CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, January 5, 2016
Meeting held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

CITY COUNCIL AMENDED AGENDA

Councilmembers may participate in this meeting electronically via video or telephonic conferencing.
PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE BY ORDER OF THE MAYOR.

Commencing at 7:00 p.m.

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

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

REPORTS:

1. Mayor.
2. City Council.
3. Administration Communication with Council.
4. Staff Updates: Inquires, Applications, and Approvals.

PUBLIC HEARING ITEMS:

1. Amendments to the Saratoga Springs Land Development Code (Section 19.18 and Other Amendments), Ordinance 16-01 (1-5-16).

ACTION ITEMS:

1. A Resolution Appointing Gordon Miner as City Engineer, Resolution R16-01 (1-5-16).
2. A Resolution Appointing Troy Cunningham and Sandra Steele to the City of Saratoga Springs Planning Commission, Resolution R16-02 (1-5-16).
3. 2016 City Council Meeting Schedule.
4. An Ordinance Approving a Rezone and General Plan Amendment to R-3 and Low Density Residential for Willow Glen, Ordinance 16-02 (1-5-16).
5. An Ordinance Approving General Plan Land Use Map and Rezone to Mixed Waterfront for Richard Chiu Property, Parcel # 58:032:0142, Ordinance 16-03 (1-5-16).
6. Preliminary Plat, Site Plan, and Conditional Use Permit for Saratoga 4 Church located at approximately Old Farm Road & Redwood Road, Chad Spencer- Applicant.
7. Multiple Preliminary Plats for Legacy Farms Village Plan, 2C, 2D, & 2E, located at 400 S. Redwood Road, D.R. Horton Inc., Applicant.

8. Agreement with IHC Health Services and Starhaven Parntership, Ltd. Regarding Dedication and Improvement of the 400 West Right-of-Way, Resolution R16-03 (1-5-16).

9. Adding Lots to the City Street Lighting Special Improvement District for Legacy Farms 2A-E, Resolution R16-04 (1-5-16).

Approval of Minutes

1. December 1, 2015

REPORTS OF ACTION.

CLOSED SESSION.

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

Adjournment.

Notice to those in attendance:

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

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

CITY OF SARATOGA SPRINGS

Memo

To: Mayor, City Council and/or Planning Commission
From: Planning Department
Date: December 22, 2015
Meeting Date: January 5, 2016
Re: New Applications & Resubmittals

New Projects:

- 11.10.15 Kievan Rus Bakery Home Occupation (71 E. Cove Court)
- 11.12.15 Summerhill Phase 1a Plat Amendment (2564 Maverick Rd)
- 11.20.15 Precision Laser Templating Home Occupation (253 E. July Lane)
- 11.24.15 Talus at Saratoga Springs (Mt. Saratoga) Community Plan, GPA & Rezone (400 N. 1500 W.)
- 11.30.15 Riverbend Medical Site Plan (41 E. 1040 N.)
- 12.07.15 Vasa Fitness Permanent Sign Permit (1523 N. Commerce Dr)
- 12.08.15 The Mat Yoga Permanent Sign Permit (1950 N. Hillcrest Dr)
- 12.03.15 Discount Tire Concept Plan (1457 & 1413 N. 250 W.)
- 12.09.15 TNT Fireworks Walmart Temporary Use Permit (136 W. SR 73)
- 12.10.15 Murphy Express Site Plan (42 E. Commerce Dr)
- 12.15.15 Unique Auto Body Conditional Use Permit (2178 N. Stagecoach Dr)
- 12.15.15 Murphy Express Permanent Sign Permit (42 E. Commerce Dr)
- 12.15.15 Murphy Express Conditional Use Permit (42 E. Commerce Dr)
- 12.18.15 H&R Block Temporary Sign Permit (1314 N. Redwood Rd)
- 12.21.15 Cowboys Concept, Rezone & GPA (4th South Redwood Rd)
- 12.21.15 C & A States/Quality Drywall Specialties Minor Site Plan Amendment (1978 N. Redwood Rd)

Resubmittals & Supplemental Submittals:

- 11.09.15 The Crossing Preliminary & Final Plat (NW Corner of Pioneer Crossing & Redwood Rd)
- 11.13.15 Jacobs Ranch N Preliminary & Final (Jacobs Ranch Subdivision)
- 11.16.15 The Crossing Preliminary & Final Plat (NW Corner of Pioneer Crossing & Redwood Rd)
- 11.17.15 Catalina Bay Preliminary Plat (Catalina Bay Subdivision)
- 11.19.15 Fox Hollow N. 12 Pond Waterline (Fox Hollow Subdivision)
- 11.19.15 Fairway Office Park Site Plan (Fairway Blvd & Talons Cove Dr)
- 11.23.15 Holiday Oil Company Concept (3990 S. Redwood Rd)
- 11.23.15 Jacobs Ranch Final Plat (163 West Ring Rd)
- 11.24.15 Parkway Estates Annexation- Willow Glenn (8950 W. 7350 N.)
- 11.24.15 Catalina Bay Landscape Drawings (Catalina Bay Subdivision)
- 11.25.15 Tractor Supply Site Plan & Landscaping (Commerce Dr. South of Hwy 73)
- 11.30.15 Lakeview Academy Major Site Amendment (Approx. 527 W. & 400 N.)
- 12.01.15 Lake Mountain Concept (4000 S. 1220 E.)

- 12.02.15 Summerhill Phase 1a Plat Amendment (2564 Maverick Rd)
- 12.03.15 Lakeside Plat 27 Final, Trail Construction Drawings (Redwood Rd & Bliss Dr)
- 12.04.15 Lake Mountain Concept & Rezone (4000 S. 1220 E.)
- 12.04.15 Heron Hills Plat B Final Construction Plat (3375 S. Redwood Rd)
- 12.07.15 Legacy Farms Village Plan 2 Plats 2A-E (400 S. Redwood Rd)
- 12.08.15 Saratoga Springs Commercial Development Preliminary/Final (Crossroads Blvd & Commerce Dr)
- 12.09.15 Summerhill Phase 1a Plat Amendment (2564 Maverick Rd)
- 12.10.15 Times Square at Saratoga Springs Site Plan (1160 N. Redwood Rd)
- 12.11.15 Lighthouse Cove Plat A Minor Subdivision (4300 S. Redwood Rd)
- 12.11.15 Lighthouse Cove Plat B Minor Subdivision (4300 S. Redwood Rd)
- 12.11.15 Talus Ridge Plat F Final Plat (600 N. 800 W.)
- 12.11.15 Talus Ridge Plat G Final Plat (600 N. 800 W.)
- 12.14.15 The Crossing at Saratoga Springs Preliminary & Site Construction(NW Corner of Pioneer Crossing & Redwood Rd)
- 12.14.15 Fox Hollow N.12 Pond Waterline (Fox Hollow Subdivision)
- 12.14.15 Talus Ridge G Final Plat Landscaping/Irrigation (600 N. 800 W.)
- 12.16.15 Talus Ridge Plat D Drive Plan & Profile (1160 West Talus Ridge Blvd)
- 12.16.15 The Crossing Site Plan Supplemental (NW Corner of Pioneer Crossing & Redwood Rd)
- 12.15.15 Murphy Express Site Plan Supplemental (42 E. Commerce Dr)
- 12.18.15 Saratoga Springs Commercial Plat A Preliminary/Final (Crossroads Blvd & Commerce Dr)
- 12.23.15 Fox Hollow N.4 Swainson Road Dedication (Fox Hollow Subdivision)
- 12.23.15 Western Hills Subdivision Phase 1 Preliminary & Final (350 W. Aspen Hills Blvd)
- 12.23.15 Legacy Farms VP2 Plats A-E (400 S. Redwood Rd)

Staff Approvals:

Kimber Gabryszak, AICP
Planning Director

City Council
Staff Report

Code Amendments
Sign Chapter Rewrite 19.18
Multiple Other Sections
Tuesday, January 5, 2016
Public Hearing

Report Date:	Tuesday, December 22, 2015
Applicant:	Staff and Council Initiated
Previous Meetings:	Code Subcommittee City Council November 17, 2015 Planning Commission Hearing December 10, 2015
Land Use Authority:	City Council
Future Routing:	None
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 City Council conduct a public hearing, take public comment, discuss the proposed amendments, and vote to approve 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 denial of all or some of the amendments. The Planning Commission chose to forward a combined recommendation; the Council may also choose to combine all sections into one motion.

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.

Planning Commission Hearing
The Planning Commission held a public hearing on December 10, 2015, and voted to forward a positive recommendation on all amendments as proposed, with two minor changes. Draft minutes from this meeting are attached.

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 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 was 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. The Planning Commission forwarded a recommendation, and this public hearing has been noticed for 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. One public comment was provided in the Planning Commission hearing, requesting a small change for big box signage, as outlined in the attached draft minutes. As of the date of this report, no additional public input has been received.

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 help 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 City Council conduct a public hearing, take public comment, discuss the proposed amendments, and vote to approve amendments with or without modifications, or choose from the alternatives below.

Staff Recommended Motion – Approval
The City Council may choose to **approve** 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 **approve** 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 Council: _____
    a. _____
    b. _____
    c. _____

"Based upon the evidence and explanations received today, I also move to **approve** 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 Council: _____
    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 19, 2016 meeting, with the following direction on additional information needed and/or changes to the draft:

_____
_____
_____
_____

Alternative B – Denial(s)

Vote to **deny** all or some of the proposed Code amendments.

Motion: "Based upon the evidence and explanations received today, I move to **deny** 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 Council:_____, and/or
2. The amendments do not comply with Section 19.17.04, sub paragraphs 2, 3, and/or 4 as articulated by the Council: _____, and/or
3. _____
4. _____
5. _____

I. Exhibits:

1. Code Amendments – working copy:
    a. 19.01 – General Provisions
    b. 19.02 – Definitions
    c. 19.04 – Land Use Zones
    d. 19.05 – Supplemental Regulations
    e. 19.07 – Planned Unit Development
    f. 19.09 – Off-Street Parking Requirements
    g. 19.12 – Subdivisions
    h. 19.13 – Development Review Processes
    i. 19.14 – Site Plan Review
    j. 19.18 – Sign Code
    k. 19.22 – Annexations
2. 19.18 – New Sign Code
3. PC 12/10/2015 Draft Minutes

Exhibit 1
Code Amendments
Working Copy

ORDINANCE NO. 16- (insert date)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE SARATOGA SPRINGS LAND DEVELOPMENT CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Title 19 of the City of Saratoga Springs Code, entitled "Land Development Code" was enacted on November 9, 1999 and has been amended from time to time; and

WHEREAS, the City Council and Planning Commission have reviewed the Land Development Code and find that further amendments to the Code are necessary to better meet the intent and direction of the General Plan; and

WHEREAS, the Saratoga Springs Planning Commission has held a public hearing to receive comment on the proposed modifications and amendments as required by Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, the Planning Commission, after the full and careful consideration of all public comment, has forwarded a recommendation to the Saratoga Springs City Council regarding the modifications and amendments; and

WHEREAS, the City Council has conducted a public hearing to receive comment on the Planning Commission recommendation pursuant to Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, following the public hearing, and after receipt of all comment and input, and after careful consideration, the Saratoga Springs City Council has determined that it is in the best interest of the public health, safety, and welfare of Saratoga Springs citizens that the following modifications and amendments to Title 19 be adopted.

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

SECTION I – ENACTMENT

The amendments attached hereto as Exhibit A, incorporated herein by this reference, are hereby enacted. Such amendments are shown as underlines and strikethroughs. The remainder of Title 19 shall remain the same.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the

provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this ___ day of _____, 2016.

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
Kayla Moss, City Recorder Date

	VOTE
Shellie Baertsch	_____
Michael McOmber	_____
Stephen Wilden	_____
Bud Poduska	_____
Chris Porter	_____

Exhibit 1a

Chapter 19.01. General Provisions.

Sections:

19.01.01. Short Title.
19.01.02. Application.
19.01.03. Scope.
19.01.04. Purpose.
19.01.05. Effect of Other Regulations.
19.01.06. Effect of Private Covenants and Agreements.
~~**19.01.07. Classification of Annexed Territory.**~~
19.01.~~08~~07. Establishment of Land Use Zones.
19.01.~~09~~08. Requirements Declared Minimums.
19.01.~~10~~09. Property Use Regulations.
19.01.~~11~~10. Effect on Previous Ordinances and Maps.
19.01.~~12~~11. Permits and Licenses.
19.01.~~13~~12. Administrative Reviews, Certificates, and Permits.
19.01.~~14~~13. Fees.
19.01.~~15~~14. Expiration of Building Permits.
19.01.~~16~~15. Cancellation of Permits, Certificates, and Approvals.
19.01.~~17~~16. Development to Be in Accordance with Terms of Approval.
19.01.~~18~~17. Public Hearings.
19.01.~~19~~18. Planning Commission Recommendation.
19.01.~~20~~19. Incorporation of Standard Technical Specifications and Drawings.

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

Exhibit 1b

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.

~~280. **"Urban Design Committee"** means a committee made up of architects, planners, builders, or other persons whose primary responsibilities are to:~~
   ~~uuuuuuuuuuu. review architectural plans for commercial, industrial, and multi-family developments; and~~
   ~~vvvvvvvvvvv. make recommendations to the Planning Commission regarding architectural style, urban design, and exterior building materials for all types of developments.~~

~~284.~~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.

~~285.~~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.

~~286.~~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

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
Child Care Center	C	C	C			C^{A}	C^{A}		
Churches	C	C				C		~~C~~P	
Commercial & industrial laundries				C	P				
Commercial Recreation		C	C	C	C	P			
Commuter/Light Rail Station			P	P	P		C	C	
Contract construction services establishments				C	P				
Contract Services Office				P	P				
Convenience Store		C	P	C			C^{E}		
Convenience Store/Fast Food Combination			C				C^{E}		
Copy Center	C	P	P	C			C^{A}		
Crematory/Embalming Facility				C	C				
Dry Cleaners	C	P	P				$C^{E/A}$		
Dwelling, Above commercial		P	C			P			
Dwelling, Multi-Family		P				P			
Dwelling, Single-Family		P				P			
Dwelling, Three-Family		P				P			
Dwelling, Two-Family		P				P			
Educational Center	C	C	C	C			C	P	
Electronic Media Rental & Sales		C	P						
Electronic Sales & Repair		C	P				C^{A}		
Equipment Sales & Services			C		P				
Financial Institution		P	P				P^{A}		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P		P	P^{A}		
Fitness Center(5,001 sq. ft. or larger)	C	C	C	C			C^{A}		
Floral Sales	P	P	P			P	P^{A}		
Fueling Station									P
Fueling Station, Cardlock Facility									P
Funeral Home	C	C	C						
Grocery Store		C	P			P			
Hair Salon	P	P	P			P			
	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	C[A] ~~P~~	
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) .

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 fsetbacks 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.**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.

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~~Development Review Committee shall review the Site Plan and building elevations. The ~~Urban Design~~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~~Development Review Committee shall review the Site Plan and building elevations. The ~~Urban Design~~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 Lakeshore (ML).**~~

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.
    e. Home Occupations may require a minimum lot size greater than 5,000 square feet based on the requirements of Chapter 19.08. Each Home Occupation will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.

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~~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 land uses. (See Chapter 19.09, Off-street Parking Requirements.)

12. **Open Space and Landscaping Requirement.** There shall be a minimum requirement of 25% of the total residential project area to be installed as open space for either public or common space not reserved in individual lots, and a minimum requirement of 25% of the total commercial project area to be installed as landscaping. Open space shall meet the definition in Section 19.02.02. If the open space is common space, the developer shall record a public access easement at plat recordation. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (13) below.

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~~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.**
    a. A solid wall, solid fencing, or landscaping of acceptable design shall effectively

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~~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)

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~~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.
    b. A Performance and Warranty Bond will be required in accordance with Section

iv. be located behind an opaque fence or wall a minimum of six feet in height.

c. Panels shall be designed to minimize reflection.

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.

[1] *Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.*

[2] *The City Council may require a certain percentage of turf on a case-by-case basis.*

[3] *This number shall be increased per the requirements of Section 19.06.06 above.*

(Ord. 15-29, Ord. 14-23, Ord. 14-1)

19.06.08. Single Family Residential and Park Strip Landscaping Requirements.

1. Single Family Residential Lots
    a. All residential lots in all zones except A and RA-5 shall have the front yards, and street-side yards for corner lots, landscaped within one year, and interior side and back yards within two years after (whichever is less restrictive):
        i. receiving a Certificate of Occupancy; or
        ii. once ownership is established by the current owner.
    b. All landscaped areas shall be completely landscaped per the definition of Landscaping in Section 19.02, with the following exceptions:
        i. Bare dirt, meaning ground with no planting, hardscape, rock, or other cover, may occur in limited quantities when in conjunction with features including gardens and trellis areas.
        ii. Trees and shrubs are permitted to have a ring of bare dirt around the trunk and beneath the drip line of the canopy.
    c. At least 25% of landscaping in front yards and corner street side yards shall consist of non-rock planter beds, shrubs and grasses, or other non-hardscape and non-rock landscaping.
    d. Artificial turf is not permitted in front or corner street side yards.
    e. No trees shall be planted directly under or in close proximity to power lines, poles, or utility structures unless:
        i. the power company or owner of the power line gives written consent; and
        ii. the maximum height or width at maturity of the tree species planted is less than 5 feet to any pole, line, or structure.

2. Park strips.
    a. Park strips shall be landscaped when the front yard is landscaped for a residential dwelling, or when site improvements are completed for a non-residential project, and shall thereafter be perpetually maintained by the property owner who abuts the park strip. Only the following shall be installed in park strips: turf, trees, shrubs or other plants, mulch, live plant vegetation (other than trees) below three feet in height, landscape rock, cobble, and removable pavers. When landscape rock, cobble, or pavers are used, at least thirty percent of each park strip shall contain plantings.
    b. Weeds, dead vegetation, fruit trees, fruit and vegetable gardens, gravel, asphalt, concrete, and large boulders are prohibited in park strips.

c. Four foot wide concrete walkways are allowed in the park strip when the walkway lines up with the main walkway to the front door.

(Ord. 15-29, Ord. 14-23)

19.06.09. Screening and Fencing Requirements and Restrictions.

This Section outlines provisions that govern the heights of screening and fencing.

19.06.09. Screening and Fencing Requirements and Restrictions.

This Section outlines provisions that govern the heights of screening and fencing.

1. **Front yards:** fences exceeding three feet in height shall not be erected in any front yard space of any residential lot.
2. **Street side yards:** fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06. See Figures 6.1 and 6.2 below:

Figure 6.1

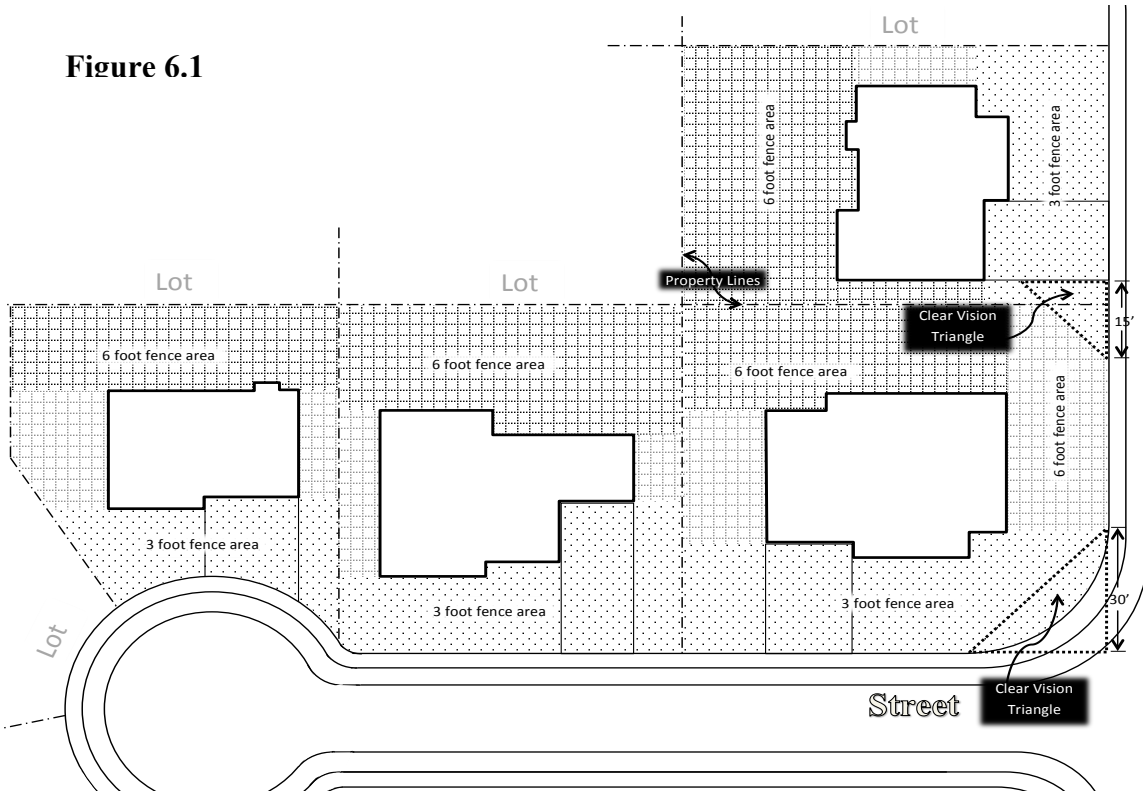


Exhibit 1e
PUD

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~~Development Review Committee ("~~UDC~~DRC") prior to review by the Planning Commission. The UDC 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.

Exhibit 1f
Parking

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))

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 that 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

Exhibit 1h
19.13

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

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~~06. Change of Use Permit.

Exhibit 1i

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 ~~Committee~~ 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.** Architectural and Urban 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;
~~iv.~~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

Exhibit 1j
SIgns

~~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.~~

~~20. The purpose of this Chapter is to detail the sign permit process, provide general design standards, and define signage related terms.~~

~~22. 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.~~

~~24. 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.~~

~~26. 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.~~

~~28. 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:~~

~~34. **"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.~~

~~36. **"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.~~

~~38. **"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.~~

~~40. **"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).~~

~~42. **"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.~~

~~44. **"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.~~

~~46. **"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.~~

~~48. **"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.~~

~~50. **"Building Façade"** means any exterior wall of a building including windows, doors, and mansard, but not including a pitched roof.~~

~~52. **"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**~~

~~68. **"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

~~88. **"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.~~

~~90. **"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

~~94. **"Civic Sign"** means a sign which announces public interest events sponsored by a government organization.~~

~~96. **"Clearance"** means the height of the lowest edge of the face of a sign as measured from the finished grade.~~

~~98. **"Cornerstone Sign"** means a message carved or cast into a building, or a metal plaque permanently attached to a building.~~

~~100. **"Development Information Sign"** means a temporary on- or off-premise sign which advertises a development, subdivision, model home, sales office, or home builder.~~

~~102. **"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.~~

~~104. **"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.~~

~~106. **"Electronic Message Sign"** means a changeable copy sign consisting of electronically controlled light sources which change the sign copy or graphics.~~

~~108. **"External Illumination"** means lighting which is mounted to illuminate a sign face from a remote position outside of the sign structure.~~

~~110. **"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.~~

~~112. **"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.~~

~~114. **"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.~~

~~116. **"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.~~

~~118. **"Icon"** means a graphical representation used to present an image or idea describing a person or entity.~~

~~120. **"Illuminated Sign"** means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.~~

~~122. **"Inflated Signs"** means a sign that is supported by heated or forced air or lighter-than-air gases.~~

~~124. **"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.~~

~~126. **"Logo"** means a sign copy that represents an icon describing a person, business, or service.~~

~~128. **"Monument Sign"** means a ground sign with a face that extends to the ground or to a base or pedestal.~~

~~130. **"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.~~

~~132. **"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.~~

~~134. **"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.~~

~~136. **"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.~~

~~138. **"Pedestal Sign"** means a freestanding ground sign with two or more vertical supports extending from the sign face to the ground.~~

~~140. **"Pole Sign"** means a freestanding identification or business sign which is supported by a single pole mounted permanently in the ground.~~

~~142. **"Political Sign"** means a temporary sign advertising a candidate for public office, a political party, measure or issue scheduled for an election.~~

~~144. **"Projecting Sign"** means a sign attached to a building and extending in whole or in part beyond any wall of the building.~~

~~146. **"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.~~

~~148. **"Pylon Sign"** means a ground sign that includes only one vertical structural support connecting the face of the sign to the ground.~~
~~149. **"Real Estate Sign"** means a temporary sign advertising a completed structure or land for sale or lease.~~

~~151. **"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.~~

~~153. **"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.~~

~~155. **"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.~~

~~157. **"Roof Sign"** means a building sign that projects above the building facade.~~

~~159. **"Seasonal Business Sign"** means any sign used for a temporary business including fireworks and produce stands.~~

~~161. **"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.~~

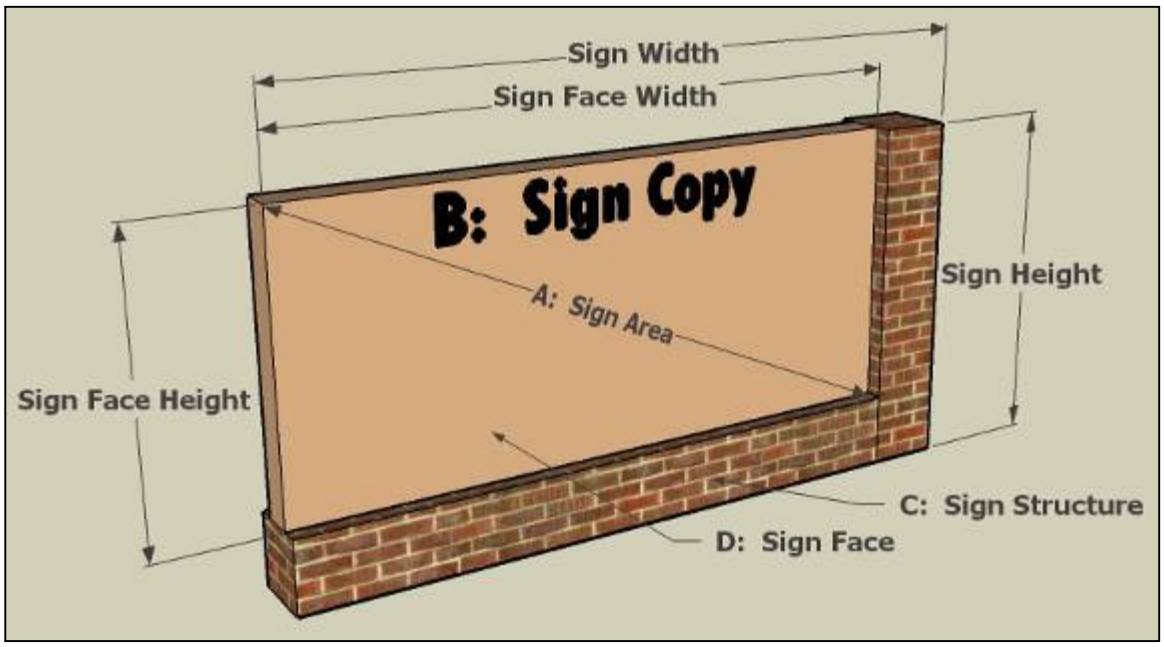
~~163. **"Sign Area"** means the area of a sign that is used for display purposes, excluding the sign structure, and as further detailed in Section 19.18 of the Land Development Code (see Item A, Figure 4).~~

~~165. **"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).~~

~~167. **"Sign Face"** means the portion of any sign that is or may be used for advertising purposes (see Item D, Figure 4).~~

~~169. **"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**~~



~~181. **"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.~~

~~183. **"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.~~

~~185. **"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.~~

~~187. **"Traffic Control Sign"** means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc.~~

~~189. **"Vehicular Sign"** means a sign affixed to, applied, or printed on a vehicle or trailer for the purpose of advertising.~~

~~191. **"Wall Sign"** means a building sign attached to the wall of a building and parallel with the wall to which it is attached.~~

~~193. **"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.~~

~~195. **"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.**~~

~~0. The following signs and devices used to attract pedestrian or vehicular attention are prohibited:~~
~~qqqqqqqq. Animated signs.~~
~~rrrrrrr. Bench sign.~~
~~sssssssss. Simple Cabinet signs as defined in Section 19.18.02.~~
~~ttttttt. Electronic Message Signs for commercial or residential uses. Electronic Message Signs shall only be allowed for public facilities.~~
~~uuuuuuuu. Inflated signs including hot or cold air balloons with a duration of use longer than 7 days.~~
~~vvvvvvvv. Off-premise signs, including billboards, except as allowed herein.~~
~~wwwwwwww. Billboards.~~
~~xxxxxxxx. Pole sign.~~
~~yyyyyyyy. Pylon sign.~~
~~zzzzzzzz. Roof sign.~~
~~aaaaaaaaa. Snipe sign.~~
~~bbbbbbbbb. 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.~~

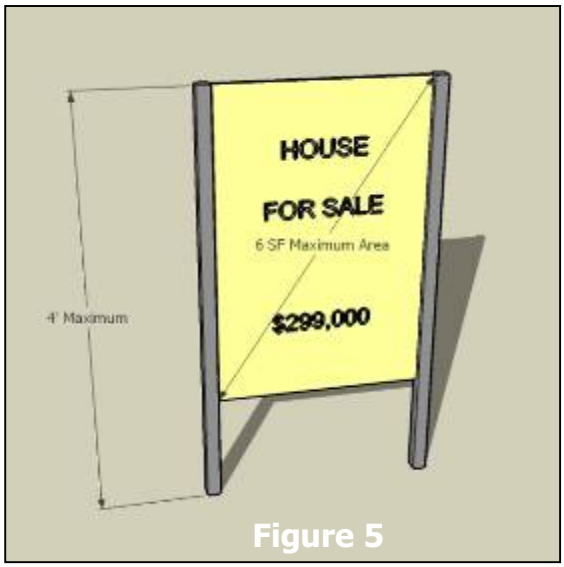


Figure 5

Figure 6

~~217. **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.~~

~~223. **Cornerstone Signs.** Cornerstone signs shall be allowed provided they are permanently attached to the building.~~

~~225. **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.~~

~~227. **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).~~

~~231. **Political signs.** Political signs shall not exceed five feet in height and thirty-six square feet in size.~~

~~233. **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~~

~~253. **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.~~

~~255. **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.~~

~~257. **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.~~

~~. These off-premise signs are prohibited in the City's "Gateway Area" as defined within this Code, unless the development is specifically accessed from within the Gateway.~~

~~. 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.~~

~~279. **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.~~

281. **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

309. **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.

311. **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.

313. **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.

0. **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.

0. **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.

0. **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.

0. **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

0. **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.

0. **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

ccccliv. 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".
ccclv. 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

~~cccvii. 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**~~

~~cccxvii. 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).~~

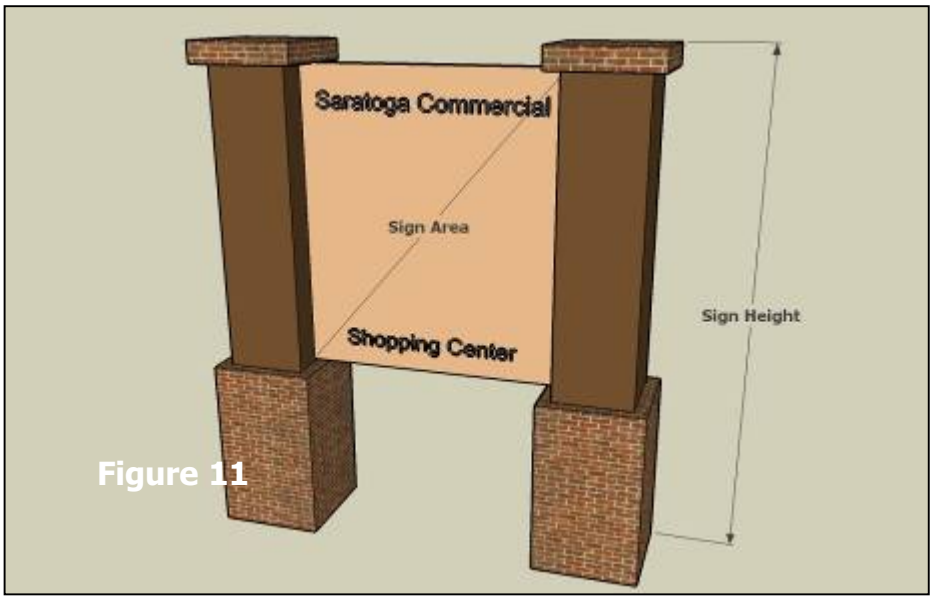


Figure 11

. **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.

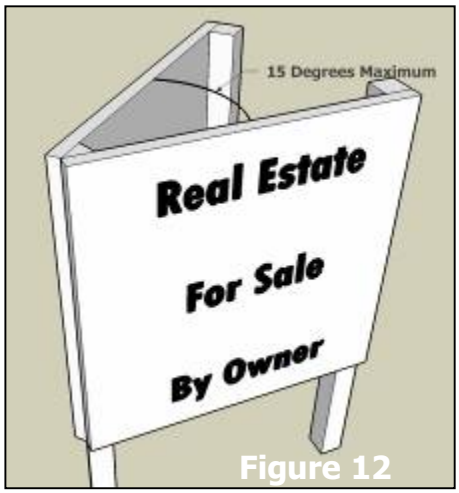


Figure 12

378. **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.

383. **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.

393. **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.

397. **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.~~

~~403. **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.~~

~~409. **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.~~

~~411. **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.~~

~~. **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.~~

~~449. **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.~~

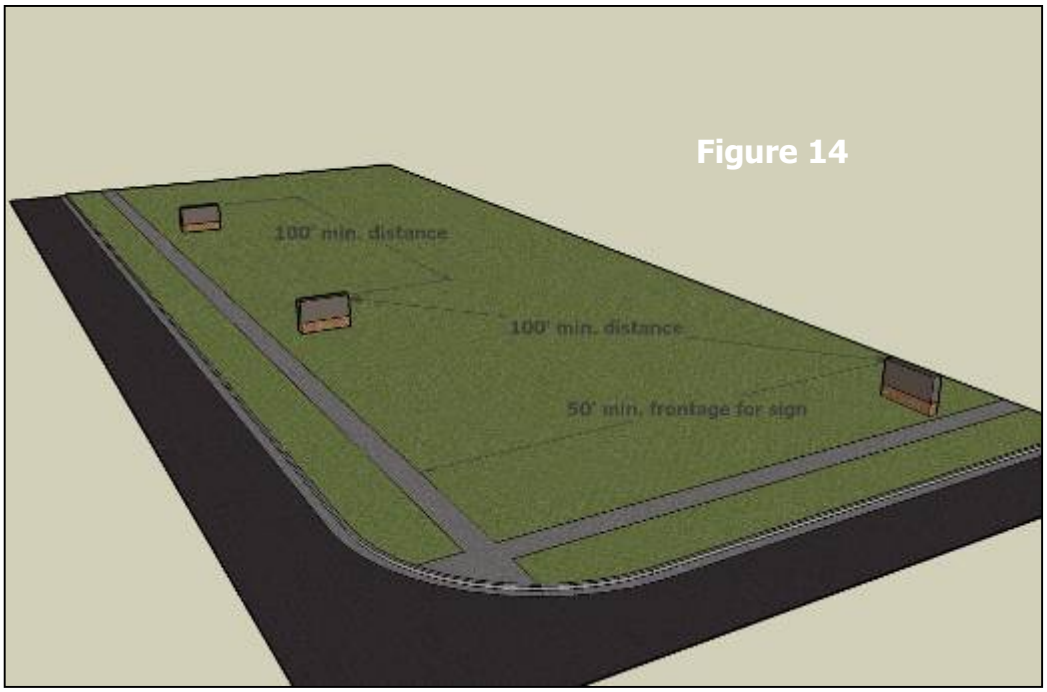
~~453. **Location and Construction.** Signs shall be placed on a structure or in a landscaped area and shall not be located within the clear vision zone identified in Subsection 19.18.06.4.b. In order to minimize the effect of the wind, banner signs mounted in the ground must be secured with two rigid 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.~~

455. **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.

459. **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.

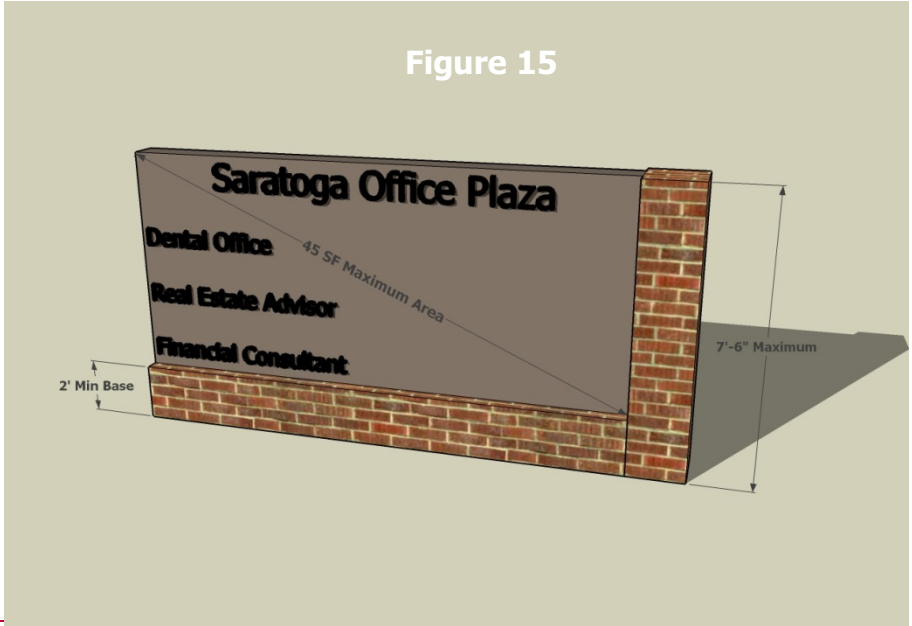
461. **Office Uses.** Freestanding office uses shall only be permitted the following signage. All permitted signs shall also comply with the general standards listed in 19.18.06.



. **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).~~

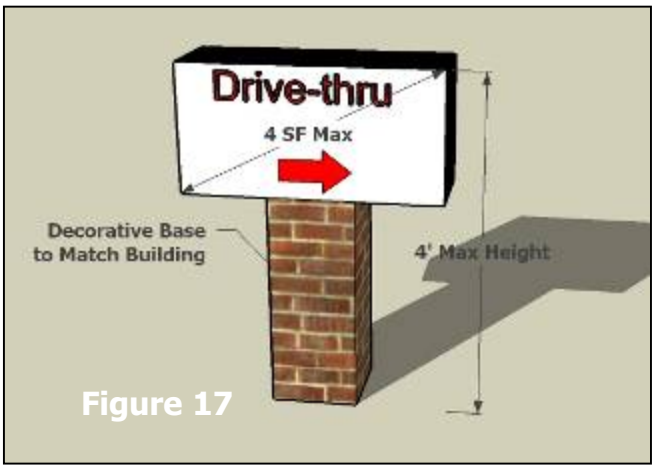


Figure 17

~~. **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).~~

~~491. **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.~~

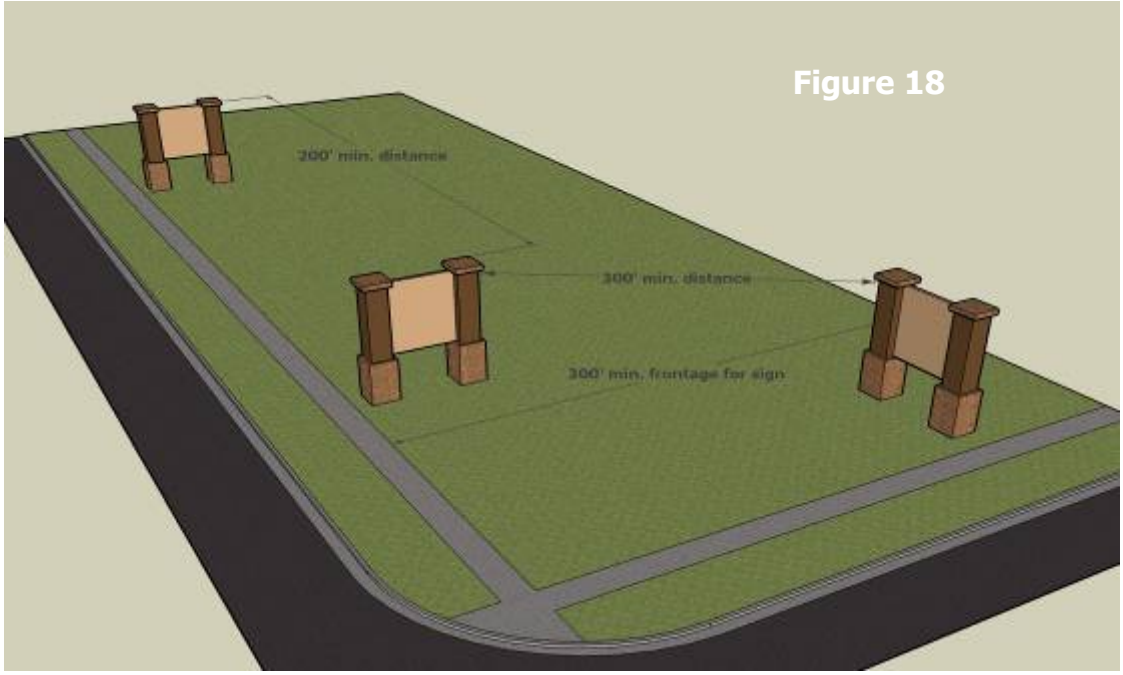
~~. **Size and Height.** Shared monument signs shall not exceed ten feet in height. The area of the sign face shall not exceed sixty-four square feet.~~

~~. **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.

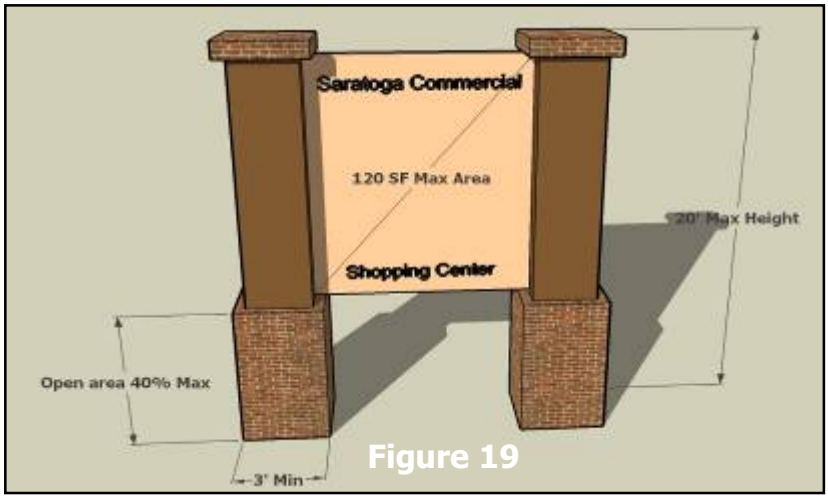


. **Pedestal Signs.**

. **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.

0. **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.

0. **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.

0. **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.

0. **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.

0. **Height.** The height of the sign face of a wall sign shall not exceed the height shown in the above table.

0. **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.~~

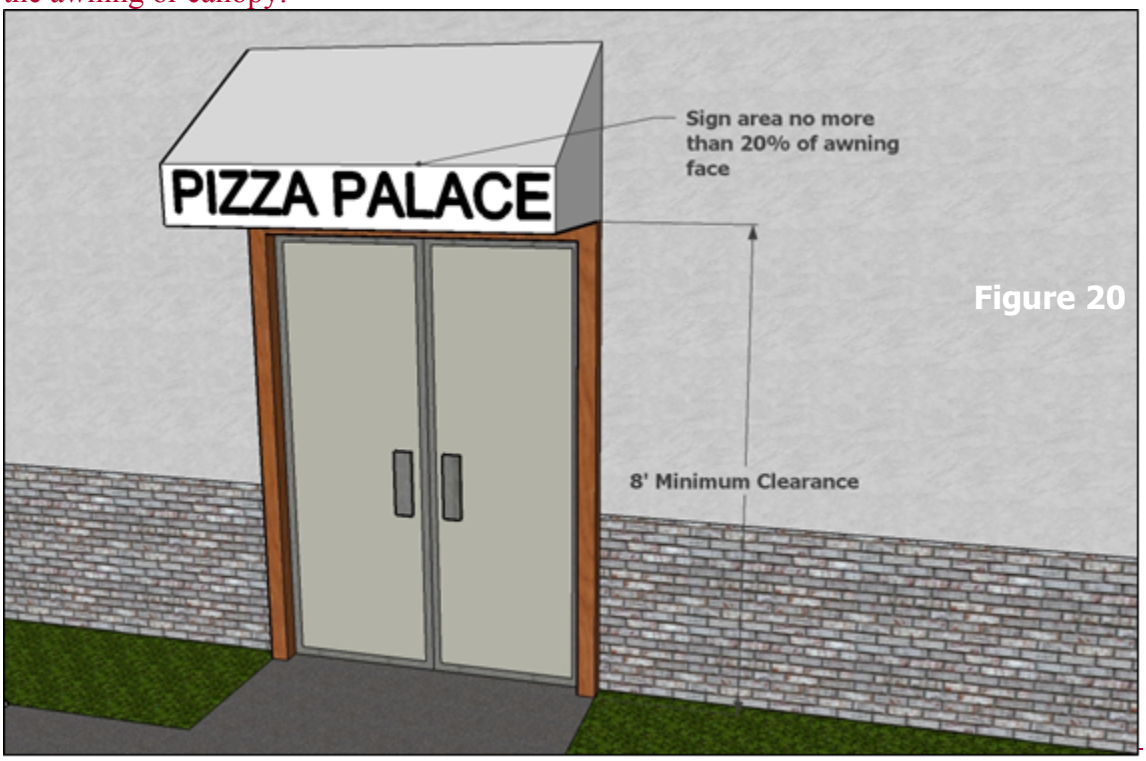


Figure 20

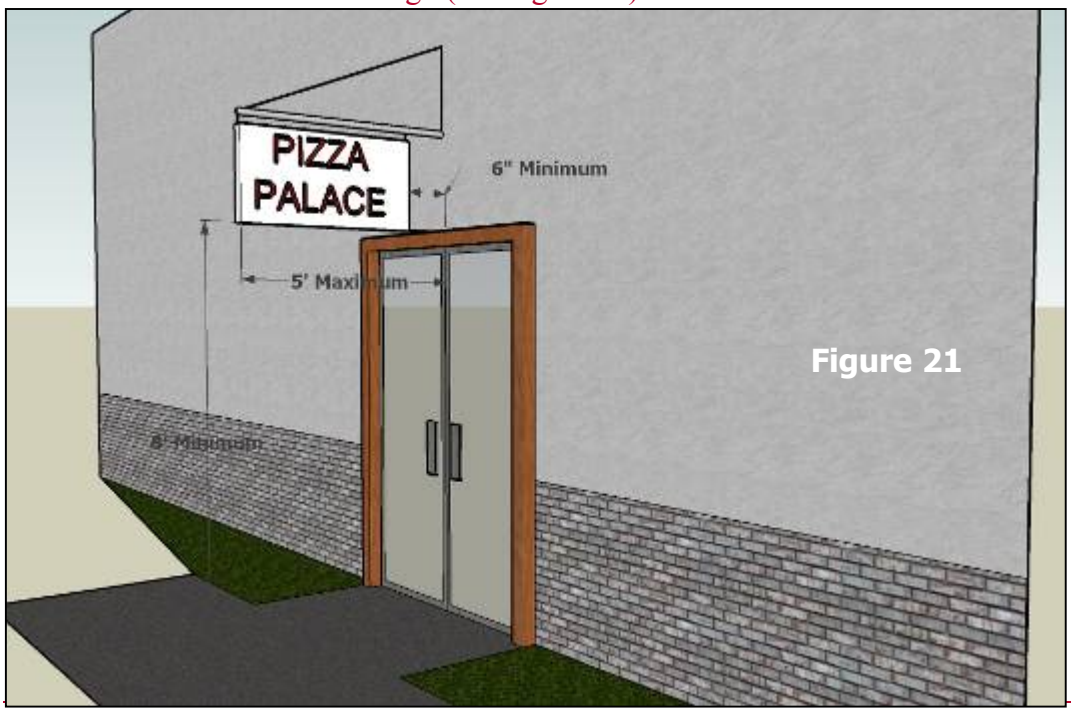
. ~~**Projecting/Suspended Signs.** Projecting or suspended signs shall only be permitted if the architecture of the building or commercial center lends itself to such design. Projecting and suspended signs must be approved as part of a signage plan as outlined in Subsection 19.18.05.1.a.~~

. ~~**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).



. **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.

569. **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.

576. **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.**

0. **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).

0. **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).

0. **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.

0. **Illumination.** Monument signs may be either internally or externally illuminated.

. **Pedestal Signs.**

0. **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).

0. **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).

0. **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.

0. **Illumination.** Pedestal signs shall only be internally illuminated.

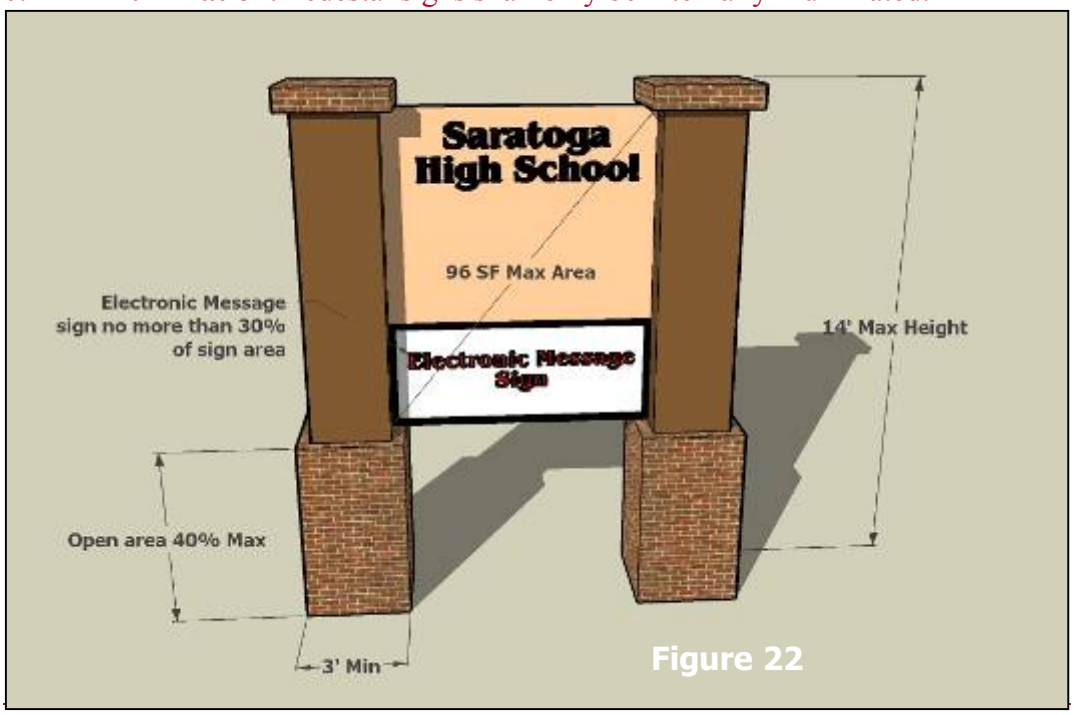


Figure 22

. **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:

dxcvi. **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.

dxcvii. **Size.** Directional signs shall not exceed four square feet in size or four feet in height (see Figure 17).

dxcviii. **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.

600. **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.

609. **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

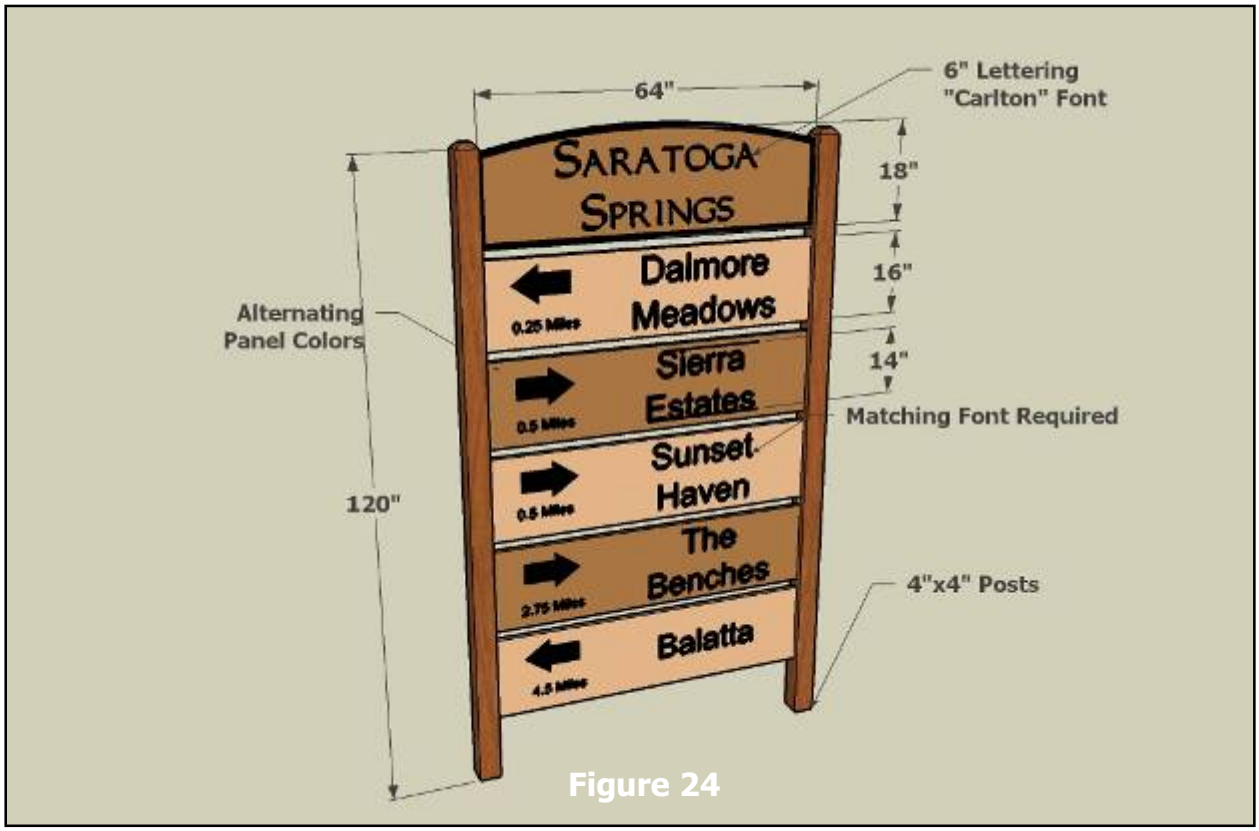


Figure 24

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.

619. **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.

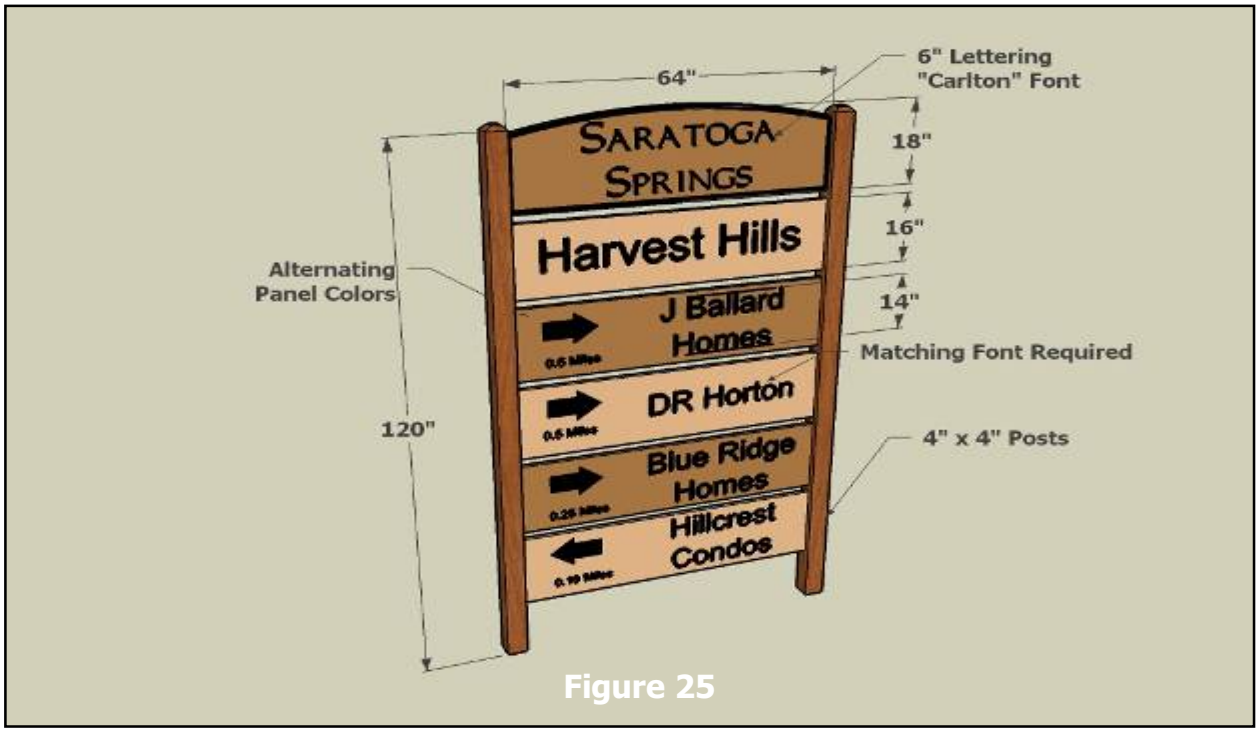


Figure 25

. **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.

630. **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.

636. **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.**~~

~~0. **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.~~

~~0. **Removal of Signs.**~~

~~nnnnnnnnnnnnnnnnnnnnnnnnnn. **Authority.** The enforcement official is hereby authorized to require removal of any sign deemed illegal by the provisions of this ordinance.~~

~~oooooooooooooooooooooooooo. **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.~~

~~dclxvi. 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.~~

~~dclxvii. The minimum notice period for illegal permanent signs shall be ten days.~~

~~dclxviii. The minimum notice period for illegal temporary signs shall be three days.~~

~~dclxix. 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.~~

~~dclxx. 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.~~

~~uuuuuuuuuuuuuuuuuuuuuuuuuu. **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.~~

~~vvvvvvvvvvvvvvvvvvvvvvvvvv. **Removal by City.** The enforcement official may remove any illegal sign which is maintained after the expiration of the notice period.~~

~~wwwwwwwwwwwwwwwwwwwwwwwwwww. **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.~~

~~0. **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.~~

~~679. **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.~~

~~681. **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 19.18. 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 18.1

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.

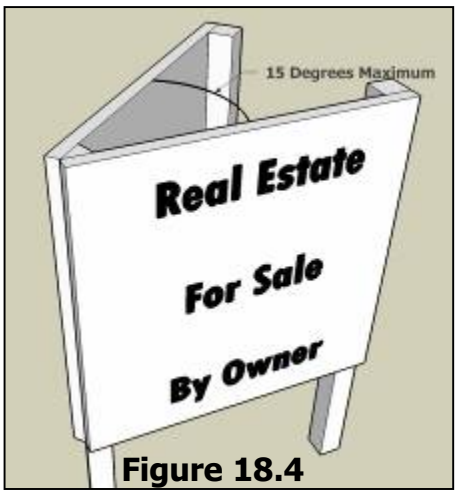


Figure 18.4

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.

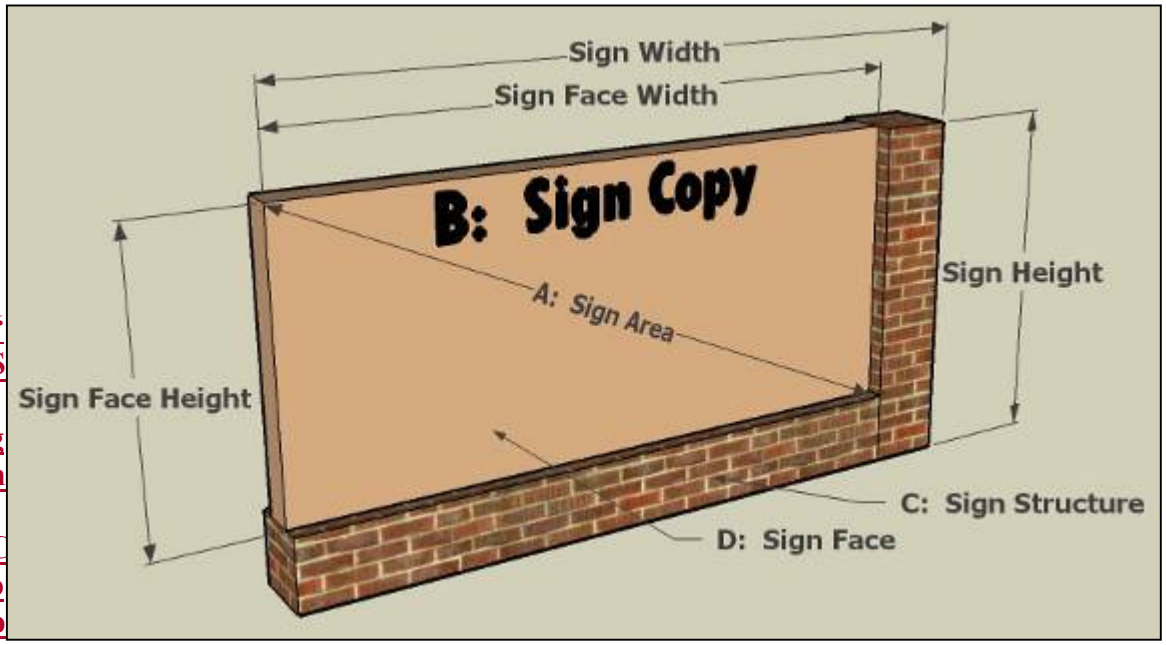
42. **"Roof Sign"** means a building sign that projects above the building facade.

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, idea, message, 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).

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.

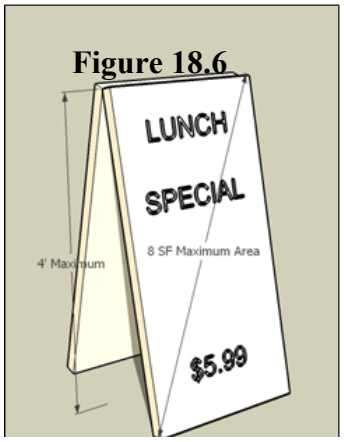


Figure 18.6

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.

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.

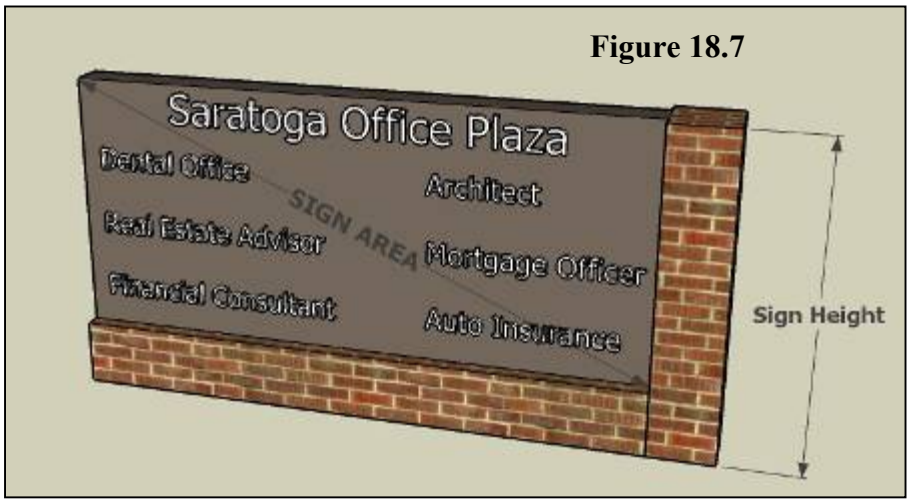


Figure 18.7

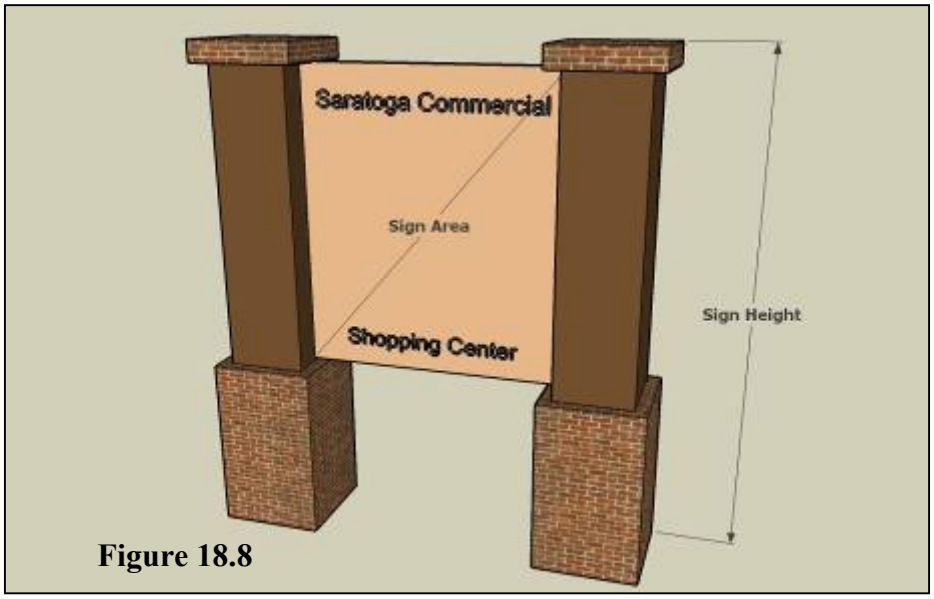


Figure 18.8

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 signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance may have a second primary 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.

Exhibit 1k

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.

11. Utilities should be extended to annexed areas as soon as practicable after annexation. However, the City is not obligated to provide utility services to newly annexed or undeveloped property.
12. Extensions of service lines and utilities shall be charged to the property annexed rather than to the public or City and shall be planned and constructed in full compliance with City ordinances.
13. Each annexation shall require a disclosure by the developer of anticipated needs of utilities and street improvements and a timetable of anticipated development.

