Planning Commission Meeting

Thursday, June 23, 2016

Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

Commencing at 6:30 P.M.

1. Pledge of Allegiance.

2. Roll Call.

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

4. Public Hearing: Amendment to the Annexation Expansion Area of the City's Annexation Policy Plan – Presented by Sarah Carroll.

5. Public Hearing: Site Plan and Conditional Use Permit for Discount Tire located at 1413 North Exchange Dr., Discount Tire, applicant. – Presented by Jamie Baron.

6. Work Session: Code Amendments, Multiple Sections, City Initiated. – Presented by Kimber Gabryszak.

7. Approval of Minutes:
    a. June 9, 2016

8. Reports of Action

9. Commission Comments

10. Director's Report:
    a. Council Actions
    b. Applications and Approval
    c. Upcoming Agendas
    d. Other

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

12. 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 766-9793 at least one day prior to the meeting.

Planning Commission
Staff Report

Annexation Policy Plan Amendment
June 23, 2016
Public Hearing

Report Date:	June 16, 2016
Applicant:	City Initiated
Location:	~ 400 North Saratoga Road
Major Street Access:	Pioneer Crossing or 145 North
Parcel Number(s):	58:036:0049, 13:028:0030, 58:036:0049
Parcel Zoning:	Not yet zoned (currently in County)
Adjacent Zoning:	Agricultural
Current Use of Parcel:	undeveloped
Adjacent Uses:	Agricultural, undeveloped property
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

In anticipation of future applications for annexations, staff is recommending amendments to the Annexation Policy Plan. The attached map indicates the parcels to be added to the Annexation Policy Plan. The City has already adopted an Annexation Policy Plan; the purpose of this process is to add a small area to that Plan.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the Annexation Policy Plan amendment, take public comment, review and discuss the proposal, and choose from the options in Section I of this report. Options include forwarding a recommendation for approval with or without modification, forwarding a recommendation for denial, or continuation.

B. Background: There may be an upcoming request for an annexation in the location indicated on the attached map. The City may only annex property with the annexation policy boundary however a small portion of the land that may be proposed for annexation falls outside of the current boundary, necessitating an amendment to the boundary.

Sarah Carroll, Senior Planner
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801-766-9793 x106 • 801-766-9794 fax

C. **Specific Request:** This is a proposal to amend the Annexation Policy Plan to include more land near Saratoga Road, as shown on the attached map

D. **Process:** The process is outlined in Utah Code 10-2-401.5 and is reviewed in section H of this report.

E. **Community Review:** This item has been noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all affected entities as required by Utah State Code (see Section H below). A public meeting was held on June 9, 2016 to allow the effected entities to provide comment on the proposed amendment; no comments were presented at the meeting.

F. **Review:** The criteria and process for Annexation Policy Plans is outlined in State Code Section 10-2-401.5, and reviewed under Section H of this report.

G. **General Plan:** The General Plan does not yet include this property. If the annexation policy plan is approved, staff recommends an amendment to the General Plan to designate this property for Low Density Residential use.

Staff conclusion: future action required.

H. **Code Criteria:**

Utah Code 10-2-401.5 requires that "no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section." Section 10-2-401.5 contains the criteria for adopting an annexation policy plan including the map of the annexation expansion area. Since there is no specific language about an amendment, the process for adopting the policy plan and map is the same process for amending the plan and map. A review of the requirements is below.

Utah Code 10-2-401.5

(2) To adopt an annexation policy plan:

(a) the planning commission shall:

(i) prepare a proposed annexation policy plan that complies with Subsection (3);

(ii) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;

(iii) provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;

(iv) accept and consider any additional written comments from affected entities until 10 days after the public meeting under Subsection (2)(a)(ii);

(v) before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within 10 days after the public meeting under Subsection (2)(a)(ii);

(vi) hold a public hearing on the proposed annexation policy plan;

(vii) provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;

(viii) make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and

(ix) submit its recommended annexation policy plan to the municipal legislative body; and

(b) the municipal legislative body shall:

(i) hold a public hearing on the annexation policy plan recommended by the planning commission;

(ii) provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;

(iii) after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and

(iv) adopt the recommended annexation policy plan, with or without modifications.

Staff Finding: *The attached map indicates the proposed changes to the Annexation Policy Plan. Notice of the public meeting was mailed to affected entities at least 14 days before the public meeting that was held on June 9, 2016. After the public meeting affected entities were allowed to examine the proposed amendment to the annexation policy plan and comment for 10 days after the public meeting before the public hearing is held on June 23, 2016. Changes will be made if so directed by the Planning Commission. The public hearing with the Planning Commission will be held on June 23, 2016. Notice of the public hearing was mailed to affected entities at least 14 days prior to the public hearing. The public hearing with the City Council is tentatively scheduled for July 19, 2016, after which, modifications will be made as directed by the City Council.*

(3) Each annexation policy plan shall include:

(a) a map of the expansion area which may include territory located outside the county in which the municipality is located;

(b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:

(i) the character of the community;

(ii) the need for municipal services in developed and undeveloped unincorporated

areas;

(iii) the municipality's plans for extension of municipal services;

(iv) how the services will be financed;

(v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and

(vi) the interests of all affected entities;

(c) justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and

(d) a statement addressing any comments made by affected entities at or within 10 days after the public meeting under Subsection (2)(a)(ii).

Staff Finding: *The City last revised the annexation policy plan on June 19, 2012 with the passage of Ordinance 12-7(6-19-12) (refer to attached ordinances). The City is now only amending the map, which is attached, and does not need to address the other elements of the policy plan as those will remain the same.*

(4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:

(a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;

(b) consider population growth projections for the municipality and adjoining areas for the next 20 years;

(c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:

(i) to facilitate full development of the area within the municipality; and

(ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;

(d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;

(e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and

(f) be guided by the principles set forth in Subsection 10-2-403(5) (only applies to first class counties, i.e., Salt Lake County).

Staff Finding:

a) *The Lehi Annexation Policy Plan overlaps the Saratoga Springs Annexation Policy Plan in this location. The two cities have not come to a mutual agreement regarding annexation boundaries in this location. This overlap allows property owners to choose between the two cities when considering an annexation. State Code requires that an "attempt" be made, thus it is not mandatory to avoid overlaps.*
b) *The proposed amendment is of small enough scope that it will not have a significant impact on growth projections.*
c) *The proposed amendment will not have a significant impact on services; it is anticipated that at the time the property is developed the developer will extend utilities to the property.*
d) *The proposed addition to the annexation policy plan includes approximately 9 acres; it is recommended that the land be designated as low density residential on the Land Use Map of the General plan if the proposed amendment is approved. This location would allow for suitable residential development, adding more options to the demand in the City for residential housing.*
e) *The property is currently in the County and is zoned Residential Agricultural 5. The zoning cannot be changed by the City until the time of annexation. This amendment merely allows the land owners to consider and apply for annexation into Saratoga Springs.*
f) *Utah County is a second class county and therefore this criteria does not apply.*

(5) Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.

Staff finding: *To be completed after adoption.*

I. Recommendation and Alternatives:

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

Staff Recommended Option – Positive Recommendation

"I move that the Planning Commission forward a recommendation for approval of the proposed amendment to the Annexation Policy Plan, specifically the amendment to the annexation expansion area map, as shown in the attached Exhibit A, based on the Findings in the staff report:"

Findings

1. The application complies with the criteria in Utah Code Section 10-2-401.5 as articulated in Section H of the staff report, which section is incorporated by reference herein.

Alternative 1 - Continuance

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

1. _____
2. _____

Alternative 2 – Negative Recommendation

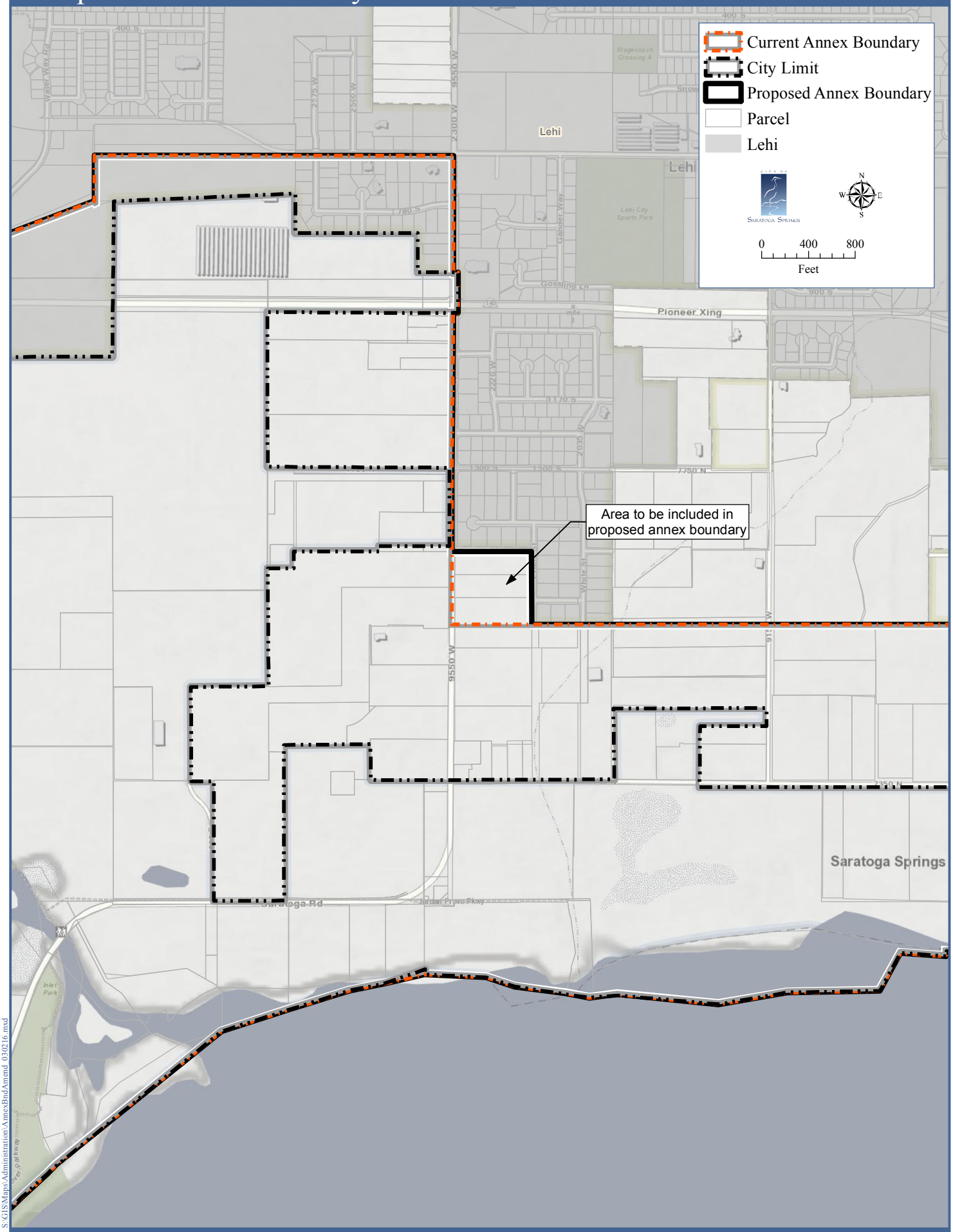
The Planning Commission may also choose to forward a recommendation for denial. "I move to forward a recommendation for denial of the proposed amendment to the Annexation Policy Plan with the Findings below:

1. The proposal is not consistent with Section 10-2-401.5 of State Code, as articulated by the Planning Commission: _____.

J. Attachments:

A. Proposed Amendment to the Annexation Policy Plan Boundary
B. Annexation Policy Plan and Boundary, Ordinance 03-2 (1-14-03)
C. Annexation Policy Plan Amendment, Ordinance 12-7(6-19-12)

Proposed Annex Boundary Amendment



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9 June 2016

Policy Item #7
1-14-03

ORDINANCE NO. 03-2 (1-14-03)

AN ORDINANCE REPEALING ORDINANCE 99-0209-001, ANNEXATION POLICY; AN ORDINANCE ESTABLISHING AN ANNEXATION POLICY PLAN; AN ANNEXATION POLICY PLAN MAP; AND ANNEXATION PETITION REQUIREMENTS AND PROCEDURES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Saratoga Springs is a city of the third class under Section 10-2-301(2)(a), Utah Code Annotated, 1953, as amended; and,

WHEREAS, the City of Saratoga Springs allows property owners desirous of annexing property into the municipality to petition the City to include such properties within the corporate limits of the City; and,

WHEREAS, under Section 10-2-401.5, Utah Code Annotated, 1953, as amended, no municipality, after December 31, 2002, may annex unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan.

NOW, THEREFORE, be it ordained by the Governing Body of the City of Saratoga Springs, Utah, as follows:

1. The City of Saratoga Springs hereby repeals Ordinance #99-0209-001, Annexation Policy
2. The City of Saratoga Springs hereby adopts the following Annexation Policy Plan Statement.
3. The City of Saratoga Springs hereby adopts the following Annexation Policy Plan Map.
4. The City of Saratoga Springs hereby adopts the following Annexation Petition Requirements and Procedures.

Section 2. Annexation Policy Plan Statement.

Statements of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions:

1) Character of the community.

Saratoga Springs is a relatively new growing Master Planned community that places substantial emphasis on quality, sensible growth. The community contains a variety of landforms and natural amenities which help create a unique sense of place. Saratoga Springs is currently home to some 5,000 residents. Commercial developments that are currently under construction, along with others that are now being planned, will diversify the City's land-uses and give both residents and visitors new opportunities for shopping and employment. At the same time, agricultural activities will continue on large tracts of land in the City which will help create a sense of continuity as the community continues to grow.

2) The need for municipal services in developed and undeveloped unincorporated areas.

The City of Saratoga Springs is a newly formed municipality that contains both rural and urban land uses. There are large tracts of existing agricultural property that will remain undeveloped for at least twenty (20) years under the current agricultural protection designation that has been placed on those parcels. Developed areas within the City have all been approved with the condition that municipal services shall be provided concurrent with the development of the property.

Undeveloped locations within the unincorporated areas may or may not be ready for municipal services. Current City land development regulations in this case indicate that prior to development, an applicant must submit a proposed master development plan. In that plan submittal, all applicants must indicate how the proposed development will be serviced by public utilities and other municipal services.

3) The municipality's plans for extension of municipal services.

As indicated above, the City's policy regarding the extension of public services is that proposed developments are required to submit information showing how their respective projects will be served. The City then makes decisions regarding the extension of such services through a detailed review and approval process that begins with the City's technical staff: the Development Review Committee (DRC). Following the DRC process, proposed facilities are then reviewed by the Planning Commission and acted upon by the City Council.

The City Council also adopts an annual Capital Facilities Plan wherein it designates and plans for the construction of public infrastructure that will be required during the next 12-24 months. These plans are reviewed annually and updated as necessary and as funding allows.

Public infrastructure and services are also provided through developer contribution as development projects are approved and built. Many development projects in the City have oversized the capacity of water, sewer and storm drain facilities so that other portions of the City can be serviced with public utilities.

4) How municipal services will be financed.

Municipal services and their accompanying infrastructure are typically financed through private developers making investments in their respective development projects. However, the City also make contributions periodically, particularly in the construction of capital projects

such as storm drainage facilities, road reconstruction, sewer line construction, parks and public safety buildings. The City is able to make these expenditures primarily through the collection of impact fees. The City has adopted the following impact fees per equivalent residential unit (ERU):

Public Safety:	$327
Transportation:	$921
Parks & Open Space:	$833
Storm Drainage:	$559

In this way, the City has already constructed many capital improvements and will continue to do so, in coordination with the Capital Facilities Plan (mentioned previously) and timing of development approvals and collection of impact fees.

Finally, the City may also, from time to time, borrow funds to extend and construct new physical infrastructure when necessary.

5) Estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.

Currently, residents within the unincorporated areas of Utah County do not pay a municipal services tax. This means that when they are annexed into the City of Saratoga Springs, they will experience a tax increase. Many of these residents are being assessed under the "greenbelt" status of the Utah Property Tax Code. On a typical 25 acre parcel in the unincorporated area and in greenbelt status, an owner might expect to have a valuation of only a few hundred dollars for most of the property and then the actual house is valued at the regular or typical residential/urban evaluation.

Newly annexed properties will be assessed a new property tax for City municipal services. Currently the City's certified property tax rate is 0.001495. On a typical residence that has an assessed tax valuation of $125,000 the annual payment required to be paid to the City is $186.88 ($125,000 X 0.001495).

6) Interests of all affected entities.

(to be addressed after the public meeting)

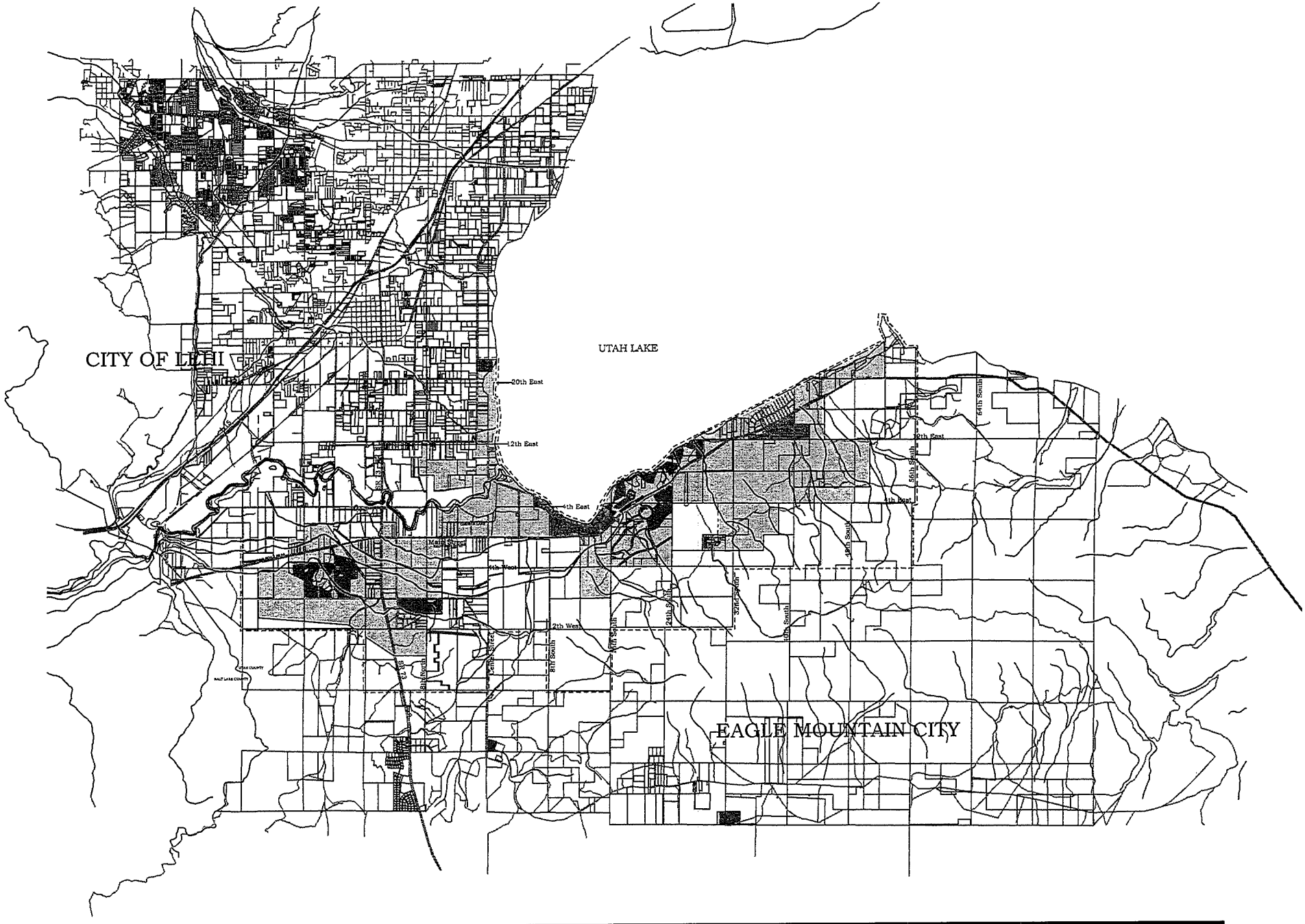
7) Justification for excluding from the expansion area any area containing urban development within ½ mile of the municipality's boundary.

There is no urban development within ½ mile of the City's expansion area that is not presently being served by a neighboring municipality.

8) A statement addressing comments made by affected entities at or within ten days after the public meeting under Subsection (2)(a)(ii).

(to be addressed after the public meeting)

Section 3. Annexation Policy Plan Map.



Annexation Policy

CITY OF SARATOGA SPRINGS, UTAH

The area shaded above represents the City of Saratoga Springs Offical Annexation Policy. The City of Saratoga Springs shall consider the annexation of lands contained within the declared areas pursuant to the visions provided in the City's Annexation Policy (Ordinance nber 99-0209-001).

Existing City Boundary

Existing City Boundary

Annexation Policy Boundary

xation Policy Boundary

N

SCALE: 1" = 6,0(

Section 4. Annexation Petition Requirements and Procedures.

General Requirements

In order to assure orderly growth and development of the community and protect the general interest of the tax paying public as well as the rights of individual property owners who wish to annex to the City, the following specific guidelines are established.

1) That an annexation fee of $250.00 plus $10.00 per acre be charged. City of Saratoga Springs policy requires subdividers and developers to provide for public improvements through on-site construction, bond procedures, special improvement districts and impact fees in addition to this annexation fee. Developers will be subject to all other appropriate and adopted fees to offset the cost to the City of planning and development services. A party annexing property will likewise be charged for all attorneys' fees associated with review of the annexation.
2) That every annexation includes the greatest amount of property possible, be a compact area to the greatest extent possible and be contiguous to the City of Saratoga Springs municipal boundaries.
3) That piecemeal annexation of individual small parcels of property not allowed if contiguous parcels, soon to be developed, are available, in order to avoid repetitious annexations.
4) That no pocket or island of county jurisdiction be left or created, and that peninsulas and irregular boundaries be minimized.
5) That annexation 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.
6) That 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 island 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, and along the boundaries of school districts, and along the boundaries of other taxing entities.
7) That 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-on 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 Government Cooperation Act, or by specific approval of the City Council on the request of the Mayor.
8) That utilities be extended to annexed areas as soon as practicable after annexation.
    a) Each annexation should require a disclosure by the developer of anticipated needs of utilities and street improvements and a timetable of anticipated development.
    b) Needed utilities should be extended into the annexed area as soon as practicable subject to budgetary limitations.
    c) Extensions of main and service lines shall be chargeable to the property development rather than to the public generally, and shall be planned and constructed in full compliance with City ordinances.

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 may be required to demonstrate, upon development of the property, how they shall provide all water resources as required under the water ordinances of the City of Saratoga Springs.

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, meeting the criteria established by the state law. Said petition shall contain signatures of property owners representing a majority of the land area and at least 1/3rd of the value of real property within the area proposed for annexation. Said petition shall designate up to five of the petitioners as sponsors, and one whom shall be designated as the contact sponsor. The mailing address of each sponsor shall be included in the petition.
2) Attached to and as a part of the petition shall be an accurate survey plat of the property to be annexed, prepared by a surveyor licensed to practice in the State of Utah. The survey plat shall accurately describe the existing City boundaries and each individual ownership sought to be annexed and shall also include an accurate legal description of the property to be annexed.
3) There shall be attached to the annexation petition a full disclosure statement of how water resources shall be provided to the property to be annexed.
4) The annexation petition shall not propose annexation of any land area proposed for annexation to the municipality in a previously filed petition that has not been granted, denied, or rejected.
5) The annexation petition shall not propose annexation of any land area being considered for incorporation under Utah State Law.
6) On the date of filing the annexation petition with the City Recorder, the petition sponsor(s) shall also deliver or mail a copy of the petition to the County Clerk of Utah County and to the chair of the Planning Commission of each township in which any part of the area proposed for annexation is located.
7) There shall also be attached to the annexation petition a statement as to the anticipated timetable for development of the property to be annexed.
8) 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 utility services including but not limited to; Power, water, wastewater, secondary water, natural gas, telephone, and cable TV.

Procedure for Petitions and Plats

The procedure for processing annexation petitions and plats shall be as follows:

1) A petition (on a petition form provided by the City) and proper plat certified by a licensed surveyor shall be submitted (on a City of Saratoga Springs Petition Submittal form) to the City Recorder as set forth in Section 10-2-403, Utah Code Annotated, 1953, as amended, together with any other information required by the City staff to enable the staff to prepare an impact report to the City Council. All materials shall be provided with the petition prior to the City Recorder accepting the petition.
2) Prior to City Council action on the petition, the petition and plat shall be forwarded to the Development Review Committee who shall determine the feasibility of expanding the annexation boundaries.
3) The Development Review Committee shall complete, on timely basis not to exceed 60 days, an impact report on the proposed annexation. The impact report shall be forwarded to the Planning Commission for review and comment and then forwarded to the City Council.

4) If the City accepts the annexation petition, the petition shall be forwarded to the City Recorder for certification pursuant to section 10-2-405, Utah Code, as amended.
5) If the annexation petition is certified by the City Recorder, the City Council shall provide for public notice and a hearing as set forth in section 10-2-406, Utah Code, as amended.

Annexation Petition Review

Once the annexation petition has been accepted by the City Council, general annexation procedure shall be provided by the Utah Code; provided however, that the City Council shall not take final action on any petition until the same has been reviewed by the City of Saratoga Springs Development Review Committee and Planning Commission.

The Development Review Committee will review each annexation request and prepare an impact report with considerations and recommendation for the Planning Commission and City Council indicating an evaluation of the proposed annexation. The impact report shall include at least the following information:

1) The ability to meet annexation policy criteria.
2) An accurate map of the proposed annexation area showing the boundaries and property ownership within the area, the topography of the area and major natural features.
3) Current and potential population of the area and the current residential densities.
4) A review of existing and proposed land uses.
5) Statement as to how the proposed area, and/or its potential land use, would contribute to the achievement of the goals and policies of the City of Saratoga Springs General Plan.
6) Assessed valuation of the current properties.
7) A review of the potential demand on various municipal services, including, but not limited to, the following:
   a) Distance from existing utility lines.
   b) Special requirements.
   c) Distance to public schools, parks, and shopping centers.
   d) Traffic generated by expected land uses.
8) The affect that the annexation will have upon City boundaries and whether the annexation will ultimately create potential for islands, undesirable boundaries, and difficult service areas.
9) Specific timetable for extending services to the area and how these services will be financed.
10) Potential revenue versus service costs.
11) Recommendations or comments of other local government jurisdictions regarding the proposal and potential impact of the annexation on general county economic needs, goals, or objectives.

This Ordinance shall become effective upon passage by the Governing Body and posting by the City Recorder as required by the Utah Code.

ADOPTED AND PASSED by the Governing Body of the City of Saratoga Springs, Utah, this 14th day of January, 2003.

Signed: _____
Timothy L. Parker, Mayor

Attest: _____
City Recorder

CITY of SARATOGA SPRINGS CORPORATE SEAL STATE OF UTAH

1/23/03
Date

ORDINANCE NO. 12-7 (6-19-12)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH AMENDING THE CITY'S ANNEXATION EXPANSION AREA MAP; AMENDING THE ANNEXATION POLICY PLAN INCLUDING THE ADDITION OF COMMENTS RECEIVED BY AFFECTED ENTITIES AND THE CITY'S RESPONSE THERETO; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Utah Code section 10-2-401.5 provides that an annexation policy plan for the City must be adopted to establish the policy of the City for municipal annexation and to provide notice to citizens and affected entities in the City; and

WHEREAS, the City previously adopted an annexation policy plan, which included an annexation expansion area map; and

WHEREAS, the Council finds that is in the public interest to amend the original annexation policy plan to consider the modification of the annexation expansion area map as well as comments received from affected entities pertaining thereto; and

WHEREAS, all required public notices have been provided, all required public hearings and meetings have been held, and all comments on the proposed amended plan have been received and considered by the City of Saratoga Springs Planning Commission and City Council as required by law.

NOW THEREFORE, be it resolved by the City Council of the City of Saratoga Springs, Utah as follows:

1. The annexation policy plan for Saratoga Springs is hereby amended follows:

A statement addressing comments made by affected entities at or within ten days after the public meeting under Subsection (2)(a)(ii).

In May and June of 2012, the City of Saratoga Springs considered amendments to the City's annexation policy plan, specifically the annexation expansion area map contained therein. After the planning commission held its first public meeting, affected entities were given 10 days, per Utah Code section 10-2-401.5, to respond in writing to the proposed amendments. The City received comments from Steve Mumford, Eagle Mountain Planning Director, on May 16, 2012. In his letter, he mentioned the following concerns regarding the proposed amendments:

- Eagle Mountain requests that the City remove 240 acres from the annexation expansion area map because of a recent annexation by Eagle Mountain.

Saratoga Springs' Response: It is our understanding that Eagle Mountain City has not yet received a certificate of annexation from the Lieutenant Governor's office. Therefore, Saratoga Springs has not removed this property since the annexation process has not finalized.

- The Interpace property, as well as the Rocky Mountain Power and Kern River Gas easements, has always been included in Eagle Mountain's annexation expansion area.

  Saratoga Springs' Response: We do not dispute this. However, as stated by Mayor Love, it is the City's intent, if feasible, to honor the requests of property owners to choose which City they wish to annex into. Furthermore, a determination as to annexation policy is a legislative decision that is granted considerable deference under Utah law.

- Utah Code section 10-2-401.5 states that cities shall "attempt to avoid . . . overlaps with the expansion areas of other municipalities." Saratoga Springs is making a deliberate attempt at overlapping our boundary.

  Saratoga Springs' Response: The use of the word "attempt" means that this is not mandatory. Therefore, it is not illegal to include land that overlaps. In the case at hand, there is simply nothing the City can do to not overlap this land as the property owner has requested to be annexed into Saratoga Springs and it is the policy of the City to honor the requests of property owners to select for themselves the city they wish to annex into and the land use ordinances and policies they wish to be bound to.

- In 2009, a property owner specifically requested to be annexed into Eagle Mountain City. Eagle Mountain declined to annex this property due in part to concerns raised by Saratoga Springs.

  Saratoga Springs' Response: The Interpace property is significantly different than the property mentioned. For example, it is the City's understanding this property was not contiguous to Eagle Mountain, was outside of Eagle Mountain's ability to service, and was proposed solely for the purpose of acquiring municipal revenue, as prohibited by Utah Code section 10-2-402. Here, we are honoring the request of a property owner, are able to service this property, and are not annexing this property solely for the purpose of acquiring additional revenue.

- The cities have failed to work together in the annexing and planning of areas near each City's boundary, as required by the Cooperative Boundary Agreement dated May 18, 2010.

  Saratoga Springs' Response: The Cooperative agreement was discussed and approved during an Eagle Mountain City Council meeting. The written minutes of this meeting state: "The agreement doesn't legally bind either city, but it provides a framework for cooperative planning." While Saratoga Springs believes cooperation with Eagle Mountain City to be vital to the success of both cities, Saratoga Springs is not bound by the Cooperative Agreement and therefore can amend its annexation expansion area map to include the Interpace property.

- This property is next to Camp Williams, which has expressed opposition to the development of residential uses adjacent to Camp Williams.

  Saratoga Springs' Response: Saratoga Springs will listen to and value input from Camp Williams as to the future development of adjacent land. Saratoga Springs is involved with Camp Williams and the Joint Land Use Study (JLUS) study currently underway. Saratoga Springs has been involved in this process from the beginning.

Section 3. Annexation Expansion Area Map.

(attached as Exhibit A)

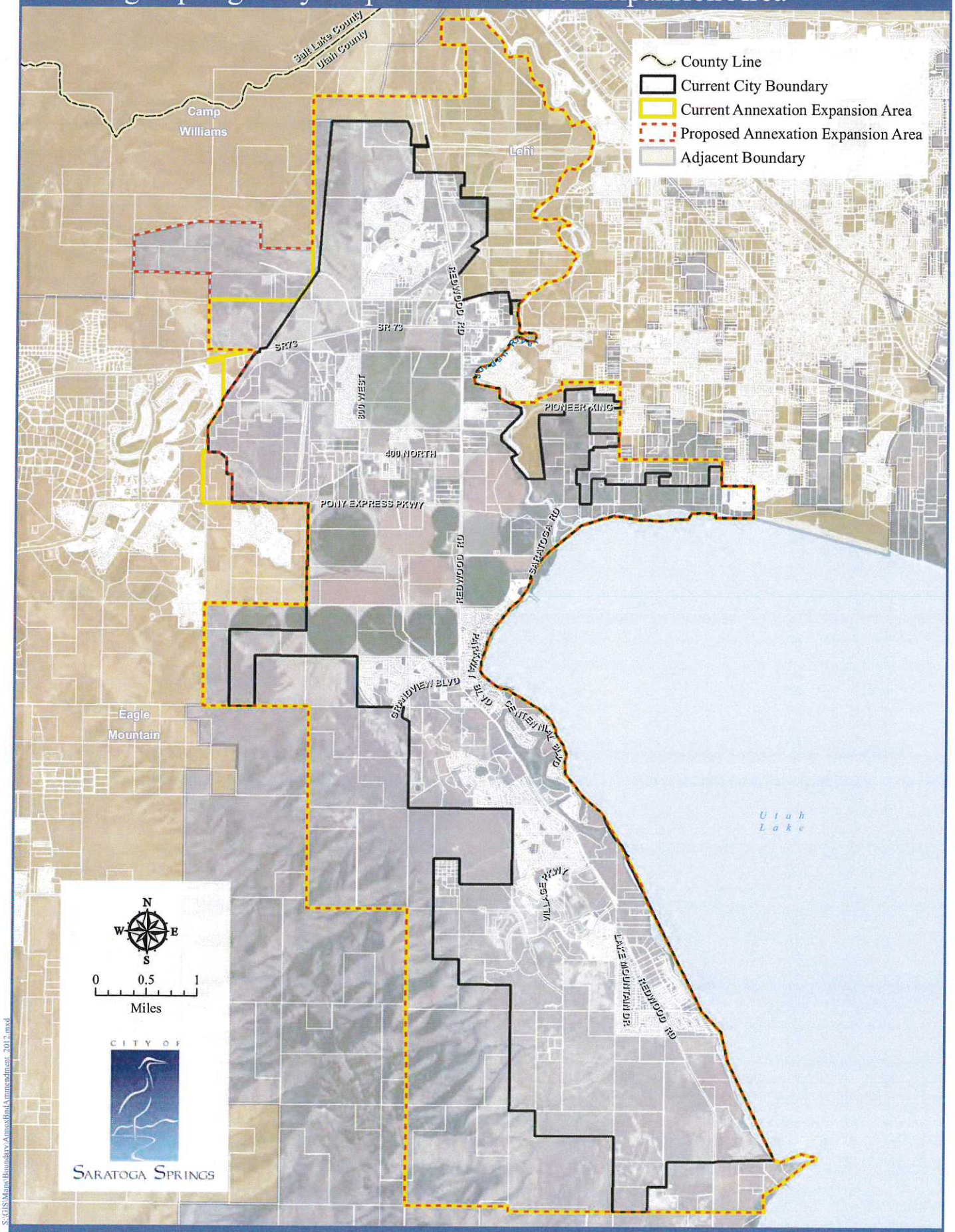
2. The annexation policy plan, as amended herein, shall be in force until it is amended or revised by the City Council of Saratoga Springs.

