need to be removed so that they cannot include that space because she can't agree to take the hallway out.

Hayden Williamson would ask staff that they address this issue in the code. If he is going by the spirit of the law the hallway is not really being used as part of the business. But we are kind of bound by what the code says and they believe the code says they need to use the hallway. We need to come up with a better way to determine if this is incidental to the home or really a home seconding as a business. He wouldn't like to include the hallway but it seems they have to by code. He thinks the business is a good asset to the community. He asked staff if there was any other way to where they could work this and still be compliant with code.

Kimber Gabryszak noted the staff report would recommend keep the hallway in and take out the use of the living room.

Stephanie Jensen wanted clarification to what she could use.

Hayden Williamson replied that the code said they could not use more than 1/3 of the home.

Sandra Steele said she did some benchmarking and we are one of the most lenient cities of those around us, most limit only 25% of the home. She sees us being pushed more and more as people come in with home occupations. She agrees we need to revisit the code. It's hard for her to justify taking the hallway out.

Ken Kilgore asked about the bathroom and if it was included in the floor space of the kitchen.

Kara Knighton responded that yes it was.

Ken Kilgore wondered about the traffic flow, the only way to insure traffic flows smoothly was to go in one way. He wondered how she would manage that traffic flow.

Stephanie Jensen asked that if the parents need to park that they park over at the Lucas Lane Park to avoid annoying neighbors.

Sandra Steele said that made her consider that on Saturdays is when parks are busy and they have had to ask people to not use the parking lots to cause congestion.

Staff mentioned there is no parking lot at this park.

Stephanie Jensen responded that she has never had any complaints or traffic problems.

Sarah Carroll asked how often she had Parents park.

Stephanie Jensen said not very often, once in a while a parent wanted to stay and make sure their child was ok. Mostly they all drop off and leave the kids.

Kirk Wilkins asked if she has already decided what she cooks and feeds the children.

Kara Knighton right now the kids are cooking all their meals and eating what they cook. At a time when the kids are eating what the adults are cooking then the proper licenses would need to be in place.

Kimber Gabryszak reviewed that the option is to not include the hallway or not include the holiday festive activities.

Stephanie Jensen asked if they could come around the back yard, back entrance, and keep the festive activities and keep the play area that is a huge part of her business. Then they would not use the front hallway.

Brandon MacKay responded that the condition then was to have a fence in place.

Kirk Wilkins replied that if it is just for ingress and egress they may not need the fence.

Stephanie Jensen said there is a huge rock wall about 6 feet tall and she doesn't think it is a good idea to put a fence in front of the rock wall. The kids couldn't run out of the yard or climb up the wall, it is closed in.

Hayden Williamson asked if our code required fencing for egress.

Kevin Thurman said no, just for outside activities. The code says you can't occupy or use more than 1/3 of the sq. footage. If they can find something that distinguishes this occupation on this one from the previous one then they can make a decision on this; as long as they aren't picking winners here.

Ken Kilgore asked if changing the entrance affected drop off and pick up.

Stephanie Jensen replied that it didn't.

Motion made by Hayden Williamson to approve the proposed home occupation for cooking classes, located at 1363 Lukas Lane with the Findings and Conditions in the staff report. With the modification of condition 5 that holiday festivity shall be allowed if the applicant uses the back entrance for egress and the hallway is not used as part of the home occupation. Seconded by Ken Kilgore.

Kevin Thurman asked that they clarify the back entrance was for **ingress and egress.**
Amendment was accepted by Hayden Williamson and Ken Kilgore.

Kimber Gabryszak asked that they clarify **that the hallway would be removed from the calculation. Amendment was accepted** by Hayden Williamson and Ken Kilgore.

Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

5. **Public Hearing: Site Plan Amendment for West Saratoga Transportation Hub, located at 337 North Thunder Boulevard, Alpine School District, applicant.**

Sarah Carroll presented the amendment. This is a request to proceed with the building that was identified as the "Future Administration Building" on the approved site plan. Classrooms will be included as well. That triggers the definition for education facility and so there are limitations about what cities are allowed to review. They are also proposing a sign which meets the requirements for institutional facilities.

Applicants were present.

Public Hearing Open by Chairman Kirk Wilkins

No public comment was made.

Public Hearing Closed by Chairman Kirk Wilkins

Troy Cunningham was curious what the distance between the high school and this administration building was, and if there was a sidewalk to get there.

Sarah Carroll showed that there was a sidewalk along Thunder Blvd. but not from the building to the public sidewalk.

Ken Kilgore mentioned the entire compound is protected and is gated, if students have classes they can't get over there without a key. He wondered how it would be an education facility when there was no good access for the kids, and if it was just to get around the regulations.

Sarah Carroll noted that it's not necessarily in our purview to say it makes sense or not.

Gary Kirschbaum, with the architects, commented that the class rooms in the structural area are not just necessarily for the high school but for others that come to be instructed for things. It's not an everyday classroom but for periodic instruction.