19.22.02. Water.

Inasmuch as the annexation of property into the City of Saratoga Springs will ultimately require a supply of water resources within the annexed area, the owner of the annexed property will be required to demonstrate, upon development of the property, how they will provide, or purchase from the City, all water resources as required under the water ordinances of the City of Saratoga Springs.

19.22.03. Property Owner Initiation of Annexation.

When initiated by the property owner, the process for annexation shall be as follows:

1. The property owner or owners shall submit to the City a petition in the specific form provided by the City and meeting the criteria established by the state law.
2. There shall be attached to the annexation petition a full disclosure statement of how water resources shall be provided, or purchased from the City, in accordance with City ordinances.

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~~6. 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)

Exhibit 2
New Sign Code
Clean Copy

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.

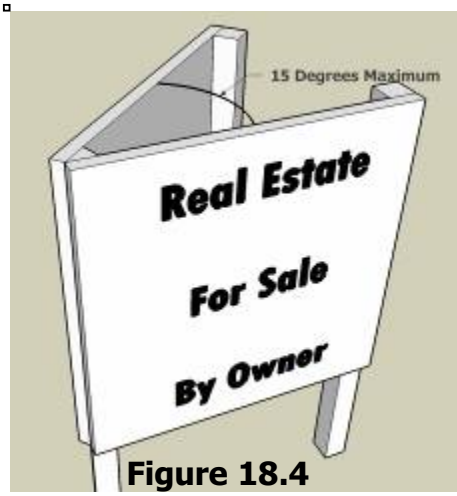


Figure 18.4

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.

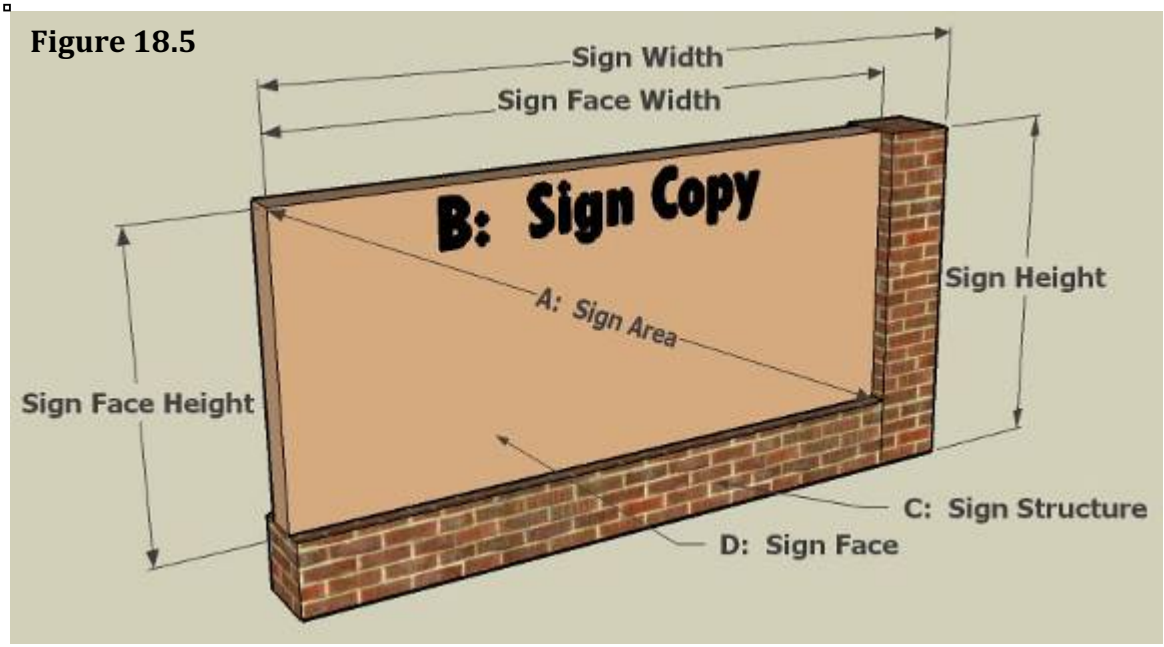
41. **“Residential Sign”** means a sign posted on residential property by the property owner.

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, idea, message, 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.

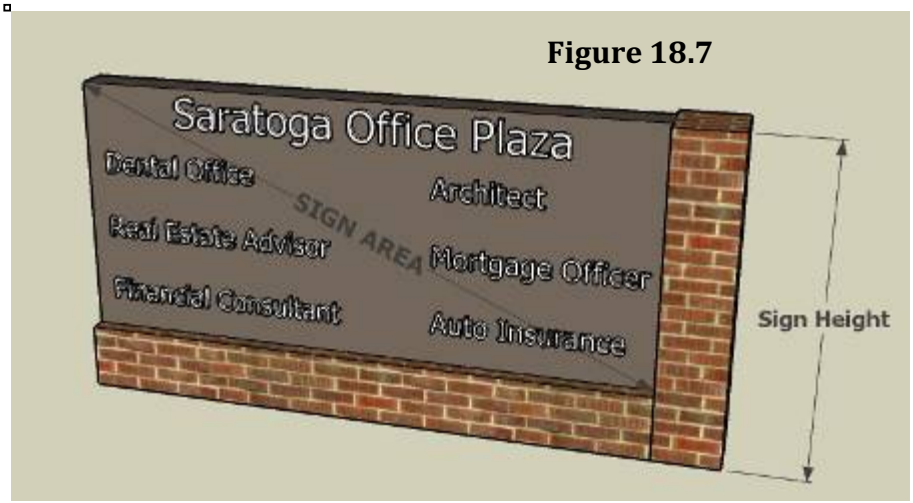


Figure 18.7

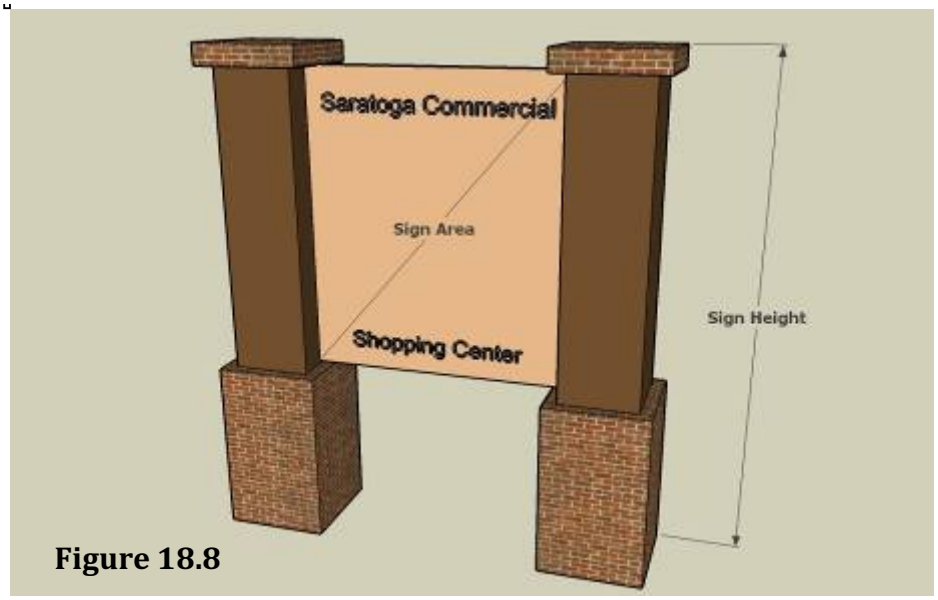


Figure 18.8

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 signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance may have a second primary 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.

Hayden Williamson wants to make sure that if something is required that it happens, something that will give him confidence that UDOT will look at it and require for something happen.

Kimber Gabryszak said at their meeting recently they talked about this particular project and it sounds like they will actually look at the numbers and do the study, not let it slide through. Condition 2 should cover the concern.

Motion made by Hayden Williamson 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. Seconded by Brandon MacKay.

Kara Knighton noted that they needed to add the additional conditions they added last time.
Hayden Williamson amended the motion to **including the additional conditions in the presentation. Amendment was accepted by Brandon MacKay.**

Additional conditions:
1. An ADA accessible route shall be provided.
2. Any rooftop equipment shall be enclosed.
3. Access to the roof shall be from the interior
4. Roof drains shall be on the interior of the building.

Aye: David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 6 - 0.

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

Kimber Gabryszak presented the Code Amendments. Most of the changes were cleaning the language and putting things together in one place. Some of the proposed amendments include: 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. Improve consistency throughout. Add parking requirements for residential facilities. Development review process.

Hayden Williamson asked on the Community Review requirements, if they had talked about increasing the boundary that is noticed.

Kimber Gabryszak doesn't recall that discussion. We are required by code to notice 300 ft.

Kevin Thurman said state law defers to municipalities on the notice distance. We are going above and beyond what the minimum requirement is.

Hayden Williamson wanted to make sure for instance if we are Rezoning something that is going to impact people for a further distance that we are noticing appropriately. He doesn't think 300 feet covers it but there are things to consider like the cost to the City.

Kevin Thurman said they could require posting on the property. That helps as well.

Ken Kilgore didn't think the code specified the conditional use table for self-serve auto car wash.

Kimber Gabryszak said it comes down to the definitions. Those items in the definition use list. They don't want to have definitions all over the place. A convenience store is defined differently than an auto re-fueling station.

Ken Kilgore said right now it sounds like all car washes.

Kimber Gabryszak will take a look at that.

David Funk asked why she changed 10 feet to 8 feet on landscaping parking lot buffers.

Kimber Gabryszak said they were referenced different in places so they made them all the same.

Kimber Gabryszak addressed sign code changes. We can't regulate any content of signs. The problem is that you can't refer to signage by type. If you have to read a sign to decide what type it is, then it's content based. They had to consider all types of signs to change the content regulation. The current proposal

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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.

Public Hearing Open by Chairman Kirk Wilkins

Wade Williams had a suggestion after he reviewed the new code. They didn't have all the details from Smiths and the building signs. They came to section 19.18.10.4a and realized Smiths Marketplace building has two main entrances and the code currently says they can only have a sign on one. So they ask that retail businesses that are larger than 50,000 sq. ft. may have a second primary sign in lieu of a secondary sign.

Kevin Thurman said they would have to look at content based regulation.

Suggested: A Building that is larger than 50,000 sq. ft. and has more than one primary entrance may have a second primary sign.

Public Hearing Closed by Chairman Kirk Wilkins

Hayden Williamson thinks our sign code has been bordering on too restrictive.

Kimber Gabryszak said in the past they have limited buildings to signs on two facades in this case they end up with the same amount of signage. They end up with about the same amount of signage but take out the option to give the option of a third or 4th sign for some and not for others.

Hayden Williamson has always had issues with us limiting signs. Businesses don't typically throw them up willy-nilly; they should have the ability to advertise their store. If he sees a building with two frontages he doesn't see that as an eyesore. He would like to see us ease up and give business a better opportunity to better market their businesses.

Mark Christensen understands but earlier they had an example where too many signs would be bad. Like the gas station that had a sign on all sides. Even on Walmart you may not want a sign on the back road. You don't want your signs going towards residential. They don't necessarily need full frontage on all roads.

Hayden Williamson sees that, then we will always have to determine major entrances, most only have two. We could handle those concerns with saying signs on that side have to be so many lumens or something. And we don't put Regional Commercial against residential for those concerns.

Ken Kilgore noted that his wife's business in Orem has less sign restrictions than in Saratoga Springs. She likes the restrictions to help businesses decide where to put their signs. Typically business won't put signs on all sides because they want to direct customers towards their security and main entrances. Why put a sign on a side without an entrance; customers get confused. From what he has seen businesses want signs only on the main sides.

Hayden Williamson tries not to get into what is best for the business. Let them decide what is best for their business.

Ken Kilgore responded that residents have said we don't want Redwood Road to look like Orem State Street.

Hayden Williamson doesn't think people are concerned with more signs; they can't see them all at any time. He went through some definitions that seemed missing, like flashing signs. He was concerned with electronic signs. That is hard for gas stations that change prices all the time to not allow them.

Kimber Gabryszak noted this was a carryover from the previous committee that felt strongly about not allowing electronic signs. The gas stations use mechanical signs.

Mark Christensen said if we allow an electronic sign, we've given away the ability to monitor content, so we are looking at what we have at Thanksgiving Point. City Council passed a resolution that we intend to change the code. Primarily we wanted to change the code to meet the need of the Supreme Court ruling. These are probably concerns we want to address at a different time.

Kevin Thurman would ask that you forward this on with any recommendation to make sure it can be compliant with the Supreme Court decision.

David Funk commented that he had some of the same feelings that we are too restrictive, we are considered one of the more restrictive communities in a study he recently read, in some areas, and we need to keep that in mind.

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Mark Christensen feels there were some things misconstrued in that study and he would not base the decision tonight on that study.
Ken Kilgore wondered about including "ideas" or "message" in the definition of signs. Right now it's more commercial based.
Kevin Thurman thought it was a good point. That is a little more subtle and we can make it more generic. We could strip it down so it's broader.
Ken Kilgore asked about hand held signs.
Kimber Gabryszak said typically they are not considered signs because it's a person expressing their "idea."
Kevin Thurman said they would want to be careful with that. Restrictions could only be safety related.
Ken Kilgore thought where it's tied to commercial activity there would be more regulation.
Kevin Thurman responded that you had to look at every type of speech the same, if you regulate those signs then you have to regulate other similar signs.
Mark Christensen said the only thing that is different from a person holding a protest sign or a business sign; the only thing you are differentiating it by is the content and then you are limiting content.
Kevin Thurman said a person has the right to free speech in a traditional public forum, sidewalks are considered a traditional public forum. You can place time, place, and manner restrictions that are content neutral.
Ken Kilgore asked if graffiti would count as art or signage.
Mark Christensen said we discussed the same item, it was suggested that the difference is if they have permission to put the art on the building, if they don't then it's graffiti. This would be better to come back to later.
Ken Kilgore asked if Snipe Sign included lost dog type signs.
Kimber Gabryszak said technically yes, it would be an issue to call those out separately.

Motion made by Hayden Williamson that 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 in the Staff Report with the additional conditions 1 and 2 as indicated in Kimber's notes. Seconded by Ken Kilgore

Kimber Gabryszak asked him to **include 19.18** in the motion as well.
Hayden Williamson and Ken Kilgore **accepted the amendment.**

1. **A Building that is larger than 50,000 sq. ft. and have more than one primary entrance may have a second primary sign.**
2. Modify the definition of Sign as suggested by Commissioner Kilgore.

Aye: David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 6 - 0.

9. Approval of Minutes:
1. November 12, 2015.

Motion made by David Funk to approve the minutes of November 12, 2015. Seconded by Hayden Williamson. Aye: David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 6 - 0.

10. Reports of Action. - No reports tonight.

11. Commission Comments. – No additional comments were made.

12. Director's Report:

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- **Council Actions**
  - Kimber Gabryszak reviewed City Council actions taken at the previous meeting.
- **Applications and Approval**
  - We are at about 150 applications.
- **Upcoming Agendas**
  - There are no additional meetings this month. Next meeting is in January.
- **Other**
  - Mark Christensen spoke with Rob Smith earlier about the new school proposal that has come for the school in Legacy Farms. They have announced they would like to open the school in August 2016. We will likely receive a site plan next week.

13. Motion to enter into closed session. - No closed session

Meeting adjourned by Chairman Kirk Wilkins without objection.

Adjourn 9:50 p.m.

_____
Date of Approval

_____
Planning Commission Chair
Kirk Wilkins

_____
Nicolette Fike, Deputy City Recorder

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RESOLUTION NO. R16-01(1-5-16)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH APPOINTING A CITY ENGINEER; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, candidates for the vacant City Engineer position have been interviewed and the most qualified candidate, Gordon Miner, after an extensive background check, has been recommended to the City Council for appointment; and

WHEREAS, the City Council for the City of Saratoga Springs, Utah ("Council") met on January 5, 2016, during a regular session to consider, among other things, the appointment of Gordon Miner as City Engineer; and

WHEREAS, the City Council for the City of Saratoga Springs wishes to appoint Gordon Miner as City Engineer.

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

1. The City Council hereby appoints Gordon Miner as City Engineer.
2. The appointment of Gordon Miner is in the best interests of the health, safety, and general welfare of City residents.
3. The City Manager is authorized to establish employment terms and conditions as well as compensation.
4. City Staff is authorized and directed to ensure administration of the Oath of Office per Utah Code § 10-3-828.
5. This Resolution shall take effect January 13, 2016.

PASSED AND APPROVED this 5th day of January, 2016

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
Kayla Moss, City Recorder Date

RESOLUTION NO. R16-02 (1-5-16)

A RESOLUTION APPOINTING TROY CUNNINGHAM AND SANDRA STEELE TO THE CITY OF SARATOGA SPRINGS PLANNING COMMISSION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Saratoga Springs has established a municipal Planning Commission as required by Section 10-9a-301, Utah Municipal Code; and

WHEREAS, two Planning Commission vacancies have been created through term expiration; and

WHEREAS, the Mayor is authorized to fill vacancies in the Planning Commission with the advice and consent of the City Council; and

WHEREAS, the Mayor desires and believes it to be in the best interests of the health, safety, and welfare of the residents of the City of Saratoga Springs to appoint Troy Cunningham and Sandra Steele to the Planning Commission.

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

1. Troy Cunningham is hereby appointed to the Planning Commission to complete a term expiring on December 31, 2019, and Sandra Steele is hereby appointed to the Planning Commission to complete a term expiring on December 31, 2019. The following is a list of the current Saratoga Springs Planning Commission Members:

Current Regular Members	*Expiration of Term*
Troy Cunningham	December 31, 2019
Ken Kilgore	December 31, 2016
Sandra Steele	December 31, 2019
Brandon MacKay	December 31, 2016
Kirk Wilkins	December 31, 2017
Hayden Williamson	December 31, 2017
Dave Funk	December 31, 2018

This resolution shall take effect immediately upon passage.

Passed this 5th day of January, 2016.

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
City Recorder Date

Annual Notice of Regular Meeting Schedule

City of Saratoga Springs City Council

Held at the City of Saratoga Springs City Hall located at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah

Tuesday, January 5, 2016	Tuesday, January 19, 2016
Tuesday, February 2, 2016	Tuesday, February 16, 2016
Tuesday, March 1, 2016	Tuesday, March 15, 2016
	Tuesday, April 19, 2016
Tuesday, May 3, 2016	Tuesday, May 17, 2016
Tuesday, June 7, 2016	Tuesday, June 21, 2016
Tuesday, July 5, 2016	Tuesday, July 19, 2016
Tuesday, August 2, 2016	Tuesday, August 16, 2016
Tuesday, September 6, 2016	Tuesday, September 20, 2016
Tuesday, October 4, 2016	Tuesday, October 18, 2016
Tuesday, November 1, 2016	Tuesday, November 15, 2016
Tuesday, December 6, 2016	

_____

Kayla Moss, City Recorder

**This meeting schedule was approved by the City of Saratoga Springs City Council on Tuesday, January 5, 2016.

ORDINANCE NO. 16-02 (1-5-16)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE CITY OF SARATOGA SPRINGS' OFFICIAL ZONING MAP FOR CERTAIN REAL PROPERTY TOTALING 7.433 ACRES LOCATED AT APPROXIMATELY 1900 EAST 145 NORTH; INSTRUCTING THE CITY STAFF TO AMEND THE CITY ZONING MAP; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Utah Code Chapter 10-9a allows municipalities to amend the number, shape, boundaries, or area of any zoning district after proper notice and public hearings; and

WHEREAS, before the City Council approves any such amendments, the amendments must first be reviewed by the planning commission for its recommendation; and

WHEREAS, on November 12, 2015, the Planning Commission held a public hearing after proper notice and publication to consider proposed amendments to the City-wide zoning map and forwarded a positive recommendation with conditions; and

WHEREAS, on December 1, 2015, the City Council held a public hearing after proper notice and publication to consider the proposed amendments; and

WHEREAS, the City Council voted to approve the application at the December 1, 2015 meeting; and

WHEREAS, after due consideration, and after proper publication and notice, and after conducting the requisite public hearing, the City Council has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the City-wide zoning map be made.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The property described in Exhibit A is hereby designated R-3 in the City's Zoning Map. City Staff is hereby instructed to amend the official City Zoning Map accordingly.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 5th day of January, 2016.

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
Kayla Moss, City Recorder Date

VOTE

Shellie Baertsch	_____
Michael McOmber	_____
Bud Poduska	_____
Chris Porter	_____
Stephen Willden	_____

EXHIBIT A

City Council
Staff Report

Concept & Rezone
Willow Glen (Parkway Estates)
December 1, 2015
Public Hearing

Report Date:	November 18, 2015
Applicant:	PG Property Holdings LLC (Jared Haynie)
Owner:	Verna Peterson Family Trust (VeaLynn Jarvis)
Location:	Approximately 1900 East 145 North (8950 W. 7350 N Utah County Address)
Major Street Access:	7350 North (145 N, Saratoga Springs)
Parcel Number(s) & Size:	13:031:035 – 6.996 acres
Parcel Zoning:	N/A
Adjacent Zoning:	R-3, A
Current Use of Parcel:	Agriculture
Adjacent Uses:	Agriculture
Previous Meetings:	Annexation – CC 11/10/2015 Concept & Rezone – PC 11/12/2015
Previous Approvals:	None at time of report
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 for 6.996 acres of property located at approximately 1900 East 145 North (8950 W 7350 N Utah County Address) in order to submit applications for a new subdivision in this location. The annexation was conditionally approved by the City Council on November 10, 2015. At the time of this report, the property has not been formally annexed into the city as the paperwork is still in the process of being submitted to the Utah Lieutenant Governor's Office. The request is to zone the property as R-3, contingent upon finalization of the annexation.

Recommendation:

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

Staff recommends that the City Council conduct a public hearing on the Willow Glen Rezone, take public comment, review and discuss the proposal, provide feedback on the Concept Plan, and choose from the options in Section "H" of this report. Options include approval, denial, or continuation.

B. **Background:** On August 18, 2015 the City received applications for Annexation, a Concept Plan, and Rezone for 6.996 acres located approximately at 1900 East 145 North (8950 W 7350 N Utah County Address), Northwest of the Loch Lomond Subdivision. The Annexation application was conditionally approved at the November 10, 2015 City Council meeting.

C. **Specific Request:** 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

D. **Process:**

Rezone
Section 19.17.03 outlines the process requirements for a Rezone, requiring all rezone applications to be reviewed by both the Planning Commission and City Council. The City Council is the land use authority for Rezone 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 subdivision. 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 portion of this application has been noticed as a public hearing in the *Daily Herald*, and mailed notice 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, no public input has been received. The Concept Plan does not require a public hearing.

F. **General Plan:** The Land Use Element of the General Plan designates the property as Low Density Residential. The applicant requests that the property be zoned as R-3 in order to develop a Low Density Residential subdivision. 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*. The applicant is requesting an R-3 zone designation. The R-3 zone allows for a density of 3 units per acres and requires 15% open space. The intent of the R-3 zone is for the development of Single Family Residential Subdivisions.*

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</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.

Staff Finding: Consistent*. The proposed zone is R-3 and is within the density contemplated in the General Plan.*

- 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.

Staff Finding: Consistent*. The proposed zone is R-3 and is consistent with the General Plan, does not pose any adverse effects on the public, is consistent with the City Code, and makes improvements to the arterial right of way for 145 North, which is proposed as an East/West connecting arterial on the Transportation Master Plan.*

Note: Rezones are a legislative action and the City Council has significant legislative discretion in approving or denying the application and determining what the appropriate zone should be for the subject property.

<u>Concept Plan</u>

19.04, Land Use Zones. Complies, or compliance to be verified with future applications.

- Zone: R-3 (Proposed)
- Use: Low Density Residential (Proposed)
- Density: Up to 3 units per acres allowed. **Complies.** The concept plan proposes 18 units on 6.996 acres (2.57 units per acre)
- Setbacks: No setback detail on concept plan. Shall be required on preliminary and final plat.
    - The required minimum setbacks are as follows:
        - 25’ front
        - 8’/20’ total side yard
        - 20’ corner side yard
        - 25’ rear

- Lot width: minimum of 70’ at front set back. **Complies**
- Lot frontage: 35’ required on a public or private street. **Complies**
- Lot size: minimum of 10,000 square feet, corner lots must be 10% larger than the minimum. City Council can approve lot reductions up to 10% of required lot size and no more than 25% of the total lots may be reduced.
    - **Lot reductions requested**. The applicant is requesting lot reductions in exchange for the extra right of way dedication and improvements that are required along 145 North. This street is designated as a major arterial on the Transportation Master Plan and requires a 180 feet right of way (90 foot half-width), as opposed to a collector road with a 77 foot right of way (38.5 foot half-width). 22percent of the lots are proposed to be between 9,000-10,000 square feet.
- Lot coverage: 50% maximum. Shall be reviewed at time of Building Permit.

- Dwelling/Building size: minimum of 1,250 square feet of living space required above grade. Shall be reviewed at time of Building Permit.
- Height: 35' maximum. Shall be reviewed at time of Building Permit.
- Open Space / Landscaping: 15% minimum required in R-3. **Complies.** The proposed plan has 1.053 acres of open space, 15.05%.
- Sensitive Lands: Once improved, the detention basin will be sensitive lands and may not exceed 50% of the required open space. This will be reviewed more thoroughly with the Preliminary Plat application.
- Trash: Individual cans will be used

19.05, Supplemental Regulations. Complies.

- Water & sewage: will connect to City infrastructure
- Transportation Master Plan: 145 North (7350 North County) is designated as a Major Arterial with a 180' Right of Way (ROW).
    - The City Council may consider lot size reductions in return for the additional ROW improvement and dedication.
- Property access: all lots have access onto a public street

19.06, Landscaping and Fencing. Compliance to be verified with future applications.

- Landscaping Plan: A landscape plan is required with the preliminary and final plat applications

19.09, Off Street Parking. Complies.

- Each dwelling shall have, at a minimum, a 20 foot deep driveway that is wide enough for two cars and a two car garage. **Complies**. Each home will have a 2 car garage and a 20 foot, or longer, driveway.

19.12, Subdivisions. Complies.

- General Subdivision Improvements, 19.12.06.
    - Maximum block length is 1,000 feet. **Complies**
    - If a block is more than 800 feet in length a pedestrian walkway is required through the block. **Complies**
    - Pedestrian walkways, trails, and other logical linkages are required.
    - Driveway location for lots next to an arterial: Driveways shall not be placed on the intersecting road within 100' of the arterial connection as measured from edge of the arterial right of way to the nearest edge of driveway surface. **Complies.** Lot 1 is 11,000 sq. ft. in size to meet this requirement.
    - Access: Two separate means of access are required when the total number of dwelling units exceed 50. **Complies.** The plan consists of only 18 lots and contains one access.

- Lot Design: The design shall not create lots that are not buildable due to size, shape, topography, terrain, etc. **Complies.**
- Lot Frontage: All lots shall have frontage on a road that meets the city standards.
    - Cul-de-sac details need to be updated to current City Standards.
        - 125' total diameter.
        - 96' diameter drivable surface (to front of curb).
- Flag lots: None proposed
- Public roads may not be included in lots: **Complies**. There are no proposed roads in lots.
- Property lines: Side property lines shall be at approximate right angles to the street line or radial to street line. **Complies**
- Corner lots: Corner lots shall be platted at least 10% larger than the minimum lot size for the zone. **Complies**. All corner lots are 11,000 sq. ft. or larger.
- Boundary: No lot shall be divided by a municipal boundary line. **Complies**
- Remnants: Remnants of property that do not meet the code requirements shall not be left in a subdivision. **Complies**
- Double access lots are not permitted with the exception of corner lots. **Complies**
- Arterials: Subdivisions along arterials shall comply with the adopted arterial cross section. **Complies.**
    - 7350 North (County) is designated as a Major Arterial with a 180' Right of Way (ROW). The Subdivision complies with the cross section as detailed in the Transportation Master Plan.

19.18, Signs: None Proposed

19.27, Addressing: Addressing will be required for Preliminary and Final Plat.

H. Recommendation and Alternatives:

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

Option 1 – Staff Recommendation, Approval

"I move to **approve** the zoning designation of Willow Glen as R-3 with the Findings and Conditions in the Staff Report dated November 18, 2015:"

Findings

1. The application complies with the criteria in section 19.17 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. In consideration for the lot size reductions in Section "G" of this report, Developer shall install and dedicate their portion of Right-of-way for 145 North (7350 North [County]) to the City in accordance with the City's Transportation Master Plan.
2. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
3. The annexation of the property into the City shall be finalized prior to recording the R-3 zoning designation.
4. Any other conditions or changes as articulated by the City Council: _____.

Concept Plan Review Comments:

- All requirements of the City Engineer shall be met, including those listed in the attached staff report
- All requirements of the Fire Chief shall be met
- The City Council [supports/does not support] the requested lot size reductions.
- Any other comments stated by the City Council: _____ _____.

Alternative 1 - Continuance

The City Council may also choose to continue the item. "I move to **continue** the Willow Glen Rezone 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 City Council may also choose to deny the application. "I move to **deny** the Willow Glen Rezone with the Findings below:

1. The Willow Glen Rezone is not consistent with the General Plan, as articulated by the City Council: _____, and/or,
2. The Willow Glen Rezone is not consistent with Section 19.17 of the Code, as articulated by the City Council: _____.

I. Attachments:

1. City Engineer's Report (pages 8-10)
2. Location & Land Use Map (page 11)
3. Annexation Map (page 12)
4. Concept Plan (page 13)
5. PC Minutes 11/12/2015 (pages 14-21)

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Willow Glen (Parkway Estates)
Date: November 12, 2015
Type of Item: Rezone and Concept Plan

Description:

A. Topic: The Applicant has submitted an Annexation application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*PG Property Holdings LLC (Jared Haynie)*
Request:	*Rezone*
Location:	*Approximately 1900 East 145 North (8950 W. 7350 N Utah County Address)*
Acreage:	*Parcel # 13:031:035 – 6.996 acres*

C. Rezone Recommendation: Staff recommends approval of the Rezone subject to the following findings and conditions:

D. Findings and Conditions:

1) The project and associated construction drawings shall be consistent with the City's existing Master Plans including the Transportation Master Plan, the Parks, Trails, and Open Space Master Plan, as well as the City's utility master plans including the Culinary Water, Secondary Water, Sewer, and Storm Drain Master Plans.

2) The rezone of the property does not represent a reservation of capacity in any of the systems. Capacity is available on a first come, first serve basis and final verification of system capacity will need to be determined prior to the recordation of plats. At the time of plat recordation, Developer shall be responsible for the installation and dedication to City of all onsite and offsite improvements sufficient for the development of Developers' Property in accordance with the current City regulations. While the anticipated improvements required for the entire property are set out in the developers disclosure of utility needs and on their concept plan, that is only the City's and Developers best estimate at this time as to the required improvements and is not intended to be an exhaustive list. The required improvements for each plat shall be determined by the City Engineer at the time of plat submittal.

3) The infrastructure anticipated to be needed for the build out of this project shall be provided for in comprehensive construction drawings that shall be submitted with or prior to the first plat application. This submittal shall include a Traffic Impact Study that meets all of the requirements provided for in the City's Engineering Standards and Specifications and Transportation Master Plan. Such plans shall also show existing city mains locations and sizes and identify all proposed points of connection to existing. The plans shall identify all offsite incoming storm water flows that must be routed and or mitigated through project.

4) The developer shall comply with all City access spacing and permitting requirements. Developer shall complete roadway improvements as per the City's Transportation Master Plan (TMP) and Engineering standards and specifications.

5) Developer shall provide a geotechnical report and hydrologic/hydraulic storm drainage calculations

for the overall project. Detention areas and volumes shall be identified as well as all proposed outfall locations. The project shall comply with all City, UPDES and NPDES storm water pollution prevention requirements. Storm water release shall not exceed 0.2 cfs/acre or predevelopment hydrology, whichever is less, and all storm water must be cleaned to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

6) Developer shall provide a complete trail system that provides pedestrian connectivity as well as pedestrian corridors at critical locations to maintain connectivity to trails and neighborhoods. The trail system shall also be consistent with the City's Trails and open space Master Plan

7) Existing pedestrian trails shall be incorporated into project

8) The developer shall ensure that any open space dedicated to the City will meet all City landscaping and irrigation design standards as well as meet all City and industry standards for amenities and play equipment.

9) All roads public or private shall meet all city standards and specifications and standard cross sections and pavement section designs.

10) Lift stations will not be permitted to provide sewer or storm drain service for any areas. All Sanitary and Storm Sewers must by gravity lines only.

11) A metered connection the TSSD main shall be sized and designed in a way that allows future connections from the east and west of the tie in point.

12) Storm water retention is not permitted. All storm water must be detained to historical or pre-development conditions and all basins bust have an outfall and overflow system as specified in the City's Engineering Standards.

13) Developer shall identify and protect all sensitive lands as specified in the Land Development Code.

14) Developer shall be required to bury and/or relocate of all overhead utility distribution lines.

15) Secondary and Culinary Water Rights must be secured from or dedicated to the City with each plat proposed for recordation compliant with current City Code. Prior to acceptance of water rights proposed for dedication, the City shall evaluate the rights proposed for conveyance and may refuse to accept any right that it determines to be insufficient in annual quantity or rate of flow or has not been approved for change to municipal purposes within the City or has not been approved for diversion from City-owned waterworks by the State Engineer.

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

1) 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.

2) 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.

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

4) Incorporate a grading and drainage design that protects homes from upland flows.

5) Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.

6) 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.

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

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

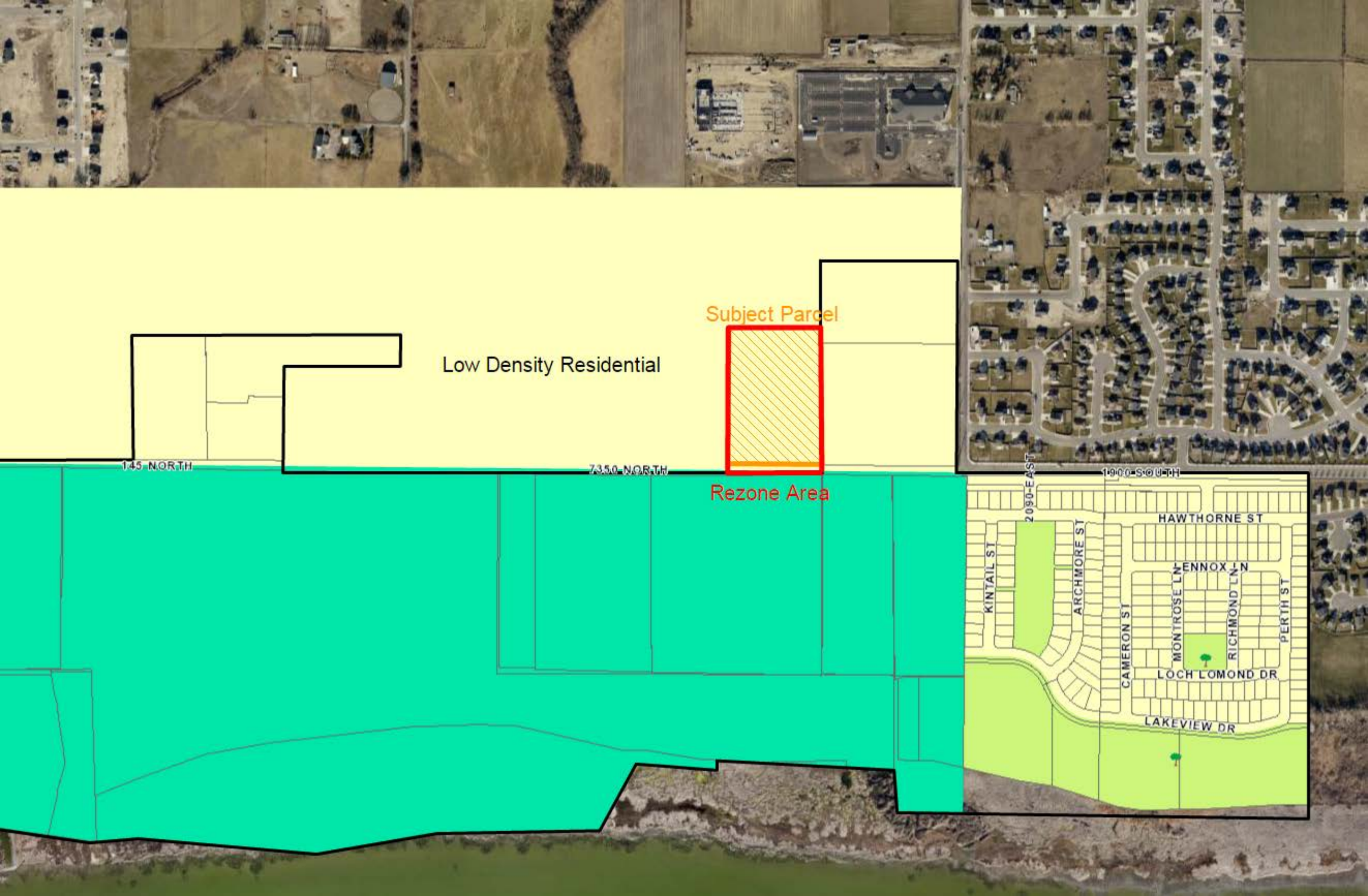
9) All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.

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

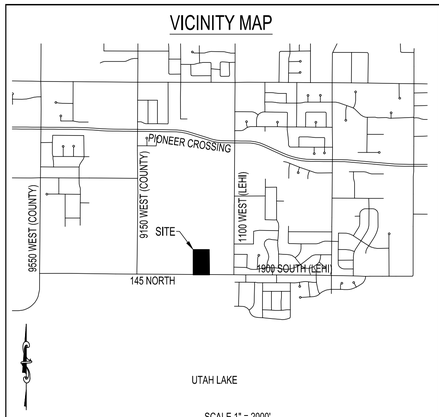
11) Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.

12) 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.

13) Several master planned culinary, secondary, sewer, and storm drain facilities as well as roadways are planned on this property. Developer shall coordinate with the City's master plans to accommodate the required infrastructure.


Subject Parcel
Low Density Residential
Rezone Area
145 NORTH
7350 NORTH
2090 EAST
1900 SOUTH
HAWTHORNE ST
KINTAIL ST
ARCHMORE ST
LENNOX LN
MONTROSE LN
RICHMOND LN
PERTH ST
CAMERON ST
LOCH LOMOND DR
LAKEVIEW DR

VICINITY MAP



SCALE 1" = 2000'

SURVEYOR'S CERTIFICATE

[illegible]

DATE

SURVEYOR'S NAME (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 0°07'59" EAST ALONG SECTION LINE 1017.55 FEET AND [illegible] SPRINGS CITY BOUNDARY THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 0°43'39" [illegible] 89°56'00" EAST 451.83 FEET TO THE POINT OF BEGINNING.

[illegible]

ACCEPTANCE BY LEGISLATIVE BODY

[illegible]

DATED THIS ____ DAY OF _____, A.D. ___.

MAYOR

ATTEST

CLERK-RECORDER
(SEE SEAL BELOW)

ANNEXATION PLAT

VERNA ANNEXATION

SARATOGA SPRINGS, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

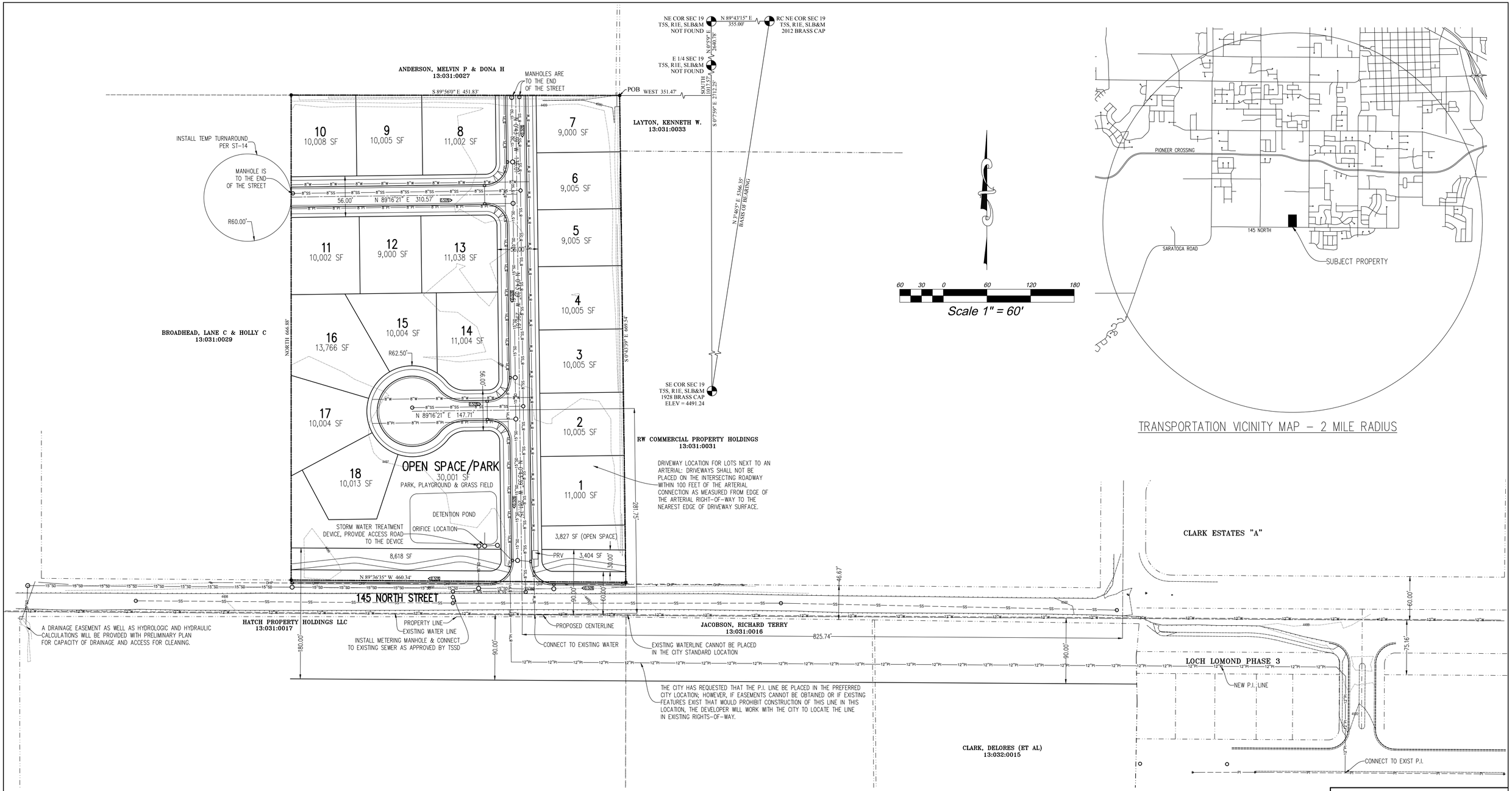
COUNTY SURVEYOR'S CERTIFICATE

[illegible]

COUNTY SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL	SURVEYOR'S SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER



TRANSPORTATION VICINITY MAP – 2 MILE RADIUS

RECORD LEGAL DESCRIPTION

Commencing South 1017.57 feet and West 351.47 feet from the East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; South 0°43'39" East 669.54 feet; North 89°36'35" West 460.34 feet; North 666.88 feet; South 89°56'0" East 451.83 feet to beginning.

Area = 6.996 Acres

LOT REDUCTION REQUEST

1. THE DEVELOPER REQUESTS A 10% REDUCTION IN SIZE OF FOUR (4) OF THE PROPOSED SUBDIVISION LOTS FROM 10,000 S.F. TO 9,000 S.F. THIS IS BEING REQUESTED DUE TO THE REQUIRED PROPERTY THAT HAS BEEN REQUIRED FOR THE MAJOR ARTERIAL ALONG 145 NORTH STREET. LOTS 5, 6, 7, AND 12 ARE THE LOTS REQUESTING REDUCTION.
2. THE FOUR (4) LOTS REQUESTED FOR REDUCATION ARE 22.2% OF THE TOTAL LOTS. A MAXIMUM OF A 25% REDUCTION IS ALLOWED IN THE CODE.

DATA TABLE

TOTAL AREA:	6.996 ACRES =	100%
OPEN SPACE:	1.053 ACRES =	15.05%
TOTAL LOTS:	18	
DENSITY:	2.57 LOTS/ACRE	
PROPOSED ZONE:	LDR (R-3)	

Developer: Jared Haynie

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

WILLOW GLEN SUBDIVISION

SARATOGA SPRINGS 1880 EAST 145 NORTH UTAH

Drawn by: D.W.P.	CONCEPT PLAN	Scale: 1"=60'
Designed by: D.W.P.		Date: 10/30/15
Checked by: D.W.P.		C1

City of Saratoga Springs Planning Commission Meeting
October 22, 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, Kara Knighton, Jamie Baron, Kevin Thurman, Nicolette Fike

Others: Lindsay Gadd, Howard Hix, Jr. Brian Everill, Daniel Schmitt, Susan Palmer, Jen Klingonsmith, Craig Remund, Nathan Remund, Jason Coe, Dana Powell

Excused:

Call to Order - 6:30 p.m. by Chairman Kirk Wilkins
Pledge of Allegiance - led by Dana Powell
Roll Call – A quorum was present

Public Input Open by Chairman Kirk Wilkins
No Comments.
Public Input Closed by Chairman Kirk Wilkins

Item 7 was moved forward in the meeting.

7. **Public Hearing: Plat Amendment for Harvest Hills Plat F-A, Lots 1205, 1206, 1207, 1208, 1209, and 1210, Located at approximately Ginger Place and Bay Leaf Drive. Ridgepoint Management applicant.**

Jamie Baron presented the plat amendment. This is a request for a plat amendment to correct an illegal parcel and encroachment by the property owners on to abutting property. The proposed plat amendment affects six lots in Harvest Hills Plat F. After building permits were issued and the homes built, the property owners encroached on the parcel to the south. Staff has a recommendation for a Replacement to condition 6: A trail slope easement shall be indicated on the plat with the following note: Trail Slope Easement – No changes in grade permitted within the easement area. Each lot encumbered by a trail slope easement shall at its sole cost and expense, maintain and keep slope in a reasonable condition and state of repair. There is concern that if the slope is eroded or removed that the trail could collapse.

Jennifer Klingonsmith, an applicant, commented that they understand that the slope area is sensitive land, and she asked that if there was anything else about the slope that needs to be explained, they let them know. Some neighbors want to put in minimal landscaping. When they decided to purchase the land they were told they could have a 3 ft. split rail fence. A 6 foot fence on top of the berm seems too much. Now that there is trail up there they accepted that it could be 6 foot semi-private fence. If it could be as semi-private as it could get that would be great.

Tiffany Barney, an applicant, said the developer is changing the plat is so they could purchase the land from the developer. She has not heard before about the trail easement and she wanted it clarified what that would be for.

Public Hearing Open by Chairman Kirk Wilkins
No comments.
Public Hearing Closed by Chairman Kirk Wilkins

Jamie Baron spoke on the slope easement concern; the easement is to protect the trail, if the slope is eroded or excavated it may compromise the trail.

Jeremy Lapin said they owners can still landscape it but they can't excavate it as it would be detrimental to the trail on the top.

Jamie Baron commented that in regards to the fencing they would need another condition to say that any fencing installed along the property line (in the rear) would need to meet the requirements of being semi-private and if installed by the property owner they would be required to maintain it. If they install it, it would need to be prior to the city installing it.

Kimber Gabryszak noted that there are two separate plat issues on this, one is the fencing has to be semi-private but the other issue is that the fence proposed to be installed is to be installed and maintained by the city, and would conform to city standards. The recommendation has been for the 6 ft. semi-private to meet city standard. If the owner chose to put up something before the city then the owner would be responsible for that section.

Jeremy Lapin replied the standard is 3" solid wide planks with a 1" gap. He would be happy to consider adopting a more open standard.

Kimber Gabryszak said landscaping on the slope would help protect it, the only prohibition is that it cannot be excavated or change the slope. The easement just protects the slope.

Tiffany Barney wanted to be clear on the easement.

Jeremy Lapin replied that an easement does not give the city any rights to take over the property; the only restriction is that the slope cannot be changed. This doesn't give us right of access to the property.

Tiffany Barney asked if a retaining wall would be allowed.

Jeremy Lapin said it would not be allowed but we could change language to say unless permission was granted by the city.

Ken Kilgore asked to clarify the second condition.

Jamie Baron said the condition is a note on the plat to say that if a fence is placed on the property line by the owner that it has to be semi-private and the owner needs to maintain it.

Ken Kilgore noted it looks like there is a PUE easement now and if the lot goes to the private owners is the PUE needed.

Jamie Baron said the PUE is just being moved with the property line.

Ken Kilgore wondered if there was going to be any kind of tax situation that would arise with this.

Jeremy Lapin replied that part of their process requires a title report that will note things like that so it will be clear title.

Ken Kilgore wondered about the owner next to them that was not part of the subdivision and if they would want to be part of it.

Jen Klingonsmith replied that they were not interested financially in it.

Troy Cunningham had no further comments that had not been covered.

David Funk wondered why the property line was not cut below the berm instead of up the slope.

Jamie Baron said there was an illegal parcel done earlier so they stayed with that line for consistency purposes.

Kimber Gabryszak said there were a number of issues. They didn't want to jog the line and maintain all the jogged lines and it needed to be so far away from the berm to allow mowers if it would have been below. This was the solution that was agreed on by the city and all the adjacent property owners.

Jeremy Lapin noted another problem with fence at the bottom of the berm is it becomes a collector for trash.

David Funk noted other areas where the property owners owned up to the trail so he didn't see that as a problem.

Brandon MacKay thought it looked like a great solution.

Sandra Steele asked who would be responsible for maintaining the area behind the lots that are not part of this.

Jamie Baron said it would be part of the open space requirement for the subdivision going in south of them. The city fence will jog at the end of this and abut their property.

Sandra Steele asked how this happened without title companies picking up on this.

Tiffany Barney said they purchased the property a year ago and that started this process when the title company found it.

Kirk Wilkins wondered about a small triangular piece and what would happen with this.

Jamie Baron said it is being deeded to the city and will be part of Shay Park.

Kimber Gabryszak commented that it's right next to the park so it will just be a smooth transition, it won't end up a tiny triangle.

Kirk Wilkins asked what made the first parcel illegal so we could learn from it.

Kimber Gabryszak said it is illegal because it was not quit claimed correctly and it was landlocked. Any time you create something without going through the process it's illegal.
Kirk Wilkins clarified that it is not part of their approval tonight to address the size of the fence.
Staff replied it was not.

Motion made by David Funk to approve the proposed plat amendment for Harvest Hills Plat F-A, located at Bay Leaf Drive and Ginger Place as outlined in Exhibit 3 with the Findings and Conditions in the Staff Report dated October 15, 2015. With the addition of condition 6 (A trail slope easement shall be indicated on the plat with the following note: Trail Slope Easement – No changes in grade permitted within the easement area. Each lot encumbered by a trail slope easement shall at its sole cost and expense, maintain and keep slope in a reasonable condition and state of repair.) And the addition that any fence placed along the rear of the property line will be a semi-private fence, and that no change in grade will be permitted unless approved by the City. Seconded by Ken Kilgore. Aye: Sandra Steele, David Funk, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Abstain: Hayden Williamson. Motion passed 6 - 0.

4. **Home Occupation for Two Little Hands Preschool & Daycare, located at 2894 S Fox Point Dr., Dana Powell Applicant.**

Sarah Carroll presented the application. She handed out some emails she received as public comment. The applicant is requesting approval of a preschool for children ages 2-5 in the basement of her home. In the future the applicant may switch from preschool services to daycare services and would like approval to do both. Staff recommends approval but if they were to switch to daycare that they quite the preschool and obtain the proper business licenses. She read public comments received by email by two neighbors that were opposed to the application.

Dana Powell said she would give to parents a flow of traffic and she would meet the children at the curb. There is a half hour between classes so there would not be an overlap of traffic. Currently she has sons living with her and they are moving so the cars in her drive will decrease. She has done a day care in her previous home and did enrichment with those children. She thinks it would be silly to drop the preschool because she would teach the kids in daycare for their enrichment. She would only have 8 kids at a time either way. Since her daughter is living there she had to go through the training as well as she would need to be counted as an assistant. And her children have to count in her count. Most of her neighbors have been supportive of the preschool.

Public Hearing Open by Chairman Kirk Wilkins
No comments.
Public Hearing Closed by Chairman Kirk Wilkins

Sandra Steele asked what the width of the streets was.
Sarah Carroll said they meet the public standard cross section.
Sandra Steele wondered if there was a problem with traffic, if there would be any recourse for those people.
Sarah Carroll said we don't have anything clearly in the code of how to meet that problem.
Sandra Steele asked when she applied for a business license if she applied for preschool and daycare licenses.
Dana Powell said she has applied; she is still in the process working to meet both the City and the State standards.
Sandra Steele asked if she would agree to not have a business license issued until she has the State licensing in place.
Dana Powell replied absolutely.
Sandra Steele commented on stopping preschool to do a daycare, if we are allowing the same number of children then she believes it would be ok.
Dana Powell noted that no cars would be parked; they are only dropping off the kids. She will meet the children. The only exception is if they are late and she has children inside she has to stay with them but she will make it clear where and how they can park for that.

Sandra Steele appreciates the neighbors' concerns but it's a city standard street and she believes the applicant has addressed those concerns.

Brandon MacKay commended her for doing things the right way and getting all the licenses. He noted that coming from an area with much tighter streets, he feels she will comply with all the conditions and that there shouldn't be a problem with the traffic. There is no data to quantify the objections.

David Funk asked about the fencing that can comply.

Dana Powell noted the fence is being worked on but is not complete just yet, it will be before they open.

David Funk feels everything has been complied with and has no objections.

Hayden Williamson clarified that we really don't have anything in the code about parking for this type of business. He encouraged her to go forward with this and be a good neighbor. He asked if she planned on expanding.

Dana Powell said while her daughter is living with her and her kids are required to be counted but they don't plan on expanding past 8 kids per class.

Hayden Williamson asked if where she has given us the number of class size if it was binding.

Sarah Carroll said the limit of how much of the home could be used was binding.

Sandra Steele mentioned condition 1. Included that it was approved as proposed so that should cover it.

Troy Cunningham thought where drop off and pick up was, where there were no other drives, it did not appear it would be a problem and had no objections.

Ken Kilgore had no issues with parking. But he had an issue with traffic flow with a lot of construction going on in the area. He noted where the entrance to the basement was and wondered if that was a problem.

Dana Powell noted they would be pouring a sidewalk and it was all on ground level. They need to wait to landscape until the fencing was in. She noted that several of the kids would be walking also.

Kirk Wilkins commented that his questions had been addressed.

Motion made by Hayden Williamson to approve the Home Occupation for the Two Little Hands Preschool and Daycare, located at 2894 South Fox Pointe Drive, with the findings and conditions listed in the staff report. Seconded by Sandra Steele. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

5. **Public Hearing: Preliminary & Final Plat for Saratoga Springs Commercial Development (Turf Farm). Located at approximately 200 W Crossroads Blvd. (across from IHC), WPI (Daniel Schmidt) applicant.**

Kara Knighton presented the plat. The proposed plan includes 3 lots ranging in size from .99 acres to 4.49 acres. Each lot will be required to provide a minimum of 20% landscaping at the time of site plan application.

Daniel Schmidt was present to answer questions.

Public Hearing Open by Chairman Kirk Wilkins
No Comments.
Public Hearing Closed by Chairman Kirk Wilkins

Ken Kilgore had no questions.

Troy Cunningham had no comments.

Hayden Williamson asked about infrastructure, particularly water and what kind of impact would that have to the surrounding community.

Jeremy Lapin said the location was in an easier to serve area so they had no pressure issues. There are no unforeseen issues at this time.

David Funk asked what would be done with the other pieces and what the access to them would be.

Kara Knighton said there were no plans for them yet and there would be a private road there for access.

Daniel Schmidt said that uses would be consistent with what is in the area. But they don't have any specific tenants for those yet. For the drive they would extend it further to the east as needed and it would function like a private road like you see between the pads in other developments or similar to the Smiths Marketplace in Lehi, with a private drive between the businesses in the front and the business in the back.

Brandon MacKay had no comment at this time.

Sandra Steele asked why there was a jog in the property line.

Daniel Schmidt replied it is to accommodate two pad uses in the front and some specific requirements of the next application for tractor supply. The land around is owned by their partnership and they are not concerned with the jog or future adjacent uses.

Kirk Wilkins wanted to clarify what would be going in to the area.

Kimber Gabryszak said they were simply pad ready sites that could be similar to some sort of fast food or dental retail type pad as yet to be determined.

Motion made by Sandra Steele to forward a positive recommendation to the City Council for the Saratoga Springs Commercial (Plat "A") Preliminary Plat as shown in Exhibit 3 with the Findings and Conditions in the Staff Report. Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

6. **Public Hearing: Site Plan for Tractor Supply, located approximately 200 W Crossroads Blvd. (across from IHC), WPI (Daniel Schmidt) applicant.**

Kara Knighton presented the site plan. The applicant is requesting approval of a Site Plan for a commercial building, along with outdoor display areas. She reviewed conditions.

Howard Hixs was present as applicant to answer any questions.

Public Hearing Open by Chairman Kirk Wilkins

No comments.

Public Hearing Closed by Chairman Kirk Wilkins

Sandra Steele commented that this has gone through a redesign from the last time it was seen and this is an improvement. She agrees with UDC that the mechanical equipment should be screened and any rooftop equipment as well. She commented that on the outdoor display area, when you add up all the square footage it is more than the building and that is a bit of a concern for her. She asked what they planned to store in the adjacent storage area.

Howard Hix said the outdoor would be things that need to be picked up by a truck that take up a lot or room like fence posts and gates and water tanks. They would drive inside to pick it up and be assisted with loading.

Sandra Steele asked if they would be storing fertilizer or feed outside.

Howard Hix replied that those types of things would be inside in climate controlled area and forage in forage sheds. He understands some of those would be nuisance items outside. They have never had any fire problems in the past.

Sandra Steele asked what was normally in the front display area.

Howard Hix said typically items like riding lawnmowers, go carts or motorized equipment for children, seasonal items, horse stall mats, wheelbarrows. Something similar to what they might see at a home depot type store.

Sandra Steele asked if they intended to berm in the north area.

Howard Hix did not know what the grading plan was for that.

Sandra Steele asked what was going in front because of the design guideline code that says it shall be under the buildings permanent roof structure and in pads as may be approved. She would not like them to go against the code for what is outside the fence. She thinks mechanical equipment needs to be screened with an opaque wall all roof top access was from the interior.

Howard Hix said it's a standard metal roof and they typically do not try to access those through penetration and they don't keep equipment on the roof. They design the buildings to keep the people off the roof. People on the roof trying to fix one problem tend to create other problems.

Sandra Steele wants to not have a fixed ladder onto the roof.

Howard Hix understands but wants to make sure it meets OSHA requirements.

Kimber Gabryszak noted by saying permanent, if there is a repair that needs to be made they can use a ladder truck or something temporary but nothing fixed to the building.

Sandra Steele noted that they have a code that no lights can be mounted higher than 16 feet and it looks like these decorative lights are above that and she likes the type of sign but it needs to come down lower to meet that code.

Howard Hix said they would like to stay consistent with what they have proposed that meets the brand of the company. With respect to the city codes he is looking for maybe an accommodation that those are strictly decorative lights that it is a type of brand they are trying to meet.

Sandra Steele noted they do need to meet the code. She asked if it's the mounting of the light that was in the code or the fixture

Kimber Gabryszak noted it was the mounting. The requirement for a berm is only along a public street. The only location they would require it would be along Commerce Drive. City Council may require it in other locations.

Sandra Steele noted the sign as proposed is 6 inches too tall. Also they require delineation of the outdoor display area in the front usually with colored lines or colored concrete. She asks that it would be nice if their street address was somewhere on the monument sign. They referred to required wheel stops; she asked if those are those required.

Jeremy Lapin said it is not in engineering standards.

Sandra Steele asked what it would have to be to not require the wheel stops. She would ask the applicant to not have the wheel stops it traps trash, impedes snow removal and they are a tripping hazard.

Ken Kilgore thought the wheel stops in the front of the building were to delineate the parking from the display area and keep the cars from going in the display area.

Howard Hix said indeed it was to keep traffic from coming in the display area.

Sandra Steele thinks there is landscaping there that would stop it.

Howard Hix agrees that he doesn't like the stops either.

Sandra Steele thinks it's possible that they could not need them.

Brandon MacKay did not have any concerns and was excited to see something like this come into the city.

David Funk clarified that on the plans there was plants in the front but on the side there wasn't so parking may be a concern on the side without stops. He asked if they had any projects in Utah.

Howard Hix said they had them in Tooele, Heber, and West Haven; maybe 15 throughout the state. The architectural standards will be different at them a little based on city architectural requirements.

David Funk had a concern about the fenced outdoor display area and whether it should be covered or not, he can see why it might need to be covered but questions the amount of parking that would then require which they wouldn't need.

Howard Hix noted they try to have a little more spaces than they need but not be wasteful.

Kimber Gabryszak commented that there is some background, two documents that are regulatory, the development code and the design standards. This is where there is some confusion. There is a display area in front. And display areas outside. And so this is going through the process as part of the site plan. There is the ability for the Council to determine that it is customary and does not need to be covered. The staff recommends that the area out front have the delineation with paint or something, and the same of the other outdoor display area. The area that is display in front of the open area has no roof and staff would support a removal of the area. It would not require more parking with the display area roof.

Hayden Williamson had a question with the front display area. Walmart, for example has an area not under roof.

Kimber Gabryszak noted those projects came in before this code. And the code was where the display areas were expanding and encroaching on parking etc. by requiring it under roofs/eaves it limits how far they can go.

Hayden Williamson can understand why they want those areas in front of the open area. He would be in favor to suggest to Council to let it stand as it is. It doesn't make sense to cover the whole outdoor area. He would go along with something covering the front area in front of the building and the delineation of the area. He is not concerned about parking here. He asked why we have the lighting restriction in place that it not be over 16 feet.

Kimber Gabryszak noted that it was part of ordinance that came from the study they had with Camp Williams and the dark sky principals and any higher than that it, it has much more bleed over.

Hayden Williamson asked if they were required to light the sign.

Howard said that they were just decorative for branding purposes.
Hayden Williamson said if they didn't light then he doesn't see why they couldn't be allowed.
Troy Cunningham was a little concerned about the parking not being enough. He is excited for then to come to the city and for choosing us over other cities.
Ken Kilgore wanted to ask why they did pick this city, what was it that brought them here
Howard Hix said it's an amalgamation of a lot of things. And there is a cross roads and they think it will continue to be a hub of retail commerce and there are the larger properties in the area. They also do pet supplies for non-hooved animals.
Ken Kilgore asked if the applicant had addressed the off street parking.
Kimber Gabryszak said the question was whether or not the additional sq. footage should apply and it seems it should not.
Ken Kilgore said the sign size was a concern.
Howard Hix said they can revisit that with the design team.
Ken Kilgore clarified that the roof coverage is in front of the building. He asked about a tractor that was to scale and how it would come into the area with the fence.
Howard Hix said the large tractor would not be in the parking lot it would only be in the back area.
Kirk Wilkins recapped that the staff concerns were covered.
Kimber Gabryszak said condition 6 would take care of the concern for the outdoor area if they chose shall or shall not.

Motion made by Hayden Williamson to forward a positive recommendation to the City Council for the Tractor Supply Company Site Plan as shown in Exhibits 3 and 4 with the Findings and Conditions in the Staff Report. That in condition 6 the outdoor display area shall not be covered and that item 6a be struck. And in addition All permanent roof top access be from the interior. Lighting above the main entrance sign be kept to the allowed 16' per section. 19.11.5. A three foot landscaped berm shall be provided along the parking adjacent to Commerce Drive. Delineate display areas. Rear mechanical equipment shall be screened. Seconded by David Funk.

Howard Hix asked about the outdoor display area that it be allowed out in front of the fenced area.
Hayden Williamson said that was his intent of the motion.
David Funk asked on the display, did they want it to be marked or different in front of the west side.
Hayden Williamson replied it should cover all display areas.
Kirk Wilkins made sure the sign requirement was met. (condition 5 met that.)

Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

A short break was taken at this time.

8. Work Session: Discussion of Code and Vision.
Kimber Gabryszak updated them on the large lot landscaping. At an upcoming work session the assistant City Manager will be speaking with them on the impacts and purchase of service. They have been discussing the same things for accessory dwelling units. For the mixed waterfront zone staff is going to visit some facilities to give them information to be applied to out items and to look at waterfront areas.

9. Approval of Minutes:
1. October 8, 2015

Motion made by Sandra Steele to approve the minutes of October 8, 2015. Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

10. Reports of Action. – No Reports

11. Commission Comments.

Sandra Steele went to a debate with City Council candidates and business friendly was a common theme. But many of those are complainers that do not read and follow our code. If a project meets our code we are duty bound to approve it. If applicants would follow it would save time and cost. We need to understand that business friendly takes on many faces. By going too far the other way it can impact businesses on the other side. We need to provide a predictable outcome. It should be developer's obligation to go through the city's standards. She would hate to see us lower our standards.

Ken Kilgore mentioned that he ran the So. Jordan 5k recently and it was his first time in the area along the water front. He thought it was beautiful, there are water pools with benches and it's landscaped, not a lot of commercial but as far as how it looked it was terrific.

Brandon Mackay would have a slight rebuttal against Sandra Steele's comments; businesses try to meet the bare minimum requirement. The developers only want to do the bare minimum because it is not revenue generating. As a developer you need to use city staff to help you know what is required.

Kirk Wilkins commented that there is a lot of comments from residents about the traffic on Redwood Road. Who has the decision in UDOT (to move the project along) and how can the City help influence them.

Kimber Gabryszak replied that yes the traffic is very bad, they have been communicating with UDOT and there are several more intersections that qualify for lights and depending on their budgeting and timeframe it could be sooner or later. The widening down to Stillwater will help alleviate the choke point there. The city feels that is only a temporary and small mitigation and it's not on the docket until 2018. They are looking at different avenues to move that up, it is dependent on their funds. Long term they are looking to corridor preservations, other sources of funding. Nothing can move quickly until they have all the right of way and money.

Hayden Williamson said he talked with other people about this and Foothill came up, he clarified that it is a city road and so we have the control over it.

Kimber Gabryszak said it is a city road but they can get some funding from other sources for it. Because of the cost of Foothill they will likely have to go to some of the other funding sources. Land acquisition is also holding it up.