3. This Ordinance shall take effect immediately upon execution by the Mayor and attestation of the Recorder.

4. Within 30 days of passage of this Ordinance, the City Recorder is directed to submit a copy of the amended annexation policy plan, including the amended annexation expansion area map, to the legislative body of Utah County.

ADOPTED AND PASSED by the Governing Body of the City of Saratoga Springs, Utah, this 19th day of June, 2012.

Saratoga Springs City Proposed Annexation Expansion Area



S:\GIS\Maps\Boundary\Annex\BndAmmendment_2012.mxd

24 April 2012

Planning Commission
Staff Report

Site Plan and CUP
Discount Tire
Thursday, June 23, 2016
Public Hearing

Report Date:	June 16, 2016
Applicant:	Discount Tire (Scott Fournier)
Owner:	Amsource Saratoga NWC, LLC
Location:	1413 North Exchange Dr.
Major Street Access:	Exchange Drive
Parcel Number(s) & Size:	66:242:0003 – 1.325 acres (per pending plat amendment)
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Current Use of Parcel:	Vacant
Adjacent Uses:	Vacant, Medical Office
Previous Meetings:	None for this application
Previous Approvals:	None for this application
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Jamie Baron, Planner I

A. Executive Summary: The proposed Site Plan and Conditional Use Permit is for Discount Tire (Automotive Repair, Minor), located at 1413 North Exchange Drive, consisting of 1.325 acres and 35% landscaping.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the Discount Tire Site Plan and Conditional Use Permit, take public comment, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation, forwarding a negative recommendation, or continuing the application to a future meeting.

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

B. **Background:** On April 21, 2016, the City received an application for the Discount Tire Site Plan and Conditional Use Permit. The application is for an Automotive Repair, Minor business located at 1413 North Exchange Drive. The business only sells and installs tires and wheels. The parcel on which the site plan is located is part of the Walmart Subdivision. The size of the parcel was not adequate for the proposed use, so the owner of the property submitted a plat amendment application on March 11, 2016, which was approved on May 19, 2016. The plat amendment must be recorded prior the issuance of a building permit.

C. **Specific Request:** The applicant requests approval for a Site Plan and Condition Use Permit for an Automotive Repair, Minor business located at 1413 North Exchange Drive.

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 19.13.06 states that Development Review Committee (DRC) shall conduct an Architectural and Urban Design Review of all site plans. *The application was reviewed by the Development Review Committee (DRC) on May 2, 2016 and May 23, 2016 and the following comments on the elevations and site layout were provided.*

5/2/2016

- *Carry the other colors onto the receiving side, the faux columns and red around the doors.*
- *Mirror the layout so that the building backs Exchange Dr.*

Originally the DRC commented that the building needed to be moved. After further review the DRC decided that the applicant could keep the location of the building the same as long as the south elevation was changed to be the front of the building. Since the property was an edge use of the Walmart Subdivision and is therefore required to face the development, the business is an automotive oriented use, and that the reason for moving the building was to ensure that parking was in the rear and side of the building, this alternative would accomplish the requirements of the initial review comment.

5/23/2016

- *The site would not have to be mirrored if the front of the building is located on Crossroads Blvd, sot that the parking is on the rear and side of the building.*

The Site Plan included in Exhibit 3 is consistent with the comments provided. The applicant has added the faux column and red color to the receiving side as well as placed a door, addressing, and primary sign to the south elevation. A sidewalk connecting the existing sidewalk along Crossroads Blvd to the front door has been added to the site plan.

E. **Community Review:** Per Section 19.13.04, this item was noticed in The Daily Herald, the City website, and the Utah Public Notice Website. Each property owner within 300 feet of the subject property was also notified by postcard at least ten calendar days prior to the public hearing. No public comment has been received as of the date of this report.

F. **General Plan:** The Land Use Element of the General Plan indicates Regional Commercial as the following:

Regional Commercial. Regional Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities.

As Regional Commercial areas are to be located in close proximity to substantial roadways careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed.

Among the many tenants anticipated in these areas are large destination oriented businesses. With that in mind, individual sites shall be designed so as to make automobile access a priority. Even so, specific areas for pedestrian activity shall be designated and appropriately improved. Plazas and other features shall be provided as gathering places which should be incorporated so as to make each site an inviting place to visit.

Staff conclusion: *Consistent. The application is for an Automotive Repair, Minor business which is automobile oriented, and is listed as a Conditional Use in the Regional Commercial Zone. The site is located on the corner of two substantial roads.*

G. **Code Criteria:**

19.04, Zone – Complies
19.05, Supplemental Regulations – Complies
19.06, Landscaping – Complies
19.09, Off Street Parking – Can Comply

- The site requires 42 parking stalls and only 41 have been provided. The City Council may approve a maximum of 25% parking reduction.

19.11, Lighting – Can Comply with Conditions to modify lighting design.

- Arm and Bell design is required for parking lighting.
- Parking lighting poles shall not exceed 20’ in height.
- Parking lighting poles shall have a decorative base of at least 16 inches in height.
- All freestanding lighting fixtures shall be black.
- 50% of lights shall be turned off within 1 after closing and not turned on earlier than one half hour prior to the earliest employee shift.

19.12, Subdivision – Complies
19.13, Process – Complies
19.14, Site Plan – Complies
19.15, Conditional Use – Complies
19.18, Signs – Can Comply with condition to modify secondary sign.

- Secondary Signs shall not exceed 50% of the Primary Sign size. The secondary signs exceed 50% of the proposed primary sign.

19.27, Addressing – Complies

H. Recommendation and Alternatives:

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

Option 1 – Staff Recommendation, Positive Recommendation

"I move to **forward a positive recommendation** of the Discount Tire Site Plan and Conditional Use Permit with the Findings and Conditions in the Staff Report dated June 16, 2016:"

Findings

1. With conditions, the application complies with the criteria in sections 19.04, 19.05, 19.06, 19.09, 19.11, 19.12, 19.13, 19.14, 19.15, 19.18, and 19.27 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. All Fire Codes shall be met.
3. The Discount Tire Site Plan and Conditional Use Permit is recommended as shown in the attachment to the Staff report in Exhibit 3.
4. 42 parking stalls shall be provided, unless a reduction of 1 stall is approved by the City Council.
5. All lighting fixtures shall comply with the lighting standards in 19.11
6. The proposed secondary signage shall not exceed 50% of the primary sign size.
7. Rooftop access shall be from the interior of the building.
8. The plat amendment shall be recorded prior to building permit issuance.
9. All other code requirements shall be met.
10. Any other conditions or changes as articulated by the Planning Commission: _____.

Alternative 1 - Continuance

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

1. _____
2. _____

Alternative 2 – Negative Recommendation

The Planning Commission may also choose to forward a negative recommendation of the application. "I move to **forward a negative recommendation** of the Discount Tire Site Plan and Conditional Use Permit with the Findings below:

1. The Discount Tire Site Plan and Conditional Use Permit is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The Discount Tire Site Plan and Conditional Use Permit is not consistent with Section [19.04, 19.05, 19.06, 19.09, 19.11, 19.12, 19.13, 19.14, 19.15, 19.18, 19.27] of the Code, as articulated by the Planning Commission: _____.

I. Attachments:

1. City Engineer's Report (pages 6-7)
2. Location & Zone Map (page 8)
3. Site Plan (pages 9-27)
4. Planning Review Checklist (pages 28-41)

Planning Commission
Staff Report

Author: Gordon Miner, City Engineer
Subject: Discount Tire
Date: June 16, 2016
Type of Item: Site Plan Approval

Description:

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

B. Background:

Applicant:	*Scott M. Fournier*
Request:	*Site Plan Approval*
Location:	*1413 N Exchange Dr*
Acreage:	*1.325 Acres*

C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

D. Conditions:

A. Meet all engineering conditions and requirements in the construction of the project. Review and inspection fees must be paid and a bond posted as per the City's Development Code prior to any construction being performed on the project. Impact and water fees are due when pulling the building permit.

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

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

D. 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.

E. 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.

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

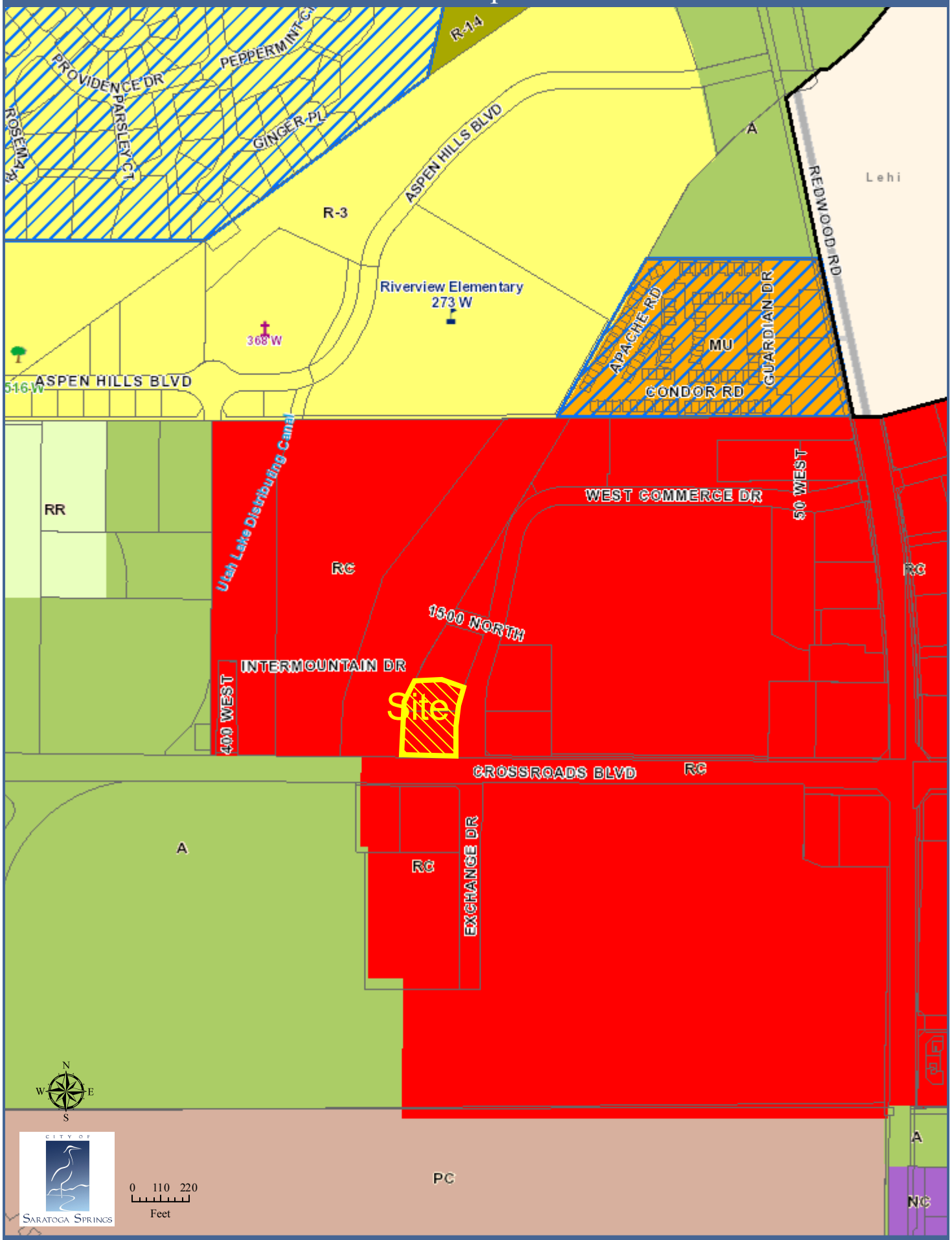
G. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

H. 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.

I. 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.

J. Detention basin shall be located a minimum of 10 feet from property lines.

Discount Tire Location and Zone Map



16 June 2016

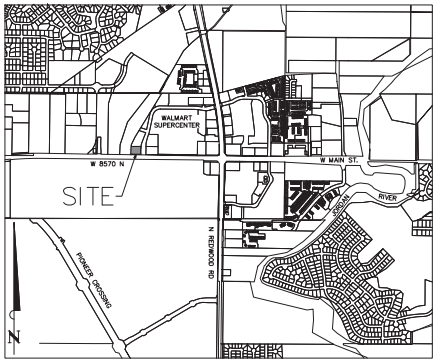
CIVIL IMPROVEMENT PLANS

FOR

DISCOUNT TIRE

1413 NORTH 250 WEST SARATOGA SPRINGS, UTAH 84045

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



VICINITY MAP
SARATOGA SPRINGS, UT
N.T.S.

QUANTITIES

PRIVATE WATER

ITEM DESCRIPTION	QUANTITY	UNIT
1-1/2" SCHEDULE 40 PVC WATER SERVICE	192	LF
FIRE HYDRANT ASSEMBLY	0	EA
8" C900 PVC FIRE LINE	271	LF
8"X1-1/2" TAPPING SLEEVE AND VALVE	0	EA
8"X18" TAPPING SLEEVE AND VALVE	1	EA
WALL MOUNTED 4-WAY FDC	1	EA

PRIVATE SEWER

ITEM DESCRIPTION	QUANTITY	UNIT
6" SDR 35 PVC SEWER PIPE	212	LF
4" SDR 35 PVC SEWER PIPE	18	LF
6" SANITARY SEWER CLEANOUT	4	EA
6"X4" SEWER WYE	1	EA
6"X6" SEWER WYE	3	EA
CONNECT TO EXISTING 6" SANITARY SEWER STUB	1	EA

PAVING/MISC.

ITEM DESCRIPTION	QUANTITY	UNIT
6" SINGLE CURB	0	LF
6" CURB AND GUTTER	823	LF
3" AC ON 8" ABC STANDARD DUTY PAVEMENT	3,110	SY
6" CONCRETE ON 8" ABC PAVEMENT	255	SY
4" CONCRETE SIDEWALK	1,940	SF
PERPENDICULAR SIDEWALK RAMP	1	EA

REMOVAL

ITEM DESCRIPTION	QUANTITY	UNIT
TREES	5	EA

EARTHWORKS

ITEM DESCRIPTION	QUANTITY	UNIT
CUT	250	CY
FILL	4050	CY
NET (FILL)	3800	CY

THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE QUANTITIES INVOLVED AND BASE HIS BID ON HIS OWN ESTIMATE.

SITE INFORMATION

TOTAL SITE AREA (ACCORDING TO APPROVED PLAT AMENDMENT)	57,722 S.F.	1.325 ACRES	100%
TOTAL BUILDING AREA	7,373 S.F.	0.17 ACRE	12.80%
TOTAL IMPERVIOUS AREA	30,600 S.F.	0.70 ACRE	53.0%
TOTAL LANDSCAPE AREA	19,749 S.F.	0.45 ACRE	34.2%
TOTAL NUMBER OF LOTS	1		
PARKING REQUIREMENTS	2 STALLS/BAY	6 BAYS	12 STALLS
	1 STALL PER EMPLOYEE ON MAX SHIFT.	30 EMPLOYEES	30 STALLS
			42 STALLS
	MAXIMUM ALLOWED	1.25 X MIN REQ'D	53 STALLS
PARKING STALLS PROVIDED			41 STALLS

PROJECT NARRATIVE

THE SCOPE OF THIS PROJECT CONSISTS OF THE BUILDING OF A NEW DISCOUNT TIRE RETAIL STORE IN SARATOGA SPRINGS, UTAH. THE OVERALL SITE, 1.34± ACRES NET, IS BOUNDED BY COMMERCE DRIVE TO THE EAST, CROSSROADS BLVD TO THE SOUTH, AN EMPTY LOT TO THE WEST, AND A COMMERCIAL STORAGE FACILITY TO THE NORTH.

THE PROPOSED ESTABLISHMENT IS A DISCOUNT TIRE STORE FOR THE RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS. THIS PROJECT PROPOSES THE CURRENT ZONING FOR THE PROPOSED SITE IS RC-REGIONAL COMMERCIAL. THE ZONING TO THE NORTH, SOUTH, AND WEST OF THE SITE IS RC-REGIONAL COMMECTIAL. THE PROPOSED ZONING WILL BE RC-REGIONAL COMMERCIAL.

HOURS OF OPERATION

THE DISCOUNT TIRE FACILITY WILL BE OPEN DURING THE FOLLOWING HOURS:
MONDAY – FRIDAY: 8:00AM – 6:00PM
SATURDAY: 8:00AM – 5:00PM
SUNDAY: CLOSED

FLOOD INFORMATION

THERE IS NO KNOW HISTORY OF FLOODING ASSOCIATED WITH THE SITE. HOWEVER, SPECIFIC RUNOFF OR STREET FLOW DEPTH ADJACENT TO THE SITE IS UNKNOWN. THE SITE LIES WITHIN AN AREA DESIGNATED AS FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD AND OUTSIDE THE 100-YEAR FLOODPLAIN, PER FLOOD INSURANCE RATE MAP, PANEL 115 OF 725, MAP NUMBER 49051C0115B WITH AN EFFECTIVE DATE JULY 17, 2002.

CONSULTANTS

OWNER/DEVELOPER:
DISCOUNT TIRE COMPANY, INC.
20225 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255
CONTACT: BILL SHRUM
PHONE: (480) 606-6838

SURVEYOR:
DIAMOND LAND SURVEYING, LLC
5243 S. GREENPINE DRIVE
MURRAY, UTAH 84123
CONTACT: NATHAN B. WEBER
PHONE: (801) 266-5099

MECHANICAL ENGINEER
IJ ENGINEERING GROUP, INC
21505 NORTH 78TH AVE, STE 125
PEORIA, AZ 85382
CONTACT: CESAR REYNA
PHONE: (303) 716-1270

GEOTECHNICAL ENGINEER
APEC, FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE INC.
9865 SOUTH 500 WEST
SANDY, UTAH 84070
CONTACT: DAVID K. FADLING, P.E.
PHONE: (801) 999-2002

CIVIL ENGINEER:
KIMLEY-HORN
215 S. STATE STREET, SUITE 400
SALT LAKE CITY, UT 84111
CONTACT: ZACH A. JOHNSON, P.E.
PHONE: (385) 212-3179

ARCHITECT
ARCHITECTURAL RESOURCE TEAM
99 EAST VIRGINIA AVE, STE 120
PHOENIX AZ, 85004
CONTACT: DEV PAWAR
PHONE: (602) 307-5399

ELECTRICAL ENGINEER
LARSON BINKLEY
310 WEST 20TH STREET, SUITE 200
KANSAS CITY, MO 64108
CONTACT: CHRIS LANGSTON
PHONE: (816) 997-9620

AGENCY CONTACTS

PLANNING :
SARATOGA SPRINGS PLANNING DEPT.
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UT, 84045
CONTACT:
PHONE: (801) 766-9793

GAS SERVICE:
QUESTAR
753 HONDA PARK DR
BLUFFDALE, UTAH 84065
CONTACT:
PHONE: (801) 324-5111

WATER DEPARTMENT:
SARATOGA SPRINGS PUBLIC WORKS DEPT.
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UT, 84045
CONTACT: SPENCER KYLE
PHONE: (801) 766-9793 EX. 112

ENGINEERING:
SARATOGA SPRINGS ENGINEERING DEPT.
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UT, 84045
CONTACT: GORDON MINER, P.E.
PHONE: (801) 766-6506

ELECTRIC:
ROCKY MOUNTAIN POWER
1407 N TEMPLE ST
SALT LAKE CITY , UTAH 84116
CONTACT:
PHONE: (888) 221-7070

SANITARY SEWER:
SARATOGA SPRINGS PUBLIC WORKS DEPT.
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UT, 84045
CONTACT: SPENCER KYLE
PHONE: (801) 766-9793 EX. 112

FIRE DEPARTMENT:
SARATOGA SPRINGS FIRE DEPARTMENT.
995 WEST 1200 NORTH
SARATOGA SPRINGS, UT, 84045
CONTACT: JESS CAMPBELL
PHONE: (801) 766-6505

TELEPHONE/CABLE:
CENTURY LINK
160 E UNIVERSITY PKWY
OREM, UTAH 84058
CONTACT:
PHONE: (801) 221-1006

STORM DRAIN:
SARATOGA SPRINGS PUBLIC WORKS DEPT.
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UT, 84045
CONTACT: SPENCER KYLE
PHONE: (801) 766-9793 EX. 112

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	GENERAL NOTES
C3	DEMOLITION PLAN
C4	SITE PLAN
C5	GRADING AND DRAINAGE PLAN
C6	UTILITY PLAN
C7	DETAILS
C8	DETAILS
C9	DETAILS
C10	DETAILS
C11	EROSION CONTROL COVER SHEET
C12	EROSION CONTROL PLAN
C13	EROSION CONTROL PLAN DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	IRRIGATION PLAN
L4	IRRIGATION DETAILS
L5	IRRIGATION DETAILS
ES1.0	SITE PHOTOMETRIC PLAN
1 OF 4	SIGN LOCATION – SITE PLAN
2 OF 4	SIGN LOCATION – AERIAL
3 OF 4	SIGN DETAILS
4 OF 4	SIGN DETAILS
A3.1	1ST FLOOR PLAN
A4	CONCEPTUAL ELEVATIONS
	CONCEPTUAL ELEVATIONS (COLOR)
1 OF 3	ALTA/ACSM LAND TITLE SURVEY
2 OF 3	ALTA/ACSM LAND TITLE SURVEY
3 OF 3	ALTA/ACSM LAND TITLE SURVEY

BASIS OF BEARING

PER DIAMOND LAND SURVEYING, LLC, THE BASIS OF BEARING IS NORTH 15°10'41" EAST BETWEEN THE FOUND BRASS CAP MONUMENTS IN WEST COMMERCE DRIVE AT POINT OF INTERSECTION OF CURVE TANGENTS AND AT A POINT OF CURVATURE IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS FROM THE UTAH STATE VRS SYSTEM. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOCAL GROUND SYSTEM FOR THIS SURVEY.

BENCHMARK

PER DIAMOND LAND SURVEYING, LLC, THE BENCHMARK IS THE TOP OF BRASS CAP MONUMENT AT THE INTERSECTION OF TANGENTS IN WEST COMMERCE DRIVE

ELEVATION=4579.82'

LEGAL DESCRIPTION

PARCEL 1:

OVERALL BOUNDARY DESCRIPTION-DTC SARATOGA SPRINGS BEING:

A PARCEL OF LAND LOCATED IN A PORTION OF LOTS 2 AND 3, SARATOGA WAL-MART SUBDIVISION, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY #171886:2007, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT ON THE EAST LINE OF LOT 2, SARATOGA WAL-MART SUBDIVISION, SAID POINT BEING SOUTH 78°31'29" WEST 38.96 FEET FROM A BRASS CAP MONUMENT LOCATED AT THE TANGENT INTERSECTION IN WEST COMMERCE DRIVE, SAID MONUMENT BEING SOUTH 58°02'09" WEST 1957.59 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14, AND RUNNING: THENCE 159.16 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT THENCE SOUTH 0°37'08" WEST 103.88 FEET ALONG SAID EAST LINE OF SAID LOT 3 TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89°23'01" WEST 206.78 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST LINE OF SAID LOT 3; THENCE NORTH 43°39'22" WEST 4.91 FEET TO THE WEST LINE OF SAID LOTS 2 AND 3; THENCE NORTH 02°48'17" EAST 199.77 FEET ALONG THE WEST LINE OF SAID LOTS 2 AND 3; THENCE NORTH 25°53'47" EAST 93.23 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE EAST 102.89 FEET; THENCE SOUTH 71°06'58" EAST 90.34 FEET TO THE SAID EAST LINE OF SAID LOT 2 THE POINT OF BEGINNING.

PARCEL 1A:

THE BENEFICIAL INTEREST PURSUANT TO THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("EOR") RECORDED SEPTEMBER 11, 2006 AS ENTRY NO. 118931:2006 OF THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PARCEL 1B:

THE BENEFICIAL INTEREST PURSUANT TO THAT CERTAIN GRANT OF EASEMENTS AND DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED MARCH 14, 2008 AS ENTRY NO. 30666:2008 OF THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PARCEL 1C:

THE BENEFICIAL INTEREST PURSUANT TO THAT CERTAIN GRANT OF EASEMENTS AND DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 23, 2009 AS ENTRY NO. 18054:2009 OF THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

NOTICE TO CONTRACTOR

KIMLEY-HORN AND ASSOCIATES, INC. HAS NOT BEEN RETAINED BY THE OWNER (DISCOUNT TIRE CO.) TO PROVIDE AS-BUILT SERVICES OR ACT AS THE DEVELOPER'S REGISTERED ENGINEER ON-SITE. THE CONTRACTOR SHALL PROVIDE APPROPRIATE PROFESSIONALS, INCLUDING AN ENGINEER, TO PROVIDE ALL NECESSARY AS-BUILT INFORMATION TO ENABLE ALL FINAL PERMITS, INSPECTIONS, SIGNOFFS AND CERTIFICATES TO BE ISSUED BY ALL NECESSARY JURISDICTIONS.

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
811 Know what's below. Call before you dig.
1-800-662-4111
www.bluestakes.org
Dig Safely.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DISCLAIMER:
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN SUCH. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

NO.	REVISION	DATE

Kimley»Horn
215 SOUTH STATE STREET, Suite 400
SALT LAKE CITY, UTAH 84111
(385) 212-3179

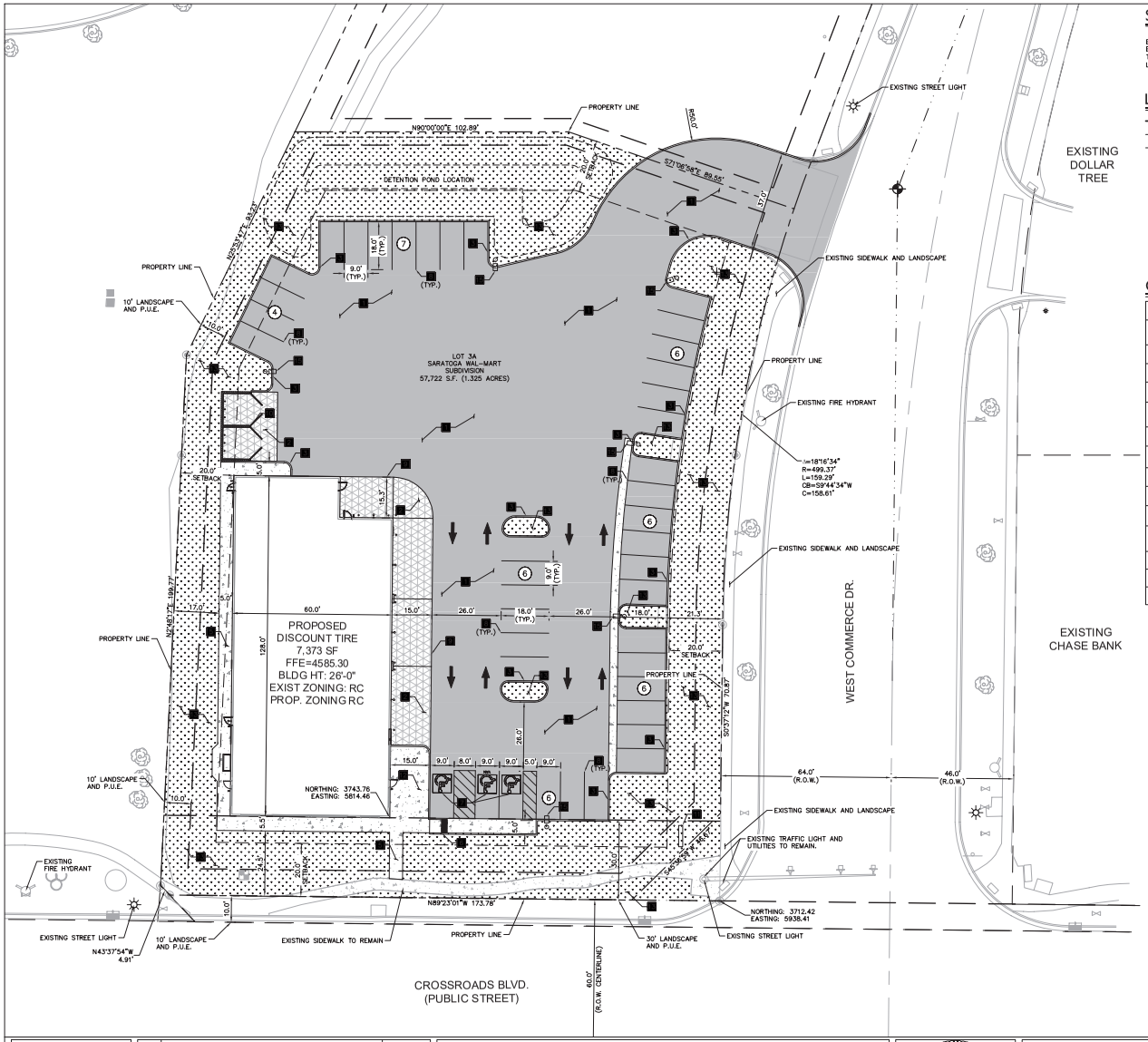
REGISTERED PROFESSIONAL ENGINEER No. 9253976-2202 ZACHARY ANDREW JOHNSON 4/8/2016 STATE OF UTAH
PREPARED UNDER THE DIRECT SUPERVISION OF: ZACHARY ANDREW JOHNSON UTAH REGISTRATION NO. 9253976-2202 FOR AND ON BEHALF OF KIMLEY-HORN

DISCOUNT TIRE

1413 NORTH 250 WEST
SARATOGA SPRINGS, UTAH

JOB NUMBER: 093534003
PROJECT MANAGER: ZAJ
DRAWN BY: JSC
REVIEWED BY: ZAJ DATE: 4/18/2016

SHEET TITLE: COVER SHEET
SHEET DESIGNATION: C1
SHEET NUMBER: 1 OF 13



SITE CALCULATIONS

BUILDING HEIGHT (MAX 50'):	26'-0"
BUILDING AREA:	7,373 SF
TOTAL LOT COVERAGE:	7,373 SF / 57,722 SF = 12.8%
LOT AREA NET (AC)	1.33± (57,722± SF)

LEGEND

- PROPOSED LEASE LOT LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- PROPOSED A.C. PAVEMENT
- PROPOSED HEAVY DUTY A.C. PAVEMENT
- PROPOSED CONCRETE SIDEWALK PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPE

CONSTRUCTION NOTES

■	CONSTRUCT STANDARD DUTY ASPHALT CONCRETE PER GEOTECH REPORT. SEE PAVEMENT DETAIL HEREON.
■	CONSTRUCT HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT PER GEOTECH REPORT. SEE PAVEMENT DETAIL HEREON.
■	CONSTRUCT 6" VERTICAL CURB AND GUTTER PER SARATOGA SPRINGS STD DETAIL ST-20 ON SHEET C7.
■	NOT USED.
■	CONSTRUCT CONCRETE SIDEWALK PER SARATOGA SPRINGS STD DETAIL ST-1 ON SHEET C7.
■	INSTALL PERPENDICULAR SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM PER SARATOGA SPRINGS STD DETAILS ST-5A AND ST-5B ON SHEET C7.
■	PAINT ADA PARKING PAVEMENT LEGEND.
■	PAINT 4" WIDE YELLOW 90° SOLID PARKING STRIPE.
■	TRANSITION CONCRETE PAVEMENT FROM FLUSH WITH TOP OF CURB TO 6" BELOW TOP OF CURB OVER CURB RADIUS.
■	INSTALL TRASH ENCLOSURE, REF ARCH PLANS FOR DETAILS.
■	MONUMENT SIGN, REF ARCH PLANS FOR DETAILS.
■	INSTALL BUILDING HARDSCAPE, REF ARCH PLANS FOR DEAILS.
■	LANDSCAPE AREA. REFERENCE LANDSCAPING AND IRRIGATION PLANS.
■	CONSTRUCT HEAVY DUTY ASPHALT CONCRETE PER GEOTECH REPORT. SEE PAVEMENT DETAIL HEREON.
■	PROPOSED SITE LIGHT, REFER SITE LIGHTING PLAN.

PROJECT INFORMATION

PROPOSED USED:	RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS
EXISTING ZONING:	RC-REGIONAL COMMERCIAL
PROP. ZONING:	RC-REGIONAL COMMERCIAL
ADJACENT ZONING:	RC-REGIONAL COMMERCIAL
JURISDICTION:	SARATOGA SPRINGS, UTAH

BUILDING/LANDSCAPE SETBACKS:	REQUIRED:	BLDG PROVIDED	LS PROVIDED
MINIMUM FRONT SETBACK:	20'BLDG/20'LS	30'	24.5'
MINIMUM SIDE SETBACK:	30'BLDG/10'LS	100'	20'
MINIMUM REAR SETBACK:	20'BLDG/10'LS	22'	17'

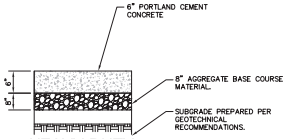
PARKING DATA

PARKING REQUIRED		
TIRE SHOP	2 STALLS PER SERVICE BAY	6 BAYS * 2 = 12 SPACES
	1 STALL PER EMPLOYEE (MAX SHIFT = 30 EMPLOYEES)	30 SPACES
	TOTAL REQUIRED	42 SPACES
PARKING PROVIDED		
	MAXIMUM ALLOWED SPACES	1.25 * REQUIRED = 53 SPACES
	STANDARD SPACES	38 SPACES
	ACCESSIBLE SPACES	3 SPACES
	TOTAL PROVIDED	41 SPACES
	LOADING SPACES	1 SPACE

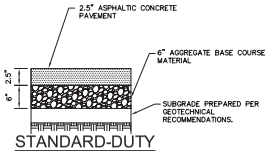
PROJECT NARRATIVE

THE SCOPE OF THIS PROJECT CONSISTS OF THE BUILDING OF A NEW DISCOUNT TIRE RETAIL STORE IN SARATOGA SPRINGS, UTAH. THE OVERALL SITE, 1.34± ACRES NET, IS BOUNDED BY COMMERCE DRIVE TO THE EAST, CROSSROADS BLVD TO THE SOUTH, AN EMPTY LOT TO THE WEST, AND A COMMERCIAL STORAGE FACILITY TO THE NORTH.

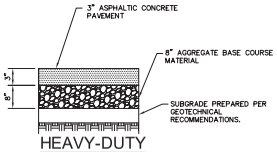
THE PROPOSED ESTABLISHMENT IS A DISCOUNT TIRE STORE FOR THE RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS. THIS PROJECT PROPOSES THE CURRENT ZONING FOR THE PROPOSED SITE IS RC-REGIONAL COMMERCIAL. THE ZONING TO THE NORTH, SOUTH, AND WEST OF THE SITE IS RC-REGIONAL COMMERCIAL. THE PROPOSED ZONING WILL BE RC-REGIONAL COMMERCIAL.



HEAVY DUTY CONCRETE PAVEMENT DETAIL
N.T.S.



STANDARD-DUTY ASPHALT PAVEMENT DETAIL
N.T.S.



HEAVY-DUTY ASPHALT PAVEMENT DETAIL
N.T.S.