Ken Kilgore said in order to qualify it has to be for k-12 with structured classroom time. It has to be regular classrooms.

Gary Kirschbaum commented that there has to be security, it would be open for a group but it need to be regulated after hours. They met the intent of the city earlier with all the ADA access and the fence.

Frank Pulley with alpine school district was not in charge of what classes would be there, he is with buildings, he commented that it could be used for any students within the district not necessary Westlake high students.

Sandra Steele is still concerned with access by sidewalk. If they could extend the sidewalk on the north side to Thunder Blvd. that would be the shortest amount they would have to put in. it would help with ADA compliance. The gate would be hard to access for ADA.

Frank Pulley said they would be putting in a sidewalk there that would meet ADA compliance.

Sandra Steele asked how many buses are in the facility now.

Frank Pulley wasn't sure, there was approximately about 100 or 1/3 of the fleet.

Sandra Steele said their conditions were that they could have 120 buses under cover. She noted 7 or 8 spaces not under cover and she has noted several when she goes by that are parked on the dirt and not under cover. She asked that staff forward him a copy of the last approval for him to look over.

Hayden Williamson asked when making the motion if we needed to have a condition that it must be K-12.

Kevin Thurman said they don't have to but they could if it was a concern. They can still look to the code and enforce that.

Sarah Carroll added that State Code required it was for those grades and we don't necessarily reiterate that. We don't want to put limitations on it because they also have administrative there.

Kirk Wilkins asked if there was a separation between where the buses were and where the children may be.

Applicants noted it was gated off.

Sarah Carroll said there was a solid wall, once they enter the gate they would be inside the fenced area.

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Kirk Wilkins thought that was a safety concern.
Troy Cunningham asked if there were kids bused there where would the drop off be.
Frank Pulley said they haven't specified if they would bus kids or not. They could not speak to what the education side would be. They do not know that kids would be bused there. There is need for more classrooms in Saratoga. Westlake currently has an 18 room satellite.
Kirk Wilkins asked if they had the ability as a city to add a condition for some separation from the bus area and where children would be allowed to go.
Kevin Thurman commented that the general rule is that school districts have to comply with ordinances and there are some exceptions that we can't regulate unless it's for health and safety. First we need to see if our Code requires it and then is there an exception to educational facilities.
David Funk clarified that if safety is an issue then we can require it.
Kevin Thurman said we can impose our regulations that are already in place if it pertains to health and safety. The exception is for educational facilities, we can't impose those regulations unless it pertains to health and safety.
Sandra Steele is concerned if there was any way we can keep children in and not have them go out the back door. Curious kids could go to the buses.
Frank Pulley said they have kids around buses everyday all day long. Bus drivers go through special training to watch out for students. Students are used to being around buses and bus drivers are used to being around students.
Sandra Steele said if there is no body around then kids could be curious and in and around them. She has concerns that if the children aren't going to be high school students and if there is a possibility that if there are challenged students that they could go and get in them and they couldn't be found.
Sarah Carroll noted that there are people assigned to be outside with buses when children are being picked up and dropped off.
Frank Pulley said they follow those same guidelines.
Sandra Steele is concerned that a child would just wander there out of curiosity; for example when they go to the bathrooms. What provisions do they have to make sure a child doesn't wander off with doors not being manned?
Frank Pulley noted they have the same issue with any school now where a child could go out to the bathroom and wander out the door. He noted they have the feedback to pass on the concerns and that they make sure that even in the day time hours that the buses are secured.
Kirk Wilkins noted that as a Commission they have shared with them the concern for safety and hopefully they can do something with policy to help protect the children.
Frank Pulley commented that they would take precautionary measures. He will pass the comments on to the transportation department and they can also train the staff.

Motion made by Hayden Williamson that Based upon the evidence and explanations received today, I move that the Planning Commission approve the site plan amendment for the West Saratoga Transportation Hub, located at 337 North Thunder Boulevard, subject to the findings and conditions listed in the report. Seconded by David Funk.

Sandra Steele asked do we want to put that **the sidewalk is to be installed between the gate and Thunder Blvd.**
The change was **accepted.**

Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Troy Cunningham, Brandon MacKay. Nay: Ken Kilgore. Motion passed 6 - 1.

6. Public Hearing: Site Plan for The Fairways Office Park, located at approximately 2246 South Talons Cove Drive, Peter Staks, applicant.

Kara Knighton presented the plan. The Site Plan proposal is for two 30,000 sq. ft. commercial office buildings in the RC zone on a 4.84 acre parcel. The proposal consists of 50,000 sq. ft. of Professional Office space and 10,000 sq. ft. of Medical/Health Care office space. "Office, Professional" and "Office, Medical and

Health Care" are permitted uses in the Regional Commercial zone. Most everything would be done in phase one. They proposed two monument signs. Staff recommends a positive recommendation. Additional conditions are that 1. All other code requirements shall be met and 2. An ADA accessible route shall be provided.

