

**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, January 19, 2016

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

CITY COUNCIL AGENDA

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

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

Commencing at 7:00 p.m.

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

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

REPORTS:

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

PUBLIC HEARING ITEMS:

1. Budget Amendments to the City of Saratoga Springs 2015-2016 Fiscal Year Budget, R16-05 (1-19-16).

ACTION ITEMS:

1. Site Plan for Fairway Office Park Located at Approximately 2246 S Talons Cove Drive, Peter Staks-Applicant.
2. Site Plan for Legacy Farms School (Name TBD), Alpine School District-Applicant.
3. America First Reimbursement Agreement, R16-06 (1-19-16).
4. Adding Lots to the City Street Lighting Special Improvement District for Lakeside Plat 27, R16-07 (1-19-16).
5. Amendments to the Saratoga Springs Land Development Code (Section 19.18), Ordinance 16-04 (1-19-16). –Continued from January 5, 2016 Meeting.

Approval of Minutes

1. January 5, 2016
2. January 8 and 9, 2016

REPORTS OF ACTION.

CLOSED SESSION.

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

Adjournment.

Notice to those in attendance:

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

City Council Staff Report

Author: Chelese M. Rawlings, Finance Manager
Subject: Budget Amendments
Date: January 19, 2016
Type of Item: Resolution



Summary Recommendation: Staff recommends approval of the following by resolution amending the budget for the fiscal year 2015-16.

Description

A. Topic

This is the third budget amendment for the fiscal year 2015-2016.

B. Background

On August 4, 2015 and October 6, 2015 the first and second budget amendments for FY15-16 was approved by council. Attached is the detail of the requested budget amendments for the 3rd budget amendment.

C. Analysis

Additional budgeted expenditures are detailed in the attached spreadsheet.

Recommendation: Staff recommends approval of the resolution amending the budget for the fiscal year 2015-16.

2015-2016 Budget Amendment Supplemental #3

G/L Account	Department	Description	Current FY 2016 Budget	New Budget Amount	Increase (Decrease)	Notes/Comments
General Fund						
<u>Expenditures</u>						
new	Public Works Department	Electrical Boxes	-	27,835	27,835	Funds collected that need to be budgeted to purchase electrical boxes
new	Police	Unclaimed property expenses	-	1,655	1,655	funds collected from evidence released to be used by department
10-4410-110	Engineering	Salary & Wages	245,518	278,031	32,513	Engineer II budgeted for half the fiscal year
10-4410-130	Engineering	Employee Benefits	116,128	131,384	15,256	Engineer II budgeted for half the fiscal year
10-4610-260	Library	Building Maintenance	1,000	2,250	1,250	Increase cleanings in library due to increased use
10-4220-110	Fire Department	Salary & Wages	953,760	966,054	12,294	Cost for 1/2 yr to convert 3 PT FF to 3 FT FF (does not include equipment, will use what is currently on hand) will be for full yr in FY2017
10-4220-130	Fire Department	Employee Benefits	285,735	324,475	38,740	Cost for 1/2 yr to convert 3 PT FF to 3 FT FF (does not include equipment, will use what is currently on hand) will be for full yr in FY2017
					-	
Storm Drain Impact Fund						
<u>Expenditures</u>						
31-4000-647	Capital Projects	400 N East of Redwood	-	1,710	1,710	Part of Riverside Drive Project
31-4000-658	Capital Projects	Sunrise Meadow Outfall	44,539	-	(44,539)	Defund - project completed
					-	
Parks Impact Fund						
<u>Expenditures</u>						
32-4000-686	Capital Projects	Shoreline Wetland Study	69	-	(69)	Defund - project completed
32-4000-687	Capital Projects	Neptune Park Phase III	59,385	51,979	(7,406)	Defund - project completed
32-4000-688	Capital Projects	Sunset Haven Detention Basin	37,024	16,721	(20,303)	Defund - project completed
32-4000-691	Capital Projects	Harvest Hills Regional Park	-	11,305	11,305	Project completed, not budgeted
32-4000-692	Capital Projects	HH Plat A Native Park	-	426	426	Project completed, not budgeted
					-	
Roads Impact Fund						
<u>Expenditures</u>						
33-4000-749	Capital Projects	Pioneer Crossing Extension Betterments	-	29,370	29,370	Project complete, not budgeted
					-	
General Capital Fund						
<u>Expenditures</u>						
35-4000-660	Capital Projects	Benches 8 Park (Regal Park)	574,649	594,913	20,264	Municipal Recreation Grant Program partial grant
35-4000-650	Capital Projects	Fire Costs from State	51,280	44,282	(6,998)	State Costs were offset by monies owed to the City
35-4000-710	Capital Projects	Federal Grant Expenditures	537,252	36,972	(500,280)	Federal Project came in under budget
35-4000-755	Capital Projects	5 Year CIP	315,656	1,572,934	1,257,278	Increase for future projects, other projects defunded and excess fund balance
					-	
Sewer Impact Fund						
<u>Expenditures</u>						
53-4000-782	Sewer Impact Fund	Phase 2 North Sewer Outfall - The Crossing	-	800,000	800,000	Sewer Impact Project
53-4000-661	Sewer Impact Fund	Inlet Park Outfall Upsize Phase 1	1,538,900	-	(1,538,900)	Bond Project that has been delayed
53-4000-662	Sewer Impact Fund	Inlet Park Outfall Upsize Phase II	1,445,782	-	(1,445,782)	Bond Project that has been delayed
53-4000-663	Sewer Impact Fund	Inlet Park Outfall Phase 2	144,560	-	(144,560)	Bond Project that has been delayed
53-4000-781	Sewer Impact Fund	Inlet Park Lift Station Upgrade	300,000	-	(300,000)	Bond Project that has been delayed
					-	

G/L Account	Department	Description	Current FY 2016 Budget	New Budget Amount	Increase (Decrease)	Notes/Comments
Culinary Water Impact Fund						-
<u>Expenditures</u>						
56-4000-680	Culinary Water Impact Fund	Crossroads Blvd 18 Inch Water	625,928	61,522	(564,406)	Defund, no longer a priority
56-4000-710	Culinary Water Impact Fund	Culinary Water Capital Projects	2,950	-	(2,950)	Defund, Projects Complete
56-4000-719	Culinary Water Impact Fund	Culinary Waterline 18" in RR	318,327	-	(318,327)	On hold, no longer a priority
56-4000-721	Culinary Water Impact Fund	CUWCD Connection	206,000	-	(206,000)	Defund, complete
Secondary Water Impact Fund						-
<u>Expenditures</u>						-
57-4000-600	Secondary Water Impact Fund	Secondary Water Master Plans	-	1,027	1,027	Increase cost for Master Plan
57-4000-694	Secondary Water Impact Fund	South Secondary Well	1,636,401	-	(1,636,401)	Defund, On hold
57-4000-793	Secondary Water Impact Fund	Zone 1 N Source and Storage	2,886,000	-	(2,886,000)	Defund, On hold
57-4000-794	Secondary Water Impact Fund	Zone 1 N Transmission Line	1,481,000	-	(1,481,000)	Defund, On hold
new	Secondary Water Impact Fund	North Zone 2 Canal Turnout and Booster	-	1,500,000	1,500,000	2014 Water Bond Proceeds
new	Secondary Water Impact Fund	South Zone 2 Reservoir	-	1,650,000	1,650,000	2015 Water Bond Proceeds, Impact Fund balance
					(5,702,999)	

RESOLUTION NO. R16-05 (1-19-16)

A RESOLUTION AMENDING THE CITY OF SARATOGA SPRINGS BUDGET FOR FISCAL YEAR 2015-2016 AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to amend the City's current 2015-2016 fiscal year budget;

WHEREAS, pursuant to state law, the City Council has conducted a public hearing on the proposed amended budget; and,

WHEREAS, the City Council has determined that the proposed budget amendment is in the best interests of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government.

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

1. The City of Saratoga Springs does hereby adopt the amended 2015-2016 fiscal year budget as set forth and attached hereto.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 19th day of January, 2016

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____
Kayla Moss, City Recorder

_____ Date



CITY OF
SARATOGA SPRINGS

City Council Staff Report

Site Plan

The Fairways Office Park (Talons Cove)

Tuesday, January 19, 2016

Public meeting

Report Date:	Tuesday, January 12, 2016
Applicant:	Peter Staks
Owner:	Wardley Companies
Location:	2232 & 2246 S Talons Cove Drive
Major Street Access:	Redwood Road, and Fairway Boulevard
Parcel Number(s) & Size:	59:001:0069, ~4.84 acres
Parcel Zoning:	RC
Adjacent Zoning:	R-3, R-10, R-3PUD
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Low and Medium Residential, golf course, and golf course clubhouse
Previous Meetings:	Staff review of Concept Plan (May 29, 2015) Planning Commission Hearing (November 12, 2015, continued) Planning Commission Meeting (December 10, 2015)
Previous Approvals:	None
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	None
Author:	Kara Knighton, Planner I

A. Executive Summary:

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

Recommendation:

Staff recommends that the City Council conduct a public meeting on The Fairways Office Park, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include approval, continuance, or denial.

B. Background:

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

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

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

Urban Design Committee

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

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

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

The parcel was created through a deed in 2003, and did not go through the subdivision process. As a result, the lot and two adjacent lots are considered an illegal subdivision. A minor subdivision was submitted to the City on December 29, 2015 to correct this issue. Staff has reviewed the submittal and provided the applicant with corrections to meet the requirements of Section 19.12.07, including but not limited to identifying the Public Utility Easements (PUE's). As a condition of approval the minor subdivision shall be recorded prior to building permit issuance.

Planning Commission Hearing

The Planning Commission held a public hearing on November 12, 2015, and voted to continue the item to the December 10, 2015 meeting. Draft minutes from those meetings are attached.

A resubmittal addressing concerns from both the Commission and the DRC was received on December 1, 2015. Outstanding concerns consist of materials encasing the monument sign.

Planning Commission Meeting Continued

The Planning Commission (PC) held a public meeting on December 10, 2015, and voted to forward a positive recommendation with conditions to the City Council. Draft minutes from that

meeting are attached, and the recommended conditions of approval in this report reflect the PC recommendation.

On December 29, 2015 the minor subdivision application was submitted along with updated construction drawings for the site plan.

C. Specific Request:

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

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

D. Process:

Section 19.13 summarizes the process for Site Plans, and 19.14 outlines the requirements for Site Plans. The development review process for Site Plan approval involves a formal review of the request by the Planning Commission in a public hearing, with a recommendation forwarded to the City Council. The City Council is then the deciding body and formally approves or denies the Site Plan request in a public meeting.

E. Community Review:

This item was noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet of the subject property prior to the November 12, 2015 Planning Commission meeting. Public input was received during the meeting including, but not limited to concerns about traffic and the height. Draft minutes from that meeting are attached.

The Planning Commission closed the public hearing on November 12, 2015, and continued the application to the December 10, 2015 meeting, and then forwarded a recommendation to the City Council for approval with conditions.

F. General Plan:

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

Regional Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities. As Regional Commercial areas are to be located in close proximity to substantial roadways, careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed. Among the many tenants anticipated in these areas

are large destination oriented businesses. With that in mind, individual sites shall be designed so as to make automobile access a priority. Even so, specific areas for pedestrian activity shall be designated and appropriately improved. Plazas and other features shall be provided as gathering places which should be incorporated so as to make each site an inviting place to visit. Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 5 equivalent residential units (ERU's).

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

G. Code Criteria:

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

- 19.04, Land Use Zones: **Complies**
 - Setbacks: **Complies.** "In addition to the specific setback requirements noted above, no building shall be closer than five feet from any private road, driveway, or parking space." There is 5'2" from the entrance posts to the parking lot as shown in detail 1A on sheet SD.3.
 - Architectural Review: **Complies.** The Planning Commission reviewed the site plan and elevations during the November 12, 2015 meeting, and the DRC reviewed the site further on November 30, 2015. Additional recommendations may be made during the December 10, 2015 meeting.
 - Buffering/screening: **Complies.** Along the majority of the east property line the detention basin is a minimum of 70' wide, which creates a landscape buffer between the offices and future residential development. The easternmost corner of the parking lot abuts future residential development as well. There is a retaining wall in this location and the parking lot will be 5' higher in elevation than the abutting property. A screen wall is suggested on top of the retaining wall for safety purposes and to screen vehicles from future residential development. The applicant has proposed a 4' tall opaque screening fence as recommended by the Planning Commission.
- 19.06, Landscaping and Fencing: **Complies.**
 - Planting and Shrub beds: **Complies.** Concrete edging is proposed to separate lawn and the planting and shrub beds.
- 19.09, Off Street Parking: **Complies.**
 - Accessible: **Complies.** There are eight accessible stalls, all of which qualify as van accessible. Staff recommends the accessible stalls be located closer to the entrances.
 - Parking areas adjacent to Public Streets: **Complies.** Landscaped bermed areas are proposed between the sidewalk and the parking lot. These areas have deciduous

and evergreen trees placed 30' or less apart. Evergreens are incorporated into the landscaped bermed areas.

- 19.11, Lighting: **Can Comply**
 - All freestanding light fixtures shall be black. **Complies.** The color for all freestanding lighting fixtures is black as indicated on the Site Plan.
 - Lamp: **Can Comply.** All lighting fixtures except for the bollard lights specify 4K. The catalog number (currently specifies 5K) needs to match the light source as it specifies 4K.
 - Outdoor sign lighting: **Complies.** See analysis below.
- 19.14.03, Site Plan Development Standards: **Complies**
 - Buffering and screening: **Complies.** Section 19.14.03 states, "Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design." Along the majority of the east property line the detention basin is a minimum of 70' wide and creates a landscape buffer between the offices and future residential. The easternmost corner of the parking lot abuts future residential. There is a retaining wall in this location and the parking lot will be 5' higher in elevation than the abutting property. A screen wall is suggested on top of the retaining wall for safety purposes and to screen vehicles from future residential development. The applicant has proposed a 4' opaque screening fence as recommended by the Planning Commission.
- 19.14.04, Urban Design Committee: **Complies.** The DRC met on November 30, 2015, see comments above.
- 19.18, Signs: **Can comply**
 - Sign Design: **Can comply.** "All permanent signs shall include materials that are consistent with the overall quality, character, and style of the surrounding structures and developments." The metal enclosing the monument sign shall match the awnings and entry posts.
 - General Location: **To be determined with minor subdivision review.** "Ground signs located within any public utility easements must be reviewed and approved by the City Engineer." A minor subdivision was submitted to the City on December 29, 2015; however, it did not show the public utility easements (PUE's). Staff has requested the PUE's be identified. Once shown the City Engineer will review any signs within a PUE's.
 - Sign Illumination: **Complies.** The proposed monument sign is externally lit. The external illumination is screened from view by evergreen shrubs.
 - Permanent Signs: **Complies.** One monument sign is proposed to serve both office buildings.
 - Number and Location: **Complies.** "Office uses shall be permitted one monument sign for each frontage in excess of fifty feet a site has a public or private street. Monument signs must be separated by a minimum distance of 100 feet as measured diagonally across the property. In addition monument signs shall be no closer than 100 feet to any other ground sign located on the same frontage."

- The frontage along Fairway Blvd. is approximately 210'
- The frontage along Talons Cove Dr. is approximately 360'
- The frontage allows for the one proposed monument sign.
- Design: **Complies.** The base of the proposed sign is 2' tall and runs the entire length of the sign.

H. Recommendation and Alternatives:

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

Option 1- Approval

"I move to **approve** The Fairways Office Park Site Plan with the Findings and Conditions in the Staff Report."

Findings

1. The use is consistent with the General Plan Land Use Element, as articulated in Section "F" of the Staff report, which section is hereby incorporated by reference.
2. The Site Plan complies with Section 19.04 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.
3. The Site Plan complies with Section 19.06 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.
4. The Site Plan complies with Section 19.09 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.
5. With modifications as conditions of approval, the Site Plan complies with Section 19.11 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.
6. The Site Plan complies with Section 19.14 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.
7. With modifications as conditions of approval, the Site Plan complies with Section 19.18 of the Code, as articulated in Section "G" of the Staff report, which section is incorporated by reference.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. Due to traffic concerns the applicant shall apply for an access permit with UDOT as stated in the City Engineer's report (Exhibit 1 item B).
3. All conditions of the Fire Chief shall be met, including but not limited to those in the Planning Review Checklist in Exhibit 3.
4. A building permit shall be obtained for the proposed retaining walls.
5. A guard rail shall be placed on top of the retaining wall as required by Building Code.
6. The catalog number for the bollard light shall match the light source that specifies 4000K.
7. PUE's to comply with City Engineer requirements.

8. A minor subdivision for the three lots shall be recorded prior to the building permit issuance.
9. The metal enclosing the monument sign shall match the awnings and entry posts.
10. The proposed future 2,000 sq. ft. building shall go through the site plan process as a separate application in the future.
11. No signage shall be placed in a public easement, unless approved by the City Engineer. The final location of the monument sign shall be approved by the City Engineer.
12. All other Code requirements shall be met.
13. Conditions or changes as recommended by the Planning Commission:
 - a. An ADA accessible route shall be provided.
 - b. Any rooftop equipment shall be enclosed.
 - c. Access to the roof shall be from the interior.
 - d. Roof drains shall be on the interior of the building.
14. Any other conditions or changes as articulated by the City Council:

Option 2 - Continuance

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

1. _____
2. _____

Option 3 – Denial

The City Council may also choose to deny The Fairways Office Park Site Plan "I move to **deny** The Fairways Office Park Site Plan with the Findings below:

1. The Fairways Office Park Site Plan is not consistent with the General Plan, as articulated by the City Council:

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

J. Attachments:

- | | |
|------------------------------|---------------|
| 1. City Engineer's Report | (Pages 9-10) |
| 2. Location & Zone Map | (Page 11) |
| 3. Planning Review Checklist | (Pages 12-18) |
| 4. Site Plan | (Page 19) |
| 5. Phasing Plan | (Page 20) |
| 6. Landscape Plan | (Page 21) |
| 7. Floor Plan | (Page 22) |
| 8. Elevations | (Page 23) |
| 9. Rendering | (Page 24) |
| 10. Monument Sign | (Page 25) |
| 11. Electrical Plan | (Page 26-28) |

12. PC draft minutes (11-12-2015)
13. PC draft minutes (12-10-2015)

(Page 29-33)
(Page 34-37)

**City Council
Staff Report**

Author: Jeremy D. Lapin, City Engineer
Subject: The Fairways Office Park (Talons Cove)
Date: January 19, 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:

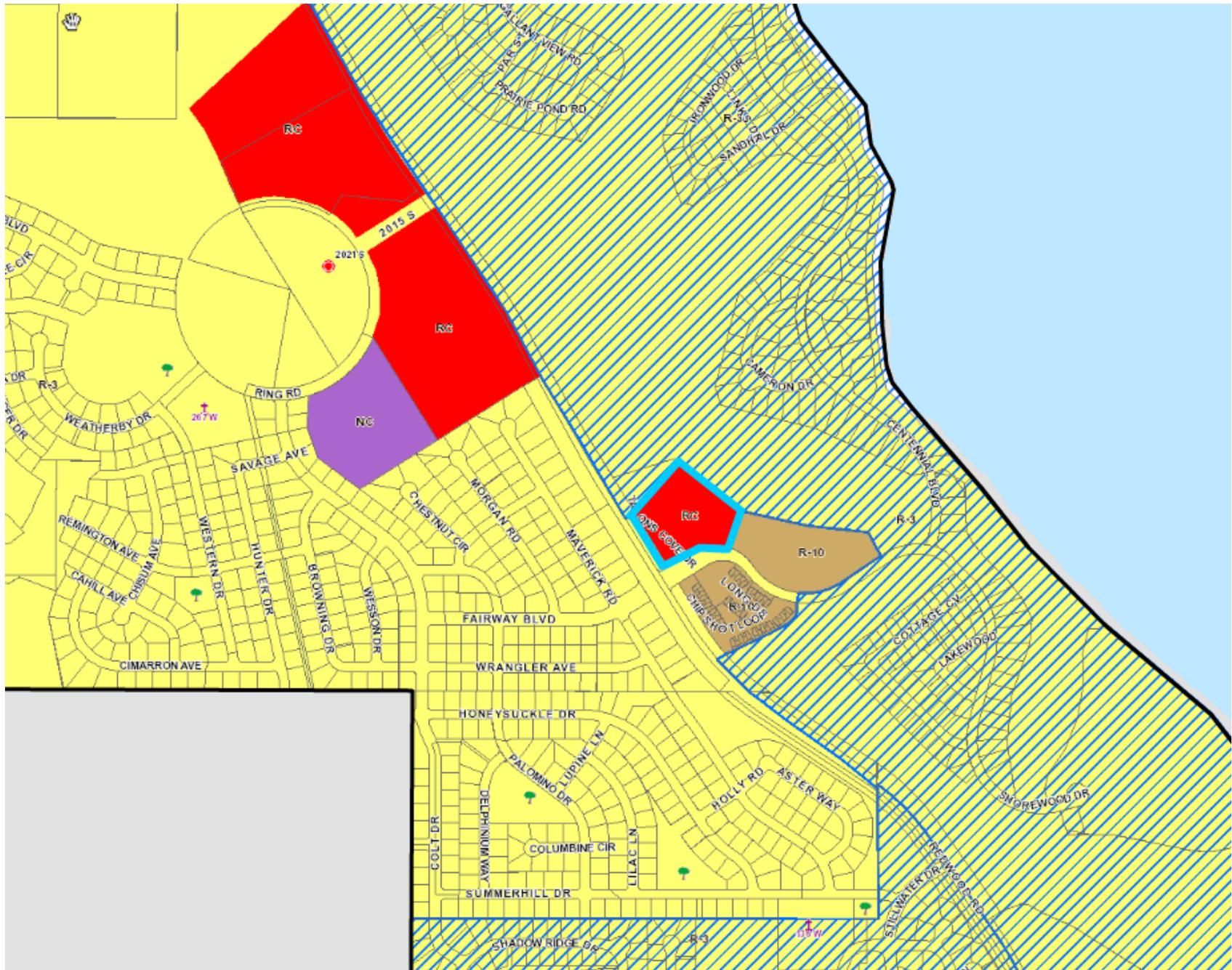
<i>Applicant:</i>	<i>Peter Staks – Wardley Companies</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>2232 & 2246 S Talons Cove Drive</i>
<i>Acreage:</i>	<i>4.84 Acres</i>

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

D. Conditions:

- A. Meet all engineering conditions and requirements in the construction of the project. Review and inspection fees must be paid and a bond posted as per the City's Development Code prior to any construction being performed on the project. Impact and water fees are due when pulling the building permit.
- B. Developer shall apply with UDOT for an access permit at Fairway Blvd and Redwood Road so that they can assess the impacts of this project to the existing access and respond accordingly. Developer shall incorporate all recommendations and requirements from UDOT and as required by Utah administrative rule R930-6 – Access Management.
- C. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
- D. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- E. Submit easements for all public utilities not located in the public right-of-way.
- F. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of this project.
- G. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

- H. Final plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- I. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- J. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.
- K. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
- L. A minor subdivision plat shall be recorded to create a legal lot for this project.
- M. The storm drain line shall be extended to provide for future connections to the southwest of the site.
- N. The design and plans for the trash enclosure wall, footing, pad, and grading shall be a part of the construction drawings.
- O. 12-ft wide access roads shall be provided to all manholes outside of the ROW or a paved area, these roads shall be capable of supporting H-20 loading.
- P. Easements shall be provided to the City for all utilities to be dedicated to the public. All on and off-site easements must be recorded prior obtaining occupancy.
- Q. The detention basin shall have an emergency overflow. Construction drawings shall include complete overflow/spillway designs.
- R. The existing drainage channel shall be improved to provide at least two feet of freeboard in the channel and adequate erosion control to completely stabilize and revegetate all disturbed areas. An easement shall be provided for the channel a minimum of 20-ft wide.



APPLICATION REVIEW CHECKLIST

Application Information

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

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

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

General Review

Building Department

- No comments

Fire Department

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

GIS / Addressing

The addresses for the project are as follows.