Kirk Wilkins sees that people go east on Centennial Blvd. and then back onto Redwood Road at Saratoga Road. That is the congestion point.

Kimber Gabryszak said they are private roads and it's up to the HOA's to enforce traffic control.

Kirk Wilkins asked what the best place is for people to make their voice heard with UDOT.

Kimber Gabryszak said she would look into that and get the information out.

12. Director's Report:

- Council Actions
  - The last meeting was moved to next week (Oct. 27).
- Applications and Approval
- Upcoming Agendas
  - Reminder that there is only one meeting in November. It will be a large meeting.
- Other

13. Motion to enter into closed session – No closed session.

Meeting adjourned by Chairman Kirk Wilkins 9:10 p.m.

12 Nov 2015
Date of Approval

Nicolette Fike, Deputy City Recorder

City of Saratoga Springs Corporate Seal 1899 State of Utah

Planning Commission Chair
Kirk Wilkins

ORDINANCE NO. 16-3 (1-5-16)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE CITY OF SARATOGA SPRINGS' OFFICIAL ZONING MAP AND LAND USE MAP OF THE GENERAL PLAN FOR CERTAIN REAL PROPERTY TOTALING 45.078855 ACRES LOCATED AT APPROXIMATELY 900 NORTH REDWOOD ROAD, EAST OF REDWOOD AND NORTH OF DALMORE MEADOWS; INSTRUCTING THE CITY STAFF TO AMEND THE CITY ZONING MAP AND LAND USE MAP OF THE GENERAL PLAN; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Utah Code Chapter 10-9a allows municipalities to amend the General Plan and the number, shape, boundaries, or area of any zoning district after proper notice and public hearings; and

WHEREAS, before the City Council approves any such amendments, the amendments must first be reviewed by the planning commission for its recommendation; and

WHEREAS, on September 10, 2015, the Planning Commission held a public hearing after proper notice and publication to consider proposed amendments to the City's Land Use Map contained in the General Plan as well as the City-wide zoning map and forwarded a positive recommendation with conditions; and

WHEREAS, on September 15, 2015, the City Council held a public hearing after proper notice and publication to consider the proposed amendments; and

WHEREAS, the City Council voted to approve the application during a regular public meeting on December 1, 2015; and

WHEREAS, after due consideration, and after proper publication and notice, and after conducting the requisite public hearing, the City Council has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the Land Use Map of the General Plan and City-wide zoning map be made.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The property described in Exhibit A is hereby changed from Low Density Residential and R-3 to Mixed Waterfront in the City's Zoning Map and Land Use Map of the General Plan. City Staff is hereby instructed to amend the official City Zoning Map and Land Use Map of the General Plan accordingly.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 5th day of January, 2016.

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
Kayla Moss, City Recorder Date

	VOTE
Shellie Baertsch	_____
Michael McOmber	_____
Bud Poduska	_____
Chris Porter	_____
Stephen Willden	_____

Comment [KT1]: It's okay for Chris to vote. He's not approving the rezone, just the ordinance formalizing it.

EXHIBIT A

CITY OF SARATOGA SPRINGS

City Council
Staff Report

General Plan Amendment and Rezone
Chui Property
December 10, 2015
Public Hearing

Report Date:	Tuesday, November 24, 2015
Applicant:	n/a, City Initiated
Owner (if different):	Patricia and Richard Chiu
Location:	Redwood Road and Jordan River, north of Dalmore Meadows
Major Street Access:	Redwood
Parcel Number(s) and size:	58:032:0142, 45.078855 acres
General Plan Designation:	Low Density Residential
Zone:	Agriculture (A)
Adjacent Zoning:	A, R-3
Current Use:	Vacant
Adjacent Uses:	Residential, Vacant
Previous Meetings:	PC PH 9/10/2015 and 11/12/2015
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Kimber Gabryszak, Planning Director

A. Executive Summary:

This City initiated General Plan amendment is to change the designation of a ~45 acre parcel from Low Density Residential to Mixed Waterfront. The City proposes to rezone the property from Agriculture to Mixed Waterfront concurrently with the General Plan amendment.

Staff Recommendation:

Staff recommends that the City Council conduct a public hearing and take public comment on the Rezone and GP Amendment, and consider making a decision on the Rezone and GP Amendment. Options for the Rezone and GP amendment include approval, denial, or continuance, and are outlined in Section H of this report.

B. BACKGROUND: The purposed of the original Mixed Lakeshore zone was to enable development that takes advantage of the recreational and scenic qualities of Utah Lake. The City recently amended the zone to permit its application along the Jordan River as well as Utah Lake, as both Utah Lake and Jordan River offer similar amenities. The amended zone will be called "Mixed Waterfront", and all properties in the City currently designated Mixed Lakeshore on the Future Land Use Map have been renamed. Additionally, the City has proposed amending the designation for a property on the Jordan River to Mixed Waterfront, and rezoning the property at the same time.

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

Earlier this year City entered into an agreement with the property owner to acquire a utility easement through the property. The property was previously shown as Mixed Use on the General Plan Future Land Use Map, but was then modified to be shown as Low Density Residential; as part of the easement agreement, the property owner requested restoration of the Mixed Use designation. To better protect adjacent residents, and to provide for more residential uses, the City proposed the Mixed Waterfront as an alternative. The Mixed Waterfront zone permits a lower percentage of commercial and a higher percentage of residential development, and is therefore more compatible with the adjacent neighborhoods than the Mixed Use zone. The property owner accepted this alternative, and requested that the property not only receive the General Plan Land Use Designation, but also be zoned to Mixed Waterfront.

The Planning Commission held a public hearing on September 10, 2015 on the proposed rezone, and at that time voted to table the rezone until amendments to the Mixed Waterfront zone were completed. Public input was received at that meeting, and minutes are attached.

Since that time, the Council has approved the renaming of the zone from Mixed Lakeshore to Mixed Waterfront, and finalized several minor changes. More substantial changes to the density were not approved, and the maximum allowable density remains at 6 units per acre. Staff is conducting further research on waterfront best practices, and future amendments to overhaul the MW zone may return to the Planning Commission and City Council in the future.

Following the City Council's approval of the Mixed Waterfront amendments, the Planning Commission held another public hearing on November 12, 2015, and voted to forward a positive recommendation on the rezone to the City Council. As part of their motion, they encouraged the City Council to consider rezoning a portion of the NW corner of the property (the NE and SE corners of the intersection of Market Street and Redwood) to Neighborhood Commercial, either in lieu of Mixed Waterfront, or as part of a future rezone. Draft minutes of their meeting are attached.

C. **SPECIFIC REQUEST:** 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.

Information on the allowed and conditional uses in the Mixed Waterfront zone, as well as the currently proposed standards under review by the City Council, are included as Exhibits 2 and 3.

D. **PROCESS**

General Plan Amendment and Rezone
Section 19.17.03 of the City Code outlines the requirements for a rezone and General Plan amendment requiring all rezoning application to be reviewed by the City Council after receiving a formal recommendation from the Planning Commission. The Planning Commission forwarded a positive recommendation on November 12, 2015.

Development Plan
Section 19.17.02 of the Code also 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."*

There is no petition for this change, so no concept plan or Master Development Agreement is required.

E. COMMUNITY REVIEW:

The rezone and GP portions of this application have been noticed as a public hearing in the *Daily Herald*, and mailed notice sent to all property owners within 300 feet at least 10 days prior to this meeting. As of the date of this report, public input was provided at the Planning Commission hearings.

The property owner was also provided with a letter outlining the proposed change, including permitted and conditional uses in both the current and proposed zones, and other related development standards.

F. GENERAL PLAN:

The site is currently designated as Low Density Residential on the adopted Future Land Use Map. The City proposes an amendment to Mixed Waterfront, to further the General Plan's goal of taking advantage of the scenic and recreational qualities of Utah Lake and the Jordan River. The property is located along the Jordan River, and its proximity between Redwood Road, Pioneer Crossing, and SR 73 makes the location appropriate for a mixed medium-density residential development including limited commercial uses.

G. CODE CRITERIA:

Rezones and General Plan amendments are legislative decisions; therefore the Council has significant discretion when making a decision on such requests.

The Code criteria below are provided as guidelines, however are not binding requirements.

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

Section 19.17.04 outlines the requirements for both a rezone and a General Plan amendment, and states:

> 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.*** *The application is consistent with the goals of the General Plan as outlined in Section F of the staff 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 proposal enables development to enable more residents to benefit from proximity to the Jordan River.*
>
> 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.*** *This will be the first rezone in the City to a Mixed Waterfront type zone, which will enable the goals of that Land Use Designation to be more fully realized.*
>
> 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.*** *Enabling development in the Mixed Waterfront zone will benefit the public by*

providing development that provides more access and utilization of the Jordan River.

H. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public hearing on the General Plan Amendment and Rezone, take public comment, discuss the proposal, and then choose from the options outlined below:

Option 1, Approval as proposed

(Staff supports this option)

"I move to **approve** 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 below:"

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in Section F of this report, which section is hereby incorporated by reference.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference.

Option 2, Approval with Council Directed CHanges

(Staff supports this option)

"I move to **approve** the General Plan Amendment and Rezone of the ~45.08 acre parcel 58:032:0142, from Low Density Residential and Agriculture to [DESIGNATION(s)] and [ZONE(s)], as identified in Exhibit 1, with the Findings and Conditions below:"

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in Section F of this report, which section is hereby incorporated by reference.
2. The General Plan Amendment and Rezone to [DESIGNATION(s)] and [ZONE(s) will better benefit the community than the proposed rezone, as articulated by the City Council: _____, and/or
3. The rezone to [ZONE(s)] is consistent with Section 19.17.04 of the Code, as articulated by the Council:
    a. _____
    b. _____
    c. _____
    d. _____

Conditions

1. Staff shall create a legal description defining the areas for the [DESIGNATION(s)] and [ZONE(s)] as directed by the Council, prior to finalization of the General Plan Amendment and Rezone.

Option 3, Continuance

"I move to **continue** the rezone and General Plan amendment to another meeting on [date], with direction to Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____
3. _____

Option 4, Denial

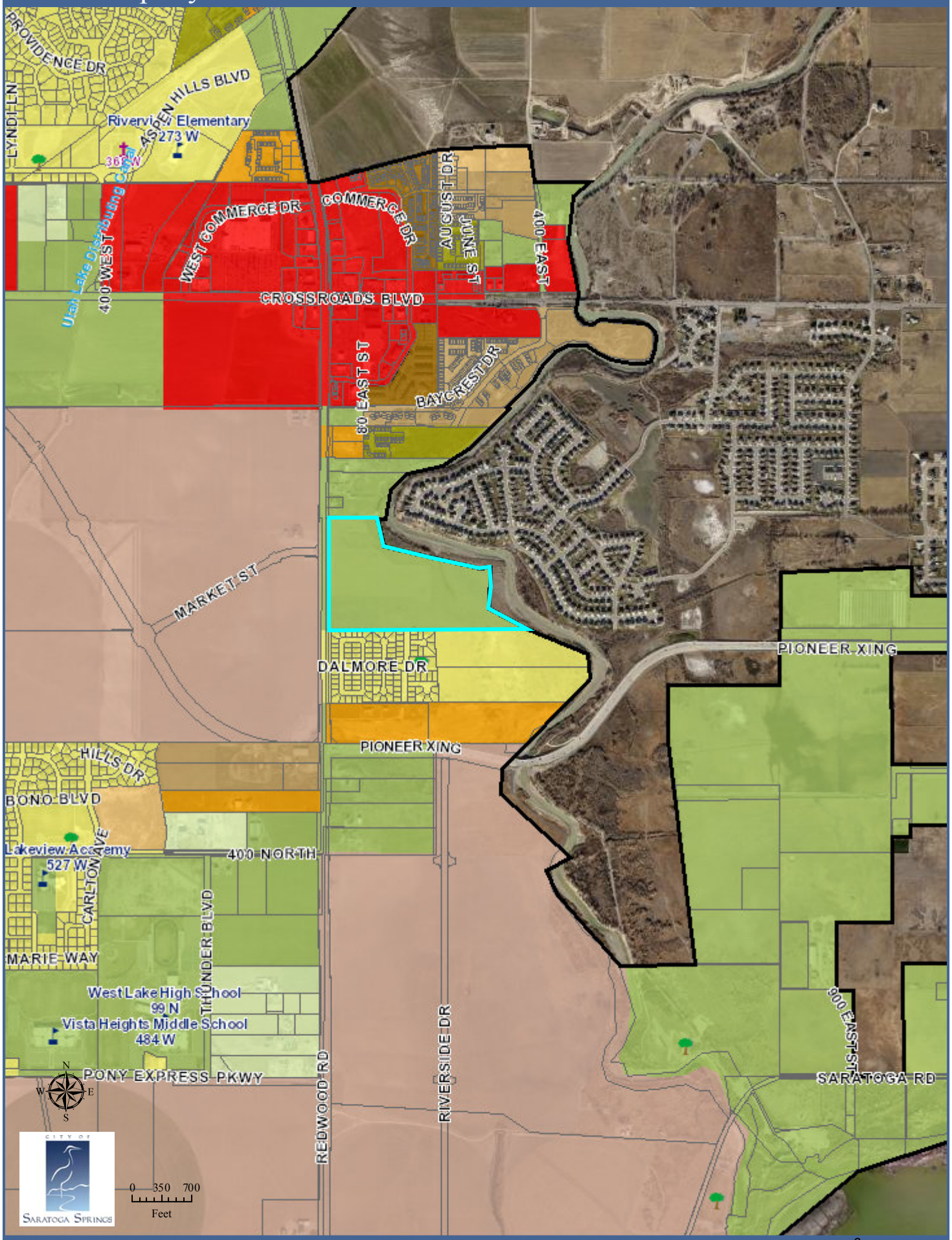
"I move to **deny** the General Plan Amendment and Rezone of the ~45.08 acre parcel 58:032:0142, from Low Density Residential and Agriculture to Mixed Waterfront, as identified in Exhibit 1, with the Findings below:

1. The General Plan amendment will result in a decrease in public health, safety, and welfare as articulated by the Council: _____, and/or
2. The rezone is not consistent with Section 19.17.04 of the Code, subsection _____, as articulated by the Council: _____.

I. Exhibits:

1. Property to be Rezoned – Location Map & Current Zone (page 6)
2. Current Zone & Residential Uses (pages 7-9)
3. Proposed Uses - Mixed Waterfront Zone (pages 10-13)
4. Mixed Waterfront Zone, current General Plan & Zone (pages 14-17)
5. 9/10/2015 Planning Commission Minutes (pages 18-20)
6. 11/12/2015 Draft Planning Commission Minutes (pages 21-24)

Chiu Property Location & Zone - Rezone MW



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	C	C	C	C	C	C	C	C	C	C	C
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	C	C	C	C	C	C	C	C	C	C	C
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	C	C	C	C	C	C	C	C	C	C	C
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
Child Care Center	C	C	C			C[A]	C[A]		
Churches	C	C				C		C	
Commercial & industrial laundries				C	P				
Commercial Recreation		C	C	C	C	P			
Commuter/Light Rail Station			P	P	P		C	C	
Contract construction services establishments				C	P				
Contract Services Office				P	P				
Convenience Store		C	P	C			C[E]		
Convenience Store/Fast Food Combination			C**				C[E]		
Copy Center	C	P	P	C			C[A]		
Crematory/Embalming Facility				C	C				
Dry Cleaners	C	P	P				C[E/A]		
Dwelling, Above commercial		P	C			P			
Dwelling, Multi-Family		P				P			
Dwelling, Single-Family		P				P			
Dwelling, Three-Family		P				P			
Dwelling, Two-Family		P				P			
Educational Center	C	C	C	C			C	P	
Electronic Media Rental & Sales		C	P						
Electronic Sales & Repair		C	P				C[A]		
Equipment Sales & Services			C		P				
Financial Institution		P	P				P[A]		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P		P	P[A]		
Fitness Center(5,001 sq. ft. or larger)	C	C	C	C			C[A]		
Floral Sales	P	P	P			P	P[A]		
Fueling Station									P
Fueling Station, Cardlock Facility									P
Funeral Home	C	C	C						
Grocery Store		C	P			P			
Hair Salon	P	P	P			P			
	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	
Office, Professional	C	P	P	P	C	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	
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									
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.

*As an ancillary component of the identified Permitted and Conditional Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require Conditional Use approval.

Exhibit 4
Current Mixed
Waterfront Language

GENERAL PLAN

h. **Mixed Waterfront.** The Mixed Waterfront designation guides development patterns at key locations along the Utah Lake shoreline and Jordan River. This designation accommodates 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 riverfront locations provide. Appropriate mixtures of land-uses would include retail, residential, and/or resort properties. Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses would be considered appropriate for this land use designation. A mix of 80% residential and 20% commercial use in the Mixed Waterfront designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential and commercial components.

Given the broad range of land-uses that will be included in this area, a sense of consistency, place and arrival will be established with the integration of stylized architecture and proper site design. Developments in the Mixed Waterfront area will be required to maintain and enhance public access to the lakeshore and riverfront and associated facilities (trails, beaches, boardwalks).

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 3 equivalent residential units (ERU's).

CODE

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.

e. Home Occupations may require a minimum lot size greater than 5,000 square feet based on the requirements of Chapter 19.08. Each Home Occupation will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.

f. Schools, churches or other uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. The City Council shall use the following criteria in determining whether the minimum lot size shall be greater than one acre:
    1. the maximum number individuals using the building at one time;
    2. the number of required off-street parking required in this Title;
    3. traffic and transportation concerns;
    4. compatibility with adjacent uses;
    5. adverse impacts on adjacent uses; and
    6. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc.

g. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.

5. **Setbacks and Yard Requirements.**
    a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
    b. All primary buildings in this zone are required to maintain minimum setbacks as follows:
        i. Front: Twenty-five feet.
            1. For single family structures or multi-family structures, the front plane of the home may encroach by up to ten feet into the required setback, if the garage is set back an increased distance from the required setback in an equal amount to the front plane's encroachment. For example, if the setback for the front plane is 20 feet, the setback for the garage must be 30 feet. Likewise, if the setback for the front plane is 22 feet, the setback of the garage must be at least 28 feet.
            2. An unenclosed front entry or porch may encroach up to five feet into the twenty-five-foot front setback. This encroachment may be combined with a reduced setback for the front plane (accompanied by an increased setback to the garage) but in no case shall the front plane and porch combined be set back less than 20 feet.
        ii. Sides:
            1. single family structures: 5/10 feet (minimum/combined);
            2. multi-family and non-residential structures: 5 feet to property line or 10 feet between structures, whichever is greater.
        iii. Rear: 15 feet
    c. Corner Lots:
        i. There shall be a minimum setback on corner lots as follows:
            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 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 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.)

12. **Open Space and Landscaping Requirement.** There shall be a minimum requirement of 25% of the total residential project area to be installed as open space for either public or common space not reserved in individual lots, and a minimum requirement of 25% of the total commercial project area to be installed as landscaping. Open space shall meet the definition in Section 19.02.02. If the open space is common space, the developer shall record a public access easement at plat recordation. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (13) below.

13. **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 open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.

14. **Timing of Open Space and Landscaping Installation.** All open space and 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 improvements in accordance with Section 19.06.05. . It shall be the responsibility of the property owner to maintain all approved open space and landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping and Fencing.

15. **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)

19.26.04. Uses Permitted within a Planned Community District.

1. **Permitted and Conditional Uses.** Since the character and land use designations of each Community Plan may vary widely, a specific list of uses that are permitted by-right or conditionally permitted is not dictated in this zone. Instead, the detailed list of uses that are permitted by right or conditionally permitted shall be established in each Village Plan. Generally, however, the establishment of uses that are permitted by right, or conditionally permitted within a particular Village Plan, shall be guided but not limited to the following Sections of the Land Development Code:
    a. Agricultural: Subsections 19.04.08 (2) and (3).
    b. Residential: Subsections 19.04.09 (2) and (3).
    c. Neighborhood Commercial: Subsections 19.04.20 (2) and (3).
    d. Mixed Use: Subsections 19.04.21 (2) and (3).
    e. Regional Commercial: Subsections 19.04.22 (2) and (3).
    f. Office Warehouse: Subsections 19.04.23 (2) and (3).
    g. Industrial: Subsections 19.04.24 (2) and (3).

h. Mixed Waterfront: Subsections 19.04.25 (2) and (3).
i. Business Park: Subsections 19.04.26 (2) and (3).

Wade Williams noted it was an alternate process that they have used in other communities that has worked well and they are asking that it be looked at. They have found with these types of projects it's important when a tenant has a certain opening date or time frame they want to make sure they fit that opening date. They feel they have the process and control documents to meet those deadlines.

Kimber Gabryszak noted that because this is a community plan they do not need a code amendment if the Commissioners and Council were accepting of it.

Jeff Cochran asked that they be mindful of future widening of Redwood Road. As they have future phases develop, what would they do to protect the existing landscaping and pavement as they construct.

Wade Williams said they are looking at that closely, they would like to have construction stage areas. There will be some that will need to be replaced.

6. **Public Hearing: General Plan Land Use Map Designation and Rezone from Low Density Residential and R-3 to Mixed Waterfront. Parcel 58:032:0142, north of Dalmore Meadows on Redwood Road.**

Kimber Gabryszak presented the proposal. 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.

Public Hearing Open by Chairman Jeff Cochran

Ryan Mitchell had a concern that the density will be high and affect the value of the properties already there. Commercial properties would make it a little subdivision with commercial on all sides. There are several residents that are concerned about their land values.

Darcey Williams agrees with some things Mr. Mitchell said. She thinks they need better clarification on what the property currently is. She was under the assumption that it was only a smaller portion that was commercial; they would like to know exactly where it was at. She too is concerned about the neighborhood becoming an island.

Public Hearing Closed by Chairman Jeff Cochran

Kimber Gabryszak addressed some public comments. She said the property was previously designated as Mixed Use on the General Plan Future Land Use Map and is currently zoned agriculture. The General Plan designation makes it easier for an owner to apply for a rezone. With the last update to the General plan map it was changed to a designation of low density residential. With the Mixed Lakeshore the zone would apply to the whole property and the goal is to have 80% residential and 20% commercial. There are proposals to help protect existing neighborhoods. If they want to do higher density it cannot be next to existing neighborhoods, it has to be compatible with the existing neighborhood and transition away from current residential. The purpose of the zone is to create the critical density to help businesses along the lake be viable. The actual language is up for discussion at City Council next week. She explained that the Mixed Lakeshore zone is a more residential oriented zone, the commercial use is limited, no big box, auto repair, or drive thru for example. Mixed Use also has a residential component but is more heavily commercial it is about 1/3 residential, 1/3 business/office, and 1/3 commercial retail.

Sandra Steele asked what the language was the required the commercial to go closer to the waterfront.

Kimber Gabryszak clarified by reading the current proposed amendment. No percentages are called out but having the majority by the waterfront is, if the Council approves the proposed language. Some commercial could be by the main road but most by the waterfront.

Sandra Steele said her thinking is that they will want to put a signal at the intersection of Market Street and Redwood Road. It may be an advantage to make the corners of that intersection Commercial and that reserves a greater amount of commercial to be closer to the waterfront. There will be an intersection of Market Street and Riverside Drive and that may be key to getting the commercial off the ground. She asked has Mr. Chui started his de-annexation from Lehi.

Kevin Thurman is not sure if that agreement has been signed by all the parties yet. We really don't know what the code will allow until it is adopted, so they could continue it. Once it's signed they have 120 days to rezone the property.

Kimber Gabryszak noted that because it is a legislative decision it is still up to Planning Commission recommendation and up to City Council whether they approve it.

Sandra Steele referred to a document from Jeremy Lapin in July. She asked if the City's Capital Facilities plan has changed.

Kimber Gabryszak it has not been done yet. This was the first step and the City Engineer is working on that.

Sandra Steele read from the Packet of July 21st, a proposed agreement. She feels they have a little time to look at all the possibilities before they rezone this. She thinks it would be a win/win to do the rezone.

Kevin Thurman would encourage them to look at the actual agreement, not the staff report. There is no language of exchange. We are working towards that agreement; there is plenty in there that protects the City.

David Funk commented that in consideration of the neighboring residents he doesn't feel that he could agree to change the zoning if the zone doesn't exist yet.

Hayden Williamson commented that this will drive the majority of the commercial to the north end of the property, so what is the north property zoned? This would probably put in a domino type of situation. He received clarification that this is the zone that the applicant is expecting to come in on.

Kimber Gabryszak noted that the front of this property was called out in the Future Land Use as Neighborhood Commercial. Riverside Drive will eventually be a collector.

Hayden Williamson believes the Mixed Waterfront will get the neighboring residents more of what they are looking for with residential around them.

Kirk Wilkins would like to treat this how they have done other properties in the past. They have not changed the zoning until they had the proposals for construction, so they could see what was going to be in the area. He would feel uncomfortable changing the zoning until we have a code in place. He feels the language in the amendment is similar to agenda 21 and we are working at removing that language from our code. He asked who was driving this petition.

Kimber Gabryszak said there were a number of parts in it. It coincided with the change to Mixed Waterfront. When this came up they had already been talking about changing some designations to Mixed Lakeshore. The timing just lined up, the property owner was requesting something more like a Mixed Use zone but they didn't want to sandwich the current development. The property owner was amenable to this Mixed Waterfront zone and so the Staff moved forward with the change to the designation. The agreement doesn't bind the City or the Property Owner. The City wants to see some successful development of this type in the City to take advantage of the natural amenities.

Kirk Wilkins would like to see it locked down before they change the zoning.

Kevin Thurman said the property owner is not ready to move forward with any development plans at this time.

Ken Kilgore asked if there any setbacks from the river edge.

Kimber Gabryszak said there is not a specific setback but there is a meander study that identifies potentially hazardous areas and it would have to comply with wetlands and stabilization of the hill.

Ken Kilgore thinks in this situation, the property owner wants this rezone and probably can't make plans until it is changed and it will help preserve the waterfront in the city and will bring value to the homeowners in the area. He noted that the idea of the higher density is that these types of shops need the density to survive. Everywhere he has seen with this type of vibrant waterfront community, the home values have gone up. His concern right now is that in front of Dalmore Meadows the merging lane to Redwood Road from Pioneer Crossing is getting dangerous and the traffic in the area would need to be restudied.

Sandra Steele was concerned that if they don't make the area Mixed Waterfront, he will make it Mixed Use.

Jeff Cochran appreciates the Residents comments. He feels this Mixed Waterfront is a good balance to allow residential and still meet the needs and wants of the City to preserve the waterfront for commercial. He likes what has been presented but doesn't feel comfortable moving forward before the zone exists yet.

Ken Kilgore is in favor of recommending this.

Kirk Wilkins is not sure which recommendation to make, perhaps to deny.

Hayden Williamson would be alright with continuing or forwarding a negative recommendation. And once Council has approved the Mixed Waterfront they could then make a decision.

David Funk feels the same; he is not opposed to this, just the approving something that doesn't exist yet.

Sandra Steele would be in favor of continuing this. She is concerned with how the wording will be, and the amount of commercial and how it would be placed. She thinks the owner is expecting a higher use and we shouldn't recommend a denial or approval, she would feel more comfortable with continuing.

Kevin Thurman would advise to continue this as the owner is required to be given a list of permitted uses in the Zone. And the zoning regulations haven't been created yet and we just don't have enough information on it yet.

Motion made by Hayden Williamson to continue the decision on the General Plan Land Use Map Designation and Rezone from Low Density Residential and R-3 to Mixed Waterfront. Parcel 58:032:0142, north of Dalmore Meadows on Redwood Road to a future date. Second by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Motion passed 6 - 0.

7. **Work Session: Code Amendments, View Protections, and Landscaping Enforcement.**

Kimber Gabryszak led a discussion of potential Code amendments. As Code Enforcement has been going out this summer they have been looking at ways to clarify the code, and organize it better.

- 19.05 – Sales Trailers
  - Merge and edit sales trailer sections.
  - Once a model home is built they can no longer have a trailer.

David Funk got clarification that once the model home is built they have 30 days to remove a trailer.
Ken Kilgore asked about trash removal and lighting restrictions for sales trailers.
Kimber Gabryszak noted they have the general standards for code enforcement. Every development is subject to the dark sky ordinance.
Ken Kilgore asked about minimum security requirements.
Kimber Gabryszak said it was left up to the developer; there is nothing specific to that. She can look into it further.
Hayden Williamson would be concerned that when we start getting into that we can get into liability issues.
Kevin Thurman commented that if we have a standard established for the developer pertaining to safety and they disregard it, it could potentially lead to an argument with the city if we aren't enforcing that code.
Jeff Cochran would be concerned with us adding language that may hold the city liable for safety issues.
Sandra Steele thought if the city was requiring something that caused a problem then the city could be somewhat liable.

- 19.06 – landscaping and Sight Triangles.
  - Reorganize chapter for clarity in application and code enforcement.
  - Tree base clearance, a minimum of three feet, instead of the canopy of the tree except in parking islands. Remove requirement for mulch beneath trees and shrubs. This is for commercial and multifamily.
  - Artificial turf not permitted in commercial section.
  - Relocated parking lot standards.
  - Amounts of landscaping referencing definition under parking lots.
  - Specify lots 1/3 acre or smaller must be all landscaped with time line, larger than 1/3 acre they have to landscape 1/3 acre.
  - Clarifies what can be removed.
  - 25% of landscaping in front and street side yards must be non-rock/hardscape. Artificial turf not allowed in same area.
  - Clarify sight triangles.

Kirk Wilkins suggested changing "but" to "and" in 19.06.08.1.c.ii
Ken Kilgore asked about tree preservation and invasive species.
Kimber Gabryszak said there is a list from the State that they go by.
Ken Kilgore asked about maintenance once trees were mature.
Kimber Gabryszak said there is a place where it talks about maintaining it in a healthy and clean state.

Exhibit 6
Draft PC Minutes
11/12/2015

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

Draft Minutes for
Planning Commission Item 9.

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 Jones, Ian Tovens, Cathy Collard, Kristen Hood, Wayne Beuchert, Russell Jones, Krisel Travis
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
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Brandon MacKay was excused
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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

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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 be 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.

Kimber Gabryszak thinks the language was Neighborhood Commercial or Waterfront.

Sandra Steele 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.

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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. They would rather see us do it right. 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.

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 thinks he has heard 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 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.

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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.

Draft Copy /s/ Nicolette Fike, Deputy City Recorder

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City Council
Staff Report

Preliminary Plat, Site Plan, CUP
Saratoga Springs 4 Church
January 5, 2015

Report Date:	December 28, 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:	None
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 City Council review and discuss the Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit, and choose from the options in Section "H" of this report. Options include approval with conditions, denial, or continuing the application.

B. Background:

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

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.

The Planning Commission held a public hearing on December 10, 2015 and forwarded a positive recommendation of this application.

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 and Planning Commission 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 City Council discuss the application, and choose from the following options.

Staff Recommended Option – Approval with Conditions

"I move to **approve** the Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit as outlined in exhibits 4,5, &6 with the Findings and Conditions in the Staff Report dated December 29, 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 City Council: _____.

Alternative 1 - Continuance

The City Council 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 – Denial

The City Council may also choose to deny the application. "I move to **deny** the Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit 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 City Council: _____, and/or,
2. The Saratoga Springs 4 Church Preliminary Plat, Site Plan, and Conditional Use Permit are not consistent with Section [SECTION] of the Code, as articulated by the City Council: _____.

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)
6. Draft PC Minutes for 12/10/2015 (page 50 – 52)

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.

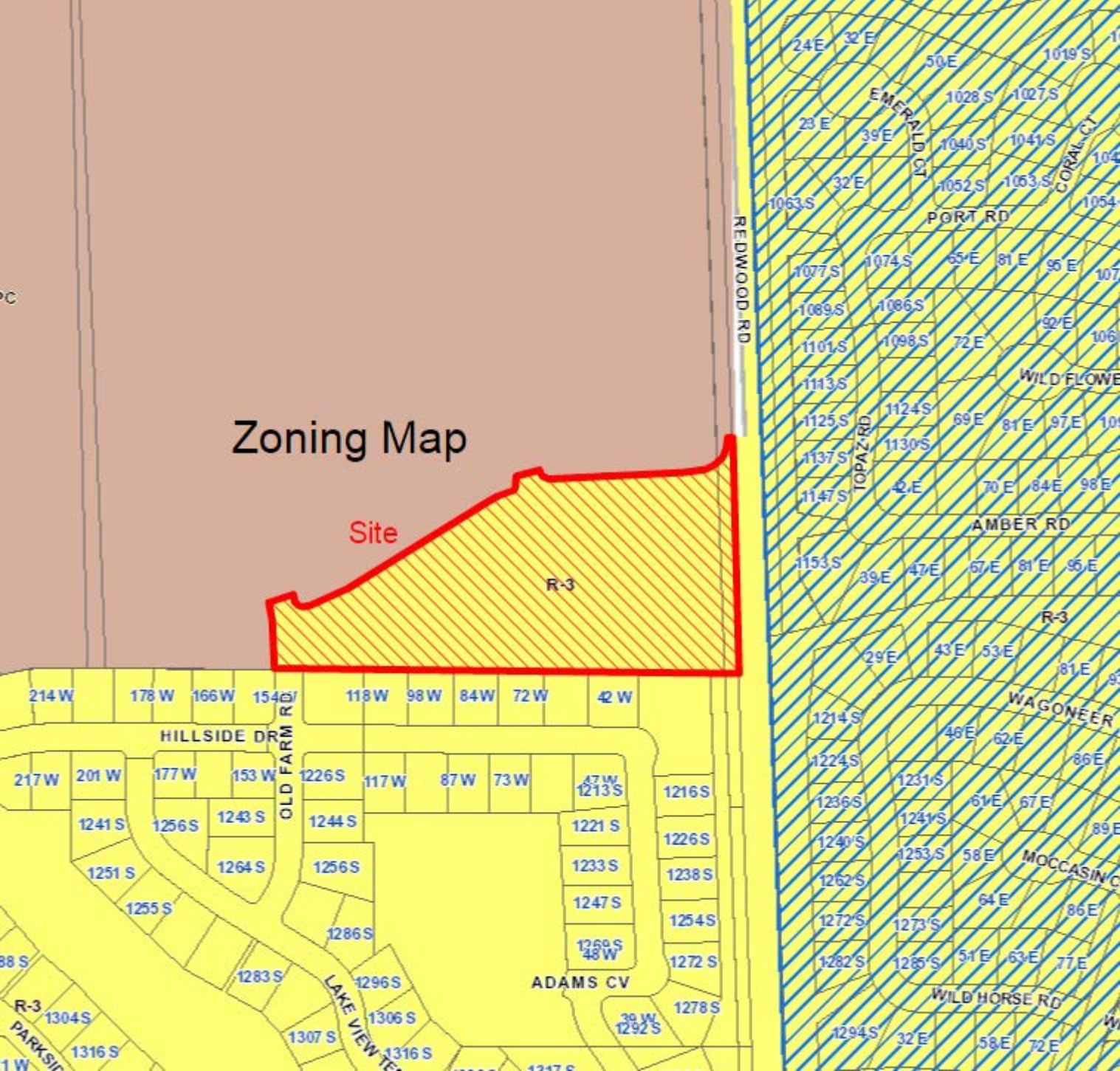
K. An easement for the existing storm drain that runs through the project shall be dedicated to the City prior to construction commencing on the project.

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.

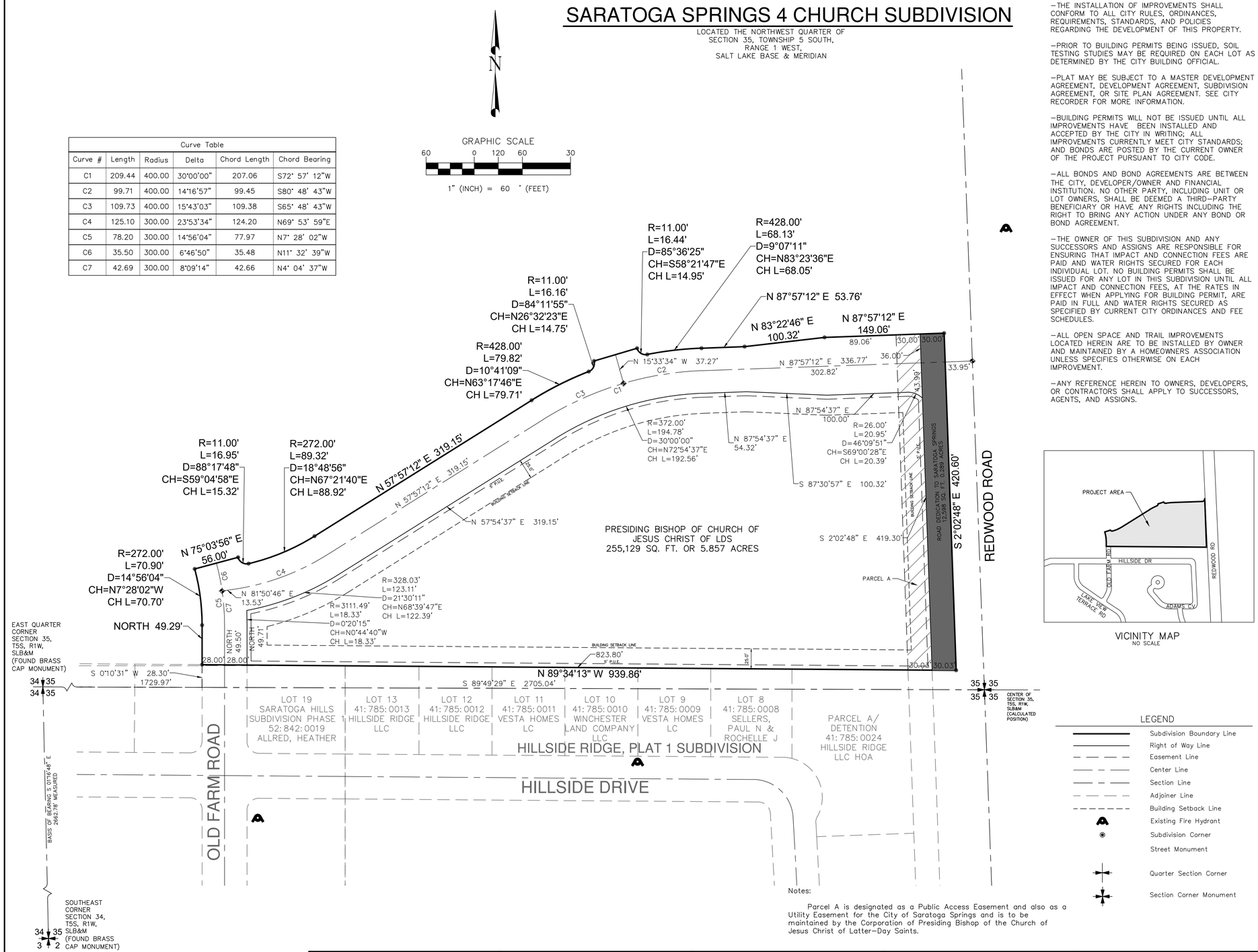
Zoning Map


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 SURVEYING, LLC

5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 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

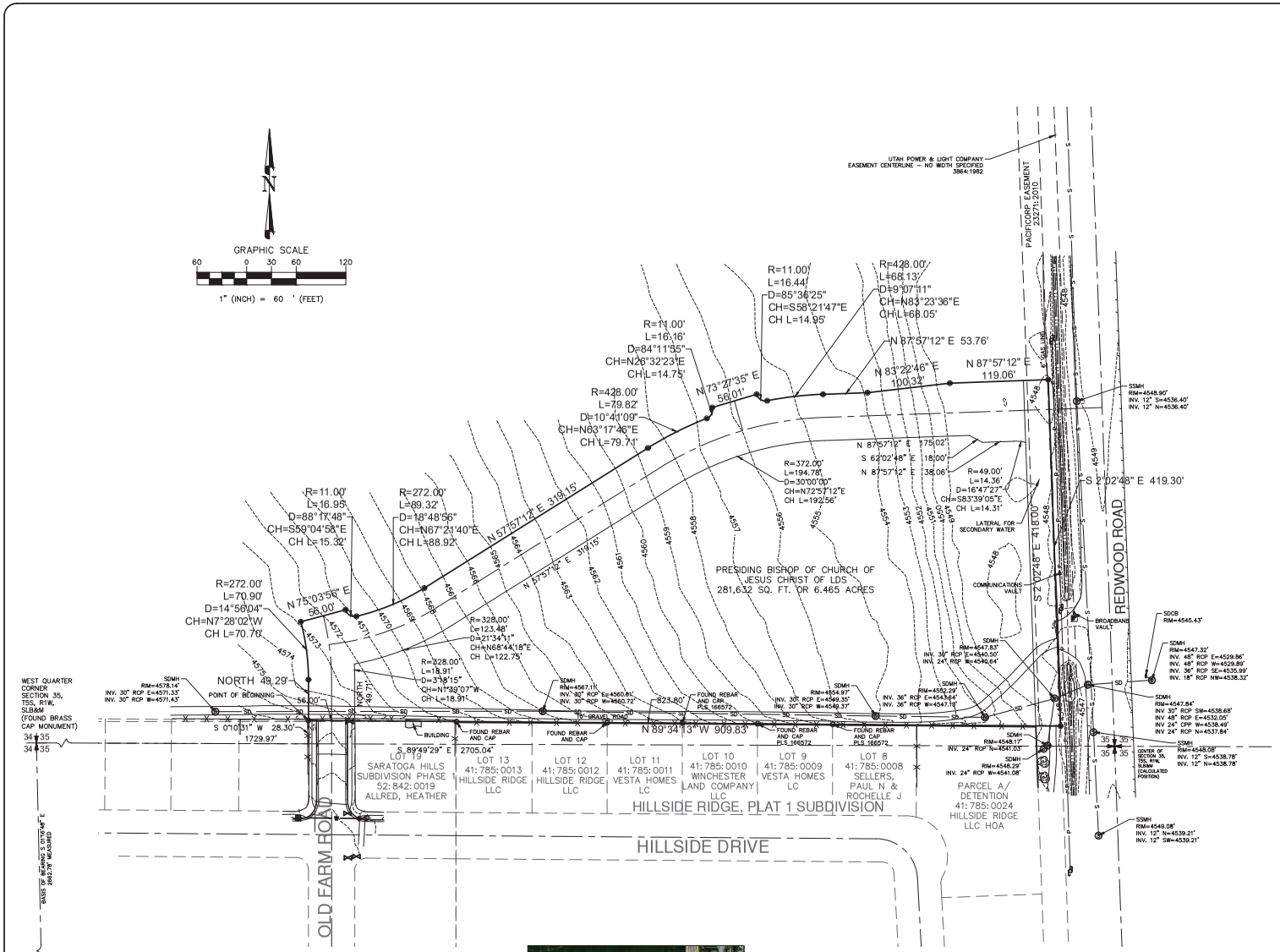
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____ A.D., 20__.

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

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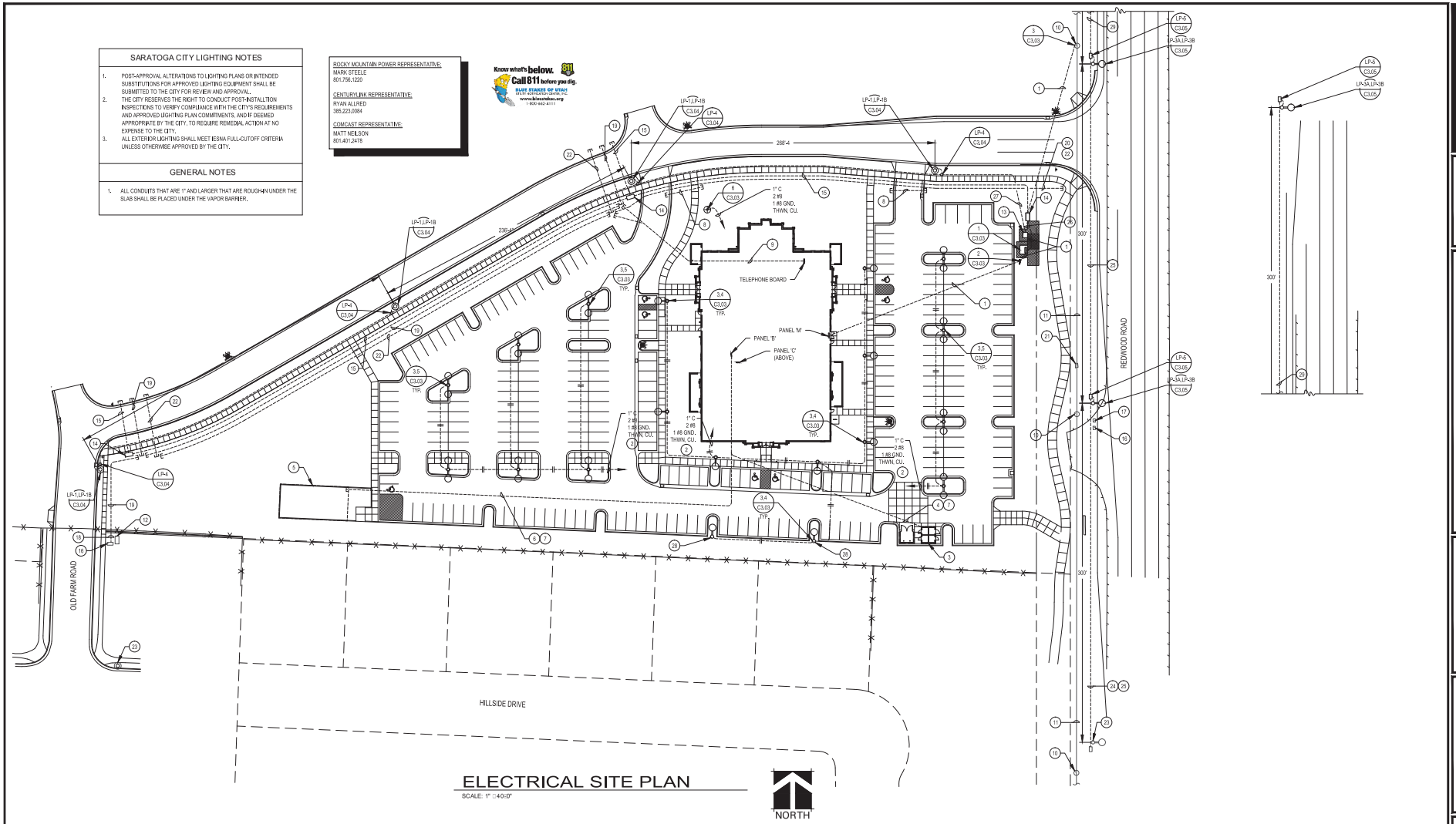


ELECTRICAL SITE PLAN

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

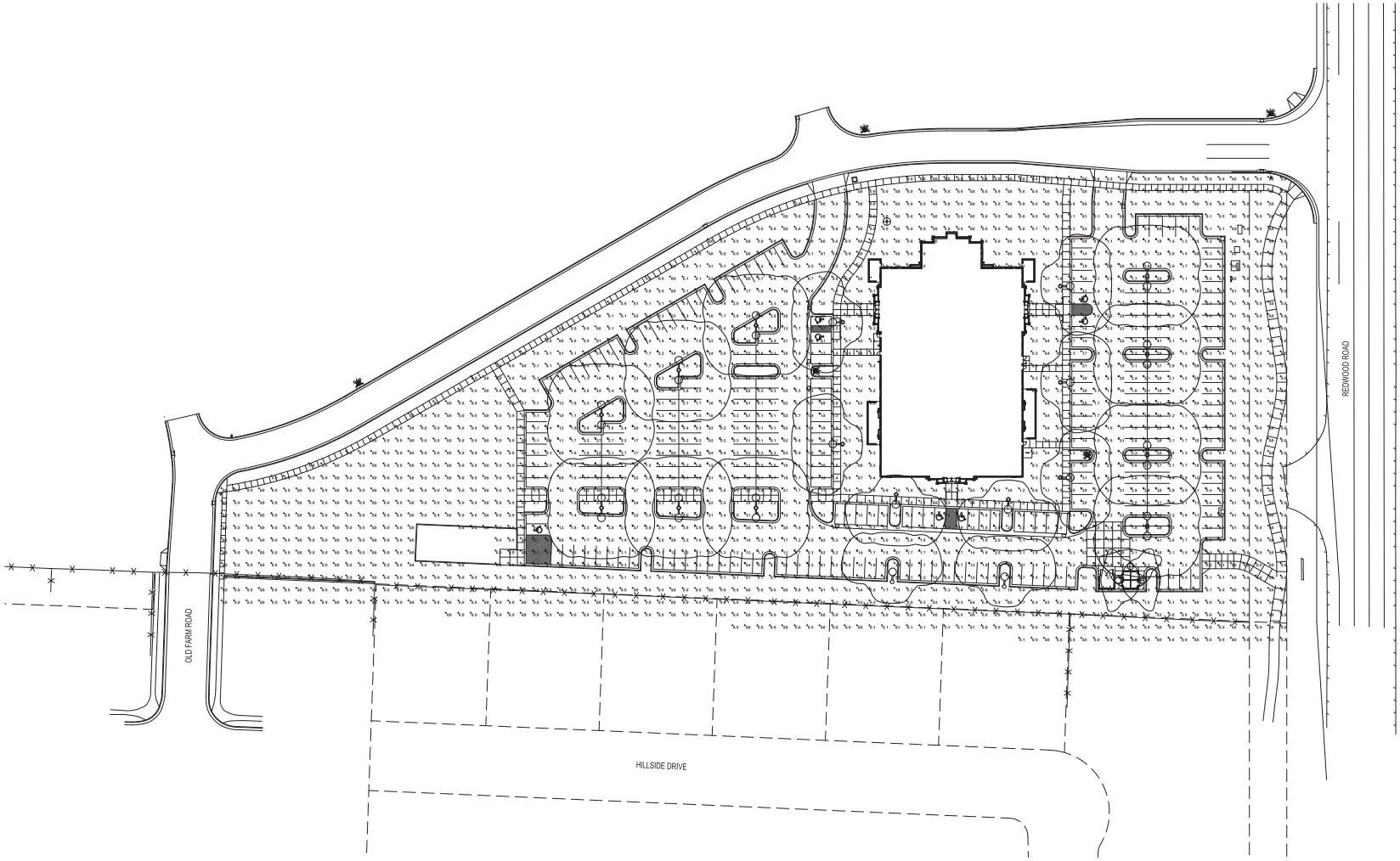
Revisions

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

REGISTERED PROFESSIONAL ENGINEER
RODNEY B. OWEN
No. 177411
5/1/15
STATE OF UTAH

A New Meetinghouse for:
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Saratoga Springs, Utah

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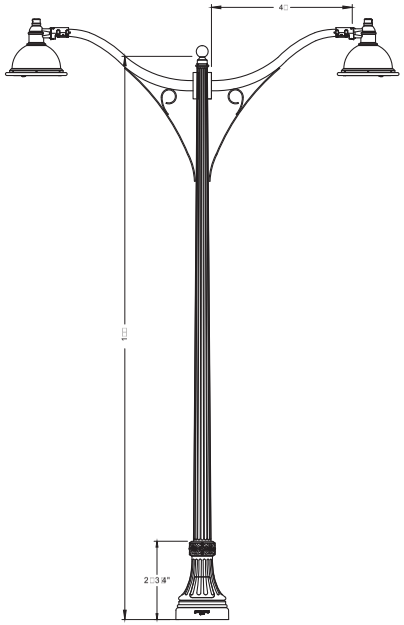
Project Number
15-31
Plan Series
Property Number
501-13-33
Date
June 1, 2015

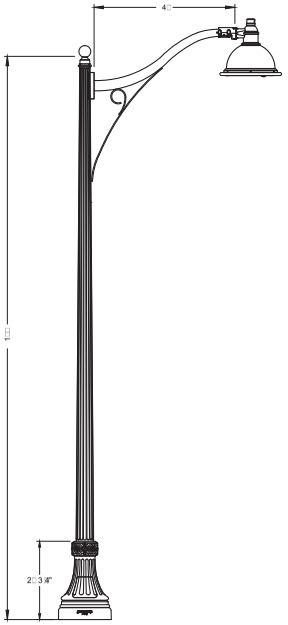
Sheet Title
ELECTRICAL SITE ILLUMINATION PLAN

Sheet
C3.02



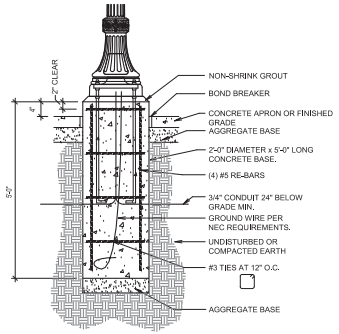
DOUBLE ASSEMBLY
POLE: 6216ETFP6 BCC4 CAS4 BK
FIXTURE: 2A 1521RLED SM FG 6ARC35T4 F MDL03 BK
ALLOWANCE: $6,400.00 EA. + FREIGHT

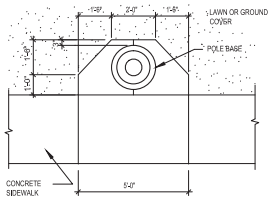
5 TYPICAL DOUBLE HEAD SITE LIGHT FIXURE
SCALE: NONE



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

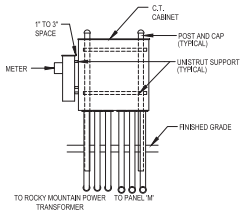
4 TYPICAL SINGLE HEAD SITE LIGHT FIXURE
SCALE: NONE



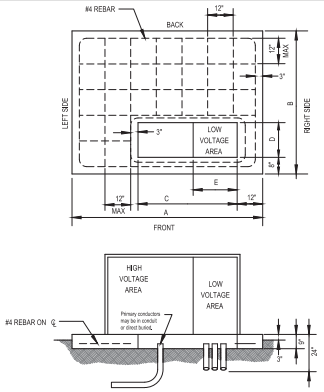


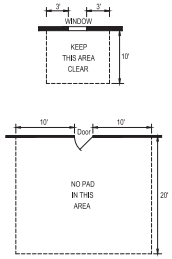
PLAN VIEW
REFER TO ARCHITECTURAL SITE PLAN FOR EXACT LOCATIONS

3 TYPICAL POLE BASE DETAIL
SCALE: NONE



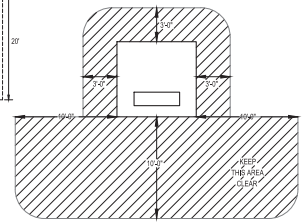
2 CT CABINET/METER MOUNTING DETAIL
SCALE: none





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

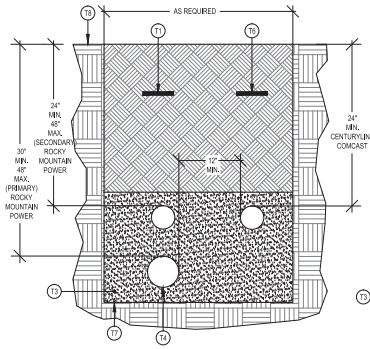
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

TRENCHING GENERAL NOTES:

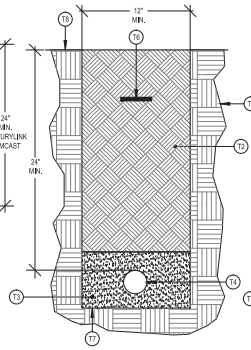
1. PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR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

TRENCHING KEYED NOTES: (T#)

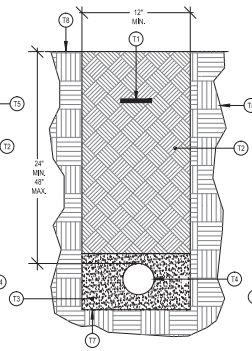
1. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
2. CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
3. BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP 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.



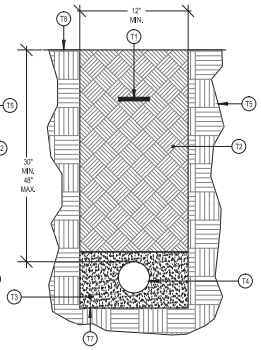
10 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / CENTURYLINK / COMCAST (JOINT USE)



9 TRENCH DETAIL
SCALE: NONE CENTURYLINK / COMCAST



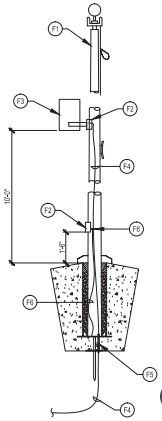
8 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (SECONDARY POWER)



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

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8/19/15
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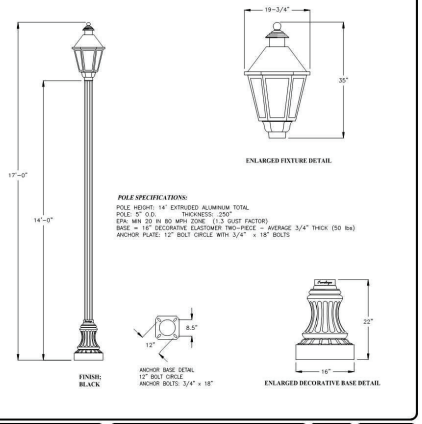
Project Number
15-31
Plan Series
Property Number
501-1333
Date
June 1, 2015

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



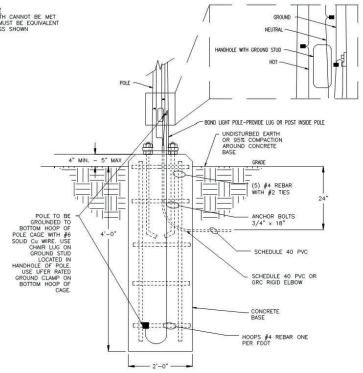
POLE SPECIFICATIONS:

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

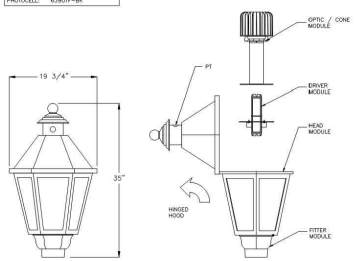


CONCRETE BASE DETAIL FOR 14' RESIDENTIAL STREET LIGHT

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

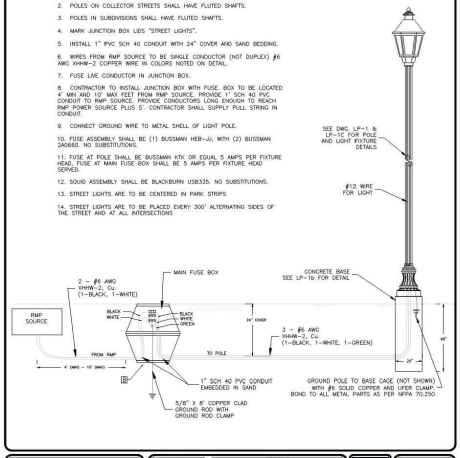
DATE: JANUARY 2015 | REVISIONS: DATE | BY | COMMENTS
DRAWING NAME: LP-1C
DRAWING NO: STL
CHECKED | APPROVED
SARATOGA SPRINGS CITY
100% COMMERCIAL DESIGN, CONSTRUCTION DOCUMENTS AND ENGINEERING FOR SARATOGA SPRINGS
STANDARD DETAILS | STREET LIGHTS | **LP-1C**

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.
7. 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.
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

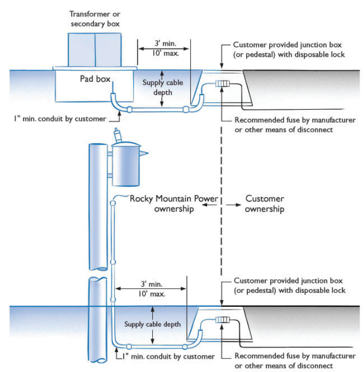
Revisions

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



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

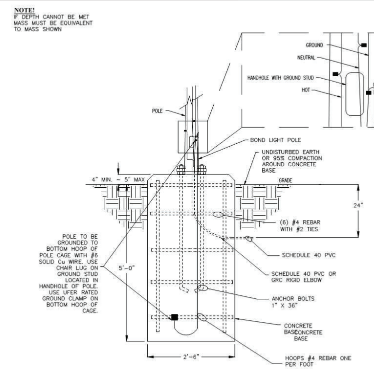
Rocky Mountain Power is responsible for:

- 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



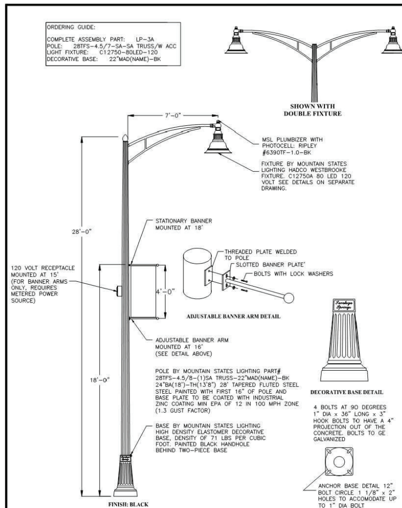
CONCRETE BASE DETAIL FOR 28' ARTERIAL

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**

SARATOGA SPRINGS CITY STREET LIGHT NOTES:

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   c. SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY.
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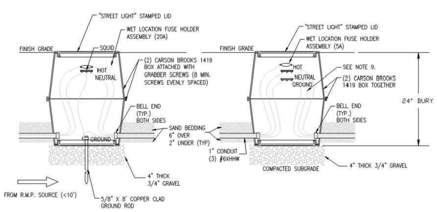


A SERVICE CONNECTION FUSE BOX DETAIL.

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 USB335 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

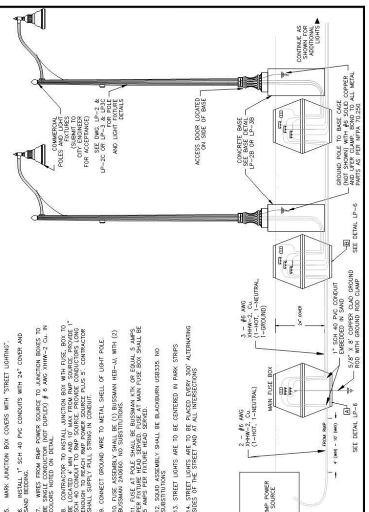
DATE: JANUARY 2015 | DRAWING NAME: LP-6 | DRAWN BY: ETL | CHECKED: | APPROVED: | REV | DATE | BY | REVISIONS: COMMENTS

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



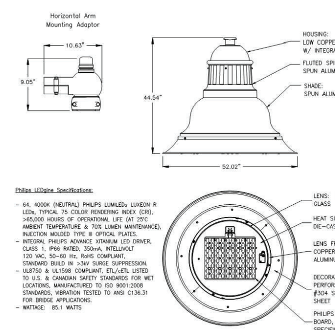
COLLECTOR & ARTERIAL STREET LIGHT CONNECTION DETAIL

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**

ENVISION ENGINEERING
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 No. 177411 WESTPHLEY R. OWEN 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

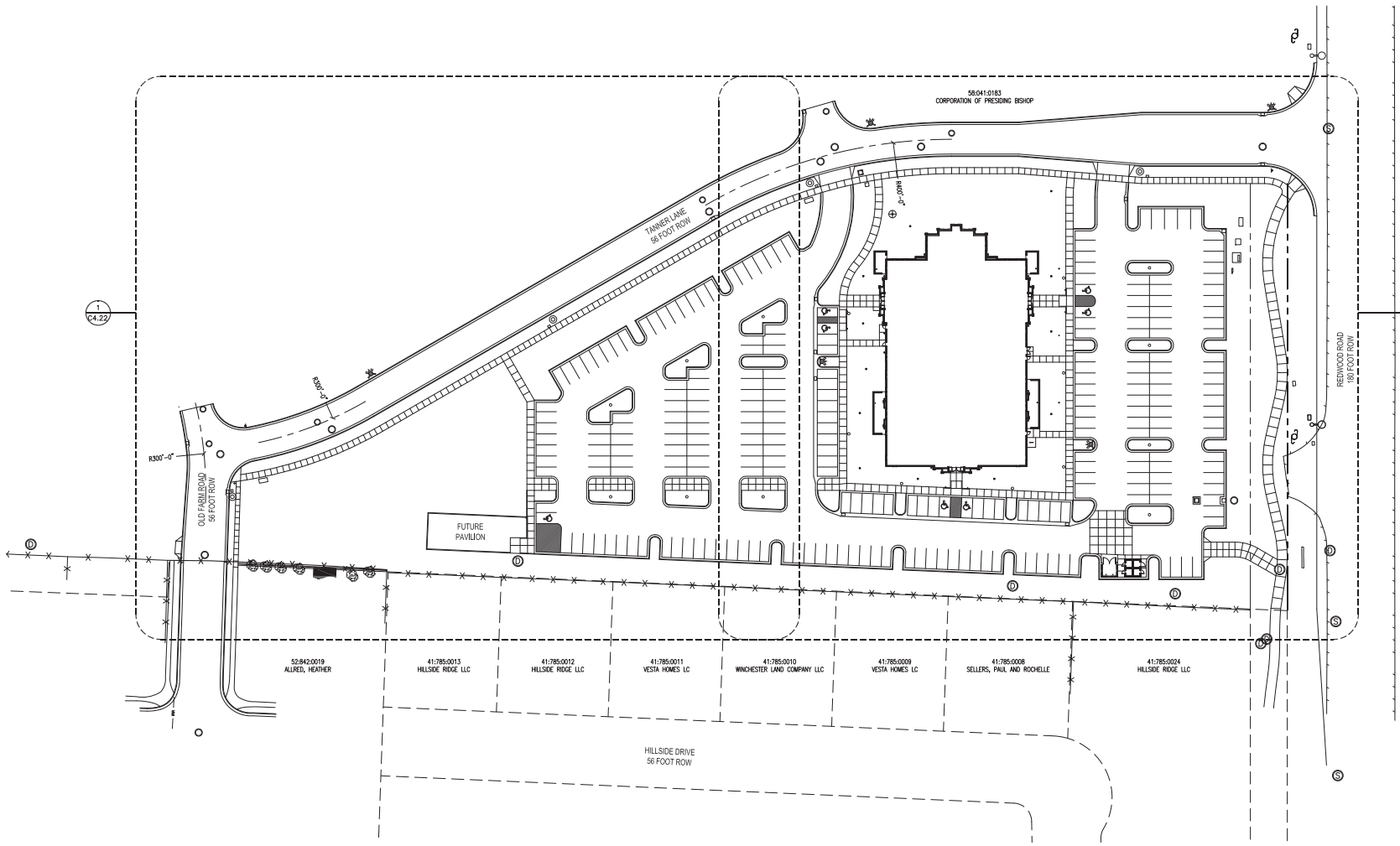
Revisions

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
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		

evans + associates architecture
11376 south state street, suite 103b, draper, utah 84020
phone 801-553-9372 fax 801-553-9373

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:
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Revisions

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Project Number
15-31
Plan Series
-
Property Number
501-1333
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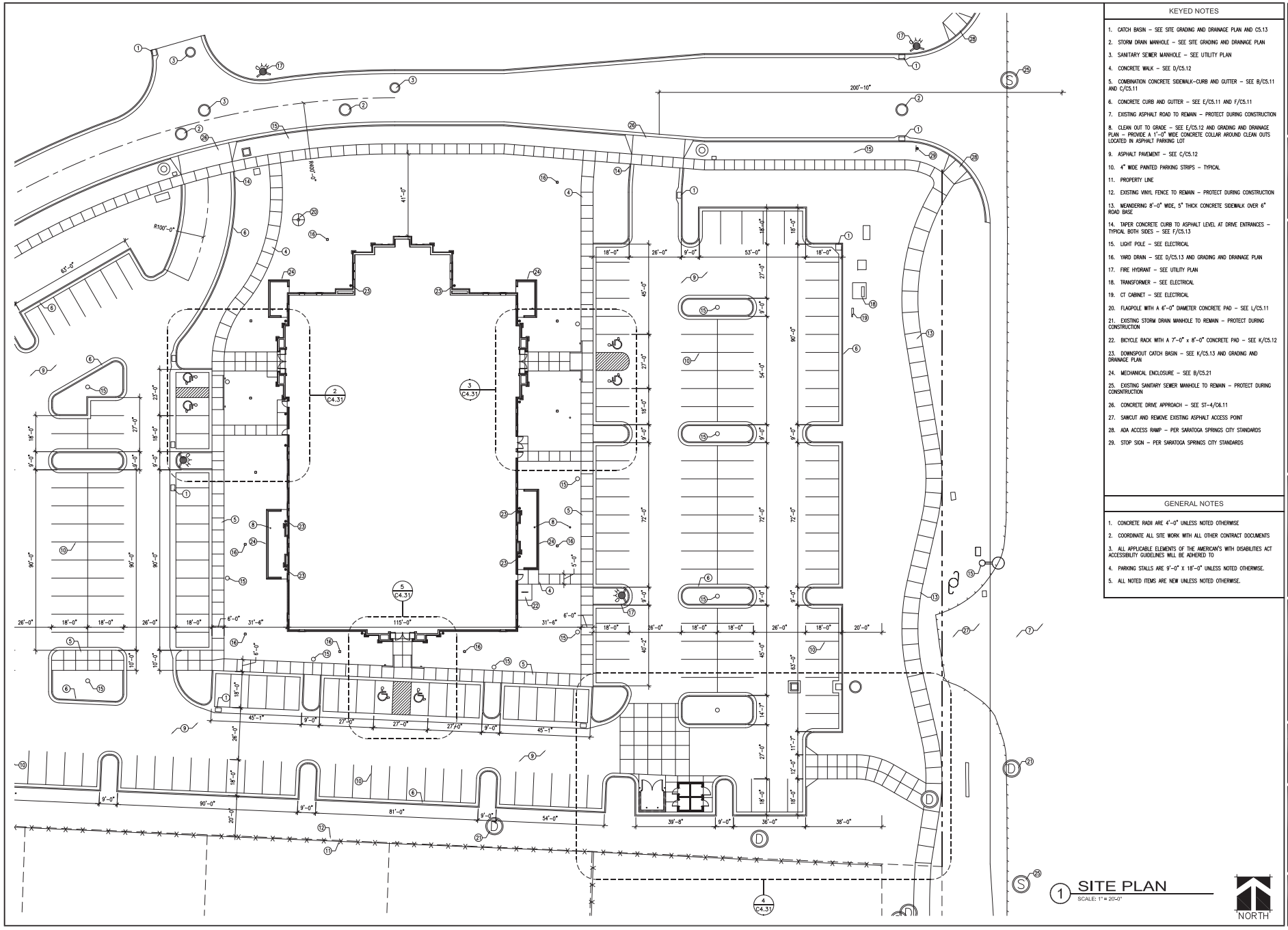
Sheet Title
ARCHITECTURAL SITE PLAN

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.