Peter Staks was present to answer questions and commented that about two years ago they tried to do this residentially and that was not approved so they tried to redesign to these two buildings and have tried to plan to the zoning and be sensitive to the buildings surrounding it. They have worked with staff quite a bit to have a plan to meet all requirements.

Public Hearing Open by Chairman Kirk Wilkins

Neil Infanger commented on the big mess that has happened recently on Redwood Road. We need to get Redwood Road fixed before we add more cars driving down to that distance.

Kirk Wilkins asked that staff comment on Redwood Road plans.

Kimber Gabryszak said they have a lot of converging issues with Redwood Road. There has been push to stop development by some residents or a push to require developers to contribute to their portion of the Redwood Road. As we saw earlier today we had a development come in and contribute to roads but that was for a City street and a road that we can improve and take care of. In this case it is a State road. The City has been working with UDOT for many years towards widening it. They have done some previous phases. Every few years there is a funding review process. We started working with them in 2012 towards this widening. They granted funding to widen Redwood Road down to Stillwater, but the approval doesn't mean they get the money right away. Even though it looks like the City is just looking at it now the City started the process several years ago. There are state laws on putting moratorium on development. And we don't have the ability to just stop it. We can't take their funds or have them build the road but we can prepare for it so there is extra frontage they are preparing to use. They met with UDOT recently for other alternatives. They can't justify taking funding from other projects like widening I-15 for this project. We are trying to get them to sign off on narrowing lanes so we can stripe more lanes. Speeds would come down but it would open more capacity. Because of other studies right now they are not looking at us right now till 2018.

Kevin Thurman said there are other things they are looking at like a light. We have existing conduits where they could control a light remotely to control timing a little more. They recognize there is a need here. There is a limit on the temporary moratorium for 6 months and it needs compelling reasons. There are other things we could look at like working with the school districts. These are issues for the council to discuss.

Kirk Wilkins said he mentioned the construction of a road to Pioneer Crossing.

Kevin Thurman said north of Legacy Farms Riverside Drive would go from 400 South to Pioneer Crossing. It is nearing completion.

Russel Jones thought it would be nice to see a broader picture to see where this fits into the surrounding buildings. (Staff pulled up the area on Google maps.) His concern is the elevation. If City Council approves this does that open up the rest of that to similar development if this is improved. Building those types of offices along the golf course invades into the residential neighborhoods.

Pam Infanger didn't completely understand the comment that as a City we cannot say no more developing when we don't have infrastructure in place. She feels we can do a moratorium until they get a better road in place.

Scott Monson was concerned with the size of this project in such a small area; it's a lot of traffic in light of other projects going on around it. The height of the building comes in and obstructs some nice views. This large building looks like it belongs in a downtown area.

Sean Jones had issues with this project. He doesn't feel like it was properly noticed. He lives well within 300 ft. and didn't see notification, it may have been lost in the mail, he would like to see that get properly reviewed. He doesn't think the height is consistent with the architectural site plan that indicates it is 50 feet in height. It seems disproportionate to the surrounding area. It is 300 ft. in length obstructing views and devaluing the area. There are already 5 commercial zones north of this project and 4 commercial areas south of this area. He is aware of the Land Use Map and this is indicated as

Mixed Use, not Regional Commercial. He thinks the architecture leaves a lot to be desired. Traffic is an issue. He thinks this is the wrong time to bring in a massive project.

Kristen Hood noted this has been zoned Regional Commercial where he wanted to put more town homes and 100 people were crammed in the room screaming that they didn't want townhomes but wanted more businesses. Now he brings business and people aren't happy. You are allowed to build on your property as long as it's zoned correctly. She doesn't think the 3 story building fits the area, two stories she is fine with. She thinks it needs to match urban design. That being said, she is not concerned with the traffic, with this kind of business people are going to be going the opposite direction of traffic leaving the city. Her concern is only that it fits the area, he should be able to build his building but it should be a positive addition. We've talked about making it a more walkable community. We are not going to make everyone happy but we want to make the city a positive place. There are no other 3 stories besides the condos north and she is concerned where there is no firetruck with a ladder. We need to make sure that it's safe for the public and that it fits with the public.

Cindy Tittlefitz wondered if Fairway was actually owned by the SSOA and if it is, how does that work with the entrance to those buildings. She tried to see where the entrances and exits were. There was also talk about putting gates at all the entrances of SSOA and how that would work as well.

