AGENDA – Planning Commission Meeting

Planning Commissioner Troy Cunningham, Chair
Planning Commissioner Ken Kilgore – Vice Chair
Planning Commissioner Bryce Anderson
Planning Commissioner Audrey Barton
Planning Commissioner Reed Ryan
Planning Commissioner Josh Wagstaff

CITY OF SARATOGA SPRINGS
Thursday, May 28, 2020, 6:00 pm
City of Saratoga Springs 1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045
https://www.youtube.com/c/CityofSaratogaSprings

Pursuant to State and Federal Guidelines concerning COVID-19, this Meeting will be conducted electronically.
Questions and comments to Staff and/or Commissioners may be submitted to comments@saratogaspringscity.com

1. Pledge of Allegiance.
2. Roll Call.
3. Business Item: Preliminary/Final Plat for Lake Mountain Estates Plat B-30 located approximately 3600 S. McGregor Lane. Nathan Coulter as applicant.
4. Approval of Minutes: May 14, 2020.
5. Reports of Action.
6. Commission Comments.
7. Director's Report.
8. Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.
9. Adjourn.

PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.

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

SARATOGA SPRINGS PLANNING

Planning Commission
Staff Report

Preliminary/Final Plat
Lake Mountain Estates Plat B-30 Subdivision
Thursday, May 28, 2020
Public Meeting

Report Date:	
Applicant:	Nathan Coulter
Owner:	Sherman and Nichole Dangerfield
Location:	~3600 S McGregor Lane
Major Street Access:	McGregor Lane
Parcel Number(s) & Size:	45:228:0141, 0.92 acres
Parcel Zoning:	R1-10
Parcel General Plan:	Low Density Residential
Adjacent Zoning:	R1-10, A
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Residential, Church, Undeveloped
Previous Meetings:	None
Previous Approvals:	12/1996 County Plat "B" Lake Mountain Estates
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Rachel Day, Planner I

A. Executive Summary:

The applicant requests Preliminary/Final Plat approval of a three-lot subdivision to be located at ~3600 McGregor Lane. The project consists of approximately 0.92 acres within the R1-10 zone.

Recommendation:

Staff recommends the Planning Commission review the proposal, consider the application, and forward a positive recommendation to the City Council for the Lake Mountain Estates B-30 Subdivision as outlined in Section H. Alternatives include continuation of the item, or denial.

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

B. Background:

Lake Mountain Estates Plat "B" was approved by the County in December of 1996. The portion included in the Plat B-30 submittal is a remnant left of Lot 30 in the original plat approval created by the Lake Cove Subdivision. Surrounding developments have already put in much of the right-of-way improvements, allowing for three utility connections to this location.

C. Specific Request:

The applicant requests three single-family residential lots all over 13,000 square feet in size in the R1-10 zone. The preliminary plat is attached as Exhibit E. The applicant is proposing to pay a fee-in-lieu of open space.

D. Process:

Pursuant to Section 19.13 of the Saratoga Springs Code, the City Council is the Land Use Authority for preliminary plats following a recommendation from the Planning Commission. No public hearing is required.

E. Community Review:

No public hearing is required for preliminary plats.

F. General Plan:

The General Plan designation for this property is Low Density Residential and is described as follows:

> Single-family neighborhoods built on a highly connected street pattern and interspersed with schools, public facilities, walkable neighborhood amenities, parks and trails. The Low Density Residential designation is expected to be the City's most prevalent land-use designation.

Staff conclusion: Consistent. The proposed plat is consistent with this Land Use Designation.

G. Code Criteria:

The land use authority must find that the preliminary plat meets state law, federal law, and City standards, resolutions, and ordinances.

***Finding*: Complies (see the Planning Review Checklist in Exhibit C).** The proposed design of the subdivision meets the requirements of the existing R1-10 zone and complies with applicable sections of Title 19 of the Land Development Code as detailed in the attached Planning Review Checklist (Exhibit C).