North building: 2232 S Talons Cove Drive

South Building: 2246 S Talons Cove Drive

Public Works

- No comments

Code Review

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

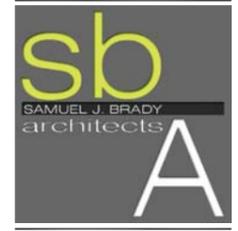
- 30' rear setback required when adjacent to a Residential zone. The rear setback is approximately 120'.
 - “In addition to the specific setback requirements noted above, no building shall be closer than five feet from any private road, driveway, or parking space.”
Complies. The covered building entrance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

- Completion – Assurances: **Complies**. All required improvements are to be completed in compliance with the approved site plan, landscaping plan, and irrigation plan before occupancy permits are given. A bond required for public improvements prior to recordation.
 - Planting Standards & Design: **Complies**.
 - Tree Size: Complies. 2.5” caliper deciduous, 6’ evergreen.
 - Shrub size: Complies. All of the shrubs are 5 gallon, exceeding the requirement for 25% to be 5 gallon.
 - Turf: Complies. The turf area complies with the 25% minimum and the 70% maximum. The proposed turf area is 25,134 sq. ft. (46%).
 - Water conservation: Complies. A number of drought tolerant species are proposed, and both rock mulch and organic mulch are proposed.
 - Rock: Complies. Rock mulch is proposed in two different colors (Nephi Cobble and Wasatch Grey) and sizes that range from ½” to 4”.
 - Planting and Shrub beds: Complies. Concrete edging is identified to separate lawn and shrub beds. Organic mulch is proposed in the shrub beds.
 - Artificial turf: Complies. No artificial turf is proposed.
 - Evergreens: Complies. Evergreens are incorporated in the landscaping.
 - Softening of walls and fences: Complies. Plants are placed against long expanses of buildings.
 - Amount: **Complies**.
 - Deciduous Trees: 7 for 15,000 sq. ft. plus 1 per additional 3,000 sq. ft. of landscaped area.
 - $42,177 \text{ sq. ft.} = 7 + 9 = 16$ deciduous required
 - 69 provided.
 - Evergreen Trees: 5 for 15,000 sq. ft. plus 1 per additional 3,000 sq. ft. of landscaped area.
 - $42,177 \text{ sq. ft.} = 5 + 9 = 14$ evergreens required
 - 25 provided
 - Shrubs: 25 for 15,000 sq. ft. plus 1 per additional 3,000 sq. ft. of landscaped area.
 - $42,177 \text{ sq. ft.} = 25 + 9 = 34$ required
 - 126 provided
 - Turf: Complies. Minimum 25% required maximum 70%. The proposed turf area is 25,134 sq. ft. (46%).
 - Planting and shrub beds: Maximum of 75%. The proposed planting and shrub beds area is 16,939 sq. ft. (31%).
 - Additional Requirements: **Complies**. Turf is proposed in the parkway.
 - Fencing & Screening: **Complies**. The retaining wall will require a building permit. No other fencing is proposed or required.
 - Clear Sight Triangle: **Complies**. No trees or tall shrubs are proposed in the sight triangle.
- 19.09, Off Street Parking: **Complies**
 - General Provisions: **Complies**. The parking is proposed to be done in asphalt. Automobiles will not back across a sidewalk to on to a public street. Lighting plan has been submitted and the parking is within 600’ of the main entrance.

- Parking Requirements / Design: **Complies**. The 60,000 sq. ft. is broken into 50,000 sq. ft. for Professional Office and 10,000 sq. ft. for Medical/Healthcare Office. Professional Office requires 4/1000 for the 50,000 sq. ft. giving us 200 parking stalls required. Medical Office requires 5/1000 for the 10,000 sq. ft. giving us 50 stalls for a grand total of 250.
- Dimensions: **Complies**. The proposed parking stalls are 90° with a 9' stall width, 18' stall length with an aisle length of 24'.
- Accessible: **Complies**. There are eight accessible stalls, all of which qualify as van accessible. Staff recommends that the accessible stalls be located closer to the entrances.
- Parking areas adjacent to Public Streets: **Complies**. Landscaped bermed areas are proposed between the sidewalk and the parking lot. These areas have both evergreen and deciduous trees placed 30' on center.
- Curbs: **Complies**. All boundary landscaping is separated by a concrete curb.
- Clear sight: **Complies**. No landscaping over 3' in height is proposed in the clear sight triangle.
- Components of Landscaped Areas: **Complies**. All landscaped parking areas consist of trees, shrubs, and groundcover.
- Parking islands: **Complies**. Islands are proposed every 10 stalls for single rows of parking and every 20 stalls for doubled rows of parking. Two trees are provided in the islands on doubled rows of parking. One tree is provided in the islands on single rows of parking.
- Landscape Boundary Strips: Up for discussion: The City Council may require a landscaped screen, berm, or fence, around the perimeter of the parking area to mitigate intrusion of light. Staff recommends a screen wall on top of the retaining wall that is adjacent to the R-10 zoned property (easternmost corner of the parking lot).
- Pedestrian Walkways & Accesses: **Complies**. A delineated pathway is provided.
- Shared Parking: **Complies**. No shared parking is proposed.
- Minimum Requirements: **Complies**. The code requires 5/1000 sq. ft. for medical and health care office space and 4/1000 sq. ft. for professional office space. The project proposes 50,000 sq. ft. of Professional Office space and 10,000 sq. ft. for Medical/ Health care requiring 250 spaces. 250 parking stalls are proposed.
- Section 19.11, Lighting: **Can Comply**.
 - General Standards: **Can Comply**.
 - Material: Complies. Both light fixtures are aluminum.
 - Base: Complies. The lighting pole has a decorative base.
 - Type: Complies. All exterior lighting shall meet IESNA full-cutoff criteria. Both lighting fixtures are full cut-off.
 - Angle: Complies. All fixtures are directed downward.
 - Lamp: **Can Comply**. All lighting fixtures except for the bollard lights specify 4K. The catalog number (currently specifies 5K) needs to match the light source as it specifies 4K.
 - Drawings: Complies. Pole and bollard light locations are indicated on the site plan.
 - Nonresidential Lighting: **Complies**.
 - Wall mounted lights shall not be mounted above 16': Complies. No wall mounted lights are proposed.
 - Intermittent lighting must be "motion sensor": Complies. No intermittent lighting is proposed.

- Trespass lighting: **Complies.** The property to the northeast is the golf course and trespass light reaches 0.7 foot-candles at the property line. Trespass light does not reach the R-10 zoned property to the east. Trespass light does not reach the golf course property to the north.
 - All freestanding light fixtures shall be black. **Complies.** SD.1 item 5 under Site Plan Notes calls out that all proposed freestanding light fixtures shall be black. The lighting plan E000 and E101 need to be updated to match the Site Plan.
 - Pole design shall include an arm and bell shade. **Complies.** An arm and bell shade are proposed on the Pole light fixtures.
 - Parking lot poles height: **Complies.** The project is surrounded by residential and the parking lot pole can be a maximum height of 16'. The proposed pole height is 16'.
 - Full cutoff: **Complies.** All exterior lighting shall meet IESNA full-cutoff criteria. Both lighting fixtures are full cut-off.
 - Outdoor sign lighting: **Complies.** See analysis below.
 - Lighting Plan: **Complies.** Provided with required details.
- 19.14.03, Site Plan Development Standards: **Complies**
 - Entire site included in site plan: **complies.**
 - Buffering and screening: **Complies.** Section 19.14.03 states, “Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design.” Along the majority of the east property line the detention basin is a minimum of 70’ wide and creates a landscape buffer between the offices and future residential. The easternmost corner of the parking lot abuts future residential. There is a retaining wall in this location and the parking lot will be 5’ higher in elevation than the abutting property. A screen wall is suggested on top of the retaining wall for safety purposes and to screen vehicles from future residential development. The applicant has proposed a 4’ tall opaque screening fence on top of the retaining wall as recommended by the Planning Commission.
 - Access requirements: **Complies.** Access spacing and circulation has been reviewed by the City Engineer. Interconnection to adjacent sites is provided via Fairway Blvd. and Talons Cove Dr.
 - Utilities: See City Engineer’s report.
 - Grading and drainage: See City Engineer’s report.
 - Secondary water system: See City Engineer’s report.
 - Piping of Irrigation Ditches: See City Engineer’s report.
- 19.14.04, Urban Design Committee: **Complies.** No unanimous UDC comments were received. The City Council has disbanded the UDC and referred it over to Staff.
- 19.18, Signs: **Can comply**
 - General Sign Standards: **Can comply.**
 - Nonconforming signs: **Complies.** The sign is not nonconforming.
 - Measurement of Regulated Sign area: **Complies.** Monument sign shall include all parts of the sign face or structure that contains sign text or graphics. Provided.
 - Sign Design: **Can comply.**

- Materials: **Can comply**. The materials do not match the style of the surrounding structures and developments. The DRC made a comment that if the metal matched the awnings and entry posts the monument sign would comply.
- Shape: Complies. The sign is a rectangular shape.
- Landscaping: Complies. The base of all permanent ground signs shall be effectively landscaped with living plant material. The minimum landscaped area shall extend at least three feet beyond the base of the sign in all directions, unless otherwise specified within this chapter. Living plant material has been added at the base of the monument sign.
- Sign Placement: **Can comply**
 - General Location: **Can comply**. A minor subdivision shall be submitted prior to site plan approval by the City Council. The plat will show public utility easements and whether the proposed monument signs are within those easements.
 - Clear Sight Triangle: Complies. The signs are not proposed within the clear sight triangle.
 - Traffic Safety: Complies. Neither proposed sign shall be confused as a traffic control device.
 - Right-of-way: Complies. Signs are not proposed in the right-of-way.
 - Setbacks: Complies.
 - Vertical setback: Complies.
 - Side setback: Complies. The signs are more than 5' from the side setback.
 - Front setback: Complies. The signs are more than 3' from the back of the sidewalk.
- Sign Illumination: **Complies**. The proposed monument sign is externally lit. The light will be screened by 3 evergreen shrubs.
- Permanent Signs: **Complies**. One monument sign is proposed to serve both buildings.
 - Number and Location: **Complies**. Office uses shall be permitted one monument sign for each frontage in excess of fifty feet a site has a public or private street. Monument signs must be separated by a minimum distance of 100 feet as measured diagonally across the property. In addition monument signs shall be no closer than 100 feet to any other ground sign located on the same frontage.
 - The frontage along Fairway Blvd. is approximately 210'
 - The frontage along Talons Cove Dr. is approximately 360'
 - The frontage allows for the one proposed monument sign.
 - Size: **Complies**. The proposed sign is 7'6". Maximum height is 7'6". The area of the proposed sign face is 44 sq. ft. Maximum sign face area is 45 sq. ft.
 - Design: **Complies**. The base of the proposed signs is 2' tall and runs the entire horizontal length of the sign.
 - Illumination: **Complies**. The proposed monument sign is externally lit.
- Planning Commission required: yes.



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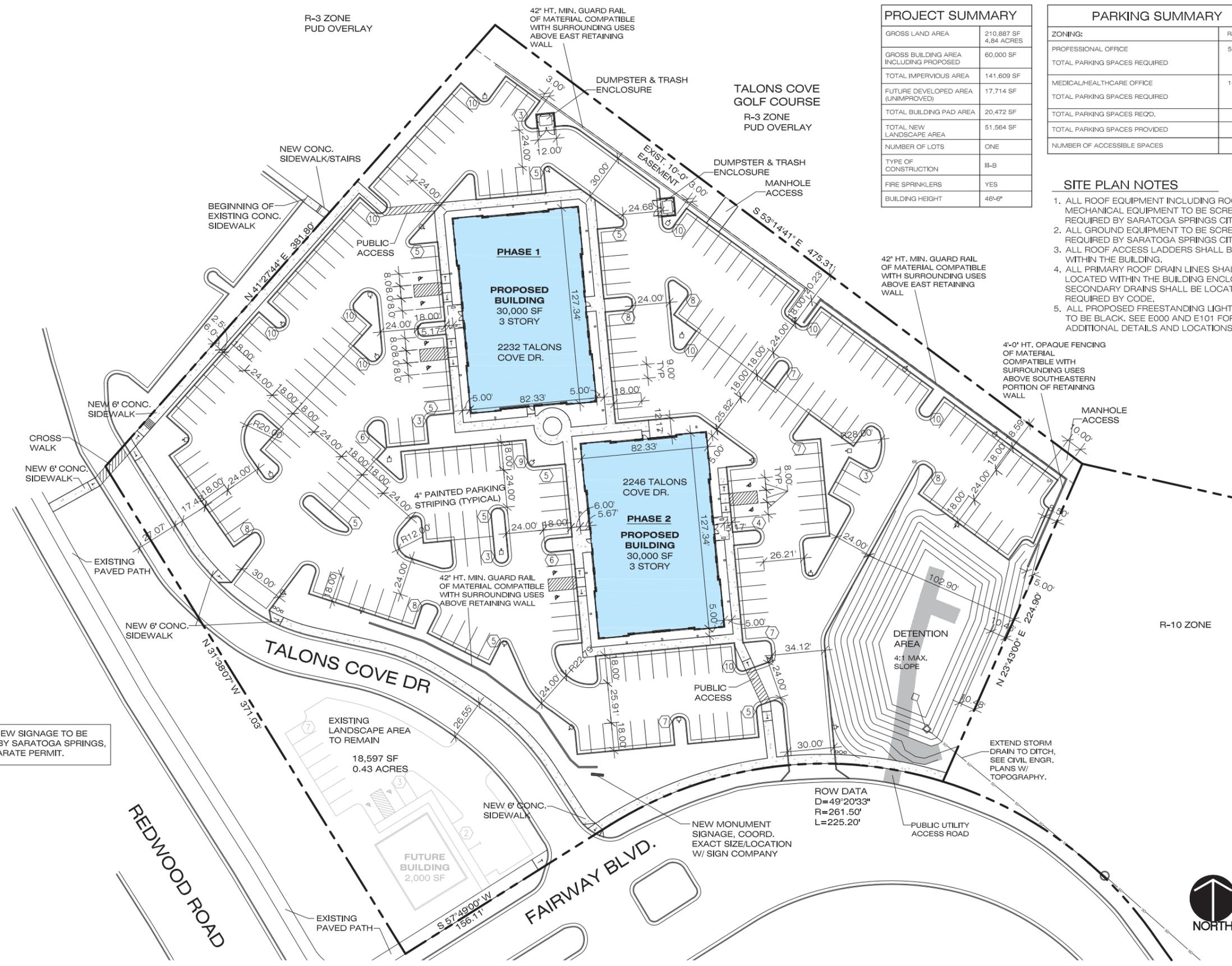


PROJECT SUMMARY	
GROSS LAND AREA	210,887 SF 4.84 ACRES
GROSS BUILDING AREA INCLUDING PROPOSED	60,000 SF
TOTAL IMPERVIOUS AREA	141,609 SF
FUTURE DEVELOPED AREA (UNIMPROVED)	17,714 SF
TOTAL BUILDING PAD AREA	20,472 SF
TOTAL NEW LANDSCAPE AREA	51,564 SF
NUMBER OF LOTS	ONE
TYPE OF CONSTRUCTION	III-B
FIRE SPRINKLERS	YES
BUILDING HEIGHT	46'-6"

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

SITE PLAN NOTES

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



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

2232 & 2246 TALONS COVE DR.

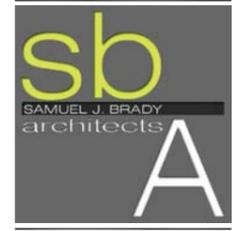
**SARATOGA SPRINGS, UT
THE FAIRWAYS OFFICE PARK**

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"
DECEMBER 22, 2015
1431501SD1.dwg



SD.1



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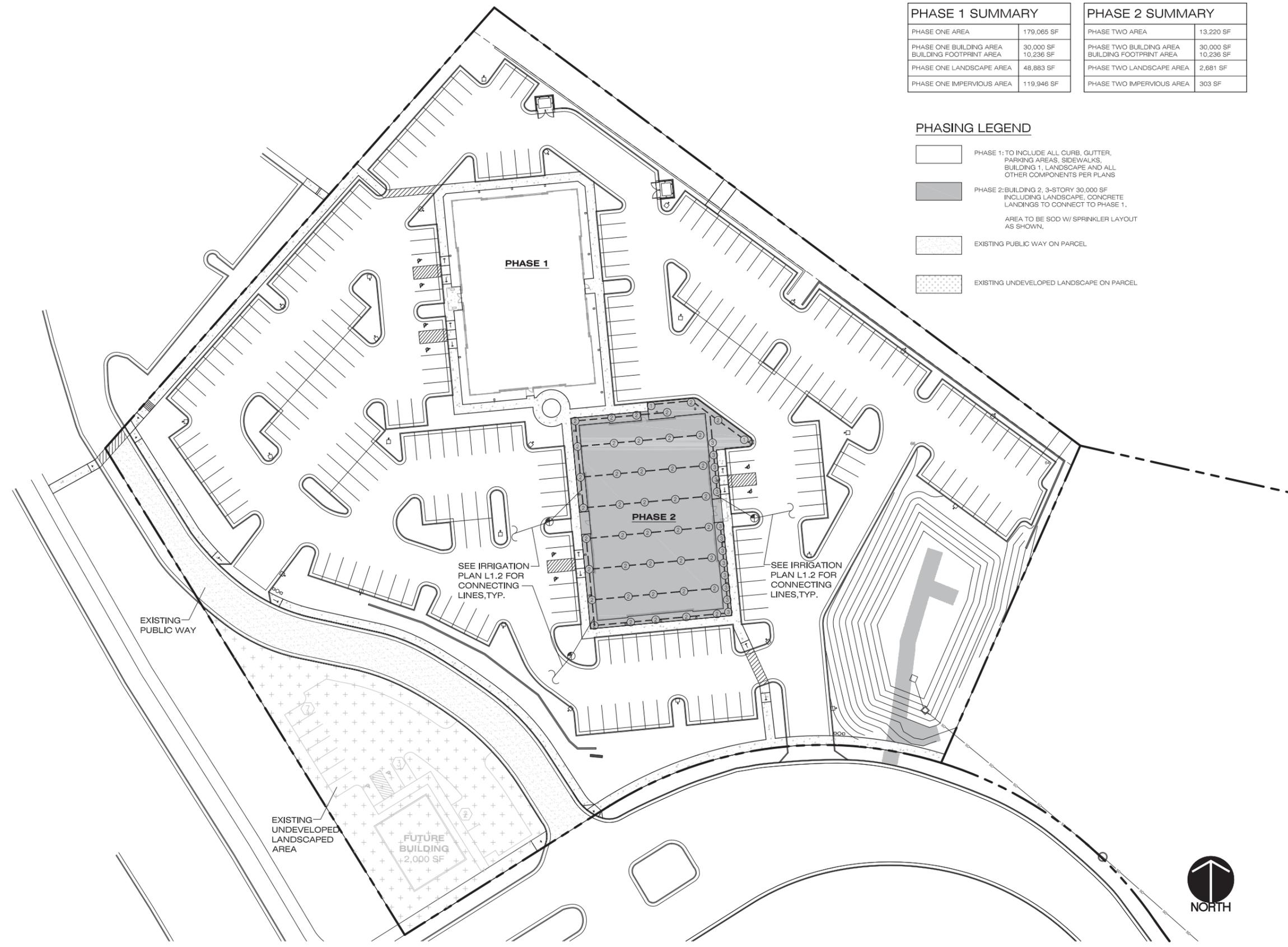


PHASE 1 SUMMARY	
PHASE ONE AREA	179,085 SF
PHASE ONE BUILDING AREA	30,000 SF
BUILDING FOOTPRINT AREA	10,236 SF
PHASE ONE LANDSCAPE AREA	48,883 SF
PHASE ONE IMPERVIOUS AREA	119,946 SF

PHASE 2 SUMMARY	
PHASE TWO AREA	13,220 SF
PHASE TWO BUILDING AREA	30,000 SF
BUILDING FOOTPRINT AREA	10,236 SF
PHASE TWO LANDSCAPE AREA	2,681 SF
PHASE TWO IMPERVIOUS AREA	303 SF

PHASING LEGEND

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



2232 & 2246
TALONS COVE DR.

SARATOGA
SPRINGS, UT
THE FAIRWAYS
OFFICE PARK

SITE PHASING PLAN

SCALE: 1" = 30'-0"
DECEMBER 22, 2015
1431501SD4.dwg



SD.4



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LANDSCAPE ARCHITECT:

2232 & 2246
TALONS COVE DR.

SARATOGA
SPRINGS, UT
**THE FAIRWAYS
OFFICE PARK**

LANDSCAPE PLAN

SCALE: 1" = 30'-0"
DECEMBER 22, 2015
1431501L1.dwg

L1.1

PLANT LEGEND						
DECIDUOUS TREES						
TAG	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	WATER ZONE
TM		29	TATARIAN MAPLE	ACER TATARICUM	2 1/2" CALIPER	1
MA		20	MANCHURIAN ASH	FRAXINUS MANDSHURICA	2 1/2" CALIPER	1
SC		20	WESTERN REDBUD	CERCIS OCCIDENTALIS	2 1/2" CALIPER	1
EVERGREEN TREES						
JU		25	UTAH JUNIPER	JUNIPERUS OSTEOSPERMA	MIN. 6' HEIGHT	0
SHRUBS LEGEND						
TAG	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	WATER ZONE
PCI		42	PURPLE SAND CHERRY	PRUNUS X CISTENA	5 GAL.	2
SY		39	COMMON LILAC	SYRINGA VULAGRIS	5 GAL.	1
FG		42	FOUNTAIN GRASS	PENNISETUM ALOPERCUROIDES	5 GAL.	2
FG		3	SCOTCH HEATHER	CALLUNA	5 GAL.	2

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

NOTES FOR CONTRACTOR:

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

LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES ARE NOT EXCEEDED:
3/4" 12 GPM
1" 20 GPM
1 1/2" 26 GPM

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

WATER CONSERVATION PLAN:

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

DECIDUOUS TREES
-- MIN. 2 1/2" CALIPER FOR STREET TREES
-- MIN. 2 1/2" CALIPER ON SITE TREES
* MEASURED FROM 48" ABOVE GRADE.

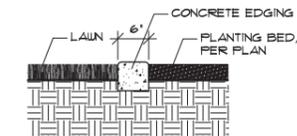
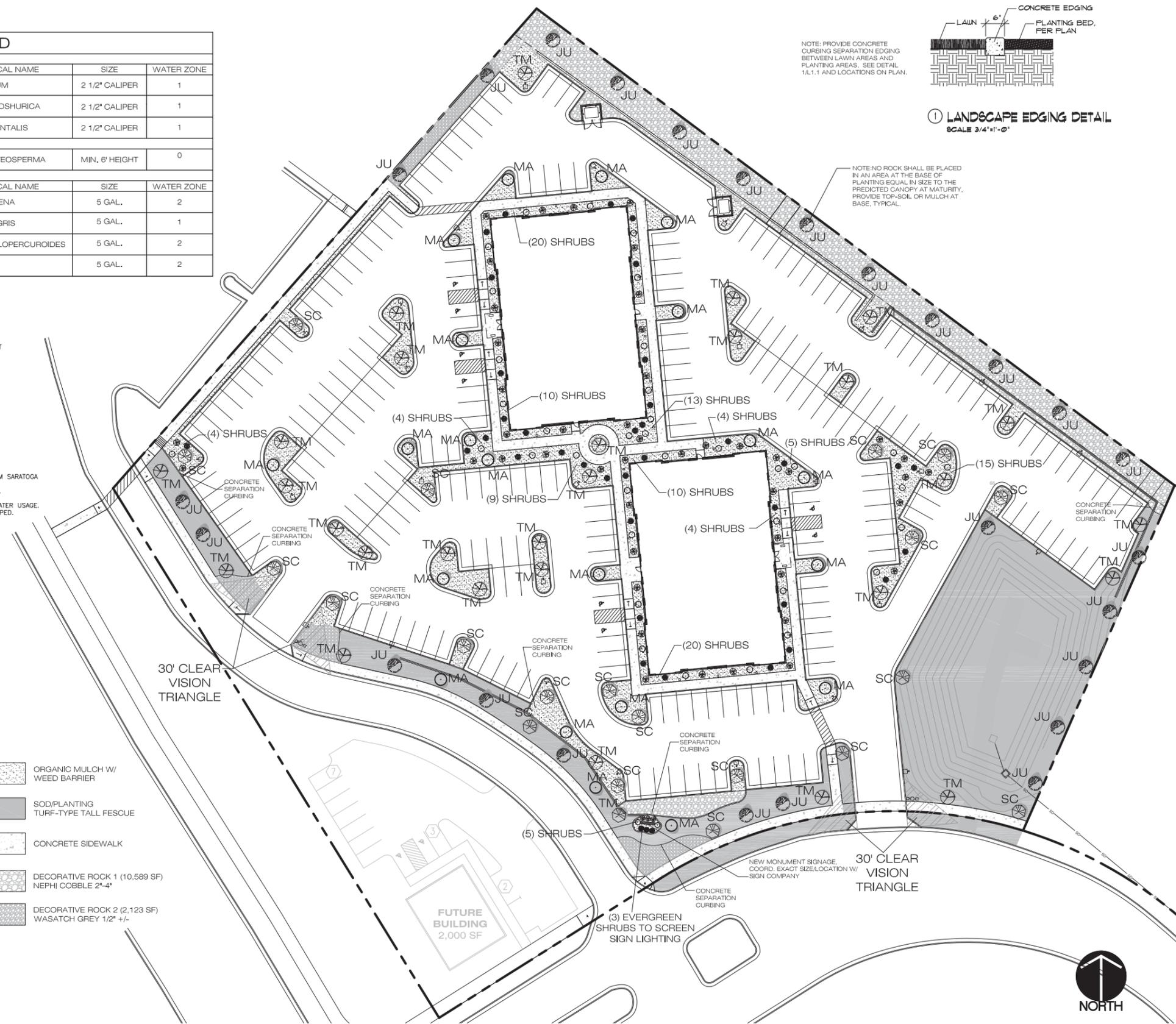
PROVIDE LINE ITEM BID FOR LANDSCAPE.