NORTH

0 20' 40' 80'

SCALE: 1" = 20'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DISCLAIMER:
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN SUCH. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

NO.	REVISION	DATE

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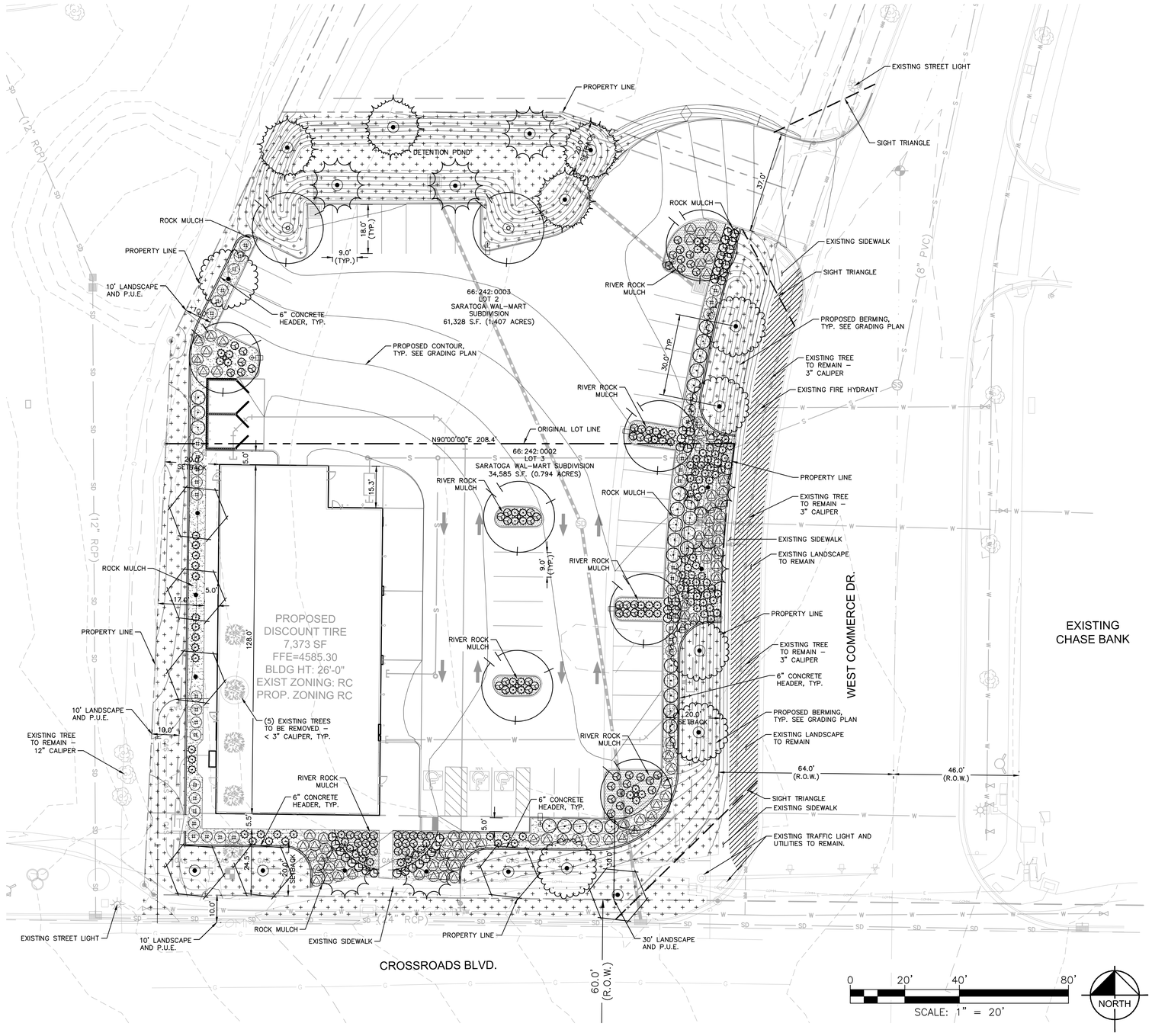
REGISTERED PROFESSIONAL ENGINEER
No. 9253976-2202
ZACHARY ANDREW JOHNSON
6/6/2016
STATE OF UTAH
PREPARED UNDER THE DIRECT SUPERVISION OF ZACHARY A. JOHNSON, P.E. UTAH REGISTRATION NO. 9253976-2202 FOR AND ON BEHALF OF KIMLEY-HORN

DISCOUNT TIRE

1413 NORTH 250 WEST
SARATOGA SPRINGS, UTAH

JOB NUMBER: 093534003
PROJECT MANAGER: ZAJ
DRAWN BY: JSC
REVIEWED BY: ZAJ DATE: 4/18/2016

SHEET TITLE: SITE PLAN
SHEET DESIGNATION: C4
SHEET NUMBER: 4 OF 13



LEGEND

CONCRETE PAVEMENT	EXISTING WATER LINE
CONCRETE SIDEWALK	PROPOSED FIRE LINE
ROADWAY CENTER LINE	PROPOSED ELECTRICAL LINE
PROPERTY LINE	EXISTING ELECTRICAL LINE
SETBACK/EASEMENT LINE	PROPOSED TELEPHONE LINE
PROPOSED SANITARY SEWER	EXISTING TELEPHONE LINE
EXISTING SANITARY SEWER	EXISTING COMMUNICATIONS LINE
DW — PROPOSED DOMESTIC WATER LINE	G — PROPOSED GAS LINE
	G — EXISTING GAS LINE

PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE (HxW)	WZ*	QTY
Acer platanoides 'Parkway' / **Parkway Maple**	2" Caliper, Single Trunk Full crown, B&B, specimen	30' x 20'	1	7
Gleditsia triacanthos var. Skyline / **Pyramidal Honeylocust**	2" Caliper, Single Trunk Full crown, B&B, specimen	35' x 30'	1	9
Picea mariana 'Golden' / **Golden Black Spruce**	6' ht. min., Full crown, B&B, specimen quality	25' x 15'	2	4
Pinus nigra / **Austrian Pine**	6' ht. min., Full crown, B&B, specimen quality	30' x 20'	1	7
Zelkova serrata 'City Sprite' / **City Sprite Zelkova**	2" Caliper, Single Trunk Full crown, B&B, specimen	24' x 18'	2	6
Existing tree to remain in place / **Species vary**				-

SHRUBS & GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE (HxW)	WZ*	QTY
Berberis thunbergii 'Crimson Pygmy' / **Crimson Pygmy Barberry**	5 Gal. 12" x 12"	24" x 30"	2	70
Calamagrostis x. acutiflora 'Karl Foerster' / **Karl Foerster Grass**	3 Gal. 24" ht.	36" x 24"	1	121
Helictotrichon sempervirens / **Blue Avena Grass**	3 Gal. 12" x 12"	24" x 24"	1	42
Juniperus horizontalis 'Limeglow' / **Limeglow Juniper**	1 Gal. 12" spr.	18" x 60"	0	88
Ligustrum vulgare 'Lodense' / **Lodense Privet**	5 Gal. 24" x 24"	48" x 60"	2	27
Spiraea x bumalda / **Bumald Spiraea**	5 Gal. 12" x 12"	36" x 36"	2	38

** **WZ** - Water Zone Classification identifies the amount of supplemental water a plant will need in order to survive once it is established. A classification of 0-1 indicates a need of 1" or less of supplemental water per month. A classification of 2 indicates a need of greater than 1" of supplemental water per month. Classifications of 0-1 are considered 'water conserving' or 'drought tolerant'*

MISCELLANEOUS

DESCRIPTION / SPECIFICATION	QTY
River Rock Mulch 4" Deep, 1-3" smooth River Rock (washed) with an underlayment of Dewitt Pro5 Weed Barrier. 'Mountain Blend' by American Stone (801-262-4300) or approved equal. Submit sample to Owner's Representative for approval. Rock mulch shall be laid at a density so that no landscape fabric is visible.	1,500 SF
Rock Mulch 2" Deep, 1" screened rock mulch with an underlayment of Dewitt Pro5 Weed Barrier. 'Cherokee Crushed' by American Stone (801-262-4300) or approved equal. Submit sample to Owner's Representative for approval. Rock mulch shall be laid at a density so that no landscape fabric is visible.	5,735 SF
Turf Bio Blue Turf - Biograss Sod Farms; 100% insect/disease free, thick healthy pad 2" min. soil base, laid tight, rolled	13,045 SF
Concrete Curb Edging 6" wide x 12" deep cast-in-place concrete mowstrip; see details	615 LF

SARATOGA SPRINGS LAND DEVELOPMENT CODE REQUIREMENTS

CODE SEC.	REQUIRED	PROVIDED
19.06.06	All deciduous trees minimum 2" caliper trunk	Provided
	All evergreen trees minimum 6' ht.	Provided
	Tree base clearance - 3' dia. at base of tree free from rock and turf	Provided
	Minimum 25% of shrubs shall be minimum 5-gallon size	(135) 35% Provided
	Maximum 70% turf (total landscape = 20,280 sf, max turf = 14,196 sf)	13,045 sf turf (64%)
	50% of all trees and shrubs shall be drought tolerant species	64% Shrubs / 70% Trees
	Rock: Minimum two separate colors, two different sizes, contrast to pavement	Provided
	Maximum 75% of landscape can be Planting and Shrub beds	37% Provided
	High-quality weed barrier is required	Provided
	All edging used between shrub beds and turf shall be concrete edging	Provided
	Plants shall be placed intermittently against building walls, fences, barriers	Provided
	Tree Preservation: (5) existing trees (less than 4" caliper); (5) replacements required (1:1 ratio).	Provided
19.09.08	Parking Lots: Minimum 1 tree per parking lot planter (single row) = 9 trees	9 Trees Provided
	Public Street Trees: Trees max. 30' spacing in park strip = 12 trees required	12 Trees Provided 30' o.c. max
19.06.07	Required Deciduous Trees = 7 trees / 15,000 sf + 1 tree / 3,000 sf add'l 9 Deciduous Site Trees Required	9 Deciduous Trees Provided
	Required Evergreen Trees = 5 trees / 15,000 sf + 1 tree / 3,000 sf add'l 7 Deciduous Site Trees Required	7 Evergreen Trees Provided
	Required Shrubs = 25 shrubs / 15,000 sf + 1 shrub / 3,000 sf add'l 27 shrubs required	386 Shrubs Provided

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State of Utah
CHRISTOPHER M ROSE
No. 9112943-5301
Licensed Landscape Architect
06/06/2016

DISCOUNT TIRE

1413 NORTH 250 WEST

SARATOGA SPRINGS, UTAH

JOB NUMBER: 093534003
PROJECT MANAGER: ZAJ
DRAWN BY: CMR
REVIEWED BY: ASB
DATE: 4/18/2016

SHEET TITLE: LANDSCAPE PLAN
SHEET DESIGNATION: LI
SHEET NUMBER: 1 OF 5

GENERAL LANDSCAPE NOTES

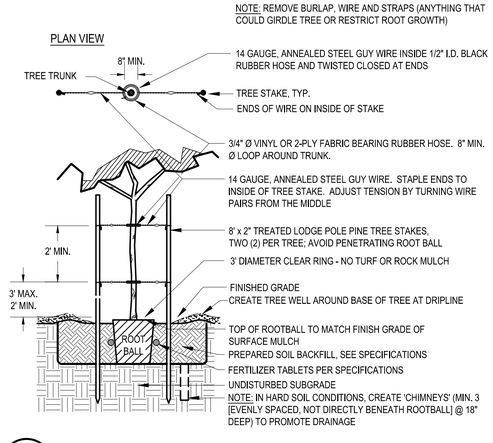
1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
12. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
13. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
15. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
17. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
18. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
19. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
20. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
21. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
22. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
23. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
24. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, WEED, INSECT, AND DISEASE CONTROL, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.

GENERAL LANDSCAPE NOTES (CONT.)

25. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
26. AREAS TO RECEIVE ROCK MULCH SHALL BE TREATED AT LEAST ONCE WITH AN HERBICIDE PRIOR TO PLANTING OPERATIONS, IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
27. ROCK MULCH SHALL EXTEND UNDER SHRUBS; TREES SHALL MAINTAIN A 3' DIAMETER CLEAR AREA AROUND THE TRUNK, FREE OF TURF AND ROCK MULCH.
28. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
29. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
30. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

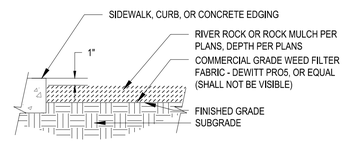
SARATOGA SPRINGS LANDSCAPE NOTES

1. PARK STRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARK STRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT OR SITE PLAN.
2. ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY WATERING, WEED REMOVAL, LAWN MOWING, OR ANY OTHER ACTIVITY REQUIRED TO MAINTAIN HEALTHY AND WELL-MANICURED LANDSCAPING.
3. TREES WHICH PROJECT OVER ANY SIDEWALK SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK.
4. LANDSCAPING AND FENCING SHALL MAINTAIN A CLEAR SIGHT TRIANGLE AS SPECIFIED IN SECTION 19.06.11.
5. LANDSCAPING IMPROVEMENTS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE BY POSTING A WARRANTY BOND AND ENTERING INTO A WARRANTY BOND AGREEMENT IN ACCORDANCE WITH SECTION 19.12.05.



1 TREE PLANTING AND STAKING

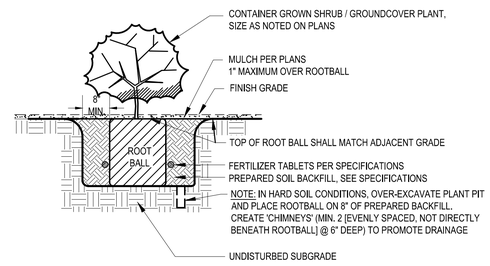
SCALE: N.T.S.



NOTE
1. COMPACT SUBGRADE TO 80% AND INSTALL WEED FILTER FABRIC PRIOR TO INSTALLATION OF MULCH AT REQUIRED DEPTH. KEEP TOP OF MULCH 1" BELOW ADJACENT WALKS, CURBS, OR OTHER HARD SURFACES.
2. MULCH SHALL BE INSTALLED SO WEED FILTER FABRIC IS NOT VISIBLE.

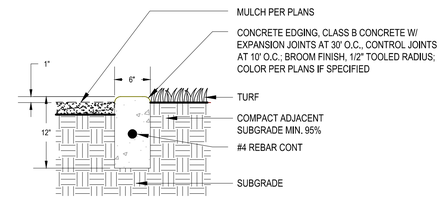
2 MULCH INSTALLATION

SCALE: N.T.S.



3 SHRUB / GROUND COVER PLANTING

SCALE: N.T.S.



4 CONCRETE CURB EDGING

SCALE: N.T.S.

AMENDED PLANTING BACKFILL MIX

MIX SHALL CONSIST OF: 1/2 PART 'NATIVE' SITE SOIL (NO ROCKS IN BACKFILL) & 1/2 PART MULCH (*HUMUS) *NATURAL FERTILE, FRIABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

SLOW-RELEASE FERTILIZER

FERTILIZER SHALL BE NON-TOXIC, SLOW RELEASE. IF TABLETS ARE USED, THEY SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL. FERTILIZER SHALL BE APPLIED AT THE RATES SPECIFIED BY THE MANUFACTURER.

FERTILIZER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO APPLICATION.

5 BACKFILL AND FERTILIZER NOTES

DISCLAIMER:
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NO.	REVISION	DATE

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CHRISTOPHER M ROSE
No. 9112943-5301
Licensed Landscape Architect
06/06/2016

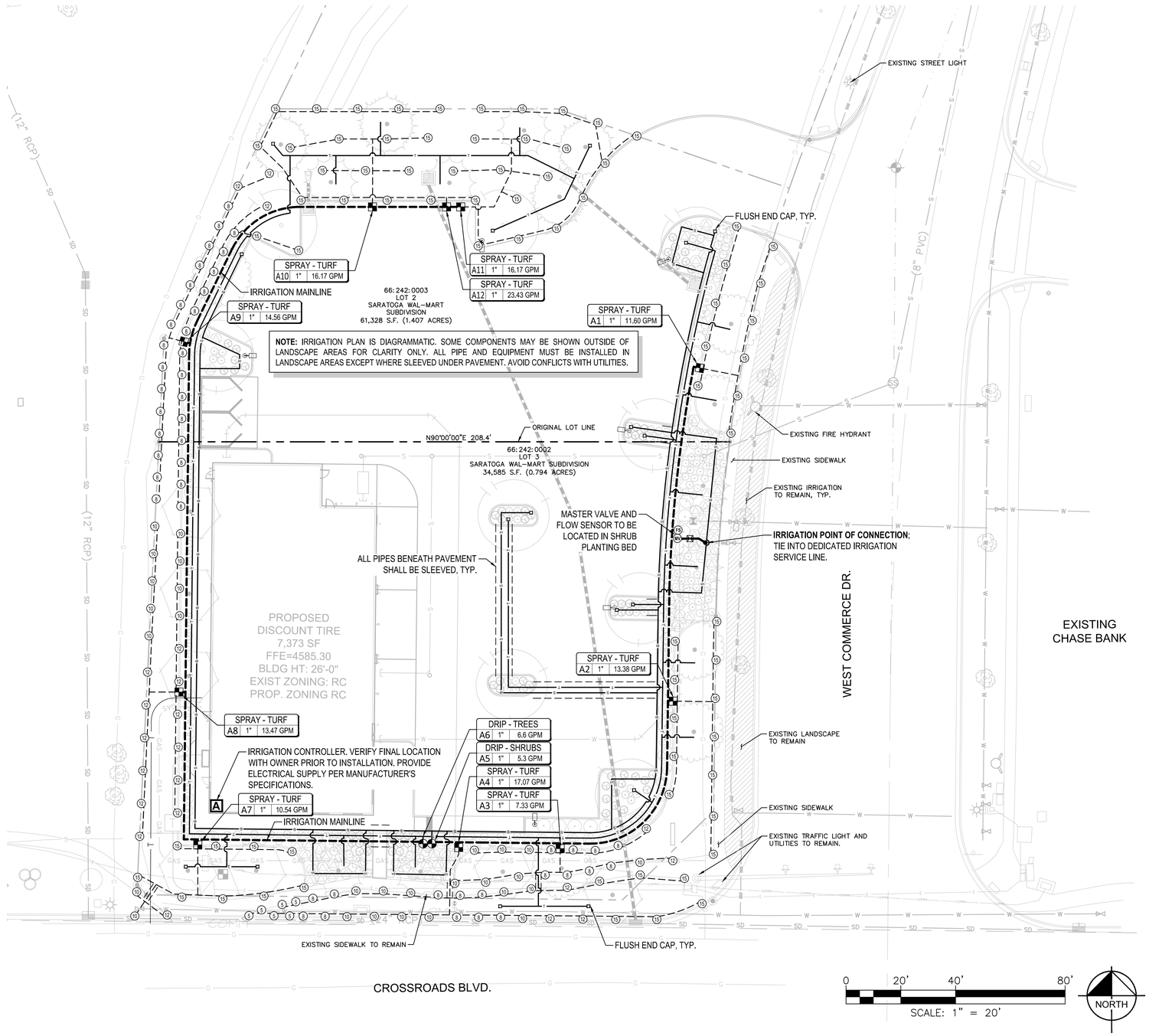
DISCOUNT TIRE

1413 NORTH 250 WEST

SARATOGA SPRINGS, UTAH

JOB NUMBER: 093534003
PROJECT MANAGER: ZAJ
DRAWN BY: CMR
REVIEWED BY: ASB
DATE: 4/18/2016

SHEET TITLE: LANDSCAPE DETAILS
SHEET DESIGNATION: L2
SHEET NUMBER: 2 OF 5



IRRIGATION LEGEND

SYMBOL	MANUFACTURER / DESCRIPTION	QTY
A	Toro TMC-424E-OD + TSM-8 expansion module, 12-Station Controller with wall-mounted locking metal cabinet, with Irritrol CL-100-Wireless weather sensor and module. Coordinate Final Location with Owner.	1
⊠	1" Irrigation Meter	1
MV	Toro P220-27-06 1-1/2" Master Valve with Compact EZR-100 Regulator module, Normally Closed	1
FS	Toro TFS-150 1-1/2" Flow Sensor, compatible with specified controller	1
	Toro DZK-TPV-1-LF 1" Drip Control Valve Kit with Filter, Pressure Regulator, and 1" SCH 80 PVC Ball Valve (Drip Zones)	2
	Toro P220-26-04 1" Electric Remote Control Valve (Turf)	10
	Flush End Cap	17
5	Toro 570Z PRX with Toro O-T-5 Precision Series Spray Nozzle (Red), 5' Radius, 6" Pop-Up, Radius Per Plans and Site Conditions	6
8	Toro 570Z PRX with Toro O-T-8 Precision Series Spray Nozzle (Green), 8' Radius, 6" Pop-Up, Radius Per Plans & Site Conditions	47
10	Toro 570Z PRX with Toro O-T-10 Precision Series Spray Nozzle (Blue), 10' Radius, 6" Pop-Up, Radius Per Plans & Site Conditions	28
12	Toro 570Z PRX with Toro O-T-12 Precision Series Spray Nozzle (Brown), 12' Radius, 6" Pop-Up, Radius Per Plans & Site Conditions	21
15	Toro 570Z PRX with Toro O-T-15 Precision Series Spray Nozzle (Black), 15' Radius, 6" Pop-Up, Radius Per Plans & Site Conditions	75
NOT SHOWN	SHRUBS: Bowsmith ML 200 Series Multi-Outlet Emitter (1.0 GPH outlet @ 20 PSI) with 90 degree elbow outlet for each distrbution tube. Install (1) per up to six shrubs. Install per details.	AS REQ'D
NOT SHOWN	TREES: Bowsmith ML 200 Series Multi-Outlet Emitter (2.0 GPH outlets @ 20 PSI) with 90 degree elbow outlet for each distribution tube. Install per details.	AS REQ'D

SLEEVES

SYMBOL	SIZE / DESCRIPTION	QTY
— — — —	2" SCH 40 / Spears or equal - for drip and spray laterals	244 LF
— — — —	4" SCH 40 / Spears or equal - for mainline	7 LF

Note: All irrigation pipe and control wire beneath paved surfaces shall be sleeved in independent sleeves, min. 2x the diameter of the pipe.

PIPE SCHEDULE

SYMBOL	SIZE / DESCRIPTION	QTY
▬ ▬ ▬ ▬	1" SCH 40 PVC Mainline	670 LF
—— T ——	SCH 40 PVC - Drip Tree Lateral - 1"	1,165 LF
—— S ——	SCH 40 PVC - Drip Shrub Lateral - 1"	1,040 LF
— — — —	SCH 40 PVC - Spray Lateral - ¾" - 1"	1,990 LF

PROVIDE AND INSTALL ALL LENGTHS, FITTINGS, AND RISERS AS NECESSARY FROM LATERAL PIPE TO EMITTER INSTALLATION AT EACH PLANT (SEE DETAILS).

CONTROL VALVE IDENTIFICATION

CONTROLLER AND ZONE	VALVE SIZE	ZONE TYPE	ZONE FLOW
A1	1"	DRIP-SHRUBS	-- GPM

IRRIGATION WINTERIZATION

THE SYSTEM AND ALL COMPONENTS MUST BE PROPERLY WINTERIZED TO PREVENT FREEZE-RELATED DAMAGE. CONTRACTOR IS RESPONSIBLE FOR WINTERIZATION MECHANISMS AND SHALL DISCUSS WINTERIZATION PROCEDURES AND EQUIPMENT WITH OWNER PRIOR TO CONSTRUCTION.

GENERAL IRRIGATION NOTES

1. CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
2. REFER TO DETAILS FOR INSTALLATION PROCEDURES.
3. SYSTEM DESIGN REQUIRES A STATIC PRESSURE OF 60 TO 75 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION INSTALLATION AND NOTIFY CONSULTANT AND OWNER'S REPRESENTATIVE OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT AND OWNER'S REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
4. ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE PER PLAN DETAILS. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE ENGINEERING PAVING PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK. SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN R.O.W. LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND POINT OF CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.
7. ANY SUBSTITUTIONS OR OMISSIONS OF IRRIGATION COMPONENTS AND EQUIPMENT MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.

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06/06/2016

DISCOUNT TIRE

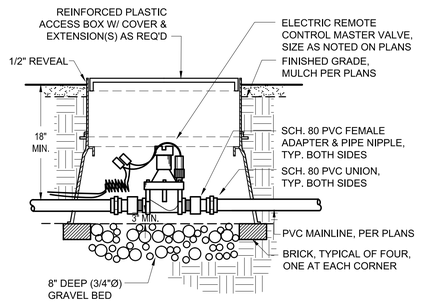
1413 NORTH 250 WEST

SARATOGA SPRINGS, UTAH

JOB NUMBER: 093534003
PROJECT MANAGER: ZAJ
DRAWN BY: CMR
REVIEWED BY: ASB
DATE: 4/18/2016

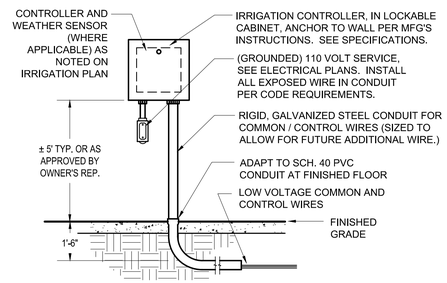
SHEET TITLE: IRRIGATION PLAN
SHEET DESIGNATION: L3
SHEET NUMBER: 3 OF 5

NOTES:
1. ALL WIRES TO BE INSTALLED PER LOCAL CODE. TAPE AND BUNDLE WIRES EVERY 7'. PROVIDE EXPANSION COIL AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" Ø PIPE 15 TIMES).
2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL.
3. ALL THREADED PVC JOINTS SHALL BE WRAPPED WITH TEFLON TAPE.



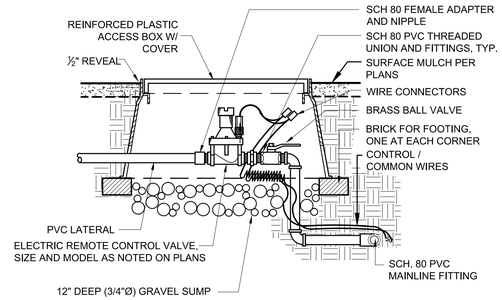
1 MASTER VALVE ASSEMBLY
SCALE: N.T.S.

NOTES:
1. COORDINATE INSTALLATION OF IRRIGATION CONTROLLER WITH OWNER'S REPRESENTATIVE. BEFORE INSTALLATION, OBTAIN APPROVAL FOR CONTROLLER LOCATION, WIRE ROUTING, AND PROPOSED CONNECTION TO ELECTRICAL SERVICE.
2. SECURE CABINET TO WALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS OR PER APPROVED SHOP DRAWINGS.



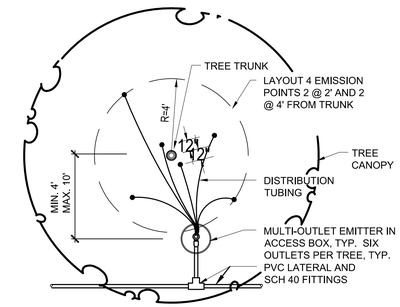
3 IRRIGATION CONTROLLER IN LOCKING CABINET
SCALE: N.T.S.

NOTES:
1. ALL WIRES TO BE INSTALLED PER LOCAL CODE. TAPE AND BUNDLE WIRES EVERY 7'. PROVIDE EXPANSION COIL AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" Ø PIPE 15 TIMES).
2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL.
3. ALL THREADED PVC JOINTS SHALL BE WRAPPED WITH TEFLON TAPE.



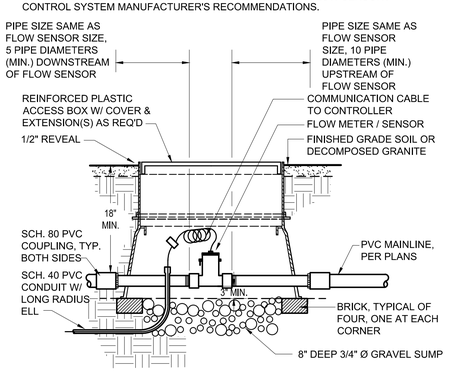
5 ELECTRIC REMOTE CONTROL VALVE
SCALE: N.T.S.

NOTE:
1. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12'-0". REFER TO LOCAL JURISDICTIONAL REQUIREMENTS; MAXIMUM ALLOWABLE LENGTH MAY BE LESS.
2. LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 2" ABOVE FINISHED GRADE.



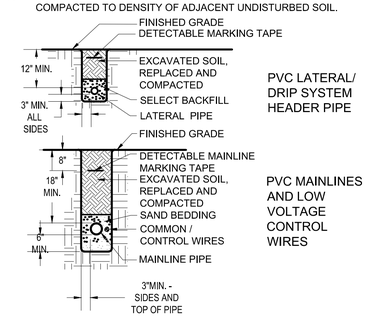
7 EMITTER DISTRIBUTION TUBING LAYOUT - TREES
SCALE: N.T.S.

NOTE:
PROVIDE PULSE DECODER, PULSE TRANSMITTER, PULSE TRANSMITTER POWER SUPPLY, AND SURGE PROTECTOR IN ACCORDANCE WITH FLOW SENSOR / CONTROL SYSTEM MANUFACTURER'S RECOMMENDATIONS.



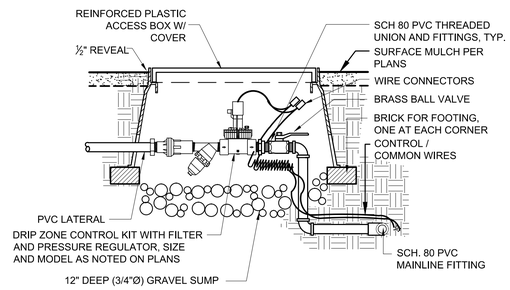
2 FLOW SENSOR ASSEMBLY
SCALE: N.T.S.

NOTES:
1. SELECT BACKFILL SHALL BE SAND OR SOIL FREE OF ROCKS AND STONES LARGER THAN 1/4" DIA.
2. BACKFILL MATERIAL SHALL BE WATERED IN AND COMPACTED TO DENSITY OF ADJACENT UNDISTURBED SOIL.



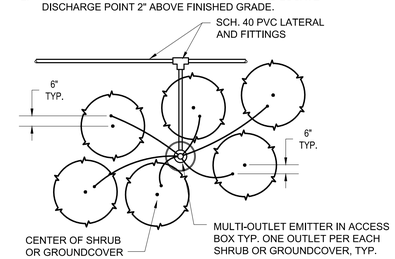
4 PIPE TRENCHING AND BACKFILL - MAINLINE, LATERALS, AND MARKING TAPE
SCALE: N.T.S.

NOTES:
1. ALL WIRES TO BE INSTALLED PER LOCAL CODE. TAPE AND BUNDLE WIRES EVERY 7'. PROVIDE EXPANSION COIL AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" Ø PIPE 15 TIMES).
2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL.
3. ALL THREADED PVC JOINTS SHALL BE WRAPPED WITH TEFLON TAPE.



6 DRIP ZONE CONTROL KIT
SCALE: N.T.S.

NOTES:
1. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12'-0". REFER TO LOCAL JURISDICTIONAL REQUIREMENTS; MAXIMUM ALLOWABLE LENGTH MAY BE LESS.
2. LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 2" ABOVE FINISHED GRADE.



8 EMITTER DISTRIBUTION TUBING LAYOUT - SHRUBS
SCALE: N.T.S.

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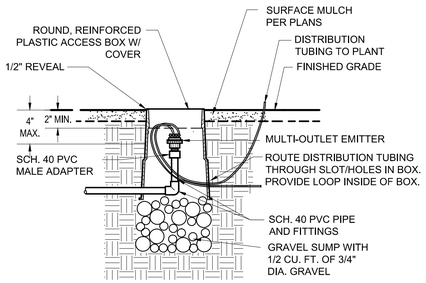
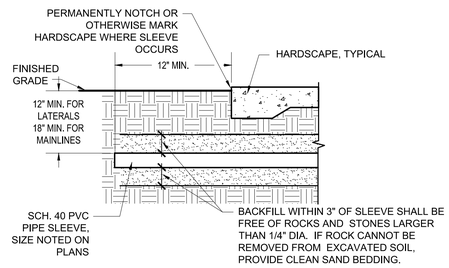
SHEET TITLE: IRRIGATION DETAILS
SHEET DESIGNATION: L4
SHEET NUMBER: 4 OF 5



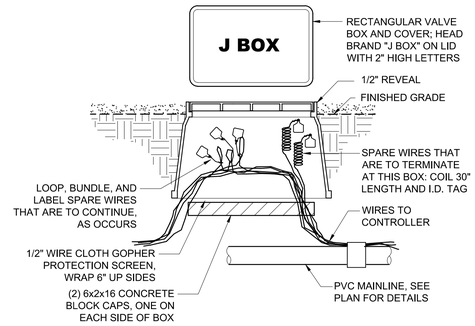
9 MULTI-OUTLET EMITTER

SCALE: N.T.S.



11 MAINLINE AND LATERAL PIPE SLEEVING

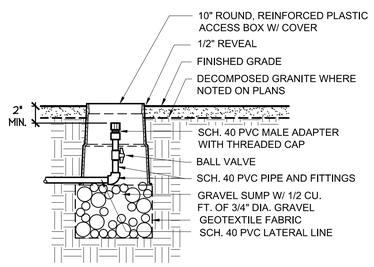
SCALE: N.T.S.



12 IRRIGATION WIRING JUNCTION BOX

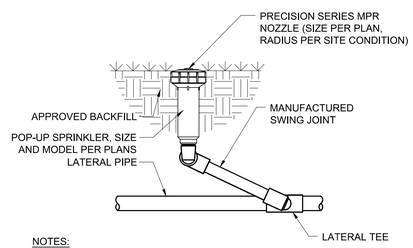
SCALE: N.T.S.

IR-113



10 LATERAL FLUSHING END CAP

SCALE: N.T.S.



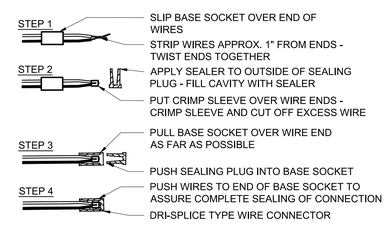
NOTES:
1. INSTALL SPRINKLER AT FINISH GRADE.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DETAILS.

12 SPRAY HEAD

SCALE: N.T.S.

IR-106

NOTES
1. FOR WIRE SIZES NO. 14, 12, AND 10, ALL CONNECTIONS IN VALVE BOXES ONLY.
2. INSTALL SPEARS DS-100 DRI-SPLICE CONNECTORS WITH DS-300 SEALANT.



13 IRRIGATION WIRE CONNECTION

SCALE: N.T.S.