H. Recommendation and Alternatives:

Staff recommends the Planning Commission discuss the application, and choose from the following options:

Staff Recommended Motion – Approval

"I move that the Planning Commission forward a recommendation of ***approval*** to the City Council for the Lake Mountain Estates B-30 Preliminary Plat, located at ~3600 South McGregor Lane, based on the following findings and subject to the following conditions:

Findings

1. The application complies with the Land Development Code, as articulated in Section G of the staff report, which 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 A.
2. The developer shall put in any missing frontage improvements, such as sidewalks and landscaping.
3. The developer shall coordinate with the USPS to determine the group mailbox location, specifically if an existing group mailbox location can accommodate the three new homes.
4. All other code criteria shall be met.
5. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 - Continuance

"I move to ***continue*** action on the Lake Mountain Estates B-30 Preliminary Plat with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the Planning Commission forward a recommendation of ***denial*** to the City Council for the Lake Mountain Estates B-30 Preliminary Plat based on the following findings:

1. The Lake Mountain Estates B-30 Preliminary Plat is not consistent with the General Plan, as articulated by the Planning Commission:_____, and/or,
2. The Lake Mountain Estates B-30 Preliminary Plat is not consistent with Sections [XX.XX] of the Code, as articulated by the Planning Commission: _____.

Exhibits:

Exhibit A: Engineering Staff Report
Exhibit B: Location and Zoning Map
Exhibit C: Planning Review Checklist
Exhibit D: Payment in Lieu of Open Space Calculation
Exhibit E: Lake Mountain Estates B-30 Preliminary Plat

Staff Report

Author: Gordon Miner, City Engineer
Subject: Lake Mountain Estates B-30 – Preliminary Plat
Date: May 28, 2020
Type of Item: Preliminary Plat Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Nathan Coulter*
Request:	*Preliminary Plat Approval*
Location:	*3600 S McGregor Ln*
Acreage:	*0.914 Acres – 3 Lots*

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

1. The developer shall comply with all review comments and redlines, prepare final construction drawings as outlined in the most recent edition of the City of Saratoga Springs Standards Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.

2. These are preliminary-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that preliminary plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.

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

4. The required PUE's shall be shown in plan view on the plat.

5. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.

Exhibit B: Location and Zoning Map

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	4/29/2020
Date of Review:	**5/1/2020**
Project Name:	Lake Mountain Estates B-30
Project Request / Type:	Preliminary/Final Plat
Meeting Type:	N/A
Applicant:	Nathan Coulter
Owner:	Nichole Dangerfield
Location:	~3600 S McGregor Lane
Major Street Access:	McGregor Land
Parcel Number(s) and size:	45:228:0141, 0.92 acres
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10, A
Current Use:	Undeveloped
Adjacent Uses:	Residential, Church, Undeveloped
Previous Meetings:	N/A
Previous Approvals:	12/1996 County Plat “B” Lake Mountain Estates
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	Planning Commission
Planner:	Rachel Day, Planner I

Section 19.13 – Application Submittal

- Application Complete: **Yes.**
- Rezone Required: **No.**
- General Plan Amendment required: **No.**
- Additional Related Application(s) required: **No.**

Section 19.13.04 – Process

- DRC: 4/13/20
- Neighborhood Meeting: N/A
- PC: TBD
- CC: TBD

General Review

Building Department

- Setback detail
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.)
- True buildable space on lots (provide footprint layout for odd shaped lots)
- Lot slope and need for cuts and fills

Fire Department

- Residential:
  - Fire flows shall be met for this development and future development in the area.
  - Hydrants shall not exceed 500' spacing in R3-6 and lower areas.
  - Higher than R3-6, hydrants shall not exceed 300' spacing.
  - All three story structures above grade shall be fire sprinkled and meet NFPA 13 requirements where required.
  - All access roads shall support 26' of un-obstructed drive isle with parking on the streets.
  - The 59' road cross-section shall be used if applicable. If the streets are not able to support such movement, fire lane signage shall be posted by the developer.
  - All cul-de-sacs shall meet our current standard and shall have hydrants in them. All cul-de-sacs shall be a minimum of 96' in diameter from curb face to curb face and have a hydrant located within the cul-de-sac.
  - Third party review required for sprinkler systems
  - Dimension street and cul-de-sac widths on plat
  - Turnarounds on cul-de-sacs and dead-ends more than 150' in length

GIS / Addressing

- comments

Additional Recommendations:

- Coordinate with USPS to join an existing group mailbox location.