2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS

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

LANDSCAPE SUMMARY	
TOTAL SITE SQUARE FOOTAGE	210,887 SF
EXISTING LANDSCAPE SQUARE FOOTAGE	17,714 SF
TOTAL NEW LANDSCAPE SQUARE FOOTAGE (ON-SITE, PARK STRIP NOT INCLUDED)	51,564 SF 24.45%
NEW LANDSCAPE	
TOTAL ON-SITE LANDSCAPE SQUARE FOOTAGE	51,564 SF
TOTAL PARK STRIP SQUARE FOOTAGE	1,765 SF
TOTAL NEW LANDSCAPE SQUARE FOOTAGE	53,329 SF
TOTAL TURF	24,356 SF
24,356/53,329 = 0.42	46%
TOTAL ORGANIC MULCH W/ WEED BARRIER	16,556 SF
16,556/53,329 = 0.31	31%
TOTAL DECORATIVE ROCK	12,417 SF
12,417/53,329 = 0.23	23%
TOTAL DECIDUOUS TREES REQUIRED/PROVIDED (7 + 1/3,000SF & 37 PARKING ISLAND TREES)	58
TOTAL EVERGREEN TREES REQUIRED/PROVIDED (5 + 1/3,000SF)	18
TOTAL SHRUBS REQUIRED/PROVIDED (25 + 1/3,000SF)	118 (39 REQ'D.)

- ORGANIC MULCH W/ WEED BARRIER
- SOD/PLANTING TURF-TYPE TALL FESCUE
- CONCRETE SIDEWALK
- DECORATIVE ROCK 1 (10,589 SF) NEPHI COBBLE 2"-4"
- DECORATIVE ROCK 2 (2,123 SF) WASATCH GREY 1/2" +/-



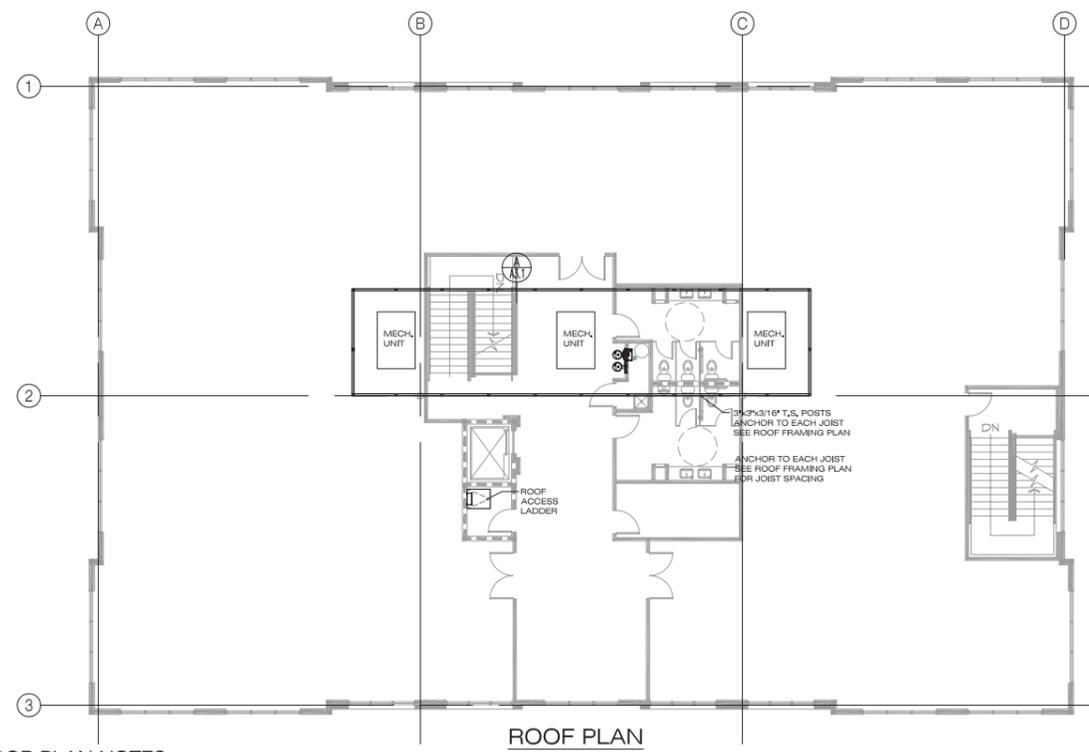
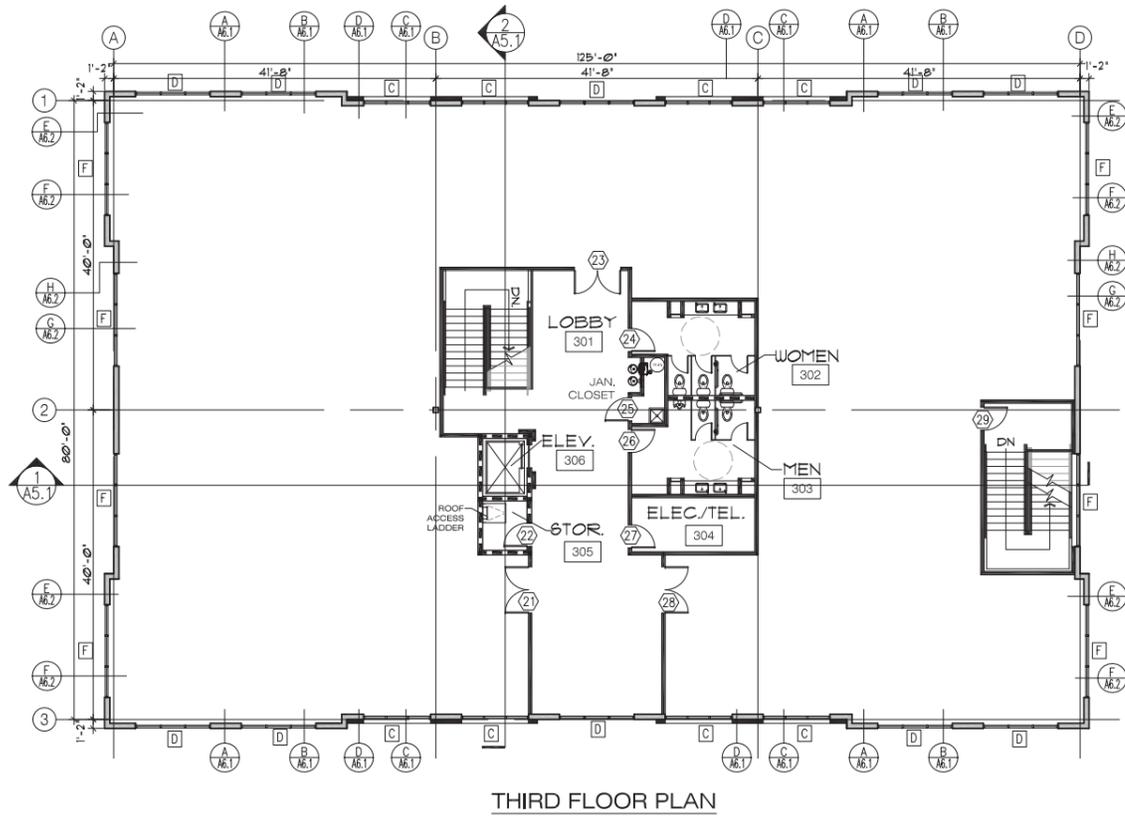
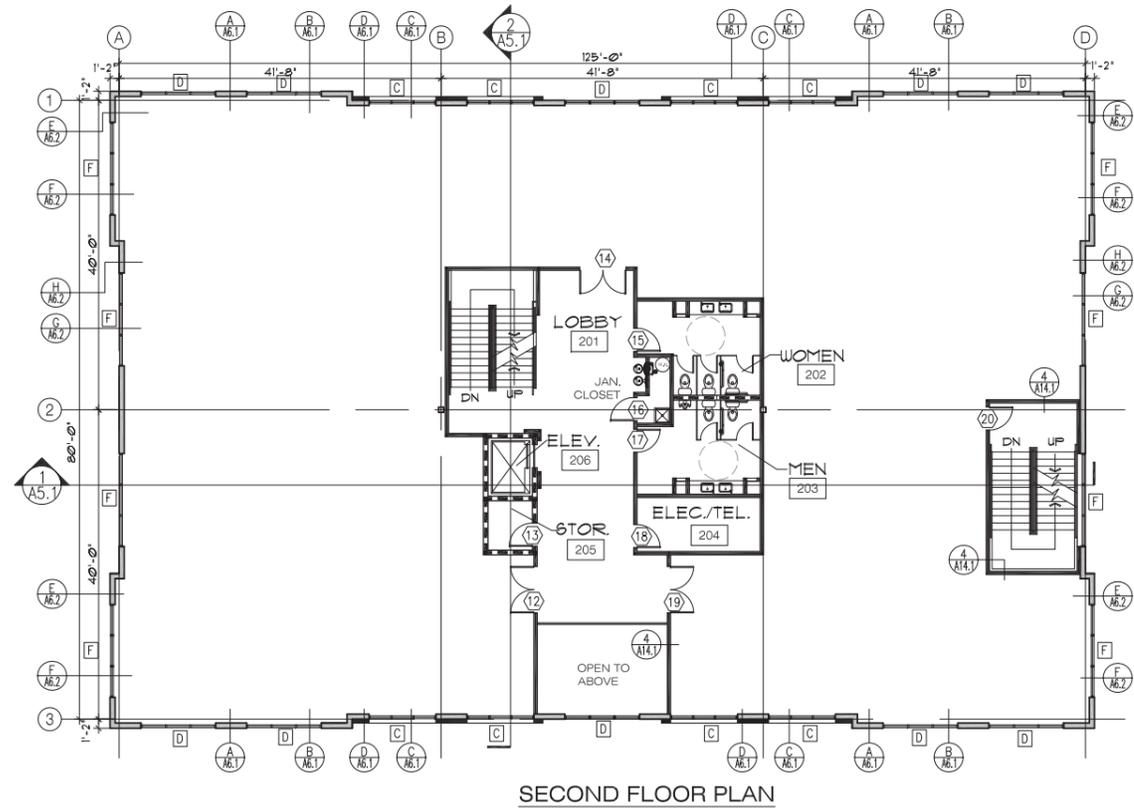
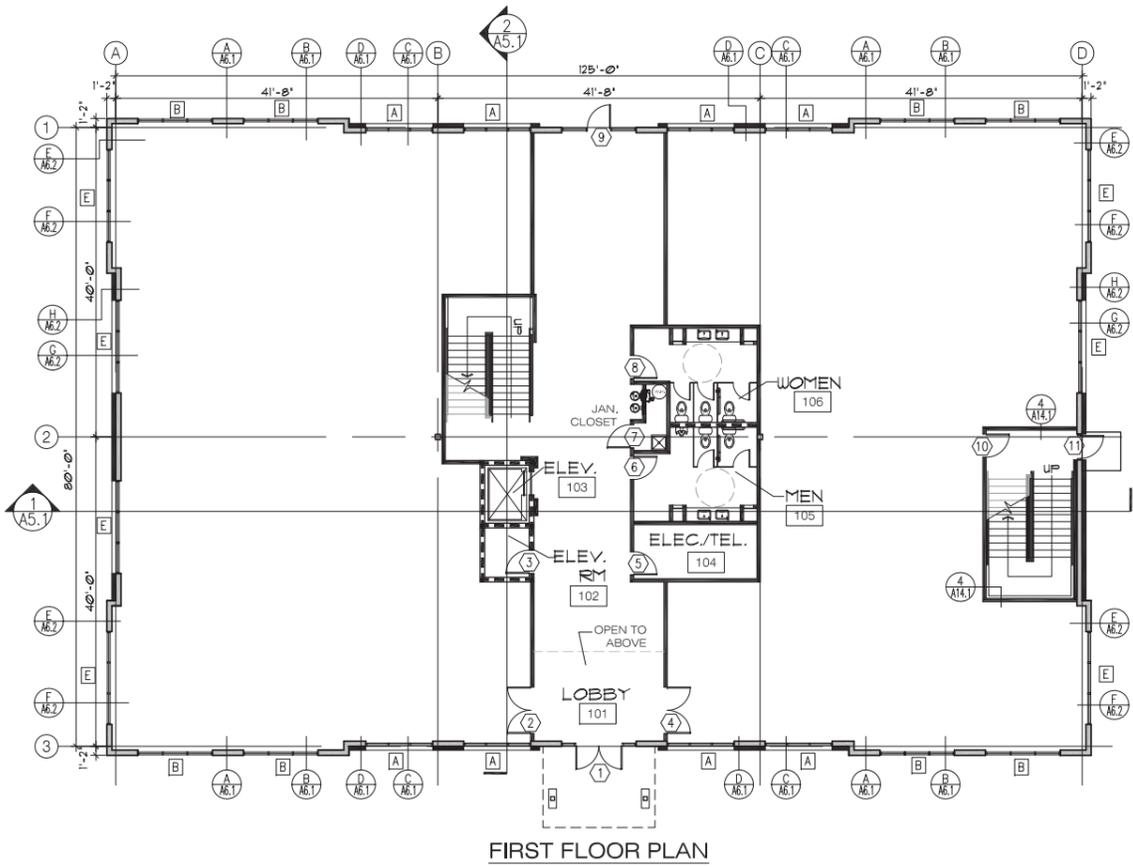
① LANDSCAPE EDGING DETAIL
SCALE 3/4"=1'-0"

NOTE: PROVIDE CONCRETE CURBING SEPARATION EDGING BETWEEN LAWN AREAS AND PLANTING AREAS. SEE DETAIL 1/L1.1 AND LOCATIONS ON PLAN.

NOTE: NO ROCK SHALL BE PLACED IN AN AREA AT THE BASE OF PLANTING EQUAL IN SIZE TO THE PREDICTED CANOPY AT MATURITY. PROVIDE TOP-SOIL OR MULCH AT BASE, TYPICAL.

NEW MONUMENT SIGNAGE, COORD. EXACT SIZE/LOCATION W/ SIGN COMPANY



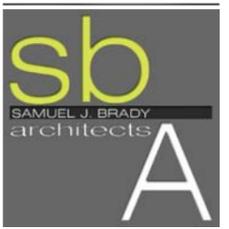


FLOOR PLAN NOTES

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

WALL TYPES

- NEW 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE
- NEW EXTERIOR WALL SYSTEM
- NEW 6" METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE EXTEND TO ROOF DECK.



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2232 & 2246
TALONS COVE DR.

SARATOGA
SPRINGS, UT
THE FAIRWAYS
OFFICE PARK

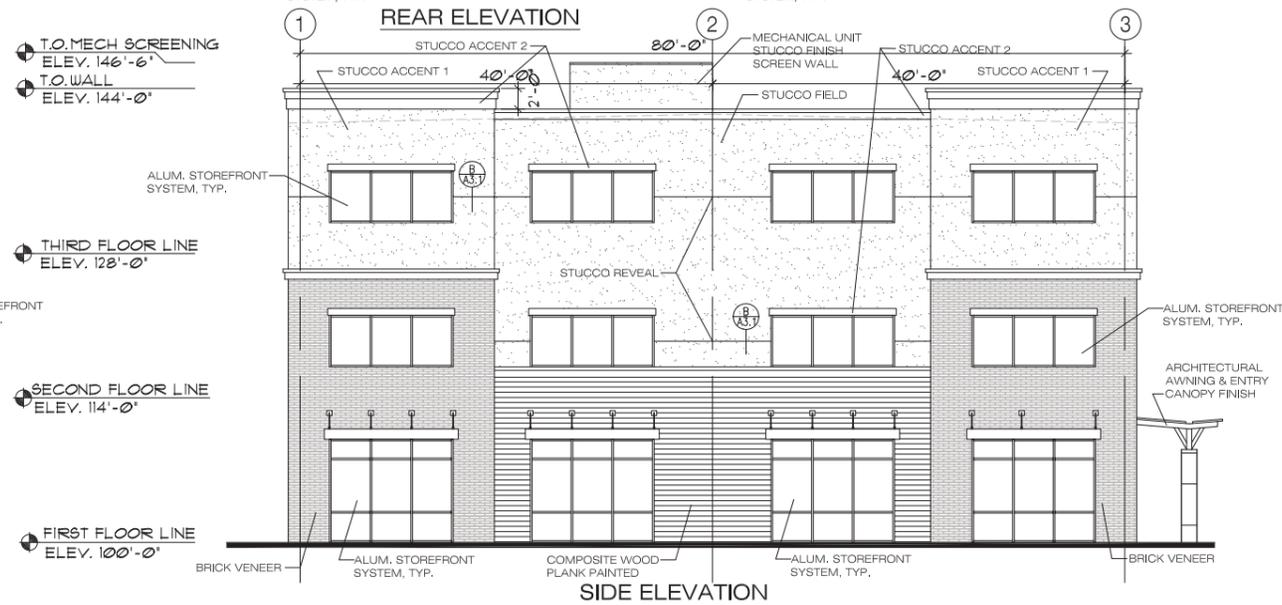
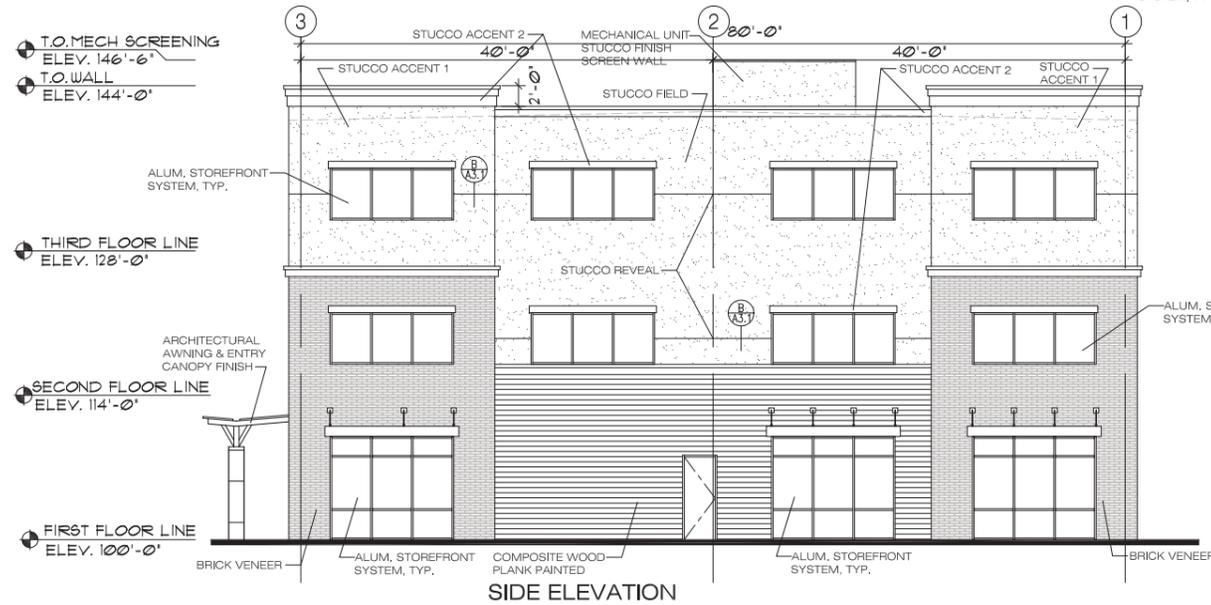
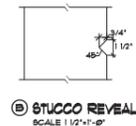
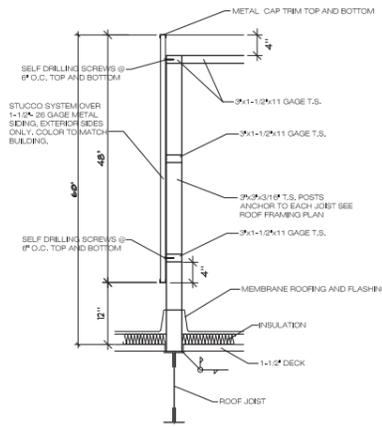
FLOOR PLAN

SCALE: 3/32" = 1'-0"
DECEMBER 22, 2015
143150111.dwg



A1.1

EXTERIOR FINISH INFORMATION			
EXTERIOR NAME	MANUFACTURER	COLOR	NOTES
STUCCO FIELD	DRYVIT STUCCO	-	SANDPEBBLE FINE TEXTURE
STUCCO ACCENT 1	DRYVIT STUCCO	-	SANDPEBBLE FINE TEXTURE
STUCCO ACCENT 2	DRYVIT STUCCO	-	SANDPEBBLE FINE TEXTURE
BRICK VENEER	INTERSTATE BRICK	MIDNIGHT BLACK	
COMPOSITE PAINTED WOOD PLANK	SHERWIN WILLIAMS	BUNGLEHOUSE GRAY	



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2232 & 2246
TALONS COVE DR.

SARATOGA SPRINGS, UT
THE FAIRWAYS OFFICE PARK

EXTERIOR ELEVATIONS

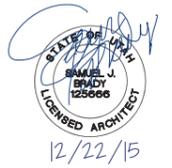
SCALE: 1/8" = 1'-0"
DECEMBER 22, 2015
143150131.dwg

A3.1



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STREET VIEW WEST

2232 & 2246
TALONS COVE DR.