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
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Stamp

LICENSED ARCHITECT
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Project Number
15-31

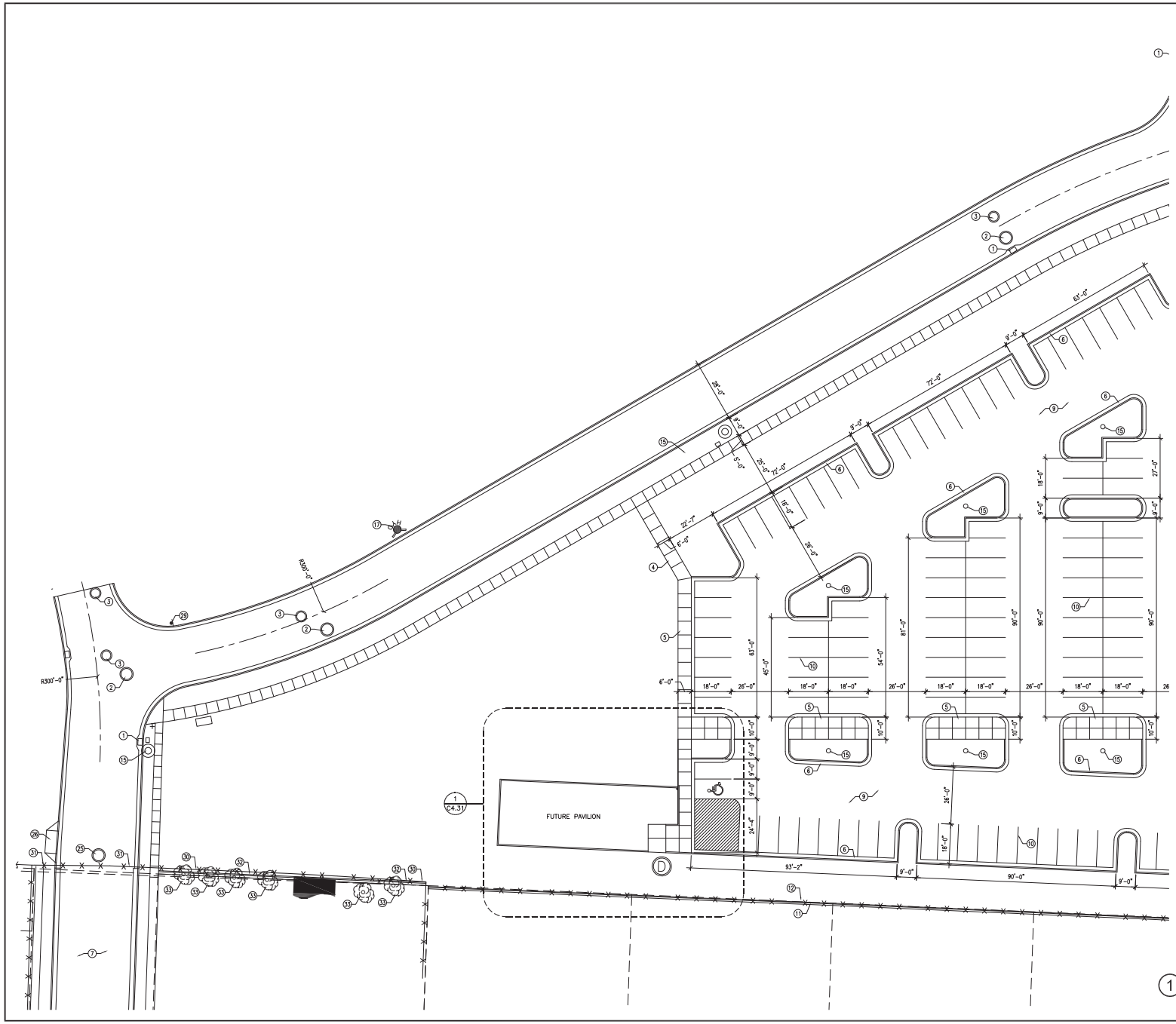
Plan Series
-

Property Number
501-1333

Date
June 1, 2015

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C4.21



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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 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

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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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
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	9/16/2015	Engineering Resubmittal

Project Number
15-31

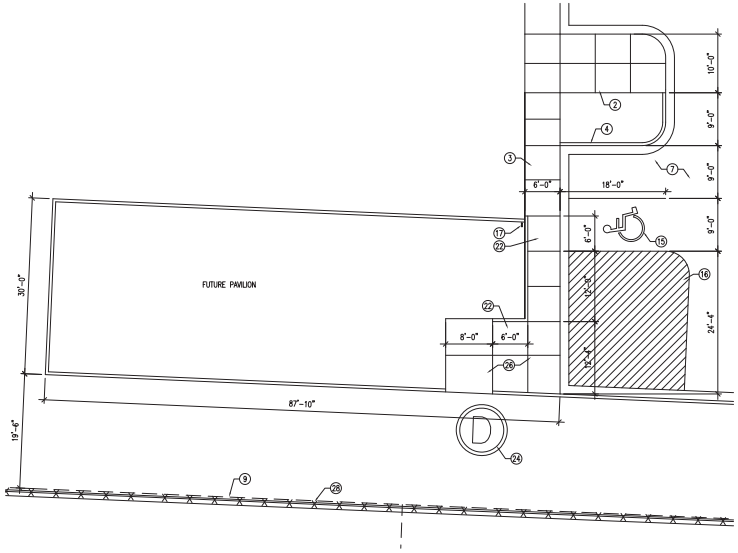
Plan Series
-

Property Number
501-1333

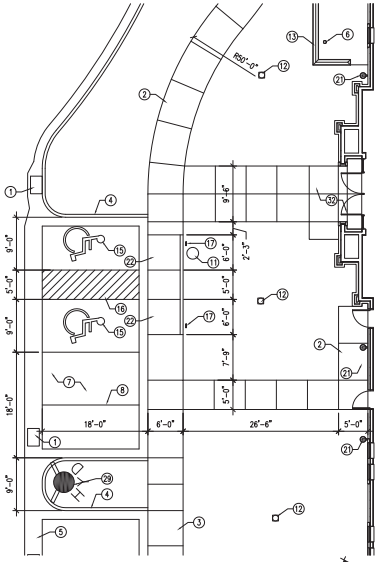
Date
June 1, 2015

Sheet Title
ARCHITECTURAL SITE PLAN

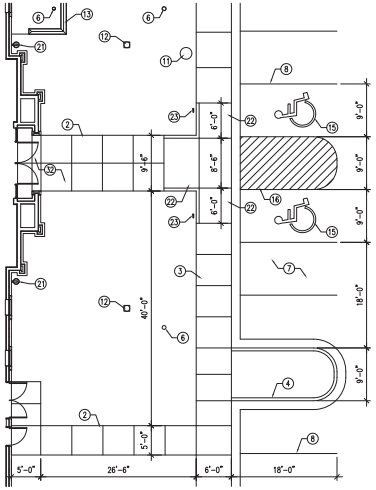
Sheet
C4.22



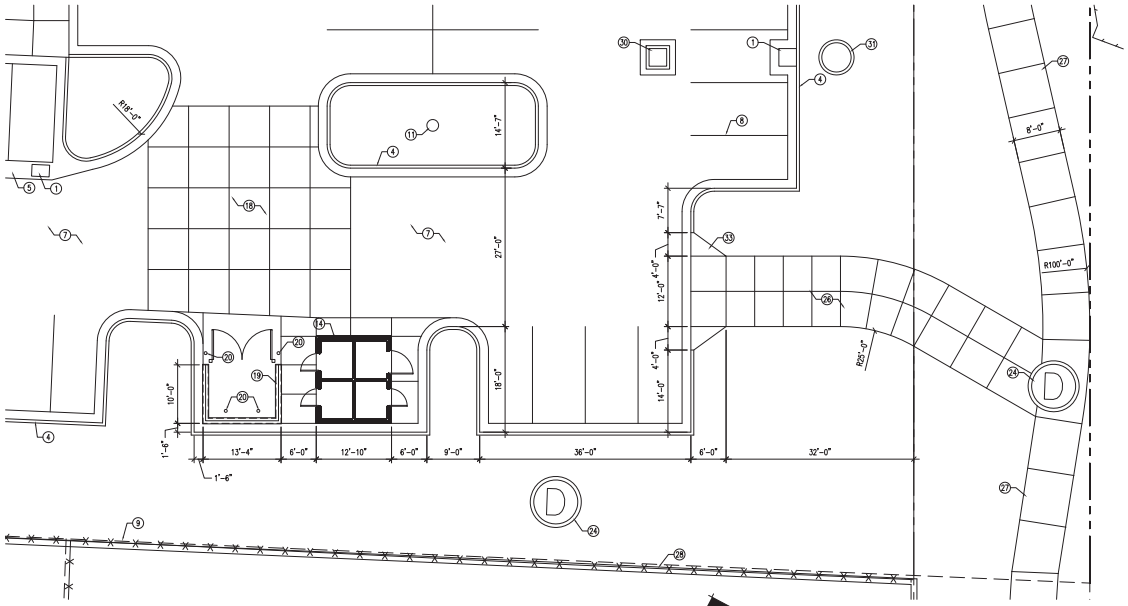
1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



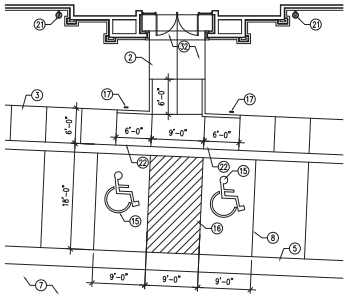
2 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



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

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
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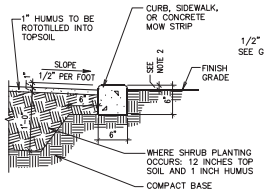
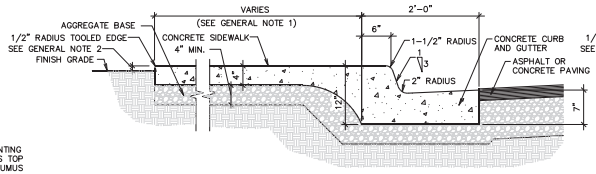
Sheet Title
ENLARGED ARCHITECTURAL SITE PLANS

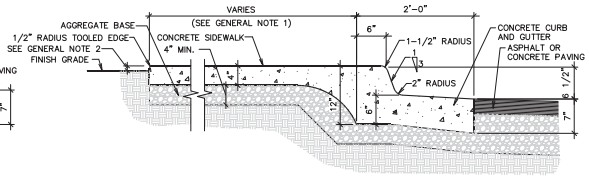
Sheet
C4.31



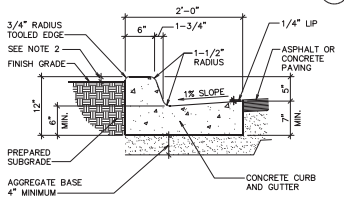
SHRUB PLANTING AREAS–SOIL PROFILE
A 1" = 1'-0"



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

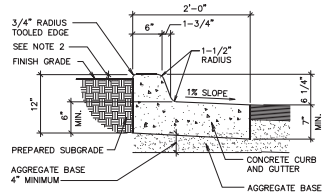


ON SITE WHEN WATER DRAINS AWAY FROM CURB
COMBINATION SIDEWALK–CURB AND GUTTER DETAIL
C 1" = 1'-0"



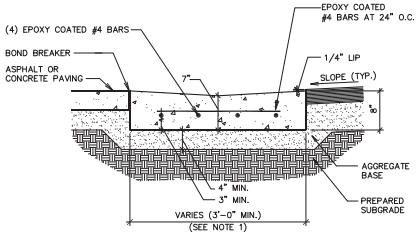
FOR USE WHERE WATER DRAINS TOWARD CURB

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

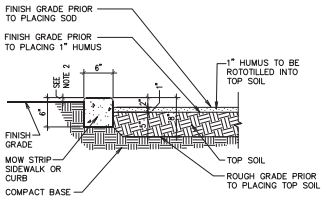


FOR USE WHERE WATER DRAINS AWAY FROM CURB

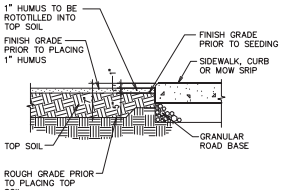
CURB AND GUTTER DETAIL
F 1" = 1'-0"



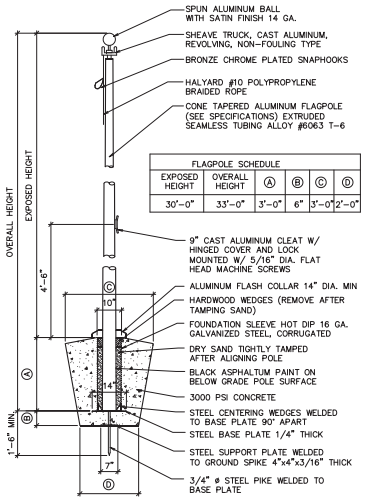
NOT USED
H 1" = 1'-0"



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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	9/16/2015	Engineering Resubmittal

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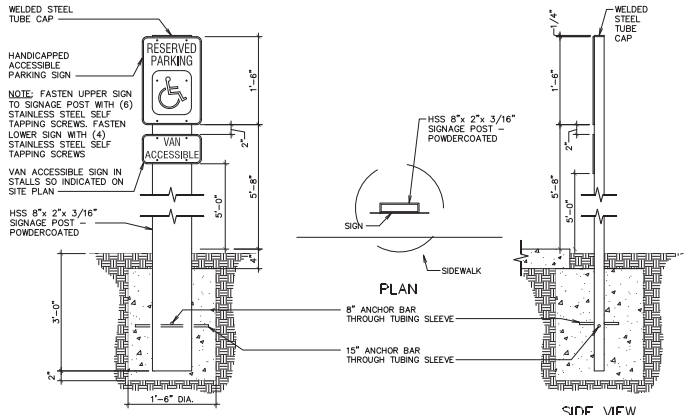
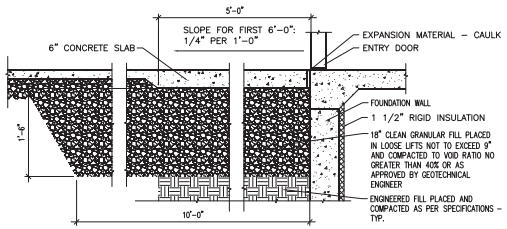
Date
June 1, 2015

Sheet Title
SITE DETAILS

Sheet
C5.11

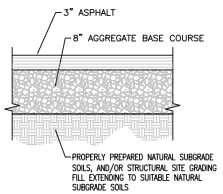


A SIGNAGE DETAIL
1" = 1'-0"



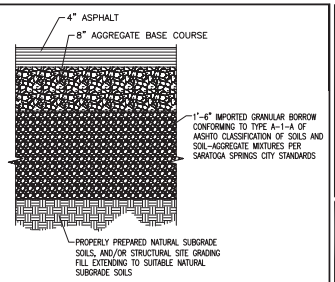
TYPICAL OF ALL ENTRIES

B ENTRY DETAIL
1" = 1'-0"



ON-SITE PARKING LOT

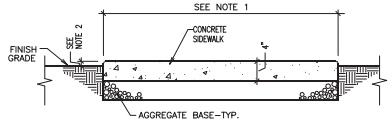
C ASPHALT SECTION
1" = 1'-0"



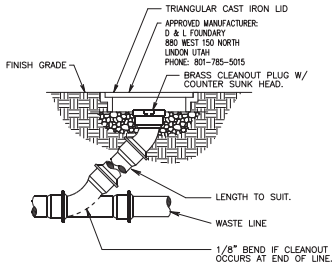
OLD FARM ROAD AND TANNER LANE

C1 ASPHALT SECTION
1" = 1'-0"

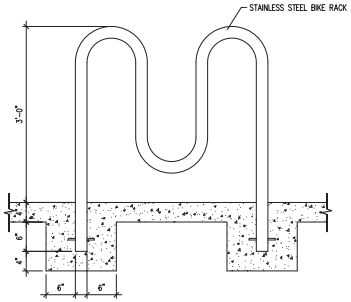
SOIL CLASSIFICATION	CL	
SOIL PROPERTIES AS MOLDED	DRY DENSITY	105.2 PCF
	MOISTURE CONTENT	18.2 PERCENT
	SURCHARGE	10 POUNDS
	SWELL	0.2 PERCENT
CBR	AT 0.2" PENETRATION	5.2 PERCENT



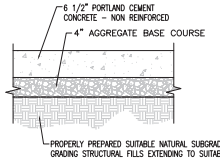
D CONCRETE WALK
1" = 1'-0"



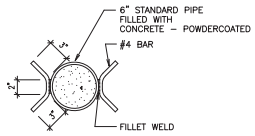
E CLEANOUT TO GRADE
NONE



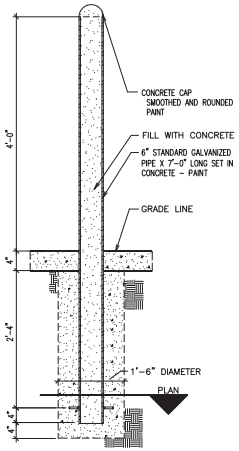
K BICYCLE RACK
1" = 1'-0"



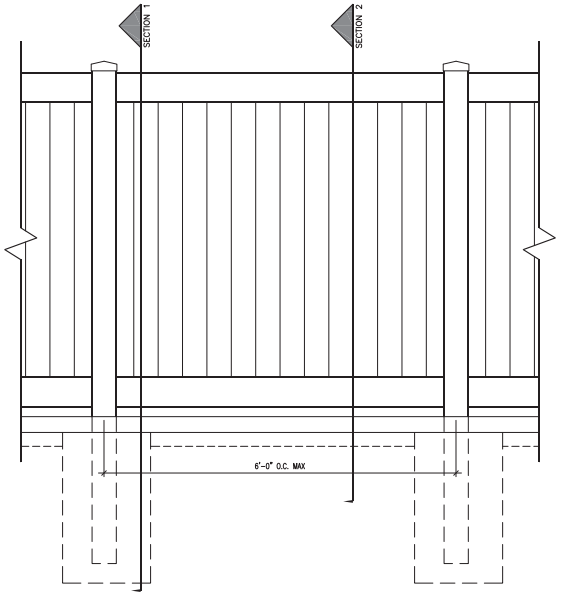
L CONCRETE SECTION
1" = 1'-0"



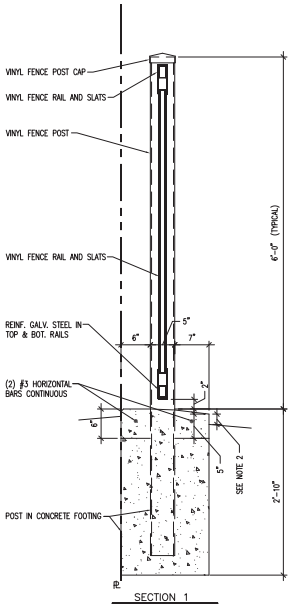
F BOLLARD PLAN
1" = 1'-0"

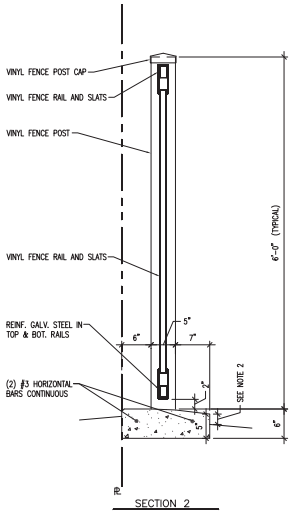


G BOLLARD SECTION
1" = 1'-0"



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.
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.
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Date
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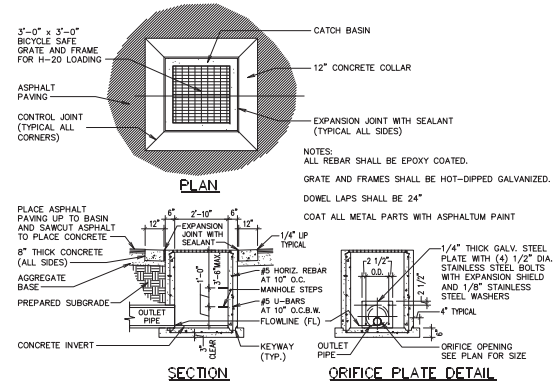
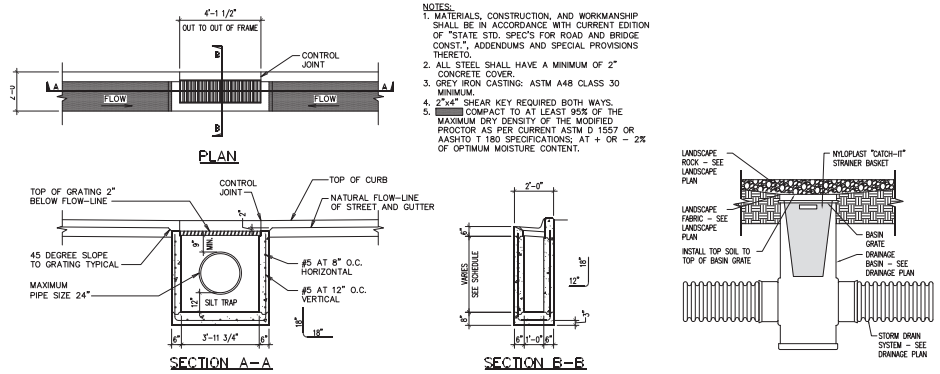
Sheet Title
SITE DETAILS

Sheet
C5.12



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

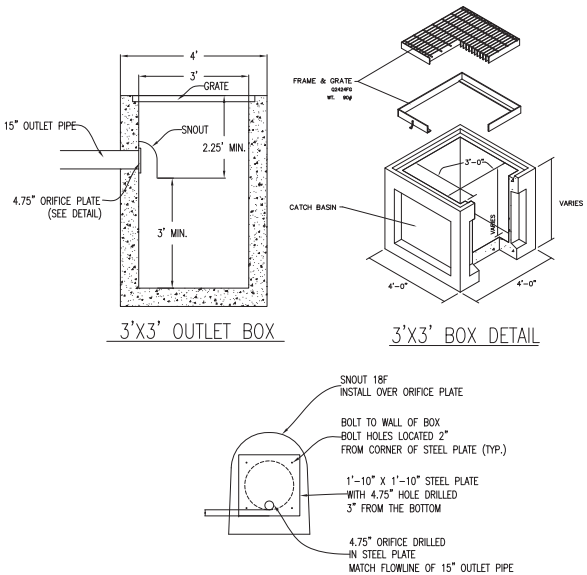
A BASIN IN ASPHALT WITH 12" CONCRETE COLLAR
NOT TO SCALE



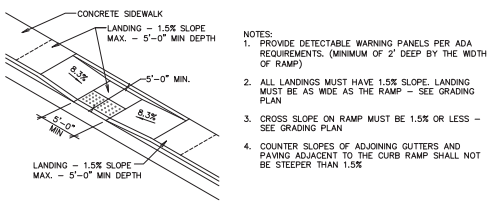
NOTES:
1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF "STATE STD. SPEC'S FOR ROAD AND BRIDGE CONST.", ADDENDUMS AND SPECIAL PROVISIONS THERETO.
2. ALL STEEL SHALL HAVE A MINIMUM OF 2" CONCRETE COVER.
3. GREY IRON CASTING: ASTM A48 CLASS 30 MINIMUM.
4. 2"x4" 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"

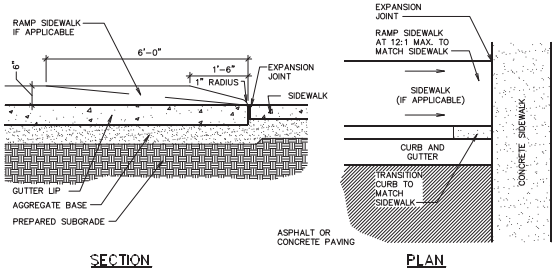


G ORIFICE/OVERFLOW BOX
1/2" = 1'-0"

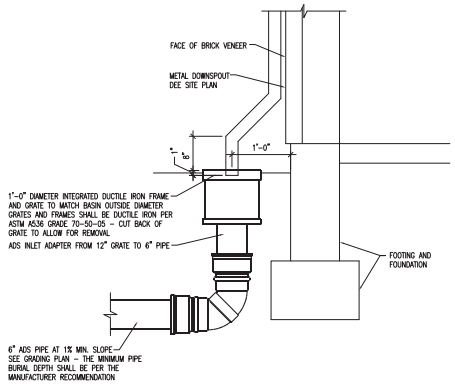


NOTES:
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP)
2. ALL LANDINGS MUST HAVE 1.5% SLOPE. LANDING MUST BE AS WIDE AS THE RAMP - SEE GRADING PLAN
3. CROSS SLOPE ON RAMP MUST BE 1.5% OR LESS - SEE GRADING PLAN
4. COUNTER SLOPES OF ADJOINING GUTTERS 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.
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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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

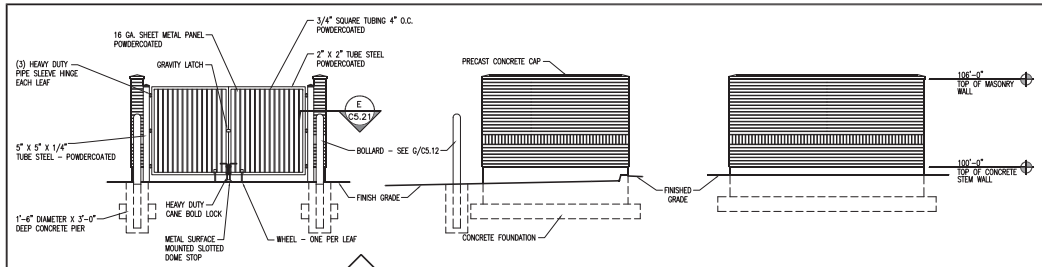
Revisions

Mark	Date	Description
	6/1/2015	Concept Plan Submittal
	9/10/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

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

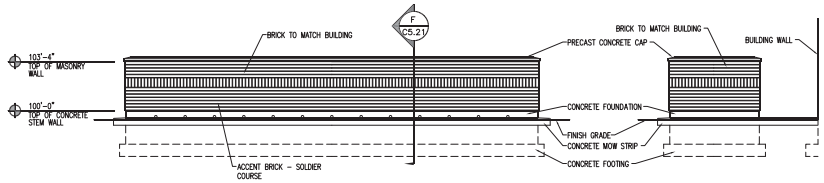
Sheet Title
SITE DETAILS

Sheet
C5.13



A DUMPSTER ENCLOSURE

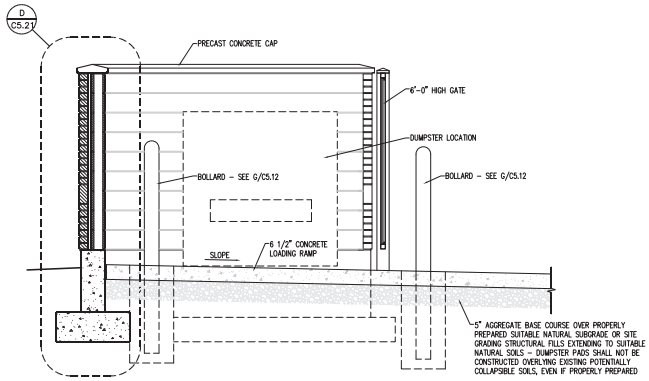
SCALE: 1/4" = 1'-0"



B MECHANICAL ENCLOSURE

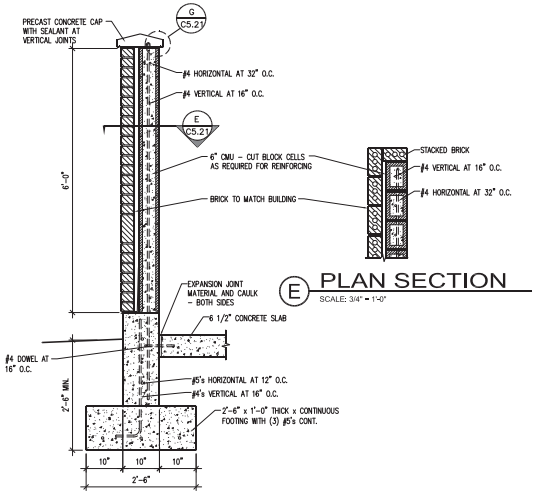
SCALE: 1/4" = 1'-0"

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



C DUMPSTER ENCLOSURE

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

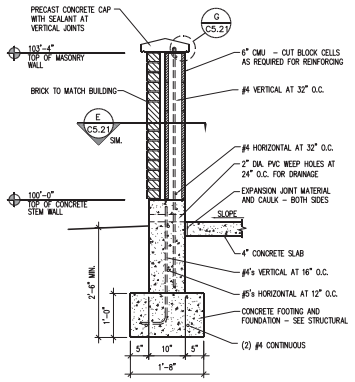


E PLAN SECTION

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

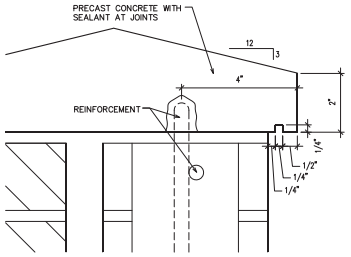
D DUMPSTER ENCLOSURE

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



F MECHANICAL ENCLOSURE

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



G SECTION

SCALE: 6" = 1'-0"

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Plan Series
-

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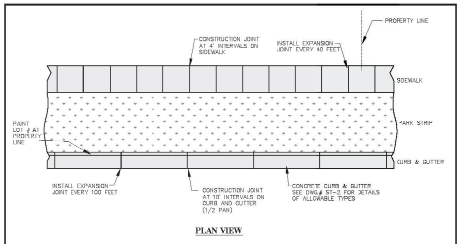
Date
June 1, 2015

Sheet Title
MECHANICAL AND DUMPSTER ENCLOSURE DETAILS

Sheet
C5.21



PLAN VIEW

NOTES:

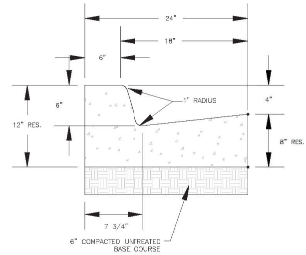
1. A MINIMUM 6" DEPTH OF ROADBASE MATERIAL SHALL BE PLACED TO GRADE AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY UNDER DRIVEWAY, WATERWAY, AND CURB & GUTTER PRIOR TO PLACEMENT OF CONCRETE.
2. A MINIMUM 6" DEPTH OF ROADBASE MATERIAL SHALL BE PLACED TO GRADE AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY UNDER 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**



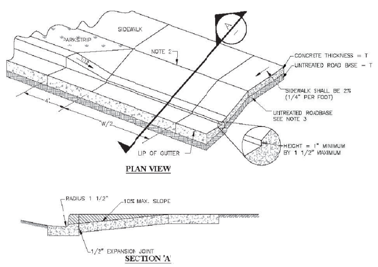
RESIDENTIAL
24" HIGH BACK CURB AND GUTTER
FOR USE IN LOCAL & MINOR COLLECTORS

CURB & GUTTER DETAILS

DATE: JANUARY 2015 | DRAWING NAME: ST-2C | DRAWN BY: ETL | CHECKED: | APPROVED: | REV DATE BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

STANDARD DETAILS | STREET STANDARDS | **ST-2C**



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	LEGNTH 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" INDUSTRIAL/COMMERCIAL ZONES

SLOPE TABLE

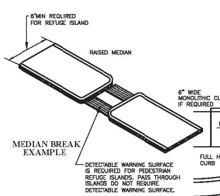
DIMENSION	ZONE
(A) 12% MAX. 6% MAX.	RESIDENTIAL ZONE INDUST. AND COMM. ZONE
(B) 13% MAX. 5% MAX.	RESIDENTIAL ZONE INDUST. AND COMM. ZONE
(C) 15% MAX. 5% MAX.	RESIDENTIAL ZONE INDUST. AND COMM. ZONE

FLARE DRIVE APPROACH

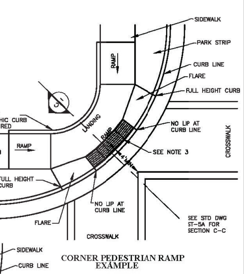
DATE: JANUARY 2015 | DRAWING NAME: ST-4 | DRAWN BY: ETL | CHECKED: | APPROVED: | REV DATE BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

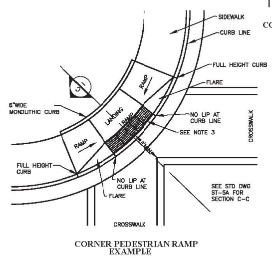
STANDARD DETAILS | STREET STANDARDS | **ST-4**



MEDIAN BREAK EXAMPLE



CORNER PEDESTRIAN RAMP EXAMPLE



CORNER PEDESTRIAN RAMP EXAMPLE

NOTES:

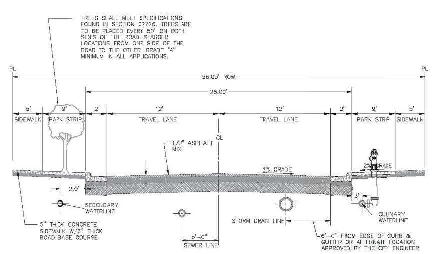
1. REFER TO STD DWG ST 5A FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STD DWG ST 5A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST 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: | REV DATE BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

STANDARD DETAILS | STREET STANDARDS | **ST-5E**



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

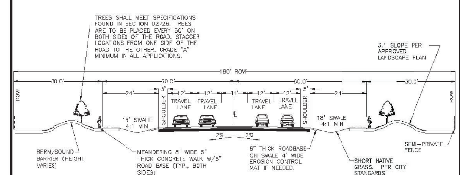
CREST K VALUE = 23

RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY

DATE: JANUARY 2015 | DRAWING NAME: ST-8 | DRAWN BY: ETL | CHECKED: | APPROVED: | REV DATE BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

STANDARD DETAILS | STREET STANDARDS | **ST-8**



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: | REV DATE BY | REVISIONS COMMENTS

SARATOGA SPRINGS CITY

STANDARD DETAILS | STREET STANDARDS | **ST-13**

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

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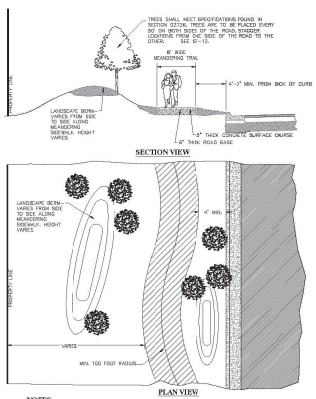
	8/12/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

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

Sheet Title
SARATOGA SPRINGS DETAILS STREET STANDARDS

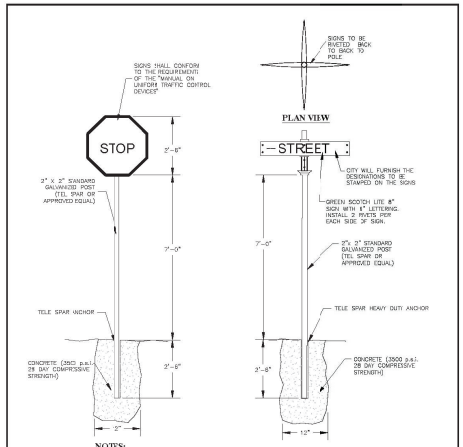
Sheet
C6.11



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

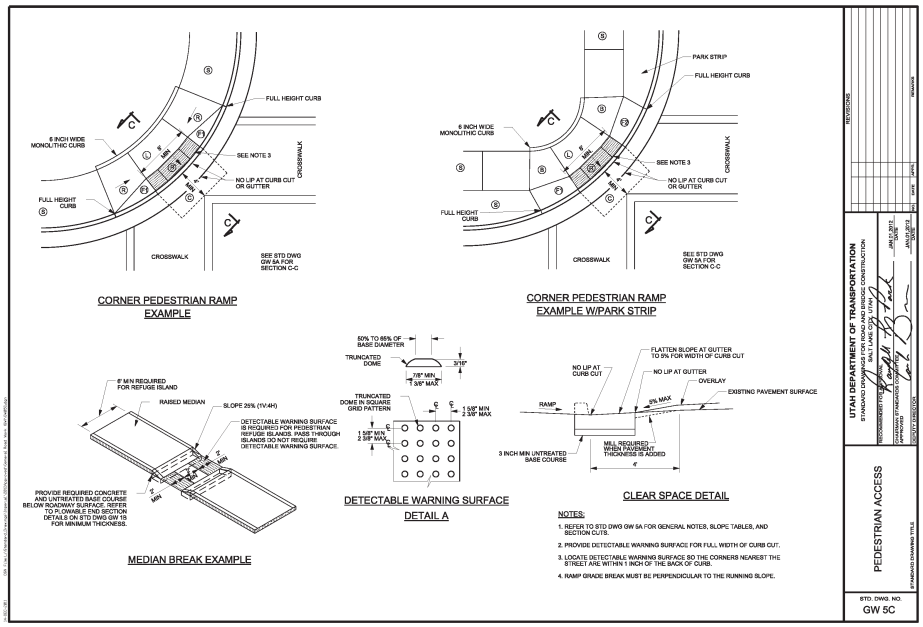
8' WIDE TRAIL STANDARDS	DATE: JANUARY 2008	REVISIONS: REV DATE BY COMMENTS	STANDARD DETAILS
	DRAWING NAME: ST-15A		STREET STANDARDS
	DRAWN BY: STL		ST-15A
	CHECKED / APPROVED	SARATOGA SPRINGS CITY	



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

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Sheet Title
SARATOGA SPRINGS DETAILS
STREET STANDARDS

Sheet
C6.12

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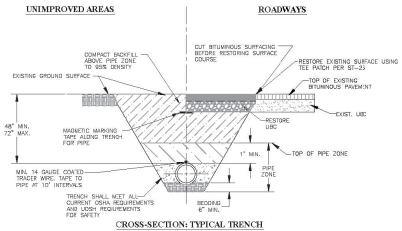
Sheet Title
SARATOGA SPRINGS
DETAILS
CULINARY WATER

Sheet
C6.21

CULINARY WATERLINE TRENCH (CW-1)



CROSS-SECTION: TYPICAL TRENCH

NOTES:

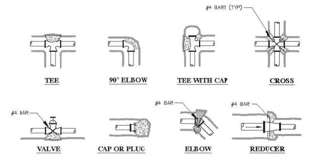
1. WATER LINES 12 INCHES AND LARGER SHALL BE DUCTILE IRON CLASS-51.
2. WATER LINES 10 INCHES AND SMALLER SHALL BE PVC AWWA C900 CLASS 200.
3. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
4. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR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

CONCRETE THRUST BLOCKS (CW-2)



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

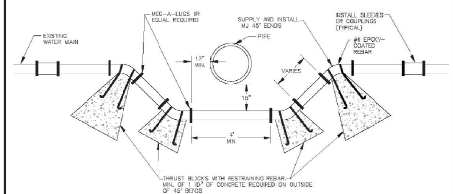
THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET)

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 (CW-3)

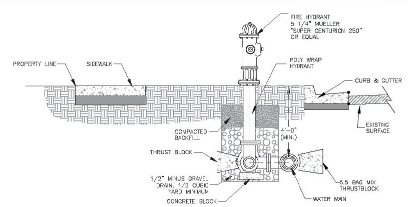


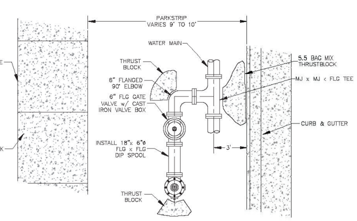
NOTES:

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 (CW-4)



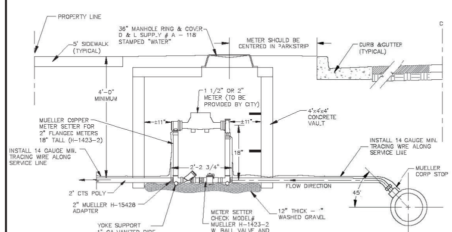


NOTES:

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" (CW-6)

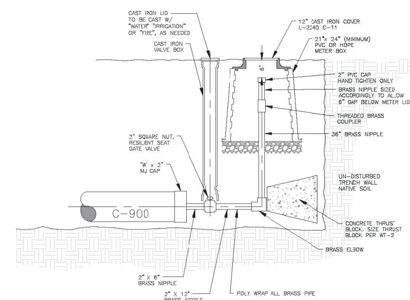


NOTES:

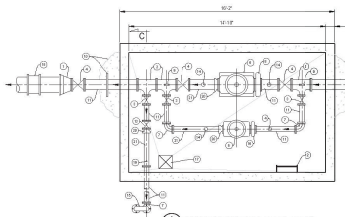
1. INSPECTION: METER BOX AND SERVICE LINE SHALL BE INSPECTED BY CITY PRIOR TO BACKFILLING.
2. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 97% WITH NO DENSITY TEST RESULT LESS THAN 95%.
3. CONTRACTOR TO SUPPLY ALL MATERIALS EXCLUDING 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 CONNECTON (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 INSTALLATON 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

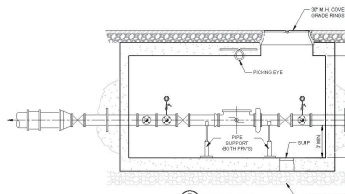
2 INCH BLOW-OFF VALVE (CW-13)



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

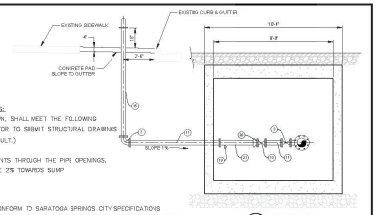


A PRESSURE REDUCING VALVE VAULT PLAN VIEW
SCALE NTS



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
OF LATTER-DAY SAINTS

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

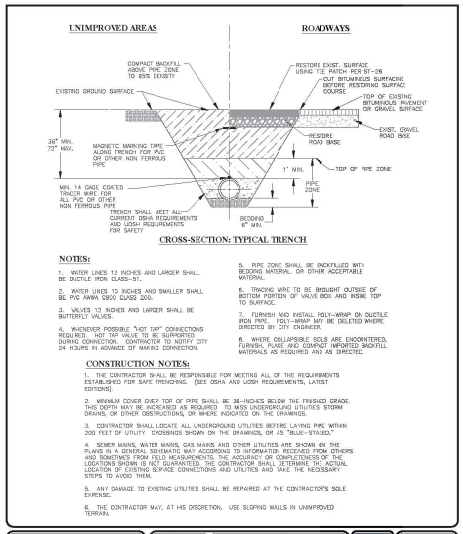
Plan Series
-

Property Number
501-1333

Date
June 1, 2015

Sheet Title
SARATOGA SPRINGS
DETAILS
CULINARY WATER

Sheet
C6.22



CROSS-SECTION: TYPICAL TRENCH

NOTES:

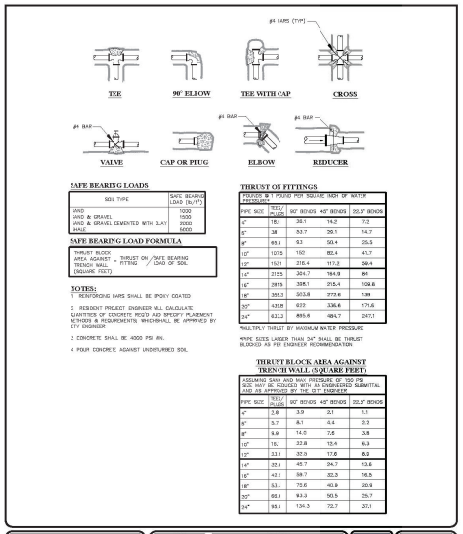
1. WATER LINES 12 INCHES AND LARGER SHALL BE DUCTILE IRON CLASS-51.
2. WATER LINES 10 INCHES AND SMALLER SHALL BE PVC AWWA C900 CLASS 200.
3. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
4. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR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

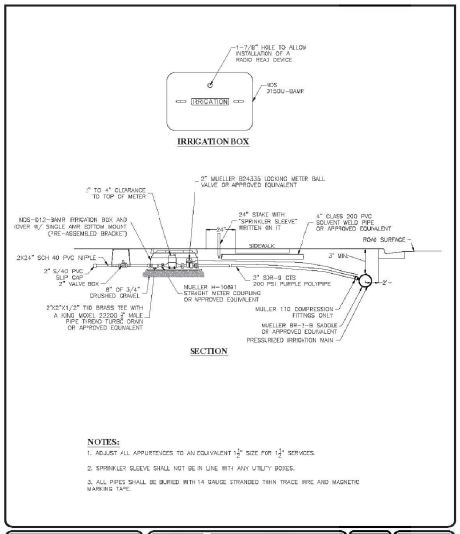
THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET)

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

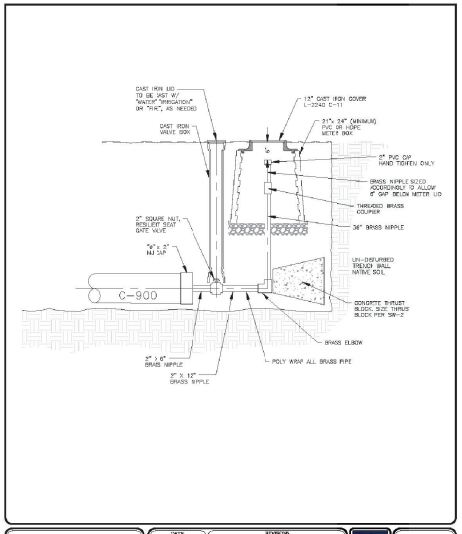


NOTES:

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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11376 south state street, suite 103b, draper, utah 84020
phone 801-553-9272 fax 801-553-9273

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

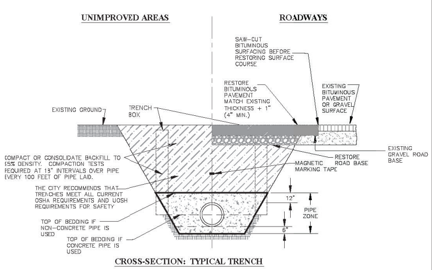
Mark	Date	Description
	6/1/2015	Concept Plan Submittal
	9/12/2015	Conditional Use Submittal
	9/16/2015	Engineering Resubmittal

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)



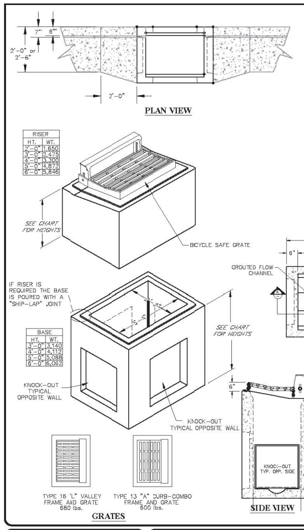
CROSS-SECTION: TYPICAL TRENCH

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 — CHECKED: — APPROVED: — REVISIONS: REV DATE BY COMMENTS — SARATOGA SPRINGS CITY — STANDARD DETAILS — STORM DRAIN — **SD-1**

GUTTER INLET BOX (SD-2)

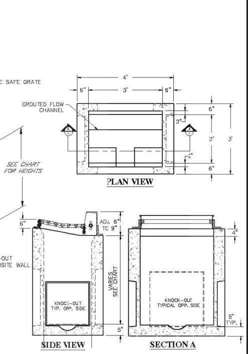


RISER	
HT.	WT.
2'-0"	1,650
3'-0"	2,475
4'-0"	3,300
5'-0"	4,872
6'-0"	5,846

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

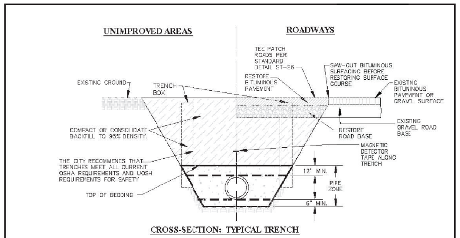
NOTES:

1. DESIGNED FOR AASHTO HS-20 LOADING.
2. DESIGNED ACCORDING TO ASTM C857-87 AND ASTM C858-83.
3. ALL SUMPS TO BE GROUTED WITH FLOW CHANNELS FORMED INTO THE BOTTOM OF THE BOX TO MINIMIZE DEBRIS ACCUMULATION
4. BICYCLE SAFE GRATES ONLY. PROVIDE TYPE 13 "A" GRATE, D&L I-3516, OR TYPE 16 "L" GRATE, D&L I-3517.
5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.
6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX



GUTTER INLET BOX — DATE: JANUARY 2015 — DRAWING NAME: SD-2 — DRAWN BY: ETL — CHECKED: — APPROVED: — REVISIONS: REV DATE BY COMMENTS — SARATOGA SPRINGS CITY — STANDARD DETAILS — STORM DRAIN — **SD-2**

STANDARD SEWER TRENCH (SS-1)



CROSS-SECTION: TYPICAL TRENCH

RECOMMENDED TRENCH QUANTITIES

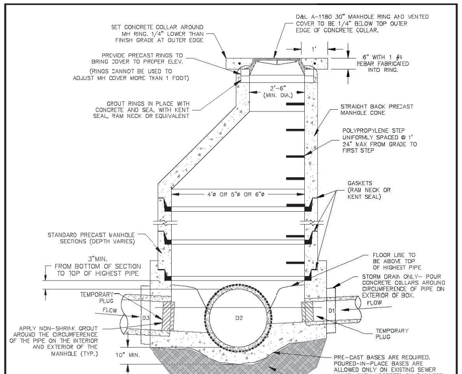
PIPE DIAMETER (INCHES)		RECOMMENDED MAXIMUM TRENCH WIDTH FOR FILL IN PIPE ZONE		RECOMMENDED MAXIMUM WIDTH FOR FILL & SURFACING ABOVE PIPE ZONE MEASURED AT TOP OF TRENCH CENTERED ON PIPE	
inches	mm	inches	mm	inches	mm
4	101.6	72	1828.8	96	2438.4
6	152.4	72	1828.8	96	2438.4
8	203.2	72	1828.8	96	2438.4
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 — CHECKED: — APPROVED: — REVISIONS: REV DATE BY COMMENTS — SARATOGA SPRINGS CITY — STANDARD DETAILS — SANITARY SEWER — **SS-1**

SANITARY SEWER MANHOLE (SS-2)

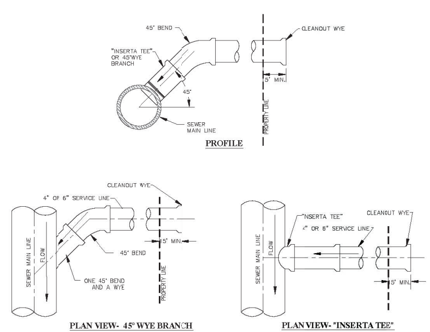


NOTES:

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 — CHECKED: — APPROVED: — REVISIONS: REV DATE BY COMMENTS — SARATOGA SPRINGS CITY — STANDARD DETAILS — SANITARY SEWER — **SS-2**

SEWER SERVICE CONNECTION (SS-3)



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 — CHECKED: — APPROVED: — REVISIONS: REV DATE BY COMMENTS — SARATOGA SPRINGS CITY — STANDARD DETAILS — SANITARY SEWER — **SS-3**

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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

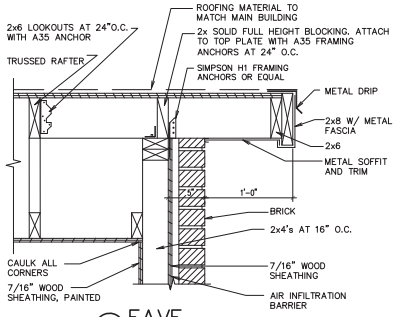
Revisions

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

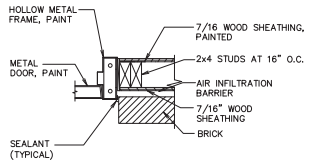
Project Number: 15-31
Plan Series: -
Property Number: 501-1333
Date: June 1, 2015

Sheet Title: SARATOGA SPRINGS DETAILS STORM DRAIN AND SANITARY SEWER

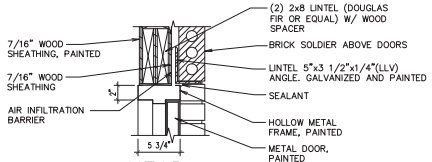
Sheet: **C6.41**



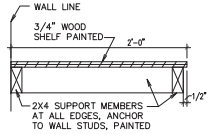
A EAVE
1 1/2" = 1'-0"



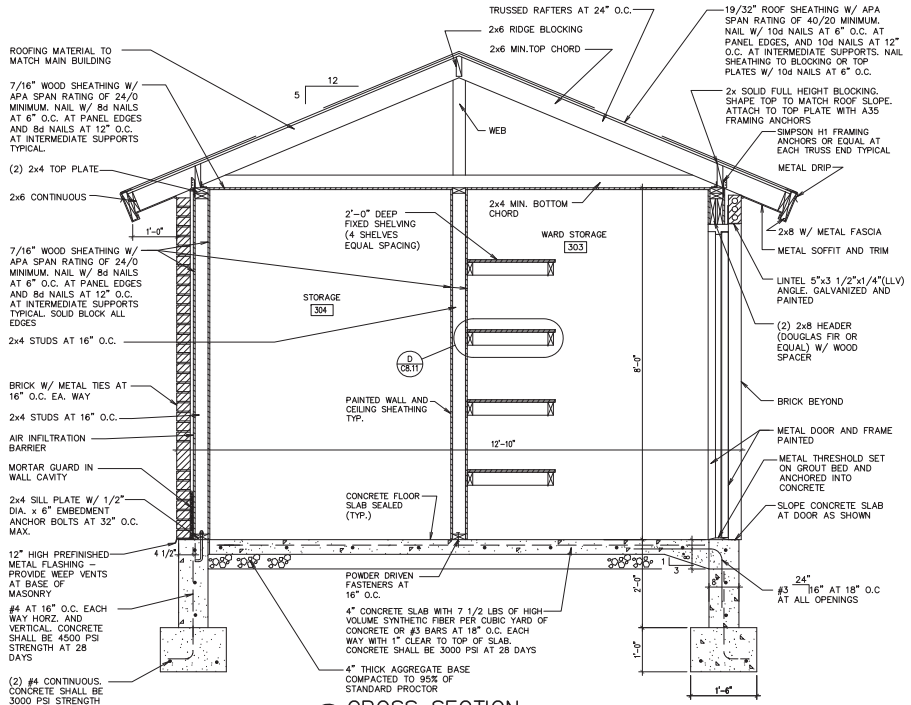
B JAMB
1 1/2" = 1'-0"



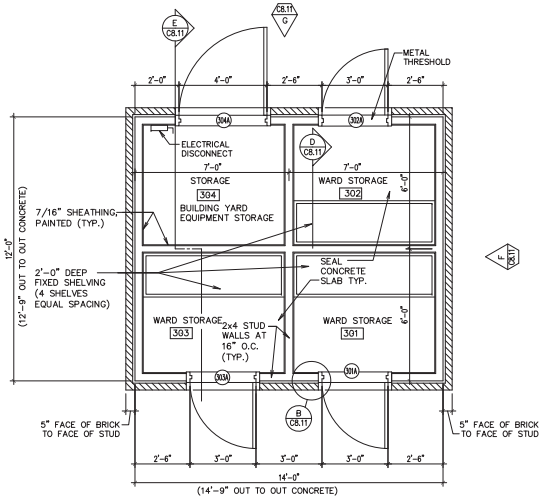
C HEAD
1 1/2" = 1'-0"



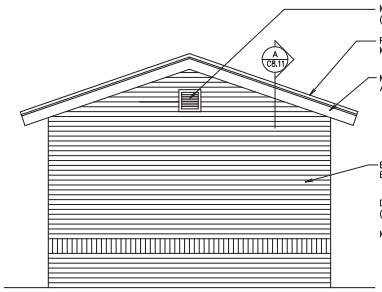
D SHELF SECTION
1 1/2" = 1'-0"



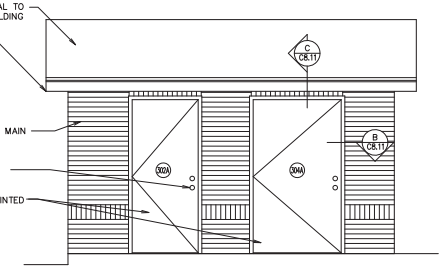
E CROSS SECTION
3/4" = 1'-0"



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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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

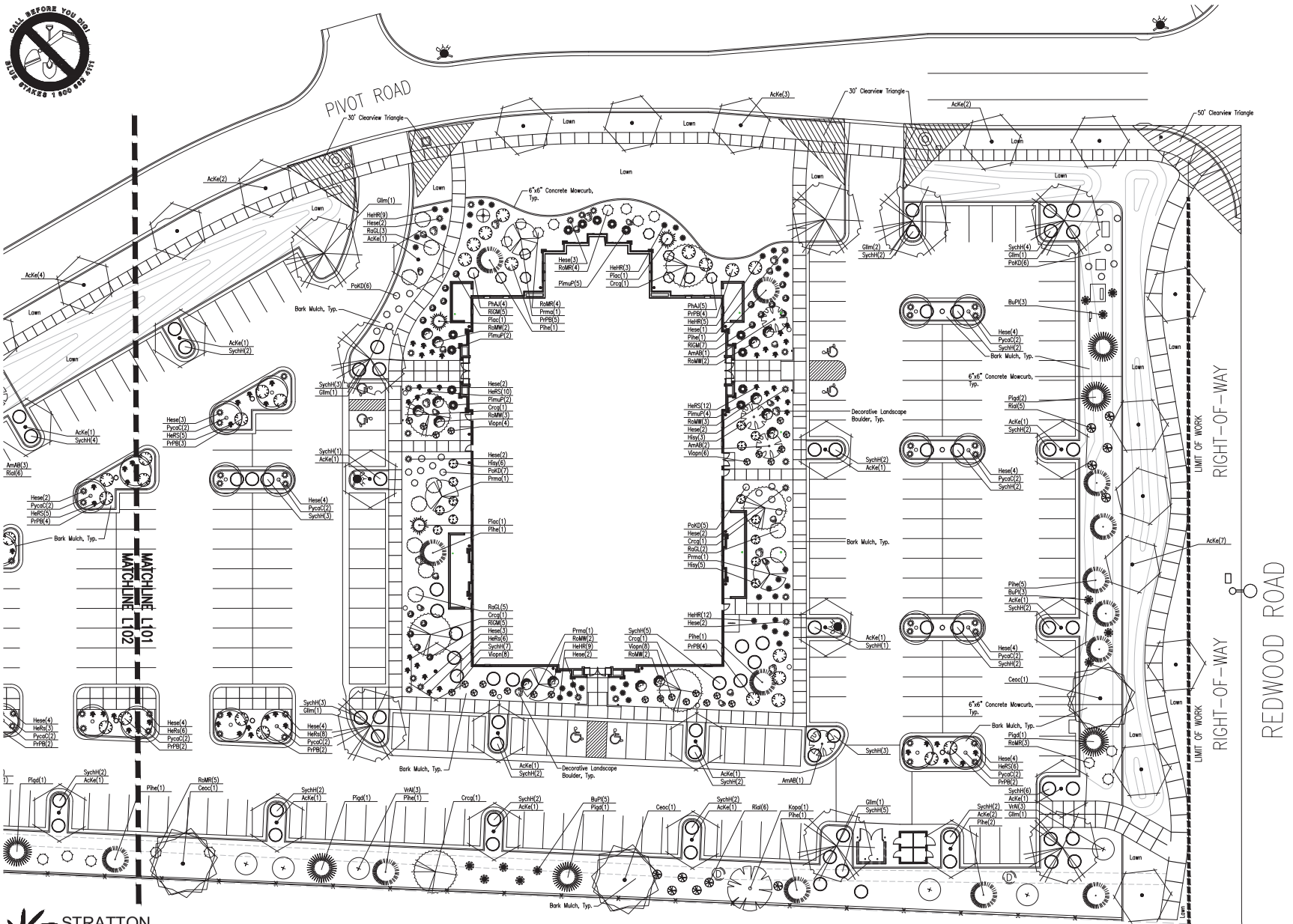
Revisions

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
STORAGE BUILDING

Sheet
C8.11



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DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

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Saratoga Springs UT Stake
Saratoga Springs, Utah

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Property Number
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Date
June 1, 2015

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'

STRATTON & BRÄTT Landscapes, LLC
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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

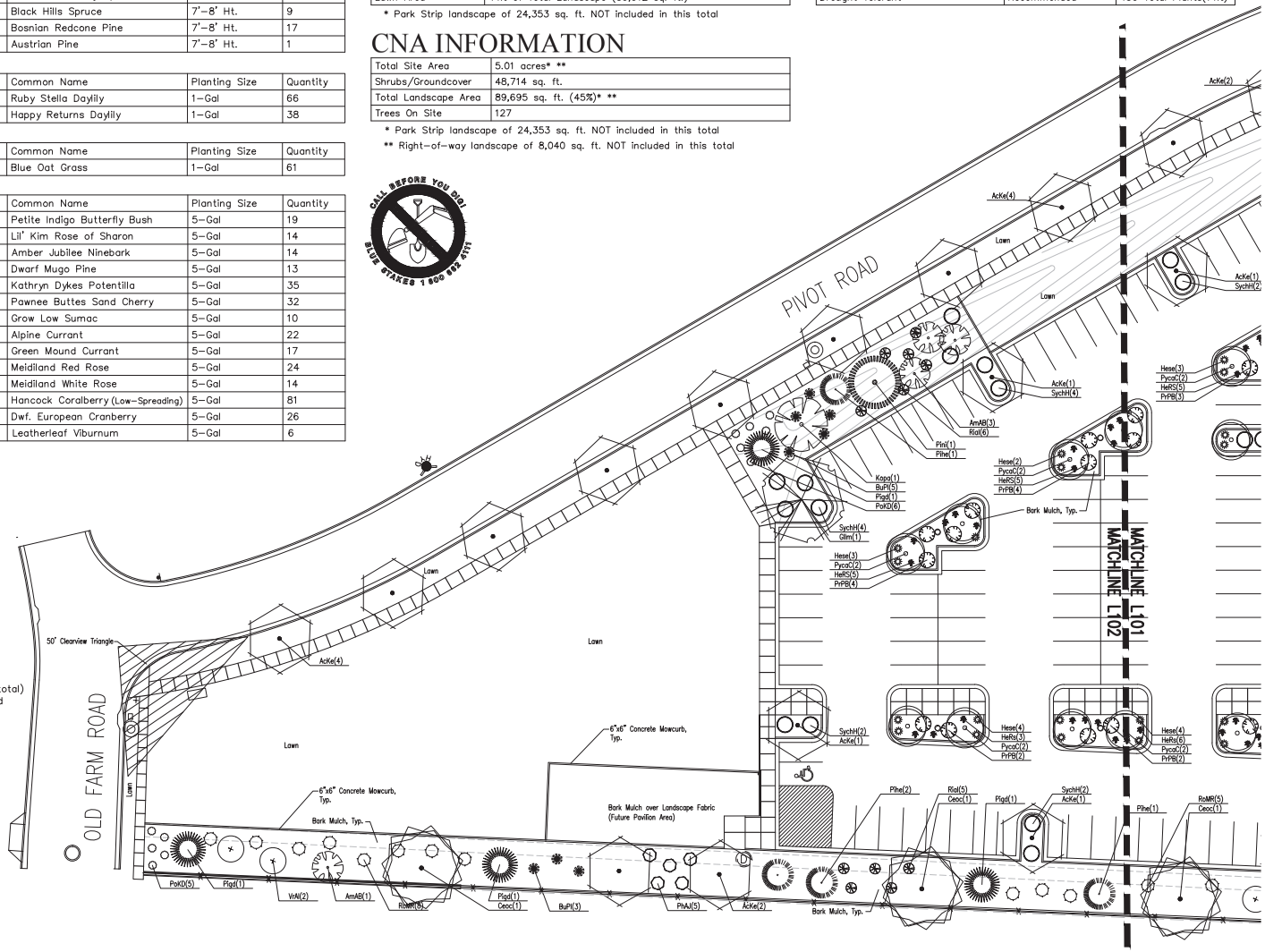
** Right-of-way landscape of 8,040 sq. ft. NOT included in this total

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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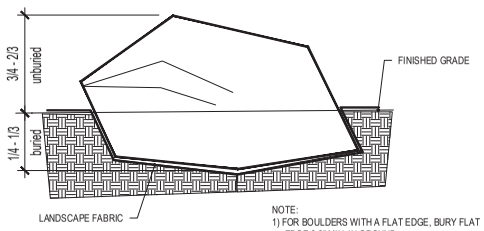
	6/1/2015	Concept Plan Submittal	

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

Sheet Title
LANDSCAPE PLAN

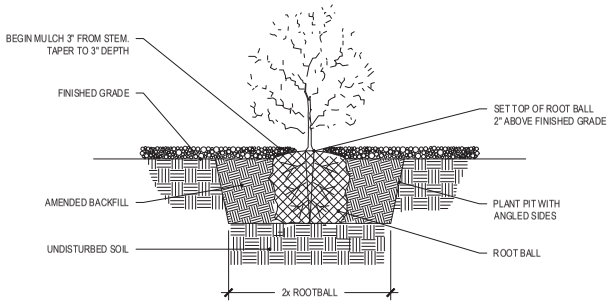
Sheet
L102



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

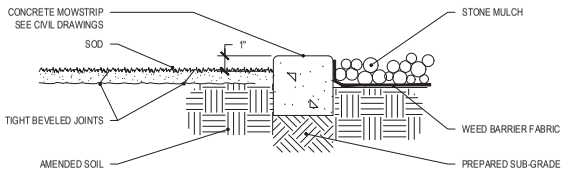
SCALE: NTS



B SHRUB PLANTING DETAIL

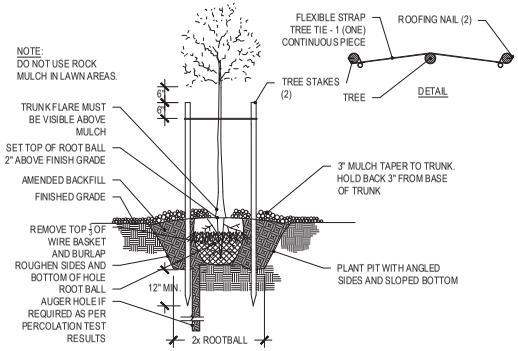
SCALE: NTS

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.