Public Hearing Closed by Chairman Kirk Wilkins

Sarah Carroll replied to public comment. She noted the property has been zoned Regional Commercial since the year 2000, when the Saratoga Springs Development Master Development Agreement was put in place. The applicant asked for multi-family years ago, that was denied because of the public opposition. One goal was to retain commercial in the south part of the City. On the City's Master Plan it is in place, those were last updated in 2012. We do plan to update it again the near future. The zone allows for 50 ft. this building is shorter. There is a grade change between Redwood Road and the floor level of this building. It is several feet below Redwood Road level. The feedback from Urban Design was related to style and consistency with surrounding architecture. She reviewed that the item, according to law, was noticed in the paper, on the City website, and the State Public Notice site as well as mailed out. We can review the mailing list. Fairway is owned by SSOA, if there are gates added they will most likely be behind this entrance. As for the viability of the development, when they review applications they don't review viability but they look at the needs of the City and take those needs into consideration. The truck with the ladder is at the north Fire Station.

Kimber Gabryszak responded to issuing a moratorium. If there is a way for them to meet safety requirements and offset impacts then the City needs to accept the application. The City can issue a one time, 6 month period moratorium but it's very limited. Unless the city can solve the problem in that time it's not something the city is willing to do so we have been working with UDOT to come up with solutions.

Kevin Thurman responded that it's true the actual Temporary Land Use Regulation (not called a moratorium) is 6 months. Cities have broad zone power but it's limited and difficult to do. If they can work with UDOT and find solutions to the problem that makes more sense than taking drastic approaches. We do have a Transportation Master Plan to alleviate a lot of this traffic. Foothill Blvd. will help on the west side of the city.

Kimber Gabryszak looked up the noticing mailing list and Sean Jones was mailed a notice.

Sarah Carroll noted on the map what areas were zoned for the commercial and other zones.

Peter Staks commented on the height of the buildings. The height of the floor of the building was about a whole floor below Redwood Road. They took it into consideration, even to the residents across the way. The townhomes there are actually three levels on the down slope side. They really tried to work with the site on the height issue. When Saratoga Springs Development was started the concept was to possibly gate the whole thing. When the church was built the issue came up and if there was a public access use they would need a place to drive in and turn out and put a gate behind that.

Sandra Steele asked if we had a traffic study for this and if there were any improvements like acceleration lanes required by the study.

Janelle Wright said they have worked closely with the developer to meet the requirements the traffic study brought up.

Sarah Carroll said there are acceleration and deceleration lanes already in this area.

Sandra Steele asked if we knew the exact height of the buildings. She complemented that he had landscaping in the first north access. She asked if we are approving both phases tonight, or will we see the second phase again or will staff handle that. She noted that all electrical and mechanical equipment needed to be enclosed and any access to the roof shall be from the inside of the building and roof drains should be on the interior of the building. All conduit and piping shall be located in interior of the building. She asked if they are doing all the parking and landscaping and improvements to start with, the only thing they are not putting in is the second building.

Peter Staks replied that was correct, they need the circulation around the first building.

Sandra Steele noted that she was one of the ones that didn't want to change from Regional Commercial. He has agreed to keep the Regional Commercial and it says he can go to 50' but there is a grade change. She is asking how they will screen roof top equipment.

Peter Staks replied that they weren't planning on roof top equipment.

Sarah Carroll found the elevations that showed 42 ft. in height.

Sandra Steele noted that this is bigger than regular homes but a town home could be as high. All we can do is mitigate by having no roof top equipment. She would feel better with a two story building but it's not within our purview to say he can't have three stories. She asked if he would agree to a condition that said no roof top equipment.

Peter Staks believes he could comply with that because the architect said they would not have any and any other equipment would be enclosed.

Kevin Thurman reminded that we could not place conditions against code, but it sounded like it's not an issue.

Sandra Steele said it would be helpful to public safety if they would put a street address on their sign. She would like to see the plan come back corrected so they could see buffering and change all the *can* complies to *do* comply.

Brandon MacKay did not have any additional comments

Hayden Williamson echoes the comments about the conditions that can comply. He asked when they planned on breaking ground.

Peter Staks replied when they get through the process.

Hayden Williamson agrees that this is going to have less of an impact traffic-wise, but he would like to see a traffic study.

Peter Staks noted there was a traffic study.

Sarah Carroll commented that if there were concerns they would have been included in the report, and she would forward the study.

Troy Cunningham had no additional comments

Ken Kilgore asked about a recommendation on the eastern most berm that is higher than the residential property near there, that a security fence be built. He wondered what impact that would have with sight lines and such.

Sarah Carroll said there was a retaining wall, the height varies as the land changes so there would need to be a guard rail for safety measure. And they recommend that screening or fence be added.

Ken Kilgore commented that he still feels the traffic will be a problem, even with the traffic study done and the deceleration lanes already there and because of the traffic not being mitigated till 2018 he doesn't feel this would help. That is his objection at this point.

David Funk calculated that the lowest part of the two buildings would be 16 ft. below Redwood Road. That would drop it to about only 35 feet above Redwood Road.

Kirk Wilkins commented that turning north on Redwood Road from Fairway west is dangerous, there is not lane to turn to. The next intersection north has had a lot of accidents for the same reason. Is there anything we can do as a city to accommodate that?

Janelle Wright commented that there is a sight distance that is an issue and they will need to follow up with the City Engineer on that.