SARATOGA
SPRINGS, UT
THE FAIRWAYS
OFFICE PARK

EXTERIOR RENDERINGS



WEST BUILDING ENTRY NORTHWEST

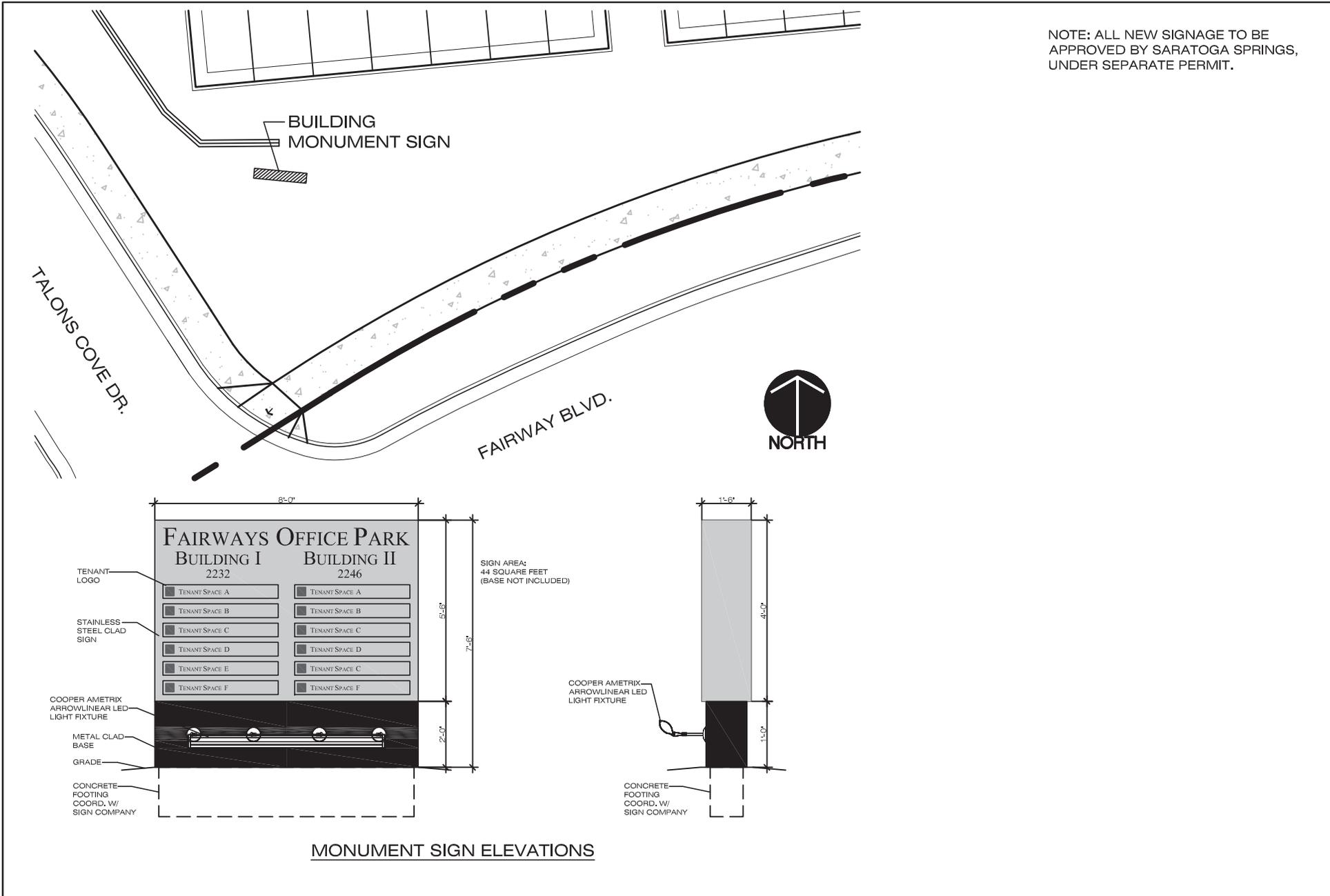


BUILDING ENTRY SOUTHWEST

DECEMBER 22, 2015
143150132.dwg

A3.2

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



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

MONUMENT SIGNAGE PLAN

DECEMBER 22, 2015
 1431501SD1.dwg

TYPE	QUANTITY (ESTIMATE ONLY)	DESCRIPTION	MANUFACTURER(S)	CATALOG NUMBER(S)	LIGHT SOURCE	WATTS PER FIXTURE	VOLTAGE	MOUNTING	NOTES
PL1A	19	SINGLE HEADED 16'-0" POLE LIGHT (TYPE 5W)	VISIONAIRE	00N-3-L-T5W-84LC-5-AK-UNV-AM(VAT1051)-BK-CS-HS W/RNST-4R-11-16-98C-343-S1-XX W/ DCB-10-4RS-BK	12417LM LED 4000K	136	UNV	14' ALUMINUM POLE + CONCRETE POLE BASE	SEE DETAIL A/E000, AND PAINTED BLACK
PL1B	6	SINGLE HEADED 16'-0" POLE LIGHT (TYPE 3)	VISIONAIRE	00N-3-L-T3-84LC-5-AK-UNV-AM(VAT1051)-BK-CS-HS W/RNST-4R-11-16-98C-343-S1-XX W/ DCB-10-4RS-BK	12417LM LED 4000K	136	UNV	14' ALUMINUM POLE + CONCRETE POLE BASE	SEE DETAIL A/E000, AND PAINTED BLACK
PL1C	2	SINGLE HEADED 16'-0" POLE LIGHT (TYPE 2)	VISIONAIRE	00N-3-L-T2-84LC-5-AK-UNV-AM(VAT1051)-BK-CS-HS W/RNST-4R-11-16-98C-343-S1-XX W/ DCB-10-4RS-BK	12417LM LED 4000K	136	UNV	14' ALUMINUM POLE + CONCRETE POLE BASE	SEE DETAIL A/E000, AND PAINTED BLACK
B1	21	BALLARD	VISIONAIRE	98L-1-4-T3-48LC-5-3-SK-UNV-AB-XX	4898LM LED 4000K	58	UNV	CONCRETE BASE	SEE DETAIL B/E000, AND PAINTED BLACK
MS1	1	MONUMENT SIGN	COOPER	EEW11921-L28.7WC-DML 120-277V-XXXX-4000K-BRK	2654LM LED 4000K	58	UNV	SURFACE MOUNT	ELECTRICAL EQUIPMENT SHALL BE PAINTED BLACK

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



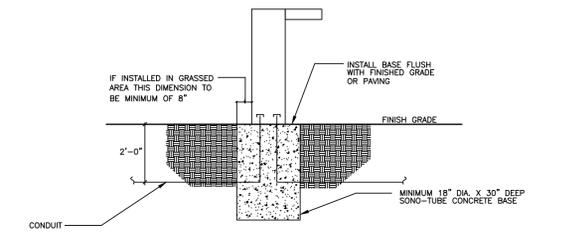
Taft Engineering, LLC
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Owner: PETER STAS
 Architect: SAM BRADY (801) 592-1797
 General Contractor: NICK BRADY

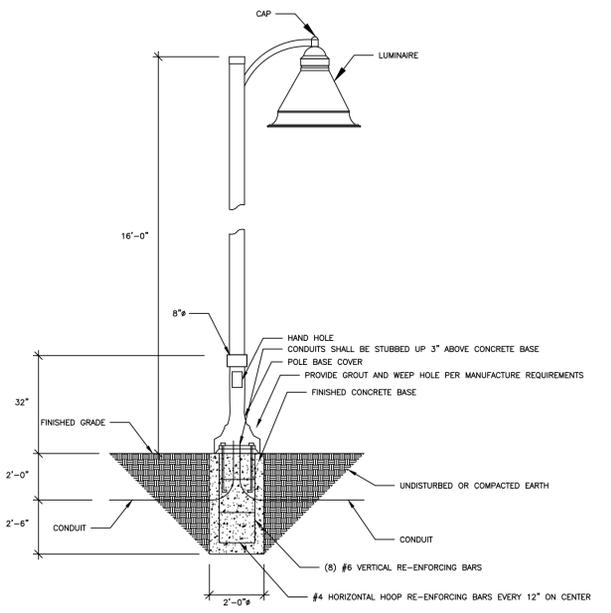
WARLEY COMPANIES
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 SAM BRADY (801) 592-1797
 NICK BRADY

Project Number: 01-0031-2015
 Status: REVIEW SET
 Date: 12-28-2015
 Sheet Number: E000

FAIRWAY OFFICE PARK
 FAIRWAY BLVD. TALONS COVE DR.
 ELECTRICAL GENERAL NOTES AND SYMBOL SCHEDULE



B BOLLARD LIGHT DETAIL (B1)
 SCALE: NONE



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

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

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

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

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

SYMBOL	DESCRIPTION
PANELS	
	FIRE ALARM CONTROL PANEL
	FIRE ALARM REMOTE DISPLAY
	FIRE ALARM REMOTE TERMINAL
	FIRE ALARM NOTIFICATION POWER SUPPLY
	FIRE ALARM AMPLIFIER POWER SUPPLY
ADDRESSABLE MODULES	
	FIRE ALARM MANUAL PULL STATION
	FIRE ALARM MONITOR MODULE
	FIRE ALARM RELAY MODULE
	FIRE ALARM CONTROL POINT MODULE
	FIRE ALARM CONVENTIONAL ZONE MODULE
	FIRE ALARM LINE ISOLATION MODULE
	FIRE ALARM SMOKE DETECTOR
	FIRE ALARM HEAT DETECTOR
	FIRE ALARM DUCT DETECTOR
NOTIFICATION DEVICES	
	FIRE ALARM BELL
	FIRE ALARM HORN
	FIRE ALARM STROBE
	FIRE ALARM HORN STROBE
FIRE SPRINKLER DEVICES (F.&I.B.O.)	
	FIRE SPRINKLER FLOW SWITCH
	FIRE SPRINKLER TAMPER SWITCH
	FIRE SPRINKLER PRESSURE SWITCH

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

NOTES:

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	10-09-2015
2	ADDED MONUMENT SIGN	11-20-2015
3	REVISED SITE PLAN	12-28-2015

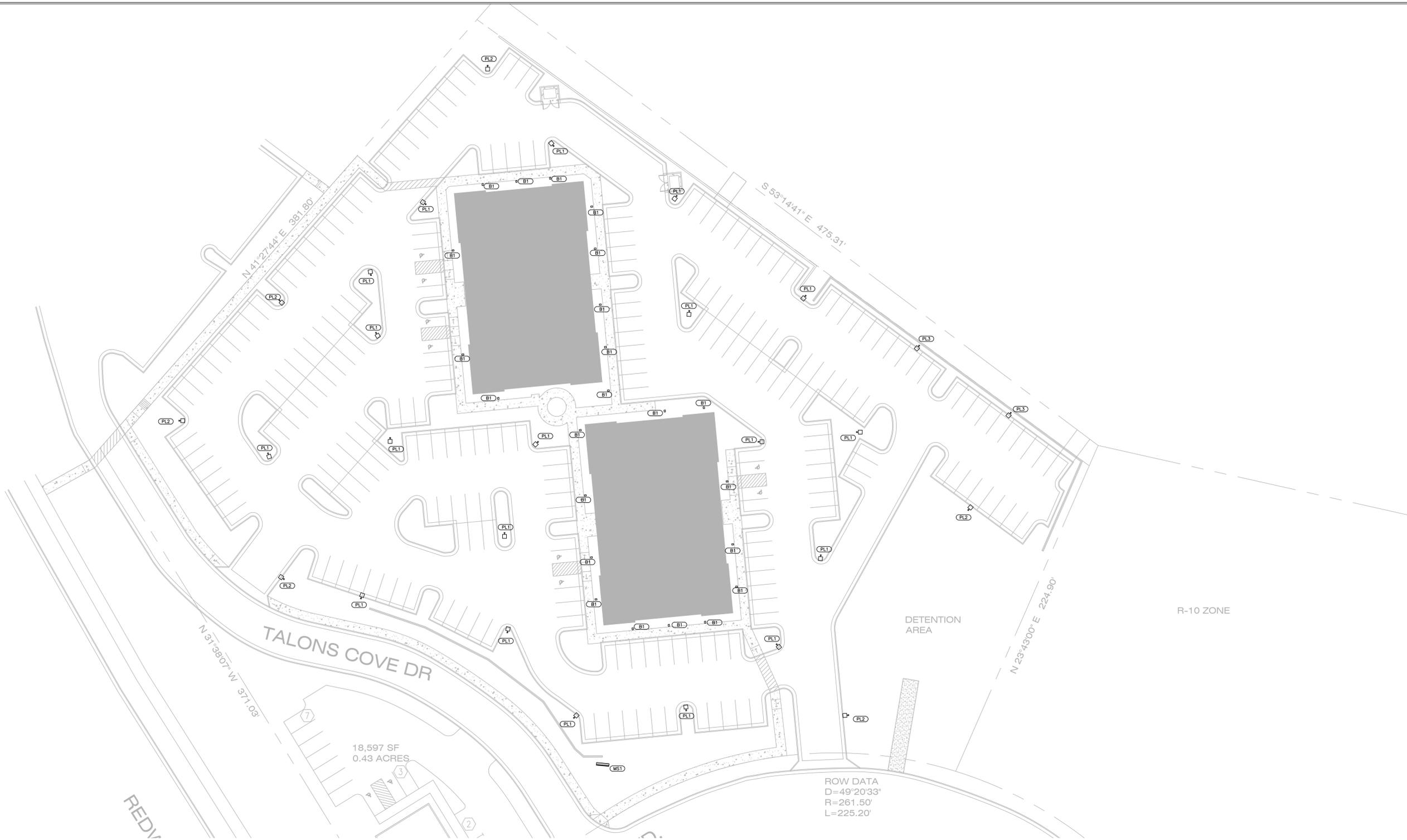


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 (801) 971-3724

Owner: WARDLEY COMPANIES
 PETER STAM
 Architect: SAMUEL J. BRADY ARCHITECTS
 SAM BRADY (801) 592-1797
 NICK BRADY
 General Contractor:

FAIRWAY OFFICE PARK
 FAIRWAY BLVD. TALONS COVE DR.
 ELECTRICAL SITE PLAN

Project Number: 01-0031-2015
 Status: REVIEW SET
 Date: 12-28-2015
 Sheet Number: E101



ROW DATA
 D=49°20'33"
 R=261.50'
 L=225.20'

18,597 SF
 0.43 ACRES

ELECTRICAL REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	10-8-2015
2	ADDED MONUMENT SIGN	11-20-2015
3	REVISED SITE PLAN	12-28-2015



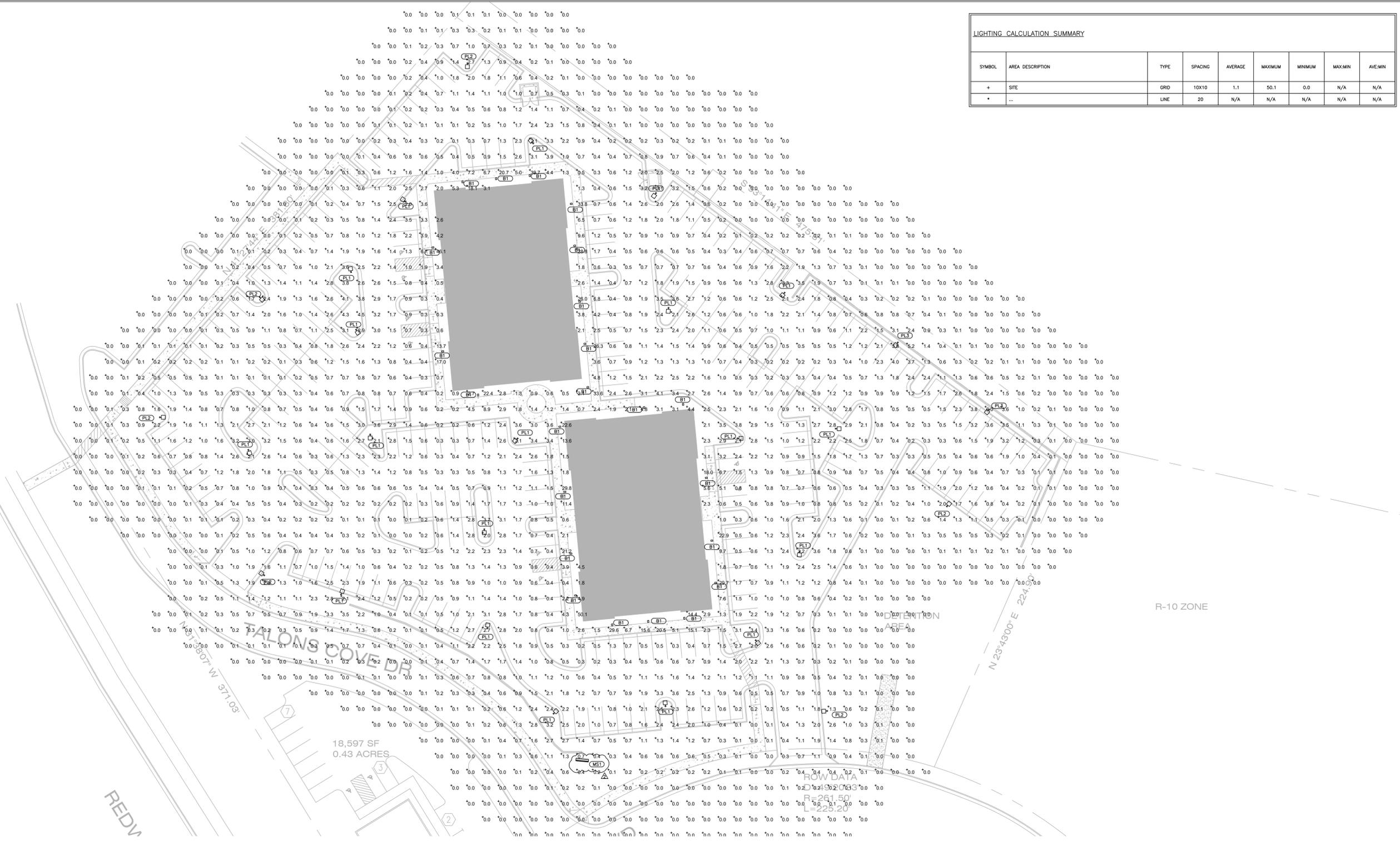
Taft Engineering, LLC
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Owner: WARBLEY COMPANIES
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Architect: SAMUEL J. BRADY ARCHITECTS
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General Contractor:

Project Number: 01-0031-2015
Status: REVIEW SET
Date: 12-28-2015
Sheet Number: E101A

FAIRWAY OFFICE PARK
FAIRWAY BLVD. TALONS COVE DR.
ELECTRICAL PHOTOMETRIC SITE PLAN

LIGHTING CALCULATION SUMMARY								
SYMBOL	AREA DESCRIPTION	TYPE	SPACING	AVERAGE	MAXIMUM	MINIMUM	MAXMIN	AVEMIN
+	SITE	GRD	10X10	1.1	50.1	0.0	N/A	N/A
*	---	LINE	20	N/A	N/A	N/A	N/A	N/A



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

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	10-8-2015
2	ADDED MONUMENT SIGN	11-20-2015
3	REVISED SITE PLAN	12-28-2015

Kirk Wilkins thought that was a safety concern.

Troy Cunningham asked if there were kids bused there where would the drop off be.

Frank Pulley said they haven't specified if they would bus kids or not. They could not speak to what the education side would be. They do not know that kids would be bused there. There is need for more classrooms in Saratoga. Westlake currently has an 18 room satellite.

Kirk Wilkins asked if they had the ability as a city to add a condition for some separation from the bus area and where children would be allowed to go.

Kevin Thurman commented that the general rule is that school districts have to comply with ordinances and there are some exceptions that we can't regulate unless it's for health and safety. First we need to see if our Code requires it and then is there an exception to educational facilities.

David Funk clarified that if safety is an issue then we can require it.

Kevin Thurman said we can impose our regulations that are already in place if it pertains to health and safety. The exception is for educational facilities, we can't impose those regulations unless it pertains to health and safety.

Sandra Steele is concerned if there was any way we can keep children in and not have them go out the back door. Curious kids could go to the buses.

Frank Pulley said they have kids around buses everyday all day long. Bus drivers go through special training to watch out for students. Students are used to being around buses and bus drivers are used to being around students.

Sandra Steele said if there is no body around then kids could be curious and in and around them. She has concerns that if the children aren't going to be high school students and if there is a possibility that if there are challenged students that they could go and get in them and they couldn't be found.

Sarah Carroll noted that there are people assigned to be outside with buses when children are being picked up and dropped off.

Frank Pulley said they follow those same guidelines.

Sandra Steele is concerned that a child would just wander there out of curiosity; for example when they go to the bathrooms. What provisions do they have to make sure a child doesn't wander off with doors not being manned?

Frank Pulley noted they have the same issue with any school now where a child could go out to the bathroom and wander out the door. He noted they have the feedback to pass on the concerns and that they make sure that even in the day time hours that the buses are secured.

Kirk Wilkins noted that as a Commission they have shared with them the concern for safety and hopefully they can do something with policy to help protect the children.

Frank Pulley commented that they would take precautionary measures. He will pass the comments on to the transportation department and they can also train the staff.

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

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

The change was **accepted**.

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

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

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

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

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

Public Hearing Open by Chairman Kirk Wilkins

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

Kirk Wilkins asked that staff comment on Redwood Road plans.

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

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

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

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

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

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

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

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

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

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

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

Public Hearing Closed by Chairman Kirk Wilkins

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

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

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

Kimber Gabryszak looked up the noticing mailing list and Sean Jones was mailed a notice. Sarah Carroll noted on the map what areas were zoned for the commercial and other zones.

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

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

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

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

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

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

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

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

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

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

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

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

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

Brandon MacKay did not have any additional comments

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

Peter Staks replied when they get through the process.

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

Peter Staks noted there was a traffic study.

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

Troy Cunningham had no additional comments

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

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

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

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

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

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

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

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

so they would like clear direction. The Planning Commission could also recommend size and style. It would help separate residential activities from Commercial activities, like headlights shining in windows. Ken Kilgore doesn't like the idea of a big fence on top of a berm, but for safety and security reasons it sounds like it is needed and he would suggest a wall that looks consistent with other fencing in the area, which includes masonry and wrought iron.

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

Hayden Williamson feels that it is appropriate to have something.

Peter Staks commented that they had the same thing come up with the clubhouse and parking next to the residential area. They asked that there be a 4 foot high screen so headlights wouldn't impact houses. It's a good solution to a grade issue.

Hayden Williamson thinks a 6 foot fence would be an eyesore but likes the idea for screening for the headlamps with something appropriate.

David Funk commented that he thinks it's necessary and he was going to ask for input from the applicant as to what it should be, leave that up to the applicant.

Brandon MacKay thinks it will finish off the project and make it look put-together, he would like to see something ascetically pleasing.

Sandra Steele clarified that the solid screening would only be at the end of the parking lot to the south east, not only to separate but to screen.

Sarah Carroll said in some locations it requires only fencing and others only landscaping, and some a combination. Because of the ambiguity they are leaving it up to discussion.

Sandra Steele would suggest a 3 foot screening to prevent car lights from going into the adjacent residential property; but wants to be clear that some kind of railing or fence be along the retaining wall to the east long wall to protect people in the dark from going off the drop off.

Peter Stak mentioned they could do a wrought iron guard rail.

Sandra Steele wants to make him aware that lights within 200 feet are to be within 16 ft. tall.

Kirk Wilkins asked what the elevation change was between the parking to the other area.

Peter Stak replied it's about 4 feet higher. The parking lot is higher than the undeveloped area.

Kirk Wilkins thinks 3 feet could be dangerous with the elevation change, he would like something taller. We used the words opaque before so light doesn't go through it. He asked if we could do anything as a city, as a condition, to address the traffic turning onto Redwood Road.

Sarah Carroll replied that the traffic study didn't warrant a condition.

Motion made by Sandra Steele to continue the Site Plan to another meeting on Dec. 10 with direction to the applicant and staff on information and /or changes needed to render a decision as follows – and I think we would feel better if we could see a traffic report. I would like to see as many of the 21 conditions be addressed so that we are not saying can comply but can say complies. Seconded by Troy Cunningham. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

A five minute break was taken at this time.

Brandon MacKay was excused.

8. Public Hearing: Multiple Preliminary Subdivision Plats for Legacy Farms Village Plan 2, located at approximately 400 South Redwood Road, D.R. Horton, Inc., applicant.

Kara Knighton presented. The applicants are requesting approval of preliminary and final plats for the next five subdivision phases of the Legacy Farms project. There was an error on Condition 3 that should read 96 ft. cul-de-sac Diameter, not radius. These five plats cover Village Plan 2, and contain a total of 199 single family and multi-family units along with ~41 Equivalent Residential Units (ERUs) applied to a school site and church site. Until this area is removed by FEMA from the NFIP maps through the LOMR process, the applicants must comply will all provisions of the NFIP program and Chapter 18.02 of the City Code. Kara Knighton reviewed the conditions in the staff report.

Krisel Travis had a presentation and noted that this consists of 5 plats, 2A has 11 residential lots and one lot for a church. Lot 2B would contain a school lot as well as 9 residential lots. Plat 2C is all residential and

here. There was another spot but again with the driveway according to UDOT they would have to buy 3 acres, and there were elevation problems as well so they didn't pursue that property.

Hayden Williamson would like something down south, he hears from others in the south that they don't want to drive so far for gas and milk so he would like that opportunity for people in the south but he is also always very concerned about changing zoning. As a gas station is a rather heavy use for something abutting residential properties, they would typically want a buffer there and for those reasons he struggles with this. But he feels some commercial down there would be good for residents. He is uncomfortable changing the zoning at this time.

Sarah Carroll said they are processing an application on Village Parkway to pull commercial zoning more towards the center away from the detention basin and Redwood Road frontage. They have also shown a gas station in previous concept plans.

Mike Wagstaff said they were working with him on that application and there you were again in the middle of no intersection for access. They have looked at multiple places down in that area and this lot made the most sense for them.

Hayden Williamson asked if we had thought about creating different zones, there doesn't seem to be anything in the middle of Neighborhood Commercial and Regional Commercial.

Kimber Gabryszak replied that they have a goal of creating a third commercial zone that would be in the middle; something that would serve a larger area than Neighborhood Commercial, but not have as big of a draw like Regional Commercial.

David Funk wanted to say he felt for the people in that area, having been in a similar situation. He does like Holiday Oil and understands their right to apply for this. He also feels there could be a station in the south but isn't positive this is the correct location. From both a homeowners and commercial position location is very important. Also no matter what we decide tonight the City Council will make the final decision and he hopes everyone realizes that so if it's not the way they want it to be tonight they can make their comments again to City Council.

Brandon MacKay wanted to state he did know the applicant and his business model but did not have any financial stake in his business or properties. He wanted some ideas of what types of revenue generating business could be in Neighborhood Commercial.

Kimber Gabryszak said something like a small neighborhood grocer or dance studio would fit in that zone and size of lot.

Brandon MacKay thought this might be a reoccurring situation in this area until something was built there. It's an ideal place for weekend traffic. He doesn't have a strong position on this now but does understand the owner has rights. It will be an ever-going topic for the city as they look at business in the south area. Right now he would like to make it a win-win if possible. He understands the thoughts of the residents and will take those into consideration.

Kirk Wilkins asked when the applicant purchased this land.

Mike Wagstaff said they did not own it yet and would only purchase if it was zoned to allow a gas station. He understood that Neighborhood Commercial would allow a gas station based on building in other cities in the area they worked with. They also worked with the neighbors to mitigate hours and lights and things and in most cases they came up with a win-win situation and they had been a positive situation. Most of the problems they could mitigate.

Kirk Wilkins feels we have looked at this from many sides. He thanked them all for their patience, explanations and information.

Motion made by Hayden Williamson to forward a Negative recommendation to the City Council for the Holiday Oil Rezone and General Plan Amendment with the finding that it is not consistent with the General Plans Seconded by David Funk. Aye: David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Abstain: Brandon MacKay. Motion passed 5 - 0.