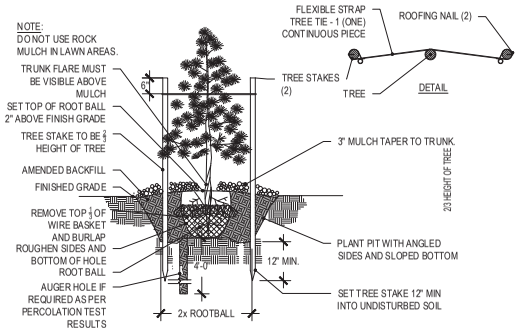
C CONCRETE MOWCURB

SCALE: NTS



D TREE PLANTING & STAKING

SCALE: NTS



E CONIFER TREE PLANTING & STAKING

SCALE: NTS

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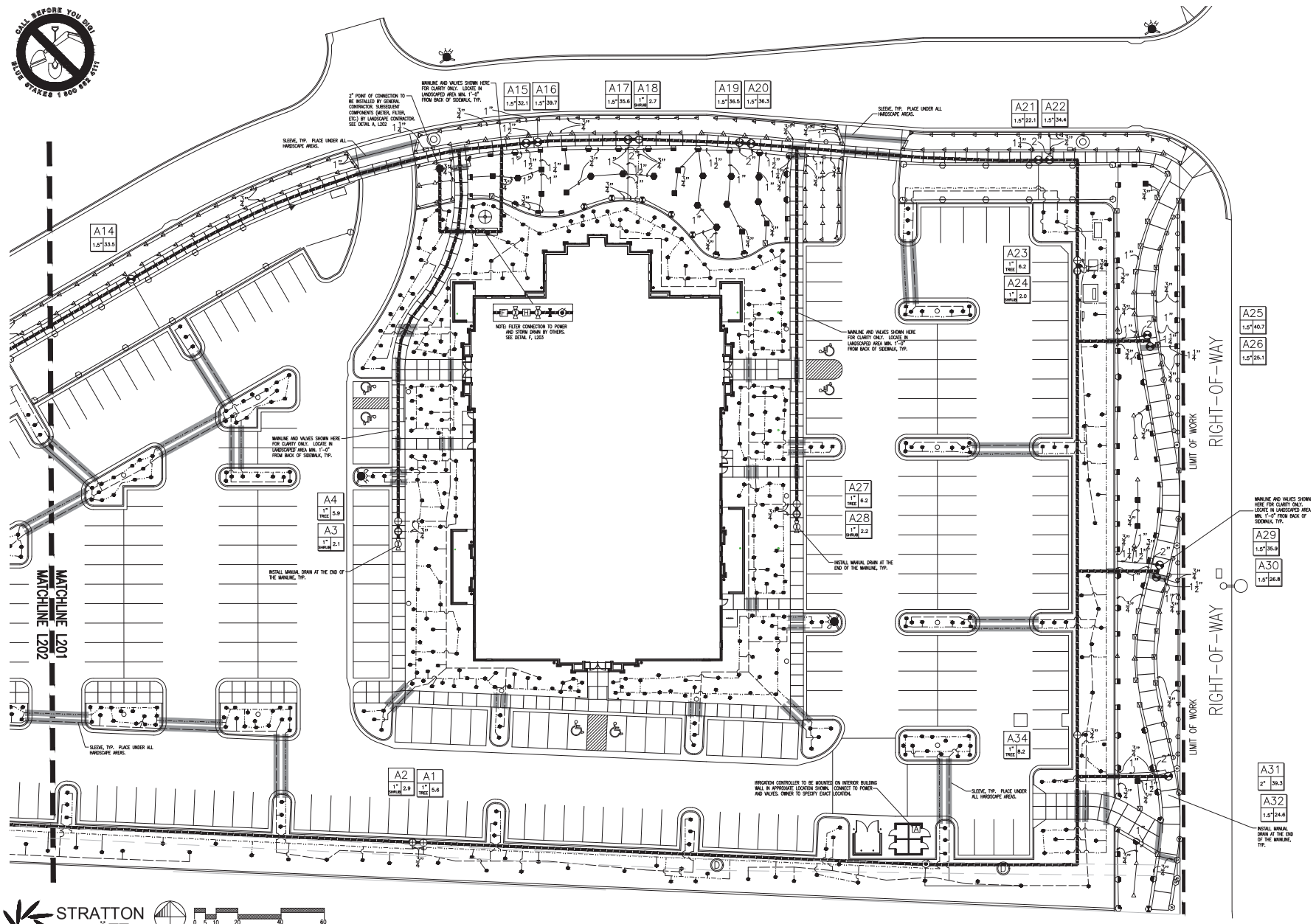
Project Number
15-31
Plan Series
Property Number
501-1333
Date
June 1, 2015

Sheet Title
LANDSCAPE DETAILS

Sheet
L103



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Sheet Title
IRRIGATION PLAN

Sheet
L201

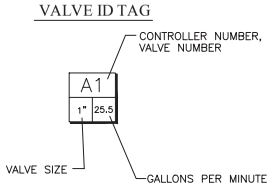
IRRIGATION NOTES:

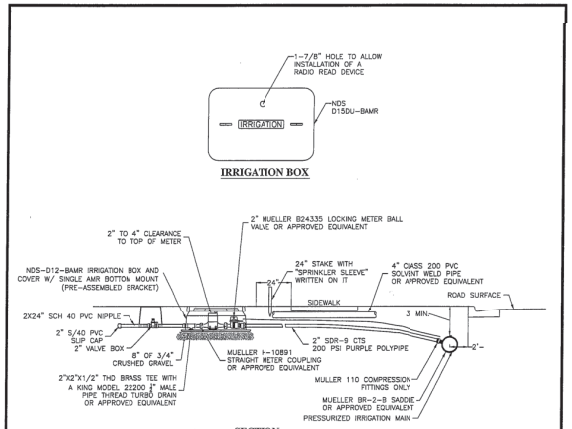
1) LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRING UNDER HARDSCAPING SHALL BE IN SEPERATE SLEEVES (NOT SHOWN). SEE SPECS FOR ADDITIONAL NOTES ON SLEEVING.
2) MAIN LINES SHALL 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

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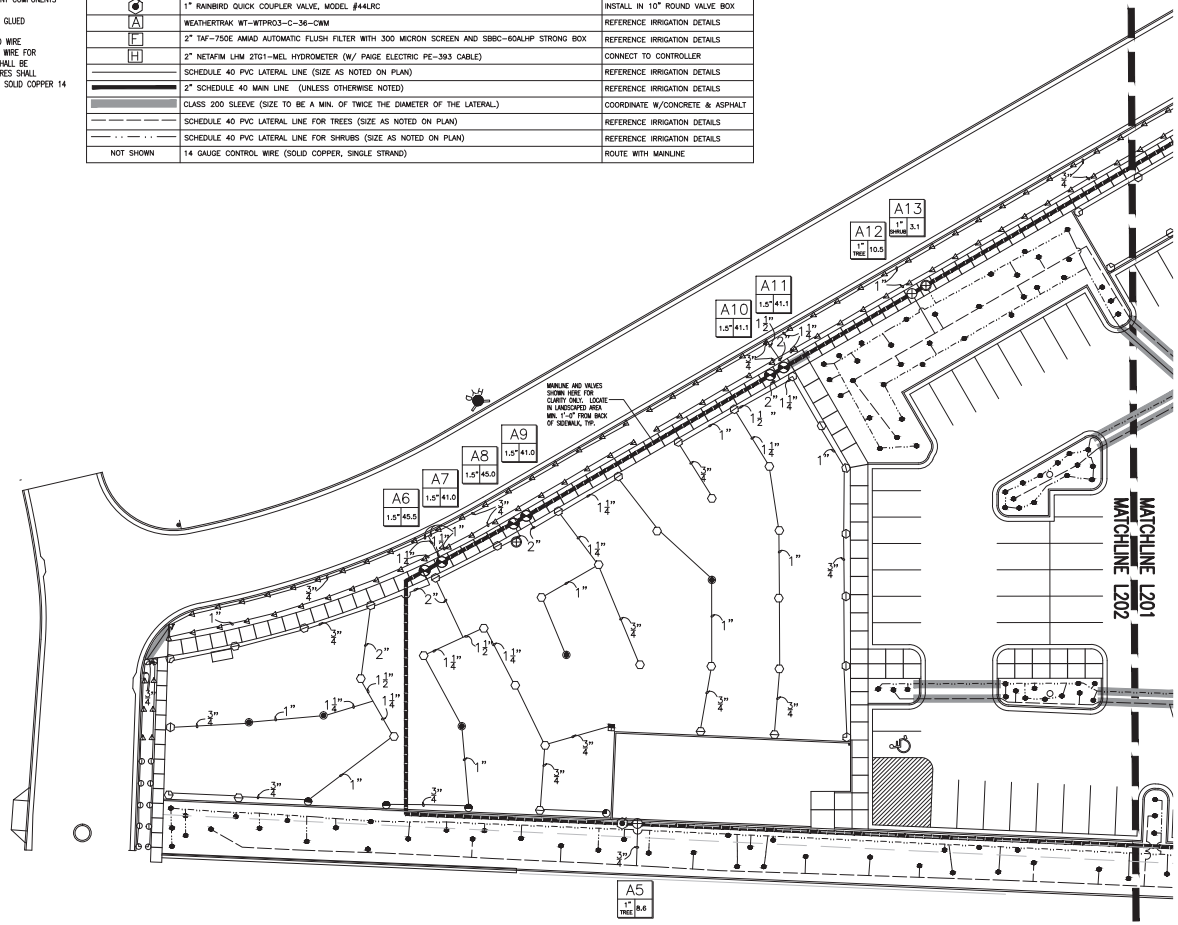

0 5 10 20 40 60
SCALE: 1"=20'-0"

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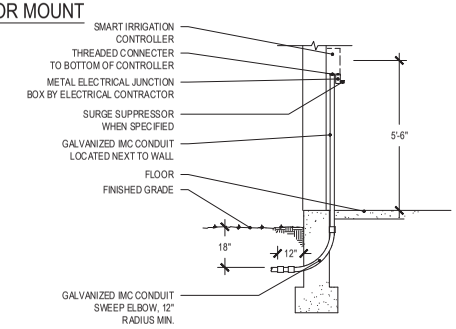
IRRIGATION PLAN

Sheet
L202

INTERIOR MOUNT



B IRRIGATION CONTROLLER

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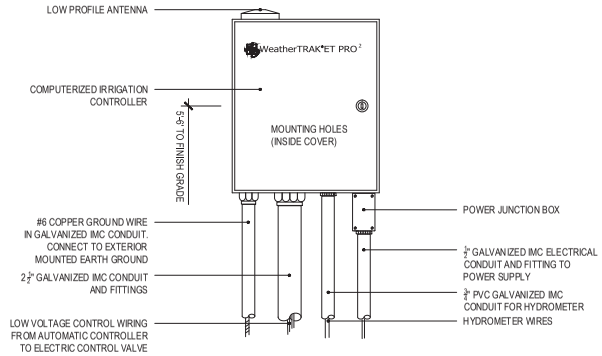

C SMART CONTROLLER

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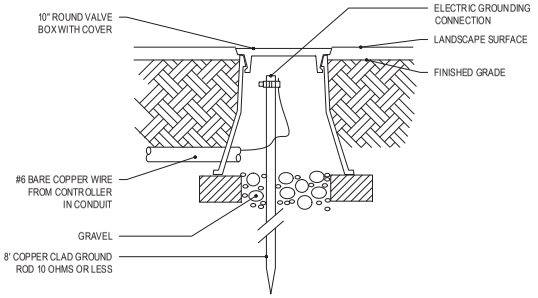

D LIGHTNING GROUNDING ROD

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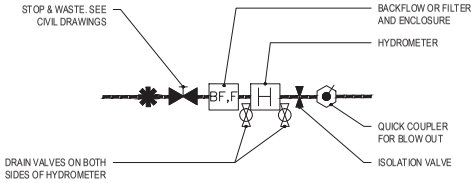
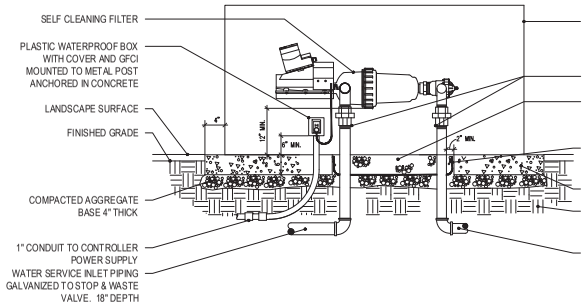


NOTES:
1. INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE HYDROMETER IS TO BE DRAINED MANUALLY.
2. COMBINE COMPONENTS INTO AS FEW BOXES AS POSSIBLE WHILE MAINTAINING EASE OF ACCESS AND MAINTENANCE.

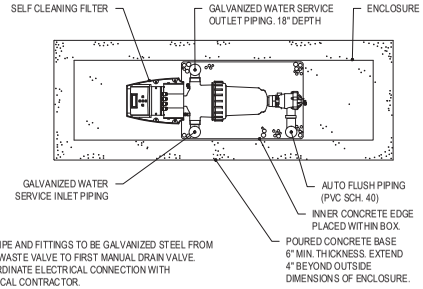
E POC SCHEMATIC LAYOUT

SCALE: NTS

SIDE VIEW



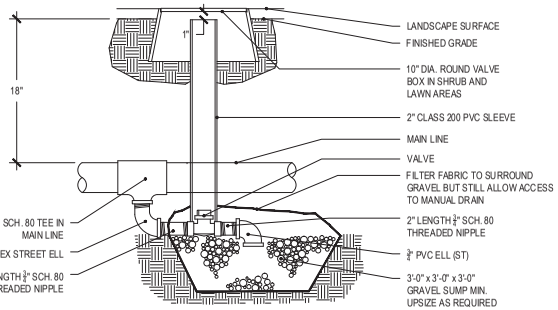
TOP VIEW



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.

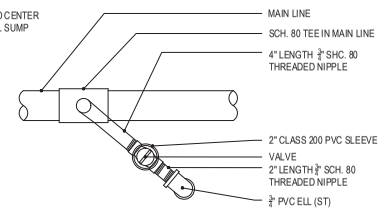
F ELECTRIC FILTER ASSEMBLY-AUTOMATIC

SCALE: NTS



SIDE VIEW

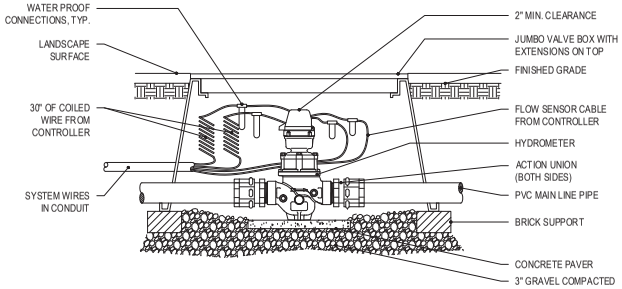
NOTE:
DRAIN INTO CENTER OF GRAVEL SUMP



TOP VIEW

G MAIN LINE MANUAL DRAIN

SCALE: NTS



H HYDROMETER

SCALE: NTS

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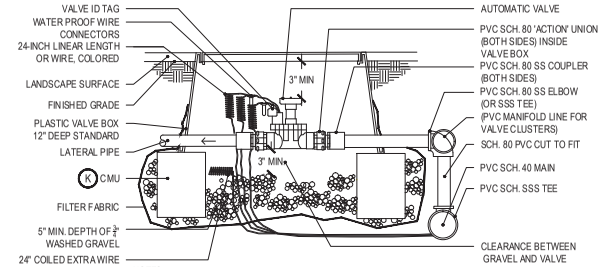
IRRIGATION DETAILS

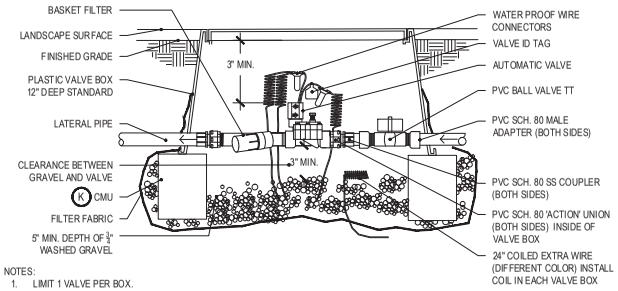
Sheet
L203



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

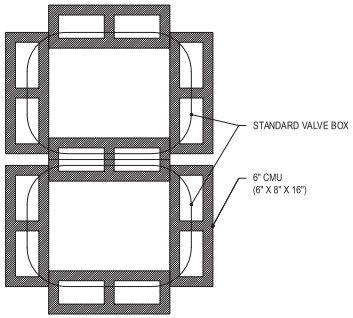


NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.

J DRIP VALVE ASSEMBLY (SECTION) CONVENTIONAL WIRE SYSTEM

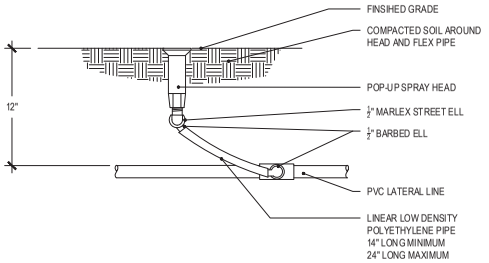
SCALE: NTS

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



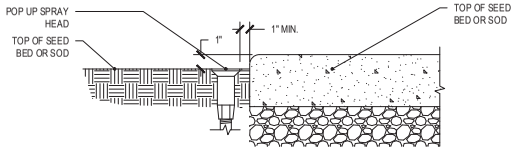
K CMU PLACEMENT

SCALE: NTS



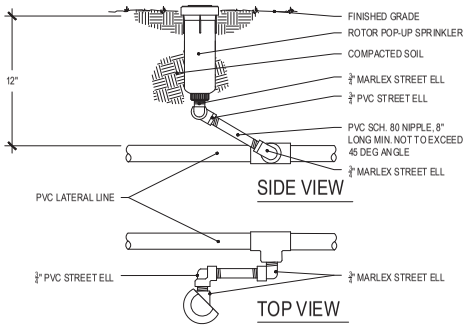
L SPRAY AND ROTARY HEAD ASSEMBLY

SCALE: NTS



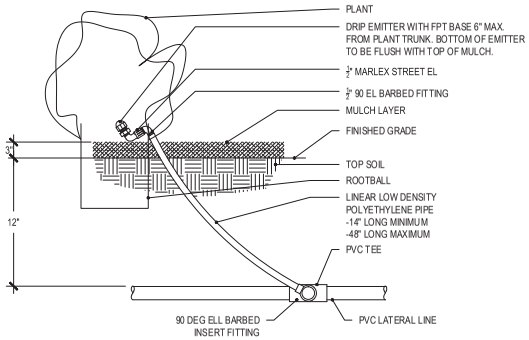
M SPRAY AND ROTARY HEAD ASSEMBLY NEXT TO CURB OR WALK

SCALE: NTS



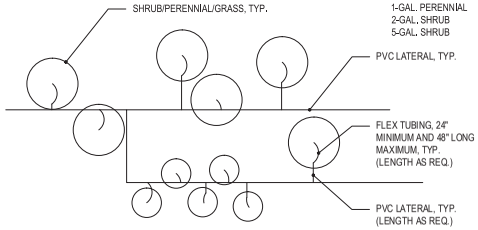
N ROTOR POP-UP HEAD

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.

STRATTON & BRÄTT Landscapes, LLC
754 WEST 700 SOUTH PLEASANT GROVE, UTAH 84062
(801) 785-8011 WWW.STRATTONANDBRATT.COM

evans + associates architecture
11526 south state street, suite 100, draper, ut 84020
phone 801-576-8272 fax 801-571-8273

Stamp

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

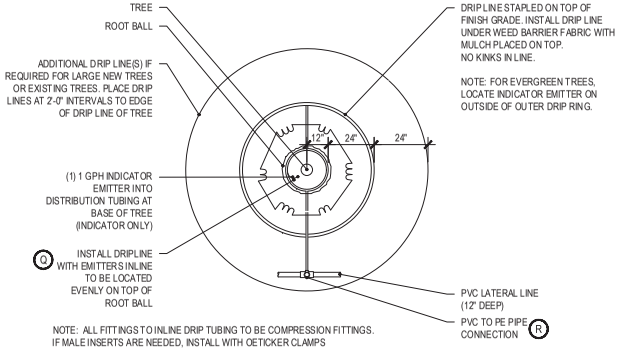
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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

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

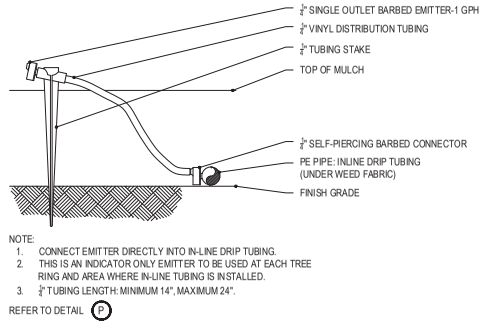
Sheet Title
IRRIGATION DETAILS

Sheet
L204



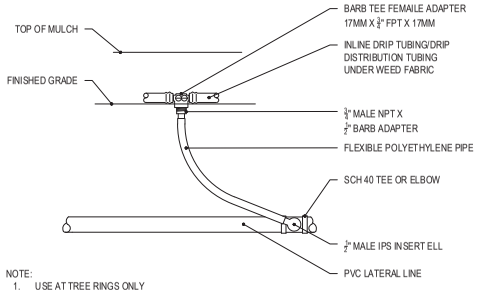
P TREE DRIP-PLAN VIEW (PLANTER AREAS)

SCALE: NTS



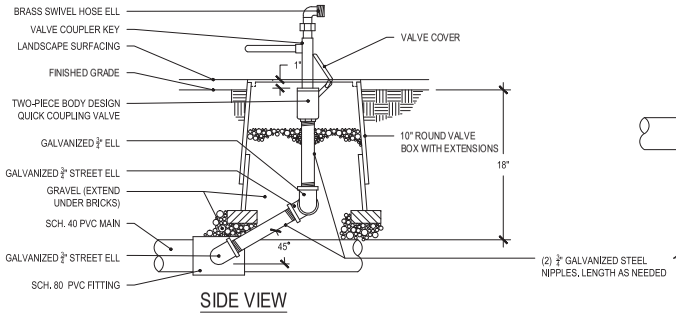
Q INDICATOR EMITTER

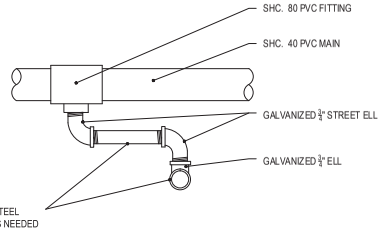
SCALE: NTS



R PVC TO PE PIPE CONNECTOR

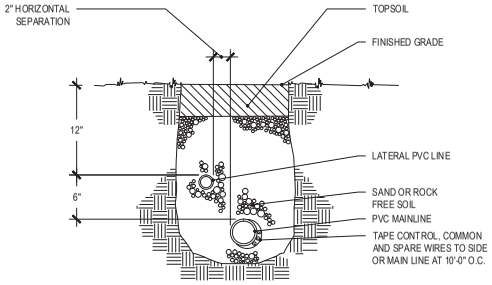
SCALE: NTS





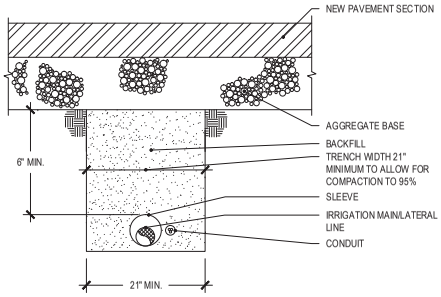
S QUICK COUPLING VALVE

SCALE: NTS



T TRENCH SECTION

SCALE: NTS



U MISC. PIPE TRENCH DETAIL- NEW PAVEMENT AREAS

SCALE: NTS

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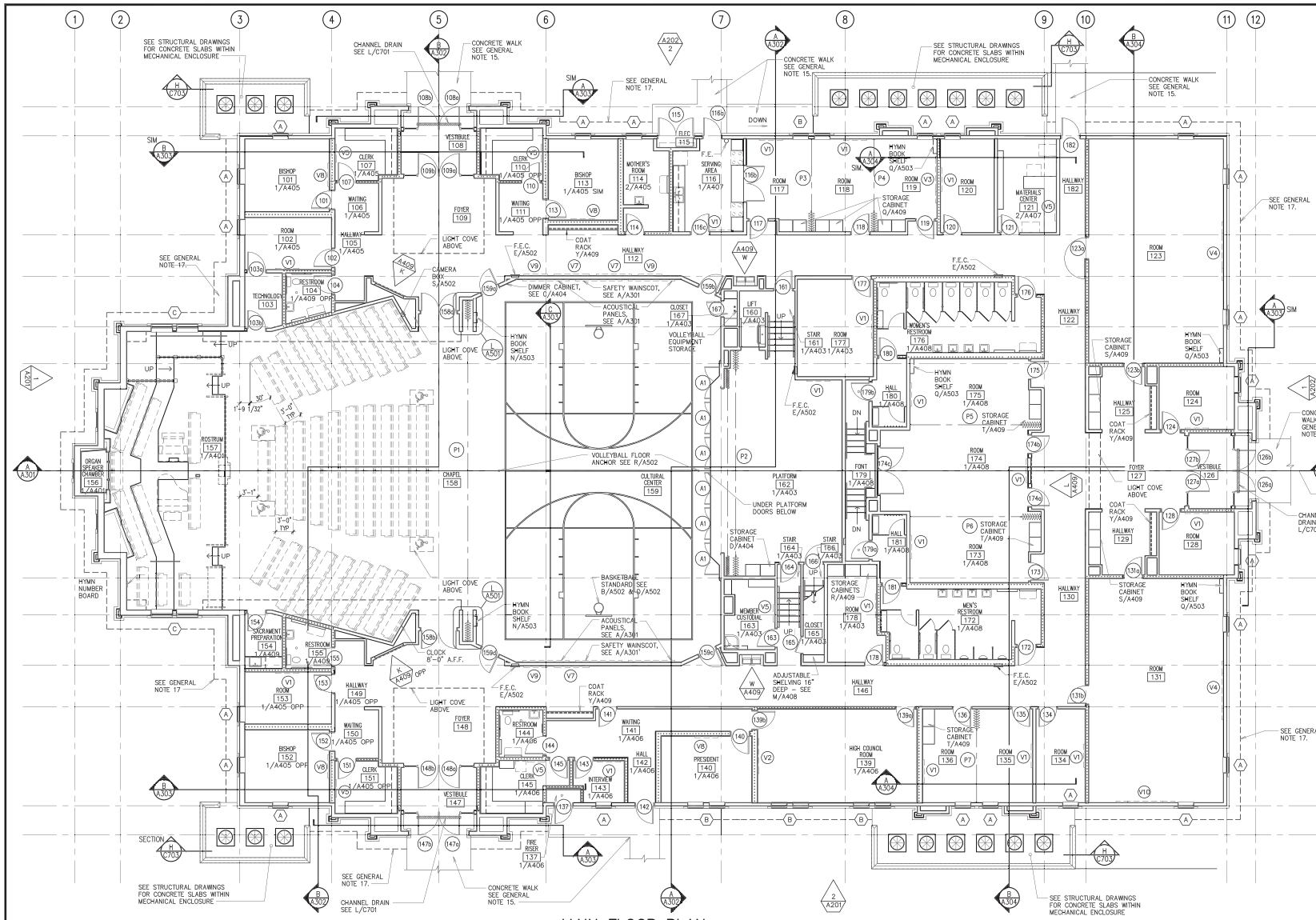
Revisions		
Mark	Date	Description
	6/1/2015	Concept Plan Submittal

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

Sheet Title
IRRIGATION 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:
□□

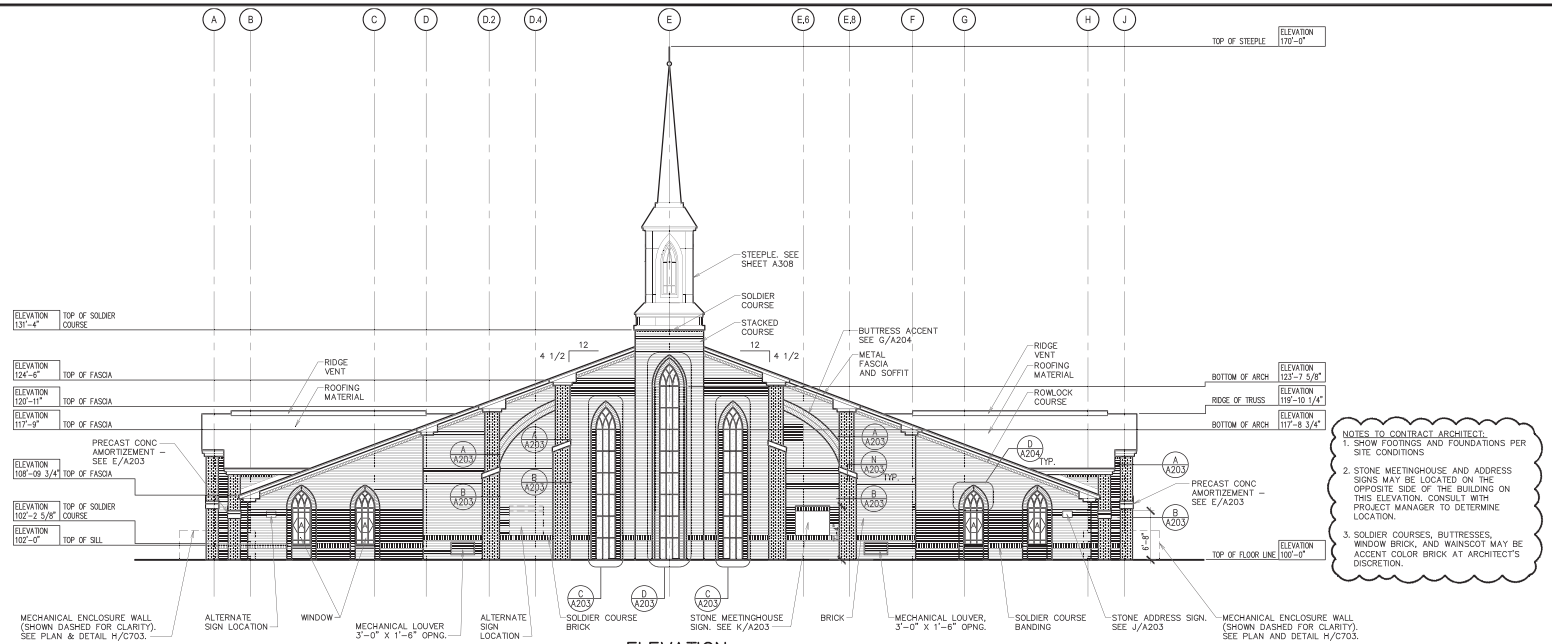
Plan Series:
HET-SAS-0□-05

Property Number:
□□□

Sheet Title:
MAIN FLOOR PLAN

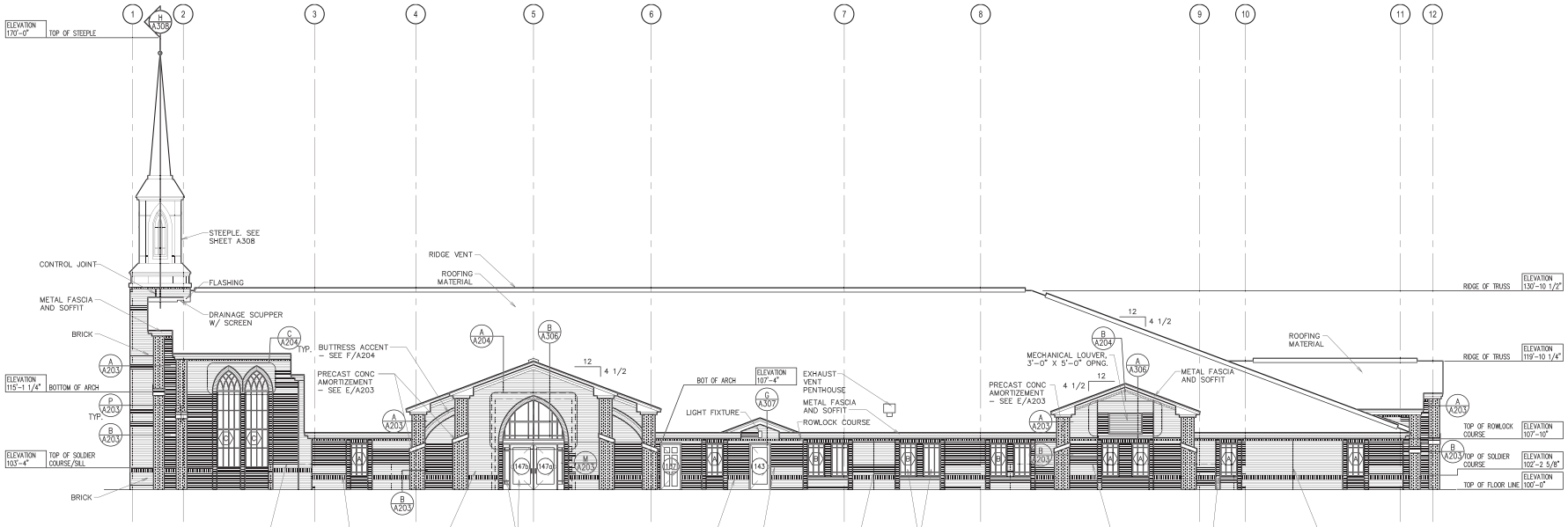
Sheet:
A101

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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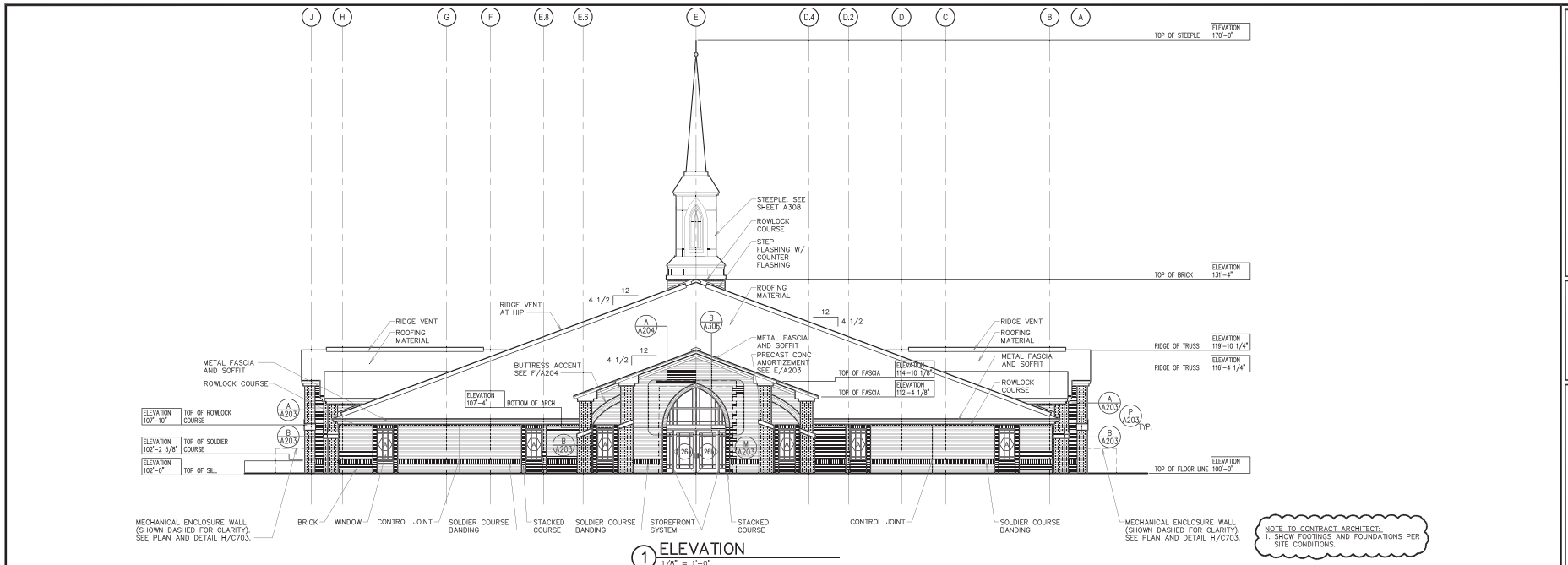
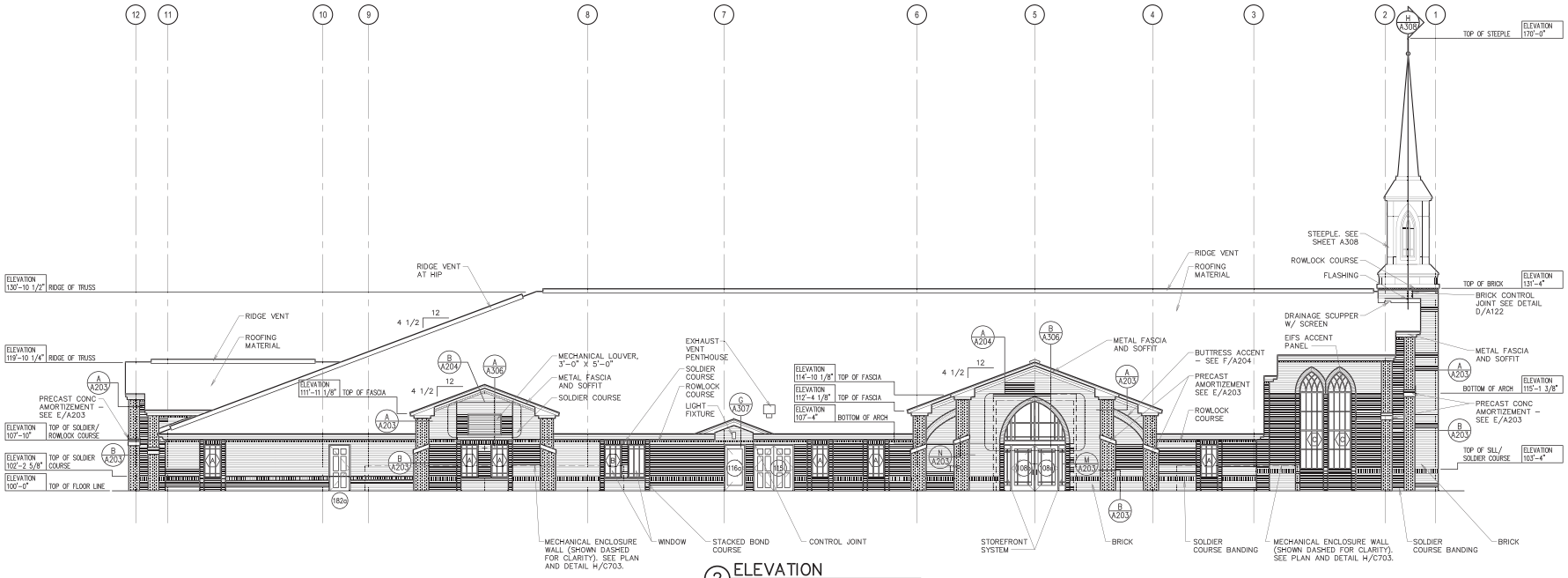


NOTE TO CONTRACT ARCHITECT:
1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS.

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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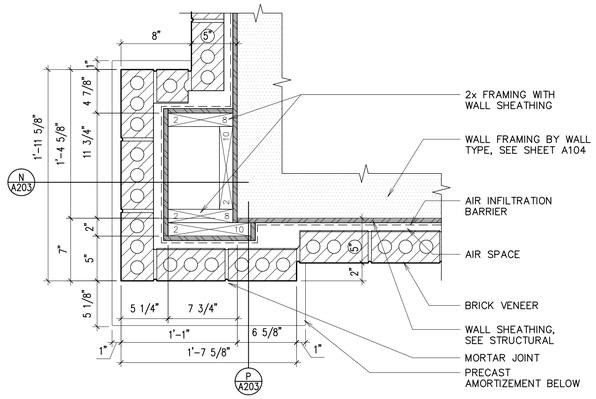
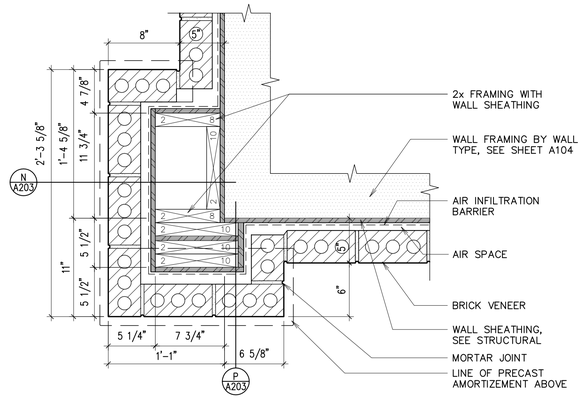
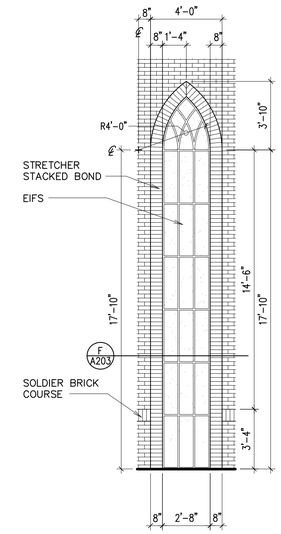


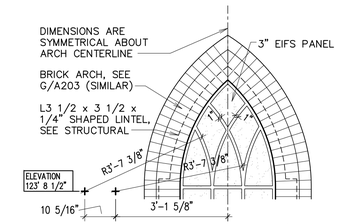
A UPPER BRICK CORNER
1 1/2" = 1'-0"



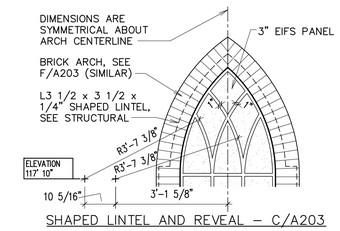
B LOWER BRICK CORNER
1 1/2" = 1'-0"



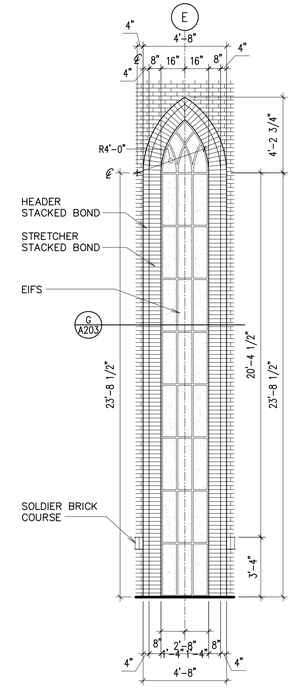
C SIDE RECESSED EIFS PANEL
1/4" = 1'-0"



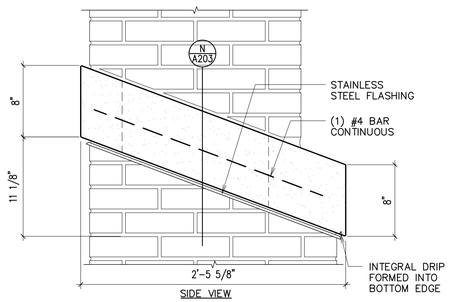
SHAPED LINTEL AND REVEAL – D/A203

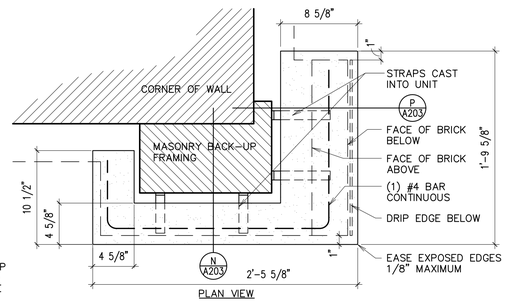


SHAPED LINTEL AND REVEAL – C/A203

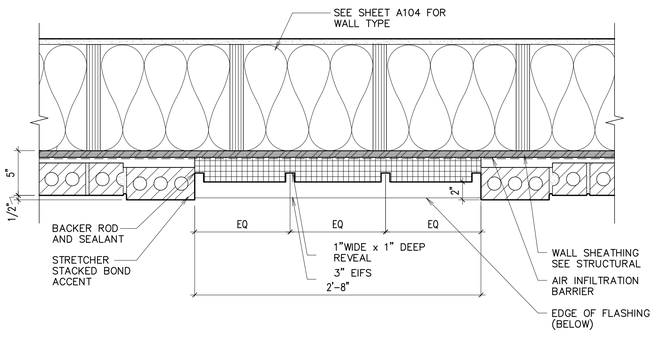


D CENTER RECESSED EIFS PANEL
1/4" = 1'-0"

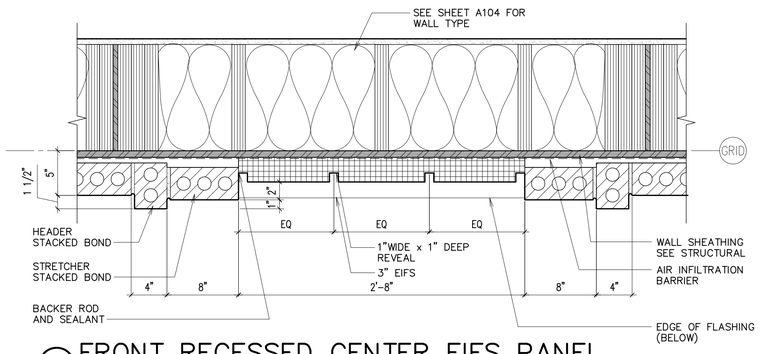




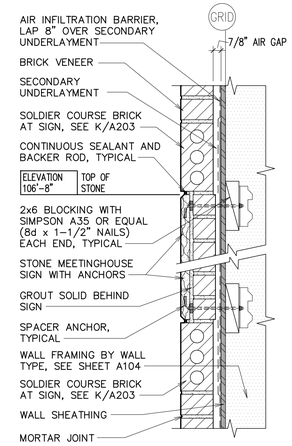
E PRECAST CONCRETE AMORTIZEMENT
1 1/2" = 1'-0"



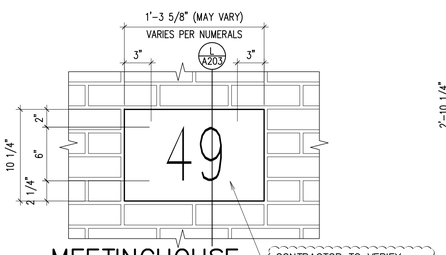
F FRONT RECESSED SIDE EIFS PANEL
1 1/2" = 1'-0"



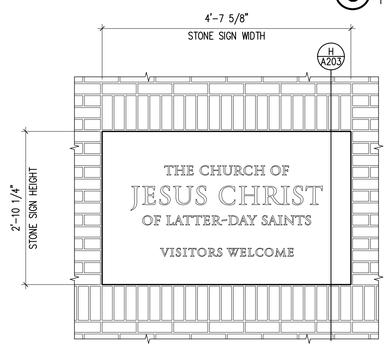
G FRONT RECESSED CENTER EIFS PANEL
1 1/2" = 1'-0"



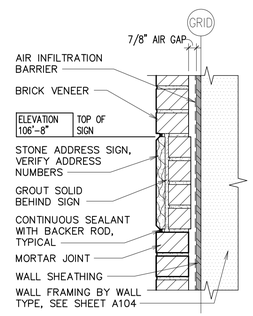
H MEETINGHOUSE STONE SIGN
1 1/2" = 1'-0"



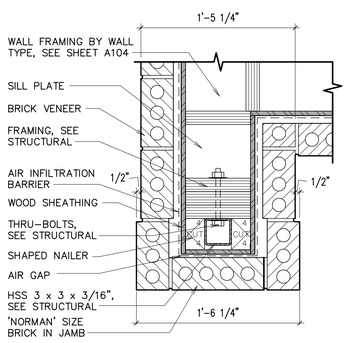
J MEETINGHOUSE ADDRESS SIGN
1 1/2" = 1'-0"



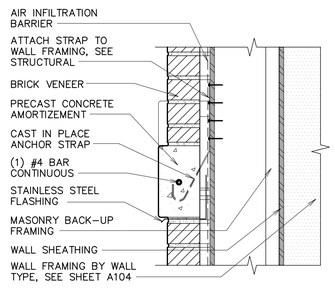
K MEETINGHOUSE STONE SIGN
3/4" = 1'-0"



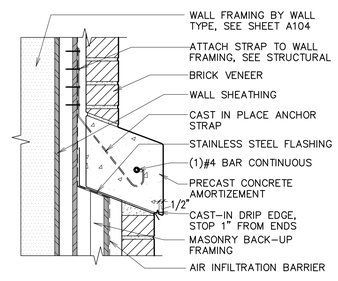
L MEETINGHOUSE ADDRESS SIGN
1 1/2" = 1'-0"



M ENTRY ARCH JAMB
1 1/2" = 1'-0"



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



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 Meeting
<u>December 10, 2015</u>

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

<u>Planning Commission Minutes</u>

Present:
Commission Members: Kirk Wilkins, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham, Brandon MacKay
Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Nicolette Fike, Mark Christensen, Janelle Wright, Kara Knighton, Jamie Baron, Owen Jackson
Others: Paul Sellers, H. Ronald Johnston, Shelly Johnston, Richard Vasey, Peter Staks, Mark Victor, Morgan Humphries, Nathan Hite, Sean Doodle, Mike Walstall, Mike Bailey, Brian McElliott, Karen McElliott, Chad Spencer, Charlie Meyers, Bob Krecci, Jeremiah Johnson, Deborah Johnson, Chris Porter, Wade Williams, Lamonte Wilcox, Callae Wilcox

Excused:

Call to Order - 6:30 p.m. by Chairman Kirk Wilkins
Pledge of Allegiance - led by Shelly Johnston
Roll Call – A quorum was present

Mark Christensen introduced Kayla Moss as the new City Recorder to the Planning Commission.

Public Input Open by Chairman Kirk Wilkins
Paul Sellers spoke about the new development in his area, they allow the weeds to grow high and all the weeds and tumble weeds will end up in his yard.
Public Input Closed by Chairman Kirk Wilkins

Kimber Gabryszak responded to public comment to clarify the area Mr. Sellers was concerned about.

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.
Jamie Baron presented the plat. The Preliminary Plat is for a one lot subdivision for the church and to dedicate Tanner Lane (which connects to Redwood Road) to the City.
The Applicant was present.

Public Hearing Open by Chairman Kirk Wilkins
Paul Sellers lives south of this and was concerned because he heard the church west of here caused damage to homes when they put pilings 20ft. in the ground. He was told they did not repair the damage. He was concerned it would do the same thing it did before and wanted assurance that if something happens again that it will be taken care of. He reminded them about the water drainage issue he spoke about a few months ago.
Public Hearing Closed by Chairman Kirk Wilkins

Kimber Gabryszak said they turned the water drainage issue over to the City Engineer. Concerning the construction process she requested the applicant speak to that.
Chad Spencer noted the church up the hill had very bad soils with 18 ft. of collapsible soils they had to excavate out. This site does not have the bad soils and will not be over excavated, just typical grading and footings. They shouldn't have any substantial dirt work. He noted they had one letter from one home

DRAFT

o□ner; the □ro□□em □as turned over to the contractor to □ork out □ith the homeo□ner. Since there □as □rior crackin□on the house □e□ore this took □□ce it □as hard to □rove □hat ha□□ened □hen, so there □as no reso□ution. For this □ro□ect the□□i□□o to a□□the homes this time and □a□k their homes and take □hotos and note e□istin□dama□e so the□□i□□have a record o□them □or an□dis□utes that come u□.

□evin Thurman su□□ested that □ith en□ineerin□items, □e don□t t□□ica□□address those at this sta□e; it is usua□□□ater □ith a □reconstruction meetin□. This is □ood □eed□ack that the en□ineers can discuss at the construction meetin□□hen a□□the □ans □i□□e □ooked at in more detai□.

□en □i□□ore asked □or c□ari□ication on the trees a□on□Tanner Lane.

Chad S□encer and sta□□noted trees on the □ans.

Tro□Cunnin□ham asked a□out i□hts on the □ans.

□amie Baron commented on the □ans □here there is a condition notin□the 16 □t. hei□ht o□the i□hts. There is a 26 □t. arteria□street i□ht on Red□ood Road □hich is Cit□Standard.

Ha□den Wi□iamson had no concerns at this time.

David Funk asked □h□the □avi□ion □as □ein□□ui□t □ate.

Chad S□encer said the Stake that □i□□e occu□□in□this □ui□din□□i□□e res□onsi□e □or donatin□□a□or or cost □or 20□ o□that and unti□the□make the decision on □hether it □i□□e □a□or or cost then the Church □on□t move □or□ard, it □i□□e sometime do□n the road.

David Funk is concerned that it ma□□e □ut o□□and never □et done. He asked a□out s□rink□ers or □a□n in the area.

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David Funk is concerned that he has seen too man□□ro□ects □hen thin□s are not com□□eted and it □ou□d □e easier to □et thin□s done at the same time.

Ha□den Wi□iamson asked i□the□cou□d □ut a condition that the□□ou□d □ut □rass in.

□im□er Ga□r□s□ak said the□cou□d not □eave it as un□inished □round inde□inite□□□ut cou□d □ut other materia□ do□n. The □ark is a□o□ed □□code.

Brandon Mac□a□had no additiona□comments.

<u>Motion made by Hayden Williamson 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. Seconded by Troy Cunningham. Aye: David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 6 - 0.</u>

9. Approval of Minutes:
1. November 12, 2015.

<u>Motion made by David Funk to approve the minutes of November 12, 2015. Seconded by Hayden Williamson. Aye: David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 6 - 0.</u>

10. Reports of Action. - No re□orts toni□ht.

11. Commission Comments. □No additiona□comments □ere made.

12. Director's Report:

- **Council Actions**
  - □im□er Ga□r□s□ak revie□ed Cit□Council actions taken at the □revious meetin□.
- **Applications and Approval**
  - We are at a□out 150 a□□ications.
- **Upcoming Agendas**

- There are no additiona□meetin□s this month. Ne□t meetin□is in □anuar□

- **Other**
  - Mark Christensen s□oke □ith Ro□Smith ear□ier a□out the ne□ schoo□□ro□osa□that has come □or the schoo□in Le□ac□Farms. The□have announced the□□ou□d □ike to o□en the schoo□in Au□ust 2016. We □i□□ike□□receive a site □□an ne□t □eek.

13. Motion to enter into closed session. - No c□osed session

Meeting adjourned by Chairman Kirk Wilkins without objection.

Adjourn 9:50 p.m.

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P□annin□Commission Chair
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CITY OF SARATOGA SPRINGS

City Council
Staff Report

Legacy Farms Village Plan 2 Plats 2C, 2D, and 2E
Preliminary Plats
Tuesday, January 5, 2016
Public Meeting Continued

Report Date:	Monday, December 28, 2015
Applicant:	D.R. Horton
Owner:	D.R. Horton, Inc
Location:	SE corner intersection of Redwood and 400 South, to Saratoga Dr.
Major Street Access:	Redwood Road and 400 South
Parcel Number(s) & Size:	66:058:0007, 176.44 acres; 58:041:0185, 5.497 acres Total overall project area: 181.94 acres Total included in proposed plats: ~42.5 acres
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC and Low Density Residential (R-3)
Current Use of Parcel:	Agriculture
Adjacent Uses:	Agriculture, Residential
Previous Meetings:	Planning Commission Hearing (11/12/2015) City Council Meeting (12/1/2015)
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010) Community Plan and Village Plan 1 (PC 6/12/2014 and CC 7/1/2014) Village Plans 2, 3, 4, and 5 (PC 12/11/2401 and CC 1/6/2015) MDA (CC 1/6/2015) Village Plan 1 Plats 1A-1F (PC 3/12/2015 and CC 3/31/2015) Village Plan 2 Plats 2A and 2B (PC 11/12/2015 and CC 12/1/2015)
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	N/A
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicants are requesting approval of three preliminary plats for the second subdivision phase of the Legacy Farms project. These three plats cover part of Village Plan 2, and contain a total of 177 single family and multi-family units.

Recommendation:
Staff recommends that the City Council conduct a public meeting, review and discuss the proposed preliminary plats, and choose from the options in Section "H" of this report. Options include approval with conditions on all or some of the plats, continuance of all or some of the plats, or denial of all or some of the plats.

B. Background:

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres is approved and vested for 16,000 residential units and 10,000,000 square feet of non-residential density:

Land Use Table

Type of Land Use	Quantity
Residential Housing	16,000 Units
Non-residential Area	10 million sq. ft.
Equivalent Residential Units	20,620 Units

(*Note: the complete DAP can be found by visiting www.saratogaspringscity.com/planning then clicking on "Master Plans" and then "City Center District Area Plan."*)

1000 Equivalent Residential Units (ERU's) of residential density and 55 ERUs of non-residential density were approved and allocated to the Legacy Farms CP, broken down into five Village Plans:

VP 1	48.94 acres	Max 341 ERUs	All Residential
VP 2	42.58 acres	Max 281 ERUs	239 Residential, ~41 Non-Residential (school, church)
VP 3	40.03 acres	Max 318 ERUs	304 Residential, ~14 Non-Residential (church)
VP 4	28.11 acres	Max 173 ERUs	All Residential
VP 5	22.27 acres	Max 131 ERUs	All Residential (age-restricted community)
Total:	181.93	1244*	1189 Residential*, ~55 Non-Residential

*Cumulative total limited to 1055 ERUs per the CP. Maximums are higher in each VP to enable flexibility in ERU allocation.

Of the 1055 ERUs, a maximum of 239 residential units and ~41 non-residential units were approved within VP2; the next step in development of any units is approval of a subdivision plat or plats.

Planning Commission Hearing and Recommendation
The Planning Commission held a public hearing on November 12, 2015, and voted to forward a positive recommendation with conditions.

Several lots in Plat 2-C are through roads in Plat 2-D, however Plat 2-D cannot be recorded nor roads constructed until the Tickville Wash improvements are complete and FEMA has accepted the improvements. Due to concern over constructing home without guaranteed access, Staff recommended a condition stating:

- "The access for lots 272-274 and 2159 -2176 in Plat 2-C are accessed from roads in Plat 2-D. Plat 2-D shall be recorded prior to or simultaneously with Plat 2-C or the lots may be moved into Plat 2-D."

In their motion, the Planning Commission replaced that condition with:

- "A plat note on Plat 2-C stating that lots 2159-2176 not be issued building permits until the adjacent street access in Plat 2-D, or alternate permanent access, is constructed."

Draft minutes from that meeting are attached, and the recommended conditions of approval for the Council reflect the PC recommendation.

City Council Meeting
The City Council held a public meeting on December 1, 2015, and voted to approve Preliminary Plats 2A and 2B. The City Council voted to continue Preliminary Plats 2C, 2D, and 2E to the January 1, 2016 meeting. Draft minutes from that meeting are attached.

C. Review:

Place Type
The CP designates the entire ~182 acre Legacy Farms development as Traditional Neighborhood, which is described I the DAP as follows:

TRADITIONAL NEIGHBORHOOD

Range of Average Dwelling Units/Acre	5–32 du/ac
Range of Average FAR	0.47–1.04
Range of Open Space	18 - 24%

Open Space Types:

- Plaza
- Entrance park
- Pocket park
- Neighborhood park
- Community park
- Regional park
- School park
- Sports complex
- Special use
- Community garden
- Parkway (Boulevard)
- Greenway

The "ingredients" that make up a Traditional Neighborhood:

Traditional neighborhoods in this district are medium-density residential areas typically comprised of many small lot single-family dwellings, some townhomes and small scale apartments. Houses in these neighborhoods are close enough to the street to encourage interaction among neighbors and create a "front porch" culture. Houses are closer together and on smaller lots than in a master planned subdivision. There are small neighborhood serving parks and connections to trails. Street connectivity is relatively favorable, allowing for a walkable environment and transit options. On-street parking slows traffic and creates a buffer between traffic and pedestrians on the sidewalks.

Density
The CP was approved with a maximum density of 1055 ERUs, with additional limits on a block-by-block basis. VP 2 assigned a maximum of 239 residential units and ~41 non-residential units to

the plan, with additional limits on a more detailed block basis. The overall application for VP 2 is for 197 residential units, which is below the maximum of 239 permitted in VP 2 and ~41 non-residential units. The current application is for 177 of the 197 residential units.

Unit/ Products Types
VP 2 preliminary plats 2C, 2D, and 2E contain the following product types for platting:

- 6,000 sq. ft. lots (minimum required 5,100 sq. ft.)
- Cottage Lots
- Rear-Loaded Townhomes
- Shared Lane Townhomes
- Twin Home Lots

D. Specific Request:
The application contains preliminary plats (2C, 2D, and 2E) for a total of 177 single family and multi-family units. The 177 units are broken down into three plats, outlined below.

Plat 2-C:

- 75 single-family and multi-family lots
    - Product type:
        - 6,000 sq. ft. lots (minimum 5,100 sq. ft.) = 14
        - Cottage lots (minimum 3,400 sq. ft.) = 11
        - Twin Home lots (minimum 3,870 sq. ft.) = 2
        - Shared Lane Townhomes = 12
        - Rear-Loaded Townhomes = 36
- 3 Open Space parcels

Plat 2-D:

- 84 multi-family units
    - Product type:
        - Cottage lots (minimum 3,400 sq. ft.) = 10
        - Twin Home lots (minimum 3,870 sq. ft.) = 8
        - Shared Lane Townhomes = 66
- 2 Open Space parcels

Plat 2-E:

- 18 multi-family units
    - Product type:
        - Shared Lane Townhomes = 18

E. Community Review: This item was noticed prior to the public hearing with the Planning Commission on November 12, 2015 in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. Public comment was received during the Planning Commission hearing; please see the attached draft minutes for details.

F. General Plan:

The General Plan Land Use map identifies this area as Planned Community, which states:

> k. **Planned Community.** The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate. Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. Multi-family development was also approved as part of the DAP, and was therefore vested prior to Proposition 6, which limited some types of future multi-family housing.

The CP was approved in 2014 and VP2 was approved on January 6, 2015 and found to be in compliance with the DAP; the CP includes trail connections and parks in compliance with the related master plans. Both were found to be consistent with the General Plan.

G. Code Criteria:

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-section.

19.26.04 – Uses Permitted within a Planned Community District

- The application includes single family and multi-family homes, parks, and trails. All of these uses are permitted in the PC zone and are subject to the more specific criteria in the CP and VP 2.

CP and VP 2 Standards

The CP outlines high-level standards for the development; while VP 2 calls out more specific standards, the plats are still subject to any specifics in the CP. Lot sizes, lot frontages, lot widths, and setback are identified in VP 2 on a product-type basis. The applicable pages from VP2 for each product type contained in the proposed plats are attached.