Kirk Wilkins asked if the city could look at that it would be appreciated. He made sure the two items staff had asked they address had been sufficiently covered.

Sarah Carroll asked if they could address the buffering on the eastern corner of the parking lot. Staff recommends putting a screen wall on top of the retaining wall. There are some contradictions in the code

so they would like clear direction. The Planning Commission could also recommend size and style. It would help separate residential activities from Commercial activities, like headlights shining in windows.

Ken Kilgore doesn't like the idea of a big fence on top of a berm, but for safety and security reasons it sounds like it is needed and he would suggest a wall that looks consistent with other fencing in the area, which includes masonry and wrought iron.

Troy Cunningham would be in favor of something that matches the community as well.

Hayden Williamson feels that it is appropriate to have something.

Peter Staks commented that they had the same thing come up with the clubhouse and parking next to the residential area. They asked that there be a 4 foot high screen so headlights wouldn't impact houses. It's a good solution to a grade issue.

Hayden Williamson thinks a 6 foot fence would be an eyesore but likes the idea for screening for the headlamps with something appropriate.

David Funk commented that he thinks it's necessary and he was going to ask for input from the applicant as to what it should be, leave that up to the applicant.

Brandon MacKay thinks it will finish off the project and make it look put-together, he would like to see something ascetically pleasing.

Sandra Steele clarified that the solid screening would only be at the end of the parking lot to the south east, not only to separate but to screen.

Sarah Carroll said in some locations it requires only fencing and others only landscaping, and some a combination. Because of the ambiguity they are leaving it up to discussion.

Sandra Steele would suggest a 3 foot screening to prevent car lights from going into the adjacent residential property; but wants to be clear that some kind of railing or fence be along the retaining wall to the east long wall to protect people in the dark from going off the drop off.

Peter Stak mentioned they could do a wrought iron guard rail.

Sandra Steele wants to make him aware that lights within 200 feet are to be within 16 ft. tall.

Kirk Wilkins asked what the elevation change was between the parking to the other area.

Peter Stak replied it's about 4 feet higher. The parking lot is higher than the undeveloped area.

Kirk Wilkins thinks 3 feet could be dangerous with the elevation change, he would like something taller. We used the words opaque before so light doesn't go through it. He asked if we could do anything as a city, as a condition, to address the traffic turning onto Redwood Road.

Sarah Carroll replied that the traffic study didn't warrant a condition.

Motion made by Sandra Steele to continue the Site Plan to another meeting on Dec. 10 with direction to the applicant and staff on information and /or changes needed to render a decision as follows – and I think we would feel better if we could see a traffic report. I would like to see as many of the 21 conditions be addressed so that we are not saying can comply but can say complies. Seconded by Troy Cunningham. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

A five minute break was taken at this time.

Brandon MacKay was excused.

8. Public Hearing: Multiple Preliminary Subdivision Plats for Legacy Farms Village Plan 2, located at approximately 400 South Redwood Road, D.R. Horton, Inc., applicant.

Kara Knighton presented. The applicants are requesting approval of preliminary and final plats for the next five subdivision phases of the Legacy Farms project. There was an error on Condition 3 that should read 96 ft. cul-de-sac Diameter, not radius. These five plats cover Village Plan 2, and contain a total of 199 single family and multi-family units along with ~41 Equivalent Residential Units (ERUs) applied to a school site and church site. Until this area is removed by FEMA from the NFIP maps through the LOMR process, the applicants must comply will all provisions of the NFIP program and Chapter 18.02 of the City Code. Kara Knighton reviewed the conditions in the staff report.

Krisel Travis had a presentation and noted that this consists of 5 plats, 2A has 11 residential lots and one lot for a church. Lot 2B would contain a school lot as well as 9 residential lots. Plat 2C is all residential and

open space. Plat 2D is all multifamily house and 2E along 400 south is multi-family. They are asking for overall approval of 199 units. There were initially 1000 allocated, in Village Plan 1 they used 329. This will add 199, which will be 528 ERUs total thus far. 55 were allocated to civic uses 41 will be used for school and church site. She reviewed the individual plats and transect zones.

Public Hearing Open by Chairman Kirk Wilkins

Pam Infanger said when Legacy farms was approved and conditions attached she has notes that Stephen Willden thanked them for not maxing out the project. Also Councilwoman Call saw a pattern of slowly increasing density and asked if D.R. Horton would cap it at 900 residential units so it would not max out the density as a show of good faith and she wants to know if it is now maxing out the density. (She read out of the newspaper notes.)

Public Hearing Closed by Chairman Kirk Wilkins

Kara Knighton responded that they were allowed 239 ERUs and they are coming in at 199 so they are below what was allowed.

Kimber Gabryszak said Village Plan 1 had 341 allowed units and they came in around 259, without looking at notes to confirm the numbers, but both Village Plan 1 and 2 have come in well below maximum and the block plans do not allow them to absorb those extras so they cannot max out.