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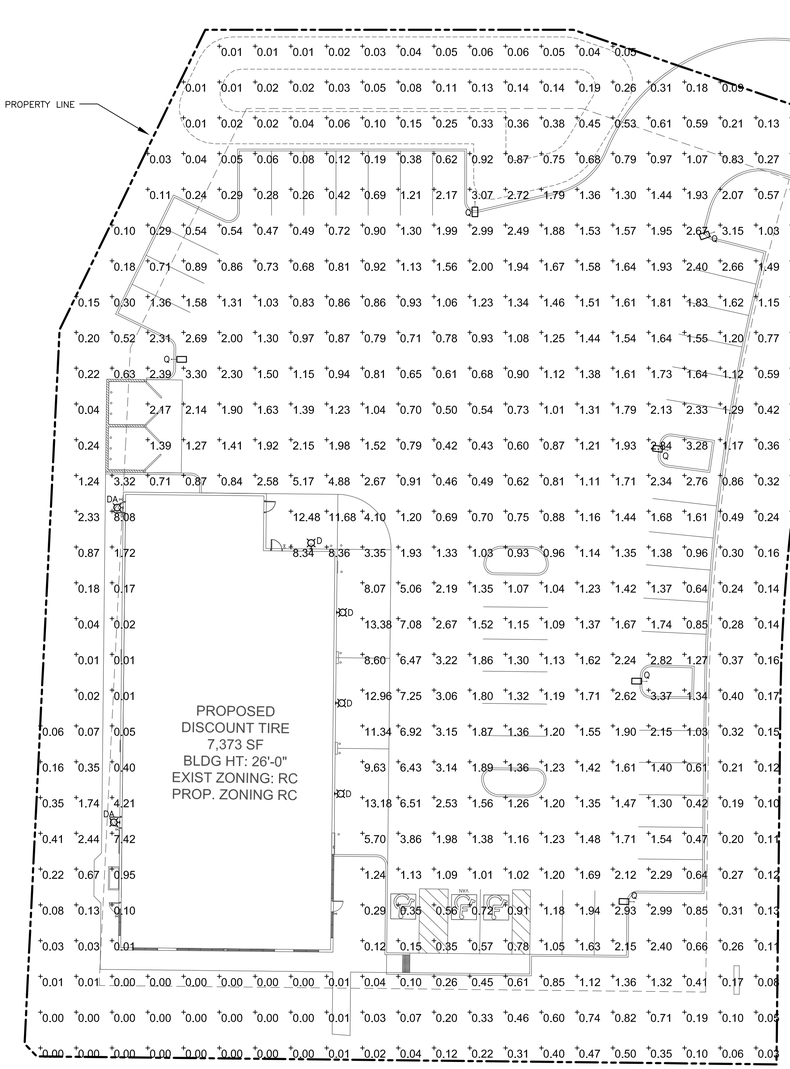
SHEET TITLE: IRRIGATION DETAILS
SHEET DESIGNATION: L5
SHEET NUMBER: 5 OF 5

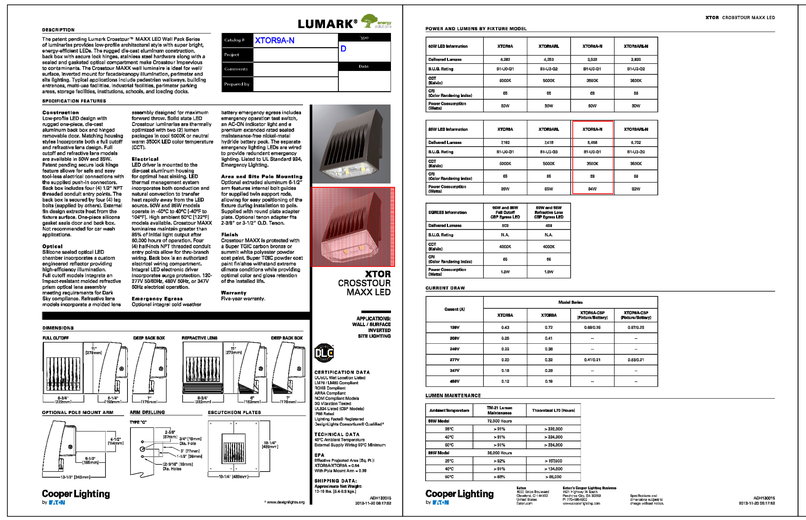


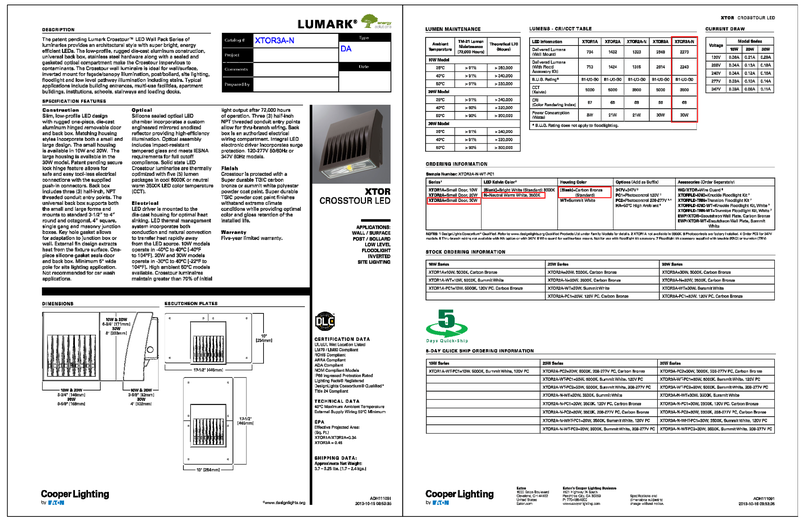
NORTH TRUE

01 SITE PHOTOMETRIC PLAN

SCALE: 1:20

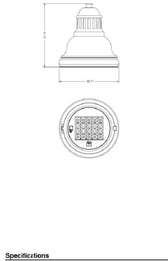
CALCULATION SUMMARY					
AREA	SYMBOL	SPACING	AVE.	MAX.	MIN.
SITE PHOTOMETRIC PLAN	+	10'-0"	1.26	13.38	0.00


LUMARK
XTOR CROSSTOUR MAXX LED
POWER AND LUMENS BY FIXTURE MODEL
ORDERING INFORMATION
STOCK ORDERING INFORMATION
5 Days Quick-Ship
5-DAY QUICK SHIP ORDERING INFORMATION
Cooper Lighting


LUMARK
XTOR CROSSTOUR LED
LUMEN MAINTENANCE
LUMENS - CRI/CCT TABLE
CURRENT DRAW
ORDERING INFORMATION
STOCK ORDERING INFORMATION
5 Days Quick-Ship
Cooper Lighting

Westbrooke LEDGINE (CXF14) Specification Sheet

Project Name: Location: MFG: Philips Hadco
Fixture Type: Q Catalog No: Qty:



Ordering Guide

Example: CXF14 32 A 2 N A 3 N A F

Product Code	CXF14	Westbrooke LEDGINE
LED SOURCE	32	32 LED'S
	48	48 LED'S
	64	64 LED'S
	80	80 LED'S
Finish	A	Black
	B	White
	C	Verde
	D	Bronze
	E	Green
Optics	2	Type II
	3	Type III
	4	Type IV
	5	Type V
Color Temperature	3K	4000K
Voltage	A	120-277 VAC
	N	347-480 VAC
Driver Current	2	350 mA
Dimming Control	N	None
	D1	0-10V, 25% Reduction
	D2	0-10V, 50% Reduction
	D3	0-10V, 75% Reduction
	D4	0-10V, 90% Reduction
	DC	4-10V, 25% Reduction
	DD	4-10V, 50% Reduction
	DE	4-10V, 75% Reduction
	DF	4-10V, 90% Reduction
Surge Suppression	A	10KV/10kA
Options	N	None
	F	Fused Spinning
	H	Hinged

*1 Can not use B Voltage (347-480VAC) and can not use Dimming (DA-D)options with the SOLID fused option.
*2 Dimming not available with 347~480V (B) option.

Specifications

APPLICATIONS:
The CXF14 is the perfect LED solution for decorative street lighting and is the ideal luminaire for both new and retrofit installations. Other application locations include: residential streets, city streets, campuses and parking lots. The performance, energy savings, and uniformity of this luminaire make it an ideal pendant LED solution.

CONSTRUCTION:
Free of lead, mercury or other hazardous chemicals, the CXF14 is fully recyclable. The housing is constructed of low copper die-cast aluminum and 0.090" thick spun aluminum. The hinged lens frame is cast aluminum with a stainless steel spring latch for tool-less lamp access. All non-ferrous fasteners prevent corrosion and ensure longer life. Mounting options include side arm, top arm and wall mount.

LED SPECIFICATIONS:
Refer to IES files for energy consumption and delivered lumens for each option. Based on in-situ thermal testing and data from Philips Lumileds and Philips Advance, fixture can operate at ambient temperatures up to 70 lumen maintenance @ 25°C. The Philips LEDGINE uses Philips Lumileds LEDs. Color temperatures available are ANSI 3K, 4000K/CCT. Due distributions are available including Type 2, 3, 4 and 5.

ELECTRONIC DRIVER:
The driver included in the LEDGINE Products is the Philips Advance XEXANUM LED driver. Standard driver offers 0-10V dimming capability and universal voltage input from 120-277VAC or 347-480VAC. 3D LED options are not available with 0-10V dimming or 347-480V. Input frequency is 50-60Hz and all XTAN/XUM drivers are RoHS compliant. The driver has <3% surge suppression built in, additional 10kV/10kA surge suppression supplied.

FINISH:

ISO 9001:2009 Registered Page 1 of 2

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
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LARSON BINKLEY

Larson Binkley, Inc.
310 W 20th Street, Suite 200
Kansas City, MO 64108

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F 816-997-9602
larsonbinkley.com

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LICENSED PROFESSIONAL ENGINEER 6791687-2202 TIMOTHY W. DANNER STATE OF UTAH

NO.	REVISION	DATE

ART ARCHITECTURAL RESOURCE TEAM

STAMP

DISCOUNT TIRE

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THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

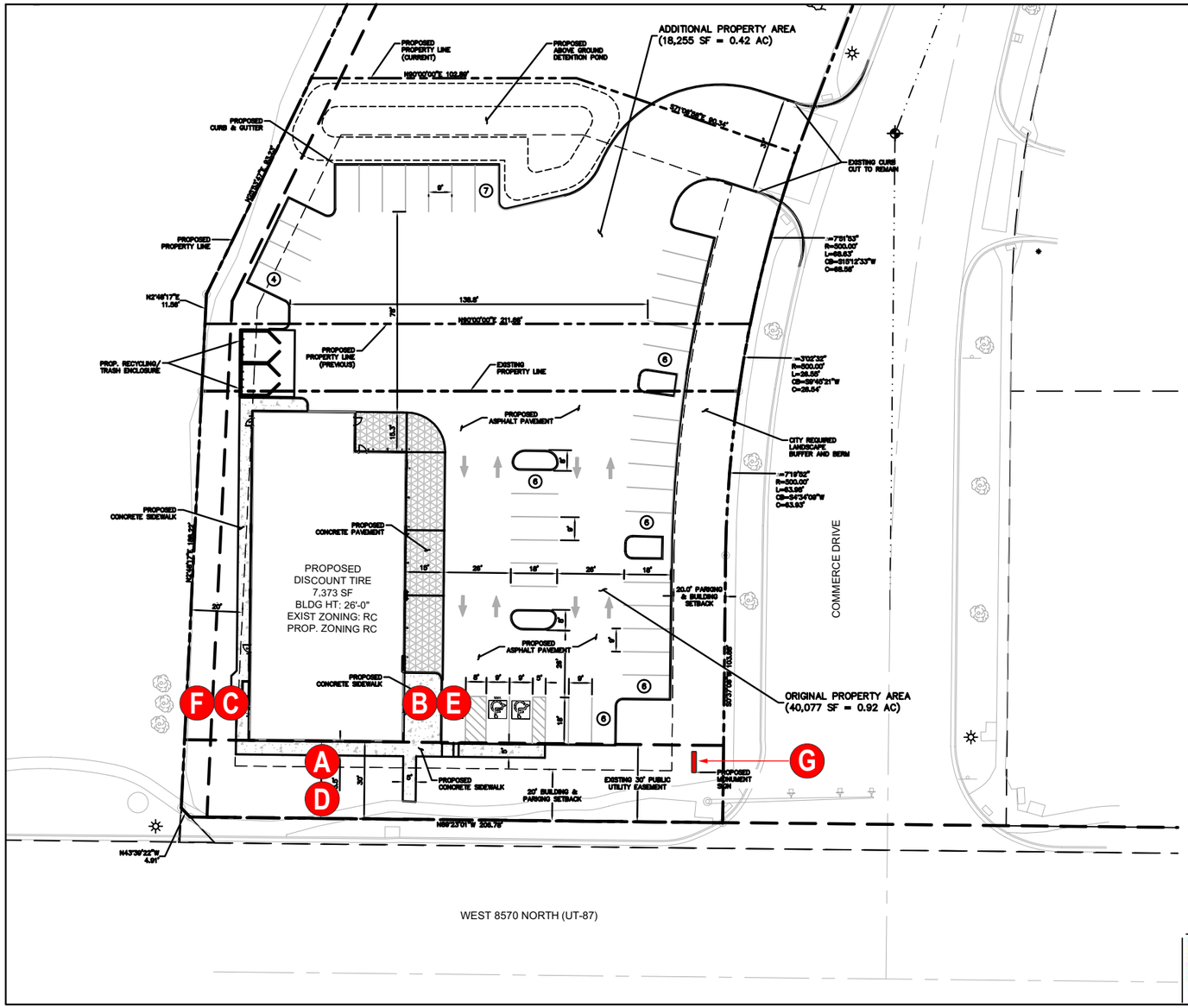
DISCOUNT TIRE
SARATOGA SPRINGS, UT

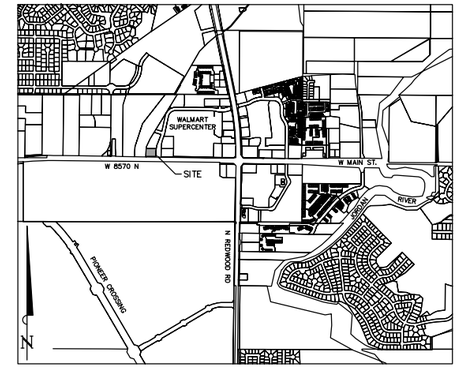
JOB NUMBER: UTS 10913
PROJECT MANAGER: CHRIS LANGSTON
PREPARED BY: LARSON BINKLEY, INC PH: (816) 997-9620 FAX: 816) 997-9601
DRAWN BY: CAN

SHEET TITLE: SITE PHOTOMETRIC PLAN
DATE: 04-05-2016

SHEET NUMBER: ES1.0

0120100335_ES10.dwg 12-05-11 09:50 Grant.Mirosh





VICINITY MAP
SARATOGA SPRINGS, UT
N.T.S.

PROJECT INFORMATION

PROPOSED USED:	AUTOMOTIVE REPAIR (MINOR)
EXISTING ZONING:	RC (REGIONAL COMMERCIAL)
PROP. ZONING:	RC (REGIONAL COMMERCIAL)
ADJACENT ZONING:	NORTH – RC (REGIONAL COMMERCIAL) EAST – RC (REGIONAL COMMERCIAL) WEST – RC (REGIONAL COMMERCIAL)
JURISDICTION:	SARATOGA SPRINGS, UTAH

BUILDING/LANDSCAPE SETBACKS:	REQUIRED	BLDG PROVIDED	LS PROVIDED
MINIMUM STREET SETBACK:	20'BLDG/20'LS	21.0'	20.0'
MINIMUM COMMERCIAL SETBACK:	0'BLDG/0'LS	0'	0'

SITE CALCULATIONS

BUILDING HEIGHT (MAX 35'):	26'-0"
BUILDING AREA:	7,373 SF
TOTAL LOT COVERAGE:	7,373 SF / 58,332 SF = 12.6%
LANDSCAPED AREA REQUIRED:	20% OF NET AREA
LANDSCAPED AREA:	16,464 SF / 58,332 SF = 28.2%
LOT AREA	NET (AC) 1.34± 58,332± SF

PARKING REQUIREMENTS

PARKING REQUIRED:
TIRE SHOP:

2 STALLS / SERVICE BAY	6 BAYS*2 = 12 SPACES
1 STALLS / EMPLOYEE – MAX SHIFT	15 MAX EMPLOYEES = 15 SPACES
TOTAL REQUIRED	27 SPACES

PARKING PROVIDED:

STANDARD:	38 SPACES
ACCESSIBLE:	3 SPACES
TOTAL	41 SPACES

LOADING SPACE 1 SPACE

LEGEND

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- BUILDING & PARKING SETBACK

DEVELOPER

DISCOUNT TIRE CO. INC.
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
FAX: (480) 606-6000
CONTACT: BILL SHRUM

CIVIL ENGINEER

215 SOUTH STATE STREET
PARKSIDE TOWER BLDG., SUITE 400
SALT LAKE CITY, UT 84111
PH: (385) 212-3179
CONTACT: ZACH JOHNSON

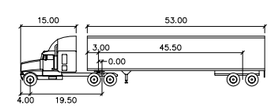
PROJECT NARRATIVE

THE SCOPE OF THIS PROJECT CONSISTS OF THE BUILDING OF A NEW DISCOUNT TIRE RETAIL STORE IN SARATOGA SPRINGS, UTAH. THE OVERALL SITE, 1.340 ACRES NET, IS BOUNDED BY A VACANT PARCEL TO THE NORTH, A VACANT PARCEL TO THE WEST, W 8570 N STREET (UT-87) TO THE SOUTH, AND COMMERCE DRIVE TO THE EAST.

THE PROPOSED ESTABLISHMENT IS A DISCOUNT TIRE STORE FOR THE RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS. THIS PROJECT PROPOSES THE CURRENT ZONING FOR THE PROVIDED SITE REMAIN AS IT EXISTS, REGIONAL COMMERCIAL (RC). THE ZONING TO THE NORTH, SOUTH AND EAST OF THE SITE IS REGIONAL COMMERCIAL (RC).

NOTE:

1. SITE WILL BE DEVELOPED UNDER A CONDITIONAL USE PERMIT FROM THE CITY FOR AN AUTOMOTIVE REPAIR (MINOR) USE WITHIN THE CURRENT REGIONAL COMMERCIAL (RC) ZONE.
2. VEHICULAR ACCESS IS LIMITED TO THE SITE TO A SINGLE PROPOSED ACCESS DRIVE, THRU THE ADJACENT PROPERTY TO THE NORTH, DUE TO THE REQUIREMENT THAT THE EXISTING CURB CUT ON THE WEST SIDE OF COMMERCE DRIVE MUST BE USED. CROSS/SHARED ACCESS WILL BE REQUIRED WITH THE PROPERTY TO THE NORTH.
3. WB-67 DELIVERY TRUCK MANEUVERING IS ACHIEVED WITH THE CURRENT SITE LAYOUT.
4. SARATOGA SPRINGS FIRE DEPARTMENT REQUIRES MINIMUM 26' DRIVE AISLES FOR FIRE ACCESS, AND NECESSITATES THE ABILITY FOR A 48' FIRE APPARATUS TO MANEUVER INTO, AROUND AND OUT OF THE SITE. FIRE APPARATUS MANEUVERABILITY IS ACHIEVED WITH THE CURRENT SITE LAYOUT.



WB-67 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. BLUE STAKES OF UTAH 1-800-662-4111 Dig Safely. 811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE PLAN
Scale: Not to Scale

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San Antonio, TX 78220
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Client: DISCOUNT TIRE - UTS 10913
Address: 1400 BLOCK COMMERCE DR
Location: SARATOGA SPRINGS, UT 84045
Sales: HOUSE Designer: GD
Date: 02/17/16 PM TG

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R1) 6/7/16 ADD CODE NOTES / ADD SIGNAGE TO BLDG - RB
R2) 6/7/16 ADD ADDRESS NUMERALS TO BLDG - RB

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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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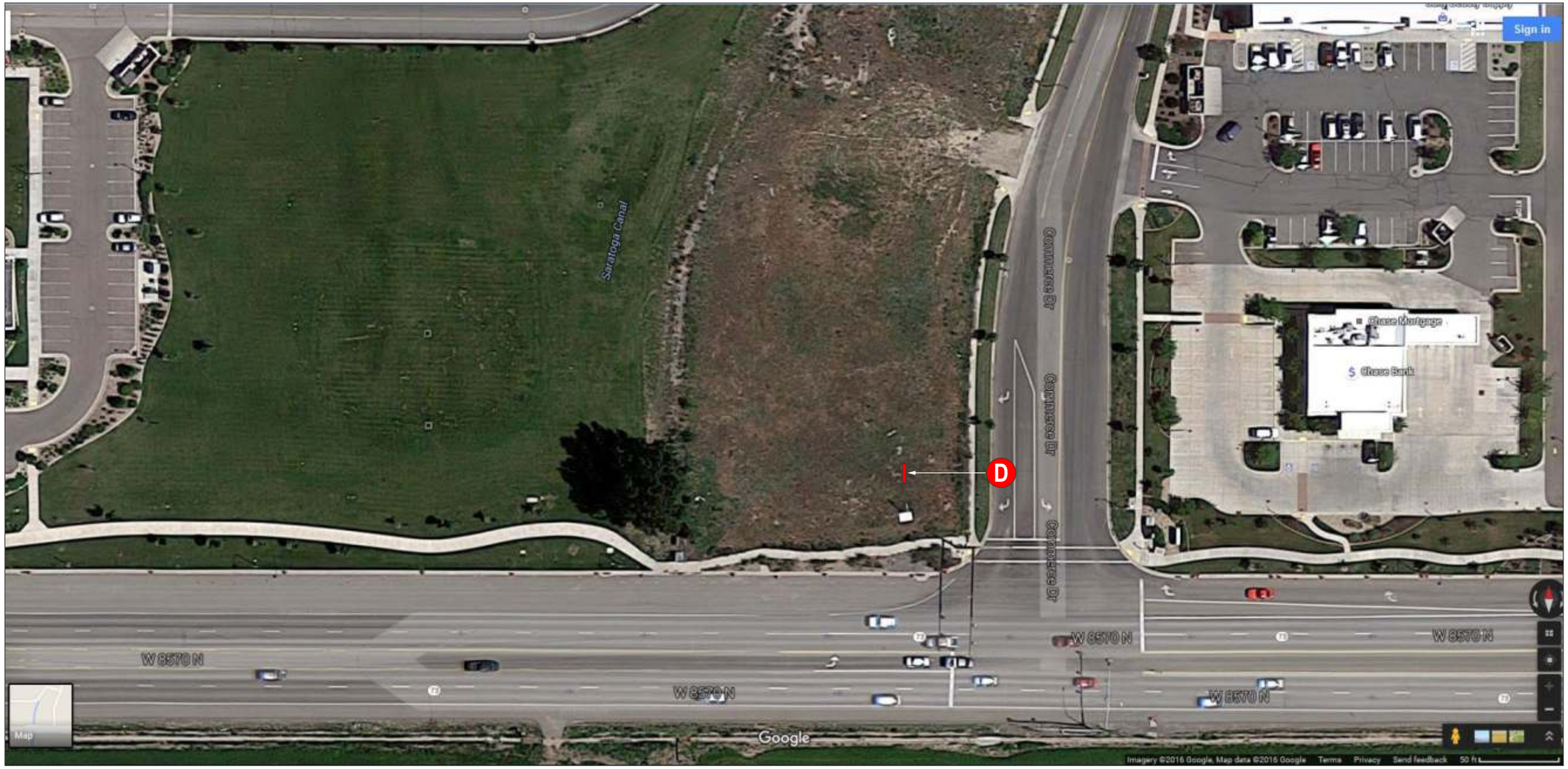
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID149699



GOOGLE SHOT
Scale: Not to Scale

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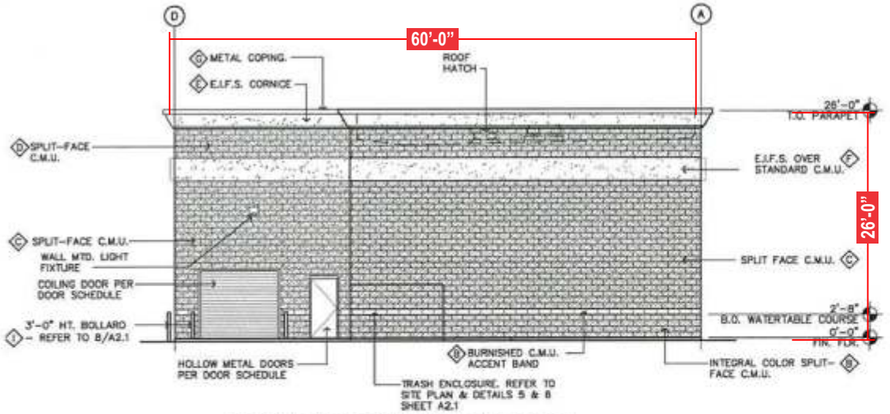
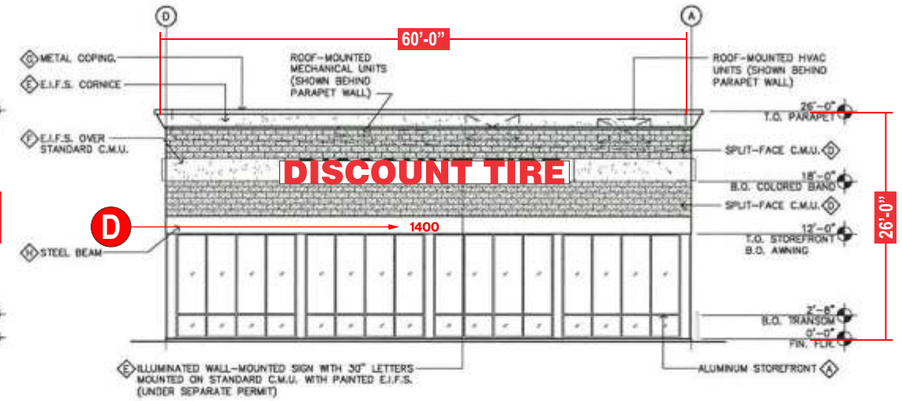


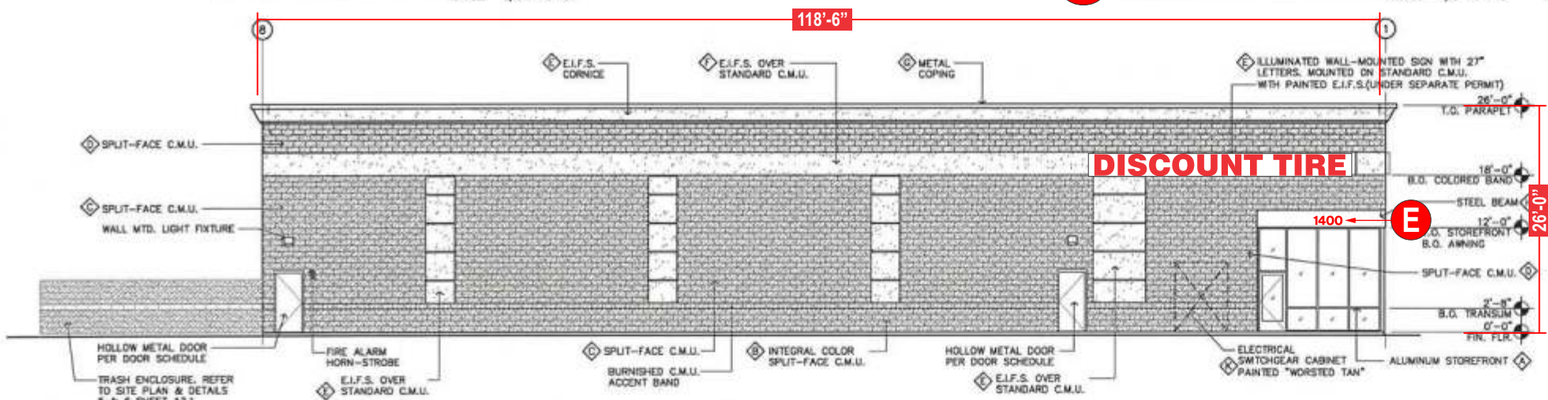
RECEIVING SIDE ELEVATION

SCALE: 1/8" = 1'-0"



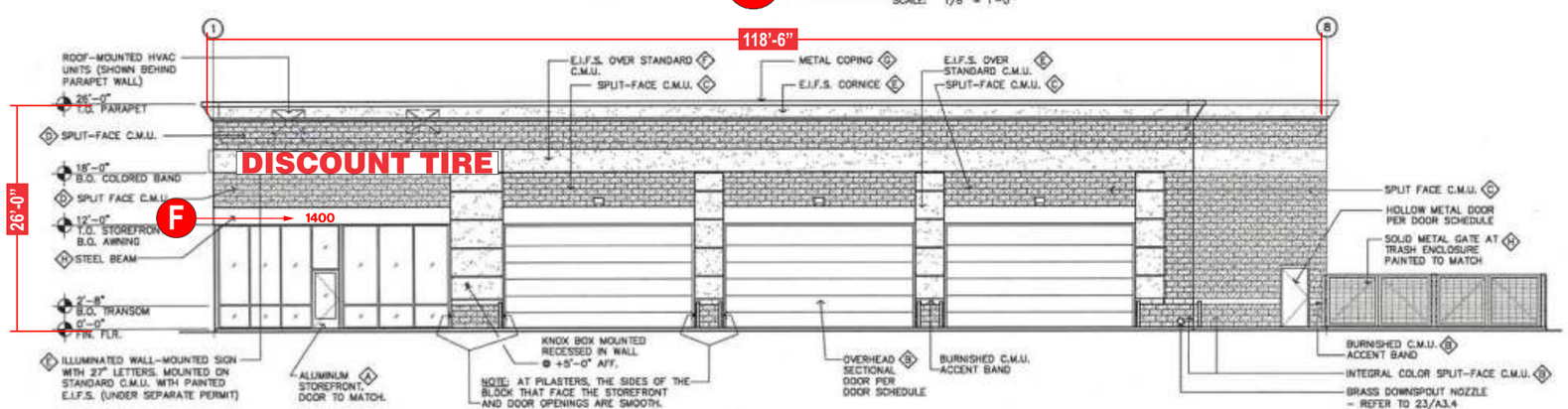
30" STOREFRONT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



27" BACK ELEVATION

SCALE: 1/8" = 1'-0"



27" FRONT ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

- A MANUFACTURER'S STANDARD COLOR TO MATCH DURANAR UC40597 XL "BANNER RED"
- B INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) TO MATCH SW 7714 "OAK BARREL"
- C INTEGRAL COLOR C.M.U. SPLIT-FACE C.M.U. TO MATCH SW 7714 "OAK BARREL"
- D INTEGRAL COLOR C.M.U. SPLIT-FACE C.M.U. TO MATCH SW 6119 "ANTIQUE WHITE"
- E PAINT SHERWIN WILLIAMS SW 6119 "ANTIQUE WHITE"
- F ACCENT BAND PAINTED SW 7585 "SUNDRIED TOMATO"
- G METAL COPING – FACTORY PAINTED/FACTORY FINISH TO MATCH SW 7714 "OAK BARREL"
- H EXPOSED STEEL PAINTED SW 7714 "OAK BARREL"
- I BOLLARDS PAINTED SW 7714 "OAK BARREL"
- J HOLLOW METAL DOORS PAINTED SW 7714 "OAK BARREL"
- K PAINT SHERWIN WILLIAMS SW 7714 "OAK BARREL"

MATERIAL PERCENTAGES

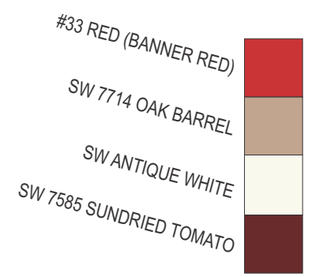
FRONT: 3,353 TOTAL S./F.
SPLIT-FACE C.M.U. = 1,209 S./F. (36.0%)
BURNISHED C.M.U. = 21 S./F. (.62%)
E.I.F.S. = 871 S./F. (26.0%)
GLAZING = 328 S./F. (9.7%)
DOORS = 819 S./F. (24.4%)
STEEL = 187 S./F. (3.5%)

BACK: 3,353 TOTAL S./F.
SPLIT-FACE C.M.U. = 2,190 S./F. (63.3%)
BURNISHED C.M.U. = 71 S./F. (2.1%)
E.I.F.S. = 871 S./F. (26.0%)
GLAZING = 174 S./F. (5.2%)
DOORS = 48 S./F. (1.4%)
STEEL = 29 S./F. (1.0%)

STOREFRONT SIDE: 1,575 TOTAL S./F.
SPLIT-FACE C.M.U. = 435 S./F. (27.6%)
E.I.F.S. = 300 S./F. (19.0%)
GLAZING = 720 S./F. (45.7%)
STEEL = 120 S./F. (7.6%)

RECEIVING SIDE: 1,575 TOTAL S./F.
SPLIT-FACE C.M.U. = 1,145 S./F. (72.8%)
BURNISHED C.M.U. = 32 S./F. (2.0%)
E.I.F.S. = 300 S./F. (19.0%)
DOORS = 99 S./F. (6.2%)

TOTAL OVERALL PERCETAGES:
SPLIT-FACE C.M.U. = 49.87%
BURNISHED C.M.U. = 1.33%
E.I.F.S. = 22.5%
GLAZING = 15.5%
DOORS = 8.0%
STEEL = .52%



CODE:

CODE ALLOWANCE:

PRIMARY SIGN: 60'-0" X 26'-0" = 1560 SQ FT X 8% = 124.8 SQ FT

SECONDARY ALLOWANCE IS 50% = 62.4 SQ FT.

MONUMENT SIGNAGE ALLOWANCE: 45 SQ FT
FACE IS 35 SQ FT
ADDRESS NUMBERS: 1.09 SQ FT

BUILDING SIGANGE:
193.47 SQ FT

ADDRESS NUMERALS:
9.6 SQ FT

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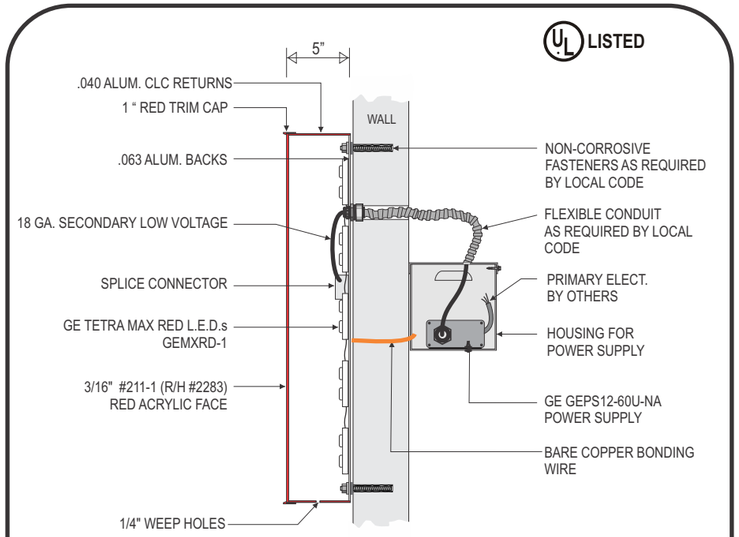
CID149699

A 30" FRONT VIEW OF ILLUMINATED CHANNEL LETTERS - FLUSH MOUNT - "DISCOUNT TIRE" - 73.85 SQ. FEET

Scale: ½" = 1' -0"

GENERAL SPECIFICATIONS

- ACRYLIC FACE LIT CHANNEL LETTERS
- .063 ALUM. BACKS W/.040 ALUM. RETURNS (BACKS TO HAVE 3 HOLES FOR ELECTRICAL PENETRATION OPTIONS - BOTTOM, MIDDLE, TOP)
- 1" "JEWELITE" RED TRIM CAP
- 5" PRE-FINISHED CLC RED RETURNS
- 3/16" #211-1 (R/H 2283) RED ACRYLIC FACE
- INTERNAL ILLUMINATION WITH RED GE L.E.D.s
- 12VDC SECONDARY WIRING
- REMOTE 120 VAC TO 12VDC GE LED POWER SUPPLIES
- 120 VOLT PRIMARY TO SIGN LOCATIONS BY OTHERS



SECTION - EXTERIOR CHANNEL LETTER - L.E.D. - FLUSH MOUNT N.T.S.