Code Review

- 19.04, Land Use Zones
  - Zone: R1-10
  - Use: Low Density Residential

19.04.010 Requirements		R1-10	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Maximum Units per Acre	3 unit/acre	**Complies**	*3 units proposed in the ~1 acre property with a density of 3.28 dwellings by acre, abutting the three existing utility connections in the road and subdividing a remnant of Lake Mountain Estates Plat "B."*
Lot Size, Residential (Minimum)	10,000 sq. ft.	**Complies**	*Lots all above 13,000 square feet.*
Lot Coverage (Maximum)	50%	**N/A**	*TBD at building permit.*
Structure Height (Minimum)	35'	**N/A**	*TBD at building permit.*
Dwelling Size (Minimum)	1,250 sq. ft.	**N/A**	*TBD at building permit.*
Lot Width (Minimum)	70'	**Complies**	*Lot widths all above 70 feet.*
Lot Frontage*** (Minimum)	35'	**Complies**	*Lot frontages all above 35 feet.*
Front Setback* (Minimum)	25', 20' for enclosed entry or porch	**Complies**	*25 foot front setback proposed.*
Street Side Setback (Minimum)	20'	**N/A**	*Does not abut any side streets.*
Interior Side Setback, Residential(Minimum)	8'/20'(min/combined)	**Complies**	*10 foot side setbacks proposed, 20 foot combined.*

Rear* Setback, Residential(Minimum)	25'	**Complies**	*25 foot rear setback proposed.*

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation.	**Complies.**	*Not in flood plain.*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Connections available in street.*
Transportation Master Plan: Lots shall not interfere with the Transportation Master Plan.	**Complies.**	*Meets requirements.*
Property Access: All lots shall abut a dedicated public or private road.	**Complies.**	*Abuts a dedicated public road.*

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	*Follows standard plat format.*
Name and address of property owner and developer.	**Complies.**	*Provided on plat.*
Name of land surveyor.	**Complies.**	*Provided on plat.*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Provided on plat.*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Provided on plat.*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*McGregor Lane.*
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**N/A.**	*No new roads proposed.*
Subdivision name cleared with Utah County.	**Complies.**	*Based off of County plat.*
North arrow.	**Complies.**	*Provided on plat.*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Provided on plat.*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*Provided on plat.*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*Provided on plat.*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Provided.*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Provided.*
Proposed road cross sections.	**N/A.**	*No new roads proposed.*
Proposed fencing.	**Complies.**	*Fencing along agricultural land to north.*
Vicinity map.	**Complies.**	*Provided on plat.*
All required signature blocks are on the plat.	**Complies.**	*Provided on plat.*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Wilding Engineering.*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*None on property.*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*In flood plain X.*
Location of 100-year high water marks of all lakes, rivers, and streams.	**Complies.**	*In flood plain X.*
Projected Established Grade of all building lots.	**Complies.**	*Provided.*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;	**Complies.**	*Provided on plat.*

4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).		
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	*One phase only.*
Final Plat Requirements		
Subdivision name and location.	**Complies.**	*Lake Mountain Estates B-30.*
Standard Plat Format followed.	**Complies.**	*Follows standard plat format.*
Name and address of property owner and developer.	**Complies.**	*Provided on plat.*
Name of land surveyor.	**Complies.**	*Provided on plat.*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Provided on plat.*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Provided on plat.*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*McGregor Lane.*
North arrow.	**Complies.**	*Provided on plat.*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Provided on plat.*
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**Complies.**	*Provided on plat.*
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**Complies.**	*Provided on plat.*
Lot Numbers.	**Complies.**	*1, 2, and 3.*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Existing drainage easement noted on plat.*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Provided.*
Proposed road ROW widths.	**Complies.**	*No new roads proposed.*
Vicinity map.	**Complies.**	*Provided on plat.*
All required signature blocks are on the plat.	**Complies.**	*Provided on plat.*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Wilding Engineering.*
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	*None.*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*None on property.*
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	**Complies.**	*In flood plain X.*
Existing and Proposed easements.	**Complies.**	*Existing drainage easement included on plat.*
Street monument locations.	**Complies.**	*No new roads proposed.*

Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	**Complies.**	*Provided on plat.*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*Provided on plat.*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	*One phase only.*
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*Consistent with City plans.*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**Complies.**	*Block length is less than 800 feet.*
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Can Comply.**	*Abuts an already dedicated public ROW. Developer will need to ensure that sidewalk along McGregor is in.*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	**Can Comply.**	*Coordinate with USPS to join an existing location.*
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	**Complies.**	*Abuts a public ROW.*
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**Complies.**	*Greater than 100 feet for arterial connection.*

Two separate means of vehicular access onto a collector or arterial road shall be required when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed fifty. **Access Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**Complies.**	*Access provided for McGregor Lane.*
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	**N/A.**	*No shared driveways proposed.*
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon.	**Complies.**	*All lots are developable.*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*All lots abut a public ROW.*
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**Complies.**	*No flag lots proposed.*
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way.	**Complies.**	*Abuts an already dedicated public ROW.*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*Angling meetings requirements.*
Corner lots for residential use shall be 10% larger than the required minimum lot.	**Complies.**	*No corner lots in subdivision.*
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*Entirely located within the City.*
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the City Council.	**Complies.**	*This is subdividing a remnant created with Lake Mountain Estates Plat "B."*
Double access lots are not permitted with the exception of corner lots.	**Complies.**	*No double access lots proposed.*
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	**N/A.**	*Not set on a major arterial.*

All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**N/A.**	*Not set on a major arterial.*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting.	*N/A*
Notice/Land Use Authority.	*Yes, City Council*
Master Development Agreement.	
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	*$27,400*

19.19 Open Space		
Payment in Lieu of Open Space		
Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria: i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.	**Complies.**	*All lots are over 10,000 SF and there would be a park requirement of less than one acre.*
Total Cost: 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by $2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.	**Can Comply.**	Payment in Lieu of Open Space Calculation Equivalent Acres Required = 0.08 acres Minimum # Amenity Points Required = 7.5 0.08 x 155,000 = 12,400 7.5 x 2000 = 15,000 Total = $27,400

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

REDLINE LEGEND

GREEN = Comment from Engineering Dept 5/13
RED = Comment from Planning Dept
PURPLE = Comment from Public Works Dept

Project Planner: Rachel Day (801-766-9793 Ext. 161)
Project Engineer: Daniel McRae (801-766-9793 Ext. 169)

Engineering has no further comments on this prelim plan set. Please address the comments from the Planning Dept and hopefully the next resubmittal of final plat plans can be accepted for construction after it goes to the City Planning Commission and City Council (verify with Planning Dept what City meetings it goes before if there is a question).

GENERAL NOTES

1. GEOTECHNICAL INFORMATION FOR THIS PROJECT MAY BE FOUND IN A GEOTECHNICAL REPORT PREPARED BY EARTHTEC ENGINEERING (PROJECT NO 131740 DATED NOVEMBER 27, 2013).

PROJECT BASIS OF BEARING AND BENCHMARK

PROJECT BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°45'55" WEST BETWEEN THE SOUTH QUARTER AND THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS THE STREET MONUMENT AT THE CENTER OF THE LAKE COVE CIRCLE CULDESAC (A FOUND BRASS CAP), HAVING AN ELEVATION OF 4528.85'.

PROJECT TOPOGRAPHY: A TOPOGRAPHY SURVEY WAS PERFORMED ON THE SITE USING GPS SURVEY EQUIPMENT.

SARATOGA SPRINGS CITY STANDARD NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
3. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

VICINITY MAP

SHEET INDEX

C101	COVER SHEET
C201	PRELIMINARY PLAT, EXISTING TOPO, SITE PLAN, & UTILITY PLAN
1 OF 1	RECORD OF SURVEY

CONTACT LIST

OWNER:
SHERMAN T. DANGERFIELD AND NICHOLE P. DANGERFIELD HUSBAND AND WIFE
153 E LAKE COVE CIRCLE
SARATOGA SPRINGS, UT 84045