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

Kara Knighton presented. The Site Plan proposal is for two 30,000 sq. ft. commercial office buildings in the Regional Commercial zone on a 4.84 acre parcel. The proposal consists of 50,000 sq. ft. of Professional

Office space and 10,000 sq. ft. of Medical/Health Care office space. She reviewed comments from Development Review Committee. She noted changes made since they last met. The applicant added a second dumpster. They have put recommendations for a 4 ft. guard rail and a screened fence. They have gone down to one monument sign. It will be up lit and have shrubs in front. The architect added two feet to the third section of the buildings to screen the roof so the total height is 46 ft.

Kirk Wilkins asked them to discuss the traffic study

Janelle Wright said the study only really dealt with the traffic to Fairway Blvd. but it will affect the access onto Redwood Road. UDOT encouraged us to ask the applicant to apply for a permit because it will affect traffic on that road.

Sarah Carroll noted that UDOT will be widening Redwood Road in the coming future and at that time they would require acceleration and deceleration lanes so based on the projected construction, completion in 2016, and Redwood Road construction in 2018, at that time UDOT will look at if a light is warranted. This is a phased plan so the impact and traffic study will happen with the first phase and they don't have timing on the second building at this time. Considering the timeline, do you put in an acceleration lane now that would be ripped out a year or two later.

Peter Staks said he tried to respond to all the "shall comply's." The roof top extension is because there will be equipment on the roof and this will cover it. With the traffic study in 2018 the plan is to widen it so in the interim if a traffic light comes they wouldn't need the acceleration lanes. Today it is probably warranted but if they build it at 100% their cost it's a problem when it would be replaced in two years. The options are to apply for the lane, or ask UDOT for a traffic signal, or do nothing and wait until the road is widened.

Mark Christensen noted they met with UDOT earlier this week and they noted one of the main problems was that merge lane on parkway at the north end of Saratoga Springs Development. People are forcing a merge in rather than using it as an acceleration, it's creating a free right and that is the traffic back up. They cited that element that as it's currently functioning it's creating traffic. The elements of ripping it out in a year, does that make sense. Let them make their application and let UDOT make the recommendation as to what they see fit.

Brandon MacKay asked on the acceleration lane if it would go into Saratoga Springs Development.

Peter Staks said it would leave Fairway Blvd. and go north onto Redwood Road.

David Funk commented that one of the concerns last time was there was so much that could comply and it looks like he has addressed that, thank you for those efforts.

Hayden Williamson said it looks better and he is a lot more comfortable with that. He asked if the traffic study said it warranted a light today.

Staff responded that even though the applicant did a study, UDOT does their own studies, with their own standards.

Hayden Williamson said last time they discussed Saratoga Springs Development putting a gate in. In this design there is an entrance in front of the gate but also behind the gate that would allow people to drive through his lot to bypass the gate.

Peter Staks responded that there are possibilities to potentially regulate that. The amount of grade separation is steep; there is no real easy possibility to put a driveway earlier on Talons Cove Dr. You would almost have to drive through Talons Cove and drive back out, its fairly circuitous. They could extend the lower median and place a gate below that. As a private business they could monitor no cut through traffic. If it really became an issue they could consider a one way situation.

Hayden Williamson said cut through traffic is an issue but security and privacy is also an issue. He agrees it would have to be bad for people to go through the parking lots to get around the gate. If they approved this today and the HOA put in a gate would he agree to help foot the bill to move the gate?

Peter Staks said they could participate in modifications to the median.

Brandon MacKay asked if the gate would have to be east of the condos to the south so you couldn't go around those either.

Mark Christensen said there is a ripple effect with construction, that this is the right vein to be looking in so that security can be addressed. It would be a good condition to add.

Troy Cunningham was concerned with the traffic. He thought they should petition the State to put a light in.

Ken Kilgore noted last time Mr. Staks said there would be no equipment on the roof and now there is. He passed on that Commissioner Steele asked that if possible they match the trim on the screen wall with the

rest of the building. On the roof plan there is a ladder access that is outside the screen wall and wonders if there is a way for the person to access it from inside. If there has to be a door, perhaps there could be a backer or make it face away from residents.

Peter Staks thought that was a good point.

Ken Kilgore clarified that the new height included the screen wall. (Yes.)

Kirk Wilkins asked about the intersection and about traffic from the west that crosses 4 lanes to go northbound and with these new people coming in the peak hours, it's already a dangerous situation trying to cross the lanes and wondered how would that be addressed for safety.

Mark Christensen said they spoke again with UDOT about Ring Road; it's not a quick fix. This is something they will be looking at when the applicant submits a formal request to UDOT. We see the concern but it's up to UDOT to address this situation.

Peter Staks said the answer from their traffic study is a light. UDOT has to have their warrants before they will put something in. Right now the only potential easy solution is a right-in right-out without going into the intersection.

Sarah Carroll commented that the condition in the report is for them to submit a report to UDOT and follow their recommendation.

Hayden Williamson still feels like they need a condition that gives the HOA some protection if they decide to gate that.

Ken Kilgore believes the HOA owns the access so he would have to work with them.

Peter Staks replied that they would have to work with the HOA.

Kevin Thurman said his concern with that is in an ideal world they would work together but he isn't aware of a requirement in the code that says they have to work together. There has to be something in the code in order to make it a requirement.

Hayden Williamson asked if the HOA had any control over the access.

Kevin Thurman said it would depend on the bylaws and CCRs of the HOA.

Mark Christensen said to be cautious of giving the HOA a blank check, where they can require so much of Mr Staks that it becomes burdensome or unfair.

Kirk Wilkins noted things they had discussed, acceleration/deceleration lanes, the median, the screen wall matching paint, and the door having a backer wall or facing the back.

Ken Kilgore noted that the last two were just a request.

Kevin Thurman noted if the City needed to they could require developers to mitigate impacts that are caused by the development; such as imposing requirements for Redwood Road improvements. The City could place an express condition that they address the impacts on the city. Even though it's a UDOT road we have our residents using it so it's a public safety issue. UDOT doesn't have to comply with our ordinances. The developer has to provide adequate access to address the impacts the developer has on the City. In requiring the developer to make improvements to the road, we can't require UDOT to say yes, but we can require the developer to address the impacts somehow. There are things we can do even though it's a UDOT road.

Kirk Wilkins asked if there was any discussion to moving the road construction sooner than 2018.

Mark Christensen said they have talked about it at length yet he can't say one way or the other right now.

Kimber Gabryszak clarified that this wasn't originally in the request because he doesn't directly access Redwood Road, but UDOT suggested that as they are impacting traffic on Redwood Road that it be addressed.

Peter Staks said the data is in their study but UDOT will do their own study and then we would have to access their right of way to build a lane if that is determined.

Mark Christensen mentioned that we want to say is it fair to require something besides what UDOT would ask when it would be torn down for UDOT expansion within a year or two.

Hayden Williamson wants to be sure that as far as the access permit in condition 2. Could they be relatively certain that if UDOT denies anything is needed that something will be done to take care of the problems?

Kevin Thurman said if we are convinced that this will create additional impacts on the city then the developer should address and mitigate those impacts. There is already traffic that is an issue created by previous developments. We can't make the new developer solve the entire problem we can only make them solve their proportionate share of the problem.

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

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

Motion made by Hayden Williamson to forward a positive recommendation to the City Council for The Fairways Office Park Site Plan with the Findings and Conditions in the Staff Report. Seconded by Brandon MacKay.

Kara Knighton noted that they needed to add the additional conditions they added last time.

Hayden Williamson amended the motion to **including the additional conditions in the presentation.** Amendment was accepted by Brandon MacKay.

Additional conditions:

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

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

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

Kimber Gabryszak presented the Code Amendments. Most of the changes were cleaning the language and putting things together in one place. Some of the proposed amendments include: Group all Annexation processes and requirements in one place. Ensure all references to parking lot landscaping are consistent. Remove the Urban Design Committee throughout the code. Fix references to and standards for group homes. Allow plat amendments that affect PUEs to be approved by staff. Add requirement for delineation of outdoor display areas. Improve consistency throughout. Add parking requirements for residential facilities. Development review process.

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

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

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

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

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

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

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

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

Kimber Gabryszak will take a look at that.

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

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

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



**Site Plan
Saratoga Legacy Farms School
Thursday, January 14, 2016
Public Meeting**

Report Date:	Tuesday, January 12, 2016
Applicant:	Alpine School District, Kraig Sweat
Owner:	D. R. Horton
Location:	School House Road and Highpoint Drive
Major Street Access:	Redwood
Parcel Number(s) & Size:	66:058:0011, 138.56 acres (recordation of 11.37-acre lot pending)
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC
Current Use of Parcel:	Vacant
Adjacent Uses:	Residential, Vacant
Previous Meetings:	Planning Commission Hearing 1/14/2016
Previous Approvals:	Legacy Farms Plats 2A and 2B, approved December 1, 2015
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The applicant, Kraig Sweat on behalf of Alpine School District, is requesting approval of a site plan for a new school to be built in the Legacy Farms subdivision.

Recommendation:

Staff recommends that the City Council review and discuss the Legacy Farms School Site Plan proposal and choose from the options in Section I of this report. Options include approval with or without modification, a denial, or continuation.

B. Background: The Legacy Farms Community Plan was approved in July, 2014, the Legacy Farms Village Plan 2 was approved in February, 2015, and the Legacy Farms Plat 2A and 2B were approved on December 1, 2015. Plat 2B contained an 11.37 acre lot intended for future development as a school. The Final Plat has been approved but is not yet recorded.

- C. **Specific Request:** The proposed site plan is for a 79,188 sq.ft. school on an 11.37 acre parcel. The school will primarily serve 6th-7th grade students as an intermediate school with alternating A/B days for the 7th grade students at Vista Heights, and may potentially be used as an elementary school in the future. The site includes 119 standard parking stalls, six ADA parking stalls, two drop-off and pick-up areas, recreational areas, and play fields.
- D. **Process:** Section 19.14.06 of the City Code outlines the process for a site plan, which includes a public hearing with the Planning Commission and a recommendation by the Planning Commission to the City Council, followed by a decision by the City Council at a public meeting.

The Planning Commission will hold a public hearing on January 14, 2016, which will occur after this report is submitted to the City Council. Staff will provide the Council with a report of action following the Commission hearing.

- E. **Community Review:** The Planning Commission meeting on January 14, 2016 was noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. If public input is received at that hearing, Staff will include it in the Report of Action.

The City Council meeting is not a public hearing, so no notice was provided.

- F. **Review:**
State Code limits a municipality's review of and regulations on educational facilities. An education facility is defined as a "building at which pupils assemble to receive instruction in a program for any combination of grades from preschool through grade 12." Utah Code § 10-9a-103. Section 10-9a-305 further outlines what cities can and cannot regulate; the full text is attached as exhibit 1, and key excerpts are below (emphasis added):

Subsection (2):

Section 10-9a-305, Subsection 2, a and b:

- (a) Except as provided in Subsection (3), a school district or charter school is subject to a municipality's land use ordinances.
- (b)
 - i. Notwithstanding Subsection (3), **a municipality may:**
 - A. subject a charter school to standards within each zone pertaining to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging; and
 - B. **impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety, as provided in Subsection (3)(f).**

Subsection (3):

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

- (a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal

building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property.

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

Subsection (4):

Utah Code Section 10-9a-305(4) states that:

(4) Subject to Section [53A-20-108](#), a school district or charter school shall coordinate the siting of a new school with the municipality in which the school is to be located, to:

- (a) avoid or mitigate existing and potential traffic hazards, including consideration of the impacts between the new school and future highways, and**
- (b) maximize school, student, and site safety.**

***Staff finding:** The City is not imposing regulations on the landscaping, fencing, elevations or other aesthetic elements.*

Subject to 10-9a-305 subsections 2.b, 3.f, and 4, the City is recommending a requirement to realign the school with a southern orientation due to potential traffic and access issues and hazards. See analysis in Section H.

G. General Plan: Per State Code, schools are permitted in all land use zones, and therefore must be consistent with the General Plan.

H. Code Criteria:

The property is zoned Planned Community, and is subject to the regulations in the Legacy Farms Community Plan (CP) and Village Plan 2 (VP2). The CP and VP2 identify the area as “Civic” and contemplated a school in this location.

Traffic – Consistent with conditions to modify school orientation and possibly modify pavement sections

The traffic study included in the Legacy Farms CP and VP approval processes, and a related amendment to the City’s Transportation Master Plan, anticipated both that the school would have a southern orientation and that it would be a walkable elementary school. As a result, Schoolhouse Road was designed to accommodate both neighborhood traffic, school stacking and turning, and bus traffic, while limiting driveway access near the school. All but two of the lots across from the school on Schoolhouse Road were designed to have driveway access on alternate roads.

High Point Drive, however, located to the west of the school and from which access is now proposed, was not designed for the school access. Additionally, all residential lots across from the school were designed with driveway access on to High Point Drive.

The major traffic and safety concerns with the alignment and layout, with the current intended use as a 6-7 grade school, are:

- There will likely be inadequate stacking space for parents and buses turning onto High Point and into the school, causing increased traffic congestion on a local road (High Point) from both buses and parents, instead of on a collector road (School House).
- There will likely be increased traffic for a 6-7 grade bussed school instead of the originally contemplated walkable elementary school.
- The proposed elementary-sized bus drop-off area will likely be inadequate for a 6-7 grade bussed school, further increasing congestion and potential for traffic conflicts as busses travel from all areas of town as opposed to localized neighborhoods typical of an elementary school in a walkable, planned-community area.
- There will likely be increased potential for hazards from and to multiple residents on High Point Drive attempting to back out onto a street congested with school traffic.
- The west facing alignment will likely create traffic and parking safety concerns with special events that generate trips. Many of the schools in the City currently have this problem as vehicles are parked on both sides of the main access street for several hundred feet during special events. This will be accentuated on High Point Drive because of the driveway access along the street.
- There will likely be increased potential for vehicular conflict, and increased potential for pedestrian conflict for any students walking to the school.
- A western alignment may also result in the need for amendments to the Legacy Farms Community Plan and Village Plan 2, to consider methods to limit driveway access and redesign High Point Drive to respond to traffic needs for the overall community.
- The proposed bus dropoff area is smaller than other middle schools, and as students to this school will be primarily bussed, it is likely that additional traffic congestion and safety issues will result. Staff recommends a size increase to the bus dropoff area to accommodate more busses.

The applicants are working on an updated traffic study to address these concerns, and the City is also in the process of obtaining traffic information. If a study is not received in a timely manner, or if a study does not adequately address the concerns, the best alternative is for the school to orient to the south, with access from School House Road. The previous traffic study accounted for a southern facing elementary school, and while increased traffic is still likely, School House Road and the surrounding homes were designed with some of this increase in mind. The pavement sections, however, were not designed for increased bus traffic. Following an analysis of bus traffic, the pavement may have to be modified to support bus traffic.

Density: Complies

The CP allocated a maximum of 41 Equivalent Residential Units (ERUs) to the school site. As proposed, the current square footage will equal ~31 ERUs, which is within this allotment.

Permitted or Conditional Use: Complies. A school is a permitted use in this zone as well as the community plan.

Minimum Lot Size: Complies.

Lot size and configuration were outlined in the CP and VP, and the lot is as outlined.

Setbacks, height, lot coverage, lot width, landscaping, fencing: NA.

The City is not permitted by state law to impose requirements for setbacks, height, lot coverage, lot width, architectural materials and design, landscaping, and fencing.

Open Space Requirement: NA and Complies. Typically, open space requirements do not apply to schools. However, the parcel is subject to the CP and VP, and in order for the overall Legacy Farms development to comply with its open space requirements, three acres of the school site must be preserved as open space in perpetuity. Currently, three acres of the site will be used as shared park space, and a joint-use agreement ensuring use by residents is required.

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

Parking: Complies with condition for additional parking.

Section 19.09.11 lists minimum parking for land uses and for “School, Private and Quasi-Public” states “To be determined by the Planning Commission.” The criteria for such determinations is cited below:

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

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

State Code does not specify specific parking requirements; however, inadequate parking has resulted in safety issues at other schools in the area. For example, parking on both sides of Swainson Avenue in Fox Hollow has narrowed the street to such an extent that emergency services may have difficulty accessing the site. On this same street, during a recent Redwood

Road accident, traffic was rerouted through Swainson and the overparking of the street was a safety issue.

Staff analysis: parking is low. The application proposes 119 standard and 6 ADA stalls, for a ratio of 1.5 spaces per 1000 sq.ft. For student events, parent meetings, and other occasions when parents must park in addition to staff, on-site parking will likely be low.

Staff recommendation: To mitigate these concerns, as the proposed Legacy Farms School will essentially function as a middle school, Staff recommends that the applicants apply a parking ratio similar to Visa Height Middle School, which has a parking ratio of approximately 2.3 stalls per 1000 square feet. At this ratio, the Legacy Farms School would need an additional 57 stalls for a total of 182 parking stalls.

I. Recommendation and Alternatives:

Staff recommends that the City Council discuss the application, and choose from the following options. If an acceptable traffic study is obtained prior to the meeting, further discussion may occur.

Option 1 – Approval with Modification and Conditions

“I move to **approve** the Legacy Farms School as outlined in Exhibit 4 with the Findings and Conditions in the Staff Report dated January 11, 2016, and any additional conditions added by the City Council:”

Findings

1. With conditions, the application is consistent with applicable standards in the Legacy Farms Community Plan (CP), Village Plan 2 (VP), and Development Code as articulated in Section H of the staff report, which section is incorporated by reference herein. Particularly:
 - a. Density is consistent with the CP and VP.
 - b. The use is permitted.
 - c. Minimum lot size complies.
 - d. Open space provided complies.
 - e. Parking will comply through condition for increase.
2. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. With conditions, the application is consistent with state code 10-9a-305, as articulated in Section H of the staff report, which section is incorporated by reference herein. Particularly:
 - a. With conditions to modify the orientation and to analyze pavement sections and impacts from bussing, traffic and safety issues as outlined in State Code 10-9a-305 will be mitigated.
 - b. Traffic safety impacts will be further mitigated through conditions for additional bus dropoff area and additional parking.

Conditions:

1. All requirements of the City Engineer shall be met.
2. The site shall be modified to ensure all access is obtained from Schoolhouse Road to the South, per the original concepts and discussions and per the previous traffic study.
3. Parking shall be increased by 57 total stalls, for a total of 182 stalls.
4. A traffic study including bus traffic shall be done prior to construction, and any required changes to the pavement section of access streets shall be done, prior to occupancy.
5. The applicant shall increase the size of the bus dropoff area to be more consistent with other middle schools.
6. All other applicable Code requirements shall be met.
7. Any other conditions or changes as articulated by the Council: _____

_____.

Option 2 – Continuance

The Council may also choose to continue the item. “I move to **continue** the Legacy Farms School Site Plan as outlined in Exhibit 4 to another meeting on [February 2, 2016 or _____], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____
3. _____
4. _____
5. _____

Option 3 – Denial

The Council may also choose to deny the application. “I move to **deny** the the Legacy Farms School Site Plan with the Findings below:

1. As currently proposed, the site plan does not comply with State Code 10-9a-305, as public health and safety is impacted through inadequate transportation and traffic conflict mitigation.
2. Any other findings as articulated by the Council: _____

_____.

J. Attachments:

1. State Code Section 10-9a-305 (pages 8-10)
2. Location & Zone Map (page 11)
3. Site Plan (pages 12-17)
4. Legacy Farms Overall – Concept Lotting Plan (page 18)
5. Legacy Farms Village Plan 2 – Approved Layout (page 19)

10-9a-305 Other entities required to conform to municipality's land use ordinances -- Exceptions -- School districts and charter schools -- Submission of development plan and schedule.

- (1)
- (a) Each county, municipality, school district, charter school, local district, special service district, and political subdivision of the state shall conform to any applicable land use ordinance of any municipality when installing, constructing, operating, or otherwise using any area, land, or building situated within that municipality.
 - (b) In addition to any other remedies provided by law, when a municipality's land use ordinance is violated or about to be violated by another political subdivision, that municipality may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to prevent, enjoin, abate, or remove the improper installation, improvement, or use.
- (2)
- (a) Except as provided in Subsection (3), a school district or charter school is subject to a municipality's land use ordinances.
 - (b)
 - (i) Notwithstanding Subsection (3), a municipality may:
 - (A) subject a charter school to standards within each zone pertaining to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging; and
 - (B) impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety, as provided in Subsection (3)(f).
 - (ii) The standards to which a municipality may subject a charter school under Subsection (2)(b)
 - (i) shall be objective standards only and may not be subjective.
 - (iii) Except as provided in Subsection (7)(d), the only basis upon which a municipality may deny or withhold approval of a charter school's land use application is the charter school's failure to comply with a standard imposed under Subsection (2)(b)(i).
 - (iv) Nothing in Subsection (2)(b)(iii) may be construed to relieve a charter school of an obligation to comply with a requirement of an applicable building or safety code to which it is otherwise obligated to comply.
- (3) A municipality may not:
- (a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property;
 - (b) except as otherwise provided in this section, require a school district or charter school to participate in the cost of any roadway or sidewalk, or a study on the impact of a school on a roadway or sidewalk, that is not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;
 - (c) require a district or charter school to pay fees not authorized by this section;
 - (d) provide for inspection of school construction or assess a fee or other charges for inspection, unless the school district or charter school is unable to provide for inspection by an inspector, other than the project architect or contractor, who is qualified under criteria established by the state superintendent;
 - (e) require a school district or charter school to pay any impact fee for an improvement project unless the impact fee is imposed as provided in Title 11, Chapter 36a, Impact Fees Act;

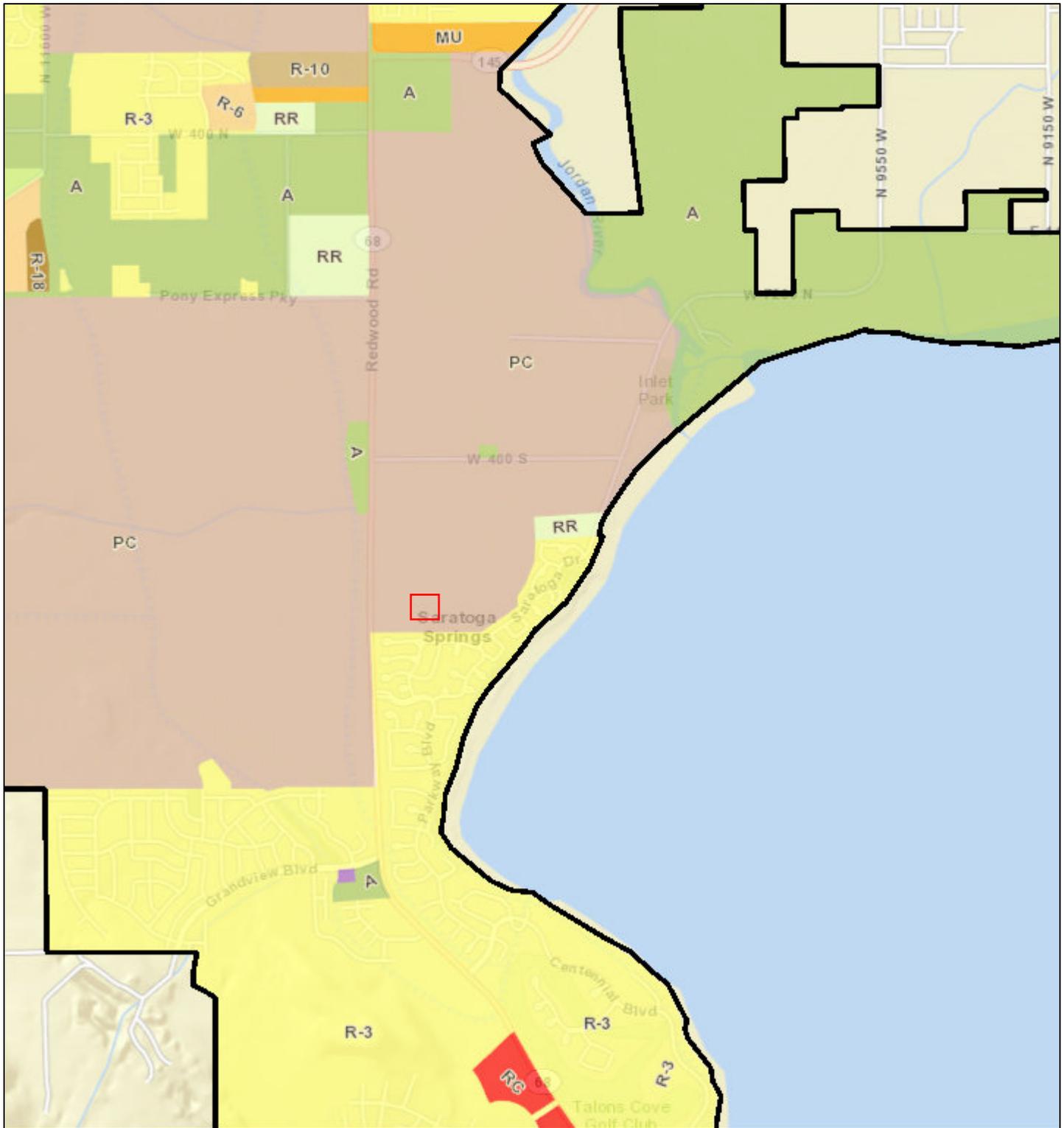
- (f) impose regulations upon the location of an educational facility except as necessary to avoid unreasonable risks to health or safety; or
- (g) for a land use or a structure owned or operated by a school district or charter school that is not an educational facility but is used in support of providing instruction to pupils, impose a regulation that:
 - (i) is not imposed on a similar land use or structure in the zone in which the land use or structure is approved; or
 - (ii) uses the tax exempt status of the school district or charter school as criteria for prohibiting or regulating the land use or location of the structure.
- (4) Subject to Section 53A-20-108, a school district or charter school shall coordinate the siting of a new school with the municipality in which the school is to be located, to:
 - (a) avoid or mitigate existing and potential traffic hazards, including consideration of the impacts between the new school and future highways; and
 - (b) maximize school, student, and site safety.
- (5) Notwithstanding Subsection (3)(d), a municipality may, at its discretion:
 - (a) provide a walk-through of school construction at no cost and at a time convenient to the district or charter school; and
 - (b) provide recommendations based upon the walk-through.
- (6)
 - (a) Notwithstanding Subsection (3)(d), a school district or charter school shall use:
 - (i) a municipal building inspector;
 - (ii)
 - (A) for a school district, a school district building inspector from that school district; or
 - (B) for a charter school, a school district building inspector from the school district in which the charter school is located; or
 - (iii) an independent, certified building inspector who is:
 - (A) not an employee of the contractor;
 - (B) approved by:
 - (I) a municipal building inspector; or
 - (II)
 - (Aa) for a school district, a school district building inspector from that school district; or
 - (Bb) for a charter school, a school district building inspector from the school district in which the charter school is located; and
 - (C) licensed to perform the inspection that the inspector is requested to perform.
 - (b) The approval under Subsection (6)(a)(iii)(B) may not be unreasonably withheld.
 - (c) If a school district or charter school uses a school district or independent building inspector under Subsection (6)(a)(ii) or (iii), the school district or charter school shall submit to the state superintendent of public instruction and municipal building official, on a monthly basis during construction of the school building, a copy of each inspection certificate regarding the school building.
- (7)
 - (a) A charter school shall be considered a permitted use in all zoning districts within a municipality.
 - (b) Each land use application for any approval required for a charter school, including an application for a building permit, shall be processed on a first priority basis.
 - (c) Parking requirements for a charter school may not exceed the minimum parking requirements for schools or other institutional public uses throughout the municipality.