- Thoroughfare types and widths: **Complies**. All thoroughfares are included in the CP or VP.
- Block types and density ranges: **Complies**. Each plat is below the maximum density permitted in each Block Type and Transect Zone.
- Intersection types: **Complies**. All intersections are included in the CP or VP.
- Community level pedestrian plans: **Complies**. Proposed pedestrian connections are included.
- Landscaping standards: **Complies with modifications**
    - Tree spacing: Complies. Street trees are planted a maximum of 40' apart.

    - Plant sizes (caliper, height, etc.): Can comply. The Planting Legend does not currently list sizes of the trees and shrubs.
    - Plant species: Complies. All proposed plantings are in the CP.
    - Fencing: Can comply. The applicant is bringing in a piece of semi-private fencing to determine if the gap is sufficient.
    - Complete plans: Complies.
- Open space types: **Complies**. Each type of open space contained in the plats corresponds to a type in the CP and VP.
- Setbacks and product types: **Complies**. Setbacks have been measured for compliance with the appropriate T-zone.
- General architectural categories: **TBD** and will be verified at time of building permit(s) issuance.
- Plat contents: **Complies**.

Staff has provided the applicant with corrections to meet the requirements of the CP, City Code, and VP 2, including but not limited to the list below:

- All changes and additional information required by the City Engineer.

Floodplain

A portion of the proposed development is currently in a Special Flood Hazard Area (SFHA). This area is subject to the management regulations of the national Flood Insurance Program (NFIP) and Chapter 18.02 of the City code. The applicants have submitted a Letter of Map Revision (LOMR) application to FEMA for revision to the floodplain maps, based upon infrastructure designed to channel floodwaters and protect the development area. 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.

The NFIP requires any development within the SFHA have a comprehensive engineering analysis completed. This analysis must be supported by technical data and signed by a registered professional engineer and include a determination of the Base Flood Elevation (BFE) and the impact to the floodplain that the proposed improvements would have. Any structures within the SFHA would be required to have the lowest finished floor a minimum of 1-ft above the BFE. The City Engineer has included conditions in his Staff Report that all City and NFIP requirements be met within the SFHA.

If the applicants do not desire to move forward on development within the SFHA until after the maps are revised by FEMA, they may still record and build those portions of the development that are outside of the identified floodplain.

H. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public meeting on the proposed plats, review and discuss the proposed plats, and choose from the options below for each plat. Separate motions will be needed if different actions are taken on individual plats.

Option 1 – Approval with Conditions on some or all of the plats

"I move to approve the Legal Farms Preliminary Plats [2C, 2D, and 2E] with the Findings and Conditions in the Staff Report."

Findings

1. With required conditions, the applications are consistent with the guiding standards in the Legacy Farms Community Plan as outlined in Section "F" of this report, which section is hereby incorporated by reference. Specifically, the density, unity types, block types, thoroughfares, and other standards are expressly as contained in the Community Plan.
2. With required conditions, the applications are consistent with the specific standards in the Legacy Farms Village Plan 2 as outlined in Section "G" of this report, which section is hereby incorporated by reference. Specifically, the layout, product types, open space, setbacks, and other standards are compliant with the Village Plan.

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. No construction drawings for lots in the identified flood plain shall be approved, nor final plats recorded for such lots, until such time as the floodplain map is amended to remove the lots from the floodplain, or the construction drawings are amended to contain all required items for development in a floodplain.
3. All requirements of the Fire Chief shall be met.
4. All buildings over 35' in height shall be fully sprinkled and meet all additional Fire and Building Department requirements.
5. Sizes for both trees and shrubs shall be added into the Planting Legend and shall comply with the CP and VP2.
6. Semi-private fencing shall comply with the Planning Director requirements prior to final plat approval.
7. Conditions or changes as recommended by the Planning Commission:
    a. Clear sight triangles shall remain clear of objects greater than 3' in height, including tree canopies.
    b. A plat note shall be placed on Plat 2-C stating that lots 2159-2176 shall not be issued building permits until the adjacent street access in Plat 2-D, or alternate permanent access, is constructed.
8. All Code requirements shall be met.
9. Any other conditions or changes required by the City Council:
   _____.

Option 2 - Continuance

The City Council may also choose to continue any or all of the items. "I move to **continue** the Legacy Farms Preliminary Plats [2C, 2D, and 2E] 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 of all or some of the plats

The City Council may also choose to deny any or all of the Legacy Farms Plats. "I move to deny the Legacy Farms Preliminary Plats [2C, 2D, and 2E] with the Findings below:

1. The plats are not compliant with the Legacy Farms Community Plan, as articulated by the City Council: _____
2. The plats are not compliant with the Legacy Farms Village Plan, as articulated by the City Council: _____

I. Attachments:

1. City Engineer's Report (pages 9-12)
2. Location & Zone Map (page 13)
3. Aerial Photo (page 14)
4. Approved CP Layout (page 15)
5. Approved VP 2 Layout & Conceptual Lotting Plan (page 16-17)
6. Plat 2-C (page 18-19)
7. Plat 2-D (page 20-21)
8. Plat 2-E (page 22)
9. T-zones (page 23-27)
10. Proposed Landscape Plan (page 28-29)
11. Product Type Pages from VP 2 (page 30-38)
12. Photometric Plans (page 39)
13. Draft minutes from Planning Commission 11-12-2015 (pages 40-42)
14. Draft minutes from City Council 12-1-2015 (pages 43-44)
15. Complete CP: www.saratogaspringscity.com/planning, then "Pending Applications" under "Recently Finalized"
16. Complete VP 2: www.saratogaspringscity.com/planning, then "Pending Applications" under "Recently Finalized"

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Legacy Farms Village Plan 2 Plats 2C, 2D, and 2E
Date: January 5, 2016
Type of Item: Preliminary and Final Plat Approval

Description:

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

B. Background:

Applicant:	*D.R. Horton*
Request:	*Preliminary/Final Plat Approval*
Location:	*SE corner intersection of Redwood and 400 South, to Saratoga Dr.*
Acreage:	*181.94 acres - 241 lots*

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

D. Conditions:

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

A. The Preliminary and Final Plats and Construction Drawings shall be compliant with the approved Community Plan and Village Plan for this area as well as with the City's existing Master Plans including the Transportation Master Plan, the Parks, Trails, and Open Space Master Plan, as well as the City's utility master plans including the Culinary Water, Secondary Water, Sewer, and Storm Drain Master Plans.

B. The Construction Drawings shall include phasing plans for improvements, utilities, erosion control plans, and open space improvement plans. Phasing plan shall also illustrate the phasing of the frontage improvements along 400 South.

C. Developer shall complete the half-width improvements along 400 South (Collector) as per the City's Transportation Master Plan (TMP) and Engineering standards and specifications.

D. Developer shall complete all recommendations of the submitted Traffic Impact Study prepared by Hales Engineering applicable to this phase of the project.

E. A schematic layout for the proposed the elementary school and church sites shall be included with any proposed points of access or utility stubs or laterals to be installed with this project to ensure their proposed location is consistent with the Site Plan and in accordance with City Standards.

F. The project shall comply with the recommendations of the Traffic Study Memorandum from Hales Engineering dates 4-2-2014 and Addendum #1 dated June 17, 2014 including providing left turn lanes for the elementary school. If the road is to be constructed before the location of the accesses are known, a left turn lane shall be provided for the entire primary frontage and extend a sufficient distance past the frontage to provide adequate queuing lengths.

G. A portion of the proposed development is currently in a Special Flood Hazard Area (SFHA). This area is subject to the management regulations of the National Flood Insurance Program (NFIP) and Chapter 18.02 of the City Code. A LOMR to remove this area from the Flood Plain will be required through FEMA before any lots can be recorded in any area currently shown within the FEMA 100-yr flood plain including Zone "A" which is identified as those areas having a 1% annual chance flood event with no defined base flood elevation.

H. The developer shall obtain an Army Corp of Engineers (ACOE) 404 permit for any portion of the project that may disturb wetlands or fall under the ACOE jurisdiction prior to beginning construction and must comply with all local, state, and federal laws.

I. Developer shall provide a geotechnical report and hydrologic/hydraulic storm drainage calculations for the project. Detention areas and volumes shall be identified as well as all proposed outfall locations. The project shall comply with all City, UPDES and NPDES storm water pollution prevention requirements. Storm water release shall not exceed 0.2 cfs/acre and must be cleaned to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

J. All roads shall comply with the City's TMP be designed and constructed to City and AASHTO standards, and shall incorporate all geotechnical recommendations as per the applicable soils report. Road cross sections shall match either the ones in the City's adopted Engineering Standards and Specifications or the Community Plan/Village Plan and must also comply with international fire code requirements. Intersection spacing along 400 south and on all internal roads shall comply with the spacing standards identified in the City's adopted TMP or as otherwise specified in the community or village plan.

K. Road names and coordinates shall comply with current city ordinances and standards.

L. Project trails and open space designs shall comply with the Community Plan or the City's adopted Parks, Recreation, Trails, and Open Space Master Plan if not specifically addressed in Community Plan.

M. Park strips less than 9' in width shall only be planted with trees appropriate for narrow areas and that will not damage the sidewalk as they grow. Trees shall be located in areas that do not conflict with driveways or other points of access.

N. Open Space areas that will maintained by the City must be designed in accordance with City Standards and the City's Engineering Standards and Specifications.

O. Developer shall prepare and submit signed easements for all public facilities not located in the public right-of-way. Sewer and storm drains shall be provided with a minimum of 20' wide easements and water and irrigation lines a minimum of 10' wide easements centered on the facility. Utility lines may not be closer than 10' apart from each other or from any structure. Developer shall provide 12' access roads and 20' wide access easements to any location where access is required outside the ROW such as sewer or storm drain manholes. Utility mains outside of the ROW shall be located in common or dedicated open space acres and shall not be located in private lots and must be a minimum of 20' from any building or structure. Such easements must be recorded prior to receiving occupancy on any unit in the plat with which the easement is associated.

P. All street lighting and any other lighting proposed to be dedicated to and maintained by the City shall comply with the current City standards and specifications. All lighting shall be full-cutoff style and meet all other City and IESNA standards.

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

R. Utilities including water, irrigation, sewer and storm drain and shall not be located within any lot residential lot boundary (except for laterals).

S. Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.

T. Secondary and Culinary Water Rights must be secured from or dedicated to the City with each plat proposed for recordation compliant with current City Code. Prior to acceptance of water rights proposed for dedication, the City shall evaluate the rights proposed for conveyance and may refuse to accept any right that it determines to be insufficient in annual quantity or rate of flow or has not been approved for change to municipal purposes within the City or has not been approved for diversion from City-owned waterworks by the State Engineer.

U. No parking stalls are permitted in the Public ROW. On street parking parallel to the

roadway/curb may be permitted where not specifically prohibited but any parking area constructed adjacent to the public ROW may only install a drive approach within the public ROW with all portions of the parking area and stalls completely outside of the ROW.

V. Photometric plans shall be provided for all common areas and parking areas to verify compliance with the City Standards as well as with the Community and Village Plans.

W. Street Lighting locations and lighting designs/details shall be provided for all shared lanes.

X. No private drainage improvements including swales and detention basins may be located within the public ROW.

Y. Construction Drawings shall include plans for the re-vegetation and stabilization of all disturbed areas.

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

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

BB. 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.

CC. 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.

DD. The Cul-de-sac design shall have a minimum diameter of ninety-six feet of drivable surface to comply with the international fire code, latest edition.

EE. All waterline valves shall be located within landscaped areas, no valves shall be located in ADA ramps or other paved areas.

FF. Nothing taller than three feet shall exist in the clear-site triangles at the intersections as specified in the City's Land Development Code.

Exhibit 2

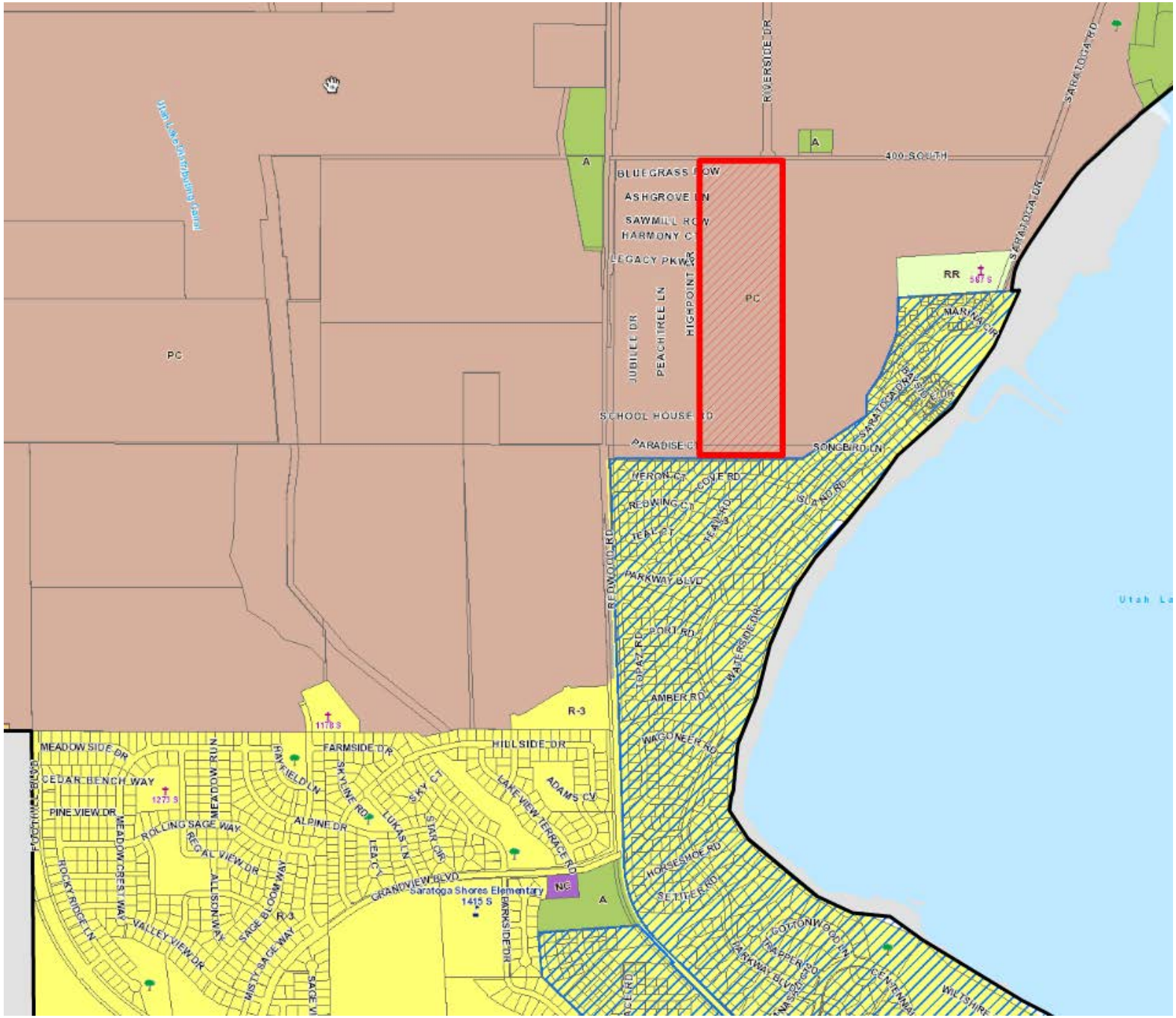

RIVERSIDE DR
SARATOGA RD
400 SOUTH
BLUEGRASS ROW
ASHGROVE LN
SAWMILL ROW
HARMONY CT
LEGACY PKWY
HIGHPOINT DR
JUBILEE DR
PEACHTREE LN
PC
A
RR
MARINA DR
SCHOOL HOUSE RD
PARADISE CT
SONGBIRD LN
VERON CT
COVE RD
REDWING CT
TEAL CT
TEAL RD
SOUND RD
REDWOOD RD
PARKWAY BLVD
POINT RD
TOPAZ RD
WATERSIDE DR
AMBER RD
WAGONEER RD
HORSESHOE RD
SETTLER RD
COTTONWOOD LN
TRAPPER RD
PARKWAY BLVD
CENTENNIAL
WILTSHIRE
R-3
MEADOW SIDE DR
CEDAR BENCH WAY
PINE VIEW DR
ROLLING SAGE WAY
MEADOW RUN
REGAL VIEW DR
ALLISON WAY
SAGE BLOOM WAY
MISTY SAGE WAY
MEADOW CREST WAY
VALLEY VIEW DR
ROCKY RIDGE LN
FOOTHILL BLVD
HAYFIELD LN
FARMSIDE DR
SKYLINE RD
ALPINE DR
LUKAS LN
SKY CT
STAR DR
LEA CT
HILLSIDE DR
LAKEVIEW TERRACE RD
ADAMS CV
GRANDVIEW BLVD
Saratoga Shores Elementary
1415 S
NC
BARKSIDE DR
Utah Lake

Exhibit 3

LEGACY FARMS

Village Plan #2

Community Plan

	Block Type	Acres	% (181.9 ac.)	ERU□s
	BT-1	24.3	13.4	
	BT-2	38.1	20.9	
	BT-3	47.9	26.3	**1,000 (Residential)** **55 (Non-Residential)**
	BT-4	22.5	12.3	**Total Maximum = 1,055 ERUs**
	Civic Space	17.9	9.9	
	Community Open Space	13.4 □	7.4	
	Community Plan Roads	17.8	9.8	

Note:
□Does not include open space contained within block types. Overall open space will range between 18 - 24% per the requirements of the Saratoga Springs City Center District Area Plan

EXHIBIT 3

EXHIBIT 4: VILLAGE PLAN 2

LEGACY FARMS

Village Plan 2

T1	T2	T3	T4	T5
N/A	4 ERU per gross acre	10 ERU per gross acre	24 ERU per gross acre	34 ERU per gross acre

T3R	T4R	T5R
8 ERU per gross acre	12 ERU per gross acre	28 ERU per gross acre

T4SL
24 ERU per gross acre

Transect Sub-District Assignments

Transect Zone	Acres	% of Gross Area	Max. ERU
T2	2.60	6%	
T3-R	1.53	4%	
T3	2.51	6%	
T4-R	2.62	6%	
T4-SL	2.74	6%	
T4	2.32	6%	
T5-R	0.71	1%	**Total Maximum =**
T5	0	0%	281 ERUs
Civic	14.62	35%	
O.S.	8.25	19%	
Thoroughfares	4.68	11%	
Totals	42.58	100%	

LEGACY FARMS

Village Plan #2

CONCEPTUAL LOTTING PLAN

Product

- 10,000 s.f. lots
- 8,000 s.f. lots
- 6,000 s.f lots
- Cottage
- Front-Load Cottage
- Twin Homes
- Townhomes
- Rear-Loaded Towns

The lotting diagram on this page is conceptual in nature and subject to change. Changes in residential products must comply with the criteria established in each designated transect sub-district zone.

EXHIBIT 6

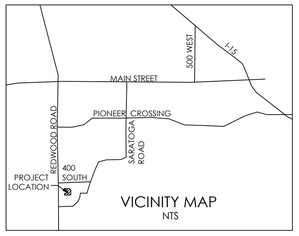
LEGACY FARMS PLAT 2-C

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

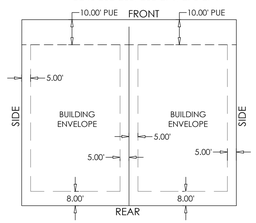
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

PLAT NOTES:

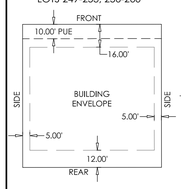
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20 _____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING: ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION, NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT. THESE IMPROVEMENTS ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFICALLY DESIGNATED FOR USE BY THE PUBLIC.
9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10. PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
11. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
12. OPEN SPACE PARCELS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
13. ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORWARD IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 2.
14. OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
15. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 2.
16. A PORTION OF OS PARCEL 22 IS DEDICATED AS A TRAIL EASEMENT WHERE THE PUBLIC IS GRANTED A RIGHT OF ACCESS TO THE PUBLIC TRAILS WHERE AND AS THE SAME ARE CONSTRUCTED. THE CITY IS ALSO GRANTED A RIGHT OF ACCESS ON THE TRAIL EASEMENT FOR THE MAINTENANCE AND REPAIR OF THE PUBLIC TRAIL. THE CITY MAY USE AREAS ALONGSIDE THE TRAIL EASEMENT AS REASONABLY NECESSARY SO LONG AS THE CITY RESTORES THE LAND, VEGETATION OR IMPROVEMENTS THAT IT MAY DISTURB.
17. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
18. LOT 261 MUST HAVE DRIVEWAY ACCESS FROM LOCUST DRIVE. LOT 248 MUST HAVE DRIVEWAY ACCESS FROM MOON DANCE DRIVE.
19. NO BUILDING PERMIT IS TO BE ISSUED FOR LOT 274 UNTIL ACCESS FROM FUTURE LEGACY FARMS PLAT 2-D IS CONSTRUCTED.
20. LOT 274 IS TO BE USED FOR TEMPORARY ACCESS TO LOTS 2159-2176 UNTIL ACCESS FROM FUTURE LEGACY FARMS PLAT 2-D IS CONSTRUCTED.



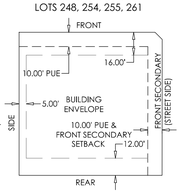
VICINITY MAP
NTS



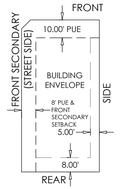
LOT SETBACK DETAIL
LOTS 262-265, 268-271, 273-274



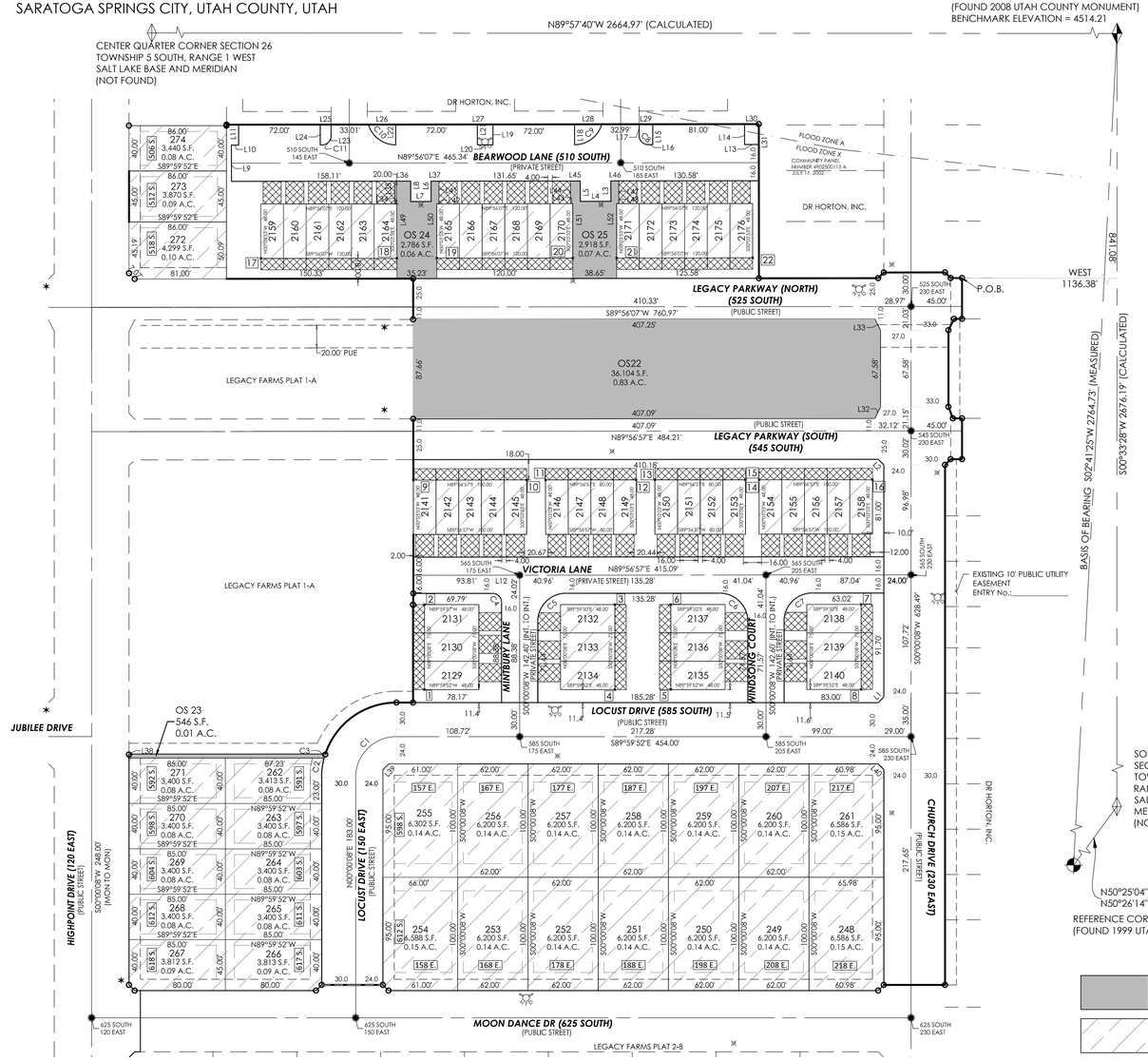
LOT SETBACK DETAIL
LOTS 249-253, 256-260



LOT SETBACK DETAIL
LOTS 248, 254, 255, 261



LOT SETBACK DETAIL
LOTS 266-267, 272



GRAPHIC SCALE

0 30 40 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAIN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- OPEN SPACE PARCEL (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS
- ROCKY MOUNTAIN POWER EASEMENT

SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 270814, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments s represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is South 00°33'28" West 841.08 feet along the Section Line, and West 1,136.38 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'08" West 36.00 feet; thence South 89°56'07" West 7.00 feet; thence South 26°33'14" West 11.18 feet; thence South 00°00'08" West 67.60 feet; thence South 21°22'15" East 10.92 feet; thence North 89°56'57" East 8.02 feet; thence South 00°00'08" West 36.00 feet; thence South 89°56'57" West 10.00 feet; thence South 44°58'33" West 7.07 feet; thence South 00°00'08" West 458.75 feet; thence North 89°59'52" West 54.00 feet; thence South 45°00'08" West 7.07 feet; thence North 89°59'52" West 432.00 feet; thence North 44°59'52" West 7.07 feet; thence West 54.00 feet; thence South 45°00'08" West 7.07 feet; thence North 89°59'52" West 155.00 feet to the Easterly Right-of-Way Line of Highpoint Drive (120 East), said point also being along the Easterly boundary line of Legacy Farms Plat 1-A as recorded as Entry No. 14805 in the Office of the Utah County Recorder; thence along said Easterly Line the following three (3) courses (1) North 89°59'52" West 5.00 feet (2) North 44°59'52" West 7.07 feet (3) North 00°00'08" East 203.16 feet; thence South 89°59'52" East 173.15 feet; to a point on a non-tangent curve; thence northeasterly 83.18 feet along the arc of a 66.00 foot curve to the right (chord bears North 53°53'44" East 77.79 feet) through a central angle of 72°12'47"; thence South 89°59'52" East 14.55 feet; thence North 00°00'08" East 86.32 feet; thence North 02°09'32" East 10.01 feet; thence North 00°03'03" West 154.00 feet; thence North 00°02'50" West 87.66 feet; thence North 00°03'53" West 36.00 feet to the Northerly Right-of-Way Line of Legacy Parkway (525 South); thence along said Northerly Line the following course (1) South 89°56'07" West 245.67 feet to the Easterly Right-of-Way Line of Highpoint Drive (120 East); thence along said Easterly Line the following two (2) courses (1) North 45°01'52" West 7.07 feet (2) North 00°00'08" East 130.19 feet; thence South 89°59'52" East 86.00 feet; thence North 00°00'08" East 0.91 feet; thence North 89°56'07" East 469.63 feet; thence South 00°03'53" East 136.00 feet; thence North 89°56'07" East 105.21 feet; thence North 44°58'08" East 7.08 feet; thence North 89°56'07" East 54.00 feet; thence South 45°01'52" East 7.07 feet; thence North 89°56'07" East 10.00 feet to the Point of Beginning.

Contains 426.389 square feet / 9.79 acres / 75 Lots

DATE

Craig E. Ahrens
P.L.S. 270814

OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc, A Delaware Company, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

LEGACY FARMS PLAT 2-C

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrances 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 but only to the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.

In witness whereof _____ have hereunto set _____ this _____ day of _____, AD 20 _____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

On the _____day of _____ A.D., 20 _____, personally appeared before me, _____, who being duly sworn did say that he/she is the_____of DR Horton Inc., a Delaware Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said Corporation.

My commission expires:

Notary Public residing at

Commission No.

APPROVAL BY LEGISLATIVE BODY

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

This _____, day of _____, A.D. 20 _____.

City Mayor

Attest_____
City Recorder
(See Seal Below)

QUESTAR GAS COMPANY

THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE 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 800-366-6532.

Approved this _____ day of_____A.D. 20____.

BY

TITLE

ROCKY MOUNTAIN POWER

THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

1. PURSUANT TO UTAH CODE ANN. 54-3-27THIS PALT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY ESEMENTS ANS APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMGE TO UNDERGROUND
d. ANY OTHER PROVISION OF LAW

Approved this _____ day of_____A.D. 20____.

ROCKY MOUNTAIN POWER

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

CENTURY LINK

Approved this _____ day of_____A.D. 20____.

CENTURY LINK

PLANNING DIRECTOR APPROVAL

Reviewed by the Planning Director on this_____day of_____ A.D.____.

PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by the Land Use Authority on this_____day of_____ A.D.____.

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by the Saratoga Springs Attorney on this_____day of_____ A.D._____.

SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION

Approved this _____ day of_____A.D. 20____.

COMCAST CABLE TELEVISION

SARATOGA SPRINGS ENGINEER APPROVAL

Approved by the City Engineer on this_____day of_____ A.D.____.

CITY ENGINEER

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this _____day of_____A.D._____.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by the Post Office Representative on this_____day of_____ A.D._____.

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL | NOTARY PUBLIC'S SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

No.	Revisions	By	Date

Project Number 8DRH010600	PM CEA
Filename VILLAGE 2C.dwg	Plot Date 12/14/15
Designed By CEA	Drawn By TDM
Checked By JT	Date 12/14/15
Scale 1"= 60'	Date Issued Date

SHEET 1 OF 2

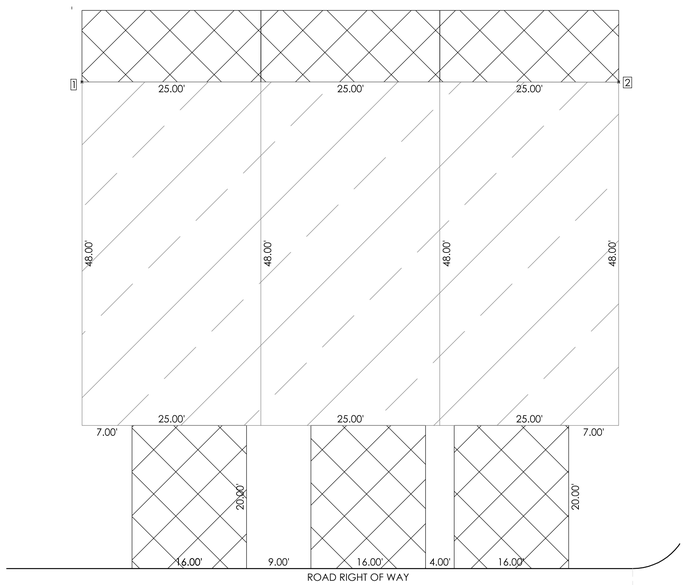
LEGACY FARMS PLAT 2-C
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, AND PORTIONS OF THE NORTHEAST QUARTER OF SECTION 35
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

LEGACY FARMS PLAT 2-C

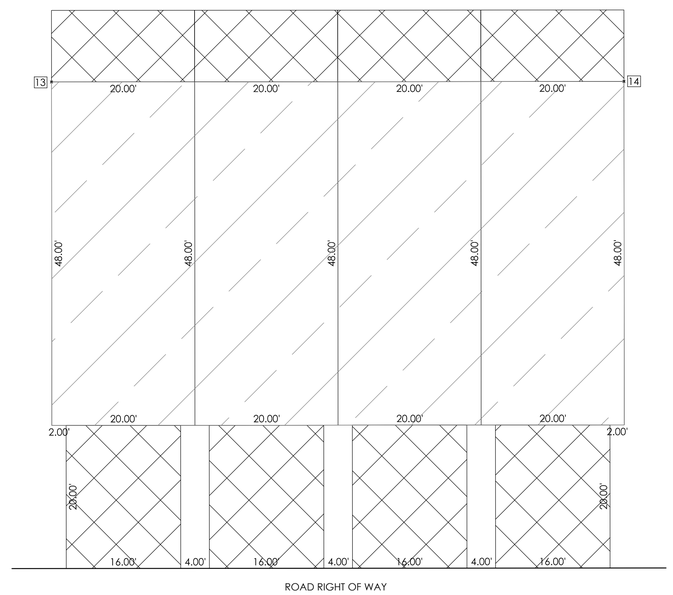
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

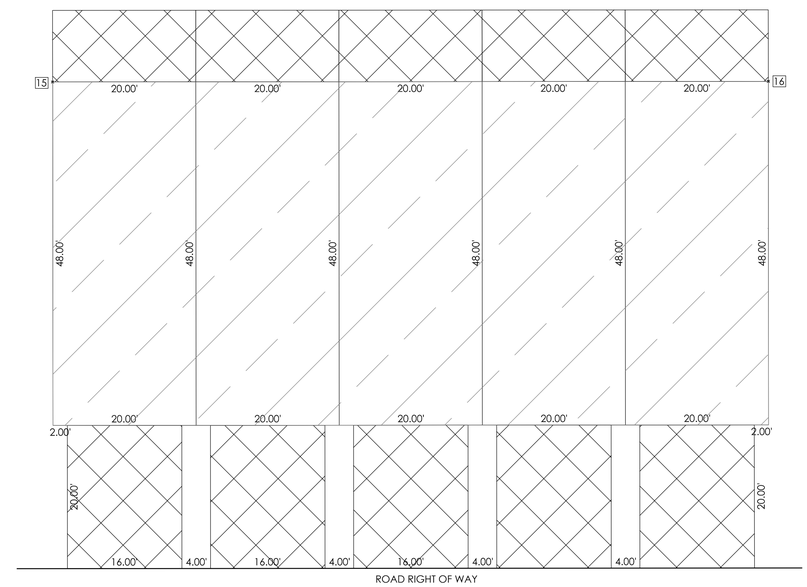
3 PLEX
LOTS 2129-2140



4 PLEX
LOTS 2146-2153



5 PLEX
LOTS 2141-2145
LOTS 2154-2176



NOTES:

1. LOTS SHOWN FOR REFERENCE ONLY. THE LIMITED COMMON AREA IS CONTROLLED BY THE PRIVATE ROAD ALIGNMENT.

2. ALL LOT LINES AND LIMITED COMMON AREA LINES ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BEARING LINES LISTED ON SHEET 1, EXCEPT AS SHOWN.

NOTES:

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

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- OPEN SPACE PARCELS (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS
- ROCKY MOUNTAIN POWER EASEMENT

DATA TABLE	
I - TOTAL PROJECT AREA	9.79 AC
II - TOTAL NUMBER OF BUILDING LOTS	75
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only), - Square footage of MAIN LEVEL	96,102
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	150
a. Required Guest Parking	18.75
b. Guest Parking in 18' driveways	147
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSPACE AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	1.22 AC
VIII - a(1) - PRIVATE COMMON AREAS	0.59 AC
VIII - a(2) - PARK STRIPS	0.37 AC
VIII b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	2.18 AC
Percentage of Prescribed Area Open Space	56 %
Percentage of Applicable (TOTAL) Area Open Space	22.27 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	7.66

III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul lane use (on street) and additional parking behind ROW.
VIII a - Area taken from open space parcels (as shown on subdivision plat)
VIII a(1) - Area taken from common areas (as shown on subdivision plat)
VIII a(2) - Area of open space parcels, common areas and park strips

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.07'	S45°00'08"W
L2	7.07'	S45°01'27"E
L3	18.00'	N00°03'53"W
L4	27.00'	N89°56'07"E
L5	18.00'	N00°03'53"W
L6	18.00'	N00°03'53"W
L7	18.00'	N89°56'07"E
L8	18.00'	N00°03'53"W
L9	32.00'	S00°03'53"E
L10	6.38'	S89°56'07"W
L11	18.00'	S00°03'53"E
L12	24.02'	N89°56'57"E
L13	12.56'	S89°56'07"W
L14	18.00'	S00°03'53"E
L15	18.00'	S00°03'53"E
L16	4.04'	S89°56'07"W
L17	9.99'	N00°00'11"W
L18	18.00'	N00°00'00"E
L19	18.00'	N00°00'00"E
L20	13.75'	S89°56'07"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	18.00'	N00°03'53"W
L22	18.00'	N00°03'53"W
L23	10.01'	N00°00'08"W
L24	18.00'	S00°03'53"E
L25	9.62'	N89°56'07"E
L26	24.00'	N89°56'07"E
L27	13.77'	N89°56'07"E
L28	23.98'	N89°56'07"E
L29	12.03'	N89°56'07"E
L30	12.56'	N89°56'07"E
L31	18.00'	S00°03'53"E
L32	11.38'	S26°33'24"W
L33	11.18'	S26°34'34"E
L34	2.00'	S89°56'07"W
L35	20.00'	N00°03'53"W
L36	14.23'	N90°00'00"E
L37	7.00'	N89°56'07"E
L38	3.16'	N00°00'08"E
L39	7.07'	N45°00'08"E
L40	7.07'	S44°59'52"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	20.00'	S00°03'53"E
L42	2.00'	N90°00'00"W
L43	2.00'	S89°56'07"W
L44	20.00'	N00°03'53"W
L45	8.65'	N90°00'00"E
L46	7.00'	N89°56'07"E
L47	20.00'	S00°03'53"E
L48	2.00'	S89°56'07"W
L49	66.00'	N00°03'53"W
L50	66.00'	S00°03'53"E
L51	66.00'	N00°03'53"W
L52	66.00'	S00°03'53"E

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	36.00'	56.55'	90°00'00"	N45°00'08"E	50.91'
C2	66.00'	17.18'	14°55'06"	S07°28'10"W	17.14'
C3	66.00'	3.30'	2°51'38"	S16°21'32"W	3.29'
C4	8.00'	12.57'	90°03'11"	N45°01'27"W	11.32'
C5	25.00'	39.25'	89°56'49"	S44°58'33"W	35.34'
C6	25.00'	39.29'	90°03'11"	N45°01'27"W	35.37'
C7	25.00'	39.25'	89°56'49"	S44°58'33"W	35.34'
C8	8.00'	12.57'	90°03'42"	S45°02'02"E	11.32'
C9	25.00'	32.18'	73°44'23"	N53°03'56"E	30.00'
C10	25.00'	32.18'	73°44'23"	S53°11'41"E	30.00'
C11	8.00'	12.56'	89°56'16"	N44°58'00"E	11.31'

PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
2129	1,200	0.03	577 S MINTBURY LN
2130	1,200	0.03	573 S MINTBURY LN
2131	1,200	0.03	571 S MINTBURY LN
2132	1,200	0.03	572 S MINTBURY LN
2133	1,200	0.03	574 S MINTBURY LN
2134	1,200	0.03	578 S MINTBURY LN
2135	1,200	0.03	577 S WINDSONG LN
2136	1,200	0.03	573 S WINDSONG LN
2137	1,200	0.03	571 S WINDSONG LN
2138	1,200	0.03	572 S WINDSONG LN
2139	1,200	0.03	574 S WINDSONG LN
2140	1,200	0.03	578 S WINDSONG LN
2141	960	0.02	164 E LEGACY PKWY
2142	960	0.02	166 E LEGACY PKWY
2143	960	0.02	168 E LEGACY PKWY
2144	960	0.02	172 E LEGACY PKWY
2145	960	0.02	174 E LEGACY PKWY
2146	960	0.02	182 E LEGACY PKWY
2147	960	0.02	184 E LEGACY PKWY
2148	960	0.02	186 E LEGACY PKWY

PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
2149	960	0.02	188 E LEGACY PKWY
2150	960	0.02	192 E LEGACY PKWY
2151	960	0.02	194 E LEGACY PKWY
2152	960	0.02	196 E LEGACY PKWY
2153	960	0.02	198 E LEGACY PKWY
2154	960	0.02	206 E LEGACY PKWY
2155	960	0.02	208 E LEGACY PKWY
2156	960	0.02	212 E LEGACY PKWY
2157	960	0.02	214 E LEGACY PKWY
2158	960	0.02	216 E LEGACY PKWY
2159	960	0.02	137 E LEGACY PKWY
2160	960	0.02	139 E LEGACY PKWY
2161	960	0.02	141 E LEGACY PKWY
2162	960	0.02	143 E LEGACY PKWY
2163	960	0.02	147 E LEGACY PKWY
2164	960	0.02	149 E LEGACY PKWY
2165	960	0.02	163 E LEGACY PKWY
2166	960	0.02	167 E LEGACY PKWY
2167	960	0.02	169 E LEGACY PKWY
2168	960	0.02	171 E LEGACY PKWY

PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
2169	960	0.02	173 E LEGACY PKWY
2170	960	0.02	177 E LEGACY PKWY
2171	960	0.02	187 E LEGACY PKWY
2172	960	0.02	189 E LEGACY PKWY
2173	960	0.02	191 E LEGACY PKWY
2174	960	0.02	193 E LEGACY PKWY
2175	960	0.02	197 E LEGACY PKWY
2176	960	0.02	199 E LEGACY PKWY

POINT TABLE		
POINT #	NORTHING	EASTING
1	7,297,026.19	1,525,429.84
2	7,297,101.19	1,525,429.84
3	7,297,101.18	1,525,597.84
4	7,297,026.18	1,525,597.84
5	7,297,026.28	1,525,647.12
6	7,297,101.28	1,525,647.12
7	7,297,101.37	1,525,815.12
8	7,297,026.37	1,525,815.12
9	7,297,211.08	1,525,419.96
10	7,297,211.17	1,525,519.96
11	7,297,211.19	1,525,536.63
12	7,297,211.26	1,525,616.63
13	7,297,211.27	1,525,633.07
14	7,297,211.34	1,525,713.07
15	7,297,211.35	1,525,725.06
16	7,297,211.44	1,525,825.06
17	7,297,406.59	1,525,285.44
18	7,297,406.73	1,525,405.44
19	7,297,406.77	1,525,440.67
20	7,297,406.90	1,525,560.67
21	7,297,406.95	1,525,599.32
22	7,297,407.08	1,525,719.32

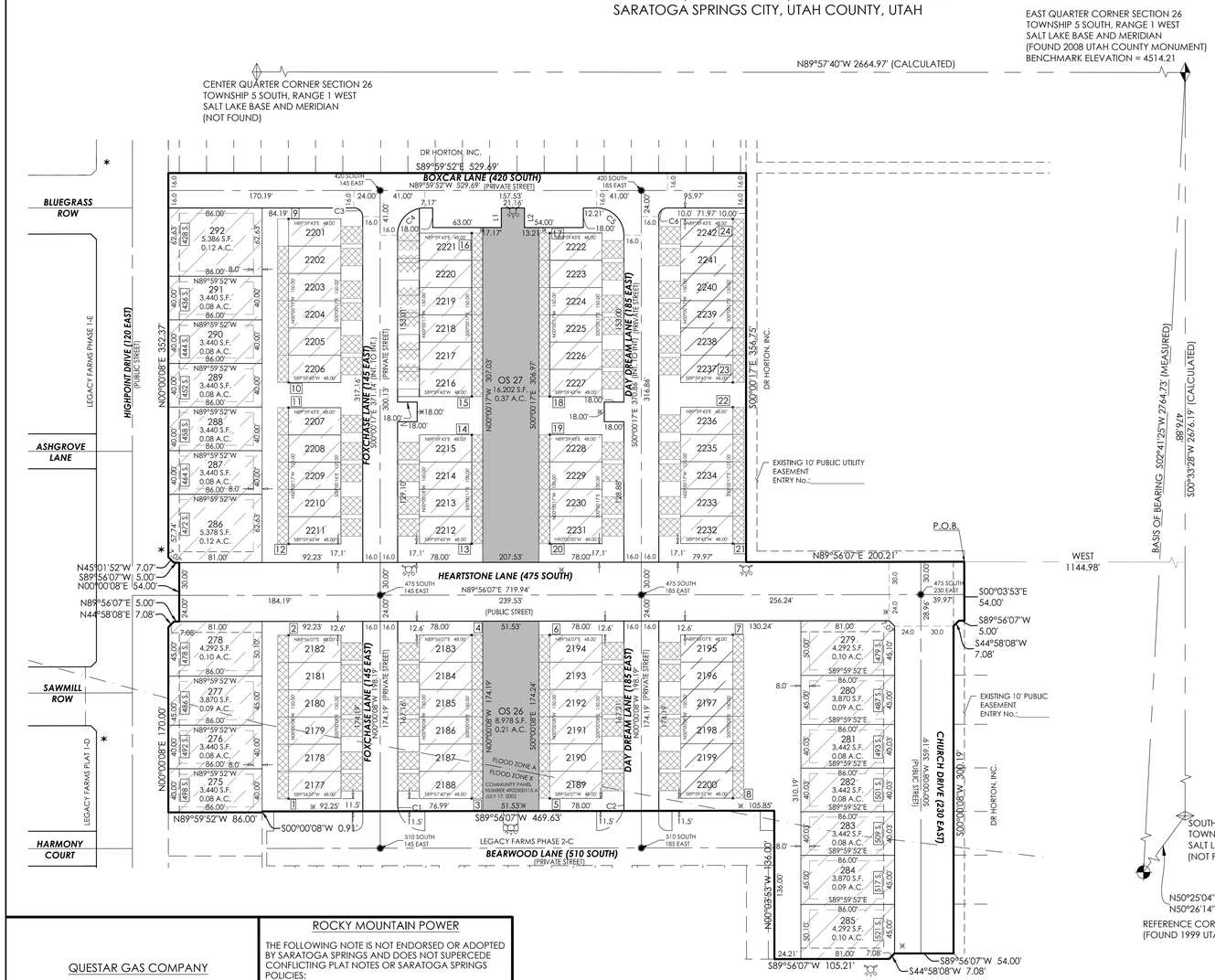
SHEET
2 OF 2

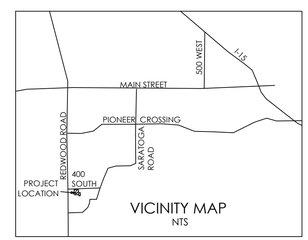
PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

LEGACY FARMS PLAT 2-D

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

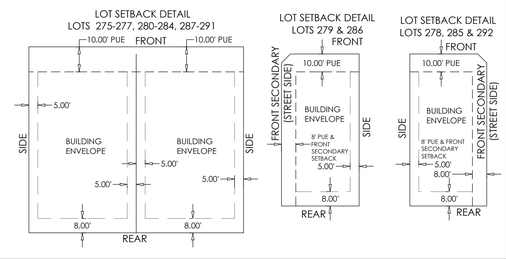
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH





LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAIN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- OPEN SPACE PARCEL (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS
- ROCKY MOUNTAIN POWER EASEMENT



PLAT NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20 _____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING: ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT. THESE IMPROVEMENTS ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFICALLY DESIGNATED FOR USE BY THE PUBLIC.
9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10. PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
11. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
12. OPEN SPACE PARCELS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
13. ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORWARD IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 2.
14. OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
15. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 2.

SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 270814, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments s represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

DATE

Craig E. Ahrens
P.L.S. 270814

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is South 00°33'28" West 476.88 feet, along the Section Line, and West 1,144.98 feet from the East Quarter Corner of said Section 26, and running thence South 00°03'53" East 54.00 feet; thence South 89°56'07" West 5.00 feet; thence South 44°58'08" West 7.08 feet; thence South 00°00'08" West 300.19 feet; thence South 89°56'07" West 54.00 feet; thence South 44°58'08" West 7.08 feet; thence South 89°56'07" West 105.21 feet; thence North 00°03'53" West 136.00 feet; thence South 89°56'07" West 469.63 feet; thence South 00°00'08" West 0.91 feet; thence North 89°59'52" West 86.00 feet to the Easterly Right-of-Way Line of Highpoint Drive (120 East), said point also being along the Easterly boundary line of Legacy Farms Plat 1-A as recorded as Entry No. 14805 in the Office of the Utah County Recorder; thence along said Easterly Line the following one (1) courses (1) North 00°00'08" East 143.49 feet; thence North 00°00'08" East 21.51 feet; thence North 44°58'08" East 7.08 feet; thence North 89°56'07" East 5.00 feet; thence North 00°00'08" East 54.00 feet; thence North 89°56'07" West 5.00 feet; thence North 45°01'52" West 7.07 feet; thence North 00°00'08" East 352.37 feet; thence South 89°59'52" East 529.69 feet; thence South 00°00'17" East 356.75 feet; thence North 89°56'07" East 200.21 feet to the Point of Beginning.

Containing 375,551 square feet / 8.622 acres / 84 Lots

OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc, A Delaware Company, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

LEGACY FARMS PLAT 2-D

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrances 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 but only to the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.

In witness whereof _____ have hereunto set ____ this _____ day of _____, AD 20 _____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

On the _____ day of _____ A.D., 20 _____, personally appeared before me, _____, who being duly sworn did say that he/she is the_____of DR Horton Inc., a Delaware Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said Corporation.

My commission expires:

Notary Public residing at

Commission No.

APPROVAL BY LEGISLATIVE BODY

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

This _____, day of _____, A.D. 20 _____.

City Mayor

Attest_____
City Recorder
(See Seal Below)

QUESTAR GAS COMPANY

THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE 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 800-366-6532.

Approved this _____ day of_____A.D. 20____.

BY

TITLE

ROCKY MOUNTAIN POWER

THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

1. PURSUANT TO UTAH CODE ANN. 54-3-27THIS PALT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY ESEMENTS ANS APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMGE TO UNDERGROUND
d. ANY OTHER PROVISION OF LAW

Approved this _____ day of_____A.D. 20____.

ROCKY MOUNTAIN POWER

GRAPHIC SCALE

0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

CENTURY LINK

Approved this _____ day of_____A.D. 20____.

CENTURY LINK

PLANNING DIRECTOR APPROVAL

Reviewed by the Planning Director on this_____day of_____ A.D.____.

PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by the Land Use Authority on this_____day of_____ A.D.____.

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by the Saratoga Springs Attorney on this_____day of_____ A.D.____.

SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION

Approved this _____ day of_____A.D. 20____.

COMCAST CABLE TELEVISION

SARATOGA SPRINGS ENGINEER APPROVAL

Approved by the City Engineer on this_____day of_____ A.D.____.

CITY ENGINEER

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this _____day of_____A.D._____.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by the Post Office Representative on this_____day of_____ A.D._____.

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL | NOTARY PUBLIC'S SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

No.	Revisions	By	Date

Project Number	PM
80RH010600	CEA
Filename	Plot Date
VILLAGE 2D.dwg	12/14/15
Designed By	Drawn By
CEA	TDM
Checked By	Date
JT	12/14/15
Scale	Date Issued
1"= 60'	Date

SHEET 1 OF 2

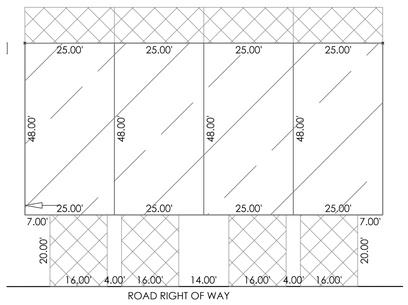
LEGACY FARMS PLAT 2-D
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, AND PORTIONS OF THE NORTHEAST QUARTER OF SECTION 35
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

LEGACY FARMS PLAT 2-D

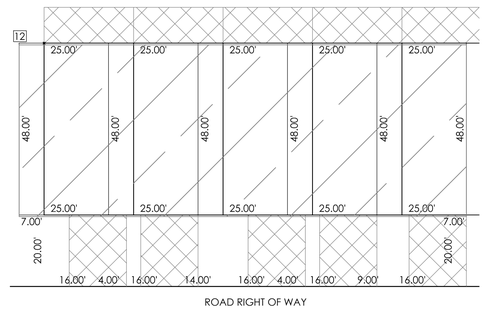
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

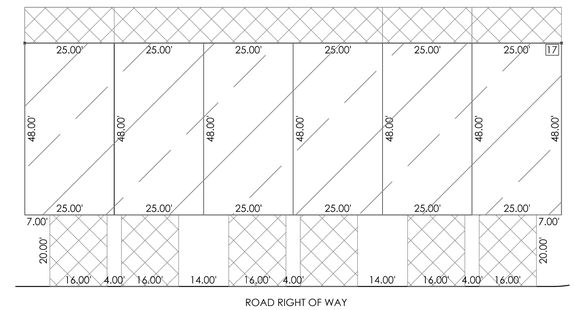
4 PLEX
LOTS 2212-2215
LOTS 2228-2231



5 PLEX
LOTS 2207-2211
LOTS 2232-2236



6 PLEX
LOTS 2177-2206
LOTS 2216-2227
LOTS 2237-2242



DATA TABLE	
I - TOTAL PROJECT AREA	8.62 AC
II - TOTAL NUMBER OF BUILDING LOTS	84
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only), - Square footage of MAIN LEVEL	171,004
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	170
a. Required Guest Parking	21.25
b. Guest Parking in 18' driveways	170
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSPACE AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.72 AC
VIII - a(1) - PRIVATE COMMON AREAS	1.1 AC
VIII - a(2) - PARK STRIPS	0.13 AC
VIII b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	1.95 AC
Percentage of Prescribed Area Open Space	37 %
Percentage of Applicable (TOTAL) Area Open Space	22.62 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	9.86

III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul lane use (on street) and additional parking behind ROW.
VIII a - Area taken from open space parcels (as shown on subdivision plat)
VIII a(1) - Area taken from common areas (as shown on subdivision plat)
VIII a(2) - Area of open space parcels, common areas and park strips

PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
2177	1,200	0.03	497 S FOX CHASE LN
2178	1,200	0.03	493 S FOX CHASE LN
2179	1,200	0.03	491 S FOX CHASE LN
2180	1,200	0.03	489 S FOX CHASE LN
2181	1,200	0.03	487 S FOX CHASE LN
2182	1,200	0.03	483 S FOX CHASE LN
2183	1,200	0.03	484 S FOX CHASE LN
2184	1,200	0.03	486 S FOX CHASE LN
2185	1,200	0.03	488 S FOX CHASE LN
2186	1,200	0.03	492 S FOX CHASE LN
2187	1,200	0.03	494 S FOX CHASE LN
2188	1,200	0.03	496 S FOX CHASE LN
2189	1,200	0.03	497 S DAY DREAM LN
2190	1,200	0.03	493 S DAY DREAM LN
2191	1,200	0.03	491 S DAY DREAM LN
2192	1,200	0.03	489 S DAY DREAM LN
2193	1,200	0.03	487 S DAY DREAM LN
2194	1,200	0.03	483 S DAY DREAM LN
2195	1,200	0.03	484 S DAY DREAM LN
2196	1,200	0.03	486 S DAY DREAM LN

PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
2197	1,200	0.03	488 S DAY DREAM LN
2198	1,200	0.03	492 S DAY DREAM LN
2199	1,200	0.03	494 S DAY DREAM LN
2200	1,200	0.03	496 S DAY DREAM LN
2201	1,200	0.03	427 S FOX CHASE LN
2202	1,200	0.03	431 S FOX CHASE LN
2203	1,200	0.03	433 S FOX CHASE LN
2204	1,200	0.03	437 S FOX CHASE LN
2205	1,200	0.03	441 S FOX CHASE LN
2206	1,200	0.03	443 S FOX CHASE LN
2207	1,200	0.03	449 S FOX CHASE LN
2208	1,200	0.03	453 S FOX CHASE LN
2209	1,200	0.03	459 S FOX CHASE LN
2210	1,200	0.03	463 S FOX CHASE LN
2211	1,200	0.03	467 S FOX CHASE LN
2212	1,200	0.03	466 S FOXCHASE LN
2213	1,200	0.03	462 S FOX CHASE LN
2214	1,200	0.03	458 S FOX CHASE LN
2216	1,200	0.03	444 S FOX CHASE LN
2217	1,200	0.03	442 S FOX CHASE LN

PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
2218	1,200	0.03	438 S FOX CHASE LN
2219	1,200	0.03	436 S FOX CHASE LN
2220	1,200	0.03	434 S FOX CHASE LN
2221	1,200	0.03	432 S FOX CHASE LN
2222	1,200	0.03	431 S DAY DREAM LN
2223	1,200	0.03	433 S DAY DREAM LN
2224	1,200	0.03	437 S DAY DREAM LN
2225	1,200	0.03	441 S DAY DREAM LN
2226	1,200	0.03	443 S DAY DREAM LN
2227	1,200	0.03	447 S DAY DREAM LN
2228	1,200	0.03	453 S DAY DREAM LN
2229	1,200	0.03	457 S DAY DREAM LN
2230	1,200	0.03	461 S DAY DREAM LN
2231	1,200	0.03	463 S DAY DREAM LN
2232	1,200	0.03	466 S DAY DREAM LN
2233	1,200	0.03	462 S DAY DREAM LN
2234	1,200	0.03	458 S DAY DREAM LN
2235	1,200	0.03	456 S DAY DREAM LN
2236	1,200	0.03	452 S DAY DREAM LN
2237	1,200	0.03	446 S DAY DREAM LN

PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
2238	1,200	0.03	442 S DAY DREAM LN
2239	1,200	0.03	438 S DAY DREAM LN
2240	1,200	0.03	436 S DAY DREAM LN
2241	1,200	0.03	434 S DAY DREAM LN
2242	1,200	0.03	432 S DAY DREAM LN

POINT TABLE		
POINT #	NORTHING	EASTING
1	7,297,536.13	1,525,279.38
2	7,297,686.13	1,525,279.38
3	7,297,536.32	1,525,447.38
4	7,297,686.33	1,525,447.38
5	7,297,536.40	1,525,518.92
6	7,297,686.41	1,525,518.91
7	7,297,686.60	1,525,686.91
8	7,297,536.59	1,525,686.92
9	7,298,068.00	1,525,279.35
10	7,297,918.00	1,525,279.36
11	7,297,894.84	1,525,279.36
12	7,297,769.84	1,525,279.37
13	7,297,769.97	1,525,447.37
14	7,297,869.97	1,525,447.36
15	7,297,904.99	1,525,447.36
16	7,298,054.99	1,525,447.35
17	7,298,054.99	1,525,518.88
18	7,297,904.99	1,525,518.90
19	7,297,870.11	1,525,518.90
20	7,297,770.11	1,525,518.91
21	7,297,770.24	1,525,686.91
22	7,297,895.24	1,525,686.90
23	7,297,917.99	1,525,686.89
24	7,298,067.99	1,525,686.88

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.00'	N00°00'08"E
L2	18.00'	N00°00'08"E

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.00'	7.12'	16°19'21"	S08°09'49"E	7.10'
C2	25.00'	7.07'	16°11'52"	N08°05'48"E	7.04'
C3	8.00'	12.57'	89°59'35"	N45°00'04"W	11.31'
C4	25.00'	39.27'	90°00'25"	S44°59'56"W	35.36'
C5	25.00'	37.27'	85°24'23"	N47°17'40"W	33.91'
C6	8.00'	12.57'	90°00'25"	S44°59'56"W	11.31'

NOTES:

1. LOTS SHOWN FOR REFERENCE ONLY. THE LIMITED COMMON AREA IS CONTROLLED BY THE PRIVATE ROAD ALIGNMENT.
2. ALL LOT LINES AND LIMITED COMMON AREA LINES ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BEARING LINES LISTED ON SHEET 1, EXCEPT AS SHOWN.

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- OPEN SPACE PARCELS (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS
- ROCKY MOUNTAIN POWER EASEMENT

SHEET
2 OF 2

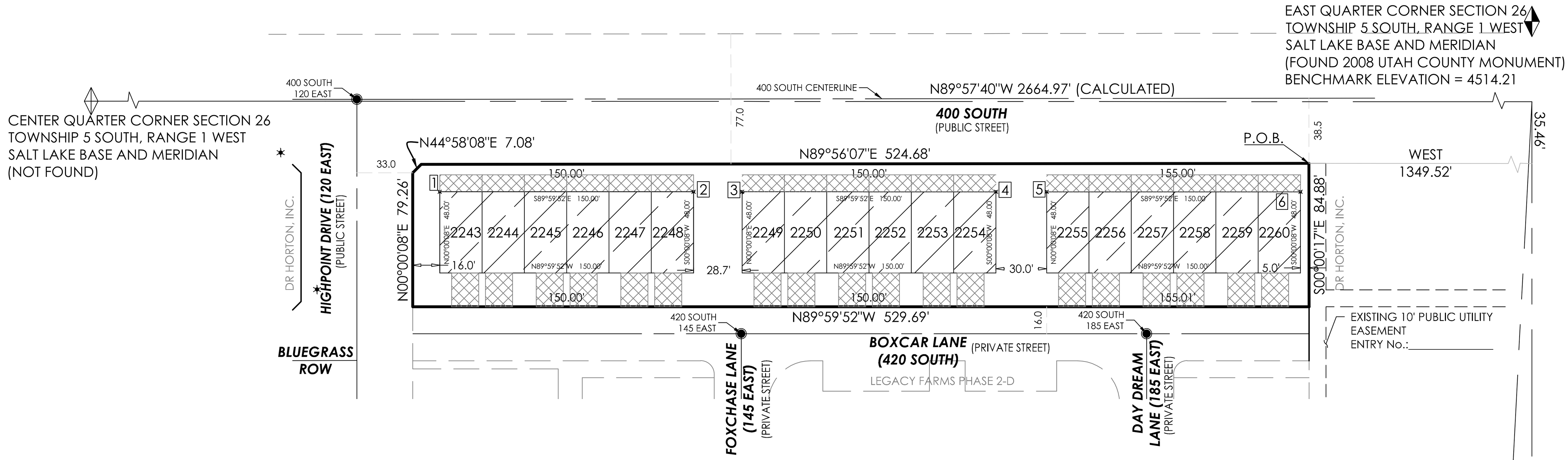
PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

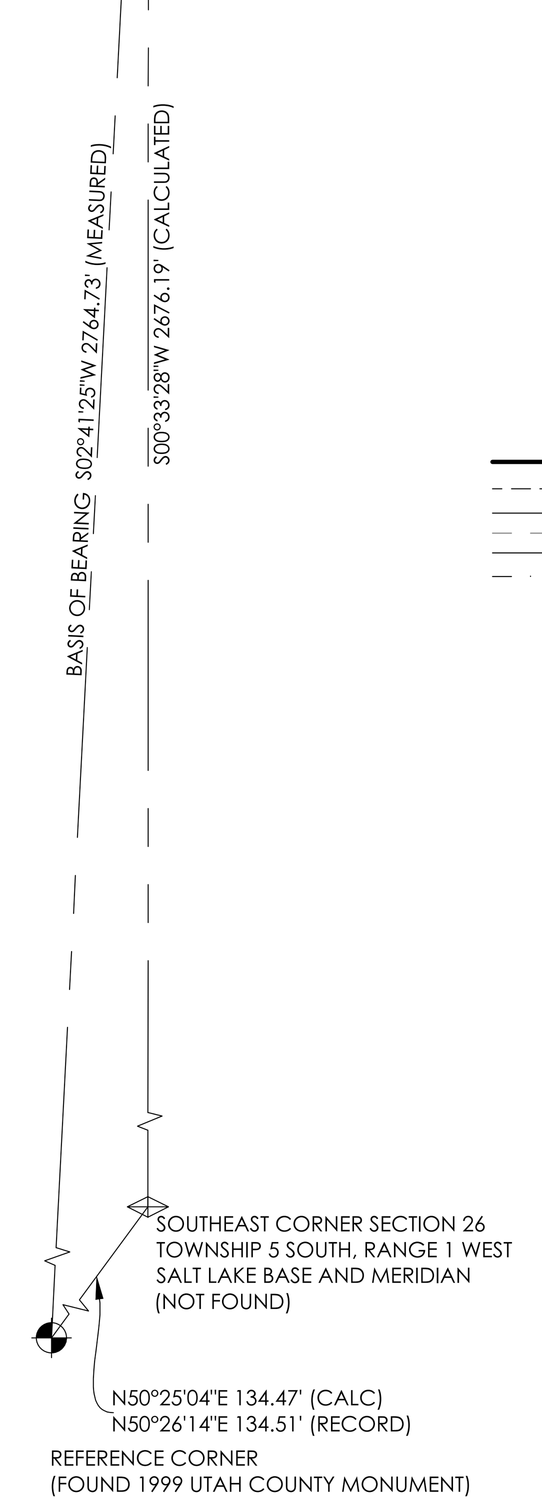
Exhibit 8

LEGACY FARMS PLAT 2-E

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

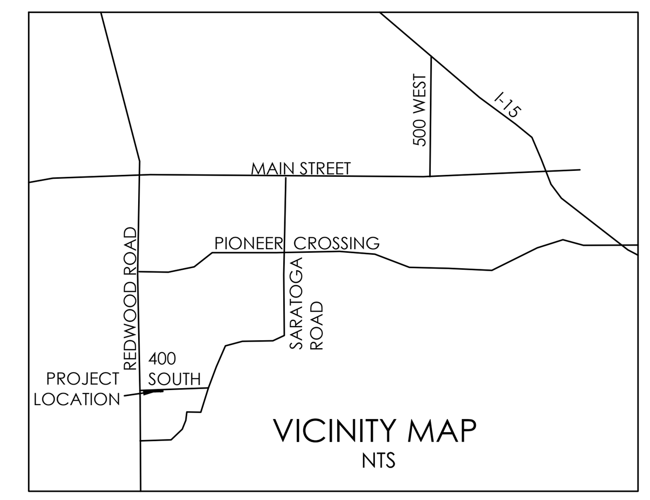
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH





PLAT NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _______ DAY OF _________, 20 _______.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING: ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION, NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT. THESE IMPROVEMENTS ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFICALLY DESIGNATED FOR USE BY THE PUBLIC.
9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10. PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
11. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
12. OPEN SPACE PARCELS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
13. ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORWARD IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 2.
14. OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
15. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 2.
16. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.



VICINITY MAP
NTS

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAIN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- OPEN SPACE PARCEL (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS
- ROCKY MOUNTAIN POWER EASEMENT

SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 270814, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments s represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is South 00°33'28" West 35.46 feet along the Section Line, and West 1,349.52 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'17" East 84.88 feet; thence North 89°59'52" West 529.69 feet to the proposed Easterly Right-of-Way Line of Highpoint Drive (120 East); thence along said Easterly Line the following two (2) courses (1) North 00°00'08" East 79.26 feet (2) North 44°58'08" East 7.08 feet to the Southerly Right-of-Way Line of 400 South Street; thence along said Southerly Line the following course (1) North 89°56'07" East 524.68 feet to the Point of Beginning.