DEVELOPER:
NATHAN COULTER
801-523-6212
nwcoulter@hotmail.com

CIVIL ENGINEER:
WILDING ENGINEERING – MIKE CARLTON, PE – 801-553-8112

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\20054 Coulter Lake Mtn B30\dwg\Lake Mtn Estates B-30 Prelim Plat.dwg
PLOT DATE: Apr 28, 2020

NO.	REVISION	DATE
1	SARATOGA CITY COMMENT	4/28/20

PROJECT INFORMATION

LAKE MOUNTAIN ESTATES B-30

PRELIMINARY SUBMITTAL
COVER SHEET

SARATOGA SPRINGS, UTAH

DRAWN	CHECKED	PROJECT #
MEC		20054

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
04/28/2020
STATE OF UTAH
ENGINEER'S STAMP

DATE: 3/17/20
SCALE: NONE
SHEET: C101

Scale 1" = 20 ft

NOTES:

1. UTILITY SERVICES FOR THESE PROPOSED LOTS AND IMPROVEMENTS TO MCGREGOR AVE HAVE BEEN INSTALLED (OR ARE IN PROCESS OF BEING INSTALLED) WITH THE CATALINA BAY PLAT "E" PROJECT.

Added note: Developer will need to finish any frontage improvements not yet completed. Specifically, this applies to landscaping and sidewalks.

We avoid adding mailboxes on roads like this. Coordinate with USPS to see if you can join in with an existing group mailbox location.

RYAN PEAY (ET AL)
LOT 7, LAKE COVE SUB
APN: 45:565:0007

SHERMAN DANGERFIELD (ET AL)
LOT 6, LAKE COVE SUB
APN: 45:565:0006

12" TALL BERM TO BE PLACED AT REAR OF ALL LOTS TO CONTAIN SURFACE DRAINAGE FROM RUNNING ONTO ADJACENT LOTS
TOP= 4536.0
VOLUME CONTAINED= 2,650 CUBIC FEET
TO TOP OF BERM

POINT OF BEGINNING

EX EL= 4534.7

S27°57'42"E 281.19'

104.19' | 5.00' REAR PUE (TYP) | 94.08' | 82.92'

EX EL= 4535.2

25.00' REAR SETBACK (TYP)

6' VINYL FENCE

SUMMIT DEVELOPMENT AND MANAGEMENT, LLC
REMAINDER OF APN: 45:228:0030

5.00' SIDE PUE (TYP)

10.00' SIDE SETBACK (TYP)

JAMES B WHEELER (ET AL)
LOT 29, LAKE MOUNTAIN EST B
APN: 45:228:0029

N62°02'07"E 129.99'

1
13,292 SF
0.31 AC

N65°43'42"E 137.57'

2
13,014 SF
0.30 AC

N67°24'48"E 146.32'

3
13,517 SF
0.31 AC

S62°02'24"W 154.77'

20.00' PUBLIC UTILITY EASEMENT PER LAKE MOUNTAIN ESTATES PLAT "B"

EX SEWER LATERAL

25.00' FRONT SETBACK (TYP)

EX DUAL SECONDARY WATER SERVICE

EX SECONDARY WATER SERVICE

GROUP MAILBOX

53.73'

10' FRONT PUE (TYP)

89.61'

N22°35'15"W 240.39'

97.05'

L= 528.14'
L= 41.92'
Δ= 004°32'50"
CB= N24°51'41"W
CD= 41.91'

EX WATERLINE

EX WATER METER

EX DUAL CATCH BASIN

28.00'

EX SEWER MANHOLE

EX STORM DRAIN MANHOLE

EX STORM DRAIN

McGREGOR LANE
(PUBLIC WAY)

EX SEWER

STREETLIGHT

EX CATCH BASIN

EX FIRE HYDRANT

CATALINA BAY SUBDIVISION PLAT "E"

NORTH 2576.33' (TIE)

SOUTH QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)

471.58' (TIE)

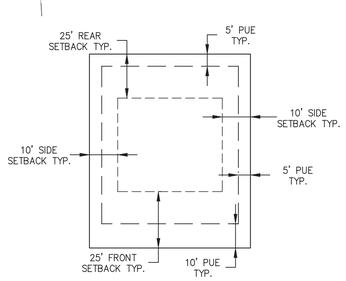
2642.58' (MEAS)