- (d) If a municipality has designated zones for a sexually oriented business, or a business which sells alcohol, a charter school may be prohibited from a location which would otherwise defeat the purpose for the zone unless the charter school provides a waiver.
- (e)
 - (i) A school district or a charter school may seek a certificate authorizing permanent occupancy of a school building from:
 - (A) the state superintendent of public instruction, as provided in Subsection 53A-20-104(3), if the school district or charter school used an independent building inspector for inspection of the school building; or
 - (B) a municipal official with authority to issue the certificate, if the school district or charter school used a municipal building inspector for inspection of the school building.
 - (ii) A school district may issue its own certificate authorizing permanent occupancy of a school building if it used its own building inspector for inspection of the school building, subject to the notification requirement of Subsection 53A-20-104(3)(a)(ii).
 - (iii) A charter school may seek a certificate authorizing permanent occupancy of a school building from a school district official with authority to issue the certificate, if the charter school used a school district building inspector for inspection of the school building.
 - (iv) A certificate authorizing permanent occupancy issued by the state superintendent of public instruction under Subsection 53A-20-104(3) or a school district official with authority to issue the certificate shall be considered to satisfy any municipal requirement for an inspection or a certificate of occupancy.
- (8)
 - (a) A specified public agency intending to develop its land shall submit to the land use authority a development plan and schedule:
 - (i) as early as practicable in the development process, but no later than the commencement of construction; and
 - (ii) with sufficient detail to enable the land use authority to assess:
 - (A) the specified public agency's compliance with applicable land use ordinances;
 - (B) the demand for public facilities listed in Subsections 11-36a-102(16)(a), (b), (c), (d), (e), and (g) caused by the development;
 - (C) the amount of any applicable fee described in Section 10-9a-510;
 - (D) any credit against an impact fee; and
 - (E) the potential for waiving an impact fee.
 - (b) The land use authority shall respond to a specified public agency's submission under Subsection (8)(a) with reasonable promptness in order to allow the specified public agency to consider information the municipality provides under Subsection (8)(a)(ii) in the process of preparing the budget for the development.
- (9) Nothing in this section may be construed to:
 - (a) modify or supersede Section 10-9a-304; or
 - (b) authorize a municipality to enforce an ordinance in a way, or enact an ordinance, that fails to comply with Title 57, Chapter 21, Utah Fair Housing Act, the federal Fair Housing Amendments Act of 1988, 42 U.S.C. Sec. 3601 et seq., the Americans with Disabilities Act of 1990, 42 U.S.C. 12102, or any other provision of federal law.

Amended by Chapter 200, 2013 General Session

Zoning & Planning

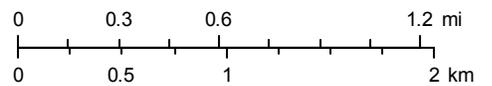
Exhibit 2
Location / Zone



February 11, 2014

 City Boundary

1:36,112



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

SARATOGA SCHOOL - LEGACY FARMS

DECEMBER 15, 2015

ALPINE SCHOOL DISTRICT
SARATOGA SPRINGS UTAH 84045



845 SOUTH 220 EAST
OREM UTAH 84058
PH: 801-229-0088 FAX: 801-229-0089
CONTACT: GERRIT D. HIRSCHBAUM



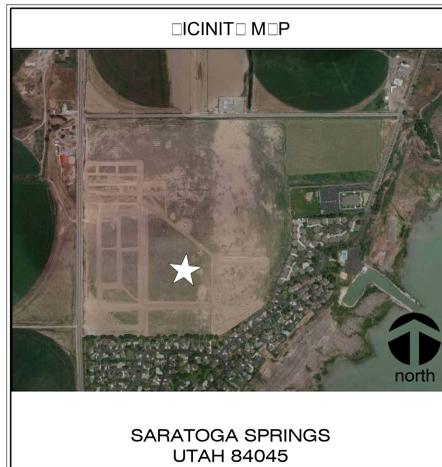
MECHANICAL
CONCRETE FORMWORK ASSOCIATES
330 SOUTH 300 EAST
SALT LAKE CITY UT 84111
PHONE: 801.530.3148 FAX: 801.530.3150

ELECTRICAL
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156 NORTH 12TH AVENUE
PO BOX 1100 IDHO 83201
PHONE: 208.232.2577 FAX: 801.234.0918

CIVIL
GREAT DESIGN ENGINEERING
5746 South 1475 East, Suite 200
Ogden UT 84403
PHONE: 801.394.4515 FAX: 801.392.7544

LANDSCAPE
IN-SITE DESIGN GROUP
17 NORTH 470 WEST
AMERICAN FORK UT 84003
PHONE: 801.756.5043 FAX: 801.756.5279

STRUCTURAL
SUMMER MUMFORD ASSOCIATES P.C.
345 SOUTH 400 EAST
SALT LAKE CITY UT 84111
PHONE: 801.575.8223 FAX: 801.532.3778

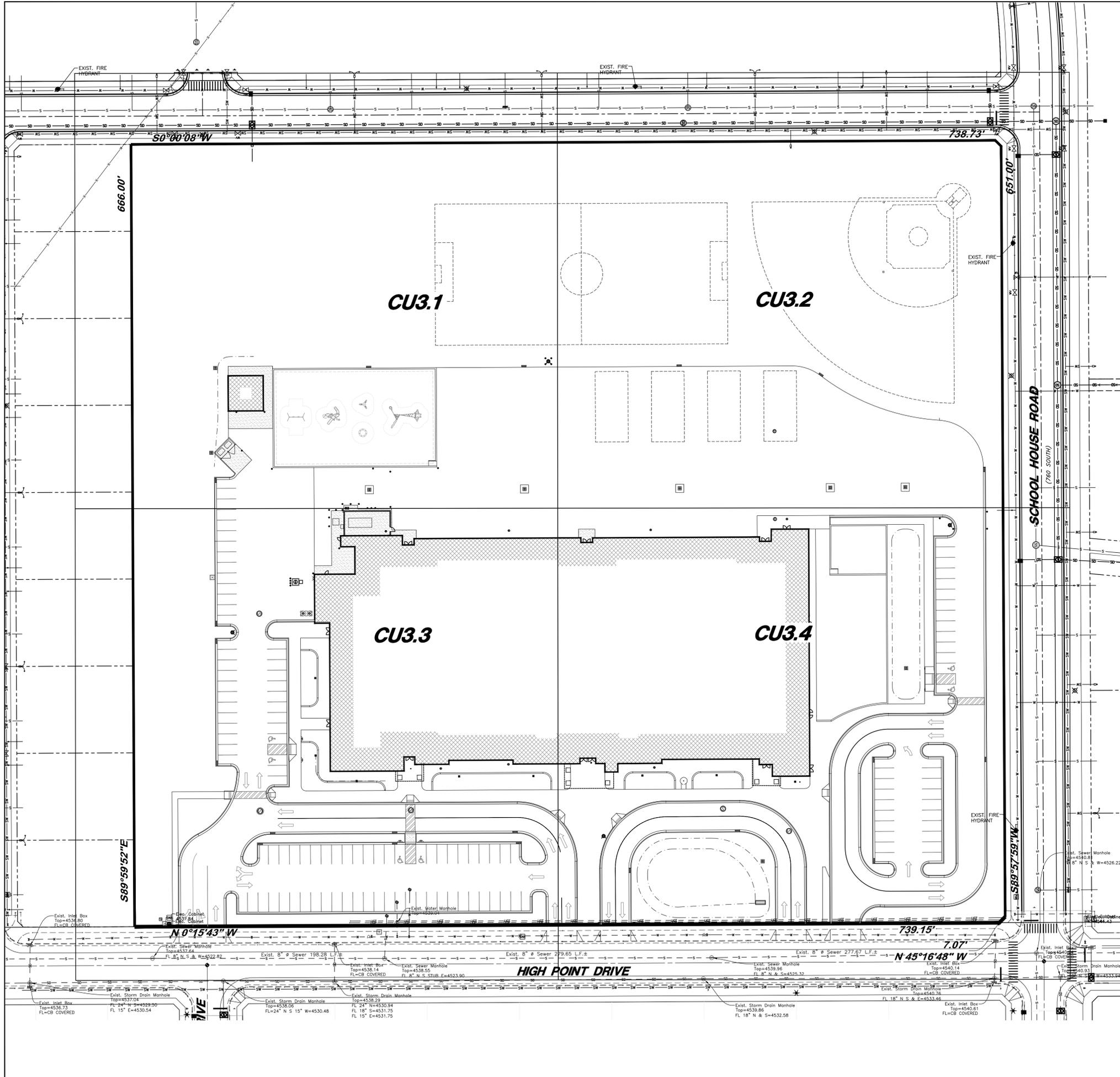


ABBREVIATIONS			
ALUM	ALUMINUM	MID	MIDDLE
BOBOT	BOTTOM	MIN	MINIMUM
CFMF	COLD FORMED METAL FRAMING	N.I.C.	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
DTL	DETAIL	OS	ORIENTED STRAND BOARD
ELECT	ELECTRICAL	PRE-ENG	PRE-ENGINEERED
EXP BOLT	EXPANSION BOLT	PT	PRESSURE TREATED
EXP METL	EXPANDED METAL	SIM	SIMILAR
FTG	FOOTING	SPECS	SPECIFICATIONS
FNDN	FOUNDATION	STL	STEEL
G	GUESS	STRUCT	STRUCTURAL
GALL	GALVANIZED	TO	TOP OF
G.P. ORD	GIPSUM WALLBOARD	T.P.	TYPICAL
HOR	HORIZONTAL	CERT	CERTICAL
MAX	MAXIMUM	IF	IF IN FIELD
MECH	MECHANICAL	W	WITH
MFR	MANUFACTURER	WR	WATER RESISTANT

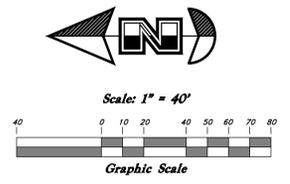
GRAPHIC SYMBOLS			
RIGID INSULATION	SPHILT	ENGINEERED FILL	
PL WOOD	SYNTHETIC STUCCO	CONCRETE	
FINISHED HARDWOOD	INSULATION	MASONRY	
CLADDING	EARTH	NEW SPOT ELEVATION	99' TO 5'
GLASS	METAL STUDS	EXISTG. SPOT ELEVATION	99' TO 5'
SECTION EXTERIOR ELEVATION	GIPSUM BOARD	PROPERTY LINE	
DETAIL ENLARGED PLAN	WINDOW TYPE	MERCURY GLASS	
INTERIOR ELEVATION	CEILING TYPE/HEIGHT	DOOR NUMBER	(101)
	ELEVATION MARKER	SHEET NOTE	(05)
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Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Cleanout
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Grade
 - Match Existing
 - Fire Department Connection
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
-
- Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Spill Curb & Gutter
 - Demo Tree

sands ARCHITECTS
845 South Orem, UT
Phone: 801.229.0088
www.sandstrom.com

GREAT ENGINE
5740 SOUTH 1475 E
CHERRY, UT 84603
S.U. 180 115 21 0222
WWW.GREATENGINE.COM

LEGACY FARMS SCHOOL - SARATOGA ELEMENTARY

DATE	
PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
SHEET DESCRIPTION	OVERALL UTILITY PLAN
SHEET NUMBER	

CU

KEY PLAN
NTS

SCHEMATIC DESIGN

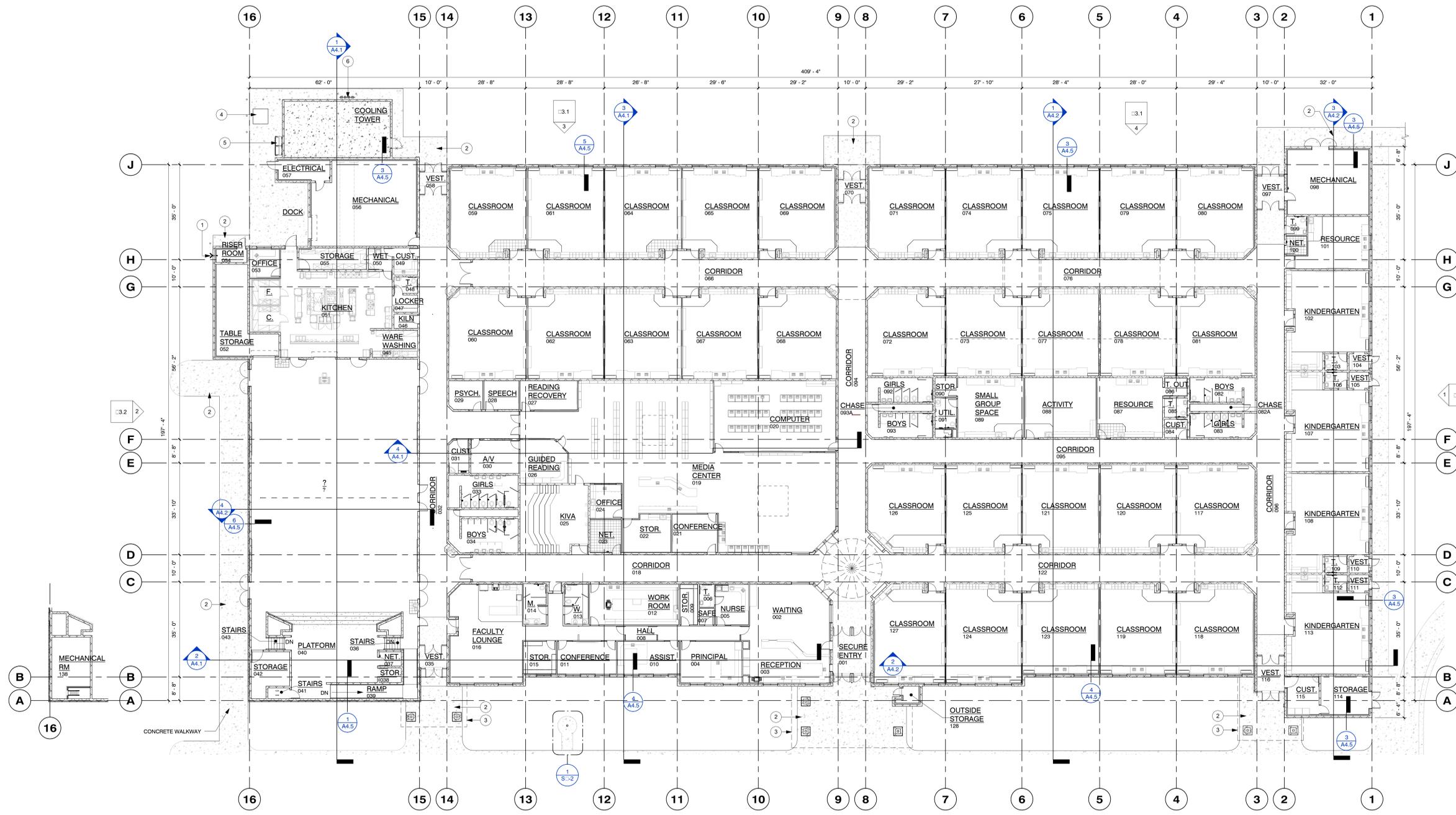


GENERAL NOTES

- A. 1/16" INCH FLOOR PLAN IS SHOWN FOR REFERENCE AND COORDINATION ONLY. REFER TO THE 8TH INCH FLOOR PLAN AREAS "A", "B", AND "C" FOR DIMENSIONS AND LAYOUT.
- B. WALLS TO EXTEND TO BOTTOM OF ROOF DECK ABOVE UNLESS OTHERWISE NOTED. REFER TO STRUCTURAL SHEETS FOR EXACT LOCATIONS OF BEARING WALLS.
- C. FILL VOIDS BETWEEN SEPARATION WALLS AND ROOF DECK WITH FIRE-RATED SPRAY INSULATION. SEE SPECS.
- D. GRIDS AT MASONRY TO FACE PF CMU. GRIDS AT STUD WALLS ARE TO CENTERLINE OF STUD, UNLESS OTHERWISE NOTED.

SHEET NOTES

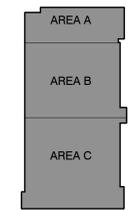
- 1 FIRE DEPARTMENT CONNECTION
- 2 FOR CONCRETE SIDEWALKS, STOOPS, & BOLLARDS, SEE CIVIL DRAWINGS
- 3 DENOTES ROOF LINE ABOVE
- 4 TRANSFORMER PAD AND BOLLARDS, SEE ELECTRICAL DRAWINGS AND CIVIL DRAWINGS
- 5 ELECTRICAL SWITCH GEAR, CONCRETE PAD & BOLLARDS, SEE ELECTRICAL DRAWINGS AND CIVIL DRAWINGS
- 6 GAS METER, CONCRETE PAD, PIPE BOLLARDS & FENCING, SEE CIVIL DRAWINGS



SARATOGA SCHOOL - LEGACY FARMS
ALPINE SCHOOL DISTRICT
SARATOGA SPRINGS UTAH 84045

DATE	ISSUE/REVISION

PROJECT NO.	SA-1531
DATE	DECEMBER 15, 2015
DRAWN BY	CB / JHB
CHECKED BY	GDK
SHEET DESCRIPTION	OVERALL FLOOR PLAN
SHEET NUMBER	



OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0" **1**

KEY PLAN
NOT TO SCALE

A1.1
Page 14 of 19

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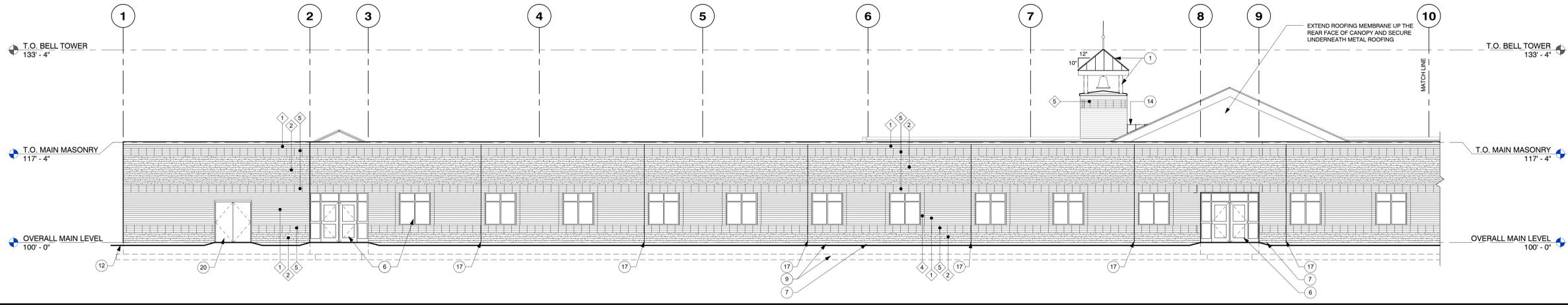
GENERAL NOTES

- A. PROVIDE PRE-FINISHED METAL RAIN GUTTERS AND RAIN GUTTER DOWNSPOUTS AT ALL CANOPIES AS SHOWN ON ROOF PLAN.
- SHEET NOTES**
- PRE-FINISHED METAL FASCIA AND SOFFIT PANEL SYSTEM WITH MATCHING FLASHING.
 - PRE-FINISHED METAL FASCIA AND SOFFIT PANEL SYSTEM WITH MATCHING FLASHING.
 - BRICK VENEER OVER STUD FRAMING SEE SECTIONS.
 - GFRG PANEL, COLOR AS SELECTED BY ARCHITECT.
 - NEW SCHOOL NAME TO BE 1'-6" TALL X 1 1/2" DEEP, INCISED IN GFRG BY GFRG SUBCONTRACTOR. FONT TO BE NEW TIMES ROMAN IN CONTRASTING COLOR FOR READABILITY.
 - ALUMINUM WINDOW/ENTRANCE SYSTEM. SEE DOOR AND WINDOW SCHEDULE AND SPECIFICATIONS.
 - CONCRETE FOUNDATION BASE. SEE DETAIL AND STRUCTURAL.
 - PRE-FINISHED METAL CAP FLASHING AND DRIP EDGE.
 - CONCRETE FOOTINGS AND FOUNDATIONS. SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING. EXPOSED FOUNDATION WALLS TO RECEIVE RUBBED FINISH. SEE SPECIFICATION FOR FINISH.
 - PRE-FINISHED METAL ROOFING & FLASHING.
 - GALVANIZED PAINTED STEEL ACCESS LADDER. SEE DETAIL 4/A4.7
 - APPROXIMATE GRADE LINE SEE CIVIL DRAWINGS.
 - ALUMINUM STORE FRONT. SEE WINDOW TYPES SHEET AS.2
 - METAL CRICKET TO MATCH METAL ROOF AT CANOPY TO SHED WATER. PROVIDE THROUGH WALL FLASHING AND WATER PROOFING AT VENEER TYP. SEE DETAIL 7/A2.4
 - PRE-FINISHED RAIN GUTTER & DOWNSPOUTS. SEE SPEC
 - EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL
 - CONTROL JOINT AT 30'-0" MAX SPACING.
 - FIRE DEPARTMENT CONNECTION
 - METAL LOUVER. SEE MECHANICAL
 - HOLLOW METAL DOOR AND FRAME (PAINTED). SEE DOOR SCHEDULE.
 - MESSAGE BOARD. N/C.