Containing 44,785 square feet / 1.028 acres / 18 Lots

DATE

Craig E. Ahrens
P.L.S. 270814

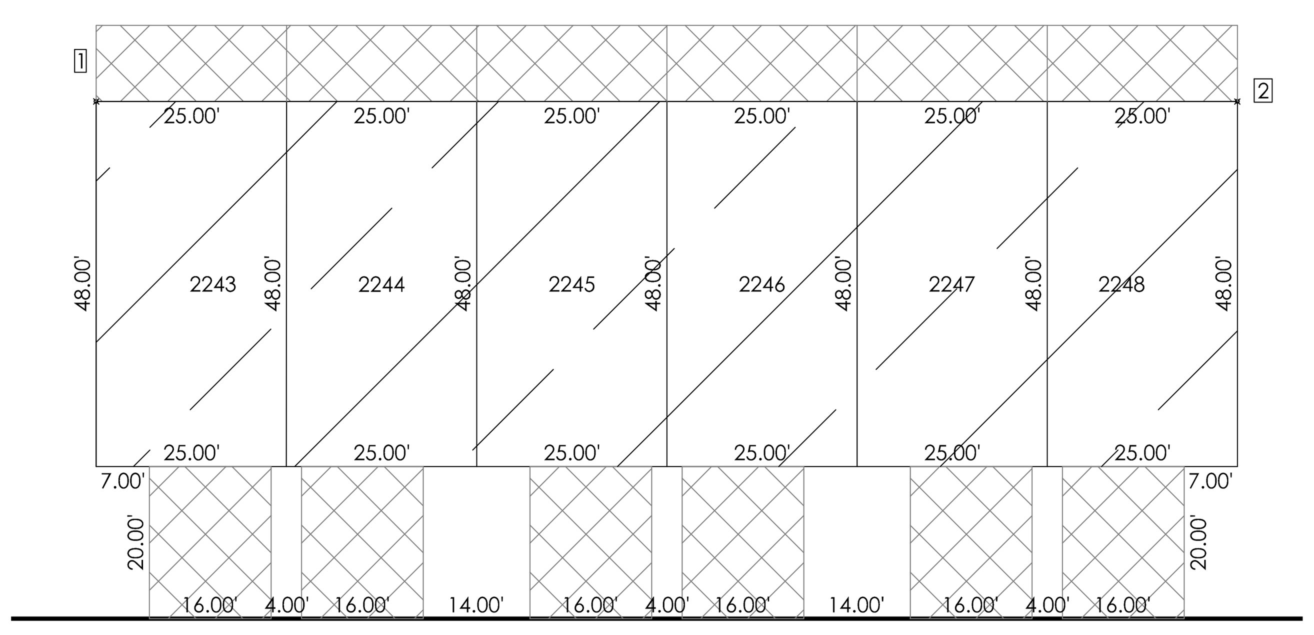
DATA TABLE	
I - TOTAL PROJECT AREA	1.02 AC
II - TOTAL NUMBER OF BUILDING LOTS	18
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only), - Square footage of MAIN LEVEL	43,353
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	36
a. Required Guest Parking	4.5
b. Guest Parking in 18' driveways	36
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSPACE AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.13 AC
VIII - a(1) - PRIVATE COMMON AREAS	0.10 AC
VIII - a(2) - PARK STRIPS	0.07 AC
VIII b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	0.3 AC
Percentage of Prescribed Area Open Space	43 %
Percentage of Applicable (TOTAL) Area Open Space	29.41 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	17.65

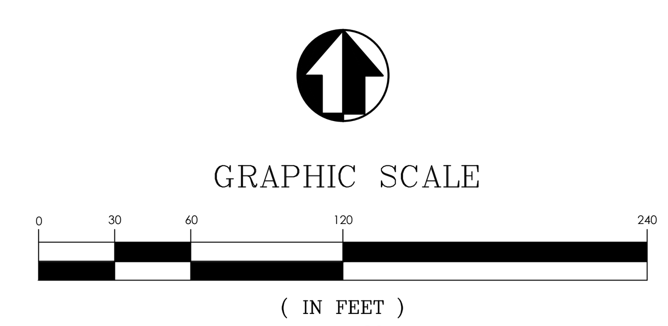
III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul lane use (on street) and additional parking behind ROW.
VIII a - Area taken from open space parcels (as shown on subdivision plat)
VIII a(1) - Area taken from common areas (as shown on subdivision plat)
VIII a(2) - Area of open space parcels, common areas and park strips

PARCEL / ADDRESS TABLE			
PARCEL #	AREA	ACRES	ADDRESS
2243	1,200	0.03	122 E BOXCAR LN
2244	1,200	0.03	126 E BOXCAR LN
2245	1,200	0.03	128 E BOXCAR LN
2246	1,200	0.03	132 E BOXCAR LN
2247	1,200	0.03	134 E BOXCAR LN
2248	1,200	0.03	136 E BOXCAR LN
2249	1,200	0.03	146 E BOXCAR LN
2250	1,200	0.03	148 E BOXCAR LN
2251	1,200	0.03	154 E BOXCAR LN
2252	1,200	0.03	158 E BOXCAR LN
2253	1,200	0.03	164 E BOXCAR LN
2254	1,200	0.03	168 E BOXCAR LN
2255	1,200	0.03	178 E BOXCAR LN
2256	1,200	0.03	182 E BOXCAR LN
2257	1,200	0.03	186 E BOXCAR LN
2258	1,200	0.03	188 E BOXCAR LN
2259	1,200	0.03	192 E BOXCAR LN
2260	1,200	0.03	196 E BOXCAR LN

POINT TABLE		
POINT #	NORTHING	EASTING
1	7,298,178.01	1,525,185.17
2	7,298,178.01	1,525,335.17
3	7,298,178.00	1,525,363.84
4	7,298,178.00	1,525,513.84
5	7,298,178.00	1,525,543.85
6	7,298,177.99	1,525,693.85

6 PLEX
LOTS 2243-2260





OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc. A Delaware Company, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

LEGACY FARMS PLAT 2-E

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrances 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 but only to the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.

In witness whereof ______ have hereunto set _____ this ______ day of ___________, AD 20 ______.

CORPORATE ACKNOWLEDGMENT

On the ______day of ________ A.D., 20 ______, personally appeared before me, _____, who being duly sworn did say that he/she is the___________________of DR Horton Inc., a Delaware Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said Corporation.

My commission expires:

Notary Public residing at

Commission No.

APPROVAL BY LEGISLATIVE BODY

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

This __________, day of _____________, A.D. 20 ______.

City Mayor

Attest
City Recorder
(See Seal Below)

QUESTAR GAS COMPANY

THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE 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 800-366-6532.

Approved this _______ day of_________A.D. 20____.

BY

TITLE

ROCKY MOUNTAIN POWER

THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

1. PURSUANT TO UTAH CODE ANN. 54-3-27THIS PALT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY ESEMENTS ANS APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMGE TO UNDERGROUND
d. ANY OTHER PROVISION OF LAW

Approved this _______ day of_________A.D. 20____.

ROCKY MOUNTAIN POWER

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

CENTURY LINK

Approved this _______ day of_________A.D. 20____.

CENTURY LINK

PLANNING DIRECTOR APPROVAL

Reviewed by the Planning Director on this________day of_________ A.D.____.

PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by the Land Use Authority on this________day of_________ A.D.____.

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by the Saratoga Springs Attorney on this________day of_________ A.D._____.

SARATOGA SPRINGS ATTORNEY

LEGACY FARMS PLAT 2-E
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

No.	Revisions	By	Date

Project Number 8DRH010600	PM CEA
Filename VILLAGE 2E.dwg	Plot Date 12/14/15
Designed By CEA	Drawn By TDM
Checked By JT	Date 12/14/15
Scale 1"= 60'	Date Issued Date

SHEET
1 OF 1

COMCAST CABLE TELEVISION

Approved this _______ day of_________A.D. 20____.

COMCAST CABLE TELEVISION

SARATOGA SPRINGS ENGINEER APPROVAL

Approved by the City Engineer on this________day of_________ A.D.____.

CITY ENGINEER

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this _________day of_________A.D.______.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by the Post Office Representative on this________day of_________ A.D._____.

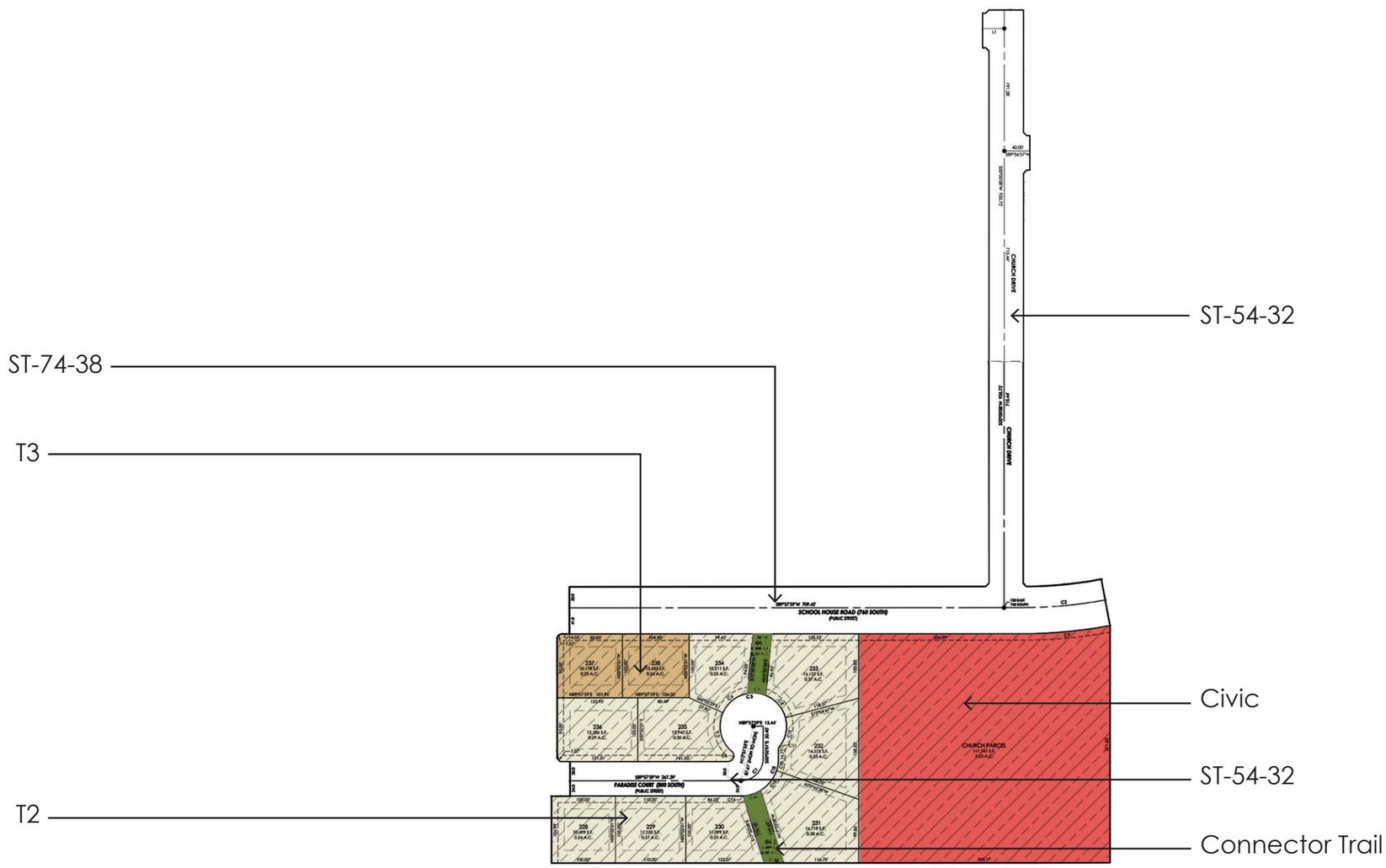
LEHI CITY POST OFFICE REPRESENTATIVE

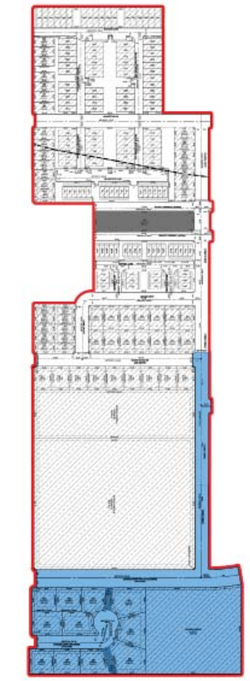
SURVEYOR'S SEAL	NOTARY PUBLIC'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL

Exhibit 9

LEGACY FARMS VILLAGE PLAN 2 PLAT 2-A

TRANSECT SUB-DISTRICT □ONES





Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

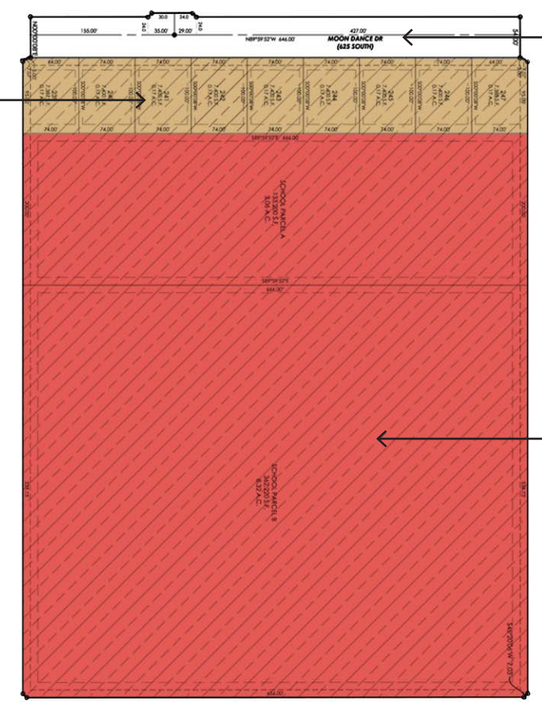
Scale: 1□= 200□

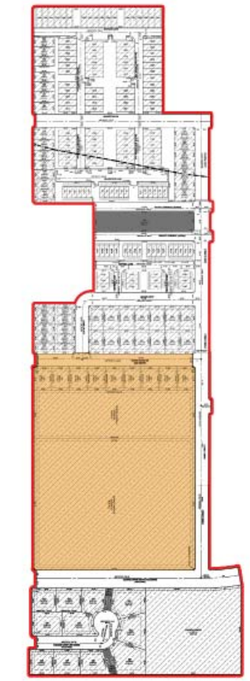
North

PSOMAS

LEGACY FARMS VILLAGE PLAN 2 PLAT 2-B

TRANSECT SUB-DISTRICT □ONES





Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

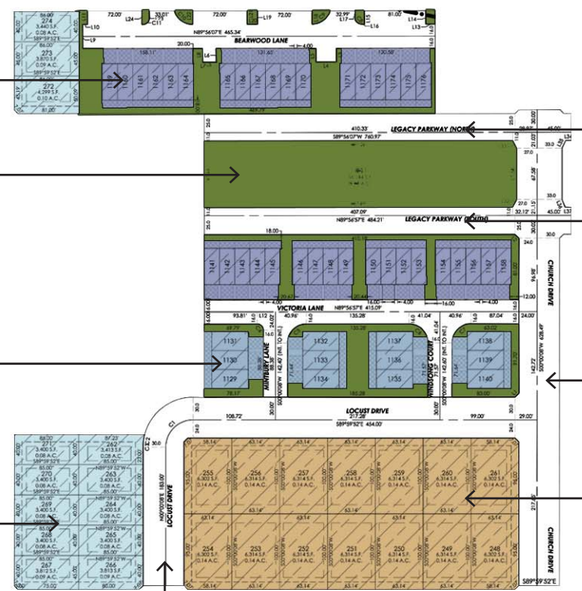
Scale: 1□= 200□

North

PSOMAS

LEGACY FARMS VILLAGE PLAN 2 PLAT 2-C

TRANSECT SUB-DISTRICT □ONES



T4

Greenway

T4-SL

T4-R

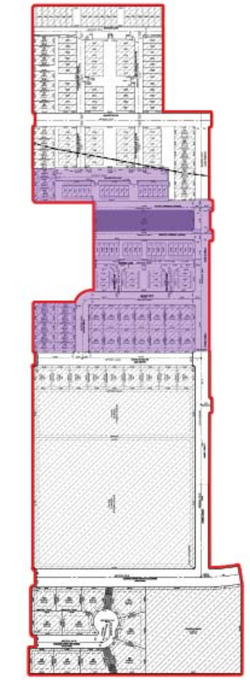
ST-54-32

ST-36-22

ST-36-22

ST-54-32

T3



Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

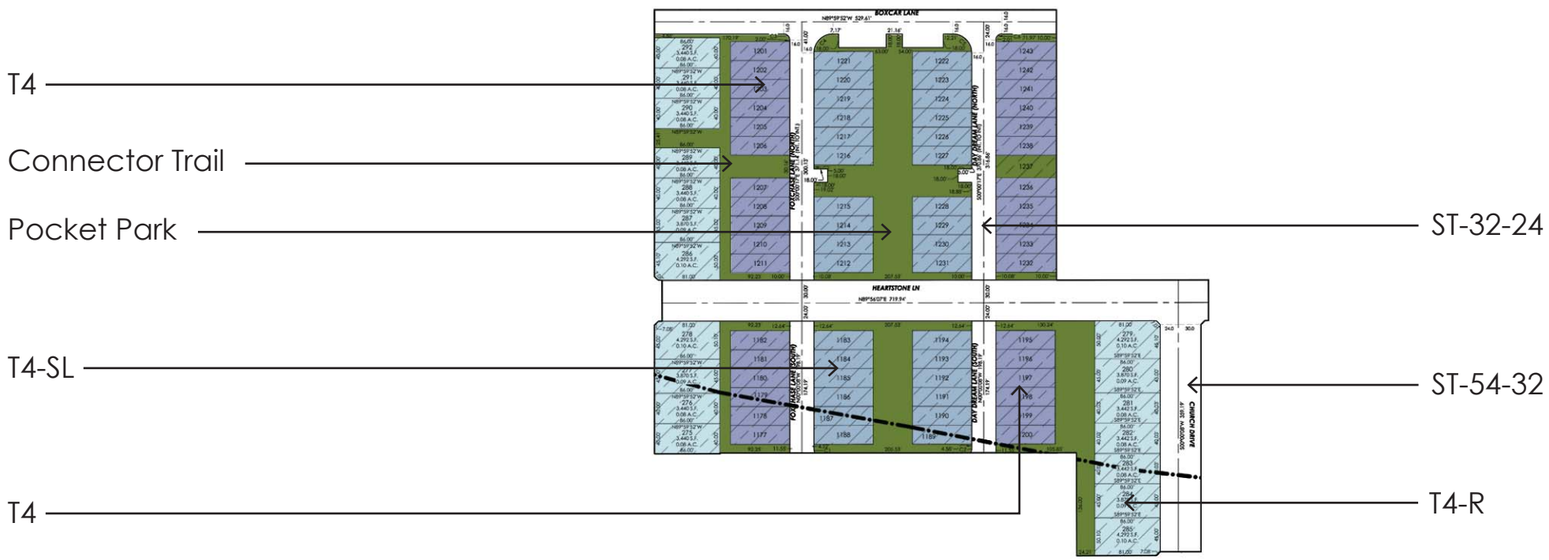
Scale: 1□= 200□

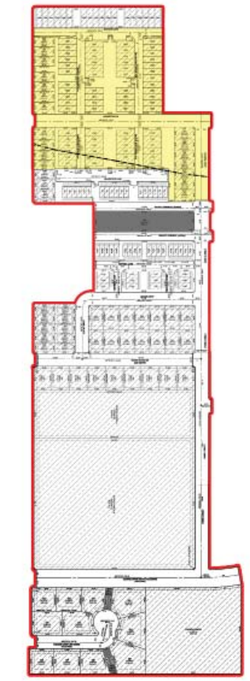
North

PSOMAS

LEGACY FARMS VILLAGE PLAN 2 PLAT 2-D

TRANSECT SUB-DISTRICT □ONES





Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

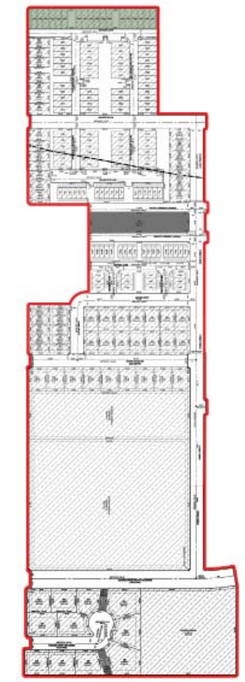
Scale: 1□= 200□

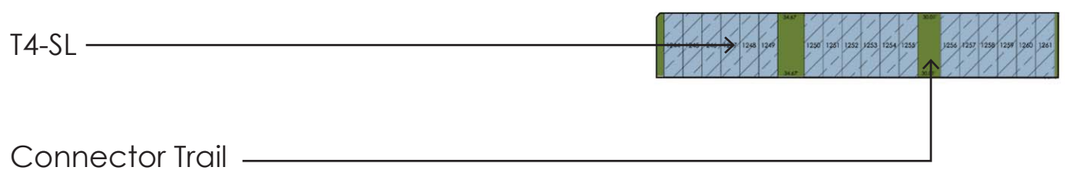
North

PSOMAS

LEGACY FARMS VILLAGE PLAN 2 PLAT 2-E

TRANSECT SUB-DISTRICT □ONES





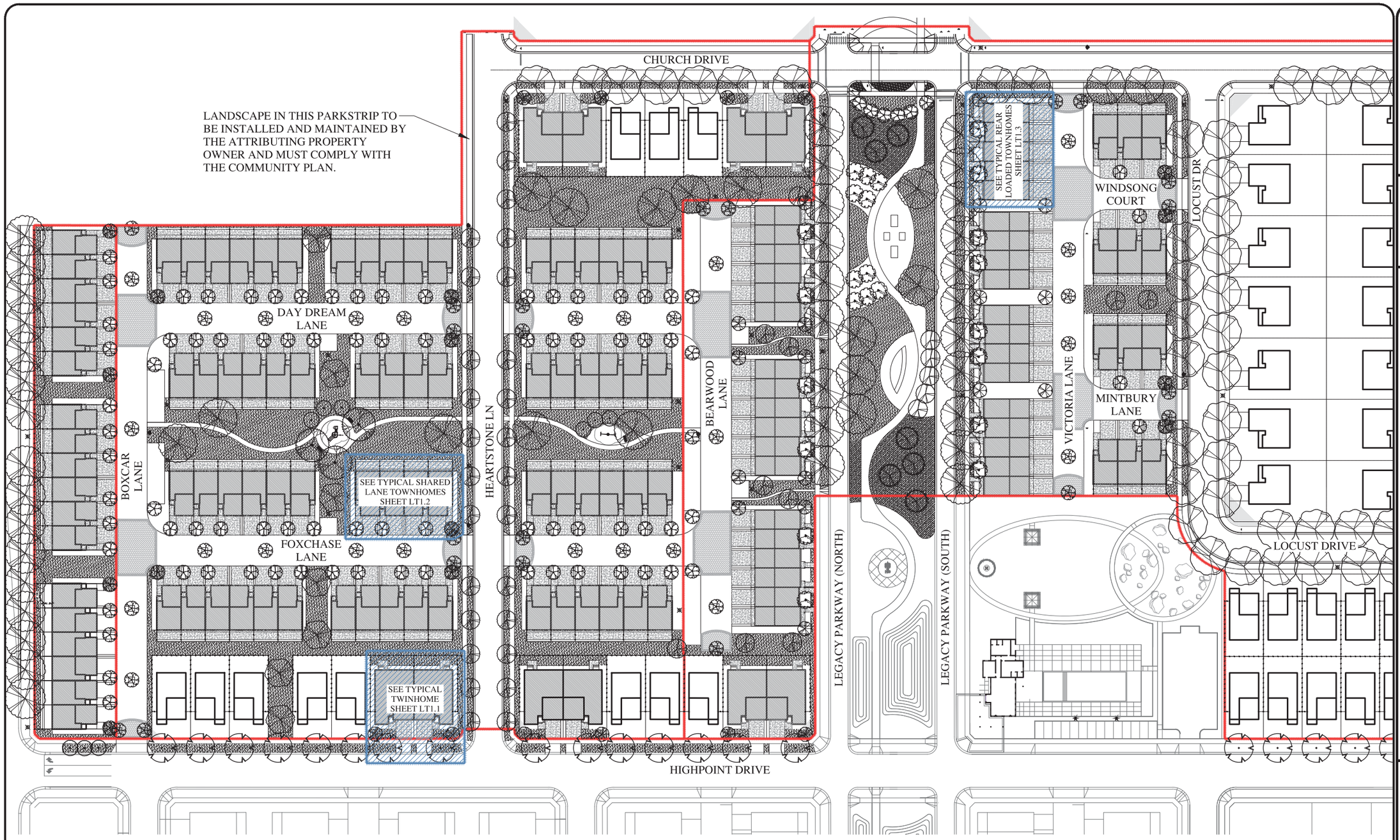
Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

Scale: 1□= 200□

North

PSOMAS



GENERAL NOTES

1. SEE SHEET LS1.0C FOR PLANTING LEGEND, PLANT SIZES, PLANT QUANTITIES AND PLANTING NOTES AND THE REFERENCE NOTE SCHEDULE.
2. SEE SHEETS LS3.1 & LS3.2 FOR PLANTING DETAILS.
3. SEE SHEETS LS2.1 THRU LS2.42 FOR IRRIGATION DRAWINGS.
4. SEE SHEETS LS4.1 THRU LS4.4 FOR IRRIGATION DETAILS.
5. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
6. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ADOPTED COMMUNITY AND VILLAGE PLAN. LANDSCAPE SHALL ALSO COMPLY WITH ADOPTED LOCAL, CITY AND STATE CODE AND SHALL FOLLOW AMERICAN ASSOCIATIONS NURSERYMEN STANDARDS FOR PLANT MATERIALS.
7. ALL BASE AND SITE INFORMATION WAS OBTAINED FROM DR HORTON. AND IS THEREFORE ASSUMED TO BE ACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED GRADES, PLANT MATERIAL, BUILDINGS, PROPERTY LINES ETC. ON-SITE PRIOR TO CONSTRUCTION AND WILL NEED TO MAKE ON-SITE ADJUSTMENTS AS NECESSARY DURING CONSTRUCTION. BY USE OF THESE PLANS, THE OWNER AND CONTRACTORS AGREE TO HOLD IN-SITE DESIGN GROUP HARMLESS FROM ERRORS IN BASE PROVIDED.
8. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO VERIFY CORRECT PROPERTY LINES AND MAKE ADJUSTMENTS TO PLAN AS NECESSARY. IN ADDITION, ALL UTILITIES AND/OR EASEMENTS ARE TO BE VERIFIED ON-SITE TO ENSURE NO CONFLICTS EXIST BETWEEN EXISTING UTILITIES, EASEMENTS AND THE PROPOSED LANDSCAPE PLAN.
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10. CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND IN-SITE DESIGN GROUP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM IN-SITE DESIGN GROUP STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE DISCOVERED PRIOR TO AND DURING CONSTRUCTION.
11. LANDSCAPE AND IRRIGATION PLANS SHALL BE COORDINATED WITH ALL TRADES WORKING ON PROJECT, ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF OWNER.

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N

50 0 50 100 150

SCALE: 1"=50'-0" ON 22X34 SHEET
1"=100'-0" ON 11X17 SHEET

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801-785-5543 www.insitedesigngroup.com

STAMP: LANDSCAPE ARCHITECT #4884514 Cory B. Whiting LICENSED

PROJECT:
LEGACY FARMS VILLAGE PLAN 2
PREPARED FOR: D R HORTON
SARATOGA SPRINGS, UTAH

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SHEET TITLE: OVERALL PLANTING PLAN

DRAWN BY: AJN
CHECKED: CBW
DATE: 10-19-15
REVISIONS: --
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--
JOB NO. 15-166

SHEET: LS1.0A

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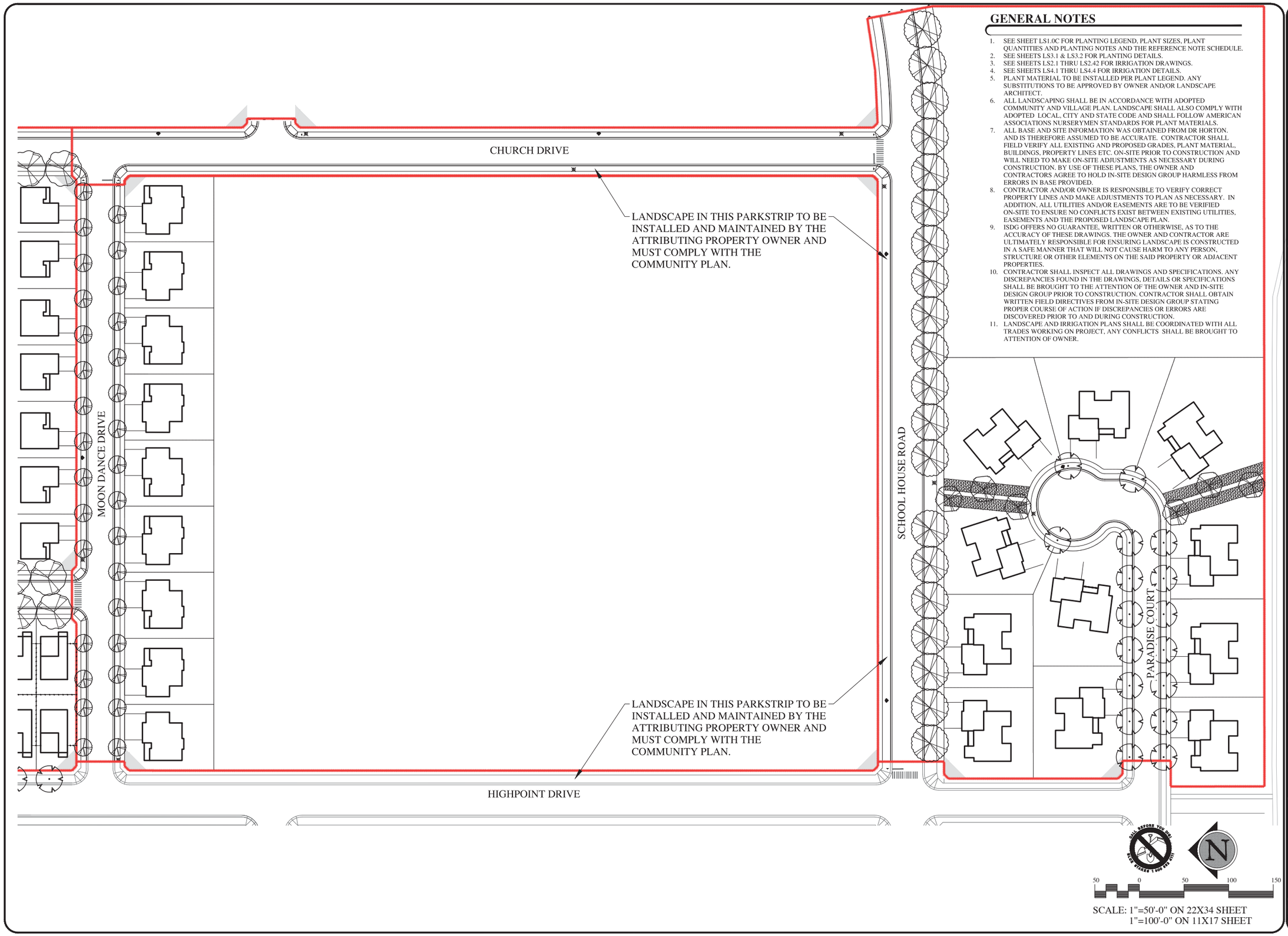

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801-756-5543 www.insitedesigngroup.com

STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting

PROJECT:

LEGACY FARMS VILLAGE PLAN 2

PREPARED FOR: D R HORTON
SARATOGA SPRINGS, UTAH

PRELIMINARY PLAN
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LEGACY FARMS

Village Plan #2

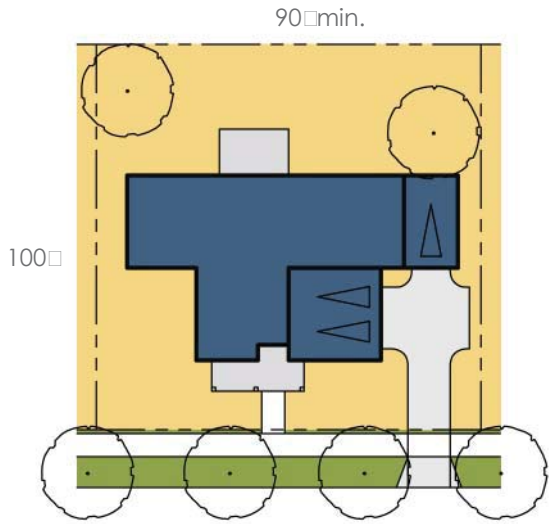
TABLE 5A - 10,000 S.F. LOTS

DAP	Traditional Neighborhood						
CP	BT-1						
		BT-2					
VP	T2	T3-R	T3				

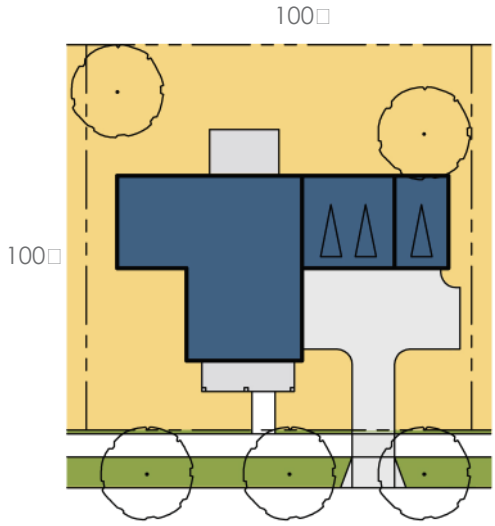
TYPICAL LOT CHARACTERISTICS	
Width	90□min.
Depth	100□min.
PRINCIPLE BUILDING SETBACKS	
Front	16□min.
Side	8□min.
Front - secondary	12□min.
Rear	20□min.
Second Lot Layer	12□min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Notes:
1. Side load exception allowed
2. Garage forward exception allowed

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways. Required guest parking may not be impacted by snow storage.



10,000 s.f. lot diagram with side load two-car garage and front facing one-car garage
(Scale: 1□=50□)



10,000 s.f. lot diagram with front facing three-car garage
(Scale: 1□=50□)

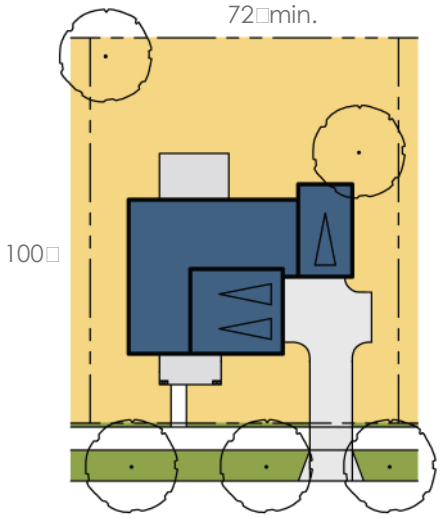
TABLE 5B- 8,000 S.F. LOTS

DAP	Traditional Neighborhood						
CP	BT-1						
		BT-2					
			BT-3				
VP		T3-R	T3	T4-R			

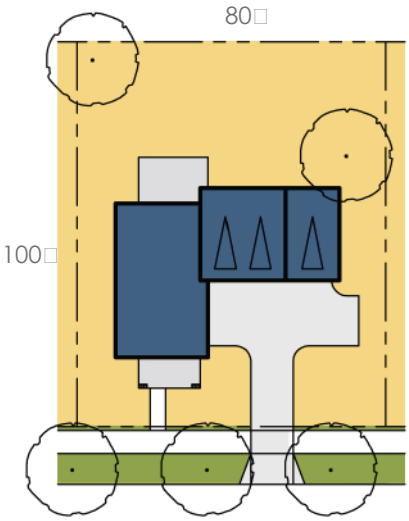
TYPICAL LOT CHARACTERISTICS	
Width	72□min.
Depth	100□min.
PRINCIPLE BUILDING SETBACKS	
Front	10□min.
Side	5□min.
Front - secondary	2□min.
Rear	15□min.
Second Lot Layer	10□min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Notes:
1. Side load exception allowed
2. Garage forward exception allowed

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways. Required guest parking may not be impacted by snow storage.



8,000 s.f. lot diagram with side load two-car garage and front facing one-car garage
(Scale: 1□=50□)

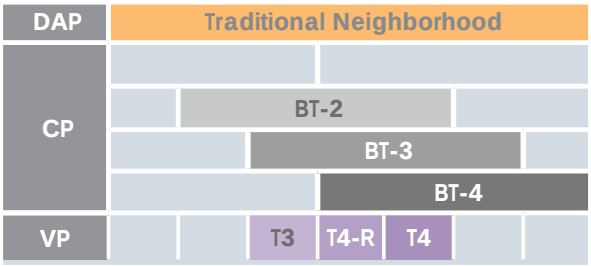


8,000 s.f. lot diagram with front facing three-car garage
(Scale: 1□=50□)

LEGACY FARMS

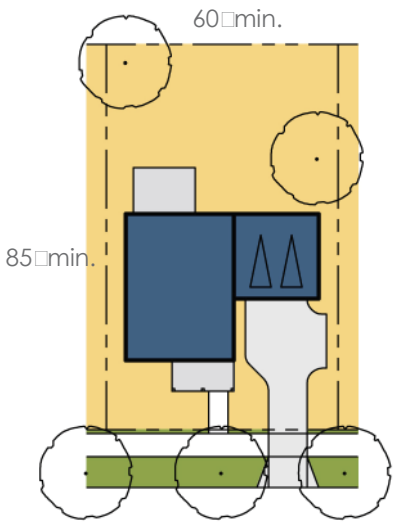
Village Plan #2

TABLE 5C - 6,000 S.F. LOTS



TYPICAL LOT CHARACTERISTICS	
Width	60□min.
Depth	85□min.
PRINCIPLE BUILDING SETBACKS	
Front	8□min.
Side	5□min.
Front - secondary	5□min.
Rear	12□min.
Second Lot Layer	12□min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Notes:
1. Side load exception allowed
2. Garage forward exception allowed



6,000 s.f. lot diagram
(Scale: 1□=50□)

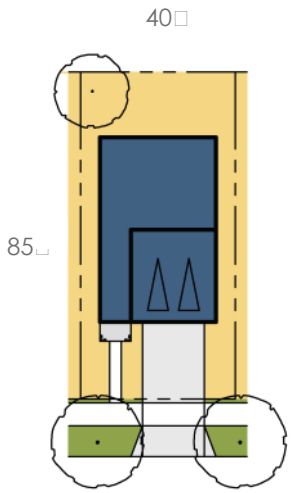
Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways. Required guest parking may not be impacted by snow storage.

TABLE 5D - COTTAGE LOTS

DAP	Traditional Neighborhood						
CP							
			BT-3				
				BT-4			
VP				T4-R	T4	T5-R	T5

TYPICAL LOT CHARACTERISTICS	
Width	40□min.
Depth	85□min.
PRINCIPLE BUILDING SETBACKS	
Front	8□min.
Side	0□min.
Front - secondary	2□min.
Rear	10□min.
Second Lot Layer	2□min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Notes:
1. Garage forward exception allowed



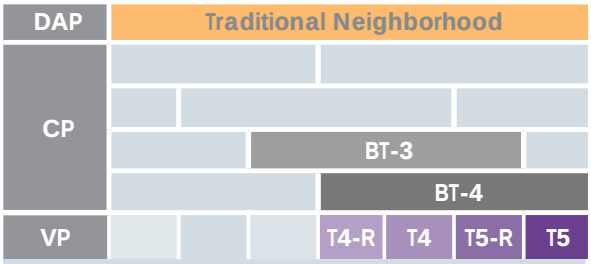
Cottage lot diagram
(Scale: 1□=50□)

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways. Required guest parking may not be impacted by snow storage.

LEGACY FARMS

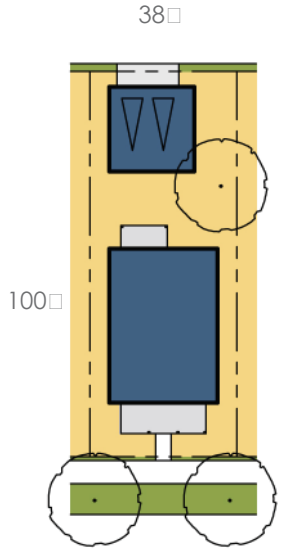
Village Plan #2

TABLE 5E - REAR-LOADED COTTAGE LOTS

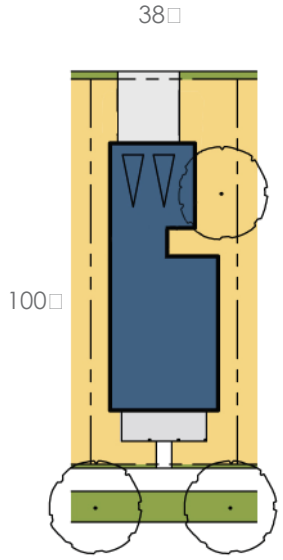


TYPICAL LOT CHARACTERISTICS	
Width	38□min.
Depth	100□min.
PRINCIPLE BUILDING SETBACKS	
Front	8□min.
Side	0□min.
Front - secondary	2□min.
Rear	13 ft. min. from center line of rear lane
Second Lot Layer	N/A
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways. Required guest parking may not be impacted by snow storage.



Cottage lot diagram
(Scale: 1□=50□)



Cottage lot diagram
(Scale: 1□=50□)

TABLE 5F - TWIN HOME LOTS

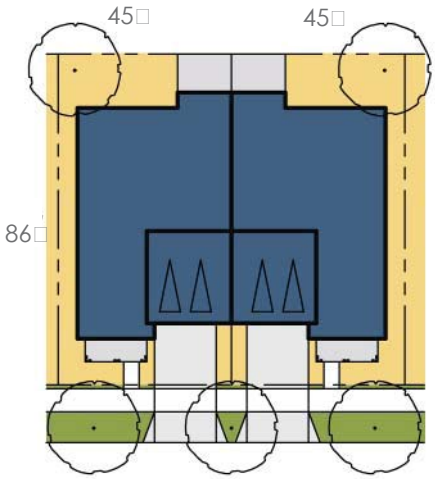
D.A.P.	Traditional Neighborhood						
C.P.							
			BT-3				
				BT-4			
V.P.				T4-R	T4	T5-R	T5

TYPICAL LOT CHARACTERISTICS	
Width	45□min. (90□min. paired)
Depth	86□min.
PRINCIPLE BUILDING SETBACKS	
Front	8□min.
Side	0□min.
Front - secondary	2□min.
Rear	8□min.
Second Lot Layer	4□min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Notes:
1. All twin homes have 20□min. length driveways

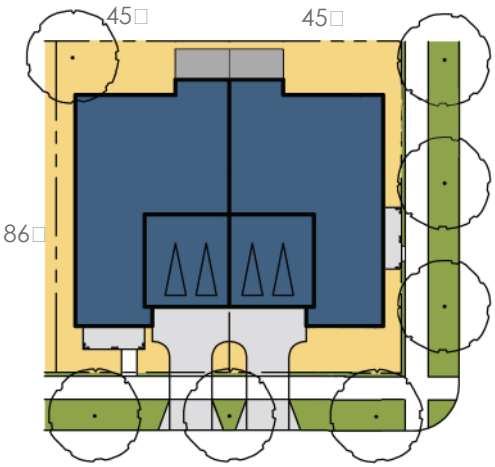
Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways. Required guest parking may not be impacted by snow storage.

A.



Twin Home lot diagram (mirror)
(Scale: 1□=50□)

B.



Twin Home lot diagram (corner wrap)
(Scale: 1□=50□)

LEGACY FARMS

Village Plan #2

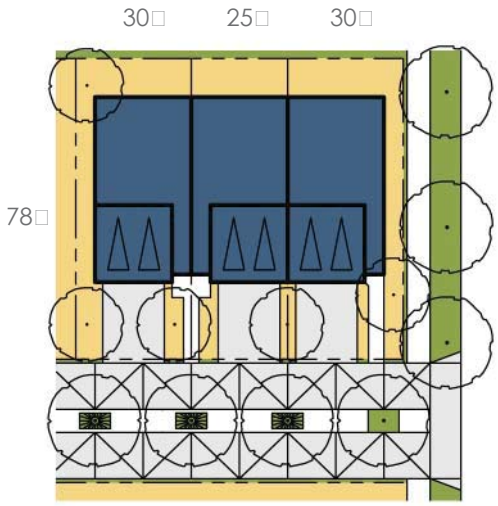
TABLE 5G - SHARED LANE TOWNHOMES

D.A.P.	Traditional Neighborhood
C.P.	BT-3
	BT-4
V.P.	T4, T4-SL

TYPICAL LOT CHARACTERISTICS	
Width	25□min.□
Depth	78□min.
PRINCIPLE BUILDING SETBACKS	
Front	20□min.
Side	0□or 5□min.
Front - secondary	5□min.
Rear	Per Code
Second Lot Layer	N/A
PARKING REQUIREMENT (on site)	
Spaces	2 min.

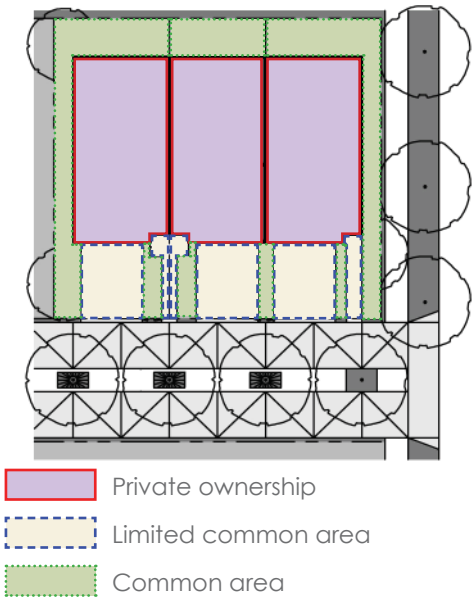
□Lot width for multifamily and attached products refers to the width of the individual unit, not the width of the entire building.

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways. Required guest parking may not be impacted by snow storage.



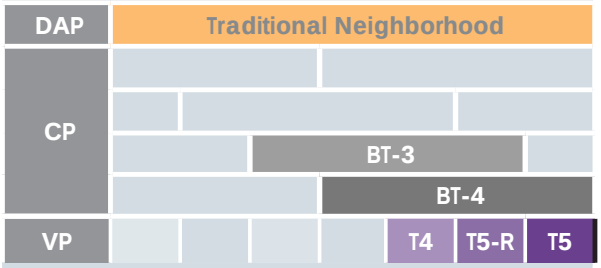
Townhome lot diagram
(Scale: 1□=50□)

Townhome ownership diagram



Lot coverage criteria in Table 3 includes private ownership, limited common, and common area

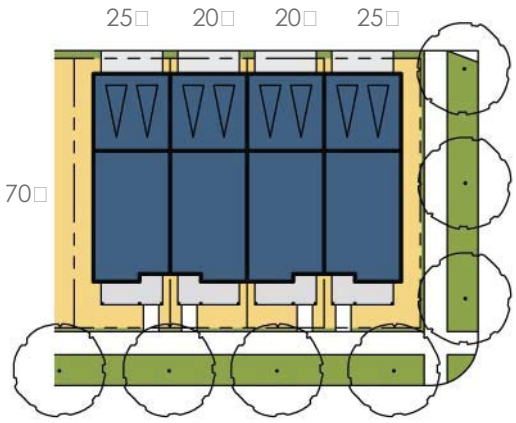
TABLE 5H - REAR-LOADED TOWNHOMES



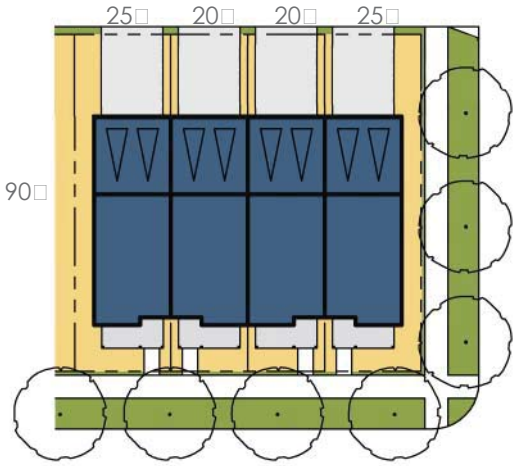
Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways. Required guest parking may not be impacted by snow storage.

TYPICAL LOT CHARACTERISTICS	
Width	20□min.□
Depth	70□min.
PRINCIPLE BUILDING SETBACKS	
Front	10□min.
Side	0□or 5□min.
Front - secondary	5□min.
Rear	5□min.
Second Lot Layer	N/A
PARKING REQUIREMENT (on site)	
Spaces	2 min.

□Lot width for multifamily and attached products refers to the width of the individual unit, not the width of the entire building.

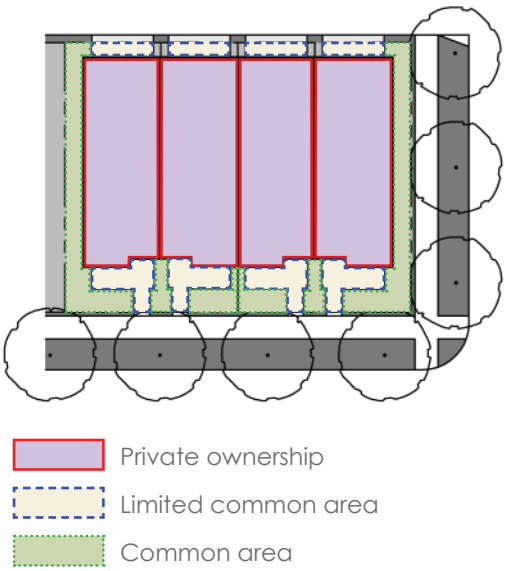


Rear-Loaded Townhome lot diagram
(Scale: 1□=50□)



Rear-Loaded Townhome lot diagram
(Scale: 1□=50□)

Townhome ownership diagram



Lot coverage criteria in Table 3 includes private ownership, limited common, and common area

LEGACY FARMS

Village Plan #2

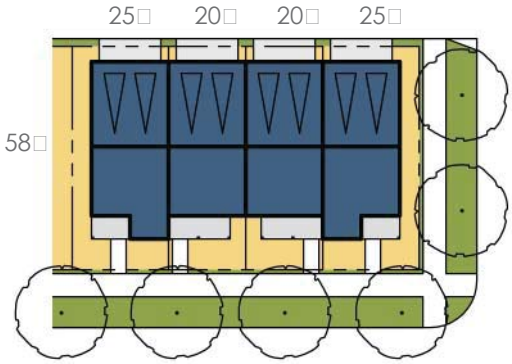
TABLE 5I - URBAN TOWNHOMES

D.A.P.	Traditional Neighborhood						
C.P.							
			BT-3				
				BT-4			
V.P.					T4	T5-R	T5

TYPICAL LOT CHARACTERISTICS	
Width	20□min.□
Depth	58□min.
PRINCIPLE BUILDING SETBACKS	
Front	8□min.
Side	0□or 5□min.
Front - secondary	5□min.
Rear	5□min.
Second Lot Layer	N/A
PARKING REQUIREMENTS (on site)	
Spaces	2 min.

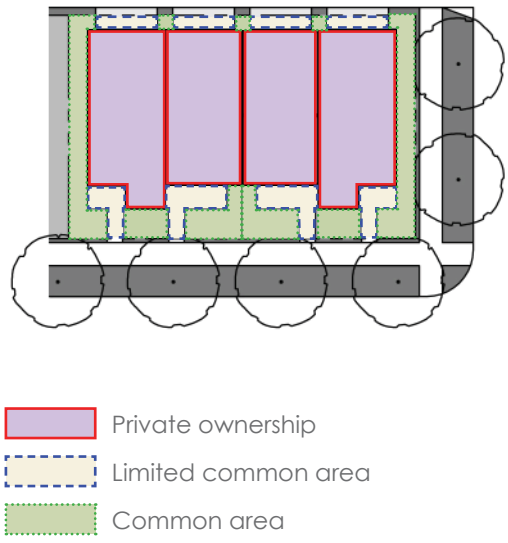
□Lot width for multifamily and attached products refers to the width of the individual unit, not the width of the entire building.

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways. Required guest parking may not be impacted by snow storage.



Urban Townhome lot diagram
(Scale: 1□=50□)

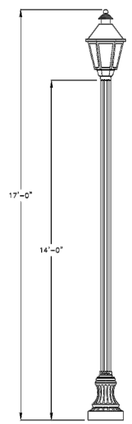
Townhome ownership diagram



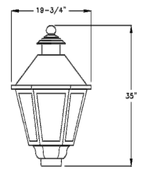
Lot coverage criteria in Table 3 includes private ownership, limited common, and common area

ORDERING GUIDE:

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



FINISH: BLACK

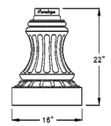


ENLARGED FIXTURE DETAIL

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

ANCHOR BASE DETAIL
12" BOLT CIRCLE
ANCHOR BOLTS: 3/4" x 18"



ENLARGED DECORATIVE BASE DETAIL

14' RESIDENTIAL STREET LIGHT

DATE: JANUARY 2015	REVISIONS		
DRAWING NAME: LP-1	REV	DATE	BY	COMMENTS
DRAWN BY: ETL			
CHECKED: / APPROVED:			

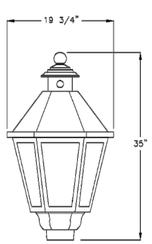
SARATOGA SPRINGS CITY

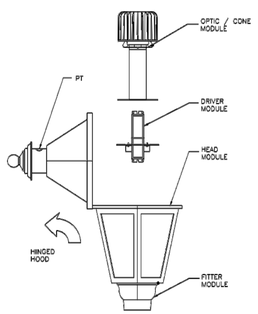
1307 N. COMMERCE DR.
SARATOGA SPRINGS, UTAH 84045
PHONE: 801-766-9793
FAX: 801-766-9794

STANDARD DETAILS
STREET LIGHTS
LP-1

ORDERING GUIDE:

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





CATALOG NO: CL52T4-FLAF-3L-44W-4K-120-EK1-DEP-F3AP-PT-RAL9005TX
LUMINAIRE: HEXAGONAL SHAPE
IES CLASSIFICATION: 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 LUMINAIRE WITH "V" 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

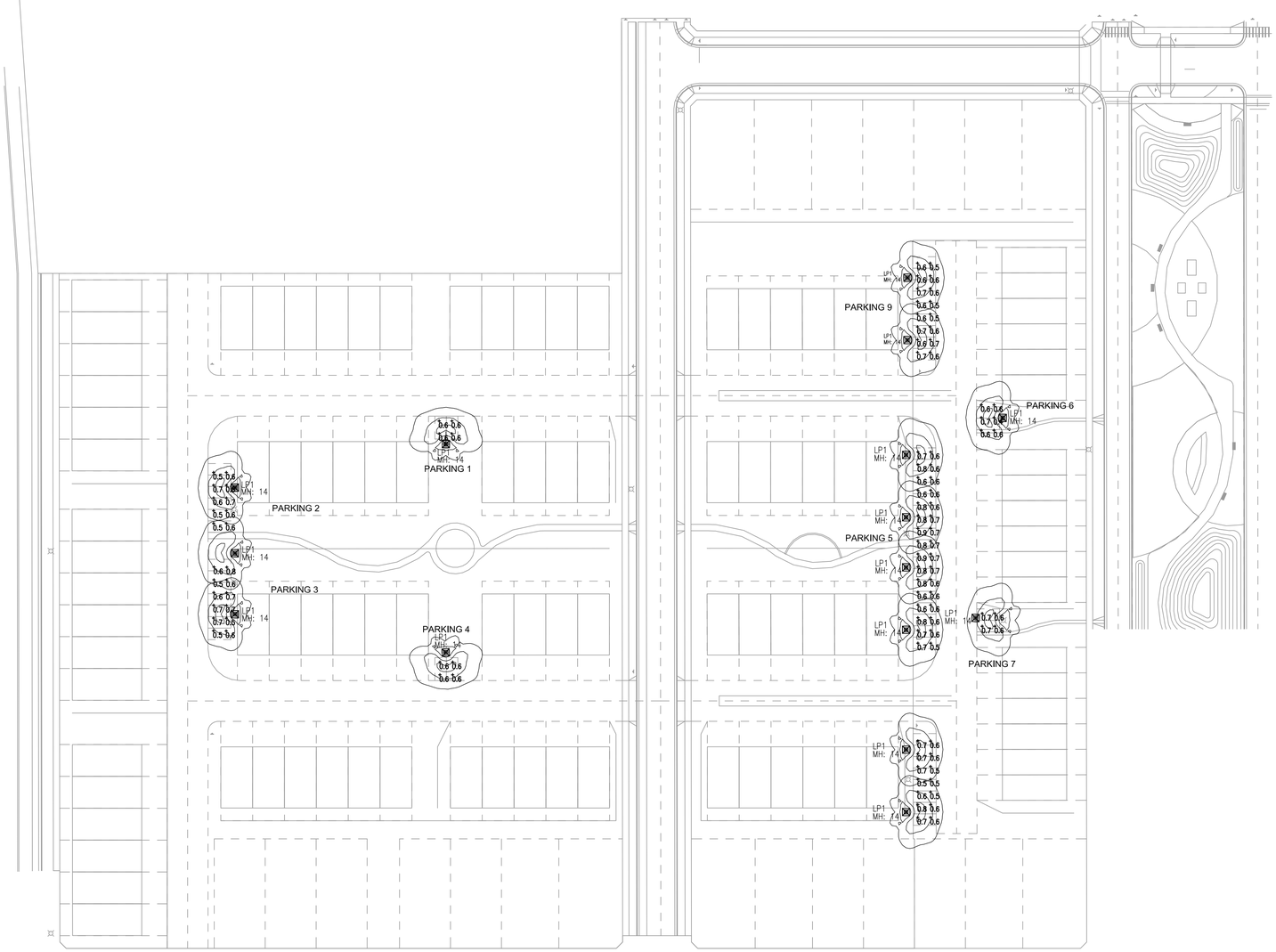
RESIDENTIAL STREET LIGHT LUMINARE

DATE: JANUARY 2015	REVISIONS		
DRAWING NAME: LP-1C	REV	DATE	BY	COMMENTS
DRAWN BY: ETL			
CHECKED: / APPROVED:			

SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
SARATOGA SPRINGS, UTAH 84045
PHONE: 801-766-9793
FAX: 801-766-9794

STANDARD DETAILS
STREET LIGHTS
LP-1C



Calculation Summary						
Label	CalcType	Units	Max	Min	Avg/Min	Max/Min
Parking 1	Illuminance	Fc	0.6	0.6	1.00	1.00
Parking 2	Illuminance	Fc	0.7	0.5	1.16	1.40
Parking 3	Illuminance	Fc	0.8	0.5	1.26	1.60
Parking 4	Illuminance	Fc	0.6	0.6	1.00	1.00
Parking 5	Illuminance	Fc	0.9	0.5	1.36	1.80
Parking 6	Illuminance	Fc	0.7	0.4	1.45	1.75
Parking 7	Illuminance	Fc	0.7	0.6	1.08	1.17
Parking 8	Illuminance	Fc	0.8	0.5	1.22	1.60
Parking 9	Illuminance	Fc	0.7	0.5	1.22	1.40

BNA CONSULTING

635 South State Street
Salt Lake City, Utah 84111

P:801.532.2196
F:801.532.2305

www.bnaconsulting.com

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SALT LAKE ST.GEORGE

LEGACY FARMS

SARATOGA SPRINGS

ADDENDUM/CLARIFICATION/REVISION		
MARK	DATE	DESCRIPTION
△		

DATE:	OCTOBER 2015
PROJECT NO:	15236
DRAWN BY:	BNA
CHK'D BY:	RB

SITE LIGHTING

E1

By: calvin; Oct 29, 2015 - 9:30am
J:\2015\236\DRAW\15236-E1.dwg

so the□□ou□d □ike c□ear direction. The P□annin□Commission cou□d a□so recommend si□e and st□□e. It □ou□d he□□se□arate residentia□activities □rom Commercia□activities, □ike head□i□hts shinin□in □indo□s.

□en □i□□ore doesn□t □ike the idea o□a □i□□ence on to□o□a □erm, □ut □or sa□et□and securit□reasons it sounds □ike it is needed and he □ou□d su□□est a □a□□that □ooks consistent □ith other □encin□in the area, □hich inc□udes masonr□and □rou□ht iron.

Tro□Cunnin□ham □ou□d □e in □avor o□somethin□that matches the communit□as □e□□

Ha□den Wi□□iamson □ee□s that it is a□□ro□riate to have somethin□.

Peter Staks commented that the□had the same thin□come u□□ith the c□u□house and □arkin□ne□t to the residentia□area. The□asked that there □e a 4 □oot hi□h screen so head□i□hts □ou□dn□t im□act houses. It□s a □ood so□ution to a □rade issue.

Ha□den Wi□□iamson thinks a 6 □oot □ence □ou□d □e an e□esore □ut □ikes the idea □or screenin□□or the head□am□s □ith somethin□a□□ro□riate.

David Funk commented that he thinks it□s necessar□and he □as □oin□to ask □or in□ut □rom the a□□□icant as to □hat it shou□d □e, □eave that u□to the a□□□icant.

Brandon Mac□a□thinks it □i□□□inish o□□the □ro□ect and make it □ook □ut-to□ether, he □ou□d □ike to see somethin□ascetica□□□□easin□.

Sandra Stee□e c□ari□ied that the so□id screenin□□ou□d on□□□e at the end o□the □arkin□□ot to the south east, not on□□to se□arate □ut to screen.

Sarah Carro□□said in some □ocations it re□uires on□□□encin□and others on□□□andsca□in□, and some a com□ination. Because o□the am□i□uit□the□are □eavin□it u□to discussion.

Sandra Stee□e □ou□d su□□est a 3 □oot screenin□to □revent car □i□hts □rom □oin□into the ad□acent residentia□ □ro□ert□; □ut □ants to □e c□ear that some kind o□rai□in□or □ence □e a□on□the retainin□□a□□to the east □on□□a□□to □rotect □eo□e in the dark □rom □oin□o□□the dro□o□□.

Peter Stak mentioned the□cou□d do a □rou□ht iron □uard rai□.

Sandra Stee□e □ants to make him a□are that □i□hts □ithin 200 □eet are to □e □ithin 16 □t. ta□□

□irk Wi□kins asked □hat the e□evation chan□e □as □et□een the □arkin□to the other area.

Peter Stak re□□ied it□s a□out 4 □eet hi□her. The □arkin□□ot is hi□her than the undeve□o□ed area.

□irk Wi□kins thinks 3 □eet cou□d □e dan□erous □ith the e□evation chan□e, he □ou□d □ike somethin□ta□□er. We used the □ords o□a□ue □e□ore so □i□ht doesn□t □o throu□h it. He asked i□□e cou□d do an□thin□as a cit□, as a condition, to address the tra□□ic turnin□onto Red□ood Road.

Sarah Carro□□re□□ied that the tra□□ic stud□didn□t □arrant a condition.

<u>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.</u>

A □ive minute □reak □as 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.

□ara □ni□hton □resented. The a□□□icants are re□uestin□a□□rova□o□□re□iminar□and □ina□□□ats □or the ne□t □ive su□division □hases o□the Le□ac□Farms □ro□ect. There □as an error on Condition 3 that shou□d read 96 □t. cu□-de-sac Diameter, not radius. These □ive □ats cover Vi□a□e P□an 2, and contain a tota□o□199 sin□e □ami□□and mu□ti-□ami□□units a□on□□ith □41 E□uiva□ent Residentia□Units (ERUs) a□□□ied to a schoo□site and church site. Unti□this area is removed □□FEMA □rom the NFIP ma□s throu□h the LOMR □rocess, the a□□□icants must com□□□□i□a□□□rovisions o□the NFIP □ro□ram and Cha□ter 18.02 o□the Cit□ Code. □ara □ni□hton revie□ed the conditions in the sta□□re□ort.

□rise□Travis had a □resentation and noted that this consists o□5 □ats, 2A has 11 residentia□□ots and one □ot □or a church. Lot 2B □ou□d contain a schoo□□ot as □e□□as 9 residentia□□ots. P□at 2C is a□□residentia□and

open space. Plat 2D is a multi family house and 2E a on 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 Chairman Kirk Wilkins

Pam Inglander said when Legacy Farms was approved and conditions attached she has notes that Stephen Wilden thanked them for not making out the project. Also Council woman Carlsa a pattern of slow increasing density and asked if D.R. Horton could carry it at 900 residential units so it could not make out the density as a show of good faith and she wants to know if it is now making out the density. (She read out of the neighbor notes.)

Public Hearing Closed Chairman Kirk Wilkins

Clara Ninghton responded that there were allowed 239 ERUs and they are coming in at 199 so they are below what was allowed.

Commer Garrisak 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 below maximum and the block plans do not allow them to assor those extras so they cannot make out.

Gen Commore wanted to know if the project was removed from the flood plains.

Crise Travis responded that that 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 hoping 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. The current will have temporary access roads through that area that have been approved the by the City Engineer.

Gen Commore asked if the streets were private or public.

Crise 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 18 ft. drive aisles.

Commer Garrisak said it's 20 ft typical 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.

Crise Travis noted where the parking was located in the multi family 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 an roads that will be constructed in that plat.

Commer Garrisak 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 the move these lots into the next phase, the developer did not that 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.

Patton Gummon, the plaintiff 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.

Crise Travis said the other alternative would be a temporary easement of a road plat that would connect with an existing road in another plat.

Commer Garrisak replied that the option staff would recommend would be to record it with a permanent road and amend it later to remove. An 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 stick, 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

di□icu□t. The□□ou□d □re□er to have it reso□ved □e□ore □ui□din□□ermits □ere issued. He su□□orts sta□□s □osition.

□irk Wi□kins understands that □e □i□not issue a □ui□din□□ermit unti□the □ermanent road is in □□ace.