N89°45'55"W BASIS OF BEARINGS

SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
LOT 1, WAYSIDE CHURCH SUB
APN: 55:818:0001

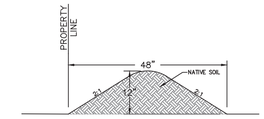
VICINITY MAP
NOT TO SCALE
SARATOGA SPRINGS, UTAH



DETAIL-TYP. BUILDING SETBACK AND EASEMENT
-NTS-

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- FOUND STREET MONUMENT
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) — (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- LOT LINE
- EX FIRE HYDRANT



LOT LINE BERM

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

BOUNDARY DESCRIPTION

A PORTION OF LOT 30, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION, UTAH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°45'55" WEST ALONG THE SECTION LINE A DISTANCE OF 471.58 FEET AND NORTH 2576.33 FEET FROM THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 6, LAKE COVE SUBDIVISION, BEING ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 14683, SAID POINT ALSO BEING AT A POINT ON THE NORTH LINE OF WAYSIDE CHURCH SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 15037, AND RUNNING THENCE SOUTH 62°02'24" WEST ALONG THE NORTH SIDE OF SAID WAYSIDE CHURCH SUBDIVISION A DISTANCE OF 154.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF McGREGOR LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSE, 1) NORTH 22°35'15" WEST 240.39 FEET TO THE POINT OF A TANGENT 528.14 FOOT RADIUS CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 41.92 FEET THROUGH A CENTRAL ANGLE OF 04°32'50" (CHORD BEARS NORTH 24°51'41" WEST 41.91 FEET); THENCE NORTH 62°02'07" EAST 129.99 FEET TO THE NORTHWESTERLY CORNER OF LOT 7, SAID LAKE COVE SUBDIVISION; THENCE SOUTH 27°57'42" EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION A DISTANCE OF 281.19 FEET TO THE POINT OF BEGINNING.

CONTAINS 39,823 SQUARE FEET OR 0.914 ACRES, MORE OR LESS.

CONTAINS 39,823 SQUARE FEET
0.914 ACRES, MORE OR LESS
3 LOTS

DATA TABLE:

INFORMATION	ACRES	SQ. FT.	% TOTAL	#
TOTAL PROJECT AREA	0.914	39,823	100%	
BUILDABLE LAND	0.914	39,823	100%	
ROW AREA	0.00	0.00	0%	
OPEN SPACE	0.00	0.00	0%	
LOTS				3
NET DENSITY DWELLINGS BY ACRE				3.28

PLANNING COMMISSION

APPROVED BY THE SARATOGA SPRINGS PLANNING COMMISSION ON THIS ____ DAY OF_____,A.D. 20____.

PLANNING COMMISSION MEMBER

CITY COUNCIL

APPROVED BY THE SARATOGA SPRINGS CITY COUNCIL ON THIS ____ DAY OF_____,A.D. 20____.

CITY COUNCIL MEMBER

DEVELOPER:
NATHAN COULTER
801-523-6212
nwcoulter@hotmail.com

OWNER:
SHERMAN T. DANGERFIELD AND NICHOLE P. DANGERFIELD HUSBAND AND WIFE
153 E LAKE COVE CIRCLE
SARATOGA SPRINGS, UT 84045

NO.	REVISION	DATE
1	SARATOGA CITY COMMENT	4/28/20

PROJECT INFORMATION

LAKE MOUNTAIN ESTATES B-30

PRELIMINARY PLAT, EXISTING TOPO SITE PLAN, & UTILITY PLAN

SARATOGA SPRINGS, UTAH

DRAWN	CHECKED	PROJECT #
MEC		20054

LICENSED PROFESSIONAL ENGINEER No. 5251757 MIKE E. CARLTON 04/28/2020 STATE OF UTAH

ENGINEER'S STAMP

DATE: 3/17/20

SCALE: 1" = 20'

SHEET: 1 OF 1

G:\DATA\20054 Coulter Lake Mtn B30\dwg\Lake Mtn Estates B-30 Prelim Plat.dwg
PLOT DATE: Apr 28, 2020