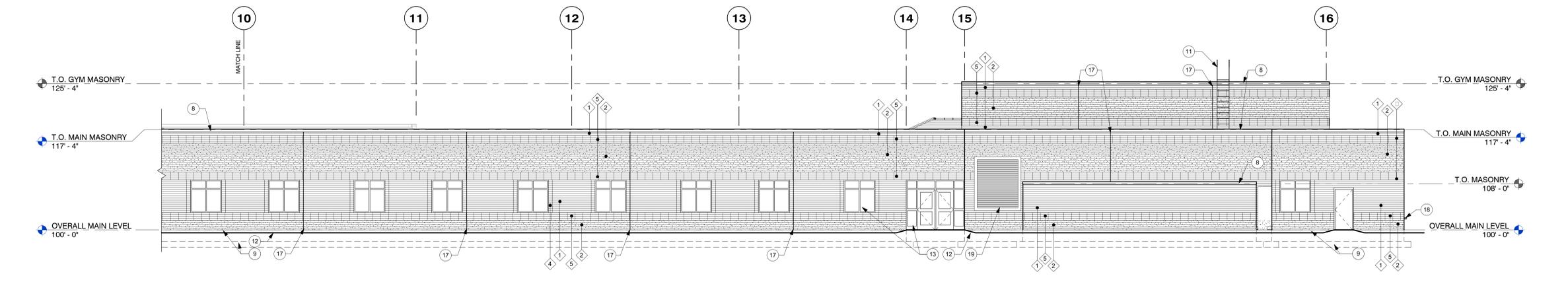
EXT. MASONRY LEGEND

#	TYPE	BOND	FINISH	COLOR
1	ATLAS	RUNNING	MATTE	MOUNTAIN RED
2	ATLAS	RUNNING	RUFF	MOUNTAIN RED
3	ATLAS	SOLDIER	MATTE	TUMBLEWEED
4	ATLAS	ROWLOCK	MATTE	TUMBLEWEED
5	ATLAS	STACKED	MATTE	TUMBLEWEED
6	STONE	DRY STACK	MATTE	BY ARCHITECT

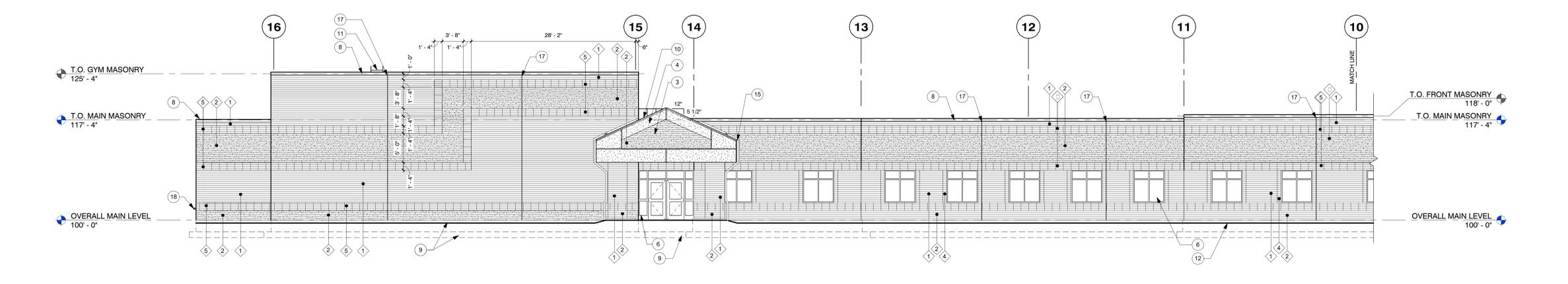
NOTE: ALL MASONRY IS SPECIFIED AS PRODUCTS FROM INTERSTATE BRICK COMPANY. IF OTHER MANUFACTURER IS CHOSEN, USE MATCHING COLOR BRICK AND COLORS. SAMPLE TO BE PROVIDED FOR APPROVAL.



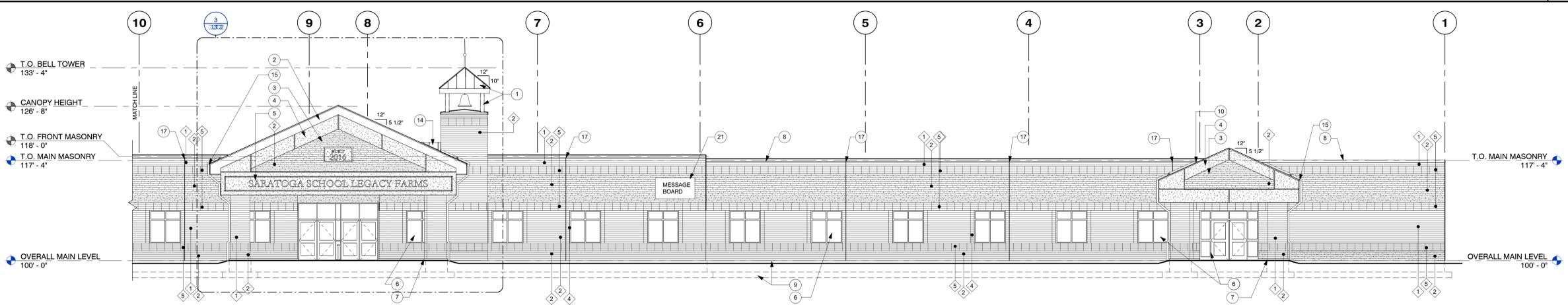
EAST ELEVATION 1
SCALE: 1/8" = 1'-0" **4**



EAST ELEVATION 2
SCALE: 1/8" = 1'-0" **3**



WEST ELEVATION 2
SCALE: 1/8" = 1'-0" **2**



WEST ELEVATION 1
SCALE: 1/8" = 1'-0" **1**

SARATOGA SCHOOL - LEGACY FARMS
ALPINE SCHOOL DISTRICT
SARATOGA SPRINGS UTAH 84045

DATE	ISSUE/REVISION

PROJECT NO.	SA-1531
DATE	DECEMBER 15, 2015
DRAWN BY	LJA
CHECKED BY	GDK
SHEET DESCRIPTION	EXTERIOR ELEVATIONS

SHEET NUMBER

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GENERAL NOTES

A. PROVIDE PRE-FINISHED METAL RAIN GUTTERS AND RAIN GUTTER DOWNSPOUTS AT ALL CANOPIES AS SHOWN ON ROOF PLAN.

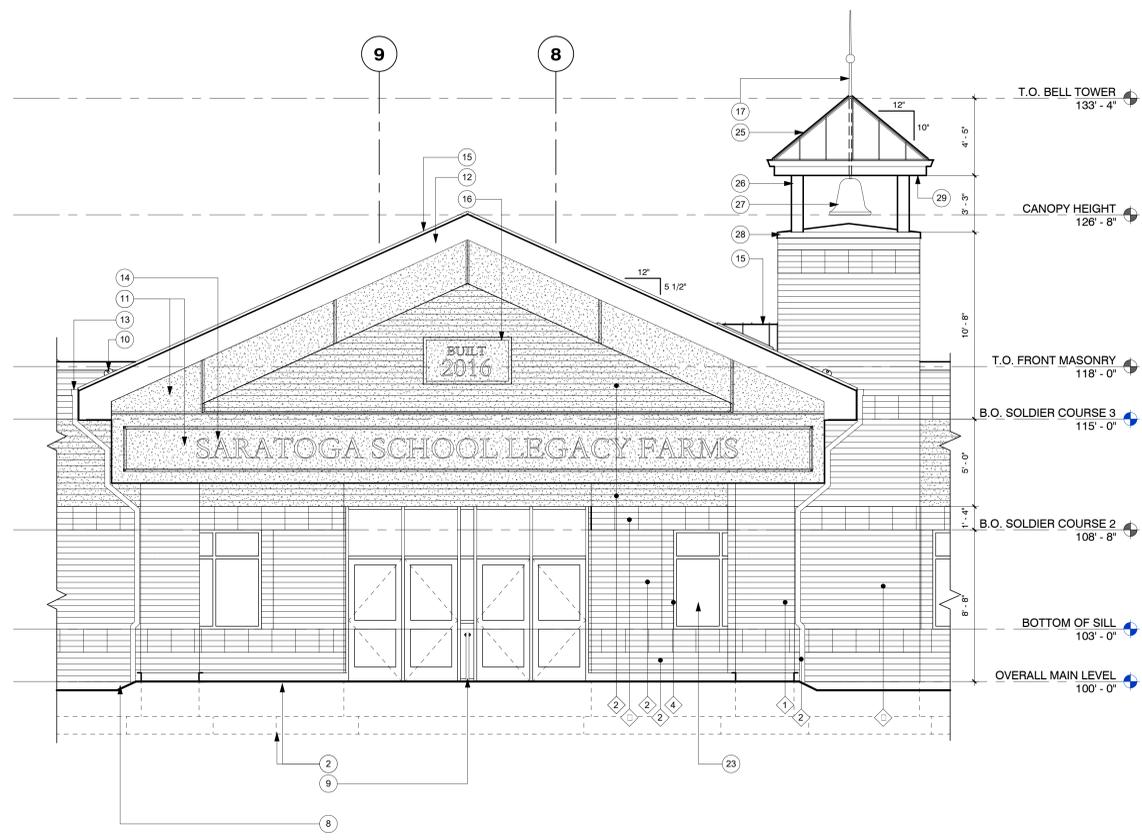
SHEET NOTES

- 1 GALVANIZED PAINTED STEEL ACCESS LADDER. SEE DETAIL 4/A4.7
- 2 CONCRETE FOOTING AND FOUNDATIONS. SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING. EXPOSED FOUNDATION WALLS TO RECEIVE RUBBED FINISH. SEE SPECIFICATION FOR FINISH.
- 3 APPROXIMATE GRADE LINE SEE CIVIL DRAWINGS.
- 4 PRE-FINISHED METAL CAP FLASHING AND DRIP EDGE.
- 5 PRE-MANUFACTURED BELL CUPOLA SEE SPEC.
- 6 PRE-FINISHED METAL ROOFING & FLASHING.
- 7 EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL.
- 8 APPROXIMATE FINISH GRADE LINE.
- 9 PAINTED STEEL DOOR GUARD. SEE DETAIL 28/A5.3
- 10 SNOW FENCE. FIELD VERIFY NUMBER REQUIRED. SEE ROOF PLAN AND SPECIFICATIONS.
- 11 GFRG PANEL. COLOR AS SELECTED BY ARCHITECT.
- 12 PRE-FINISHED METAL FASCIA AND SOFFIT PANEL SYSTEM WITH MATCHING FLASHING.
- 13 PRE-FINISHED RAIN GUTTER & DOWNSPOUTS. SEE SPEC.
- 14 NEW SCHOOL NAME TO BE 1'-6" TALL X 1 1/2" DEEP. INCISED IN GFRG BY GFRG SUBCONTRACTOR. FONT TO BE NEW TIMES ROMAN IN CONTRASTING COLOR FOR READABILITY.
- 15 PRE-FINISHED METAL ROOFING SYSTEM - SEE SPEC.
- 16 30"x60"x4" GFRG PLAQUE.
- 17 LIGHTNING ROD PROTECTION BY METALLIC BONDING INSTALLED FOR CONNECT CABLE TO ALUM/STEEL COMPONENTS. SEE ELECTRICAL PLAN.
- 18 FIRE DEPARTMENT CONNECTION
- 19 RAKED JOINT ABOVE AND BELOW SOLDIER COURSE TYP. CONTROL JOINT AT 30'-0" MAX SPACING.
- 20 METAL LOUVER SEE MECHANICAL.
- 21 HOLLOW METAL DOOR AND FRAME (PAINTED). SEE DOOR SCHEDULE.
- 22 WINDOW. SEE TYPES.
- 23 OVERHEAD INSULATED ROLL-UP DOOR (PAINTED). SEE DOOR SCHEDULE.
- 24 1" STANDING SEAM METAL ROOFING OVER ICE & WATER SHIELD MEMBRANE OVER EXTERIOR GRADE PLYWOOD SHEATHING. (COLOR BY ARCHITECT).
- 25 8"x8"x 1/4" 6061 T6 ALUMINUM TUBE COLUMNS. KYMAR 500 FINISH TO MATCH STANDING SEAM ROOF. (COLOR BY ARCHITECT). NOTE: ALL DISSIMILAR METALS TO BE ISOLATED WITH FIBROUS ASPHALTED PRODUCTS.
- 26 PROVIDE PRE-FABRICATED FIBERGLASS ARCHITECTURAL BELL SHELL (COLOR BY ARCHITECT).
- 27 ROOF SKIRT OVER ICE & WATER SHIELD MEMBRANE OVER EXTERIOR GRADE PLYWOOD. OVER 1-1/2" ALUMINUM ANGLE FRAME. SUPPORT WITH 4" SKIRT FLASHING OVER STONE. PROVIDE WATER TIGHT FLASHING FLANGE AT COLUMN TO METAL ROOF SKIRTING. (COLOR BY ARCHITECT).
- 28 VENTED PRE-FINISHED METAL SOFFIT PANEL. FASTEN TO ALUMINUM ANGLE FRAME. COLOR TO MATCH BELL CUPOLA AS SELECTED BY ARCHITECT.

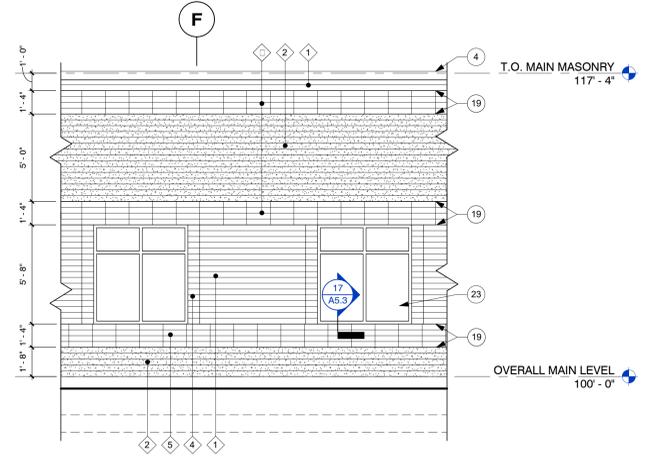
EXT. MASONRY LEGEND

#	TYPE	BOND	FINISH	COLOR
1	ATLAS	RUNNING	MATTE	MOUNTAIN RED
2	ATLAS	RUNNING	RUFF	MOUNTAIN RED
3	ATLAS	SOLDIER	MATTE	TUMBLEWEED
4	ATLAS	ROWLOCK	MATTE	TUMBLEWEED
5	ATLAS	STACKED	MATTE	TUMBLEWEED
6	STONE	DRY STACK	MATTE	BY ARCHTCT

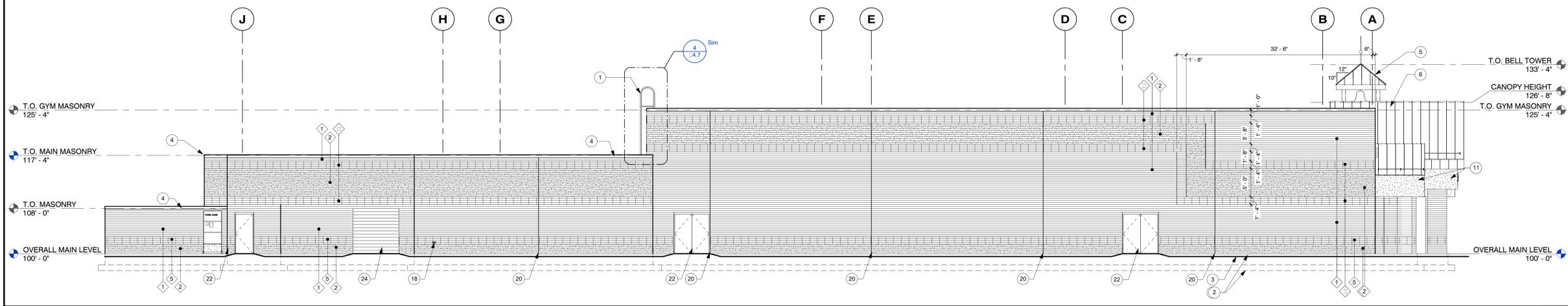
NOTE: ALL MASONRY IS SPECIFIED AS PRODUCTS FROM INTERSTATE BRICK COMPANY. IF OTHER MANUFACTURER IS CHOSEN, USE MATCHING COLOR BRICK AND COLORS. SAMPLE TO BE PROVIDED FOR APPROVAL.



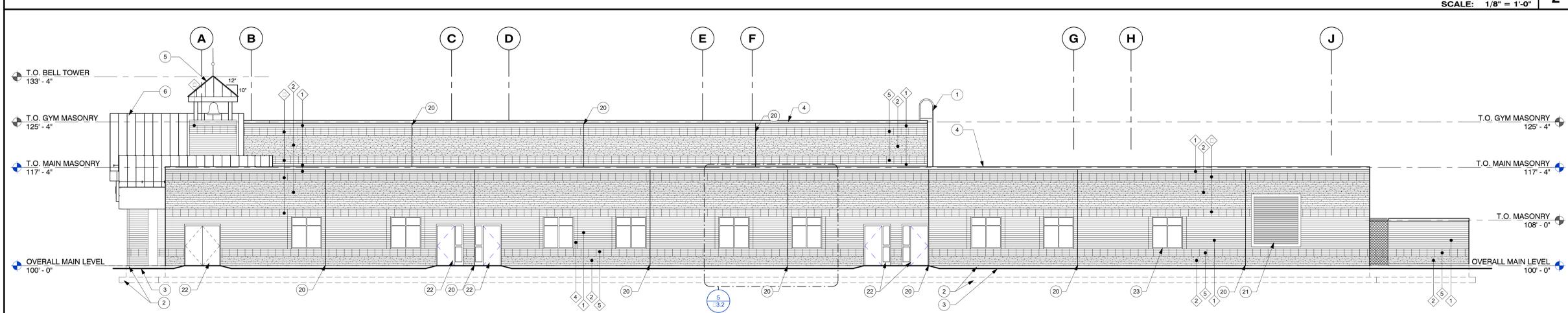
ENLARGED MAIN ENTRANCE
SCALE: 1/4" = 1'-0" **3**



TYP EXT ELEVATION - NO STONE
SCALE: 1/4" = 1'-0" **5**



NORTH ELEVATION
SCALE: 1/8" = 1'-0" **2**



SOUTH ELEVATION
SCALE: 1/8" = 1'-0" **1**

SARATOGA SCHOOL - LEGACY FARMS
ALPINE SCHOOL DISTRICT
SARATOGA SPRINGS UTAH 84045

DATE	ISSUE/REVISION
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PROJECT NO.	SA-1531
DATE	DECEMBER 15, 2015
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CHECKED BY	GDK
SHEET DESCRIPTION	EXTERIOR ELEVATIONS

SHEET NUMBER

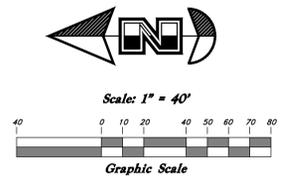
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LEGACY FARMS SCHOOL -
SARATOGA ELEMENTARY

DATE	
PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
SHEET DESCRIPTION	OVERALL SITE PLAN
SHEET NUMBER	

CS

Call before you dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111



Legend
(Note: All items may not appear on drawing)

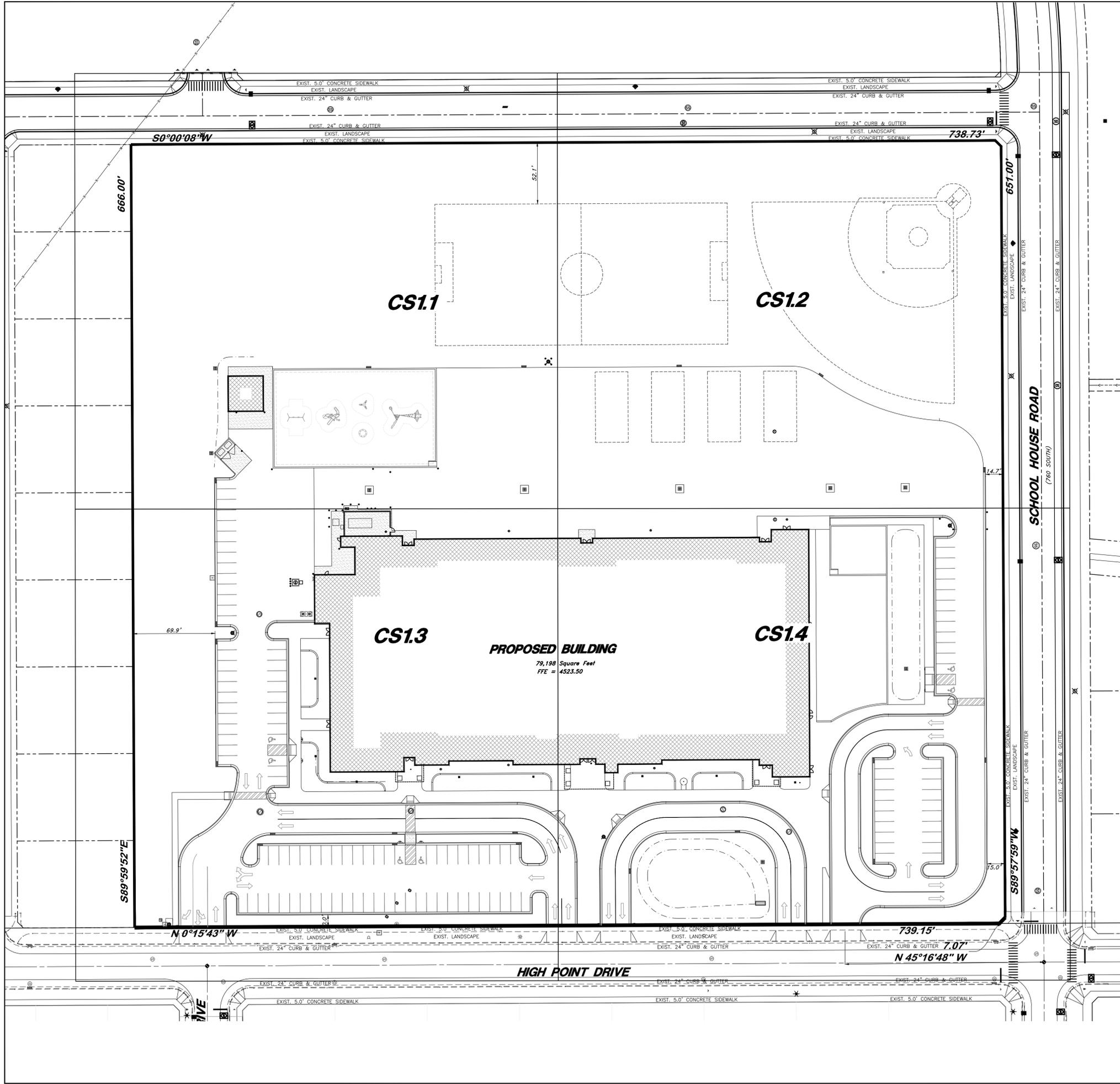
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Sewer
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow

- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

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



KEY PLAN
NTS

SCHEMATIC DESIGN

400 So.

Exhibit 4
Overall Concept
Layout

20.0 ac

Neighborhood
Park

Plaza

School
11.3 ac

Church

Redwood Road

Statistical Summary

Product	Units
10,000 s.f. lots	105
8,000 s.f. lots	83
6,000 s.f. lots	77
Cottage	10
Front-Load Cottage	127
Twinhomes	38
Townhomes	217
Alley-Loaded Towns	66
Total	723
Open Space	
General Parkstrips	
Total O.S.	

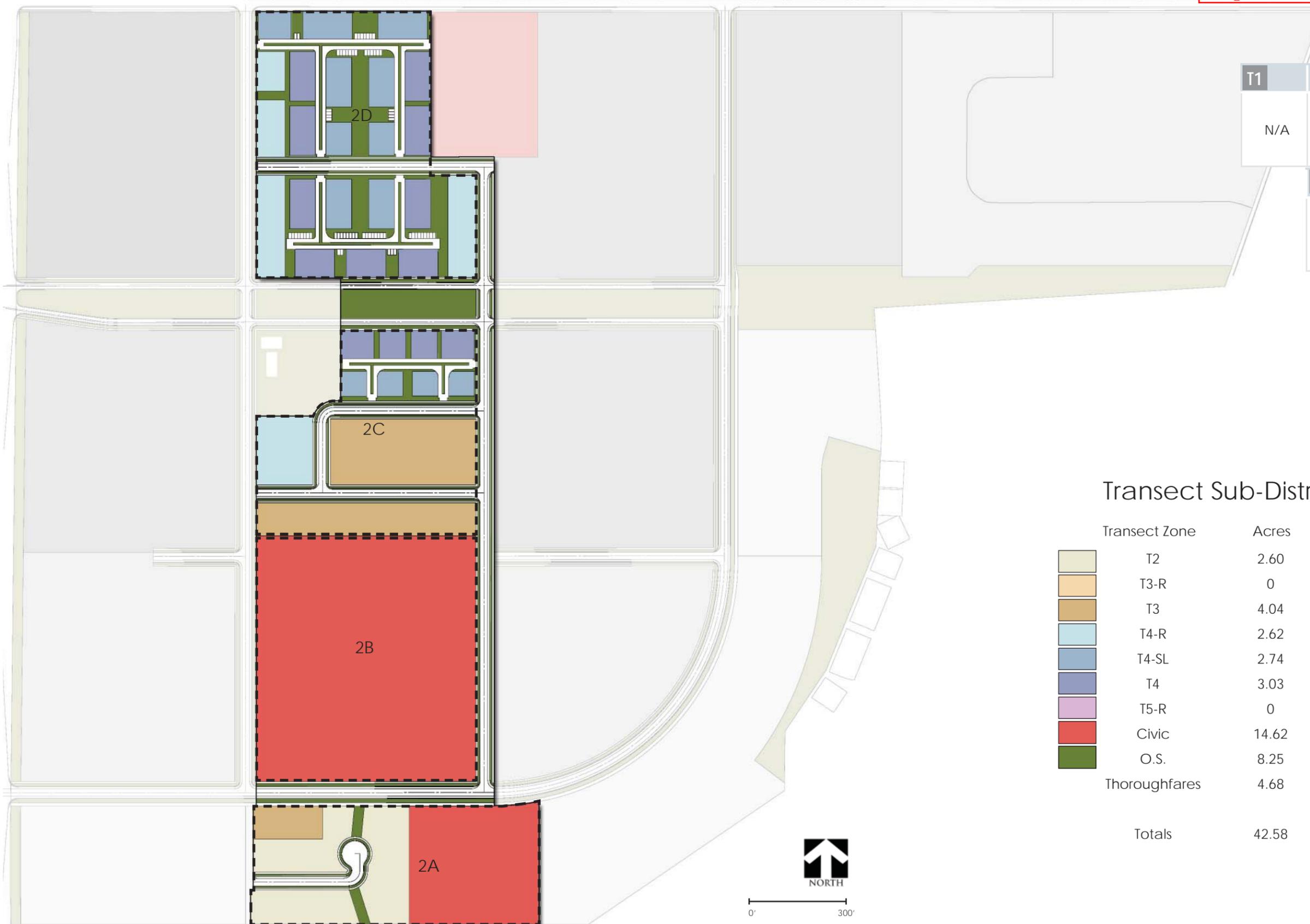
LEGACY FARMS

Lotting and Product Distribution Plan
DR Horton - SLR Saratoga Springs

March 19, 2014



Exhibit 5
Village Plan 2



T1	T2	T3	T4	T5R
N/A	4 ERU per gross acre	10 ERU per gross acre	24 ERU per gross acre	28 ERU per gross acre
T3R	T4R	T4SL		
8 ERU per gross acre	12 ERU per gross acre	24 ERU per gross acre		

Transect Sub-District Assignments

Transect Zone	Acres	% of Gross Area	Max. ERU
T2	2.60	6%	
T3-R	0	0%	
T3	4.04	10%	
T4-R	2.62	6%	
T4-SL	2.74	6%	
T4	3.03	7%	
T5-R	0	0%	
Civic	14.62	35%	
O.S.	8.25	19%	
Thoroughfares	4.68	11%	
Totals	42.58	100%	
			Total Maximum = 281 ERU's

**City Council
Staff Report**

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: AFCU Road Impact Fee Refund and Settlement Agreement
Date: December 1, 2015
Type of Item: Reimbursement and Settlement Agreement



Description:

A. Topic:

This item is for the approval of a Reimbursement and Settlement Agreement with America First Federal Credit Union for Road Impact Fees that were paid in 2014 with the construction of their Credit Union at 1420 North Commerce Drive in Saratoga Springs, Utah.