Ken Kilgore wanted to know if the property was removed from the flood plains.

Krisel Travis responded that plat D and E were affected and until it was mitigated they could not record those plats. They are in the process of working on it, they are hopeful it will be completed by February then they will issue a public notice for 6 months so their hope is by next August they will be able to move forward. They currently have temporary access roads through that area that have been approved the by the City Engineer.

Ken Kilgore asked if the streets were private or public.

Krisel Travis replied to which roads were private, Shared Lanes marked ST32-24 all others are public.

Sandra Steele had a concern about the parking and if we allowed guest parking to be allowed on 18ft. driveways.

Kimber Gabryszak said it's 20' typically in the code but 18' in the Village Plan and Community Plan.

Sandra Steele could not tell where the guest parking was in relation to the units that it served.

Krisel Travis noted where the parking was located in the multifamily plats. They are in compliance with the code. The snow stacking spaces are behind the stalls and not counted as auxiliary stalls.

Sandra Steele asked staff to address the condition #9 that there is a portion of a plat that is not accessible by any roads that will be constructed in that plat.

Kimber Gabryszak responded that in phase 2C there is a little development and none of the roads that access that portion of the plat are not recorded or constructed until the next phase. The plat cannot be recorded until it is out of the flood plain. Until then we are recording lots with no access. We assume FEMA will be approving. Staff recommended that they move these lots into the next phase, the developer did not what that because infrastructure would need to be delayed. Staff feels we can't allow it to be recorded without guaranteeing that there will be access.

Paxton Guymon, legal counsel for D.R. Horton, commented that they would be agreeable with a note on the plat that says no certificate of occupancy would be issued for any units until access is provided. That would give them the protection they needed and still allow them to move forward.

Krisel Travis said the other alternative would be a temporary extension of a roadway that would connect with an existing road in another plat.

Kimber Gabryszak replied that the option staff would recommend would be to record it with a permanent road and amend it later to remove. Any temporary access may leave them in trouble down the road. Our concern is it is pushing a burden on the home owner down the road if they have a lot with no access.

Sandra Steele asked if they could do it with no building permits could be issued.

Kevin Thurman mentioned that the code says you have to install all the necessary improvements for the plat or post a bond. He agrees the occupancy permit is sticky, you are saying to a family we are going to delay your occupancy and they would suffer the most. You could conditional approval on occupancy but it's

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difficult. They would prefer to have it resolved before building permits were issued. He supports staff's position.

Kirk Wilkins understands that we will not issue a building permit until the permanent road is in place.

Kimber Gabryszak said that would be a condition that no building permits were issued until the infrastructure in the adjacent plat was installed.

Krisel Travis asked that they specify that it was only for those specific units not the whole plat.

Kara Knighton noted those were units 2159 to 2176.

Kirk Wilkins asked if the applicants were amenable to a condition that they not issue building permits on those lots until permanent infrastructure was in place.

Paxton Guymon replied that they would.

Motion made by Hayden Williamson to forward a positive recommendation to the City Council for the Legacy Farms Plats 2A, 2B, 2C, 2D, and 2E, with the Findings and Conditions in the Staff Report. With changes that in Condition 3 that "radius" be changed to "diameter" and additional condition that in plat 2C units 2159-2176 that a plat note be added that building permits will not be issued until the adjacent street access in plat 2D is constructed. Seconded by David Funk.

Sandra Steele asked if this will include not only the street but the other improvements as well.

Kimber Gabryszak said it will by nature of how we issue the construction drawings.

Paxton Guymon stated that **the issue is no building permits will be issued until Street Access required by the code is installed; it doesn't necessarily have to be the street access in 2D.**

Changed to say **or Alternate Permanent Access.**

Hayden Williamson **found that acceptable.**

David Funk also **accepted that change.**

Krisel Travis clarified the infrastructure for those units runs on Legacy, in front of those units not in back on the shared lanes.

Kimber Gabryszak commented that this was **replacing Condition 9,** they don't want to have the two conflicting.

Changes on the motion were accepted by Hayden Williamson and David Funk.

Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

9. Public Hearing: Proposed Rezone and General Plan Amendment, R-3 and Low Density Residential to Mixed Waterfront for Richard Chiu Property, Parcel 58:032:0142, located at approximately 940 North Redwood Road (North of Dalmore Meadows Subdivision), City initiated.

Kimber Gabryszak presented. The City proposes to change the General Plan designation of this ~45 acre parcel from Low Density Residential to Mixed Waterfront, and concurrently rezone the property from Agriculture to Mixed Waterfront. As this is a City initiated change, no concept plan is required. As part of the easement agreement the property owner requested to come in under the Mixed Waterfront. In Mixed Waterfront they have a maximum of 6 units per acre and a goal of approximately 20% commercial which are limited to small scale neighborhood oriented uses.