DANGERFIELD PROPERTY

LOCATED IN THE WEST HALF OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY

20 0 20 40
Scale 1" = 20 ft

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

PROFESSIONAL LAND SURVEYOR
KAGAN M. DIXON
No. 9061091
3/16/2020
STATE OF UTAH

BOUNDARY DESCRIPTION

A PORTION OF LOT 30, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION, UTAH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTH 2827.23 FEET AND WEST 603.74 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 62°02'24" WEST 129.97 FEET ACTUAL COURSE = SOUTH 62°02'28" WEST 129.97 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 24°54'01" EAST 42.63 FEET), RADIUS = 528.15 FEET, ARC LENGTH = 42.64 FEET, ACTUAL CHORD = SOUTH 24°54'03" EAST 42.63 FEET; THENCE SOUTH 22°35'15" EAST 240.33 FEET, ACTUAL COURSE = SOUTH 22°35'17" EAST 240.35 FEET; THENCE NORTH 62°02'24" EAST 154.75 FEET; THENCE NORTH 27°57'42" WEST .14 FEET, ACTUAL COURSE = NORTH 27°57'43" WEST 0.14 FEET; THENCE NORTH 27°57'42" WEST 281.72 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

A PORTION OF LOT 30, PLAT "B", LAKE MOUNTAIN ESTATES SUBDIVISION, UTAH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°45'55" WEST ALONG THE SECTION LINE A DISTANCE OF 471.58 FEET AND NORTH 2576.33 FEET FROM THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 6, LAKE COVE SUBDIVISION, BEING ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 14683, SAID POINT ALSO BEING AT A POINT ON THE NORTH LINE OF WAYSIDE CHURCH SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 15037, AND RUNNING THENCE SOUTH 62°02'24" WEST ALONG THE NORTH SIDE OF SAID WAYSIDE CHURCH SUBDIVISION A DISTANCE OF 154.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF McGREGOR LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSE, 1) NORTH 22°35'15" WEST 240.39 FEET TO THE POINT OF A TANGENT 528.14 FOOT RADIUS CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 41.92 FEET THROUGH A CENTRAL ANGLE OF 04°32'50" (CHORD BEARS NORTH 24°51'41" WEST 41.91 FEET); THENCE NORTH 62°02'07" EAST 129.99 FEET TO THE NORTHWESTERLY CORNER OF LOT 7, SAID LAKE COVE SUBDIVISION; THENCE SOUTH 27°57'42" EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION A DISTANCE OF 281.19 FEET TO THE POINT OF BEGINNING.

CONTAINS 39,823 SQUARE FEET OR 0.914 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°45'55" WEST BETWEEN THE SOUTH QUARTER AND THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON.

DURING THE PERFORMANCE OF THIS SURVEY, IT WAS FOUND THAT THE NORTHERLY LINE DID NOT MEET WITH THE NORTHERLY LINE OF LOT 30, LAKE MOUNTAIN ESTATES SUBDIVISION. IT WAS ALSO FOUND THAT LAKE COVE SUBDIVISION LEFT A SIMILAR GAP. IT IS MY BELIEF THAT THE ORIGINAL INTENT WAS TO MEET THIS LINE. HOWEVER, THIS REMAINDER STRIP OF LAND APPEARS TO STILL BE OWNED BY THE ORIGINAL GRANTOR.

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 264914, DATED FEBRUARY 20, 2020.
2. WAYSIDE CHURCH SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 15037.
3. LAKE COVE SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 14683.
4. LAKE MOUNTAIN ESTATES PLAT "B" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 6874.
5. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

LEGEND

SECTION LINE
FOUND SECTION CORNER
EXISTING ROW CENTERLINE
SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
(BOUNDARY LINE)
ADJACENT PROPERTY / ROW LINE

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\20054 Coulter Lake Mtn B30\dwg\20054 Dangerfield ROS.dwg
PLOT DATE: Mar 16, 2020

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE: RECORD OF SURVEY	PROJECT NAME: DANGERFIELD SURVEY	DATE: 3/16/2020
LOCATION: APPROX 3600 S McGREGOR LN	DRAWN: KMD / CHECKED: SWD	SCALE: 1" = 20'
SARATOGA SPRINGS, UTAH	COUNTY: UTAH	SHEET: 1 OF 1

MINUTES – Planning Commission

Thursday, May 14, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES – DRAFT

Call to Order - 6:00 p.m. by Chairman Troy Cunningham

Present: Via Video Conference

Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff.
Staff: Mark Christensen, City Manager; Dave Stroud, Planning Director; Tippe Morlan, Senior Planner; Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; David Johnson, Economic Development Director; Nicolette Fike, Deputy Recorder.
Others: Daniel Herzog

Excused: Reed Ryan

1. **Pledge of Allegiance -** led by Commissioner Cunningham.