INSTALLATION NOTES:

ALL SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

WHEN INSTALLING LETTERS, USE CLEAR SILICONE AROUND SECONDARY AND WALL PENETRATIONS. RUN A BEAD OF SILICONE ACROSS THE TOPS OF ALL LETTERS, IN ORDER TO PREVENT LEAKS.

NOTE:

REFERENCE UL-48-ELECTRIC SIGN STANDARDS PG. 35 FOR DETAILS CONCERNING UL REQUIREMENT FOR BONDING OF PAN CHANNEL L.E.D. ILLUMINATED LETTERS

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B C 27" FRONT VIEW OF ILLUMINATED CHANNEL LETTERS - FLUSH MOUNT - "DISCOUNT TIRE" - 59.81 SQ. FEET

Scale: ½" = 1' -0"

GENERAL SPECIFICATIONS

- ACRYLIC FACE LIT CHANNEL LETTERS
- .063 ALUM. BACKS W/.040 ALUM. RETURNS (BACKS TO HAVE 3 HOLES FOR ELECTRICAL PENETRATION OPTIONS - BOTTOM, MIDDLE, TOP)
- 1" "JEWELITE" RED TRIM CAP
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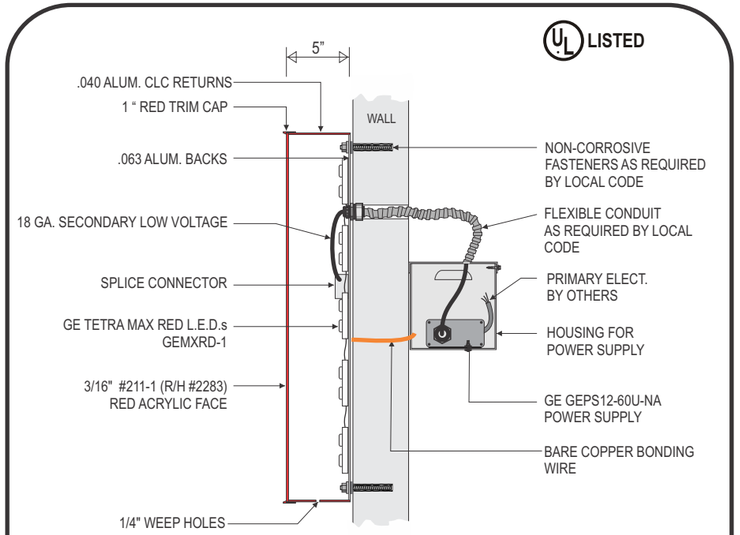

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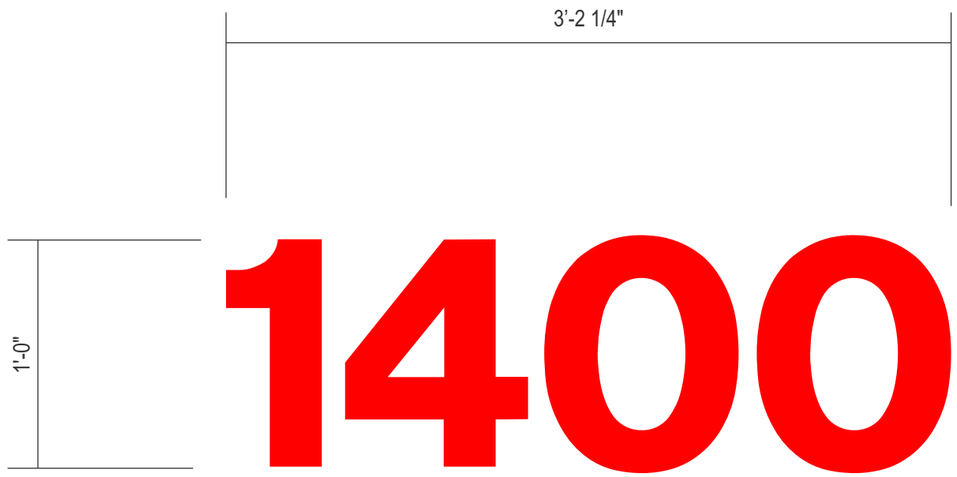
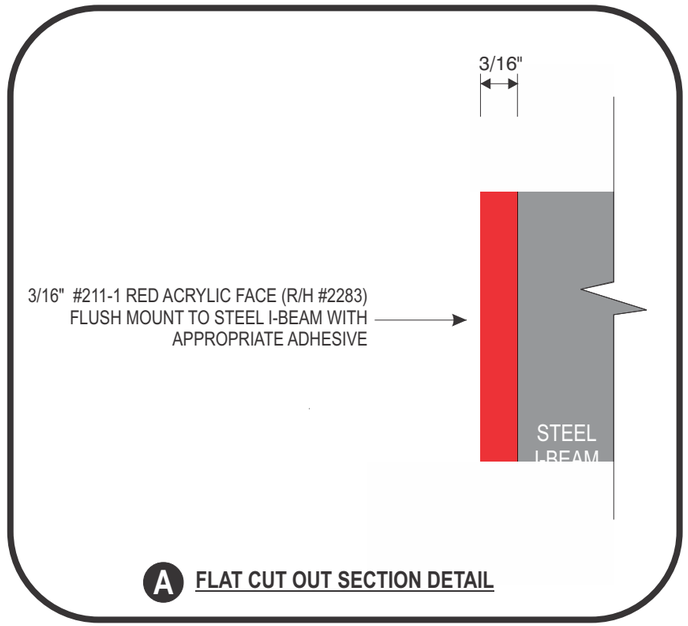


D E F **3/16" #211-1 RED ACRYLIC FACE (R/H #2283)**
Scale: 1 ½" = 1' -0"
3.2 SQ FT

- FABRICATE AND INSTALL (3) THREE SETS OF FLAT CUT OUT ADDRESS NUMBERS
- FLUSH MOUNT ONE SET TO STEEL I-BEAM WITH APPROPRIATE ADHESIVE



A **FLAT CUT OUT SECTION DETAIL**

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Design: Date:
Client: Date:

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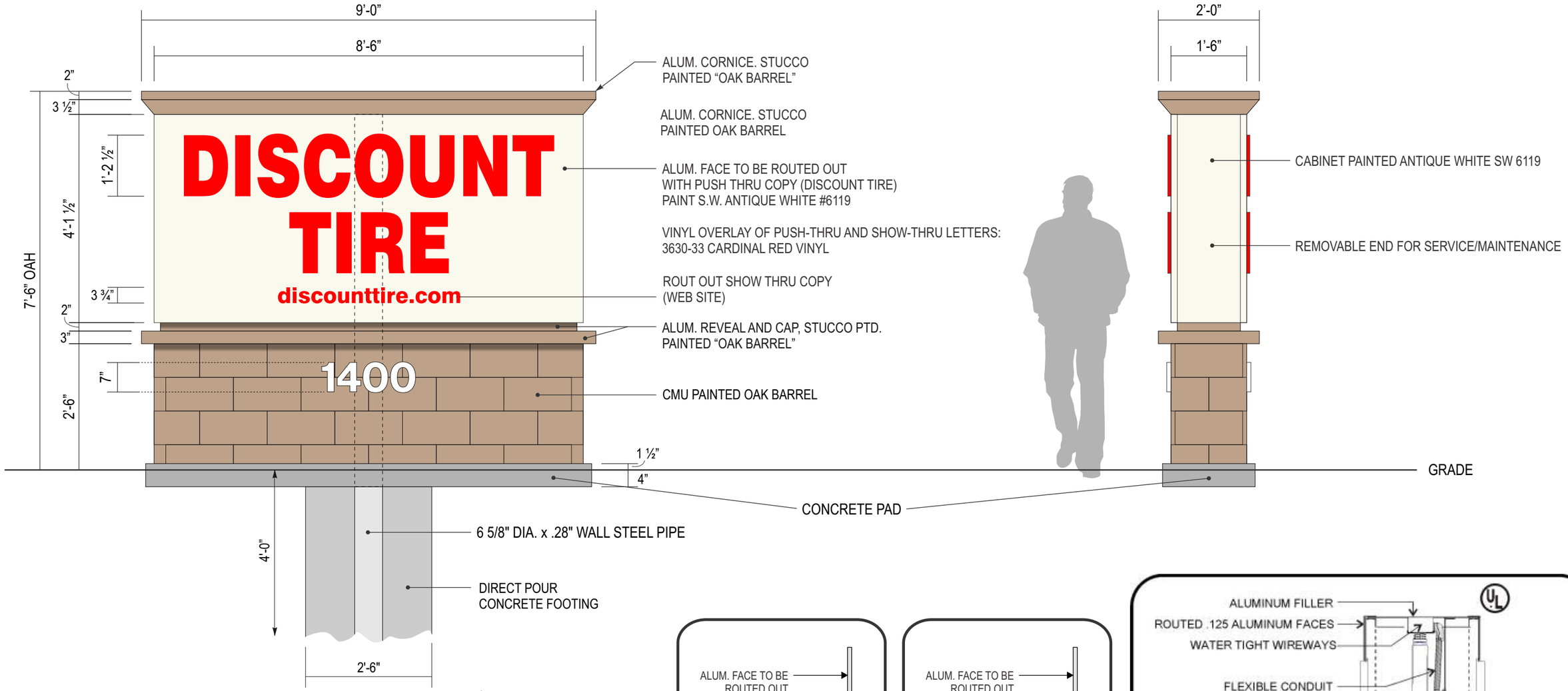

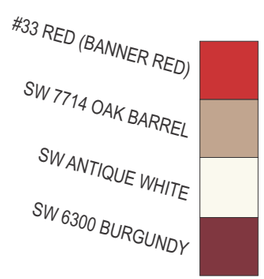

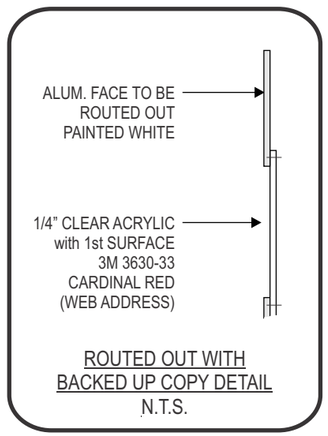

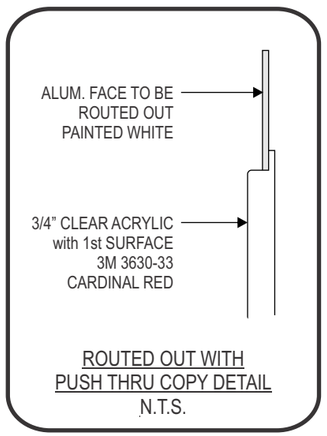

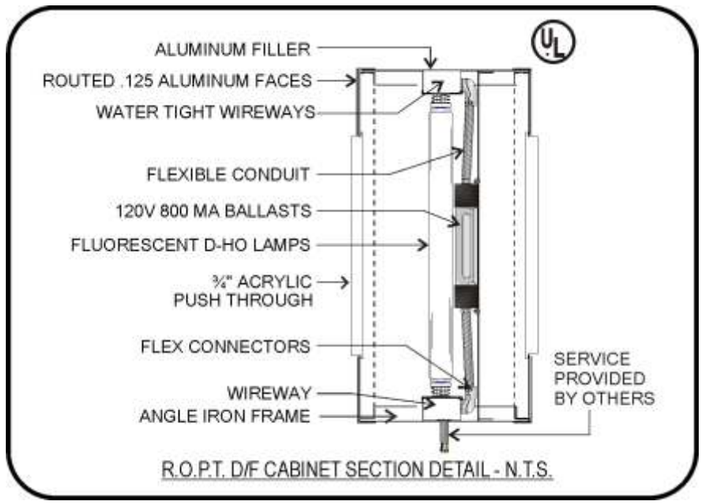

G **D/F MONUMENT SIGN - 35 SQ. FT** (Face of sign)
Scale: 1/2" = 1'-0"

SCOPE OF WORK:

• MANUFACTURE AND INSTALL **ONE (1)** NEW D/F MONUMENT SIGN

WALTON
SIGNAGE
3419 East Commerce
San Antonio, TX 78220
waltonsignage.com
210.886.0644
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Client: DISCOUNT TIRE - UTS 10913
Address: 1400 BLOCK COMMERCE DR
Location: SARATOGA SPRINGS, UT 84045
Sales: HOUSE Designer: GD
Date: 02/17/16 PM TG

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Revision:
R1) 6/7/16 ADD CODE NOTES / ADD SIGNAGE TO BLDG - RB
R2) 6/7/16 ADD ADDRESS NUMERALS TO BLDG - RB

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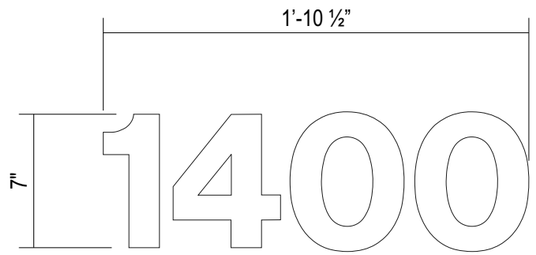
Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign,and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

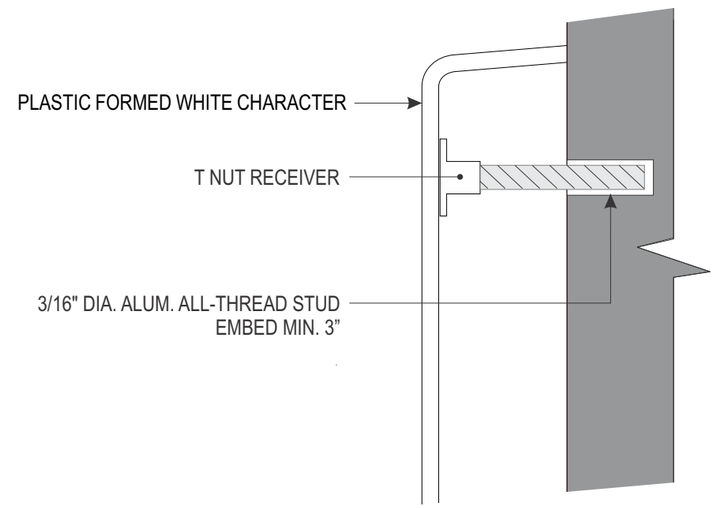
Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID149699



G1 **PLASTIC FORMED NUMBERS FOR MONUMENT - FLUSH MOUNT**
Scale: 1 1/2" = 1' -0" **1.09 SQ FT**

- PROVIDE AND INSTALL **(2) TWO** SETS OF GEMINI PLASTIC FORMED ADDRESS NUMBERS
- WHITE
- STUD MOUNTED FLUSH ON BASE OF D/F MONUMENT
- HELVETICA FONT



PLASTIC FORMED CHARACTER - STUD MOUNTED - FLUSH

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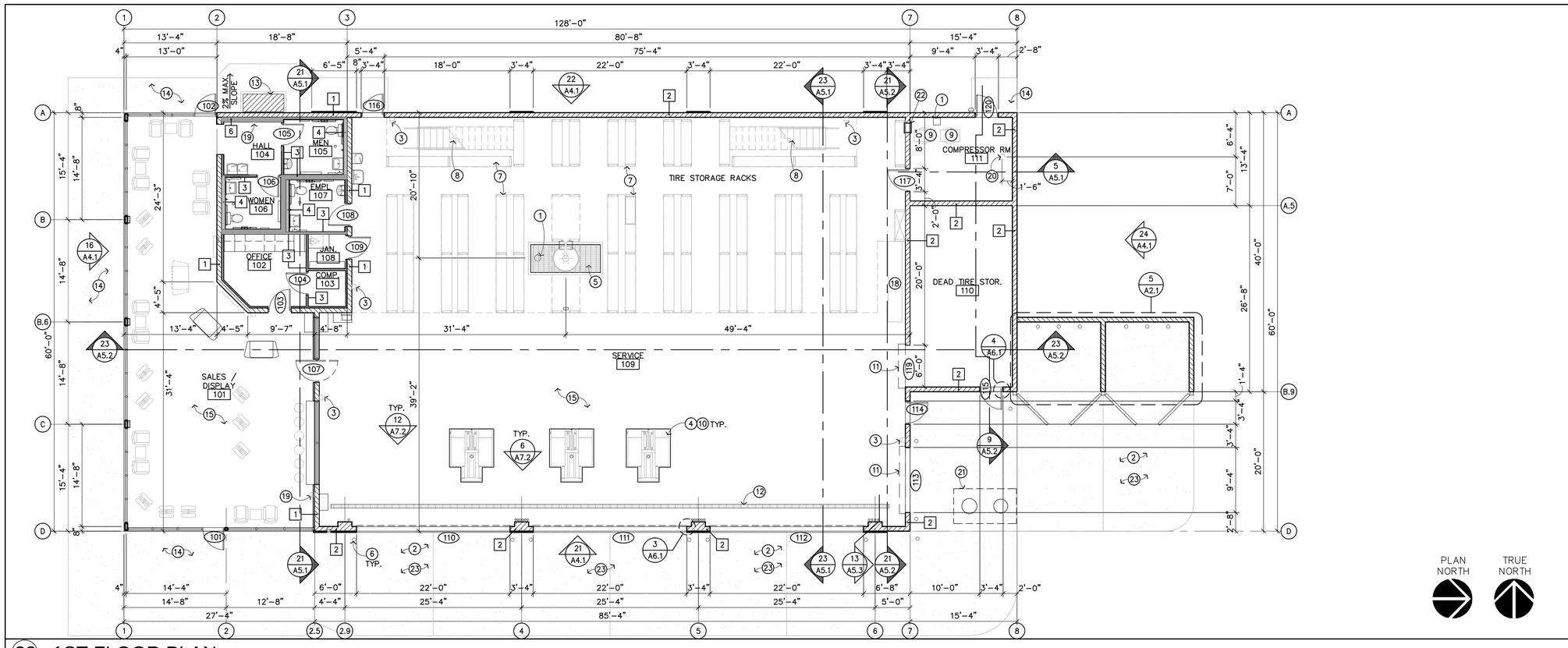


23 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

1. FLOOR DRAIN/SINK. SEE PLUMBING DRAWINGS.
2. CONCRETE APRON, MEDIUM BROOM FINISH. APRON TO BE FLUSH WITH PAVEMENT. REFER TO DETAIL 12 / A2.1 AND CIVIL DRAWINGS.
3. FIRE EXTINGUISHER LOCATION. WALL MOUNT. CONFIRM LOCATION AND TYPE WITH FIRE MARSHALL.
4. RECESSED LIFT AREA WITH FLOOR DRAINS SHALL HAVE A 1% SLOPE.
5. FLAT TIRE REPAIR TANK. SEE MANUFACTURER'S INFORMATION FOR SIZE AND INSTALLATION INSTRUCTIONS.
6. CONC. FILLED STEEL PIPE BOLLARDS. SEE DETAIL 8 / A2.1.
7. STEEL TIRE STORAGE RACK SYSTEM BY OWNER, PER MANUFACTURER.
8. STAIR TO MEZZANINE FLOOR. STEEL STAIR IS PART OF TIRE STORAGE RACK SYSTEM. SEE NOTE 7 AND DTL. 12 / A8.1.
9. COMPRESSOR LOCATION(S)
10. RECESSED VEHICLE LIFT. RECESS AND UNDER SLAB FEATURES PROVIDED BY GENERAL CONTRACTOR. LIFT PROVIDED BY AND INSTALLED BY OWNER.
11. ROLL DOWN COILING DOOR.
12. TRENCH DRAIN. REFER TO PLUMBING DRAWINGS.
13. ELECTRICAL SERVICE ENTRANCE SECTION – ELECTRICAL CABINET ON 4" THK. RAISED CONC. PAD. CONFIRM LOCATION WITH ELECTRICAL AND CIVIL DWGS.
14. CONCRETE SLAB SLOPE SHALL BE 1/4" PER FOOT. VERIFY LAYOUT WITH SITE PLAN.
15. FOR ALL INTERIOR, SLAB–ON–GRADE FLOORS, WHETHER TO RECEIVE THIN–SET TILE APPLICATION, OR POLISHED FLOOR FINISH SHALL MEET FF40 FLATNESS AND FL30 LEVEL CRITERIA. THIS REQUIREMENT INCLUDES THE RESTROOMS. RESTROOM FLOOR DRAINS SHALL BE LEVEL AND AT SAME HEIGHT AS TILE. FINISHED SLAB TO BE PROTECTED WITH 1"–2" SAND DURING CONSTRUCTION AS NOTED IN THE PROJECT MANUAL, SECTION 03300.
16. RESERVED.
17. LANDSCAPE AREA. VERIFY WITH SITE PLAN AND LANDSCAPE PLAN.
18. TIRE CONVEYOR
19. FIRE EXTINGUISHER LOCATION. MOUNT SEMI–RECESSED IN WALL. SHALL NOT PROTRUDE MORE THAN 4" FROM WALL. CONFIRM LOC. AND TYPE WITH FIRE MARSHALL.
20. FIRE RISER BY FIRE SPRINKLER CONTRACTOR – UNDER SEPARATE PERMIT
21. SAND/ OIL INTERCEPTOR – SEE PLUMBING DWGS.
22. THROUGH WALL TRANSFER FAN ABOVE, PER MECHANICAL DWGS. REFER TO REFLECTED CEILING PLAN AND BUILDING SECTIONS FOR MORE INFORMATION.
23. CONCRETE SECTION TO BE REINFORCED WITH #3 REBARS AT 18" O.C. BOTH WAYS, CENTERED IN CONCRETE. U.N.O. – REFER TO CIVIL PLANS & SOILS REPORT.

3 KEY NOTES

HARDWARE 1: DOORS 101, 102, AND 107 (SALES/DISPLAY DOORS) BY STOREFRONT SUBCONTRACTOR
NOTE: DOOR 107 TO HAVE A HEAVY DUTY, CONCEALED, DOUBLE SWING CLOSER.

HARDWARE 2: DOOR 116 (REAR DOOR)

3 EA	HINGES	BB1199 NRP	630	HAGER
1 EA	EXIT LOCK	ND25D RHO	626	SCHLAGE
1 EA	CLOSER	4041 CUSH–N STOP	689	LCN
1 EA	KICKPLATE	12 X 34 (PUSH SIDE)	630	HAGER
1 EA	KICKPLATE	12 X 35	630	HAGER
1 EA	LOCKGUARD	LP 207	SL	DON–JO
1 EA	THRESHOLD	413	ALUM	NATIONAL GUARD
1 EA	SWEEP	200N	ALUM	NATIONAL GUARD
1 EA	WEATHERSTRIP	160S	ALUM	NATIONAL GUARD
1 EA	DRIP EDGE	346	ALUM	PEMKO

HARDWARE 3: DOORS 114, 115, AND 120 (SIDE DOOR, DEAD TIRE STORAGE, & COMPRESSOR ROOM)

3 EA	HINGES	BB1199NRP	630	HAGER
1 EA	STOREROOM LOCK	ND80PD RHO	626	SCHLAGE
1 EA	CLOSER	4041 CUSH–N–STOP	689	LCN
1 EA	KICKPLATE	12 X 34 (PUSH SIDE)	630	HAGER
1 EA	KICKPLATE	12 X 35	630	HAGER
1 EA	LOCKGUARD	LP 207	SL	DON–JO
1 EA	THRESHOLD	413	ALUM	NATIONAL GUARD
1 EA	SWEEP	200N	ALUM	NATIONAL GUARD
1 EA	WEATHERSTRIP	160S	ALUM	NATIONAL GUARD
1 EA	DRIP EDGE	346	ALUM	PEMKO

NOTE: DOOR 115 TO HAVE PANIC HARDWARE.

HARDWARE 4: DOORS 104 AND 202 (COMPUTER ROOM & 2ND FLOOR STORAGE #2)

3 EA	HINGES	BB1168	626	HAGER
1 EA	STOREROOM LOCK	ND80PD RHO	626	SCHLAGE
1 EA	CLOSER	4041	689	LCN
1 EA	KICKPLATE	12 X 34 (PUSH SIDE)	630	HAGER
1 EA	KICKPLATE	12 X 35	630	HAGER
1 SET	SEAL	5050	BRN	NATIONAL GUARD

NOTE: DOOR CLOSERS TO BE INSIDE ROOMS 103 AND 202.

HARDWARE 5: DOORS 109, 117 AND 201 (JANITOR, FIRE RISER / COMPRESSOR AND 2ND FLOOR STORAGE #1)

3 EA	HINGES	BB1168	626	HAGER
1 EA	PASSAGE	ND10S RHO	626	SCHLAGE
1 EA	CLOSER	4041 CUSH–N–STOP	689	LCN
1 EA	KICKPLATE	12 X 34 (PUSH SIDE)	630	HAGER
1 EA	KICKPLATE	12 X 35	630	HAGER
1 SET	SEAL	5050	BRN	NATIONAL GUARD

NOTE: DOORS 109 AND 117 GET A KICK–DOWN HOLD–OPEN.
NOTE: DOOR CLOSER FOR DOOR 109 TO BE INSIDE ROOM 108, DOOR CLOSER FOR DOOR 117 TO BE INSIDE ROOM 111 AND DOOR CLOSER FOR 201 TO BE INSIDE ROOM 201.

HARDWARE 6: DOORS 105, 106 & 108 (MENS, WOMENS & EMPLOYEES ROOM)

3 EA	HINGES	BB1168	626	HAGER
1 EA	PRIVACY	ND40S RHO	626	SCHLAGE
1 EA	CLOSER	4041 CUSH–N–STOP	689	LCN
1 EA	KICKPLATE	12 X 34 (PUSH SIDE)	630	HAGER
1 EA	KICKPLATE	12 X 35	630	HAGER
1 SET	SEAL	5050	BRN	NATIONAL GUARD
1 EA	KICK–DOWN HOLD–OPEN			

NOTE: DOOR 105, 106 & 108 GETS A DOORSTOP (243F, 626, HAGER).
NOTE: DOOR CLOSER FOR DOOR DOOR 105 TO BE INSIDE ROOM 105, DOOR CLOSER FOR DOOR 106 TO BE INSIDE ROOM 106 AND DOOR CLOSER FOR DOOR 108 TO BE INSIDE HALLWAY 104.

HARDWARE 7: DOOR 103 (OFFICE)

3 EA	HINGES	BB1168	626	HAGER
1 EA	STOREROOM LOCK	ND80PD RHO	626	SCHLAGE
1 EA	CLOSER	4041	689	LCN
1 EA	KICKPLATE	12 X 34 (PUSH SIDE)	630	HAGER
1 EA	KICKPLATE	12 X 35	630	HAGER
1 SET	SEAL	5050	BRN	NATIONAL GUARD

NOTE: DOOR CLOSER FOR DOOR 103 TO BE INSIDE ROOM 102.

21 WALL TYPE LEGEND

1. INSULATED CMU WALL
8" CMU, INSULATED. REFER TO KEYNOTES ON SHEET A3.2 FOR TYPE OF INSULATION, AND TO STRUCTURAL DRAWINGS FOR STEEL REINFORCING SPECIFICATIONS.
NOTE: HEIGHT OF CMU WALLS IS AS NOTED IN ELEVATIONS AND SECTIONS.

2. UNINSULATED CMU WALL
8" CMU, UNINSULATED. REFER TO STRUCTURAL DRAWINGS FOR STEEL REINFORCING SPECIFICATIONS. NOTE: HEIGHT OF CMU WALLS IS AS NOTED IN ELEVATIONS AND SECTIONS.

3. 4" INTERIOR PARTITION WALL
3 5/8" MTL. STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE TO 6" ABOVE ADJACENT FINISH CEILING ON 1ST FLOOR AND TO ROOF DECK ON MEZZANINE LEVEL. BRACE WALLS TO STRUCTURE ABOVE. USE WATER RESISTANT GYP. BD. AT RESTROOMS.

4. 6" PLUMBING WALL
6" MTL. STUDS @ 16" O.C. WITH ONE LAYER OF WATERPROOFING AND 5/8" GYP. BD. EACH SIDE (AS APPLIES) TO 6" ABOVE ADJACENT FINISH CEILING.

5. 6" INTERIOR PARTITION WALL
6" MTL. STUDS @ 16" O.C. TO ROOF DECK. BRACE WALLS TO STRUCTURE ABOVE. REFER TO DETAIL 21 & 23, SHEET A7.2 & DETAIL 21, SHEET A8.1 FOR TYPE OF INSULATION.

6. 8" INTERIOR WALL
8" MTL. STUDS @ 16" O.C. WITH 5/8" GYP. BD. TO 6" ABOVE ADJACENT FINISH CEILING ON 1ST FLOOR AND TO ROOF DECK ON MEZZANINE LEVEL. BRACE WALLS TO STRUCTURE ABOVE.

NOTE:
1. ALL CONCEALED CMU (THAT WHICH IS FURRED OUT OR HIDDEN WITHIN CEILING PLENUMS) SHALL BE STANDARD CMU.
2. ALL FURRED WALLS TO BE "Z" FURRING.

17 DOOR SCHEDULE

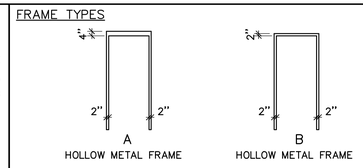
DR. #	WIDTH	HEIGHT	TH.	MATERIAL	DOOR TYPE	DOOR FINISH	FRAME FINISH	FRAME TYPE	HEAD	JAMB	HDWRE. GROUP	REMARKS
101	3'–0"	7'–0"	–	ALUMINUM	E	FACTR'Y	FACTR'Y	–	–	–	1	DOOR FRAME IS INTEGRAL PART OF STOREFRONT SYSTEM.
102	3'–0"	7'–0"	–	ALUMINUM	E	FACTR'Y	FACTR'Y	–	–	–	1	DOOR FRAME IS INTEGRAL PART OF STOREFRONT SYSTEM.
103	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1 (SIM.)	4 / A6.1 (SIM.)	7	
104	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	B	PAINT	PAINT	B	2 / A6.1	2 / A6.1	4	
105	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	B	2 / A6.1	2 / A6.1	6	
106	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	B	2 / A6.1	2 / A6.1	6	
107	3'–0"	7'–0"	–	ALUMINUM	A	FACTR'Y	FACTR'Y	–	–	–	1	DOUBLE–SWING DOOR
108	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1 (SIM.)	4 / A6.1 (SIM.)	6	
109	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1 (SIM.)	4 / A6.1 (SIM.)	5	
110	22'–0"	12'–0"	–	STEEL	C	FACTR'Y	–	–	–	3 / A6.1	–	DO NOT PAINT INTERIOR OR DOOR TRACK. G/C TO COORDINATE INSTALLATION.
111	22'–0"	12'–0"	–	STEEL	C	FACTR'Y	–	–	–	3 / A6.1	–	DOORS 110, 111, AND 112 HAVE R–VALUE OF 9.1, AND DOOR 113 HAS R–VALUE OF 8.1.
112	22'–0"	12'–0"	–	STEEL	C	FACTR'Y	–	–	–	3 / A6.1	–	WIND LOAD: XXX MPH
113	9'–4"	8'–0"	–	STEEL	D	FACTR'Y	–	–	–	3 / A6.1 (SIM.)	–	
114	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1	4 / A6.1	3	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
115	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1	4 / A6.1	3	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
116	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1	4 / A6.1	2	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
117	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	B	PAINT	PAINT	A	SIM. TO 4 / A6.1	SIM. TO 4 / A6.1	5	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY.
118	–	–	–	–	–	–	–	–	–	–	–	NOT USED
119	6'–0"	7'–4"	–	STEEL	D	FACTR'Y	–	–	–	–	–	DO NOT PAINT INTERIOR OR DOOR TRACK. PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY. G/C TO COORDINATE INSTALLATION.
120	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1	4 / A6.1	3	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
201	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	B	2 / A6.1	2 / A6.1	5	
202	3'–0"	7'–0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	B	2 / A6.1	2 / A6.1	4	

GENERAL NOTES

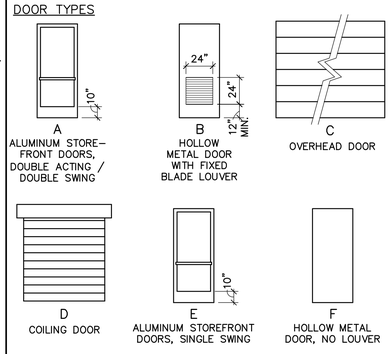
1. SUPPLY HANDICAPPED SIGNS AT ENTRANCES / EXITS INCLUDING RESTROOMS, PER ADA REQUIREMENTS, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR (WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL). MOUNTING HEIGHT SHALL BE 60" A.F.F. TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
2. DOORS #101 AND 102 SHALL BE PROVIDED WITH A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING THE FOLLOWING, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE INCH (1") HIGH ON A CONTRASTING BACKGROUND.
3. ALL INTERIOR AND EXTERIOR HOLLOW METAL FRAMES SHALL BE 16 GA. COLD ROLLED, WELDED.
4. ALL DOOR HARDWARE TO BE LEVER STYLE, OPERABLE WITH ONE HAND AND NOT REQUIRING TIGHT PINCHING OR GRASPING PER CABO / ANSI A117.1 AND ALL LOCAL AND A.D.A. ACCESSIBILITY CODES AS THEY APPLY.
5. ALL DOORS TO BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
6. THE OPENING FORCE FOR ALL INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS. FOR DOORS WITH CLOSERS, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO A POINT 12 DEGREES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
7. DOOR HANDLES, LATCHES, PULLS, AND ALL OTHER OPERATING DEVICES SHALL BE INSTALLED NO LOWER THAN 34" A.F.F. AND NO HIGHER THAN 48" A.F.F.
8. ENSURE ALL DOOR REQUIREMENTS ARE MET, WHENEVER ADA OR AHJ.
9. THE MAXIMUM THRESHOLD DIMENSION SHALL NOT EXCEED ONE HALF INCH WITH A 1:2 BEVELED EDGE.
10. INSTALL BURGLAR PROTECTION PLATES OVER STRIKE SIDE OF EXTERIOR HOLLOW METAL DOORS 114, 115, 116, AND 120.
11. OVERHEAD DOORS TO INCLUDE 3" TRACK WITH 1:12 PITCH, 15" RADIUS AND CHAIN HOIST.
12. ALL INTEGRAL COLOR CMU, INCLUDING BRICK, AND STACKED STONE, TO BE SEALED PER PROJECT MANUAL SECTION 07190.
13. ALL THREE STOREFRONT DOORS SHALL HAVE INTERNAL CLOSERS.
14. DOORS 114, 115, 116 & 120 TO BE FACTORY PREPPED FOR SECURITY DOOR LOCKS.