Public Hearing Open by Chairman Kirk Wilkins

Luke Perry spoke to the concern of the Dalmore Meadows owners that there needs to be a buffer between them and the commercial area of the property. They don't want to be a residential island.

Cathy Collard wonders if the city notices the water in that area is like a big mud-hole, and wonders what the City is thinking that would be along the waterfront. They have been caught in the crossfire where they have all the commercial properties around them.

Public Hearing Closed by Chairman Kirk Wilkins

Kimber Gabryszak responded that staff is working on an overhaul to the Mixed Waterfront. They looked at nearby cities that have a Waterfront and talked to the cities about best practices and things. They do know

what the river looks like back there and it's one of the goals of the zone to help convert the river to a nice corridor and habitat. They met with communities have had the same thing happen to them and now their rivers are beautiful. They are not proposing the business go right up against the water but use it as a draw. They looked at buffer sizes and parkways. They will be revisiting the feathering requirements and that densities are feathered and businesses not be placed right next to existing residential. This owner doesn't have any plans to develop in the immediate future. It's kind of a long term vision.

Kirk Wilkins asked if it was a condition that they buffer.

Kimber Gabryszak said it is not a condition as this is just a rezone and they don't have a project yet. They will need to buffer appropriately when they develop. We will be working on revisions to Mixed Waterfront in the near future.

Hayden Williamson asked what the timeline on the revisions was.

Kimber Gabryszak replied that they are having a work session with City Council next week then some work sessions over the next few months with Planning Commission, so it's about 6 months.

Hayden Williamson asked if he developed sooner would we have any legal standing before we had things that are ironed out. If he came in before the revisions were done could we slow him down.

Kimber Gabryszak said the code does state there is a maximum of 6 units per acre but the general plan states that there is an average of about 3. They could use the code to make sure things meet the goal we have.

Hayden Williamson asked if that dealt with where they put the commercial and if we could fast track our process.

Kimber Gabryszak said if we had one public hearing before they came in with an application then they could do impending ordinance.

Kevin Thurman said it's a risk, the general plan is an advisory document and the code would prevail.

Sandra Steele thinks we are where we were before. We still can't tell him what he can or can't do. Since he is coming in and agreeing to the Mixed Waterfront we have today can we hold him to the new Mixed Waterfront.

Kimber Gabryszak said we can, the zone change affects everyone in the zone equally unless he had a complete application before those changes.

Sandra Steele still thinks the corners of market and Redwood Road should be zoned Neighborhood Commercial. It would be a higher and better use for those two corners, and give us a better negotiation. She feels that is where he is going to want his commercial. If we are going to stick with our Mixed Waterfront then we need our commercial closer to the waterfront than Redwood Road. We need to look at rezoning those two corners, not go all the way to Dalmore or maybe Neighborhood Commercial would be a better alternative. She doesn't think commercial will stop with the north line of this property.

Ken Kilgore asked if we had cause to continue or deny this applicant at this point.

Kevin Thurman replied that we are dealing with the original agreement where we got the storm easement for free and agreed to rezone his property. It's still a legislative decision. The agreement is up at the end of this month.

Sandra Steele wanted to know if he would hold off if we gave him a higher zoning along Redwood Road. She thinks we need to put boundaries on it if they want to do the Neighborhood Commercial.

Kimber Gabryszak suggested they could say 5 acres from the north boundary down to no more than halfway between Market Street and Dalmore.

Ken Kilgore thinks we are really parceling this just trying to constrain one property owner, where The Mixed Waterfront code would probably solve the issues the neighbors are concerned about. He thinks changing the zone may even cause more problems.

Sandra Steele feels he will probably put his commercial along the main road and then we lose a great amount of commercial that could go by the river. If we go ahead and zone that then we have a better chance of getting the commercial next to the waterfront. She thinks it's protecting the vision if we did commercial closer to Redwood Road where it makes sense.

Kirk Wilkins asked that given the time sensitivity what has delayed this code from solidifying.

Kimber Gabryszak said we are rewriting multiple chapters of the code and we put in some recommendations to solve these issues and they got rejected because it wasn't fleshed out enough. Tonight what is before them is just rezoning the property to Mixed Waterfront.

Ken Kilgore asked if we don't make the rezone then what is the issue to the property owner.

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Kimber Gabryszak said then we are in violation of the agreement. They could forward a negative recommendation if they wanted.

Kevin Thurman noted that the applicant does live in the East and can't be here. The agreement itself talks about a few other things and we do need to meet the agreement. The portion up for discussion tonight is the rezone to Mixed Waterfront. We've already used the easements that were granted.

Sandra Steele asked if the applicant had applied for de-annexation. Has he performed on everything he is supposed to perform on in the agreement?

Hayden Williamson doesn't want us to be in violation of an agreement. Can we push this through now and later it could be rezoned. He agrees that Neighborhood Commercial along Redwood Road would be better for the neighbors.