□im□er Ga□r□s□ak said that □ou□d □e a condition that no □ui□din□□ermits □ere issued unti□the in□rastructure in the ad□acent □□at □as insta□□ed.

□rise□Travis asked that the□s□eci□□that it □as on□□□or those s□eci□ic units not the □ho□e □□at.

□ara □ni□hton noted those □ere units 2159 to 2176.

□irk Wi□kins asked i□the a□□□icants □ere amena□□e to a condition that the□not issue □ui□din□□ermits on those □ots unti□□ermanent in□rastructure □as in □□ace.

Pa□ton Gu□mon re□□ied that the□□ou□d.

<u>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.</u>

Sandra Stee□e asked i□this □i□□inc□ude not on□□the street □ut the other im□rovements as □e□□.

□im□er Ga□r□s□ak said it □i□□□nature o□ho□ □e issue the construction dra□in□s.

Pa□ton Gu□mon 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.**

Chan□ed to sa□**<u>or Alternate Permanent Access.</u>**

Ha□den Wi□□iamson **found that acceptable.**

David Funk a□so **accepted that change.**

□rise□Travis c□ari□ied the in□rastructure □or those units runs on Le□ac□, in □ront o□those units not in □ack on the shared □anes.

□im□er Ga□r□s□ak commented that this □as **<u>replacing Condition 9,</u>** the□don□t □ant to have the t□o con□□ictin□.

Changes on the motion were accepted □□Ha□den Wi□□iamson and David Funk.

<u>Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.</u>

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.

□im□er Ga□r□s□ak □resented. The Cit□□ro□oses to chan□e the Genera□P□an desi□nation o□this □45 acre □arce□□rom Lo□ Densit□Residentia□to Mi□ed Water□ront, and concurrent□□□re□one the □ro□ert□□rom A□ricu□ture to Mi□ed Water□ront. As this is a Cit□initiated chan□e, no conce□t □□an is re□uired. As □art o□ the easement a□reement the □ro□ert□o□ner re□uested to come in under the Mi□ed Water□ront. In Mi□ed Water□ront the□have a ma□imum o□6 units □er acre and a □oa□o□a□□ro□imate□□20□ commercia□□hich are □imited to sma□□sca□e nei□h□orhood oriented uses.

Public Hearing Open □□Chairman □irk Wi□kins

Luke Perr□s□oke to the concern o□the Da□more Meado□s o□ners that there needs to □e a □u□□er □et□een them and the commercia□area o□the □ro□ert□. The□don□t □ant to □e a residentia□is□and.

Cath□Co□□ard □onders i□the cit□notices the □ater in that area is □ike a □i□mud-ho□e, and □onders □hat the Cit□is thinkin□that □ou□d □e a□on□the □ater□ront. The□have □een cau□ht in the cross□ire □here the□have a□□the commercia□□ro□erties around them.

Public Hearing Closed □□Chairman □irk Wi□kins

□im□er Ga□r□s□ak res□onded that sta□□is □orkin□on an overhau□to the Mi□ed Water□ront. The□□ooked at near□□cities that have a Water□ront and ta□ked to the cities a□out □est □ractices and thin□s. The□do kno□

Council□woman Ca□mentioned in addition, the Cit□ □aid a □ot □or an im□act □ee stud□to □e done. I□the□ cou□d □rin□to the Council□□hat manua□it □as □ased on that □ou□d □e □ood.

Mark Christensen said □e haven□t u□dated our Tra□ic Im□act Fees □et, □ut are in the □rocess o□doin□ so. The□ □i□□□rin□that □ack at a □uture Council□meetin□

□evin Thurman noted the□did mention in the re□ort that in the num□ers the□ac□uired, the num□er o□ tri□s □as □o□er. The num□er o□tri□s □as hi□her in the ni□ht so the□ □ere □a□in□more than the□ □ou□d □a□i□it □as □ased strict□□on the 9th edition.

Council□woman Ca□□commented that our Im□act □ees are assessed □ecause o□the im□act, i□the□are im□actin□more than □hat □e are □asin□the im□act □ees on then shou□dn□t □e raise our im□act □ees□

Council□man McOm□er is ok □ith the re□und, he □ou□d □ike to see a □etter stud□, □ut □e □ro□a□□over char□ed □or a□intents and □ur□oses. Let□s c□ean it u□a □itt□e and make it □easi□e to □o to the □u□ic and sa□this is □h□ □e □ave the mone□ □ack. In terms o□the tra□ic stud□, one o□the thin□s □ith □inancia□institutions is the automation, sometimes □e are □ehind on trends, the □rick and mortars are seein□ □ess and □ess tra□ic □ecause □ou don□t have to □o to the te□□er as much □ut the □anks are sti□□ necessar□

Mark Christensen mentioned that the 9th edition □ou□d □e □ess than □hat our ma□imum mi□ht □e and it□s a□□a□s sa□er to □e under the ma□imum. I□the stud□does arti□icia□□□o□er that then it □ives an added □a□er o□□rotection.

Motion made by Councilwoman Baertsch to table at this time the America First Federal Credit Union Road Impact Fee Refund and Settlement Agreement and ask that staff to come back next time with clarification on numbers and study and other things we asked for. Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call. Nay: Councilman Poduska. Motion passed 4 – 1.

d. Lakeside Plats 25 - 27 Upsized Improvements Reimbursement Agreement.

Mark Christensen noted the□are doin□some im□rovements □or the se□er □ine. We overestimated the im□act □ees so this □i□□□e a credit to them.

Motion made by Councilwoman Baertsch to approve the Lakeside Plats 25 - 27 Upsized Improvements Reimbursement Agreement. With all staff findings in the amount of in the amount of $64,742.95. Seconded by Councilman McOmber Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

e. Multiple Preliminary Plats for Legacy Farms Village Plan 2, Plats 2A, 2B, 2C, 2D, & 2E, located at 400 S. Redwood Road, D.R. Horton Inc., Applicant.

Council□woman Baertsch □ou□d □ike to ta□e this; her concern is that she kno□s D.R. Horton is tr□in□to □ork □ith the Schoo□District. So □erha□s □e cou□d a□□rove □at 2B that has the schoo□□arce□. She □ee□s she didn□t have the chance over the ho□ida□to □o over it.

□rise□Travis □ave a □uick □resentation o□the □ats. P□at 2B has a note that the schoo□□ou□d □e re□uired to do 3 acres o□shared o□en s□ace. She shared some s□eci□ics and transect □ones □rom each □at. P□at 2D is in the □□ood □one so it □ou□d not □e recorded □et □ut the□ask □or □re□iminar□a□□rova□at this time.

Council□woman Baertsch shared her concern on 2A and B; she didn□t see an□ □ot si□es that □ere □e□o□ the minimum. On the 6000 s□□ots, □e □ere □rett□s□eci□ic that the□cou□dn□t □o do□n more than 5400 s□ But this doesn□t a□□ear to □o to that. A□on□the schoo□the□are a□□a□ove 7000, on those t□o □e are doin□she is ok. But □ith not □ein□a□e to □o throu□h □ike she norma□□□ □ou□d she is not □re□ared to a□□rove a□□ She asked i□the□ □ot the shared use a□reement □rom the schoo□

□rise□Travis said the□ □ere directed □□sta□□that the□didn□t need one, the □oint Use A□reement □ou□d □e □or a□ter hours. There □ou□d □e a note on the □at.

□im□er Ga□r□s□ak noted there □ou□d □e a note on the □at □ermanent□□ □rotectin□the acrea□e so i□it□s not the schoo□and somethin□chan□es it □i□□remain □ermanent o□en s□ace.

Council□woman Ca□□said as the Cit□has no teeth □hen it comes to the Schoo□s, i□the schoo□needed to e□□and □ith trai□ers, the□ma□then sa□the□don□t have to □et □ermits □rom the Cit□

□im□er Ga□r□s□ak advised that schoo□s do have to □o throu□h the Site P□an □rocess □ith the Cit□, i□there is some other contract □indin□them then that is se□arate.

□evin Thurman said an□one □ou□d □u□that □ro□ert□su□ect to that restriction.

Counci□man McOm□er a□so did not □ook at a□these over the □eekend. He □ou□d □e amena□e □ith a□□rovin□P□ats A and B □ecause the densities □ere in the ri□ht □ace and □e□ore □e come □ack □ith C-E he □ou□d encoura□e her to □ork □ith sta□□and □et some o□the hiccu□s □orked out. He noticed that sta□□ notes the address as 400 S and Red□ood Road. Perha□s □oin□□or□ard □e cou□d u□date the address.

□im□er Ga□r□s□ak said the addresses are □endin□unti□the □ats are recorded.

□rise□Travis su□□ested the□use the address o□the C□u□house.

Counci□□oman Ca□□is □ine □ith a□□rovin□these t□o toni□ht.

Counci□man Poduska thou□ht A, B and C □ere under the same conditions □ut D and E □ere under the □ood □ain. He □ou□d recommend that □e a□□rove A B and C □ith the condition that the□meet a□□rova□s □orkin□□ith sta□□and □et them continue constructin□.

Counci□man Wi□den doesn□t have concerns □ith A and B and □ro□a□□has □ess □ith C than Counci□□oman Baertsch. He is □ine a□□rovin□A and B.

<u>Motion made by Councilwoman Baertsch to approve the Multiple Preliminary Plats for Legacy Farms Village Plan 2, Plats 2A and 2B located at approximately 400 S. Redwood Road, D.R. Horton Inc., Applicant, with the Findings and Conditions in the Staff Report. Seconded by Councilman McOmber</u>

Ma□or Mi□□er reminded her a□out the ta□in□.

Counci□□oman Baertsch said **<u>and tabling plats 2C, 2D, 2E until January 5th meeting.</u>**

Counci□man McOm□er acce□ted.

□im□er Ga□r□s□ak asked i□the□cou□d add **<u>"Preliminary Plats"</u>** to the motion.

Counci□□oman Baertsch and Counci□man McOm□er acce□ted that Amendment.

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

f. Policy for Dedication and Maintenance of Parks, Trails, Open Space, and Landscaping.

□evin Thurman noted □e added □eed□ack to the □o□ic□makin□it that the trai□□e □ased on state standard and idea□□□e □ant concrete. It c□ari□ied the intent and a□so chan□ed the □ormat a □itt□e.

Counci□man McOm□er thou□ht he did a rea□□□ood □o□, it had an ease o□read and c□ear intent. He a□□reciates ho□ the □ordin□□uts the Cit□in a □etter □osition □hen □eo□□e do come in. He a□□reciates him □istenin□and it a□□ears he incor□orated ever□thin□the□asked.

Counci□□oman Baertsch thou□ht it □ou□d □e ver□□orka□□e and thanked him □or takin□it into consideration.

Counci□□oman Ca□□asked □or c□ari□ication on the □ords □e□action□in the □o□ic□.

□evin Thurman said the □irst □art o□the test is an ease o□thresho□d. Our e□action is □or an u□si□e in a se□er □ine, it is eas□to meet that thresho□d.

Counci□□oman Ca□□said □eo□□e cha□en□e an e□action. An□thin□□e do is □u□□ic and □e are sa□in□to □e □ro□ortionate □e are □oin□to e□act thin□s □rom □ou □ut □hen □e ca□□it an e□action it sounds □orse.

□evin Thurman understands the concern is a□out the □ord □e□action□it is more a □e□a□term. He □ou□d □e concerned that the□□ou□d choose a □ord that doesn□t □it. This ver□ia□e is direct□□□rom Utah Code.

Counci□□oman Ca□□said thanks □or □uttin□in the Forestr□Fire and State Lands, a□so in 5.□iii. □hat does that do to some□here □ike the □aco□s Ranch area. It sa□s □e □i□□on□□maintain the trai□, not □andsca□in□□ut □e maintain □aco□s Ranch □andsca□in□.

□evin Thurman res□onded that this □ou□d □e a □roactive □o□ic□, □e cou□d □ut a statement in at the □e□innin□ to sa□it is meant to □e □roactive not retroactive.

Counci□□oman Baertsch thou□ht a□□□o□ic□□as □roactive.

□evin Thurman said this ma□□e a □itt□e di□□erent, as □e can a□□a□s take u□maintenance o□an e□istin□trai□.

Counci□man Poduska a□□reciates a□□the □ork he did □ecause it needed c□ari□ication □or some time.

□evin Thurman noted he □ot a □ot o□he□□□rom sta□□.

CITY OF
SARATOGA SPRINGS

City Council Staff Report

Authors: **Kevin Thurman, City Attorney; Jeremy Lapin, City Engineer**
Subject: **400 West Agreement with Ken Evans and IHC**
Date: **January 5, 2016**
Type of Item: **Legislative, Policy Decision**

Summary: 400 West Improvement and Dedication Agreement.

Description:

A. **Topic:** 400 West Improvement and Dedication Agreement ("Agreement") with Starhaven Partnership Ltd. ("Starhaven") and Intermountain Health Care ("IHC") for the completion and dedication of 400 West from the round-a-bout at Aspen Hills Blvd south to Crossroads Blvd.

B. **Background:** A prior version of this Agreement was previously approved by the City Council in August of 2015. However, Ken Evans (Starhaven representative) and IHC have requested a modification to the agreement to have the City install utility stubs to their property adjacent to the road to avoid the need for future road cuts.

C. **Analysis:** The proposed modifications to the agreement include the requirement to install utility stubs to the adjacent properties. The proposed modifications are acceptable because the City already was planning on installing utilities in the roadway and the elimination of road cuts will benefit the City buy minimizing future maintenance issues associated with road cut and trench failures.

   Attached is a redlined version of the Agreement with the recent changes. Although a significant number of changes were made, the changes are fairly non-substantive. As an example, the confidentiality clause was removed. Since this is an agreement approved in a public meeting, the confidentiality clause was unnecessary.

D. **Conclusion:** The attached Agreement will benefit the City by providing for the dedication of right-of-way necessary to finish 800 West.

Recommendation: Approval of the attached agreement and accompanying resolution.

RESOLUTION NO. R16-03 (1-5-16)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH APPROVING THE 400 WEST ROADWAY RIGHT-OF-WAY AND IMPROVEMENT AGREEMENT WITH IHC HEALTH SERVICES, INC. ("INTERMOUNTAIN HEALTHCARE") AND STARHAVEN PARTNERSHIP LTD. ("STARHAVEN").

WHEREAS, the City of Saratoga Springs is authorized by Utah Code Section 10-8-2 to "purchase, receive, hold, sell, lease, convey, and dispose of real and personal property for the benefit of the municipality" if the action is in the public interest and complies with other law; and

WHEREAS, Intermountain Healthcare and Starhaven own certain real property located in the City of Saratoga Springs that they wish to convey to the City for the completion of the 400 West right-of-way in exchange for the City's agreement to construct and install 400 West from Crossroads Boulevard to Aspen Hills Boulevard together with all utilities, curb and gutter, curb cuts, and other associated improvements and appurtenances; and

WHEREAS, the City Council wishes to approve the attached 400 West Roadway Right-of-Way and Improvement Agreement ("Agreement") and finds that entering into the Agreement will further the public health, safety, and general welfare by providing for the completing of a public right-of-way without going through the process of condemnation.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah as follows:

1. The City Council hereby approves that certain 400 West Roadway Right-of-Way and Improvement Agreement attached as Exhibit "A," as presented.

2. The Mayor is authorized to sign said Agreement.

3. This Resolution shall take effect immediately.

PASSED AND APPROVED this 5th day of January, 2016

City of Saratoga Springs

_____

Mayor

Attest:

_____

City Recorder's Office

400 WEST ROADWAY ~~DEDICATION~~
RIGHT OF WAY AND IMPROVEMENT AGREEMENT

THIS RIGHT-OF-WAY AND IMPROVEMENT AGREEMENT (the "Agreement") is made and entered into as of the ____ day of~~,~~ _____, 2015, by and ~~between~~among the City of Saratoga Springs, a Utah municipal corporation~~, hereinafter referred to as~~ (the "City~~," and~~"), IHC Health Services, Inc., a Utah nonprofit corporation ("Intermountain ~~Health Care, Inc~~Healthcare"), and Starhaven Partnership Ltd., ~~hereinafter referred to~~ a Utah limited partnership ("Starhaven"). Intermountain Healthcare and Starhaven are hereinafter collectively referred to as "Owners~~"~~." The City and Owners are collectively referred to herein as the "Parties."

RECITALS:

A. ~~Owners are the owners of~~Intermountain Healthcare owns certain real property located in the City of Saratoga Springs, Utah County, State of Utah (the "Intermountain Property"), ~~which is~~as more particularly described in **Exhibit A-1** attached hereto and incorporated herein by reference.

B. ~~Owners desire~~ Starhaven owns certain real property located in the City of Saratoga Springs, Utah County, State of Utah (the "Starhaven Property" and, together with the Intermountain Property, the "Property"), in the vicinity of the Intermountain Property, as more particularly described in **Exhibit A-2** attached hereto and incorporated herein by reference.

~~A.~~ Owners have each agreed to convey a portion of their Property to the City (the "Right-of-Way"), as more particularly described in **Exhibit B** attached hereto and incorporated herein by reference, in exchange for the City's agreement to construct ~~a~~and install a public roadway from Crossroads Boulevard to Aspen Hills Boulevard ~~and the~~ (the "Roadway"), together with all utilities, curbs and gutters, curb cuts (as mutually agreed to by the Parties), and other associated improvements and appurtenances (collectively, the "Improvements~~") more particularly described in **Exhibit B** attached hereto and incorporated herein by reference.~~

~~B.~~C. ~~The Improvements are located on Property owned by the Owners and Owners agree to convey to City real property (the "Property") for the Improvements~~"), as more particularly described in **Exhibit C** attached hereto and incorporated herein by reference, all subject to the terms and conditions of this Agreement ~~("Agreement").~~set forth below.

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

~~1.~~ **~~Property~~Right of Way Dedication.**

~~a. Terms~~

~~i. City shall agree~~ Subject to ~~include~~ the ~~Improvements in its Transportation Capital Facilities Plan, for completion within the next 5 years.~~

~~ii.~~ terms and conditions of this Agreement, Owners ~~shall~~ each agree to convey to the City~~, through warranty deed,~~ their respective portion of the ~~Property.~~

~~iii. Owners agree to sign the Warranty Deeds provided in Exhibit C, have them notarized, and deliver them~~Right-of-Way by delivering to the City, within 30 days ~~of~~after the full and complete execution of this Agreement~~.~~

1. ~~City agrees that if the Improvements are not~~ (the "Execution Date"), a duly executed and notarized Warranty Deed in substantially ~~completed within 5 years from the execution of this agreement, it shall reconvey the Property to the Owners. Owners shall not be entitled to any other remedies at law or in equity. Also, no personal liability for any violation~~the form of **Exhibit D** attached hereto and incorporated herein by reference.

~~of this Agreement shall attach for any of City's employees, elected officials, and appointed officials.~~

2. **Construction and Installation of Roadway and Improvements**. City will construct and install the Roadway and all Improvements in accordance with the following:

~~b.~~ The ~~Improvements~~

a. ~~The~~ City ~~shall~~will design and ~~substantially~~ complete the Roadway and all Improvements to a Collector Road standard consistent with the Transportation Master Plan and Engineering Standards and Specifications with the following clarifications:

i. The Roadway and Improvements ~~shall~~will include pavement, curb, gutter, sidewalks, curb cuts (as mutually agreed by the Parties with respect to the applicable portion of the Right-of-Way), and all appropriate utilities.

~~i.~~ii. The City will not be required to include any landscaping or irrigation components~~.~~ as part of the Roadway and Improvements.

~~1. The Improvements shall include pavement, curb and gutter and sidewalks.~~

b. The City ~~shall~~will incorporate the obligation to construct and install the Roadway and Improvements into its Transportation Capital Facilities Plan within 6 months of the Execution ~~of this Agreement.~~Date.

c. City ~~shall~~will begin design of the Roadway and Improvement within 36 months and ~~begin~~ construction of the Roadway and Improvements within 48 months of the Execution ~~of this agreement.~~Date. City agrees that if the Improvements are not completed within 5 years from the Execution Date, it will re-convey the Right-of-way to the Owners by Warranty Deed.

3. **Utilities**. The City will (a) ensure that water, irrigation, sewer, and storm drain facilities are installed within the Roadway as part of the Improvements, (b) grant and provide to Owners all necessary and appropriate rights to access and connect to the utilities, and (c) execute and deliver such instruments as may be required in order to confirm such access on forms reasonably acceptable to the Parties. The City's obligations do not include waiver of any connection, impact, or permit fees.

In connection with the foregoing, the City will notify the Owners, in writing, prior to commencing construction of the Roadway and Improvements. The Owners will then notify the City in writing, within 30 days after receiving the City's notice, of such Owner's election to have the City install, at the City's sole cost and expense, as part of the Roadway and Improvements, utility stubs for such Owner's Property at up to two locations per owner (4 total). Utility Stub locations shall be requested by the Owner and approved by the City. The City's approval of proposed locations shall not be unreasonably withheld, conditioned or delayed (and, in any event, will be given within 30 days after receipt of an Owner's proposed locations). If an Owner fails to notify the City in writing within 30 days after receiving the City's notice of its intent to commence construction of the Roadway and Improvements, such Owner will be deemed to have waived the right to have the City install utility stubs to such Owner's Property as part of the City's construction of the Roadway and Improvements; provided, however, that such Owner will still have the right, at the Owner's sole cost, to cut into the Roadway to connect with the utilities as part of the future development of such Owner's Property in compliance with the City's Standards and Specifications. Permission to access and connect to such utilities is contingent upon Owner's payment of all applicable permit, impact, and connection fees as per City ordinances and regulations at the time of connection.

~~3.~~4. **Notices.** Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally or, if mailed, upon (i) actual receipt if sent by registered or certified mail, or (ii) four days after sending if sent via regular U.S. Mail~~.~~, or (iii) the next business day after depositing with a nationally recognized overnight courier service. Said notice shall be sent or delivered to the following addresses (unless specifically changed by the either party in writing):

City: City of Saratoga Springs
Attn: Mark Christensen, City Manager
1307 North Commerce Dr. #200
Saratoga Springs, UT 84043

Owner: Starhaven Partnership, Ltd.
Attn: Kenneth D. Evans, General Partner ~~1450 N. Starhaven Lane~~
11282 West 8570 North
Saratoga Springs, ~~UT~~ 84045

Owner: Intermountain ~~Health Care, Inc.~~Healthcare
Attn: Tom Uriona, Corporate Real Estate Director
36 South State Street
23rd Floor
Salt Lake City, UT 84111

~~4.~~5.**No New Liens.** ~~Owners~~Neither Owner shall~~ not~~, after full execution of this Agreement, cause or permit any new liens, covenants, conditions, restrictions, easements, or any other matters to encumber title to the ~~Easement~~portion of the Right-of-Way owned by such Owner.

~~5.~~6.**Title.** ~~Owners represent~~**Each** Owner represents that ~~Owners~~such Owner has fee title to its portion of the Property and can legally convey the ~~Easement~~Right-of-Way to the City~~.~~ with respect to such portion.

~~6.~~7.**Changes During Transaction.** ~~Owners agree~~Each Owner agrees that from the date this Agreement is signed by the Parties until the date ~~the warranty deeds are recorded by the City~~of Closing, none of the following shall occur without the prior written consent of City: (a) no substantial alterations or improvements to such Owner's portion of the Property shall be made or undertaken; (b) no further financial encumbrances to such owner's portion of the Property shall be made, and (c) no changes in the legal title to such owner's portion of the Property shall be made

~~7.~~8.**Default.** If ~~either party~~any of the Parties fails to comply with the terms of this Agreement, ~~the~~either non-defaulting Party shall send written notice and provide a reasonable opportunity to cure. If the default is not cured within a reasonable time, the defaulting Party agrees to pay all reasonable attorneys' fees and costs incurred by the non-defaulting ~~party~~Parties in enforcing ~~its~~their respective rights hereunder.

~~8.~~9.**Time of the Essence.** It is agreed that time is of the essence of this Agreement.

~~9.~~10. **Successors and Assigns.** This Agreement shall bind each of the Parties hereto and their respective heirs, personal representatives, successors, and assigns.

~~10.~~11.**Entire Agreement/Modifications.** This Agreement, with any exhibits incorporated by reference, constitutes the final expression of the parties' agreement and is a complete and exclusive statement of the terms of that agreement. This Agreement supersedes all prior or contemporaneous negotiations, discussions, and understandings, whether oral or written or otherwise, all of which are of no further effect. This Agreement may not be changed, modified, or supplemented except in writing signed by the parties hereto.

~~11.~~12.**Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

~~12.~~13.**Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one single agreement.

~~13.~~14. **Incorporation of Recitals.** The Recitals contained in this Agreement, and the introductory ~~paragraph~~paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

~~2. **Confidentiality**. The content and the fact of execution of this Agreement shall be kept strictly confidential. Owner shall strictly maintain the confidentiality of this Agreement and shall not disclose to any third party the content or the fact of execution of this Agreement.~~

400 WEST ROADWAY
RIGHT OF WAY AND IMPROVEMENT AGREEMENT

THIS RIGHT-OF-WAY AND IMPROVEMENT AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, 2015, by and among the City of Saratoga Springs, a Utah municipal corporation (the "City"), IHC Health Services, Inc., a Utah nonprofit corporation ("Intermountain Healthcare"), and Starhaven Partnership Ltd., a Utah limited partnership ("Starhaven"). Intermountain Healthcare and Starhaven are hereinafter collectively referred to as "Owners." The City and Owners are collectively referred to herein as the "Parties."

RECITALS:

A. Intermountain Healthcare owns certain real property located in the City of Saratoga Springs, Utah County, State of Utah (the "Intermountain Property"), as more particularly described in **Exhibit A-1** attached hereto and incorporated herein by reference.

B. Starhaven owns certain real property located in the City of Saratoga Springs, Utah County, State of Utah (the "Starhaven Property" and, together with the Intermountain Property, the "Property"), in the vicinity of the Intermountain Property, as more particularly described in **Exhibit A-2** attached hereto and incorporated herein by reference.

C. Owners have each agreed to convey a portion of their Property to the City (the "Right-of-Way"), as more particularly described in **Exhibit B** attached hereto and incorporated herein by reference, in exchange for the City's agreement to construct and install a public roadway from Crossroads Boulevard to Aspen Hills Boulevard (the "Roadway"), together with all utilities, curbs and gutters, curb cuts (as mutually agreed to by the Parties), and other associated improvements and appurtenances (collectively, the "Improvements"), as more particularly described in **Exhibit C** attached hereto and incorporated herein by reference, all subject to the terms and conditions of this Agreement set forth below.

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

1. **Right of Way Dedication**. Subject to the terms and conditions of this Agreement, Owners each agree to convey to the City their respective portion of the Right-of-Way by delivering to the City, within 30 days after the full and complete execution of this Agreement (the "Execution Date"), a duly executed and notarized Warranty Deed in substantially the form of **Exhibit D** attached hereto and incorporated herein by reference.

2. **Construction and Installation of Roadway and Improvements**. City will construct and install the Roadway and all Improvements in accordance with the following:

a. The City will design and complete the Roadway and all Improvements to a Collector Road standard consistent with the Transportation Master Plan and Engineering Standards and Specifications with the following clarifications:

i. The Roadway and Improvements will include pavement, curb, gutter, sidewalks, curb cuts (as mutually agreed by the Parties with respect to the applicable portion of the Right-of-Way), and all appropriate utilities.

ii. The City will not be required to include any landscaping or irrigation components as part of the Roadway and Improvements.

b. The City will incorporate the obligation to construct and install the Roadway and Improvements into its Transportation Capital Facilities Plan within 6 months of the Execution Date.

c. City will begin design of the Roadway and Improvement within 36 months and construction of the Roadway and Improvements within 48 months of the Execution Date. City agrees that if the Improvements are not completed within 5 years from the Execution Date, it will re-convey the Right-of-way to the Owners by Warranty Deed.

3. **Utilities**. The City will (a) ensure that water, irrigation, sewer, and storm drain facilities are installed within the Roadway as part of the Improvements, (b) grant and provide to Owners all necessary and appropriate rights to access and connect to the utilities, and (c) execute and deliver such instruments as may be required in order to confirm such access on forms reasonably acceptable to the Parties. The City's obligations do not include waiver of any connection, impact, or permit fees.

In connection with the foregoing, the City will notify the Owners, in writing, prior to commencing construction of the Roadway and Improvements. The Owners will then notify the City in writing, within 30 days after receiving the City's notice, of such Owner's election to have the City install, at the City's sole cost and expense, as part of the Roadway and Improvements, utility stubs for such Owner's Property at up to two locations per owner (4 total). Utility Stub locations shall be requested by the Owner and approved by the City. The City's approval of proposed locations shall not be unreasonably withheld, conditioned or delayed (and, in any event, will be given within 30 days after receipt of an Owner's proposed locations). If an Owner fails to notify the City in writing within 30 days after receiving the City's notice of its intent to commence construction of the Roadway and Improvements, such Owner will be deemed to have waived the right to have the City install utility stubs to such Owner's Property as part of the City's construction of the Roadway and Improvements; provided, however, that such Owner will still have the right, at the Owner's sole cost, to cut into the Roadway to connect with the utilities as part of the future development of such Owner's Property in compliance with the City's Standards and Specifications. Permission to access and

connect to such utilities is contingent upon Owner's payment of all applicable permit, impact, and connection fees as per City ordinances and regulations at the time of connection.

4. **Notices.** Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally or, if mailed, upon (i) actual receipt if sent by registered or certified mail, or (ii) four days after sending if sent via regular U.S. Mail, or (iii) the next business day after depositing with a nationally recognized overnight courier service. Said notice shall be sent or delivered to the following addresses (unless specifically changed by the either party in writing):

City: City of Saratoga Springs
Attn: Mark Christensen, City Manager
1307 North Commerce Dr. #200
Saratoga Springs, UT 84043

Owner: Starhaven Partnership, Ltd.
Attn: Kenneth D. Evans, General Partner
11282 West 8570 North
Saratoga Springs, 84045

Owner: Intermountain Healthcare
Attn: Tom Uriona, Corporate Real Estate Director
36 South State Street
23rd Floor
Salt Lake City, UT 84111

5. **No New Liens.** Neither Owner shall, after full execution of this Agreement, cause or permit any new liens, covenants, conditions, restrictions, easements, or any other matters to encumber title to the portion of the Right-of-Way owned by such Owner.

6. **Title. Each** Owner represents that such Owner has fee title to its portion of the Property and can legally convey the Right-of-Way to the City with respect to such portion.

7. **Changes During Transaction.** Each Owner agrees that from the date this Agreement is signed by the Parties until the date of Closing, none of the following shall occur without the prior written consent of City: (a) no substantial alterations or improvements to such Owner's portion of the Property shall be made or undertaken; (b) no further financial encumbrances to such owner's portion of the Property shall be made, and (c) no changes in the legal title to such owner's portion of the Property shall be made

8. **Default.** If any of the Parties fails to comply with the terms of this Agreement, either non-defaulting Party shall send written notice and provide a reasonable opportunity to cure. If the default is not cured within a reasonable time, the defaulting Party agrees to pay all reasonable attorneys' fees and costs incurred by the non-defaulting Parties in enforcing their respective rights hereunder.

9. **Time of the Essence.** It is agreed that time is of the essence of this Agreement.

10. **Successors and Assigns.** This Agreement shall bind each of the Parties hereto and their respective heirs, personal representatives, successors, and assigns.

11. **Entire Agreement/Modifications.** This Agreement, with any exhibits incorporated by reference, constitutes the final expression of the parties' agreement and is a complete and exclusive statement of the terms of that agreement. This Agreement supersedes all prior or contemporaneous negotiations, discussions, and understandings, whether oral or written or otherwise, all of which are of no further effect. This Agreement may not be changed, modified, or supplemented except in writing signed by the parties hereto.

12. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

13. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one single agreement.

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

~~2. **Confidentiality.** The content and the fact of execution of this Agreement shall be kept strictly confidential. The Parties shall strictly maintain the confidentiality of this Agreement and shall not disclose to any third party the content or the fact of execution of this Agreement.~~

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[signatures on following page(s)]

IN WITNESS WHEREOF, the City has executed this Agreement by and through its duly authorized representative as of the day and year first above written.

"CITY"

THE CITY OF SARATOGA SPRINGS

ATTEST:

By:_____
Mark Christensen, City Manager

_____
Kayla Moss
City of Saratoga Springs, City Recorder

[signatures continued on following page(s)]

IN WITNESS WHEREOF, Starhaven has executed this Agreement by and through its duly authorized representative as of the day and year first above written.

"STARHAVEN"

Starhaven Partnership, Ltd

_____
Kenneth D. Evans, General Partner

STATE OF UTAH)
: ss
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____ as General Partner of Starhaven Partnership Ltd.

_____
Notary Public
My Commission Expires: Residing at: _____
_____

[signatures continued on following page(s)]

IN WITNESS WHEREOF, Intermountain Healthcare has executed this Agreement by and through its duly authorized representative as of the day and year first above written.

"**INTERMOUNTAIN HEALTHCARE**"

IHC Health Services, Inc., a Utah nonprofit corporation

By:_____
Print Name:_____
Title:_____

By:

STATE OF UTAH)
: ss
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____ as _____ of IHC Health Services, Inc.

_____
Notary Public
Residing at: _____

My Commission Expires:
_____

EXHIBIT "A-1"

EXHIBIT “A-2”

EXHIBIT “B”

EXHIBIT "C"

EXHIBIT “D”

RESOLUTION NO. R16-04 (1-5-16)

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

Legacy Farms Plats 2A-E

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

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

WHEREAS, the City Council has given final plat approval to Legacy Farms Plats 2A-E, which plats are more fully described in Exhibit 1 (the "Subdivision") conditioned upon all lots in the Subdivision being included in the Lighting SID.

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

WHEREAS, the owners of the property covered by the Subdivision have given written consent: (i) to have all lots and parcels covered by that Subdivision included within the Lighting SID, (ii) to the improvements to that property (maintenance of the street lighting), (iii) to payment of the assessments for the maintenance of street lighting within the Lighting SID, and (iv) waiving any right to protest the Lighting SID and/or assessments currently being assessed for all lots in the Lighting SID (which consent is or shall be attached as Exhibit 2 to this Resolution).

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

1. All lots and parcels in the Subdivision be added to and included in the Lighting SID based upon the above findings and the written consent attached as Exhibit 2 to this Resolution.

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

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

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

Passed this 5th day of January, 2016 on motion by

Councilor _____, seconded by Councilor _____.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Mayor Date

Attest: _____
Recorder Date

Exhibit 1 – Property Description

Exhibit 2 – Owner's Consent

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

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

WHEREAS the undersigned ("Developer") is the developer of Legacy Farms Plats 2A-E (the "Subdivision"), which property is more specifically described in Exhibit A, located within the City for which the City Council has given or is expected to give final plat approval.

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

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

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

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

1. Consents to have all property covered by the Subdivision and all lots and parcels created by the Subdivision included within the Lighting SID.

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

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

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

Dated this ____ day of _____, 2016.

DEVELOPER:

Name:
Authorized
Signature:
Its:

Exhibit A – Property Description

City of Saratoga Springs
City Council Meeting
December 1, 2015

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

Work Session Minutes

Present:
Mayor: Jim Miller
Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska
Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Nicolette Fike, Kayla Moss, Jess Campbell,
Others: Roger Barrus, Taylor Mammen, Troy Harold, Wes Quinton
Excused:

Call to Order - 6:00 p.m.

1. Northwest Utah County Study: Socio-Economic Growth and Transportation Study – Presentation from Consultants for FRI and SITLA

Mark Christensen introduced the team from Farmland Reserve Inc.

Wes Quinton introduced Troy Harold and Roger Barrus from SITLA and a consultant from RCLCO, Taylor Mammen. Wes mentioned that they simply wanted to be good neighbors as stakeholders in the area. They wanted to see what was going to happen with the region and present us with a tool to help plan and understand the demographics. They used the team of consultants from Fehr and Peers, RCLCO and Landmark Design, sponsored by Farmland Reserve Inc. and School and Institutional Trust Lands Administration (FRI and SITLA).

Taylor Mammen noted a practice they had was helping regions understand how they might benefit from development. He spoke about market-driven growth scenarios for Cedar Valley/NW Utah Valley area. It was surprising to them that their findings suggest the region may grow faster than official projections and unless something is done it will be skewed towards residential instead of employment growth.

Councilwoman Baertsch asked what he saw as contributing to it being more residential.

Taylor Mammen replied that commercial tends to want to be concentrated in small areas. Unless there is something that drives them out into more bedroom types of areas it's unlikely they would do so.

Councilwoman Baertsch asked how much has to do with incentives.

Taylor Mammen said they didn't take the incentives into their consideration. Generally they found economic development is more successful when regions focus on quality of life and education and those things that will attract developers. We looked at how the growth trends might change by modifying transportation inputs. They showed results by decade through 2050. By 2050, Utah County could need to accommodate an additional 310,000 residential units and 40 million square feet of commercial space, supporting 115,000 jobs. The market-driven scenarios suggest the study area remains primarily a bedroom community, but develops some office and industrial real estate to serve local uses.

Councilman McOmber asked if he had looked at our land use maps.

Taylor Mammen replied they did not by design.

Councilman McOmber mentioned he was curious as the projections showed Saratoga's industrial at 3 times that of Eagle Mountain when we didn't have an industrial zone.

Taylor Mammen replied that what they refer to as industrial is more local serving. He had data for development by submarket by decade, and went over the implications. Eastern Utah County captures the lion's share of growth through 2050. Development shifts in the 2020s to Eagle Mountain and Cedar Fort, driven by land values rising in eastern submarkets, and demand for affordable single-family housing. Significant retail development follows these new rooftops. Office/flex development primarily serves local users. Eastern Utah County captures most employment due to office users' desire to cluster along

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major infrastructure and near "executive housing." Relatively little warehouse development in western Utah County, (few logistical advantages).

Councilman Poduska asked with transportation being a key factor and with the quality of life, is there a tipping point to where as the number of residents' increases and that the quality of life goes down?

Taylor Mammen mentioned that no one has found that tipping point yet. The projection would be that the region becomes significantly more congested before people make different housing choices.

Councilman McOmber has a hard time with this if this doesn't take into account our Prop 6 and our Land Use maps. We don't have the ability to put in the higher density. He mentioned that this also missed part of our city boundaries in the Loch Lomond area.

Taylor Mammen responded that in terms of industrial, they have that today, they aren't describing large scale logistics. It may be what you are calling office. It's a matter of how it's built and used. In order to build vibrant community overtime you need to have a certain portion of it. It's needed to allow contractors to store things and light manufacturing or artisans and such. The prop. 6 the residents placed, may become a constraint over time. He wouldn't worry about it near term but be mindful over the long term that to accommodate demand in order to design the type of city that is vibrant you might need more higher density housing.

Councilman McOmber noted the projection of a third of building as multifamily/townhomes. It's hard for him to grasp that when they don't have the right to eliminate the referendum.

Taylor Mammen noted that they broke it down to transportation analysis zones. This is where they would build out today. The value of the land increases over time in Saratoga which also slows development down. Over time the land use will shift to represent the market. Over time they start to see a town center develop which also would become the area to accommodate higher density housing. We are projecting more population growth and less job growth. Jobs/business wants to be clustered and there is plenty of room for clusters in areas that already exist. It speaks to a proactive economic strategy. Eagle Mountain is more affordable housing driven. The implications for the study area, the majority becomes bedroom community with the largest core of commercial being at Pioneer and Redwood Road, office and regional retail and northern Eagle Mountain predominantly retail with office and higher density residential. Local retail follows households. Regional retail clusters in cores near freeway interchanges and residentially driven growth doesn't need to be sprawled.

Troy Harold spoke about the transportation scenarios to address demand based on population and land use projections. Fehr & Peers took the 2040 and 2050 projections for the study area and used the Wasatch Front Regional Council Travel Demand Model to analyze how the current Mountainland Association of Governments (MAG) long-range transportation plan network performed. They are seeing that 50% of the trips out of the area are going towards Salt Lake County.

Councilwoman Baertsch asked about the Hidden Valley alignment. They talked about that earlier and the landowner was not amenable to that.

Troy Harold noted they may be more open to it.

Mark Christensen noted that SITLA may have changed their position. It would be a different style of road, not a full freeway width.

Troy Harold mentioned that one thing brought to their attention was pinch points that had potential for transportation corridors.

Councilwoman Call asked if the Hidden Valley is not going to be a freeway and South of that is more of a expressway type feel, then is there no plan for a freeway on the west side?

Troy Harold said that is correct. On the Hidden Valley and North/South they recommend it stay an expressway. Where there is another pinch point. In order for a Bridgeway across they would need a lot of traffic at that location. Once Cedar Valley grows out they could come south and go across at that point. The takeaways are that they need to Preserve east/west corridors now, Substantial congestion even with 4 main corridors preserved and expanded, demand for additional 150,000 average daily vehicles. Revisit and plan for high-capacity east/west transit, especially to Northeast Utah County and internal to Cedar Valley. North/South Cedar Valley Freeway alignment preference closer to Eagle Mountain. Encourage balance of population and employment in study area.

Councilman McOmber wonders what kind of increased capacity do we get from the expressways vs. a freeway. We want the freeway because it creates a regional shopping zone; we want the Hidden Valley

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corridor because the majority of the people in Eagle Mountain live in The Ranches. You can't go further South through the mountain.

Wes Quinton noted that SITLA didn't have input into the actual width of Hidden Valley, they left it up to the consultants. When they modeled this they took into consideration the cost so it was modeled as the 4 lane at the peak hour where they had the congestion.

Councilman McOmber thought the substantial amount was more than just an hour of congestion.

Mark Christensen thinks there will be a need for both Hidden Valley and the alternates and some we haven't considered. In our long range planning we have incorporated some of those elements. What happens in Eagle Mountain is based on the infrastructure it's going to be delayed and we need to be proactive with neighbors to the west and find solutions and direct the growth in our community and have less congested environment to ensure the best quality of growth.

Troy Harold commented that the goal is to provide a tool the City can have in its toolbox.

Councilwoman Call commented that there was a discussion of corridor preservation and lack of foresight for the utilities put in place for us to be able to preserve those corridors. If as land owners, seeing what is needed, we have funds available through our MPO but they have been pilfered with no hope of repayment. These are the types of things those funds were set up for. We need to be preserving but we can't pay for it. The city is not set up for it and the MPO is not managing those funds appropriately. We ask if you can take it to the MPO and let them know these findings.

Troy Harold said they have been a part of the presentation and hopefully that will help them.

Councilwoman Baertsch asked why we should have to purchase those corridors for you. Why are you not going out and purchasing some of those corridors.

Wes Quinton thinks they've been pretty proactive, especially with Pioneer Crossing where we donated that. We have looked at alternatives, he understands what is being said and he suggests that all the stake holders need to come together so they can come up with a larger plan; not only the cities but the stakeholders and the MPO. That is why we came together.

Councilwoman Call said one reason for the request is that they have been successful in the past. She is asking that they do it again, those conversations happening up front tend to make results.

Mark Christensen noted that right now the corridor preservation with MVC is one of the major focuses and we will continue to work with that solution.

Councilman Poduska asked with all the findings is there any indication of possible solutions.

Troy Harold noted from a planning perspective he would propose they really think hard about how they want the community to grow. In order to not get traffic to leave you've got to get jobs, jobs need plans for industry and commercial and housing types across the board. I know that's not what the residents say but that may become an issue for you.

Councilman Willden appreciates this analysis. He understands some of the assumptions made for the model. We can use this to demonstrate what we want. As a hub we can use that to bring developments and office space to our city. This is a good tool for that and it's been suggested to push MAG and UDOT. This coordinates at least the end result with what we're trying to do.

2. Agenda Review:

a. Discussion of current City Council agenda staff questions.

b. Discussion of future City Council policy and work session agenda items.

Adjourn to Policy Session 7:00 p.m.

_____ _____

Date of Approval Nicolette Fike, Deputy City Recorder

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Policy Session Minutes

Present:
Mayor: Jim Miller
Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska
Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Janelle Wright, Jess Campbell, Holly Johnson, Nicolette Fike, Kerry Cole, Kayla Moss
Others: Krisel Travis, Jared Haynie, Lane and Holly Broadhead
Excused:

Call to Order 7:05 p.m.
Roll Call – a quorum was present
Invocation / Reverence - given by Councilman McOmber
Pledge of Allegiance - led by Councilwoman Baertsch

Public Input - Opened by Mayor Miller
No input was received tonight.
Public Input - Closed by Mayor Miller

Awards, Recognitions and Introductions

- Councilwoman Call was recognized for her service to the City Council and presented with a commemorative Street Sign with her name and dates of service.

POLICY ITEMS

Item 3a was moved forward.

a. Appointment of Kayla Moss as City Recorder – Resolution R15-56 (12-1-15).
Mark Christensen introduced Kayla Moss as the new City Recorder.

Motion made by Councilman McOmber to approve Appointment of Kayla Moss as City Recorder – Resolution R15-56 (12-1-15). Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

Kayla Moss was welcomed and then given the Oath of Office.

1. Staff Update on the Violence Against Women Act Grant (VAWA)
Kerry Cole shared the history of the grant. They are required to give an update every 6 months.
Holly Johnson gave a report of how the program is working. Over 200 victims were served last year. A couple of emerging trends are elder abuse and stalking. They renewed their grant with Deseret Industries this past year to help with victims. They sometimes get community donations. This is the largest victim advocate program in the county. The Advocates get a 40 hour basic training and additional hours each year. The volunteers do various things including help pull cases to identify victims, help with protective orders, answering phones, and help go to crisis calls. This year they planned a domestic awareness program this year. UVU sent people to bring info to the area about women who want to return to college and get college education. She reflected on the growth of the program. She shared some of the training they received this year including strangulation, no contact orders, human trafficking, and stalking. She mentioned the Validly Assessment Project for law enforcement officers to quickly assess and access services. That is something they are working to implement.
Councilman McOmber commented that he has had two friends who have spoken highly of this program. He really appreciates it and knowing that people have a safe place to go and have help. He thought it may be a good opportunity for a scout to do an eagle project for this program.
Owen Jackson said they have an Eagle project list they can update with Holly's information.

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Councilman Poduska asked if there was a trend going up or down for abuse.

Holly Johnson said in her opinion people in general report more because they know they can and that they will be believed. She doesn't know that means that there is more going on but people feel they can report it more. Also Cyber stalking is emerging.

Mayor Miller thanked them for their time and efforts.

2. PUBLIC HEARING ITEMS:

a. Concept Plan and Rezone 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 introduced the Rezone. The rezone would also include the street to the south. Staff recommends approval with findings and conditions.

Public Hearing Open by Mayor Miller.

Lane and Holly Broadhead, just west of this property, felt they had not been contacted by anyone about the property although he did get the notice. His main concern was fencing around this property; he wonders where the secondary water will come from to put this in to the city, culinary or secondary. He wanted to know what type of fencing because of animals next to these houses and there could be problems with grasses over the fence that would harm the horses.

Gary Leramie had some concerns about the secondary water, the fencing as Mr. Broadhead was concerned with, and power poles that would need removed when the road is widened and acceleration/deceleration lanes. He also thinks there needs to be firetruck turn around. He is also concerned about his horses, and the possibility of things like residents dumping lawn clippings over the fence.

Public Hearing Closed by Mayor Miller.

Councilman Poduska read about the road adjustments in the Planning Commission minutes and asked for clarification on the alignment.

Janelle Wright said they decided to do the alignment with the center line where it was so they wouldn't have a jog in the road that would create problems in the future. This was the best alignment for the future.

Councilman Poduska asked with an arterial road will there be deceleration lanes.

Janelle Wright replied that it probably would, there would need to be studies to see if the amount of traffic would warrant it.

Councilwoman Call went through the engineering requirement and thanked them for complying. As far as infrastructure, she noted that we shouldn't say "shall" in the conditions. She reviewed some of the engineering requirements. It's nice when we can just check the box. She said they brought up important concerns with the animal rights. Hopefully we can come up with a solution that will work with everyone. She had no further comments concerning the road discussion.

Councilman McOmber did wonder how the secondary water would be handled. With the Rezone he would say work with staff closely, they know what we are limited to and what needs to happen. He appreciated the people talking about the neighboring properties as it's hard for Council to legislate the potentials for things like clippings over the fence, hopefully as we work together we can figure that out. It's hard for us to provide ordinances around an issue like that but it is a valid concern, he is sure it can be worked out with all involved. He noted that they are meeting the need for traffic, which will be a high traffic road in the future. Thanks for all the work done; we'll look forward to the next stages.

Councilwoman Baertsch thought the rezone was fairly straight forward and had no concerns. She wondered as they are going through looking at legal aspects if they could include something where owners are notified of the agricultural protections. We have done a note on plats for agricultural protection in the past. The more we could get notification out that this is an agricultural area the better. As for the turn around, perhaps they could get an easement from the neighbor or maybe they couldn't do the last two lots until it's done. With the difference in the road width, is that equivalent to the amount of land that they are getting a reduction on? One thing developers like to do is max everything out, we don't need to get up to the max, are we equivalent in this scenario to what they are getting through the lot size reduction.

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Kevin Thurman commented that they are going to get the number of lots that they would have if it weren't for the extra right of way footage.

Kimber Gabryszak noted that the overall sq. ft. reduction they are requesting is less than the sq. footage but the reduction allows them to get the same number of lots.

Councilwoman Baertsch commented if you look at lots 17 and 18 they might want to consider adjusting lot 18 so the fence lines line up and make it cleaner. Her other concern was here are 18 lots and conceptually their open space will have a playground, it's hard to see 18 homes being able to support this. There may be other options with maintenance of storm water on their own lot. She is concerned it would force HOA's on these small subdivisions.

Councilwoman Call thinks it's a perfect scenario for Fee In Lieu; perhaps they could get a few more lots and we could have that money to put towards another park in the future.

Councilwoman Baertsch noted that they would then need to have another solution for the storm water. They could discuss that with the Engineer. She asked if the annexation was finalized.

Kevin Thurman noted that we needed to get the plat back from the County Surveyor who was reluctant at this time to sign it. That would be a point for future discussion.

Councilwoman Baertsch asked for clarification on the secondary water, we would plumb it for secondary but for now it would be culinary.

Janelle Wright said they were connecting to and pulling the water over from Loch Lomond which is culinary. Culinary and secondary infrastructure would have to be provided.

Spencer Kyle said Loch Lomond does use culinary.

Councilman Willden thanked the others for coming to express concerns politely. As they work with the applicant he hopes they can come up with something reasonable. He didn't have any concerns with the lot reductions, considering the large right of way. Thanks for working through the process with staff.

Mayor Miller supports Councilwoman Call's suggestion to changing the detention basin to Fee in Lieu.

Public Hearing Reopen – by Mayor Miller

Gary Leramie asked for clarification on the R-3 zoning.

Council clarified that it was single family homes, 3 to the acre.

Public Hearing Closed – by Mayor Miller

Motion made by Councilwoman Baertsch to conditionally approve the zoning designation of Willow Glen as R-3 with the Findings and Conditions in the Staff Report dated November 18, 2015 and also ask that staff work with the applicant on detention basins open space type situations, and also on agricultural law language. **Seconded by Councilwoman Call.**

Councilman Willden asked if they had to state what the conditional approval was based on.

Councilwoman Baertsch stated that one of the conditions was the fact that the annexation has to finish.

Kevin Thurman said it would be helpful to state the condition of the plat note, they could say that the plat note was the same as the Talus Ridge note.

Councilwoman Baertsch said the Talus note didn't mention grass specifically; she would like them to work with the owners to get that.

Councilwoman Call noted that Talus was essentially notifying people that they were next to the use; this is to protect the assets on the agricultural use next door. Notify buyers that not only are they next to agricultural use but there could be civil penalties if they cause problems.

Councilman McOmber thinks there are other solutions they could look at rather than concerning the city with civil penalties; they could be hiring a company to do landscaping that may dump the grass over the fence or a kid. It's opening it up to too many problems. Maybe buffering it would be a solution.

Councilwoman Call asked legal what they would suggest, if the City stamps agricultural use on the plat, would that take care of it.

Kevin Thurman responded that it's tough for the City because we are getting in the middle of what could become a civil dispute. He commented that they are covered under nuisance law; we could work with the property owner on a note that would be sufficient. The only question would be the binding effect of this condition, if it's not specific enough than it's tough to enforce.

DRAFT

Kimber Gabryszak commented that this is an approval of the Rezone and only informal comments on the plat so it doesn't need to be in the motion.

Councilwoman Baertsch said to **take that part out of the motion.**

Amended motion was accepted.

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

b. General Plan Land Use Map Designation and Rezone from Low Density Residential and R-3 to Mixed Waterfront: Richard Chiu Property, Parcel 588:032:0142, located at approximately 940 North Redwood Road (North of Dalmore Meadows Subdivision), City initiated.

Kimber Gabryszak presented the application. The neighbors were concerned about the changes to the density and in being surrounded by commercial development. The background is that it is zoned agriculture but the GP designation has changed a few times. As part of the easement agreement he requested being zoned Mixed Use, we then proposed the Mixed Waterfront and he agreed.

Councilwoman Baertsch asked if we heard from him on what the planning commission suggested with the Neighborhood Commercial.

Kimber Gabryszak said he has not yet. The Planning Commission suggested it more as a future overhaul, the neighbors didn't get noticed for that or have a chance to discuss that. The proposal in front of them is the Rezone to Mixed Waterfront. They could bring another city initiated rezone at a later date. If they did it now they would have to start over. This way we can get the mixed waterfront put on and be in compliance with the agreement.

Public hearing Open by Mayor Miller.

No input was received.

Public hearing Closed by Mayor Miller.

Councilman Willden did not have an issue with this rezone. He thinks that it will be good for the residents as it will get residential for them there and the property owner could do some great things that would be good for the existing residents. He is not in favor of rezoning the corners now.

Councilwoman Baertsch thinks this is the general direction we want to go but there is a lot of work to do on Mixed Waterfront. It also makes her nervous when the owner isn't here to talk to. She has mixed thoughts on whether or not to do the Commercial rezones. The Planning Commission may have been concerned that they would put all the commercial against the river.

Councilman Willden isn't permanently against it, but we haven't identified the specific coordinates and the owner isn't here to comment.

Councilwoman Baertsch commented that we seem to be doing things on our end and seeing nothing on his end.

Kevin Thurman said the main part of the agreement was the Storm Drain Easements, which have been installed.

Councilwoman Baertsch believes it was tied to him bringing in more of his property.

Mark Christensen said the additional point was bringing in property; he is in the process of doing that and making the request of Lehi who still needs to agree. There are still some steps to follow through on that.

Kimber Gabryszak said he has been in communication with Jeremy on how to take those next steps.

Councilman McOmber remarked that for him, even though Mixed Waterfront isn't where we want it to be yet, as the first landowner to come into this designation it will have a lot of work to be done and be a sort of guinea pig situation. In terms of the Neighborhood Commercial he would rather see this as potentially on the Land Use Map. Then the owner can request it later if he wants it to be Neighborhood Commercial instead of it being City sponsored.

Councilwoman Baertsch asked if we have been properly noticed in the meeting tonight to do that.

Kimber Gabryszak said there was a General Plan Notice. There was an option if the Council felt strongly but she would want that to be reviewed by Kevin.

Kevin Thurman said they would have to re-notice it.

DRAFT

Councilman McOmber would rather see the applicant request Neighborhood Commercial; it is an increased zone so why would the City sponsor it.

Councilwoman Call echoes Councilwoman Baertsch's hesitation with the Mixed Waterfront, she is not agreeable to Rezone or Land Use Map the areas for Neighborhood Commercial. Only because she thinks Mixed Lakeshore when it's done will have more teeth. It will have all the meshing components where commercial and residential need to mix, rather than relying on the zones we already have. She sees more planning and ability to vision the entire development in a single zone and would rather keep it all as mixed waterfront.

Councilman Poduska commented that tonight the request is to Rezone to Mixed Waterfront and that is what we should rezone tonight and that should take care of the residential and commercial concerns.

Motion made by Councilman Poduska to approve the General Plan Amendment and Rezone of the approximately 45.08 acre parcel 58:032:0142, from Low Density Residential and Agriculture to Mixed Waterfront, as identified in Exhibit 1, with the Findings listed in the staff report. Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

3. ACTION ITEMS:
(Item a. moved forward in the meeting)

b. Interlocal Cooperation Agreement Modifying the 2010 Interlocal Cooperation Agreement that Established the Jordan River Commission – Resolution R15-57 (12-1-15).

Councilwoman Call noted this brings things into compliance with State law. There are reduced Board terms from two years to one year but added a Past Chair for continuity.

Motion made by Councilwoman Call to approve the Interlocal Cooperation Agreement Modifying the 2010 Interlocal Cooperation Agreement that Established the Jordan River Commission – Resolution R15-57 (12-1-15). Seconded by Councilman Willden. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

c. America First Federal Credit Union Road Impact Fee Refund and Settlement Agreement.

Mark Christensen noted when we approved this we agreed to do a study after they were open and reimburse them the difference. They are challenging our traffic impact fee. So we will be giving them a refund of $27,724.00 based off of traffic standards.

Councilwoman Baertsch noted that their study was for one day of only two hours, we are supposed to take that as this is what happens all the time?

Mark Christensen commented that Jeremy Lapin was ok with their study; he would suggest that the use isn't as high as we figured.

Kevin Thurman said it was originally based on an outdated manual. (6th edition) The most recent version (9th edition) had a lower number of trips. So it's not just based on the studies but also the manual. If we were to adopt new transportation impact fees it will be based on the most current manual.

Councilwoman Baertsch asked how it impacts our other traffic impact fees; would we not get a flood of developers coming in? At what point do they not have the ability to appeal?

Kevin Thurman said impact fee reductions are looked at on a case by case basis. Each developer can't come and ask for the reduction based on what happened to someone else.

Mark Christensen advised that there is a time limit, but they brought this concern forward at the time of their impact fees. That is consistent with other developers that have had concerns.

Councilwoman Baertsch thought the study was faulty, that we are basing a $27,000 reimbursement on. Right now she is a no.

Mark Christensen suggested they could table this if there was the concern and Jeremy could be at the next meeting to explain better.

DRAFT

Councilwoman Call mentioned in addition, the City paid a lot for an impact fee study to be done. If they could bring to the Council what manual it was based on that would be good.

Mark Christensen said we haven't updated our Traffic Impact Fees yet, but are in the process of doing so. They will bring that back at a future Council meeting

Kevin Thurman noted that the number of trips was higher in their report than the 9th Edition so they are paying more than they would pay if it was based on the 9th Edition alone.

Councilwoman Call commented that our Impact fees are assessed because of the impact, if they are impacting more than what we are basing the impact fees on then shouldn't we raise our impact fees?

Councilman McOmber is ok with the refund, he would like to see a better study, but we probably over charged for all intents and purposes. Let's clean it up a little and make it feasible to go to the public and say this is why we gave the money back. In terms of the traffic study, one of the things with financial institutions is the automation, sometimes we are behind on trends, the brick and mortars are seeing less and less traffic because you don't have to go to the teller as much but the banks are still necessary.

Mark Christensen mentioned that the 9th edition would be less than what our maximum might be and it's always safer to be under the maximum. If the study does artificially lower that then it gives an added layer of protection.

Motion made by Councilwoman Baertsch to table at this time the America First Federal Credit Union Road Impact Fee Refund and Settlement Agreement and ask that staff to come back next time with clarification on numbers and study and other things we asked for. Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call. Nay: Councilman Poduska. Motion passed 4 – 1.

d. Lakeside Plats 25 - 27 Upsized Improvements Reimbursement Agreement.

Mark Christensen noted they are doing some improvements for the sewer line. We overestimated the impact fees so this will be a credit to them.

Motion made by Councilwoman Baertsch to approve the Lakeside Plats 25 - 27 Upsized Improvements Reimbursement Agreement. With all staff findings in the amount of in the amount of $64,742.95. Seconded by Councilman McOmber Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

e. Multiple Preliminary Plats for Legacy Farms Village Plan 2, Plats 2A, 2B, 2C, 2D, & 2E, located at 400 S. Redwood Road, D.R. Horton Inc., Applicant.

Councilwoman Baertsch would like to table this; her concern is that she knows D.R. Horton is trying to work with the School District. So perhaps we could approve plat 2B that has the school parcel. She feels she didn't have the chance over the holiday to go over it.

Krisel Travis gave a quick presentation of the plats. Plat 2B has a note that the school would be required to do 3 acres of shared open space. She shared some specifics and transect zones from each plat. Plat 2D is in the flood zone so it would not be recorded yet but they ask for preliminary approval at this time.

Councilwoman Baertsch shared her concern on 2A and B; she didn't see any lot sizes that were below the minimum. On the 6000 sf lots, we were pretty specific that they couldn't go down more than 5400 sf. But this doesn't appear to go to that. Along the school they are all above 7000, on those two we are doing she is ok. But with not being able to go through like she normally would she is not prepared to approve all. She asked if they got the shared use agreement from the school.

Krisel Travis said they were directed by staff that they didn't need one, the Joint Use Agreement would be for after hours. There would be a note on the plat.

Kimber Gabryszak noted there would be a note on the plat permanently protecting the acreage so if it's not the school and something changes it will remain permanent open space.

Councilwoman Call said as the City has no teeth when it comes to the Schools, if the school needed to expand with trailers, they may then say they don't have to get permits from the City.

Kimber Gabryszak advised that schools do have to go through the Site Plan process with the City, if there is some other contract binding them then that is separate.
Kevin Thurman said anyone would buy that property subject to that restriction.
Councilman McOmber also did not look at all these over the weekend. He would be amenable with approving Plats A and B because the densities were in the right place and before we come back with C-E he would encourage her to work with staff and get some of the hiccups worked out. He noticed that staff notes the address as 400 S and Redwood Road. Perhaps going forward we could update the address.
Kimber Gabryszak said the addresses are pending until the plats are recorded.
Krisel Travis suggested they use the address of the Clubhouse.
Councilwoman Call is fine with approving these two tonight.
Councilman Poduska thought A, B and C were under the same conditions but D and E were under the flood plain. He would recommend that we approve A B and C with the condition that they meet approvals working with staff and let them continue constructing.
Councilman Willden doesn't have concerns with A and B and probably has less with C than Councilwoman Baertsch. He is fine approving A and B.

Motion made by Councilwoman Baertsch to approve the Multiple Preliminary Plats for Legacy Farms Village Plan 2, Plats 2A and 2B located at approximately 400 S. Redwood Road, D.R. Horton Inc., Applicant, with the Findings and Conditions in the Staff Report. Seconded by Councilman McOmber

Mayor Miller reminded her about the tabling.
Councilwoman Baertsch said **and tabling plats 2C, 2D, 2E until January 5th meeting.**
Councilman McOmber accepted.
Kimber Gabryszak asked if they could add **"Preliminary Plats"** to the motion.
Councilwoman Baertsch and Councilman McOmber accepted that Amendment.

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

f. Policy for Dedication and Maintenance of Parks, Trails, Open Space, and Landscaping.
Kevin Thurman noted that, based on the Council's feedback, we added to the policy that the Lakeshore trail would be based on what the state allows on their land but ideally we want concrete. It clarified the intent and also changed the format a little.
Councilman McOmber thought he did a really good job, it had an ease of read and clear intent. He appreciates how the wording puts the City in a better position when people do come in. He appreciates him listening and it appears he incorporated everything they asked.
Councilwoman Baertsch thought it would be very workable and thanked him for taking it into consideration.
Councilwoman Call asked for clarification on the words "exaction" in the policy.
Councilwoman Call said people challenge an exaction. Anything we do is public and we are saying to be proportionate we are going to exact things from you but when we call it an exaction it sounds worse.
Kevin Thurman understands the concern is about the word "exaction"; however, this is a legal term. He would be concerned that they would choose a word that doesn't fit. This verbiage is directly from Utah Code.
Councilwoman Call said thanks for putting in the Forestry Fire and State Lands, also in 5.b.iii. what does that do to somewhere like the Jacob's Ranch area. It says we will only maintain the trail, not landscaping but we maintain Jacob's Ranch landscaping.
Kevin Thurman responded that this would be a proactive policy, we could put a statement in at the beginning to say it is meant to be proactive not retroactive.
Councilwoman Baertsch thought all policy was proactive.
Kevin Thurman said this may be a little different, as we can always take up maintenance of an existing trail.
Councilman Poduska appreciates all the work he did because it needed clarification for some time.
Kevin Thurman noted he got a lot of help from staff.

DRAFT

Councilman Willden said it looks good and thanked him for his work.

Motion made by Councilwoman Call to approve the Policy for Dedication and Maintenance of Parks, Trails, Open Space, and Landscaping as written with the caveat that we are adding at the beginning that the policy is to be proactive not retroactive. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

4. Approval of Minutes
a. November 10, 2015
b. November 17, 2015

Changes were posted and read for the record.

Motion made by Councilman McOmber to approve the minutes for November 10, 2015 and November 17, 2015 and all those (changes) that were posted and read tonight and brought up. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

5. REPORTS
a. Mayor
b. City Council

Councilwoman Call said Jordan River Commission is meeting on the 10th. The Lake Commission is moving forward with the idea of doing a Nature Center on the Lake; the legislature is not supportive of it. She and Deerdra Henderson voted against the application as they don't see it as the Lake Commission's Job. They are voting for all the cities within Utah County. They are looking at working with some universities to do research but we have state agencies that already are doing those things. Lake Commission doesn't really have that role. Owning a large building would be a financial burden. We could be left holding the bag. She brought up her concerns with budget as far as City employees retirement. Rich Cunningham could come out and have a short seminar.

Spencer Kyle took note of that.

Councilman McOmber commented that he would like these Reports at the beginning of the meeting.

Councilwoman Call noted they did get their money for the Marina expansion. It was approximately half of all the money from the Utah Lake Commission.

Councilman Willden noted he got added to the two distribution lists for the commissions Councilwoman Call has been attending. He mentioned he did work with Chelese Rawlings on the budget.

c. Administration communication with Council.
d. Staff updates: inquires, applications, and approvals.

Mark Christensen said we would need a closed session. They also needed to discuss logistics of the January retreat. There have been some changes that affect the cost and they will need to adjust some things.

Mayor Miller said he would be ok if we moved Reports to the first of the meeting as long as we can avoid prolonged reports and soap boxes. Big announcement types of things.

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

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

DRAFT

Councilman McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and Councilwoman Call. Motion passed unanimously

Meeting Moved to Closed Session 9:04 p.m.

Closed Session

Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Spencer Kyle, Nicolette Fike, Kayla Moss, Kimber Gabryszak, Owen Jackson

Closed Session Adjourned at 9:15 p.m.

Policy Meeting Adjourned at 9:15p.m

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Date of Approval Mayor Jim Miller

_____

Nicolette Fike, Deputy City Recorder

DRAFT