2. **Roll Call** – A quorum was present

3. **Public Hearing: Rezone from Regional Commercial to Planned Community and General Plan amendment from Office Warehouse and Regional Commercial to Planned Community for Wildflower Commercial located at SR-73 and Mountain View Corridor. DAI as applicant.**
Senior Planner Tippe Morlan presented the item. The applicant intends to develop a Business Park compatible with several commercial zones rather than a Regional Commercial shopping center in this location. Several potential zones have been identified for the future commercial uses and details will be finalized with each respective Village Plan submittal. Daniel Herzog with DAI was present as applicant.

Public Hearing Open by Chairman Troy Cunningham. No public comment was given. Public Hearing Closed by Chairman Troy Cunningham.

Commissioner Cunningham asked what the primary use of the community mixed use would be. Senior Planner Tippe Morlan noted that it was only approved for commercial in this southern portion. Village Plan 2 further north does have a mix and that will be addressed further with that application.

Motion made by Commissioner Wagstaff that the Planning Commission recommend to the City Council approval of the proposed Rezone and General Plan Amendment for Wildflower as described in Section C of this report and as depicted in the staff report with the findings and conditions. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.

4. **Public Hearing: Engineering Standards and Specifications Update. City initiated.**
City Engineer Gordon Miner presented the proposed changes. He noted that one significant change was a change to the Minor Arterial. Currently it really only has three lanes, it had no greater capacity than a Collector. They felt it was necessary to adjust that in the standards.

Public Hearing Open by Chairman Troy Cunningham. No public comment was given. Public Hearing Closed by Chairman Troy Cunningham.

Commissioner Kilgore noted some typos in the document.

Commissioner Barton received clarification about the median shown in the Minor Arterial cross-section. City Engineer Gordon Miner advised that the X was to indicate it was not mandatory, it is an option.

Commissioner Cunningham received clarification from City Engineer Gordon Miner that although lift stations were allowed in the past, the City doesn't want them anymore. The hurdle would be high for anyone to entertain the idea. The City would like to get off of the perpetual maintenance.

Commissioner Cunningham asked if the Jordan River required rip-rap; he recalled the preference was not to use it. City Engineer Gordon Miner advised that Forestry Fire & State Land regulates the Jordan River and this would pertain to other waterways in the City.

Motion made by Commissioner Kilgore to forward a positive recommendation to the City Council regarding these proposed revisions to the City's Standard Technical Specifications and Drawings. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.

5. **Public Hearing: Code Amendment for Title 18 – Flood Plain. City initiated. (Item to be continued.)** Staff requested that this item be continued to a future meeting.

Public Hearing Open by Chairman Troy Cunningham No public comment was given. Public Hearing Closed by Chairman Troy Cunningham.

Motion made by Commissioner Barton to continue the item: Code Amendments for Title 18- Flood Plain, to a future date. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.

6. **Approval of Minutes: April 23, 2020**

Motion made by Commissioner Anderson to approve the minutes of April 23, 2020. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.

7. **Reports of Action.** – No Reports were needed.

8. **Commission Comments.** - No commissioner comments were given.

9. **Director's Report.** – Planning Director Dave Stroud advised that the planning department was still working mainly from home.
In response to Commissioner question City Manager Mark Christensen advised that even with the move to yellow conditions it would still be difficult to hold a Planning Commission meeting in the council chambers and still be 6 feet apart. The plan is to continue with the online meetings.

10. **Possible motion to enter into closed session** – No closed session was held.

11. **Meeting Adjourned Without Objection at 6:27 p.m. by Chairman** Troy Cunningham.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

DRAFT