Kimber Gabryszak said they could do that. They would have to send them notice and give them time to object. They would make that part of their recommendation tonight. And if the Council agreed then they would have to come up with legal description and send a notice and go from there.

Ken Kilgore thought it was clear what the owner wanted in the agreement, to rezone to Mixed Waterfront.

Kevin Thurman commented that the concern of the property owner was that it was downzoned to residential. He originally requested Mixed Use; the agreement was amended to Mixed Waterfront.

Ken Kilgore said it was pretty clear what the applicant is agreeing to but he is not against the condition. His preference is to go ahead with the request and condition the recommendation of the zone change closer to the traffic.

Hayden Williamson summarized we would approve today as Mixed Waterfront and work with the applicant in the future and get it right.

David Funk asked if we refuse this at this time what impact would that have on the City's negotiation, vs. us approving with conditions.

Kevin Thurman would ask that they move forward and give the recommendation to the Council with something they are comfortable with. City Council would then move forward with it as they felt.

Motion made by Sandra Steele to forward a positive recommendation to the City Council for the General Plan Amendment and Rezone of the ~45.08 acre, parcel 58:032:0142, from Low Density Residential and Agriculture to Mixed Waterfront, as identified in Exhibit 1, with the Findings in the staff report. And with a recommendation to the City Council that they consider rezoning the NW corner and the SW corner of the intersection of Market Street and Redwood Road to be Neighborhood Commercial. Seconded by Ken Kilgore.

David Funk asked if she wanted to limit how far down that goes.

Sandra Steele said she was kind of leaving that to staff.

Kimber Gabryszak felt they understood the direction.

Kirk Wilkins asked if they would do anything to suggest a buffer zone to the neighborhood south of the property. He wants to honor the agreement between the landowner and the City but it is difficult to rezoning to a zone that is undefined.

Hayden Williamson asked if we could, as a condition of rezoning, put in stipulations that are not part of the zone as it currently exists.

Kevin Thurman said that would be basically a conditional rezone. It really comes down to this is a recommendation. He would ask that they move forward.

Sandra Steele asked could they make a recommendation that the development be feathered from Dalmore to the proposed Neighborhood Commercial.

Kevin Thurman thought they could make a recommendation that they consider what the options would be in regards to feathering

Hayden Williamson was concerned that it's an in depth section of code and he wouldn't want to throw something out there and make it a condition. Staff is going to put a lot of thought into how they word it. Making it a condition of approval could make more problems than it solves.

Kirk Wilkins asked if we could have more influence on that at the point they are recording a plat.

Kimber Gabryszak responded that once they submit for concept plan staff will give them that feedback and then they will come to Planning Commission and City Council for review.

Sandra Steele wondered if there would be any teeth in that if they weren't done with the Mixed Waterfront change yet.

Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

10. **Public Hearing: Preliminary Plat for The Crossing Commercial Plat, located adjacent to Redwood Road, between Market Street and Pioneer Crossing, The Boyer Company, applicant.**

Kimber Gabryszak presented the plat. The applicant is requesting approval of a preliminary plat for The Crossing to create nine building lots for future development. The Final plat (approved by staff) is being reviewed concurrently with the Preliminary Plat. The applicant has resubmitted their plat that addresses most of these conditions.

Public Hearing Open by Chairman Kirk Wilkins
No comments were made.
Public Hearing Closed by Chairman Kirk Wilkins

Sandra Steele had a concern that lot two was below our minimum, she reads it as an exception and would not be allowed in any other Village Plan.
Kimber Gabryszak said it may be allowed in the exact same circumstance, a single ancillary lot attached to the anchor tenant. They built it in as an exception in the Community Plan just for this situation and any other standalone lot would need to be 20,000.

Motion made by Hayden Williamson to forward a positive recommendation to the City Council for The Crossing Preliminary Plat as outlined in Exhibit 5 with the Findings and Conditions in the Staff Report dated November 12, 2015. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

11. Approval of Minutes:
1. October 22, 2015.

Motion made by Sandra Steele to approve the minutes of the Planning Commission meeting from October 22, 2015. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

12. Reports of Action.
The Crossing – Positive Recommendation

Motion made by Hayden Williamson to approve the Report of Action for The Crossing Preliminary Plat. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

13. Commission Comments. – No comments from Planning Commission.

14. Director's Report:
- Council Actions
  - Kimber Gabryszak reviewed actions taken by City Council at the last meeting.
- Applications and Approval
  - Kimber Gabryszak noted that there had been 140 applications this year already.
- Upcoming Agendas
  - There are no other meetings for November. The next meeting will be December 10th.
- Other

- UDOT is putting together an Open house on November 18th at 5:30 p.m. for S.R. 73 study.

15. Motion to enter into closed session. – There was no closed session.

Meeting adjourned by Chairman Kirk Wilkins

Adjourn 10:32 p.m.

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Date of Approval

_____
Planning Commission Chair
Kirk Wilkins

_____
Nicolette Fike, Deputy City Recorder

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