DOOR AND FRAME TYPES

FRAME TYPES



DOOR TYPES



DOOR HARDWARE GROUPS

NO.	REVISION	DATE

ARCHITECTURAL RESOURCE TEAM

CONSULTANT

DISCOUNT TIRE

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DISCOUNT TIRE
NEAR 1412 COMMERCE DRIVE
SARATOGA SPRINGS, UT.

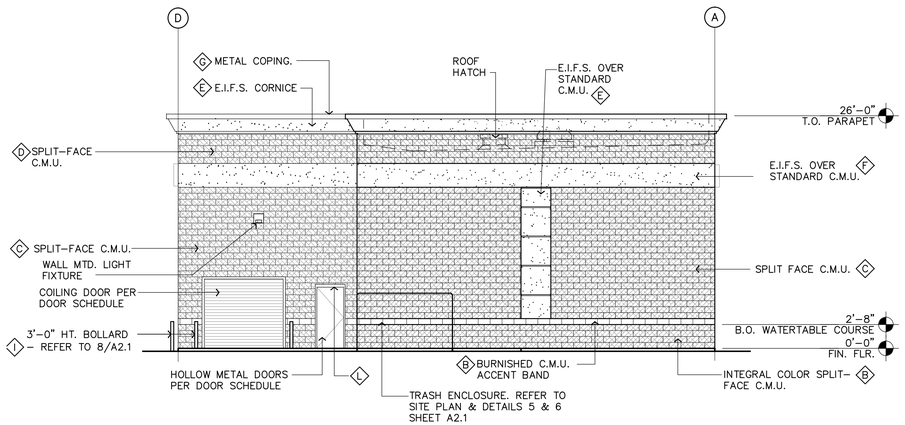
STORE NUMBER:
UTS 10913
15409
PROJECT ARCHITECT:
DOUGLAS L. McCORD

PROJECT MANAGER:
MIKE C. PEREZ
PH: (602) 307–5399

DRAWN BY:
MCP

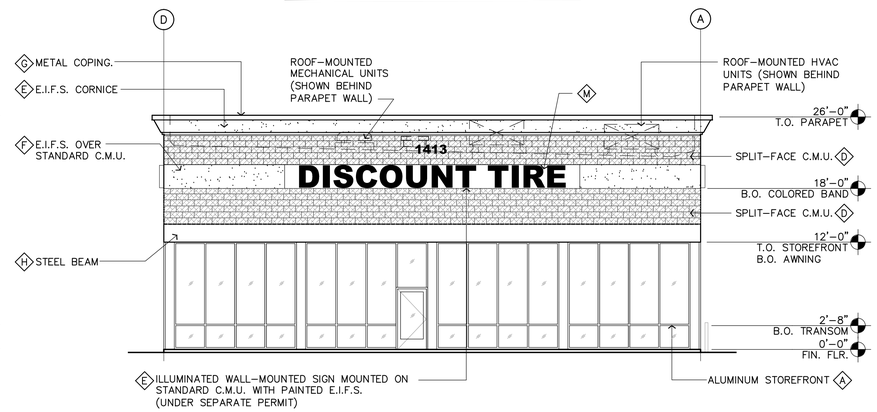
SHEET TITLE:
1ST FLOOR PLAN
DOOR SCHEDULE
WALL TYPE LEGEND
KEY NOTES

SHEET NUMBER:
A3.1



RECEIVING SIDE ELEVATION

SCALE: 1/8" = 1'-0"



STOREFRONT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

- A MANUFACTURER'S STANDARD COLOR TO MATCH DURANAR UC40597 XL "BANNER RED"
- B INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) TO MATCH SW 7714 "OAK BARREL"
- C INTEGRAL COLOR C.M.U. SPLIT-FACE C.M.U. TO MATCH SW 7714 "OAK BARREL"
- D INTEGRAL COLOR C.M.U. SPLIT-FACE C.M.U. TO MATCH SW 6119 "ANTIQUE WHITE"
- E PAINT SHERWIN WILLIAMS SW 6119 "ANTIQUE WHITE"
- F ACCENT BAND PAINTED SW 7585 "SUNDRIED TOMATO"
- G METAL COPING – FACTORY PAINTED/FACTORY FINISH TO MATCH SW 7714 "OAK BARREL"
- H EXPOSED STEEL PAINTED SW 7714 "OAK BARREL"
- I BOLLARDS PAINTED SW 7714 "OAK BARREL"
- J HOLLOW METAL DOORS PAINTED SW 7714 "OAK BARREL"
- K PAINT SHERWIN WILLIAMS SW 7714 "OAK BARREL"
- L DOOR FRAME TO MATCH "BANNER RED"
- M PRIMARY SIGN SHALL BE 8% OF FACADE
- N SECONDARY SIGN SHALL BE 50% OF PRIMARY SIGN

MATERIAL PERCENTAGES

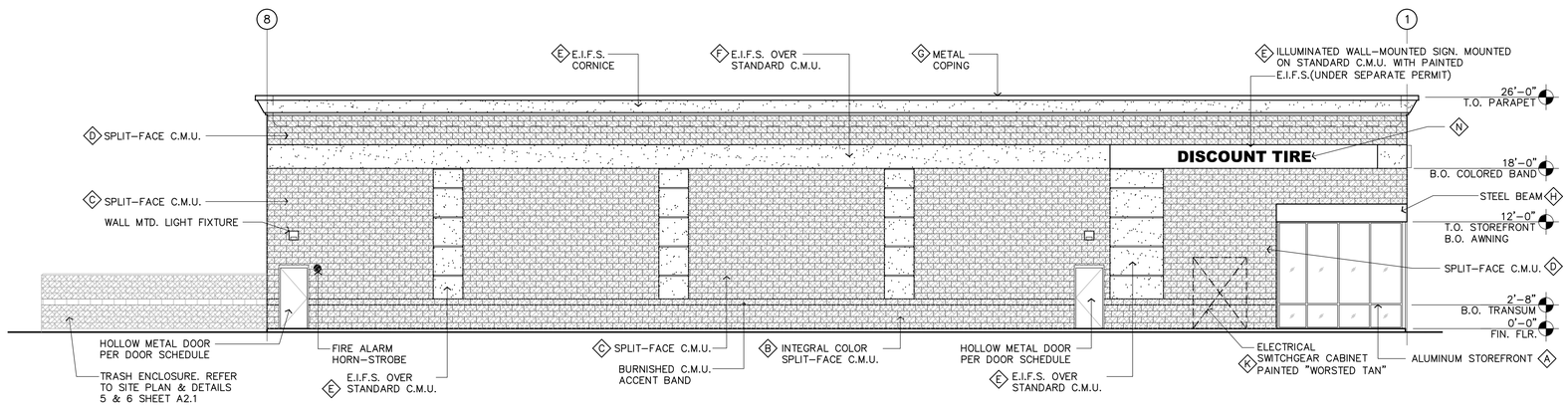
FRONT: 3,353 TOTAL S./F.
SPLIT-FACE C.M.U. = 1,209 S./F. (36.0%)
BURNISHED C.M.U. = 21 S./F. (.62%)
E.I.F.S. = 871 S./F. (26.0%)
GLAZING = 326 S./F. (9.7%)
DOORS = 819 S./F. (24.4%)
STEEL = 187 S./F. (5.5%)

BACK: 3,353 TOTAL S./F.
SPLIT-FACE C.M.U. = 2,190 S./F. (63.3%)
BURNISHED C.M.U. = 71 S./F. (2.1%)
E.I.F.S. = 871 S./F. (26.0%)
GLAZING = 174 S./F. (5.2%)
DOORS = 48 S./F. (1.4%)
STEEL = 29 S./F. (1.0%)

STOREFRONT SIDE: 1,575 TOTAL S./F.
SPLIT-FACE C.M.U. = 435 S./F. (27.6%)
E.I.F.S. = 300 S./F. (19.0%)
GLAZING = 720 S./F. (45.7%)
STEEL = 120 S./F. (7.6%)

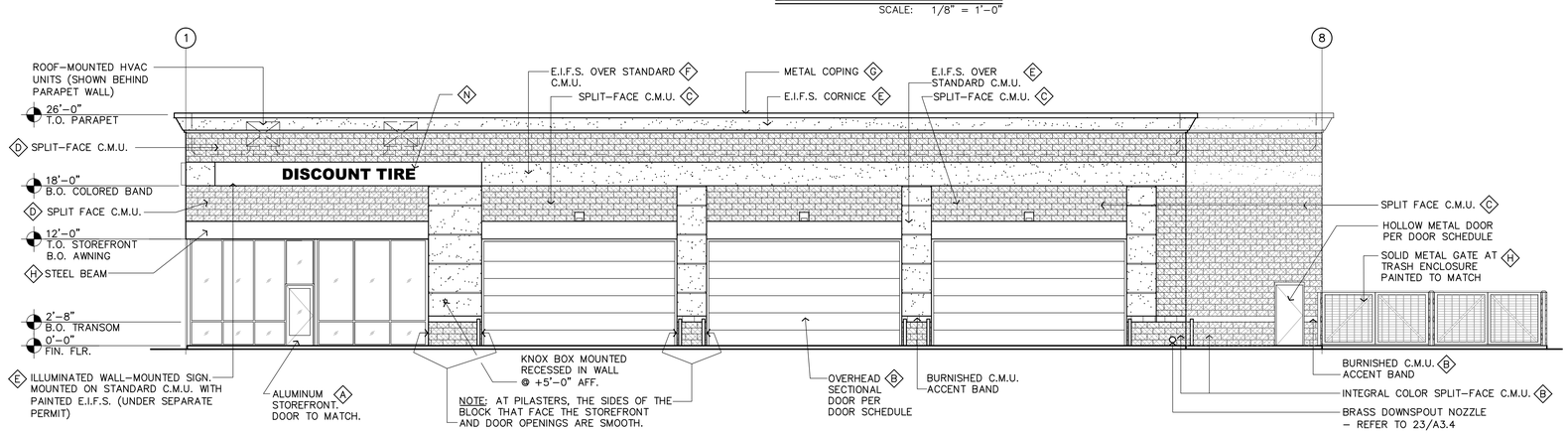
RECEIVING SIDE: 1,575 TOTAL S./F.
SPLIT-FACE C.M.U. = 1,145 S./F. (72.6%)
BURNISHED C.M.U. = 32 S./F. (2.0%)
E.I.F.S. = 300 S./F. (19.0%)
DOORS = 99 S./F. (6.2%)

TOTAL OVERALL PERCETAGES:
SPLIT-FACE C.M.U. = 49.87%
BURNISHED C.M.U. = 1.33%
E.I.F.S. = 22.5%
GLAZING = 15.5%
DOORS = 8.0%
STEEL = .52%



BACK ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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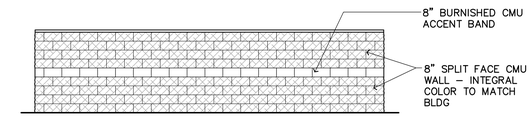
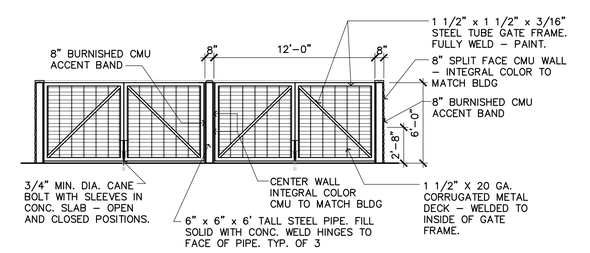
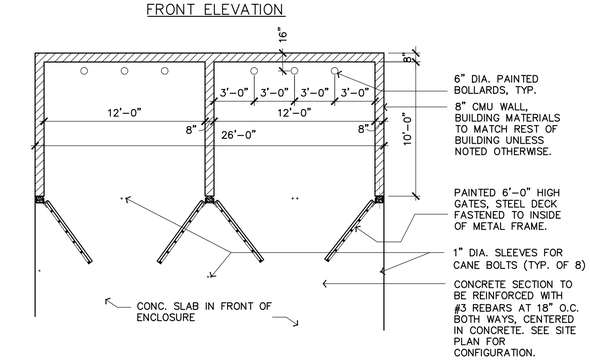


REAR ELEVATION



FRONT ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: NOT TO SCALE

REV. 2
DATE: 06.02.16
JOB No.: UTS 10913

DISCOUNT TIRE

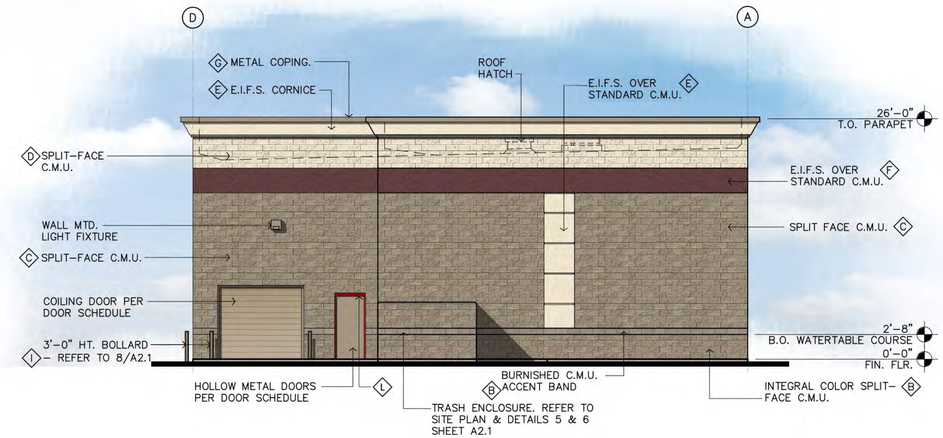
THIS PLAN IS PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

CONCEPTUAL ELEVATIONS

NEAR 1412 COMMERCE DRIVE
SARATOGA SPRINGS, UTAH

ARCHITECTURAL RESOURCE TEAM
99 e. virginia ave, ste 120
phoenix, az 85004
602-307-5399 | v
www.art.team.com

Sheet No.
A4



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

- A MANUFACTURER'S STANDARD COLOR TO MATCH DURANAR UC40597 XL "BANNER RED"
- B INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) TO MATCH SW 7714 "OAK BARREL"
- C GRAY SPLIT-FACE C.M.U. PAINTED SW 7714 "OAK BARREL"
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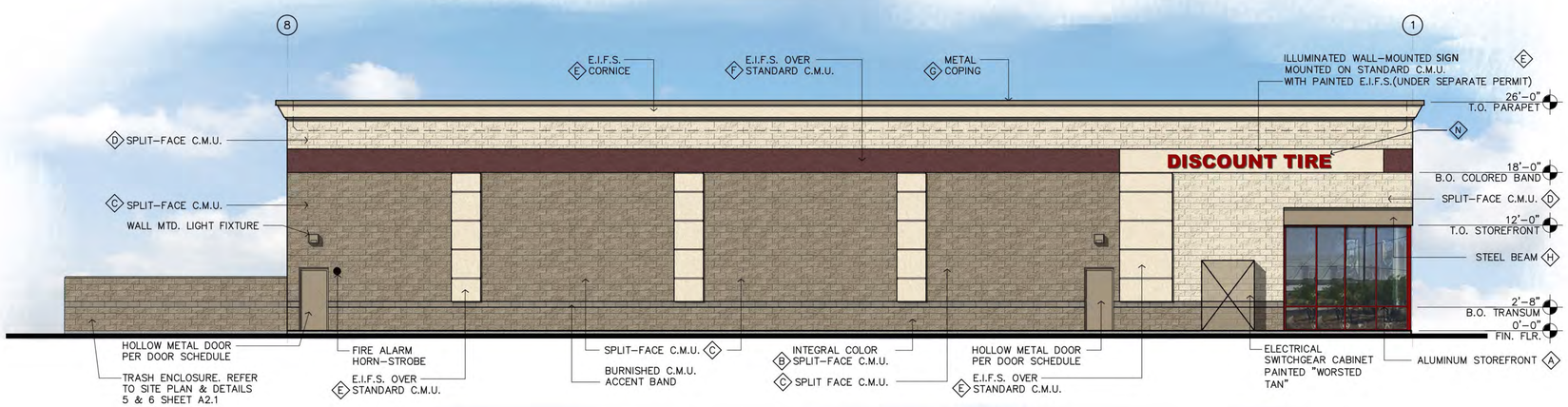
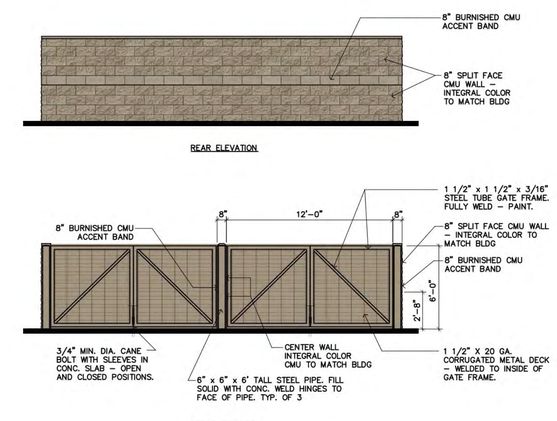
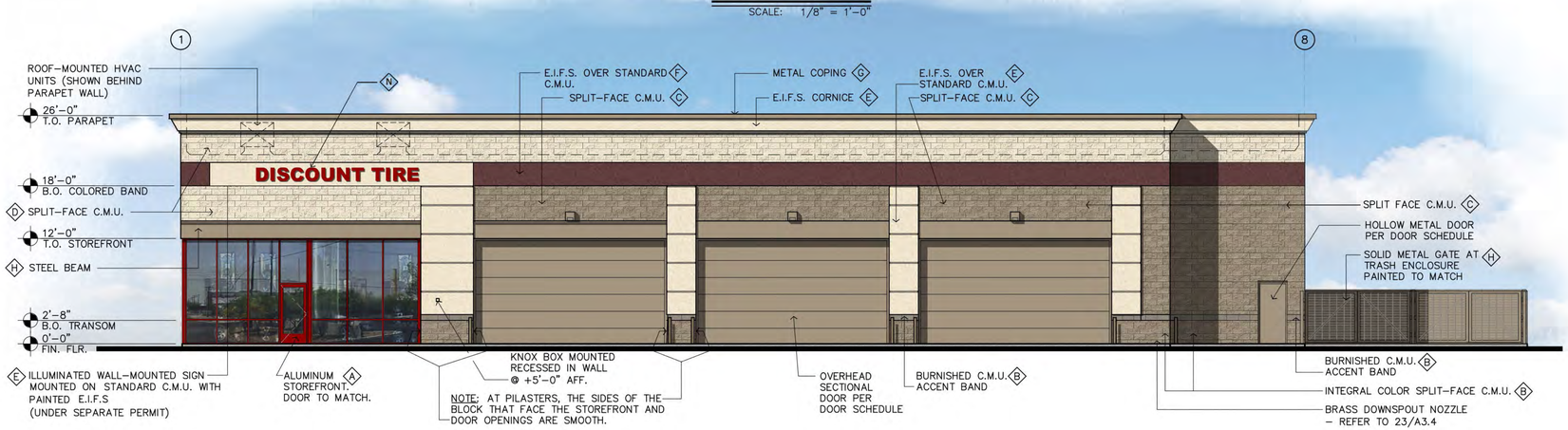


WEST ELEVATION

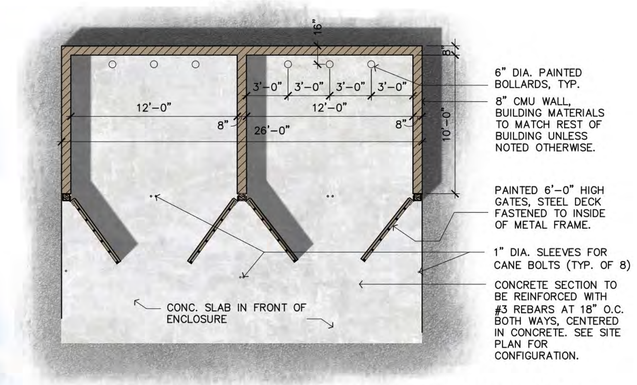
SCALE: 1/8" = 1'-0"





EAST ELEVATION

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: NOT TO SCALE

REV. R2
DATE: 06.06.16
JOB No.: UTS 10913

DISCOUNT TIRE®

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CONCEPTUAL ELEVATIONS

Street & Avenue
ANYTOWN, US

ARCHITECTURAL RESOURCE TEAM
99 e. virginia ave, ste 120
phoenix, az 85004
602-307-5399 | v
www.art.team.com

Sheet No.

APPLICATION REVIEW CHECKLIST

(8/20/2014 Format)

Application Information

Date Received:	June 6, 2016 (Resubmittal)
Date of Review:	June 10, 2016
Project Name:	Discount Tire
Project Request / Type:	Site Plan, CUP
Meeting Type:	Public Hearing at PC
Applicant:	Discount Tire (Scott M Fournier)
Owner (if different):	Amsource Saratoga NWC, LLC
Location:	1413 North Exchange Dr.
Major Street Access:	Exchange Drive
Parcel Number(s) and size:	66:242:0003 – 1.325 acres (per plat amendment)
General Plan Designation:	Regional Commercial
Zone:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Current Use:	Vacant
Adjacent Uses:	Vacant
Previous Meetings:	None for this application
Land Use Authority:	City Council
Type of Action:	Administrative
Future Routing:	City Council
Planner:	Jamie Baron, Planner I

Section 19.13 – Application Submittal

- Application Complete: Yes
- Rezone Required: No
- General Plan Amendment required: No
- Additional Related Application(s) required: None

Section 19.13.04 – Process

- DRC: 5/2/2016
- UDC:
    - 5/2/2016 – Carry the other colors onto the receiving side, the faux columns and red around the doors. Mirror the layout so that the building backs Exchange Dr.
    - 5/23/2016 – The site would not have to be mirrored if the front of the building is located on Crossroads Blvd, so that the parking is on the rear and side of the building.
- Neighborhood Meeting: if required dates/comments

- PC: Not currently scheduled
- CC: Not currently scheduled

General Review

Building Department

- No Comments

Fire Department

- Building shall meet NFPA 13 standards and be fully fire sprinkled.
- All drive isles shall be a minimum of 20’ of unobstructed driveway.
- Shall comply with all current IFC standards.
- Third party review required for sprinkler systems.

GIS / Addressing

- No comments

Urban Design Committee – 19.14.04

- Mechanical Equipment
- Windows
- Building Lighting
- Trash Enclosures, Storage Areas, and External Structures
- Exterior Materials
- Landscape Requirements
- Parking Lot and Street Lighting
- Design Standards
- Comments

Additional Recommendations:

-

Code Review

- **19.04, Land Use Zones**
    - **Zone**: Regional Commercial (RC)
    - **Use**: Conditional – Automotive Repair, Minor.
    - **Setbacks** – The required setbacks are as follows: **Complies.** The proposed site is not located adjacent to any residential or agricultural zones and has indicated a 20’ set back on the front, rear, and side yards. The plan indicates that there are no private streets, driveways, or parking spaces within 5’ of the building. No setback reductions are being requested.
        - Front: 20’.
        - Sides: 30’ where adjacent to a residential or agricultural zone, 20’ when adjacent to all other zones.

        - Rear: 30’ where adjacent to a residential or agricultural zone, 20’ when adjacent to all other zones.
        - Exceptions: The City Council may reduce one setback by up to 10’.
        - Other general requirements: No building shall be closer than 5’ to any private road, drive way, or parking space, except for approved drive-up windows.
- **Lot size**: 20,000 square feet minimum. **Complies.** The existing lot is 34, 586 square feet, however the plat is being amended to accommodate the applicant and the parcel will change to 57,722 square feet.
- **Lot coverage**: 50% max. **Complies.** The plan indicates a total of 7,373 square feet of coverage. With a 57,722 square foot lot, the lot coverage equals 12.8%.
- **Building size**: Minimum of 1,000 square feet above grade. **Complies**. The plan indicates a building size of 7,373 square feet.
- **Height**: 50’ max. **Complies.** The plans indicate a building height of 26’.
- **Development Standards**
        - Architectural Review – The Site Plan and building elevations are subject to architectural review by the Planning Commission.
        - Landscaping
            - Required front yards and other yards facing a public street shall have a landscaped area of 20’ or as reduced with the setbacks by the City Council. **Complies.** The plan indicates a 20’or greater section of landscaping along Exchange Drive and Cross Roads Blvd.
            - 10’ of landscaping required between parking areas and side or rear property lines adjacent to agricultural and residential land uses. **Complies.** The site is not adjacent to any agricultural or residential land uses.
            - All landscaping shall be completed prior to the issuing of a Certificate of Occupancy.
            - Any changes to the approved landscaping plans will require a Site Plan Amendment.
            - The property owner is responsible for the maintenance of landscaping and compliance of Section 19.06.
- **Uses Within Buildings**
        - All uses shall take place entirely within the structure, unless deemed customary and appropriate by the City Council.
        - Such uses include automobile refueling stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc.
        - Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the City Council deems such storage to be customary and appropriate.
- **Trash:** Shall comply with requirements as outlined in 19.14.04(4).
- **Buffering/Screening**
        - A wall, fencing, or landscaping shall be used to screen the boarders of commercial uses from agricultural and residential property. No wall or fence shall extend beyond 6’ in height unless required by the City Council. **Complies.** The site does is not adjacent to any agricultural or residential property.
        - All developments shall have a minimum of both deciduous and evergreen trees and comply with Section 19.06.

- **Landscaping:** 20% minimum of landscaping. Sensitive lands shall be protected as part of the landscaped area. **Complies.** The plan indicates a total 35% of landscaping at 20,280 square feet on the 57,722 square foot site. The only sensitive land is the detention basin that is part of the landscaping.
- **Sensitive Lands:** Sensitive lands shall not be included in the base acreage when calculating ERU's. No development credit shall be given for sensitive lands. Sensitive lands shall be protected as part of the landscaped area. **Complies**. The only sensitive land is the detention basin that is part of the landscaping.

- **19.05, Supplemental Regulations**
  - Flood Plain: No building or structures shall be built in Zone A of the FEMA Flood Plain Map. **Complies**. The site is not located within the flood plain.
  - Water & sewage: Will connect to City infrastructure.
  - Transportation Master Plan: No building lot or structure shall be placed where future streets are identified on the Transportation Master Plan. **Complies.** The site is located on an existing commercial lot and does not interfere with any future planned streets.
  - Property access: The property has access to a public street.

- **19.06, Landscaping and Fencing**
  - General Provisions
    - Park strips shall be landscaped and maintained by the property owner who abuts the park strip, unless otherwise noted on an approved and recorded subdivision plat or site plan. **Complies.** The park strips are already landscaped and being maintained.
    - Automated water-conserving irrigation systems, including low-flow sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential development. **Complies**. The plans indicate a controller with a weather sensor and low flow sprinkler heads. Trees which project over any sidewalk shall be pruned clear of all branches between ground and a height of eight feet for that portion of the plant located over the sidewalk.
  - Landscaping Plan: The landscaping plan contains all required elements.
  - Planting Standards & Design
    - Required trees are subject to the following standards:
      - All deciduous trees shall have a minimum trunk size of two (2) inches in caliper. **Complies**. The plan indicates that all deciduous trees are of 2 inch caliper.
      - All evergreen trees shall have a minimum size of 6 feet in height. **Complies.** The plan indicates that all evergreen trees are at least 6 feet in height.
      - Tree Base Clearance. An area at the base of the tree a minimum of three feet in diameter shall be kept free of rock and turf. In parking lot islands and other narrow strips of landscaping where strips of turf two feet or less in width would otherwise occur, this clear area may be reduced to two feet in diameter. **Complies.** The plan indicates that no turf or rock shall be placed within a 3' diameter around the base of the trees.
    - Shrubs. At least 25% of the required shrubs shall be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.

Complies. 26 shrubs are required and the plan indicates a total of 135 shrubs with a size of 5 gallons.

- Turf. No landscaping shall be composed of more than seventy percent turf. **Complies**. The plans indicate that there is a total of 13,045 square feet of turf, with a total landscaping area of 20,280 square feet, equaling a total of 64% of turf.
- Drought Tolerant Plants. Fifty percent of all trees and shrubs shall be required to be drought tolerant species. **Complies**. The plans indicate that 70% of the trees and 64% of the shrubs are drought tolerant.
- Rock may be utilized up to the maximum percentage specified in Section 19.06.07, subject to the following requirements: **Complies.** The plan indicates 2 different sizes and colors
    - a minimum of two separate colors, and a minimum of two different sizes shall be used.
- Planting and Shrub Beds. Planting and shrub beds may be used to satisfy up to the percentage of the total required landscaping as specified in Section 19.06.07. In addition to the required plants in the chart, planting and shrub beds must meet the following requirements:
    - High-quality weed barrier is used. **Complies**. The plans indicate a commercial grade weed barrier.
    - High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials are used, and materials must be heavy enough to not blow away in the wind. **Complies**. The plans indicate that rock mulch is being used in the shrub beds.
    - Edging is used to separate lawns from beds, and all areas except residential must use concrete edging for durability. **Complies.** The plans indicate a 6 inch wide and 12 inch deep concrete mow strip to separate the turf and shrub beds.
    - Drip lines are used for irrigation. **Complies**. The irrigation portion of the landscape plans indicate drip lines will be used in the shrub beds.
- Artificial Turf is not permitted. **Complies**. No artificial turf is being requested.

- Amount: The total landscape area is 20,280 square feet, which requires the following amount of landscaping.
    - 9 deciduous trees. **Complies**. The plan indicates a total of 22 deciduous trees.
    - 7 evergreen trees. **Complies**. The plan indicates a total of 11 evergreen trees.
    - 27 shrubs. **Complies**. The plan indicates a total of 386 shrubs.
    - 25% min of turf. **Complies.** The plan indicates a total of 64% of turf.
    - 75% max of shrub beds. **Complies.** The plan indicates a total of 37% of shrub beds.
- Fencing: Fencing is required along property lines that abut open space, parks, trails, and easement corridors. **Complies.** The side does not abut any open space, parks, trails, or easement corridors and is therefore not required.
- Clear Sight Triangle: **Complies.** There are is no fencing or berming identified in the plans.
    - Fencing shall not be over 3 feet in height in the clear sight triangle.
    - The grade shall not be bermed in the clear sight triangle.

- **19.09, Off Street Parking**

- General Provisions
    - Parking areas shall be paved with asphalt or concrete. **Complies**. The parking area is paved with asphalt and concrete.
    - Off-street parking for non-residential shall be provided within 600 feet of the main entrance. **Complies.** All parking is within 600 feet.
- Parking Requirements
    - When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.
    - When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.
    - Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified. **Complies**. No tandem parking is proposed.
    - The City Council may approve a parking reduction up to 25%. **Can Comply**. Based on the employee count and number or stalls, the plan is 1 parking stall.
- Dimensions
    - 90 degree parking stalls shall be 9’ wide and 18’ long. **Complies.** The plans indicate 9’x18’ parking stalls.
    - Drive aisles shall be 24’ wide. **Complies.** The plan indicates 26’ wide drive aisles.
- Accessible
    - For lots between 26 to 50 stalls, 2 ADA stalls are required, with one van stall required. **Complies**. The plan provides 41 total spaces with 3 ADA stalls, of which 1 is a van stall.
- Landscaping
    - Parking Areas Adjacent to Public Streets.
        - All parking areas for non-residential uses that are adjacent to public streets shall have landscaped strips of not less than ten feet 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. **Complies**. The plan indicates a landscaping strip in excess of 20’ and berming where parking is adjacent to public streets.
        - Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than thirty feet between trees except in the clear sight triangle. **Complies.** The plans indicate both evergreen and deciduous trees space not farther than 30’ along Commerce/Exchange Dr.
    - Curbs. All landscaped areas abutting any paved surface shall be curbed. Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb six inches higher than the parking surface. **Complies.** All landscaping next to paved areas are curbed with a 6” curb.
    - 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. **Complies.** There are no landscaping elements blocking the clear sight triangle.

- 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. **Complies.** Each of the landscaped parking areas contain trees and shrubs and groundcover, are landscaped, and are connected to an irrigation system.
- Required Parking Islands.
    - 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. **Complies.** There are not double rows of parking.
    - 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. **Complies**. There are landscape islands every 6 stalls at most and one tree per island. The islands meet the 9'x18' requirement.
    - Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. **Complies.** The landscape islands on the ends are curved to direct traffic.

- Pedestrian Walkways & Accesses: Parking lots larger than 75,000 square feet are subject to these requirements. **Complies.** The entire building lot is only 58,332 square feet.
- Shared Parking: No shared parking proposed.
- Minimum Requirements
    - 2 stalls for every bay plus 1 stall per employee on highest employee shift. **Can Comply**. The plan identifies 6 bays and a maximum of 30 employees. The minimum parking required is 42 stalls. The plan contains 41 stalls.

- **19.11, Lighting**
    - Temporary Lighting: No temporary lighting proposed.
    - Lighting Standards and Design
        - General Standards
            - Material: all lighting fixtures and assemblies shall be metal. **Complies**. All proposed lights are metal.
            - Base: all lighting poles shall have a decorative base with a minimum height of sixteen inches, installed so as to conceal bolts, wires, and other structural attachments. **Can Comply**. There is no information provided on the base of the lighting poles.

- Type: all lighting fixtures shall be of the full cutoff variety, where no more than 10% of the total lumen output of the fixture will come out at 90o above the horizontal plane of the fixture from nadir. The fixture must shield the lamp in such a way that there will be total cutoff when viewed from 100’ or more from the light source. **Can Comply**. The lighting details are for both full cut off and a reflective lens that is not full cut off.
- Shoebox fixtures are prohibited. **Complies**. The plan indicates a bell fixture, however no details have be provided for the pole and arm.
- Angle: all fixtures, except any lighting specifically exempted in this Chapter, shall be directed downward. **Complies**. All lights are directed downward.
- For the lighting of predominately horizontal surfaces, fixtures shall be installed and aimed straight downward. **Complies**. All fixtures are aimed downward
- For the lighting of predominately vertical surfaces, fixtures shall be installed and aimed downward in such a manner that light is not case past the surface being illuminated, into the windows of neighboring residences, onto adjacent uses, onto public roadways, or skyward. **Complies**. All fixtures are aimed downward.
- Lamp: any bulb type, including but not limited to LEDs, metal halide, and high-pressure sodium may be used, with the requirement that the color shall be soft white or amber. Bulbs exceeding 4000k in color temperature are prohibited. **Complies.** The lumen colors do not exceed 4000k on all lights.
- Drawings: design and location of standards and fixtures shall be specified on the site development drawings. **Complies.** The plan shows the location of the fixtures.

▪ Nonresidential Lighting
    - All wall-mounted fixtures shall not be mounted above 16’. **Complies.** All wall mounted fixtures are either 14.5’ or 10.5’ in height.
    - Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed ten (10) minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.
    - All trespass lighting shall not exceed one foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. **Complies**. The site is not adjacent to residential property and there is no more than 1.0 candle foot of light trespassing over the property line.
    - All freestanding lighting fixtures and assemblies shall be black. **Can Comply**. The color of the freestanding fixtures is not identified.
    - Pole design shall include an arm and bell shade. **Can Comply**. The proposed pole light shows a bell light, but no pole or arm is identified.
    - Parking lot poles shall be limited to a height of 16’ when in or within 200’ of a residential zone; all other locations shall have a height limit of 20’. **Can Comply**. There are dimensioning details of the pole lights.
    - All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff. **Complies**. The parking lights are full cut off lights.

- Hours:
    - One hour after closing or by 11:00pm, whichever is earlier, businesses must turn off at least fifty percent (50%) of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift. **Can Comply**. The business hours are 8am – 6pm. Lighting shall be turned off to meet this requirement.

- Outdoor Sign Lighting
    - All illuminated signs located within one-half (1/2) mile of Camp W.G. Williams shall be positioned in such a manner and contain shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs within 1/2 mile be positioned facing parallel to the adjacent boundaries of Camp W.G. Williams. **Complies**. The site in not within .5 miles of Camp Williams.
    - On-premise signs may remain illuminated during regular business hours, but may not be illuminated later than one-half (½) hour after the business is no longer open to the public, nor prior to the daily opening of the business to the public.
    - External illumination for wall signs shall be positioned in a downward direction directly onto the sign in such a manner that light does not project past the sign surface being illuminated. **Complies.** There is not external illumination of wall signs.
    - Monument signs may have upward illumination provided the light source is not visible, and the fixtures shall be installed and aimed in such a manner that light is not projects past the sign surface being illuminated, into the windows of neighboring residences, onto adjacent uses, onto public roadways, or skyward. **Complies.** The proposed monument sign is not externally illuminated.
    - Internally illuminated signs shall be designed so that the light source is not visible. **Complies.** The proposed signs are internally light and the source is behind an opaque material.
- Street Lighting
    - All parking lot light fixtures shall be installed in locations so that glare or excessive direct light will not adversely affect adjacent properties. **Complies.** The parking lot lights are installed so that they do not spill light outside of the property.
    - All light fixtures and assemblies shall be black. **Can Comply**. The color details of the parking lot lights are not provided.
- Lighting Plan: **Can Comply**. The lighting plan is missing some specification on some of the lights.

- **19.12, Subdivisions –** This is a Site Plan in a current commercial subdivision

- **19.13, Process**
    - Notice / Land Use Authority: Site Plans and Conditional Use Permits are required to have a public hearing at the Planning Commission and are approved by the City Council. Public Notice is required.

- **19.14, Site Plans**

- Commercial Use: The Site Plan is required.
- Development Standards:
    - Buffering is required for any commercial lot that is adjacent to residential or agricultural uses. **Complies**. The lot is not adjacent to residential or agricultural uses.
    - Access
        - Each roadway shall not be more than 40’ in width, except where there is a curb turn radii and a flare in the public right of way. **Complies.** The plan indicates a 37’ wide roadway.
        - Interconnection between adjacent properties is required. **Complies.** The proposed drive provides access to both lots.
        - Acceleration and Deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer. **Complies**. The site does not gain access from a major arterial.
        - Off-street Truck Loading Space. Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building’s lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets or alleys. **Complies**. The site has a loading area that is free from parking and will not create any interference with the public use of the adjacent street.
    - Utilities. All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drain-age, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construc-tion. **Complies**. The plans indicate that all utilities will be under ground.
        - Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. **Complies**. The Transformer is already installed and will be screen with the landscape plans.
    - Grading & drainage: Will be reviewed by Engineering.
    - Water: Shall connect to City Infrastructure and meet all requirements and standards.
    - All existing irrigation ditches shall be piped. Complies. There are no irrigation ditches.
- Architectural and Urban Design Requirements
    - Process. Architectural and Urban Design review shall be conducted by the DRC prior to the first Planning Commission or City Council meeting, whichever comes first. **Complies**. The DRC has reviewed the site and elevations and the comments are provided earlier in the checklist.
    - Mechanical Equipment. All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets. **Complies.** The elevations indicate that the mechanical equipment will be on the roof and fully shielded by the parapet wall.
    - Windows. Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited. **Complies.** All window trim has been treated.
    - 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. **Complies.** The lighting plan was included with the site plan and has been reviewed.

- 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.
    - 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. Complies. The trash enclosure is covered with the same material as the building and is placed at the back and side of the building.
    - The consolidation of trash areas between buildings is encouraged. **Complies**. This is the only building on the lot and the other lot is vacant.
    - The use of modern disposal and recycling techniques is encouraged.
    - 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. **Complies.** The trash enclosure uses a masonry wall and solid gates to shield the trash area.
    - 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. **Complies.** There is a landscaping buffer larger than 3' in width between the trash enclosure and the nearest parking stall.
- Exterior Materials. The DRC shall ensure that all buildings are finished with high quality materials that conform to the City's Architectural Design 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. **Complies.** Building elevations have been submitted and reviewed by the DRC.

- Special Provisions:
    - Uses within buildings. All uses established in any commercial zone shall be conducted entirely a fully closed approved building, except where the City Council deems it customary and appropriate. **Complies.** The application does not indicate any outdoor uses, however the City Council may deem that small tire displays are customary and appropriate.
    - Nuisances. All commercial uses shall be free from objectionable odors, noises, hazards or other nuisances.
        - Uses which may qualify for an exemption include vegetation nurseries, home improvement centers with lumber, outdoor cafes, and auto dealerships. **Complies**. The proposed development is a tire shop that typically can be noisy and would be considered exempt.
        - Outdoor display areas shall be clearly delineated through contrasting colored, painted, or striped surface. **Complies**. No outdoor display areas are proposed.

- **19.15, Conditional Use Permit**
    - General standards

        - Siting: How the site accommodates the proposed use and adjoining buildings. The proposed use is in an existing commercial subdivision and is not surrounded by any other adjoining buildings.
        - Traffic: How the site accommodates traffic circulation and parking. The site is located on the corner of an arterial and a collector. The site provides adequate parking and allows for traffic through the site.
        - Compatibility with the surrounding environment. The site is located in the Walmart subdivision and is not adjacent to any structures, residential, or agricultural uses. The proposed hours of operation are not currently identified.
        - 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. **Complies.** The proposed use does not pose any threat to the health, safety or general welfare to the persons in the vicinity as the closest buildings are across a Collector street.
            - 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. **Complies.** The use is conditional in the RC zone and is consistent with the current zoning.
            - 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. **Complies**. The land use section of the General Plan identifies this area as Regional Commercial, which is the current zoning, of which the use is permitted as a conditional use.
            - 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. **Complies**. The proposed use does not result in any situation that is cost ineffective to provide services.
            - The proposed use will conform to the intent of the City of Saratoga Springs General Plan. **Complies.** The current zone is consistent with the General Plan and the use is permitted as a Conditional Use.
    - Optional conditions
        - Safety
        - Health & Sanitation
        - Environmental Concerns
        - Compliance with GP and Neighborhood

- **19.18, Signs**
    - General Standards
        - The base of permanent ground signs shall be landscaped. The landscaping area shall extend at least 3’ beyond the base of the sign. **Complies.** The monument sign is placed in the landscaping and more than 10’ from the edge of the landscaping.

        - No signs in the clear sight triangle. **Complies.** There are no proposed signs in the clear sight triangle.
        - No sign shall be designed or placed as to create confusion with a traffic sign. Complies. The sign is not located or designed to create confusion with a traffic sign.
        - No signs in the public right of way. Complies. There are no signs in the public right of way.
        - Signs shall be placed at least 3’ from the back of the sidewalk or driveway curb. Complies. The monument sign is placed more than 10’ behind the sidewalk.
        - Internal illuminates signs shall have a sign copy or face that is silhouetted on an opaque background. **Complies**. The Sign copy is silhouetted on an opaque background.
        - No illuminated sign shall face a residentially developed or zoned property. **Complies**. The property is not adjacent to any residentially developed or zoned property.
        - Signs shall comply with all building code requirements.
        - All ground signs shall be mounted on a foundation that meets building code.
        - Monument Signs
            - The base of the sign shall be a minimum of 2’ in height and constructed of materials that match the main structure. **Complies.** The base of the monument sign is 3’ in height and the CMU will be painted the same color as the building.
            - The property address may be placed on the sign and shall not be blocked by landscaping. **Complies**. The monument sign contains the address and is not blocked by landscaping.
        - No portion of a building sign shall project above or below the highest or lowest point of the wall on which it is located. **Complies.** The proposed building sign does not project above or below the wall.
    - Commercial Zone Sign Standards
        - Regional Commercial
            - Building Signs
                - Each tenant in a building is permitted one (1) primary sign and two (2) secondary signs, buildings larger than 50,000 square feet and have more than one primary entrance may have a second primary sign. **Complies**. The plan indicates 1 primary sign.
                - Primary signs shall not exceed a cumulative total size equal to 8% of the faced or 30 square feet, whichever is larger. **Complies**. The largest sign is 77.5 square feet and 8% of the front façade is 124.8 square feet.
                - Secondary signs shall not be mounted on the same façade as the primary sign and each secondary sign shall not be larger than 50% of the size of the primary sign. **Can comply**. The secondary signs are indicated as 50% of the max size allowable of the primary sign, not 50% of the primary sign proposed and are greater than 50% of the proposed primary sign.
            - Monument Signs
                - One sign per frontage in excess of 100’ on a public street. **Complies**. The plan indicates one monument sign and has two frontages in excess of 100’ on a public street.

- 45 square feet max. **Complies**. The proposed sign has an area of 35 square feet.
- 7.5’ height limit. **Complies**. The proposed sign is 7.5’ in height.

- **19.27, Addressing**
  - Building Identification
    - Background: Numbers shall be set on a contrasting background. **Complies**. The plan indicate white letters on a tan background.
    - Size: 4” minimum. **Complies**. The plans indicate a 7” letter/number height.
    - Visibility: Address numbers are required on the main entrance of the building. **Complies**. The plan indicates the address near the main entrance.

Zone Map

- Rezone parks to OS – discussion…
- Rezone schools, churches, public facilities to Institutional/Civic (IC)
- Overhaul formatting in table, consolidate information in one place and delete redundancies – Sarah / Group, Pending

19.04 Zoning

- Create CC Zone; amend GP to reflect CC zone
- Create OS Zone; amend GP to reflect OS zone – need discussion
- Residential facilities, churches, etc., – ERU's applying mostly only to residential

19.05 Supplementary Regulations

- Temporary Uses - Allow Ice Cream Trucks in Res zones? Yes
- Wireless towers – require stealth? Where possible.

19.06 Landscaping

- Determine requirements for residential backyards – option drafted
- Fix parallel fencing – 3' within fence, and not just roads / visibility

19.06 Fencing

- Limit chain link only for Ag uses

19.09 Parking Table

- Dwelling, Multi-Family – prohibit carports? Need discussion
- Mixed Use, Mixed Waterfront – clarify parking on ERU vs square footage
- Delete wider stall requirement to avoid conflict with 19.14

19.12? Engineering

- Bury Canals – need discussion
- Clarify undergrounding of utilities
- Clarify 40' access width language

19.15 CUPs

- Remove requirement to protect viewsheds

19.18 Signs

- Create provision for electronic signs
- Create provision for directional signage for approved special events
- Create signage for parks and trails

19.?? Design Chapter

- Assemble all other design standards from other sections in one place
- Update and relocate current Architectural Design Standards
- PENDING, underway but not ready for review

19.?? Open Space Chapter

- Replace current OS standards with requirement for park space per residential unit

ZONING

Create CC Zone; amend GP to reflect CC zone

Create OS Zone; amend GP to reflect OS zone?

Residential facilities, churches, etc., remove from requirement for ERUs and keep a minimum lot size

Chapter 19.04. Establishment of Land Use Zones and Official Map.

Sections:

19.04.01. Purpose.
19.04.02. Land Use Zones and Classification Established.
19.04.03. Gradual Transition of Uses and Density.
19.04.04. Application of Land Use Zone Regulations.
19.04.05. Official Zoning Map.
19.04.06. Land Use Zone Boundary Interpretation.
19.04.07. Summary of Land Use Regulations.
19.04.08. Agricultural (A).
19.04.09. Residential Agricultural (RA-5).
19.04.10. Rural Residential (RR).
19.04.11. Low Density Residential (R-1)
19.04.12. Low Density Residential (R-2).
19.04.13. Low Density Residential (R-3).
19.04.14. Low Density Residential (R-4).
19.04.15. Low Density Residential (R-5).
19.04.16. Medium Density Residential (R-6).
19.04.17. Medium Density Residential (R-10).
19.04.18. High Density Residential (R-14).
19.04.19. High Density Residential (R-18).
19.04.20. Neighborhood Commercial (NC).
19.04.21. Mixed Use (MU).
19.04.22. Community Commercial (CC).
19.04.~~22~~23. Regional Commercial (RC).
19.04.~~23~~ 24 Office Warehouse (OW).
19.04.~~24~~25. Industrial (I).
19.04.~~25~~26. Mixed Lakeshore (ML).
19.04.~~26~~27. Business Park (BP).
19.04.~~27~~28. Institutional/Civic (IC).
19.04.~~28~~29. Public School Bus Lot (PSBL).
19.04.30. Open Space (OS).

* * * * *

19.04.02. Land Use Zones and Classification Established.

For the purposes of this Title, all land within the boundaries of the City of Saratoga Springs shall have a land use designation in accordance with the City of Saratoga Springs Land Use Element of the General Plan. The following is a non-exhaustive list of the current land use designations:

NOTE: MUST AMEND GP TO REFLECT THESE CHANGES

1. Business Park
2. Developed Open Space
3. High Density Residential
4. Industrial
5. Institutional/Civic
6. Low Density Residential
7. Medium Density Residential
8. Mixed Use
9. Mixed Lakeshore
10. Natural and Improved Open Space
11. Neighborhood Commercial
12. Office Warehouse
13. Planned Community
~~13.~~14. Community Commercial
~~14.~~15. Regional Commercial
~~15.~~16. Residential Agriculture
~~16.~~17. Rural Residential
~~17.~~18. Urban Center

All of the land within the corporate limits of the City of Saratoga Springs, Utah is hereby divided into Land Use Zones. The boundaries of the Land Use Zones are shown on the Official Zoning Map of the City of Saratoga Springs. The classification of Land Use Zones is as follows:

1. Agricultural (A)
2. Rural Residential (RR)
3. Residential Agricultural (RA-5)
4. Low Density Residential (R-1)
5. Low Density Residential (R-2)
6. Low Density Residential (R-3)
7. Low Density Residential (R-4)
8. Low Density Residential (R-5)
9. Medium Density Residential (R-6)
10. Medium Density Residential (R-10)
11. High Density Residential (R-14)
12. High Density Residential (R-18)
13. Neighborhood Commercial (NC)
14. Mixed Use (MU)
~~14.~~15. Community Commercial (CC)
~~15.~~16. Regional Commercial (RC)
~~16.~~17. Office Warehouse (OW)

~~17.~~18. Industrial (I)
~~18.~~19. Mixed Lakeshore (ML)
~~19.~~20. Business Park (BP)
~~20.~~21. Institutional/Civic (IC)
22. Public School Bus Lot (PSBL)
~~21.~~23. Open Space (OS)

NOTE: NEED UPDATED FORMAT FOR 19.04 WITH CONSOLIDATION BEFORE WE CAN CREATE LANGUAGE FOR THE CC AND OS ZONES.

NOTE: WE WILL REPHRASE SO THAT ERU'S ONLY APPLY TO RESIDENTIAL, AND CONSIDER KEEPING A REDUCED MINIMUM NON-RESIDENTIAL LOT SIZE.

WIRELESS TOWERS and ICE CREAM TRUCKS
Wireless towers – require stealth?
Temporary Uses - Allow Ice Cream Trucks in Res zones?

* * * * *

19.05.03. Wireless Telecommunication Equipment.

1. **Wall mounted antennas.** Wall mounted antennas are permitted uses in all land use zones. Wall mounted antennas larger than five square feet may not be placed on a residential building or structure. Wall mounted antennas must comply with the following criteria:
    a. Wall mounted antennas shall not extend above the roof line of the building more than ten feet, and whip antennas shall not extend above the roof line of the building more than ten feet.
    b. City Staff may require antennas and all associated equipment to be painted to match the color of a non-residential building or structure.
    c. Wall mounted antennas may have a maximum area of forty square feet per each side of a non-residential building or structure. The area is determined by drawing straight lines around the outermost portions of the antennas until enclosed.
    d. All equipment associated with the use, excluding the antenna, must be screened by a view obstructing structure.
    e. If the associated equipment is located on the ground it must be appropriately landscaped.

2. **Roof mounted antennas.** Roof mounted antennas are permitted uses in all land use zones. Roof mounted antennas larger than five square feet may not be placed on a residential building or structure. The following provisions and any applicable provisions in sub-section one above shall apply to roof mounted antennas:
    a. roof mounted antennas can only be mounted on structures with flat roofs. Exceptions may be granted by City staff with the following stipulations:
        i. the antenna will be mounted on the roof of a building such that the building will obstruct the view of the antenna from the front of the building; and
        ii. the antenna will be less visible from ground level than the typical antenna mounted on a flat roof.
    b. roof mounted antennas must be set back from the front building edge one foot for every one foot of antenna height to a maximum of ten feet; and
    c. if possible and feasible, roof mounted antennas shall co-locate on City-owned buildings and structures.

3. **Free-standing antennae or towers.**
    a. Proliferation minimized. No new mono-pole or other free-standing structure shall be approved unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing building or structure.

b. Mono-pole towers. Mono-pole towers are required to obtain Conditional Use approval prior to construction.

~~a.~~

~~b.~~c. Other free-standing structures. Free-standing antennae or towers are required to obtain Conditional Use approval prior to construction.

d. Where buildings, trees, or other objects are present, a~~A~~ll new mono-pole and other free-standing structures shall use stealth design, meaning camouflaged to blend in with said buildings, trees and other objects.

~~c.~~e. Co-location on existing mono-pole towers is a permitted use in any land use zone. However, if the compound area needs to be expanded to handle additional equipment and the site is located in a land use zone that requires mono-pole towers to get a Conditional Use permit, then the expansion is also a Conditional Use.

~~d.~~f. Maximum height limits for free-standing antennae or mono-pole towers for defined land use zones are as follows:

i.	Agricultural (A):	100* feet
ii.	Rural Residential (RR)	100* feet
iii.	Low Density Residential (R-1)	100* feet
iv.	Low Density Residential (R-2)	35 feet
v.	Low Density Residential (R-3)	35 feet
vi.	Medium Density Residential (R-6)	35 feet
vii.	Medium Density Residential (R-10)	35 feet
viii.	High Density Residential (R-14)	35 feet
ix.	High Density Residential (R-18)	35 feet
x.	Neighborhood Commercial (NC)	40 feet
xi.	Mixed Use (MU)	40 feet
xii.	Regional Commercial (RC)	40 feet
xiii.	Office Warehouse (OW)	100* feet
xiv.	Industrial (I)	100* feet

* The maximum height for towers within 200 feet of residential development existing at the time of tower construction shall be 40 feet.

~~e.~~g. The maximum height limits include the height of any structure on which the free-standing antennae or mono-pole may be located, and any lightning poles or other items attached to the antennae or mono-pole.

4. **Ham radio towers.** Ham radio towers or any other radio or antennae facilities are regulated by the FCC as well as individual homeowners associations (HOA's) through restrictive covenants or other regulating documents.

* * * * *

19.05.10. Temporary Uses.

1. **Purpose and Intent.** The purpose and intent of the Temporary Use section is to allow certain uses within the City of Saratoga Springs which are temporary, or seasonal in nature, in a manner that such uses will be compatible with the land use zone and adjacent

properties. A Temporary Use, which is subject to the provisions in this Section, is a commercial business venture for which a business license is required.

2. **Uses:** the following are acceptable Temporary Uses, as defined in Section 19.02.02:
    a. Produce Stand or Farmers Market
    b. Fireworks Stand*
    c. Christmas Tree Lot
    d. Snow Shack or Ice Cream Vendor, fixed location*
    ~~d.~~e. Snow Shack or Ice Cream Vendor, motorized**
    ~~e.~~f. Pumpkin Patch
    ~~f.~~g. Festivals including Bazaars or Fairs*
    ~~g.~~h. Temporary Retail (tent or sidewalk sale)*
    ~~h.~~i. Mobile Food Vendors*

    * These uses are limited to non-residential and agricultural zones, unless occurring as part of a City sponsored special event, or wholly within the property boundaries of an institutional use.

    **These uses are required to obtain a Solicitor's License in addition to a Temporary Use Permit.

3. **Standards for Temporary Uses.** A Temporary Use shall comply with the general standards as provided within this section:
    a. Written approval from all brick and mortar businesses, meaning a permitted business in a permanent structure, within 300' shall be obtained for all Temporary uses.
    b. All Temporary uses except for roadside stands require a paved surface on site. Temporary road base installed in compliance with the City Standard Technical Specifications and Drawings shall qualify as a paved surface, shall be capable of supporting a minimum of 75,000 pounds on all driving and parking surfaces, and shall be removed immediately upon completion of the Temporary use unless occurring as part of a separate development permit.
    c. All Temporary uses except roadside stands are required to provide sanitary facilities for waste disposal for protection of community health and safety. This may be met through agreement with a host business or through temporary restroom facilities.
    d. All temporary uses shall provide a receptacle for garbage, and shall be responsible for garbage removal.
    e. Night lighting shall be compatible with adjacent uses. This requires all lighting to be shielded and directed downward to avoid light spill onto adjacent properties.
    f. All signs must comply with City adopted sign regulations.
    g. A use and/or display may not be placed within the right-of-way or on any landscaped area.
    h. No temporary use may occur within the clear view triangle of any intersection.
    i. No more than one temporary use is allowed per lot or parcel at any one time, including those approved by the Planning Commission.

j. When electricity will be utilized, an electrical permit must be obtained from the Building Department prior to any sales occurring or prior to persons occupying the structure, whichever occurs earliest.
k. Accessibility requirements must be addressed with the Building Department prior to any sales occurring.
l. Where required, Health Department approval shall be provided prior to operation.
m. Where temporary structures are proposed, an inspection with the Fire Department is required prior to any sales occurring or prior to persons occupying the structure, whichever occurs earliest.
n. Hours of operation shall be restricted to the hours of 7:00 a.m. to 10:00 p.m.
o. All temporary uses requesting temporary access from a public road shall obtain written permission from UDOT for state roads, and from the City Engineer for all other public roads.
    i. A traffic study and safety mitigation may be required, including appropriate acceleration and deceleration areas.
    ii. No curb or park strip shall be driven over unless temporary bridging is provided and approved by the City Engineer to prevent damage to the curb or park strip.

3. **Additional Standards for Mobile Food Vendors:**
    a. A mobile food vendor shall be permitted only when hosted by an existing brick-and-mortar business, meaning a permitted business in a permanent structure, or on public property with the approval of the City.
    b. Mobile food vendors shall not be parked for more than 8 hours in a day in any one location without express written permission from the City.
    c. Mobile food vendors shall not be parked on a street or driveway, nor in a manner that impedes vehicular and pedestrian traffic flow or public safety. A minimum clearance of 15 feet must be kept between the mobile food vendor and any fire hydrants, utility boxes, sidewalks, handicapped ramps, or building entrances.
    d. At no time may the mobile food vendor serve food to vehicles in a drive through manner or while the mobile food vendor vehicle is in motion.
    e. Mobile food vendors must be parked a minimum of 200 feet from residential property or must have the permission of residential property owners within the prohibited area.

4. **Planning Commission Review.** When considered appropriate by the Planning Director, a Temporary Use may be referred to the Planning Commission for review.

5. **Permit Required.** A Temporary Use Permit and Business License shall be required for all Temporary Uses.

* * * * *

LANDSCAPING and FENCING
Determine requirements for residential backyards
Limit chain link only for Ag uses

* * * * *

19.02

Protective Ground Cover. Grasses, other living plants, or inorganic materials grown or placed to stabilize soils and protect against erosion.

* * * * *

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 that are one-third acre in size or smaller 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 residential lots in all zones except A and RA-5 that are larger than one-third acre must landscape a minimum of one-third acre.
        i. The one-third acre may include structure footprints, driveways, parking areas, and other lot improvements that fall within a contiguous one-half acre area.
        ii. The one-third acre shall include the front yard.
        iii. Areas outside of the landscaped one-third acre may remain in a native state, and shall be maintained in compliance with nuisance and fire requirements.
        iv. That portion of the landscaping that falls within the front yard, and street-side yard for corner lots, shall be landscaped within one year, and that portion of landscaping within interior side and back yards shall be landscaped within two years after (whichever is less restrictive):
            1. receiving a Certificate of Occupancy; or
            2. once ownership is established by the current owner.
    c. All ~~landscaped areas~~front yards and street side yards shall be completely landscaped per the definition of Landscaping in Section 19.02, and all back yards stabilized per the definition of Protective Ground Cover 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.

d. 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.
e. Artificial turf is not permitted in front or corner street side yards.
f. 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.

* * * * *

19.06.09. Screening and Fencing Requirements and Restrictions.

* * * * *

4. Prohibited fencing:

a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: ~~(1) is not being used to delineate lot boundaries; and (2) is used for keeping of animals. This Section also does not apply in the A, RA-5, and RR zones.~~is being used for Agricultural uses or otherwise for the keeping of animals.
b. No fencing that parallels existing fencing ~~and is visible from an adjacent road or street~~ shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens or other livestock as otherwise specifically permitted under this Code, and any interior fencing of three feet or less in height.

* * * * *

PARKING

Dwelling, Multi-Family – prohibit carports?
Mixed Use, Mixed Waterfront – clarify parking on ERU vs square footage
Delete wider stall requirement to avoid conflict with 19.14

* * * * *

19.09.06. Dimensions for Parking Stalls.

The standards in this Section shall apply to all parking areas unless otherwise noted. The dimensions of parking stalls and aisles contained within the parking areas shall be dependent upon the orientation of stalls.

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.~~

* * * * *

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
Dwelling, above commercial	1 stall per bedroom or 2 stalls per unit, one of which must be covered, whichever is lower, plus 0.25 guest stalls per unit.
Dwelling, Multi-Family~~*~~	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be covered, plus 0.25 guest stalls per unit. **
Dwelling, Single Family	2 stalls per dwelling enclosed in garages. Driveways are to be 20’ in length**
Dwelling, Three-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be ~~covered~~enclosed, plus 0.25 guest stalls per unit.**

Dwelling, Two-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be ~~covered~~enclosed, plus 0.25 guest stalls per unit. **
* * * * *	* * * * *
Mixed Use, Commercial, Office & Residential Use	Residential: see Dwelling requirements Nonresidential: Based on the sq.ft. of each individual use
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.

~~* Exception – All dwellings must have one covered parking space. A 35% reduction to the enclosed parking requirement may be allowed for a PUD multi-family rental project within the R-18 zone; however, the remaining 35% shall be replaced with carports that incorporate a residential appearance. This will require a positive recommendation from the Planning Commission and approval from the City Council.~~

*Tandem parking spaces within a garage will only be counted as one parking space for residential uses.

** Exception – the minimum for these uses may be exceeded by more than 25%.

NOTE: ADD TO DESIGN STANDARD CHAPTER THAT CARPORTS MUST INCORPORATE A RESIDENTIAL APPEARANCE

19.12 / 19.14 Engineering

Bury Canals?

Clarify undergrounding of utilities?

19.05.02. General Supplemental Regulations.

20. Open-channel water conveyances shall be piped according to the standards and specifications of the channel owner or easement holder. The engineering designs for these pipelines and appurtenances shall be signed and stamped by a Utah-licensed professional engineer.

19.12.02. General.

7. **Utilities**. All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, irrigation line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction.
    a. No sewer, storm drain, culinary water, or irrigation water main shall be installed or maintained within a residential lot; all such utilities must be placed in an easement within protected open space or within rights-of-way. When placed outside rights-of-way they shall be located a minimum of 10' from any lot line and paved access roads shall be provided to all manholes or other access points required for maintenance.
    ~~a.~~b. All power lines upon or abutting a development shall be placed underground at the time of infrastructure improvements.

8. **Canals.** All open-channel water conveyances shall be piped according to the standards and specifications of the channel owner or easement holder. The engineering designs for these pipelines and appurtenances shall be signed and stamped by a Utah-licensed professional engineer.

SITE PLANS

Clarify 40' access width language

19.14.03. Site Plan Development Standards.

3. Access Requirements.

a. **Access dimensions.** For each commercial ~~lot~~access:

i. ~~each roadway~~the access shall not be more than forty feet in width, measured at right angles to the center line of the ~~driveway~~ access except as increased by permissible curb return radii; and

ii. the entire flare of any return ~~radii~~ radius shall fall within the right-of-way.

b. **Interconnection.** All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

c. **Acceleration and Deceleration Lanes.** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.

d. **Off-street Truck Loading Space.** Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets or alleys.

CONDITIONAL USES

Remove requirement to protect viewsheds

19.15.05. General Standards and Considerations Governing Conditional Uses.

In reviewing an application for a Conditional Use permit, the the following considerations and standard shall be applied:

1. The siting of the structure or use, and in particular:
    a. the adequacy of the site to accommodate the proposed use or building and all related activities;
    b. the location and possible screening of all outdoor activities;
    c. the relation of the proposed building or use to any adjoining building with particular attention to protection of ~~views,~~ light, air, and peace and quiet;
    d. the location and character of any display of goods and services; and
    e. the size, nature, and lighting of any signs.

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

3. The compatibility of the proposed conditional use with its environment, and in particular:
    a. the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
    b. hours of operation;
    c. adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
    d. adequacy of provisions for protection of the public against any special hazards arising from the intended use;
    e. 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.

* * * * *

SIGNS

Clean up titles
Create provision for electronic message signs in RC zone
Create provision for directional signage for approved special events
Create provision for signage in parks and for trails

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~~ General 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. Parks and Trails Signage Standards.
19.18.14. Special Event Signage Standards.
19.18.~~13~~15. Permit Process.
19.18.~~14~~16. Nonconforming 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:

21. **"Dwell Time"** means the total amount of time an image or other content is shown on an electronic message sign.

* * * * *

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, except as expressly permitted elsewhere in this chapter:
    a. Abandoned Signs.
    b. Animated Signs.
    c. Bench Signs other than artwork included in the bench structure.
    d. Balloon Signs.
    e. Billboards.
    f. Cabinet Signs, Simple.

~~g. Electronic Message Signs.~~
~~h.~~g. Flashing signs.
~~i.~~h. Neon signs in residential zones.
~~j.~~i. Pennants.
~~k.~~j. Pole Signs.
~~l.~~k. Pylon Signs.
~~m.~~l. Roof Signs.
~~n.~~m. Snipe Signs.
~~o.~~n. Wind Signs.
~~p.~~o. Vehicle Signs parked outside of designated parking stalls, or occupying required parking for more than 50% of the operating hours.
~~q.~~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.
~~r.~~q. Illuminated signs directly facing and visible to an immediately adjacent residential zone or residential development.
~~s.~~r. Signs not otherwise expressly permitted in this chapter.

* * * * *

19.18.06. General Standards.

8. Electronic Message Signs.

a. Types of signs. An electronic message sign shall only be constructed as part of a permitted pedestal or monument sign and only in specified zones.
b. Area. The electronic message sign is limited to 50% of the permitted sign area, or 45 square feet, whichever is smaller.
c. Faces. Electronic messaging is limited to only one face of a monument or pedestal sign. Multiple electronic messaging faces are prohibited.
d. Residential separation. An electronic message sign shall not be located within 200 feet of existing residential development. An electronic message sign located within 500 feet of existing residential development shall be required to orient the sign so that it does not directly face existing residential development.
e. Design standards.
    a. Videos are prohibited at all times.
    b. No sign shall use a white, ivory, or similarly near-white background.
    c. The minimum dwell time shall be five seconds.
    d. The flashing of any content is prohibited.
    e. The minimum transition time between content shall be no greater than three seconds.
    f. Illumination shall not exceed 0.3 foot candles over natural ambient light conditions at any time, as measured no farther than 100 feet from the sign.
    g. An electronic message sign shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions.

* * * * *

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 eight percent of the façade on which the sign or signs are mounted, or thirty square feet, whichever is larger.
        iii. Height. Each primary building sign for single story buildings shall maintain a minimum of 7.5 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 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
        ~~iii.~~iv. Electronic Messaging. Permitted only on shared monument signs for developments exceeding four acres.
    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.

* * * * *

19.18.10. Commercial Zone Sign Standards.

1. Signage in the Regional Commercial zone.
   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 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
      ~~iii.~~iv. Electronic Messaging. Permitted only on shared monument signs for developments exceeding four acres.
   c. Pedestal signs.
      i. Number. Developments consisting of more than seven acres shall be permitted one pedestal sign in lieu of a monument 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.
      v. Electronic Messaging. Permitted only on shared ~~monument~~pedestal signs for developments exceeding ~~four~~seven acres.

* * * * *

19.18.13. Parks and Trails Signage Standards.

1. Public and HOA parks are permitted the following signs:
   a. 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, 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 per parcel.
v. Banner signs shall be limited to no more than one sign per frontage at any given time.

b. Monument and Pedestal signs.
i. Number. One monument or pedestal sign shall be allowed for each frontage in excess of thirty-five feet, and where frontage is less than thirty-five feet but parking access is provided.
ii. Size. A monument or pedestal sign shall not exceed forty-five square feet in size.
iii. Height. A monument or pedestal sign shall not exceed 7.5 feet in height.
iv. Separation. Monument and pedestal signs shall be separated by a minimum distance of 200 feet as measured diagonally across the property, and shall be a minimum of 100 feet from any other ground sign on the same frontage.

c. Pole signs.
i. Number. Two pole signs shall be allowed for each park.
ii. Size. A pole sign shall not exceed six square feet in size.
iii. Height. A pole sign shall not exceed 7.5 feet in height.
iv. Separation. Pole signs shall be separated by a minimum of 100 feet from any other pole sign.

2. Public and HOA trails are permitted the following signs:
a. Pole or pedestal signs.
i. Number. One pole or pedestal sign shall be permitted for each trail access point. One additional pole or pedestal sign shall be permitted to be placed in 1/4 mile increments along the trail.
ii. Size. A pole or pedestal sign located at the entrance to a trail shall not exceed six square feet in size. A pole or pedestal sign located along a trail shall not exceed four square feet in size.
iii. Height. A pole or pedestal sign shall not exceed 7.5 feet in height.
iv. Location. Pole or pedestal signs shall only be located within 10 feet of a trail or trailhead.

19.18.14. Special Event Signage Standards.

1. City approved special events shall be permitted the temporary signage subject to the following standards:
a. A signage plan shall be submitted identifying the location of all on-premise and off-premise directional signs.
b. Off-premise signs:
i. Signs shall be placed entirely on private property with the written permission of the property owner.
ii. Signs shall be temporary in nature, with the sign made of corrugated cardboard, plastic, or similar material and fastened to wires or wooden stakes. A-frame or similar removable signs may be used, which shall be weighted to

Comment [KLG1]: We need to define how these are approved to make sure this doesn't open the door to any real estate open house.

prevent relocation via wind. Signs shall be free-standing, and shall not be attached to light poles, fences, vehicles, or other structures.

iii. Signs shall be limited to three square feet in size and four feet in height.

iv. Signs shall be placed no earlier than 24 hours prior to the event, and shall be removed no later than 24 hours after the conclusion of the event.

c. On premise signs:

i. Regardless of other zone limitations, one banner sign is permitted for the duration of the event, up to a maximum of seven days per event.

ii. Additional temporary signage is limited to the signage allowed in the zone.

Chapter 19.19. Open Space.

Sections:

19.19.01. Purpose and Applicability.
19.19.02. Definitions.
19.19.03. Equivalent Acres.
19.19.04. Minimum Required Open Space.
19.19.05. Minimum Amenities.
19.19.06. Payment in Lieu of Open Space Program.
19.19.07. Phasing.
19.19.08. Maintenance.

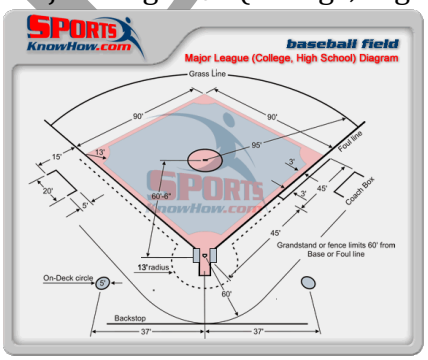
19.19.01. Purpose and Applicability.

1. **Purpose**. This Chapter establishes minimum open space requirements for all new residential development to ensure that parks and open space meeting the recreational and scenic needs of new residents are met.

2. **Applicability**. This Chapter applies to all new development in the City and expansions to previously approved developments in the City.

19.19.02. Definitions.

1. "Amenities" means an improvement for use by park patrons, such as playground equipment, play fields, trails, benches, and restrooms.
2. "Amphitheater" means a curved open-air venue for entertainment, with tiered seating or upward-sloped turfed area suitable for seating surrounding a central level area for performances. Seating capacity is calculated on nine square feet per person on the tiered or turf seating area.
3. "ASTM" means the American Society of Testing Materials.
4. "Baseball Diamond" means a play field improved with turf except for the skinned infield, and striped with paint to support the play of baseball or softball, with each diamond supporting one game at a time. Minimum dimensions by type are shown in the following graphics:
    a. "Major League©" (College, High School) diagram:



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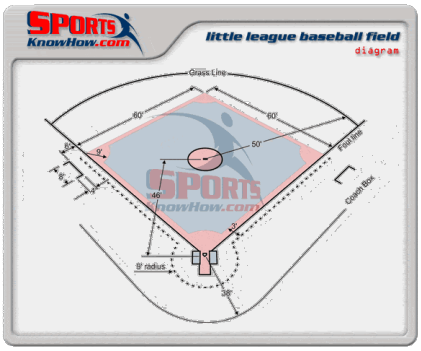
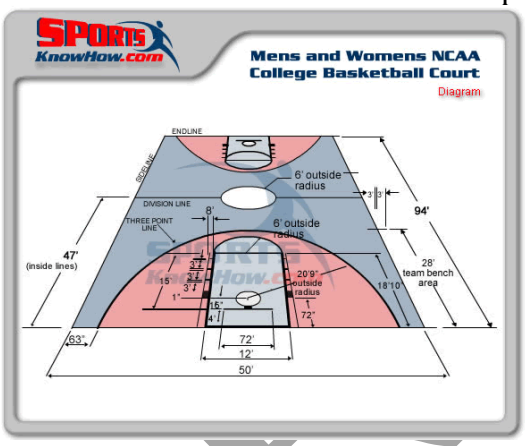
b. “Little League©” diagram:



5. “Basketball Court” means a hard-surfaced area with amenities to support the playing of basketball.
   a. “Half court” means a court a minimum of 47 feet by 50 feet in area and containing one standard (pole and net).
   b. “Full court” means a court a minimum of 50 feet by 94 feet in area and containing a minimum of two standards, with the option of four standards creating two smaller full courts within the main court and perpendicular to the main court.



6. “BBQ Grill” means an outdoor appliance for grilling and cooking, constructed of industrial cast iron and permanently mounted on concrete.
7. “Bike Rack, 4-bike capacity” means a ridged one-piece structure to which bicycles can be locked, permanently mounted on concrete. May be substituted by multiple single-bike racks or poles with capacity for four bikes.
8. “Detention basin – limited access” means a detention basin that is improved to provide access for recreational use when not storing water.
9. “Detention basin – no access” means a detention basin that is not accessible for recreational use.
10. “Drinking Fountain” means an industrial or commercial grade outdoor drinking facility, with proper drainage.
11. “Equivalent Acres” means the number of acres of different types of land it takes to equal one acre of fully improved park space.
12. “Fully Improved” means open space completely improved with turf, non-native landscaping, and amenities.
13. “Fully Improved with limited access” means fully improved open space with limitations to access, such as a pay-for-use golf course, limited hours for a cemetery, or similar limitation.

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14. “Fully Improved with full access” means fully improved open space with no limitations on user access.
15. “Horseshoes, tetherball, similar” means an outdoor recreation area designed for the playing of horseshoes, or tetherball, or other permanently installed outdoor game.
16. “Improvements” means any addition or enhancement to open space, such as landscaping, recreational amenities, trails, and grading. See also “Partially Improved”, “Fully Improved”, and “Unimproved”.
17. “Native” means the installation of natural landscaping commonly found in unimproved, un-manicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape could include the restoration of disturbed areas by replacement of topsoil, native seeding by drilling method, and covering with a hydraulically applied wood fiber mulch.
18. “Park Bench” means an industrial or commercial grade outdoor seat, permanently mounted on concrete.
19. “Partially Improved” means open space left in a native state, such as existing or new native grasses instead of turf, and with recreational amenities provided.
20. “Pavilion” means a free-standing structure with an open frame and covered by a roof to provide shade for a table or sitting area or other similar use.
    a. “Small” means a pavilion of up to 150 square feet covering at least one table and related seating, one BBQ grill, or similar facilities.
    b. “Medium” means a pavilion of up to 400 square feet covering at least two tables and related seating, several BBQ grills, or similar facilities.
    c. “Large” means a pavilion of up to 1000 square feet covering at least four tables and related seating, or two tables and several BBQ grills, or similar facilities.
    d. “Extra-large” means a pavilion of over 1000 square feet covering eight to ten tables and related seating, or a combination of tables and BBQ grills of similar amount.
21. “Play Field” means a level grass field that is useable for the play of various sports such as football, lacrosse, soccer, or other field. May or may not be striped with paint for a specific sport.
22. “Play structures” means a structure containing any of the following: swings, post and platform, slides, climbers, rockers, rotational, and interactive features. A single-platform refers to one elevated platform containing multiple features. All playground structures must have a certificate of compliance with current CPSC and ATSM standards.
23. “Restroom” means a room containing a wash basin, toilet, and other facilities for use. Where a restroom is provided, at least one cleaning/maintenance closet shall be included. May consist of a unisex lockable-from-inside restroom, or separate men and women’s restrooms. May include a single or multiple stalls. Restrooms shall comply with ADA requirements, including percentage of stalls that are accessible in design.
24. “Sensitive Lands, limited access” means open space consisting of wetlands, steep slopes, or other sensitive lands with some user access provided such as trails, boardwalks, or pavilions.
25. “Sensitive Lands, no access” means open space consisting of wetlands, steep slopes, or other sensitive lands with no user access provided.

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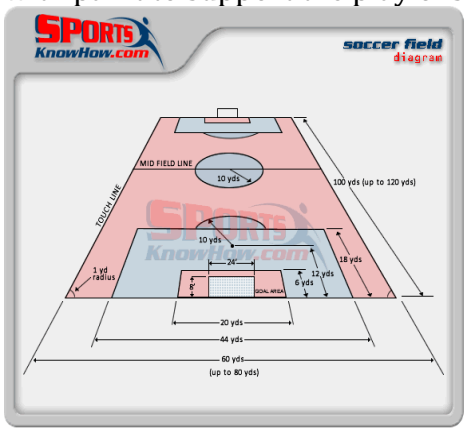
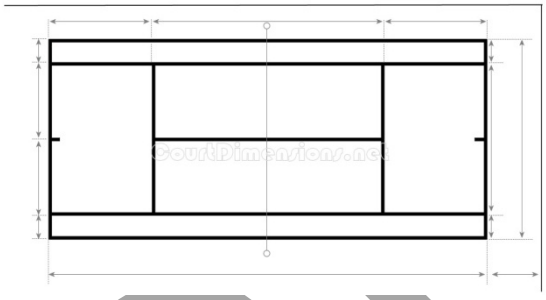
26. “Soccer Field” means a play field a minimum of 180 feet by 300 feet in area, and striped with paint to support the play of soccer as shown in the graphic below:



27. “Splash Pad” means a recreation area for water play with little to no standing water. May include fixed or movable spray or drip features and nozzles.
28. “Swimming Pool” means a man-made structure or tank constructed to hold water deep enough to permit swimming and other water based recreation. Minimum depth of six feet where diving is permitted; does not include wading pools. Minimum dimensions of 80 feet by 16 feet for a two-lane lap pool, or 50 feet by 25 feet for a non-lap pool.
29. “Tennis Court” means a level rectangular area for the playing of tennis. Minimum dimensions of 27 feet by 78 feet for a singles court; minimum dimension of 38 feet by 78 feet for a doubles court, striped in the following manner:



30. “Trash Can” means a waste receptacle for either trash or recyclables, minimum capacity of 50 gallons, permanently mounted on concrete.
31. “Unimproved” means open space left or planted in a native state, without the addition of amenities.
32. “User” means a person accessing open space for recreation, relaxation, or other purpose. Refers to residents of a development for privately maintained open space, or to the public for publicly maintained open space.
33. “Volleyball Court or Pit” means a level rectangular area with a net structure for the playing of volleyball. Minimum area of 1800 square feet. May be a lowered or level sand surface, or

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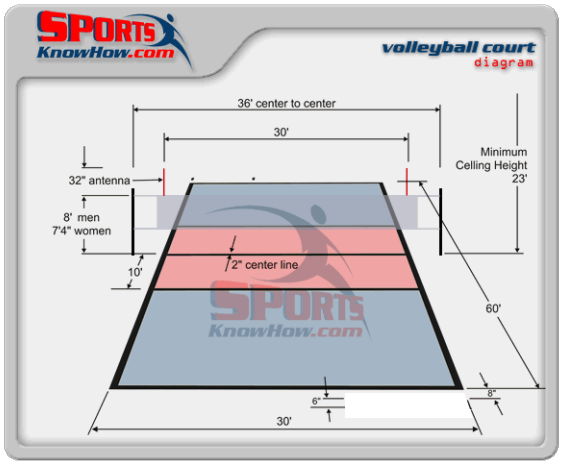
a hard level surface. Minimum dimensions as shown in the graphic below:



34. "Wading Pool" means a man-made structure or tank constructed to hold a small amount of water for water play that is not deep enough to permit swimming.
35. "Workout Station" means an industrial or commercial grade fitness components or devices designed to offer exercise opportunities to users, permanently mounted and meeting ASTM standards.

19.19.03. Equivalent Acres.

1. **Equivalent Acres.** As used in this Chapter, open space requirements shall be calculated based on Equivalent Acres, where different types of open space qualify as more or fewer acres. For each acre of required open space, the requirement may be met through a variety of open space types, according to the table below and as defined in this Section:

   a. **Method:** Multiply each acre or portion thereof, for each category provided, by the multiplier to determine the Equivalent Acres:

	EQUIVALENT ACRE FORMULA
Category of Open Space Provided:	Multiplier:
Unimproved, not Sensitive Lands	0.15
Sensitive Lands - no access	0.15
Sensitive Lands - limited access	0.45
Improvement of existing City owned open space	0.67
Detention basin - limited access	0.67
Detention basin - no access	0 - no credit
Partially Improved	0.75
Fully improved with limited access	0.75
Fully Improved with full access	1

   b. Example: A project providing 10 acres of open space that consists of 2.5 acres of hillside with trails (Sensitive Lands with Limited Access), 1 acre of detention basin

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with limited access, ½ acre of detention basin with no access, 2 acres of sensitive lands with no access, 3 acres of native park space, and 1 acre of fully improved park space with full access would be calculated as follows, resulting in credit of 5.35 Equivalent Acres:

EQUIVALENT ACRE FORMULA				
Category:	Multiplier:	***Actual*** Acres provided	***Equivalent Acre*** Formula:	***Equivalent Acres*** Provided:
Unimproved, not Sensitive Lands	0.15			
Sensitive Lands - no access	0.15	2.00	2 acres x .15	0.30
Sensitive Lands - limited access	0.45	2.50	2.5 acres x .45	1.13
Improvement of existing City owned open space	0.67			
Detention basin - limited access	0.67	1.00	1 acre x .67	0.67
Detention basin - no access	0 - no credit	0.50	.5 x 0	0.00
Partially Improved	0.75	3.00	3 x .75	2.25
Fully improved with limited access	0.75			
Fully Improved with full access	1	1.00	1 x 1	1.00
	TOTALS	**10.00**		**5.35**

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19.19.04. Minimum Required Open Space.

1. **Open Space Required.** A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.
    a. **Example:** a development with 150 units must provide 3.75 Equivalent Acres: 150 ÷ 40 = 3.75.
    b. **Exception:** any development where a minimum of 75% of the lots are one acre in size or larger shall not be required to provide Equivalent Acres.

2. **Minimum percentage by development.** In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage:
    a. Single family developments: 10% of overall development acreage
    b. Multi-family developments: 15% of overall development acreage
    c. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.

3. **Other Limitations.**
    a. In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.
        i. Unimproved, not Sensitive Lands
        ii. Sensitive Lands - no access
        iii. Detention basin – no access

19.19.05. Minimum Required Amenities.

1. **Methodology**. In order to meet the needs of new residents in each development, each development is required to provide amenities equaling a minimum number of points per required Equivalent Acre of open space.

2. **Minimum Points.** A minimum number of points is required per required Equivalent Acre, based on the total number of required Equivalent Acres provided in an individual park. The amenities may be distributed across all provided acres, but the points requirement is only based only on the required Equivalent Acres.

    a. Required points: minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table below:

Park Size	Min Points Per Required Equivalent Acre:
0 - 2.49 Equivalent Acres	**125**
2.5 - 4.99 Equivalent Acres	**100**
5 - 9.99 Equivalent Acres	**75**
10+ Equivalent Acres	**50**

    b. Example of application: a development with 150 units is required to provide 3.75 Equivalent Acres (150 ÷ 40 = 3.75), and must provide amenities averaging 100 points per Equivalent Acre, for a total of 375 points (3.75 x 100 = 375). If the development provides 6 Equivalent Acres instead of the minimum 3.75, the total point requirement is still 375 and does not increase based on the additional acreage.

3. **Points Per Amenity**. Each recreational amenity is worth a number of points. For appropriate spacing of amenities, each item also has a minimum square footage requirement.

4. **Mixture of Amenities and Required Amenities.**
    a. All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, E, and F.
    b. No more than 25% of the points may be met by one specific item type in any one category.
    c. All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum 1-toilet restroom per each 5 acres or fraction thereof.
    d. Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.

Item	Min sq.ft per item	Category	Points
Amphitheater (100 person capacity)	2500	A	500.0
Marina - public access, 4-boat capacity	n/a	A	500.0
Skate Park - one pit	10000	A	144.1

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Swimming Pool, 2 lane equivalent	3000	A	137.5
Restroom 3+ Toilets	400	B	92.8
Pavilion - extra large	1250	B	75.0
Splash Pad (25 people)	2250	B	62.5
Play Field - full size (soccer, football, etc.)	56000	B	55.0
Pavilion - large	900	B	50.0
Pavilion - (group)	650	C	42.4
Tennis Court	7200	C	40.1
Restroom 1-2 Toilets	???	C	37.4
Play field - half size	28000	C	27.5
Zipline, per 75 linear feet of rideable line	600	C	27.5
Playground Structure (1-platform)	250	C	26.0
Play or skate features - eg rock wall or kicker	200	C	25.0
Trail, hard surface, per 1000 linear feet	10000	D	20.6
Swingset	100	D	12.5
Personal Watercraft Dock	2000	D	9.0
Basketball 1/2 court	2350	D	8.3
Pavilion (picnic shelter)	350	D	5.7
Horseshoes, tetherball, or similar	250	D	5.0
Baseball Diamond - Little League© size	56000	E	4.4
Bleachers - per section	450	E	2.8
Trail, soft surface, per 1000 linear feet	5000	E	1.5
Art - 1 statue, sculpture, or other single piece	50	E	1.3
Volleyball pit	1800	E	1.3
Drinking fountain	9	F	1.1
Table	75	F	0.8
Trash Can	25	F	0.7
Bike Rack, 4-bike capacity	30	F	0.6
Workout station	100	F	0.5
Bench	50	F	0.4
BBQ Grill	25	F	0.3
Parking - 1 space (hard surface)	200	P	0.7
Parking - 1 space (soft surface)	200	P	0.1

** When an amenity is proposed that is not listed, Planning Director shall compare the cost and capacity of the amenity with amenities in this table to determine a comparable points value and category.*
*** A minimum of one trash can is required with every pavilion and one for every park without pavilions.*

5. **Practical application**. For examples of the point system as applied to previously constructed parks, see the table below:

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Note: the City will put together a practical application spreadsheet for developer packet, and PC/CC.

Size Range	City Park	Total Points Provided	Actual Points per Acre	DRAFT Req'd Points Per Acre
0 - 2.49 Equivalent Acres	Mountain Moon	14.34	19.4	125
0 - 2.49 Equivalent Acres	Panorama Park	78.68	78.7	125
0 - 2.49 Equivalent Acres	Ursula Waymen Park	128.46	107.1	125
0 - 2.49 Equivalent Acres	Remington Park	193.10	193.1	125
2.5 - 4.99 Equivalent Acres	Triton Park	7.73	2.3	100
5 - 9.99 Equivalent Acres	Sunrise Park	380.07	69.1	75
5 - 9.99 Equivalent Acres	Israel Canyon Trailhead Park	82.18	10.0	75
10+ Equivalent Acres	Harvest Park	730.90	52.2	50
10+ Equivalent Acres	Neptune Park	575.81	52.3	50
10+ Equivalent Acres	Marina	1215.54	83.3	50

19.19.06. Payment in Lieu of Open Space Program.

1. **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:
    a. any single-family development where a minimum of 75 percent of the lots are 10,000 square feet or larger, or
    b. any single-family development with a park requirement of less than one acre, or
    c. up to 25% of the requirement for any multi-family development, or
    d. any portion of a development that is located within ¼ mile of an existing improved regional public park.

2. **Arrangements and Handling of Payment.**
    a. The developer shall pay as a Payment-in-Lieu the amount of money equivalent to the land value in subsection 2.b below, plus the cost of open space improvements identified in subsection 2.c below.
    b. 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. NEED TO IDENFITY RELIABLE THIRD PARTY INFO WE CAN USE.
    c. 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.
    d. Upon receipt of the payment, the City shall deposit those funds in an account that has been established for the purchase of park lands, the construction of parks and recreation improvements, or for upgrading or repairing existing park facilities. The City may expend the Payment in Lieu of Open Space funds at its discretion so long as they are only used for the purchase of parks, construction of parks and recreation improvements, or for upgrading or repairing existing parks facilities.

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e. The City and developer may also agree to make other arrangements for the Payment in Lieu of Open Space if acceptable terms can be reached, but in no case shall the value of the Payment be less than the expected appraised value, estimated cost of open space improvements, and estimated water costs as described herein.

3. **Voluntary Participation.**
   a. This program is completely voluntary and developers who participate in it shall do so on a voluntary basis only. Written development agreements shall contain a description of the terms of this program.
   b. This program is also voluntary for the City and approval of all payments in lieu of open space are made at the sole discretion of the City Council. No entitlements are granted by virtue of this Chapter and all proposals to participate in this program are subject to the total and complete review and discretion of the City Council.

19.19.07. Phasing.

1. *(As currently stated in 19.13.09)* If the construction of various portions of the project is proposed to occur in stages, then the following standards shall be met.
   a. A Phasing Plan, including size and order of each phase and schedule of improvements to be installed, shall be approved by the Planning Director.
   b. Open Space improvements shall be installed with a value or acreage in proportion to the acreage developed with any given phase. The Developer may install open space in excess of the proportionate amount for each phase and bank open space credits towards later phases; however the open space installed must be a part of the open space shown in the Phasing Plan.
   c. A perpetual instrument running with the land shall be recorded against the entire project prior to or concurrently with the recordation of the first plat, that includes the standards, location, funding mechanism, values, and timing for all open space, recreational facilities, amenities, open space easements, and other improvements. An open space plat, conservation easement, development agreement, or other perpetual instrument may qualify as determined by the City Attorney.

19.19.08. Maintenance and City Acceptance.

1. **General Maintenance.** All open space shall be maintained regularly, by the property owner or HOA as appropriate, to maintain a clean, weed-free, and healthy appearance.

2. **Turf and Plantings**.
   a. Turf shall be maintained at a maximum height of 3-4 inches.
   b. Turf and plantings shall be fully established and kept free of broadleaf weeds and other invasive species.
   c. Fertilizer shall be applied as necessary.

3. **Irrigation**.
   a. Irrigation shall comply with all City watering restrictions and guidelines, and shall begin no earlier than April 15th and shall end no later than October 15th of every year.

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b. Irrigation systems shall be maintained to operate efficiently, with leaks and malfunctions repaired promptly.
c. Components and nozzles shall be utilized to keep a uniform distribution of spray per irrigation zone.
d. Water shall be limited to irrigable areas and shall not cross onto hardscape such as sidewalks and streets.
e. Water-saving devices, including smart timers and rain sensors, shall be utilized to ensure efficient use of water, and to prevent watering during precipitation.

4. **Amenities**.
    a. Amenities shall be maintained in clean, safe, working order. Rust shall be removed annually.
    b. Broken or malfunctioning amenities shall be repaired or replaced promptly.
    c. Proper maintenance schedules as recommended by the manufacturer or industry for each amenity shall be followed.

5. **City Acceptance**: the City shall be responsible for the maintenance of all open space dedicated to and accepted by the City for public ownership and use, or where a permanent public use and City maintenance agreement has been recorded. The City may only accept dedication or easements for open space that meets one or more of the following criteria:
    a. Regional trail corridors that are identified on the City Trails Master Plan and built to City standards, as well as crucial connections between such corridors.
        i. Trail corridors dedicated to the City shall have a minimum width of fifteen feet.
        ii. Public access trail easements through privately owned open space shall include only the area from exterior edge of trail surface to exterior edge of trail surface with adjacent landscaping maintained by the owner of the adjacent property.
    b. Public parks over 5 Equivalent Acres with a minimum average of [125] points of amenities per Equivalent Acre.
    c. Public parks of less than 5 Equivalent Acres only when offering a major public benefit such as trailhead parking or other need identified in the City Parks and Trails Master Plan, and containing a minimum average of [150] points of amenities per Equivalent Acre.

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City of Saratoga Springs
Planning Commission Meeting
June 9, 2016
Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Minutes

Present:
Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham
Staff: Kimber Gabryszak, Planning Director; Mark Christensen, City Manager; Sarah Carroll, Senior Planner; Kevin Thurman, City Attorney; Gordon Miner, City Engineer; Jamie Baron, Planner I; Nicolette Fike, Deputy Recorder
Excused: Brandon MacKay

Call to Order - 6:30 p.m. by Chairman Kirk Wilkins

1. **Pledge of Allegiance -** led by Senior Planner Carroll

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

3. **Public Input**

Public Input Open by Chairman Kirk Wilkins
No input was given.
Public Input Closed by Chairman Kirk Wilkins

4. **Amendment to the Annexation Expansion Area of the City's Annexation Policy Plan**
Senior Planner Carroll advised the Planning Commission that Notice of this public meeting was mailed to affected entities at least 14 days before the meeting. This public meeting will allow affected entities to examine the proposed amendment to the annexation policy plan and comment for 10 days prior to a public hearing. We are anticipating an annexation petition for this property.

Commissioner Kilgore asked if the first ordinance in the packet was the existing and if it would be updated. Senior Planner Carroll replied they hadn't intended to update those, just the map at this time. Commissioner Kilgore asked about flood or fire history of the parcel, it may be helpful. City Attorney Thurman replied it wouldn't need to be in the Annexation Policy Plan. It would be helpful but not required for petition; the City Council can approve any petition as long as it can be shown to improve the general welfare.

Commissioner Wilkins asked about this section in Lehi, and if the owners had the right to petition. Senior Planner Carroll replied it was in the County currently. Our boundary plans can overlap and the property owners would have the choice. City Attorney Thurman advised that both municipalities shall work to avoid any overlapping areas. In this case the applicant has asked about annexing in to our City which is why we are updating the annexation plan. Commissioner Wilkins noted another area where our annexation plan goes into the mountain area and asked when that might be annexed. Senior Planner Carroll advised that annexations generally happen on an applicant basis, the City isn't actively pursuing annexations.

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5. **Work Session: Accessory Dwelling Units Code Amendments.**
Planner I Baron held a discussion of Code Amendments pertaining to Accessory Dwelling Units (ADU). He noted the Building Official had provided some answers to previous questions which were included in the packet.

Commissioner Wilkins asked about the 6 inch holes that were commented on in the building inspector notes. Planning Director Gabryszak replied that that referred to if there wasn't separate air then there is an opening for an air vent where the air is circulating through and if there are all those openings then you can't maintain a 1 hour fire separation. Commissioner Steele gave an example of noxious fumes that could leach to another unit. Commissioner Wilkins asked if we were going to deny anyone that already had their basement done. Planner I Baron replied they had the option to retrofit. Commissioner Wilkins asked if it was that way in other cities. City Manager Christensen replied there were those requirements in other cities. There are a lot that are illegally constructed and don't meet code but this is required to meet code. Commissioner Wilkins asked if we were enforcing code. Planning Director Gabryszak replied we are enforcing, the question is do we keep enforcing, do we want to allow them, do we allow in an overlay zone, there are a lot of things to work through. Commissioner Wilkins asked what the benefit for the building codes was for separate units and the need for retrofitting. Planning Director Gabryszak replied it was for safety. She gave an example of a way to simply retrofit the HVAC. The separation protects both the renter and the owner.

Commissioner Steele asked about the definition for Accessory Dwellings. It's a two family residential dwelling. Other cities put them only in medium density areas. She doesn't want them in low density areas; we don't want low density areas to become a duplex area. Commissioner Wilkins agreed with that. There are other things to be considered, what about covenants in subdivisions. She believes we need to put a zone in that would accommodate it without retroactively affecting neighborhoods. She thinks we need to talk about family's definition, she also sees a parking problem when there could be up to four adults in the ADU. City Attorney Thurman noted it could not be more than 4 in a group home but reasonable accommodations need to be made. Commissioner Steele thought if we restricted to 4 or more unrelated we needed to change our code. City Attorney Thurman noted we want to establish a process where they can come in and demonstrate a need for reasonable accommodation. He would recommend leaving it where it is. Commissioner Steele commented that right now we are subsidizing the illegal units; they do not pay impact fees. Planning Director Gabryszak commented that we would have impact fees for the ADU's. Commissioner Steele said we base our costs off of what our ERU's are, now we are making it to where it could be two ERU's. Not everyone is going to have one or want one, but in the future more and more may want to do that, especially if we get a college out here, we need to think ahead on that. She asked if anyone had thought about the tax consequences. We aren't doing any favors if we don't require building permits. If people put the work in for an apartment without a building permit their homeowners insurance may not pay if there is an accident in that area. Also without a permit it may cause issues when trying to sell. How many of these units would over impact their circuits without proper building permits. They need to make sure they have enough to handle extra electronics and appliances. It would be easier with a separate zone so houses could be built so it would be an easy retrofit. If you put a basement apartment in it could be 1000 sq. ft. then if you had a home occupation then it would take another 1/3 of the home, at what point does it become incidental.

Commissioner Wilkins asked if the City had asked why ADU's were not allowed now. Planning Director Gabryszak noted right now it is not allowed because of omission from the code. Anything not in the code is not allowed. CCR's can be stricter than the City Code.

Commissioner Williamson tends to be in favor of being able to allow these, he agrees we need building codes on this but just because we restrict it doesn't stop people from doing it. If we do it we need to do it carefully and focus on impacts to the neighbors but make it as simple as possible for those that want to do it, otherwise they just won't comply and we will have all the problems all over the city. He goes back and forth on the designated zone, if we restrict it to a specific zone there should be some type of evaluation for

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those that have been doing it to allow them to continue to do so aboveground. Senior Planner Carroll commented that if they are doing it illegally chances are they are not going to want to work with the city. We don't know how it's going to go, it will be challenging. Commissioner Williamson commented that we could have a process so if they have been doing it we can show them what they need to do to become legal. City Attorney Thurman mentioned that in concept its great but in order to see if something meets codes they would have to rip off the walls and see the electrical and HVAC and things. City Manager Christensen noted that we want to make sure it's safe which is why we need to inspect it. We could restrict it to new neighborhoods. Commissioner Williamson said those currently doing it will continue, it would be better to have them come above ground legal than be underground. City Manager Christensen thinks there are different ways to address it based on which way the community and feels.

Commissioner Cunningham is concerned with parking spaces; he thinks one space is not enough. The minimum lot size should be more than 6000 sq. ft. he would like to see it in medium density more than low density. 1000 sq. ft. is great for the size limit; 400 sq. ft. seems small but doable. He likes the idea that they need to be separate units, completely self-contained. He was curious about the Good Landlord Program. City Manager Christensen advised that the Utah Rentals Assoc. has partnered with legislation that helps identify costs of administrating rentals. Landlords can get membership and training and education and get discounts on Business License fees. Hopefully this will provide a higher quality of tenant. They do background checks and help with bad situations. Commissioner Cunningham asked if there are disputes does the city get involved. City Manager Christensen replied no, it is a civil matter.

Commissioner Kilgore likes the idea of containing this in a particular zone but it's not practical. The other residents in other zones are going to be tempted to do this anyway. One way is to look at the definition of a family. He mentioned case law from NY. It was found to be discrimination to limit unrelated vs. family. City Attorney Thurman responded that it's hard to apply NY laws to UT but we can define what a family is, but at least allow 4 unrelated people to live together. City Manager Christensen noted this number was debated heavily by the university towns, they were trying to come to a consensus and 4 was the number it fell on. Commissioner Kilgore remarked that if we allow it in certain zones then it becomes an enforcement issue for those in other zones that want to do this. Residents are only hurting themselves by not getting the proper permits; but there should be a way for everyone to become legal.

Commissioner Funk does go along with the idea that owners should be able to do what they want to do but they are limited by what the rules and regulations are. He would lean toward allowing this, but we shouldn't say that only the new people/builds are allowed. It wouldn't be fair to those currently in those zones. You would have to do a separate zone for that, it would only be new construction, it would certainly be limited, but you would recognize it was not allowed where you were and that it was restricted for a reason. He would want the new restrictions that would protect not only the owner but the apt. dweller.

Commissioner Steele asked what they found on neighborhood covenants, Planning Director Gabryszak noted they had not finished that yet. Commissioner Steele mentioned there is something coming down the road that you can't restrict renting to a convicted felon.

Senior Planner Carroll added that not all fair housing requirements apply to ADU's. You can be more restricted with just one unit. City Manager Christensen also noted that with the Good Landlord Program you can restrict it to Owner occupied. Commissioner Steele asked could a renter that rents the whole house come under the good landlord program. City Manager Christensen replied they could.

6. Work Session: Discussion of Code and Vision.

Planning Director Gabryszak.noted that on the ADU discussion, they appreciate the comments and this is a very rough draft, it's not iron clad, it's not final language. She commented that they needed to write some code for signs for parks, and that will be coming soon.

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7. **Approval of Minutes:**
   a. **May 26, 2016**

   Motion made by Commissioner Williamson to approve the minutes of May 26, 2016. Seconded by Commissioner Cunningham. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

8. **Reports of Action.** None

9. **Commission Comments.** None

10. **Director's Report:**
    a. **Council Actions -** Passed budget, approved Presplit pea with solid fence. Western Hills continued. Approved a resolution regarding pending ordinance.
    b. **Applications and Approval**
    c. **Upcoming Agendas -** next meeting will have more code work sessions. Discount Tire, Annexation Plan Public Hearing,
    d. **Other –** hoping to have a consultant chosen for General Plan Update.

11. **Motion to enter into closed session.** No closed Session.

12. **Meeting Adjourned at 7:51 p.m. by Chairman Kirk Wilkins**

_____
Date of Approval

_____
Planning Commission Chair
Kirk Wilkins

_____
Nicolette Fike, Deputy City Recorder

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Memo

To: Mayor, City Council and/or Planning Commission
From: Planning Department
Date: June 6, 2016
Meeting Date: June 21 & June 23, 2016
Re: New Applications & Resubmittals

New Projects:

- 5.19.16 Saratoga Animal Hospital Concept Plan (154 West Commerce Dr.)
- 5.23.16 Profound Healing Home Occupation (1481 S. Trapper Ct.)
- 5.25.16 Grasslands Park Memorial Sign Permanent Sign Permit (Corner of Weatherby Dr. & Ring Rd)
- 5.25.16 Legacy Farms Village Plan 3 Plats 3A-3E Preliminary & Final (400 S. Redwood Rd.)
- 5.25.16 The Village of Hawk Estates Preliminary (Fox Hollow N. 10)
- 5.25.16 The Village of Hawk Estates Plat A Phase 1 Final (Fox Hollow Neighborhood 10)
- 5.31.16 Legacy Farm UVHBA Parade of Homes Temporary Sign Permit (Pioneer Crossing & Redwood Rd)
- 6.2.16 Enterprise Rent a Car Permanent Sign Permit (2178 N. Stagecoach Dr)
- 6.2.16 Lakeside Plat 26 Preliminary Plat (Shorewood Dr)
- 6.2.16 Stonehaven Dental Temporary Sign Permit (245 E. State Rd)
- 6.7.16 Seans Smokehouse Food Truck Temporary Use (Mobile- Variety of Locations)

Resubmittals & Supplemental Submittals:

- 5.19.16 Denny's Site Plan (1516 N. Redwood Rd)
- 5.23.16 Smith's #207 Fuel Station Site Plan (The Crossing)
- 5.26.16 Fox Hollow Neighborhood 5 Preliminary & Construction (Village Blvd & Redwood Rd)
- 5.26.16 Tractor Supply Co Site Plan Construction Drawings (Commerce Dr. South of Hwy 73)
- 5.31.16 Denny's at Saratoga Town Center No. 2 Lot 4 Plat Amendment (1516 N. Redwood Rd)
- 5.31.16 Catalina Bay Phase 1 Final Plat (McGregor Lane & Harbor Bay Dr)
- 6.1.16 Mt. Saratoga Community Plan, Rezone & GPA (formerly Talus at Saratoga -400 N. 1500 W.)
- 6.3.16 Denny's Site Plan (1516 N. Redwood Rd)
- 6.6.16 Village of Fox Hollow N6- Phase 8 Final Plat (Commerce Way & Crossroads Blvd)
- 6.6.16 Heron Hills Plat C Final Plat (200 E. 3300 S.)
- 6.6.16 Discount Tires Site Plan & Conditional Use Permit (1413 North 250 West)
- 6.7.16 Legacy Farms VP2 Preliminary Landscape (400 S. Redwood Rd)
- 6.9.16 River Heights Phase IV Plat D Final Plat (Cardoba Dr & Verano Way)

Staff Approvals:

- Wild Wolf Fireworks TUP – Kara
- Papa's Tunnel Express Car Wash Development Information Sign – Kara
- Stonehaven Dental Sign Permit – Jamie