B. Background:

The City calculated the Road Impact Fees for the Credit union based on trips for a drive-in bank as estimated from the Institute of Transportation Engineers (ITE) Trip Generation Manual 6th Edition in accordance with the City's adopted Impact Fee Facilities Plan. AFCU appealed the Impact Fee based on the finding that the 9th Edition of the ITE Trip Generation Manual had a lower trip rate for a drive in Bank than the 6th Edition. The City and AFCU agreed that AFCU would pay the current impact fee based on the ITE 6th Edition numbers and conduct a Traffic Count when the site had been open for 6 months to evaluate the Impact Fee.; and

C. Analysis:

AFCU conducted the Traffic Count on Tuesday September 1, 2015. This traffic count showed that the actual traffic was lower than was estimated with the ITE Trip Generation Manual 6th Edition. The City has entered into a reimbursement and settlement agreement with AFCU to settle and fully resolve their dispute over the Impact Fee and to fully and forever release and discharge the City from further claims, disputes, and lawsuits over the Impact Fee.

Recommendation: Staff recommends that the City Council approve the reimbursement and settlement agreement with AFCU to provide the \$27,724 ("Refund") based upon the traffic counts and findings provided in the traffic count memorandum prepared by Falcon Traffic dated September 5, 2015

09.16.2015

Memo

To
Jeremey Lapin P.E.
City Engineer

From
Stephen Lord
Project Manager

Re
FCU Traffic Impact Fee
Appeal Review

Purpose and Introduction:

The purpose of this memorandum is to present the findings of a technical review of the Traffic Impact Fee Appeal of America First Saratoga Springs Commerce Drive and SR-73 prepared by Falcon Traffic and submitted to the City in September 2015. The review performed on the study included a detailed examination of the assumptions and calculations used to analyze and determine the impact of the drive-in plan. The review does not include any grammatical/spelling errors or other errors which have no bearing on the technical outcomes of the report. The review also does not validate any claims in regards to fees paid or owed on the part of the developer and assumes that quoted financial figures are correct. The review is portioned into three sections which describe the nature of any errors/omissions or general observations found during the review process. The three sections of the review are as follows:

1. Major Errors/Omissions

Major errors or omissions are things that may potentially change the results of the study. These will generally include items that if corrected will change conclusions of the study.

2. Minor Errors/Omissions

Minor errors and omissions will include items that do not change the conclusions and recommendations of the study but may need to be corrected or justified at the City's discretion.

3. Comments and Suggestions

Comments and suggestions include areas that may need to be clarified or modified to reflect alternative scenarios or assumptions. Comments and suggestions are for the City to review and decide what course of action to take.

Major Errors and Omissions:

There are no major errors or omissions in the report.

FCU Traffic Impact Study Appeal Review

Tel 801-763-5100
Fax 801-763-5101

2162 Grove Parkway
Pleasant Grove UT

www.horrocks.com
stephen@horrocks.com

HORROCKS
ENGINEERS

Minor Errors and Omissions:

There are no minor errors and omissions in the report.

Comments and Suggestions:

All data and analysis appears to have been performed using correct and appropriate traffic engineering principles.

ROAD IMPACT FEE REFUND AND SETTLEMENT AGREEMENT

This Road Impact Fee Refund and Settlement Agreement (“Agreement”) is made this ____ day of November, 2015 by and between City of Saratoga Springs, a Utah municipal corporation (“City”) and America First Federal Credit Union (“AFCU”), a federally chartered Credit Union, with reference to the following facts:

RECITALS

WHEREAS, in March of 2014, AFCU paid \$88,924 in Road Impact Fees (“Impact Fee”) for the construction of their credit union located in Saratoga Springs, Utah at 1420 North Commerce Drive (“Project) based upon City Ordinance 05-19; and

WHEREAS, this Impact Fee was based on trips for a drive-in bank as estimated from the Institute of Transportation Engineers (ITE) Trip Generation Manual 6th Edition; and

WHEREAS, AFCU appealed the Impact Fee based on the finding that the 9th Edition of the ITE Trip Generation Manual had a lower trip rate for a drive in Bank that the 6th Edition; and

WHEREAS, the City and AFCU agreed that AFCU would pay the current impact fee based on the ITE 6th Edition numbers and conduct a Traffic Count when the site had been open for 6 months to evaluate the Impact Fee; and

WHEREAS, this Traffic Count was conducted on Tuesday September 1, 2015 and is attached as “Exhibit A” incorporated herein by reference; and

WHEREAS, Exhibit A shows that the actual traffic was lower that was estimated with the ITE Trip Generation Manual 6th Edition; and

WHEREAS, the parties desire to settle and fully resolve their dispute over the Impact Fee and to fully and forever release and discharge each other from further claims, disputes, and lawsuits over the Impact Fee.

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the City and AFCU agree as follows:

AGREEMENT

1. REFUND

City hereby agrees to refund a portion of the Impact Fee paid in the total amount of \$27,724 (“Refund”) based upon the traffic counts and findings provided in Exhibit A.

2. MUTUAL RELEASE OF CLAIMS

In return for the Refund, the receipt and sufficiency of which is hereby acknowledged and accepted, and for other good and valuable consideration, AFCU hereby fully and completely releases and forever discharges the City, its elected officials, officers, agents, servants, employees, and former elected officials, officers, agents, servants, and employees from any and all claims, damages, and demands of every nature whatsoever which were asserted, could have been asserted, or will be asserted arising out of and pertaining to the Impact Fee.

3. AUTHORITY TO SETTLE; INDEMNIFICATION

As an express condition of the City's Lump Sum Payment, the undersigned represents and warrants that he:

3.1 has the power to enter into and perform this Agreement;

3.2 is the lawful representative of the parties in the aforementioned Refund and Settlement Agreement; and

3.3 shall indemnify, defend, and hold harmless the City with respect to any future claim for compensation, reimbursement, and credits related to the Impact Fee brought against the City by AFCU or any of its successors or assignees.

4. PARTIES REPRESENTATIVES; NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered in person or after three business days if mailed by registered or certified mail, postage prepaid, addressed to the following:

America First Federal Credit Union
Attn: Operations Services Manager
PO Box 9199
Ogden, Utah 84409

Mark Christensen
City Manager
City of Saratoga Springs
1307 North Commerce Drive, Suite 200
Saratoga Springs, Utah 84045

Either party shall have the right to specify in writing another name or address to which subsequent notices to such party shall be given. Such notice shall be given as provided above.

5. COMPLETE AGREEMENT, MODIFICATION

This Agreement, together with the attached exhibits, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings, contracts, or agreements, whether written or oral, between the parties on all matters. This Agreement cannot be modified except by written agreement between the Parties.

6. SETTLEMENT

The undersigned certifies that he or she has read this Agreement, that it:

- 6.1 voluntarily enters into it of its own free will;
- 6.2 has had ample opportunity to review this Agreement with legal counsel;
- 6.3 is a legally incorporated or organized entity,
- 6.4 has performed all corporate formalities to execute this Agreement; and
- 6.5 accepts the consideration set forth herein is in full accord and satisfaction of claims which it may have with respect to the subject matter and the Impact Fee.

7. ATTORNEY FEES

Each party hereto shall bear its own attorneys' fees and costs arising from the actions of its own counsel in connection with this Agreement and the subject matter. In any action of any kind relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees and costs from the non-prevailing party in addition to any other recovery to which the prevailing party is entitled.

8. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall adversely affect any immunity from suit, or any right, privilege, claim, or defense, which the City or its employees, officers, and directors may assert under state or federal law, including but not limited to The Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101 et seq., (the "Act"). All claims against the City or its employees, officers, and directors are subject to the provisions of the Act, which Act controls all procedures and limitations in connection with any claim of liability.

9. MISCELLANEOUS PROVISIONS

9.1 If, after the date hereof, any provision of this Agreement is held to be invalid, illegal, or unenforceable under present or future law effective during its term, such provisions shall be fully severable. In lieu thereof, there shall be added a provision, as may be possible, that give effect to the original intent of this Agreement and is legal, valid, and enforceable.

9.2 The validity, construction, interpretation, and administration of this Agreement shall be governed by the laws of the State of Utah.

EXHIBIT A



September 5, 2015

Jeremy D. Lapin, P.E.
City of Saratoga Springs
City Engineer
1307 North St # 200
Saratoga Springs, UT 84045

Re: Traffic Impact Fee Appeal – America First Saratoga Springs, Commerce Drive and SR-73

Dear Jeremy:

The purpose of this letter is to document actual traffic counts to challenge the traffic impact fee that was imposed upon the America First Credit Union. America First paid \$88,924 based on the ordinance. The ordinance was based on trips for a drive-in bank from the Institute of Transportation Engineers Trips (ITE Trip Generation 6th Edition). The fee was appealed as based on the ITE Trip Generation 9th Edition had a much lower trip rate for a drive-in bank. It was decided that the fee could be reimbursed based on actual traffic counts after the site had been open for six months. Table One shows the difference between different versions of the ITE Trip Generations.

<i>Table One</i> <i>ITE Trip Generation</i> <i>Land Use 912 – Drive-In Bank</i> <i>(based on 1,000 square feet of Gross Floor Area)</i>			
	PM Peak Hour	Weekday	Ratio PM/Weekday
6 th Edition	54.77	265.21	0.21
9 th Edition	24.30	148.15	0.16

The ITE data sheets for Land Use 912 – Drive-In Bank, both 6th and 9th Editions are included for your consideration.

It can be seen that the trip rates decreased dramatically in the latest edition of trip rate studies. In the case of weekday rates, some studies were actually removed from the survey. In the case of the PM Peak Hour, the number of sites increased dramatically (from 29 to 102) and this increase in surveys lowered the standard deviation of the trips. Based on the PM Peak Hour number of studies, it is felt that the 9th Edition is a more reasonable estimate of trips.

It was agreed that the site had been open long enough that traffic counts would be a reasonable representation of typical traffic. While the fee was based on weekday traffic (essentially representing trips over a 24 hour period on a weekday), it was agreed that PM Peak Hour counts could be made and then adjusted to the weekday rate. There was one other issue related to traffic counts. Some traffic cuts through the America First parking lot to access the retail to the east (i.e., Subway, UPS Store, etc). There is also traffic that cuts through in the opposite direction. This is a convenient movement for traffic as it allows them to access the Commerce Drive/SR-73 traffic signal.

This “cut through” traffic is important to separate out as it should not be part of the America First counted trip rate or impact fee calculation for America First. To accomplish this, manual counts were made using a person in lieu of automated counting machines. The counter was then able to determine whether the

9221 South Falcon Way, Sandy, Utah 84093
(801) 395-4054 fax (801) 942-7552

traffic was “cut through” and count it as such. In addition, videos were taken that show the “cut through” traffic, if the City wishes to verify the procedure. The traffic counts that were made on Tuesday, September 1, 2015 are shown in the following table. The counts were made from 4:00 p.m. to 6:00 p.m., but only the peak hour (the highest four consecutive 15 minutes) will be used to determine the actual trip rate. The Peak Hour was from 4:30 to 5:30 p.m. Table Two shows these counts:

<p style="text-align: center;">Table Two PM Peak Hour Traffic Counts America First Credit Union – Saratoga Springs Tuesday, September 1, 2015</p>											
Time Period		North Commerce Drive Access		South Commerce Drive Access		East Access To Retail		Cut Through Traffic		Total Traffic	America First Traffic
		In	Out	In	Out	In	Out	West to East	East to West		
4:00	4:15	7	8	5	1	2	0	0	4	27	23
4:15	4:30	1	5	4	4	1	3	8	0	26	18
4:30	4:45	8	8	7	3	1	0	4	2	33	27
4:45	5:00	10	11	2	7	2	2	12	2	48	34
5:00	5:15	10	7	8	5	0	0	10	8	48	30
5:15	5:30	7	10	5	4	1	0	2	0	29	27
5:30	5:45	6	5	7	5	0	0	2	6	31	23
5:45	6:00	2	4	3	6	0	0	4	4	23	15
4:00	5:00	26	32	18	15	6	5	24	8	134	102
4:15	5:15	29	31	21	19	4	5	34	12	155	109
4:30	5:30	35	36	22	19	4	2	28	12	158	118
4:45	5:45	33	33	22	21	3	2	26	16	156	114
5:00	6:00	25	26	23	20	1	0	18	18	131	95

The table also shows that there were a total of 158 trips that used the accesses to the site, but 40 of those trips were “cut through” traffic. From the above table it can be seen that America First generated 118 trips during its peak hour from 4:30 to 5:30 p.m. Based on the America First containing 4.04 units (1,000 square feet), this yields a PM Peak Hour trip rate of 29.21 (118/4.04). This is higher than the ITE 9th Edition projections, but much lower than the 6th Edition that was used for the impact fee.

To convert the America First Peak Hour trips into weekday trips, the ratio of PM/Weekday was used from Table One. The 9th Edition ratio of 0.16 was used as it was felt that the 9th Edition has become more accurate. By dividing the actual PM Peak Hour trip rate (29.21) by the PM/Weekday (0.16), the actual Weekday trip rate for the site would be 182.56. This rate will be reused to calculate the fee.

The fee was paid based on the following:

- 265.21 average weekday trips per thousand square feet of retail - Source: Impact Fee Ordinance based on the Institute of Transportation Engineers (ITE) Trips (ITE Trip Generation 6th Edition).
- The Impact Fee Ordinance converts this into 8.8 ERU's per thousand square feet.
- Based on 4.04 thousand square feet for the bank, 35.57 ERU's were calculated.
- Based on \$2,500 per ERU, the road impact fee that was paid was \$88,924.

The fee based on the actual trip rate is as follows:

- 182.56 average weekday trips per thousand square feet of retail - Source: September 1, 2015 traffic counts.
- Based on the ratio of 6th Edition Weekday Trips to Actual Counted trips this converts this into 6.06 ERU's per thousand square feet.
- Based on 4.04 thousand square feet for the bank, 24.48 ERU's were calculated.
- Based on \$2,500 per ERU, the road impact fee that was paid was \$61,200.

It is requested that \$27,724 be reimbursed to the developer based on the fee adjustment from actual traffic counts as discussed above.

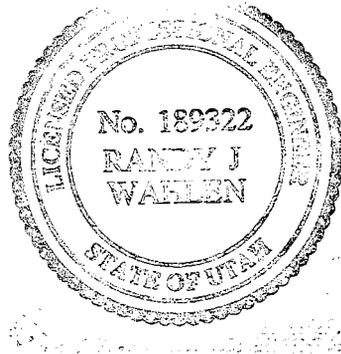
Please contact me with any questions.

Sincerely,

Falcon Traffic Engineering



Randy Wahlen, PE
Principal



Drive-in Bank (912)

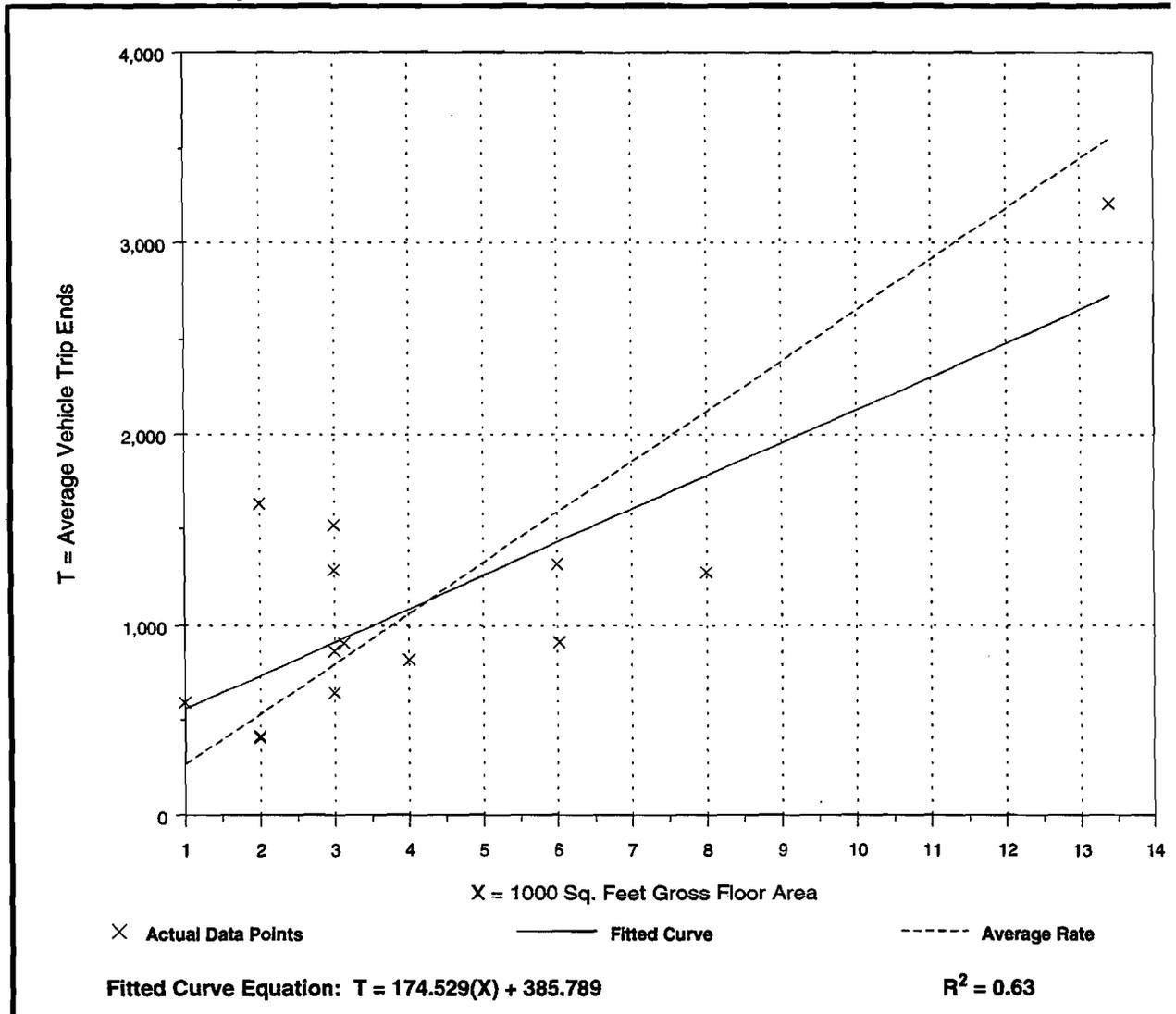
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 14
Average 1000 Sq. Feet GFA: 4
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
265.21	150.86 - 817.00	143.92

Data Plot and Equation



Drive-in Bank (912)

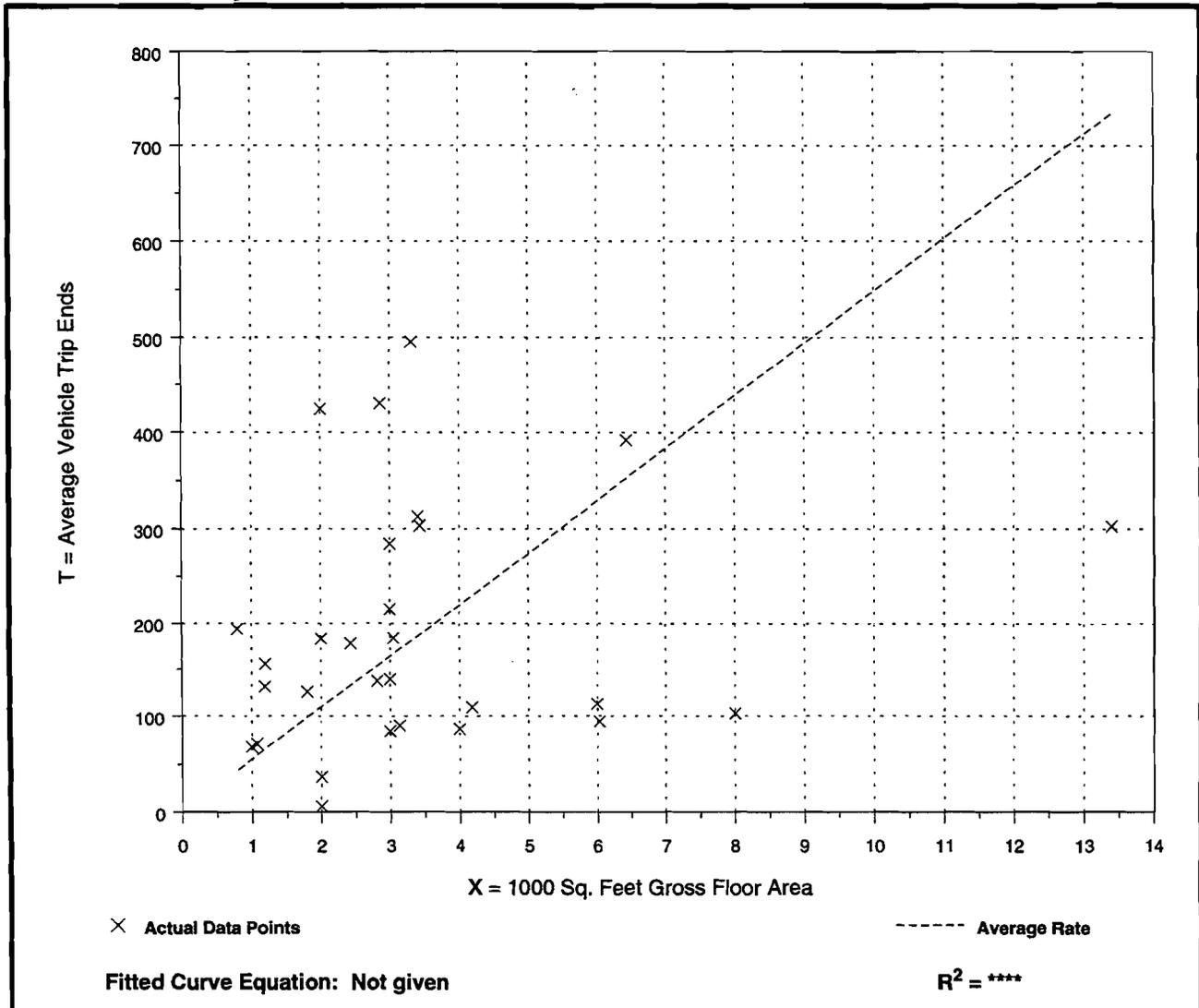
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 29
 Average 1000 Sq. Feet GFA: 3
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
54.77	3.00 - 242.50	48.48

Data Plot and Equation



Drive-in Bank (912)

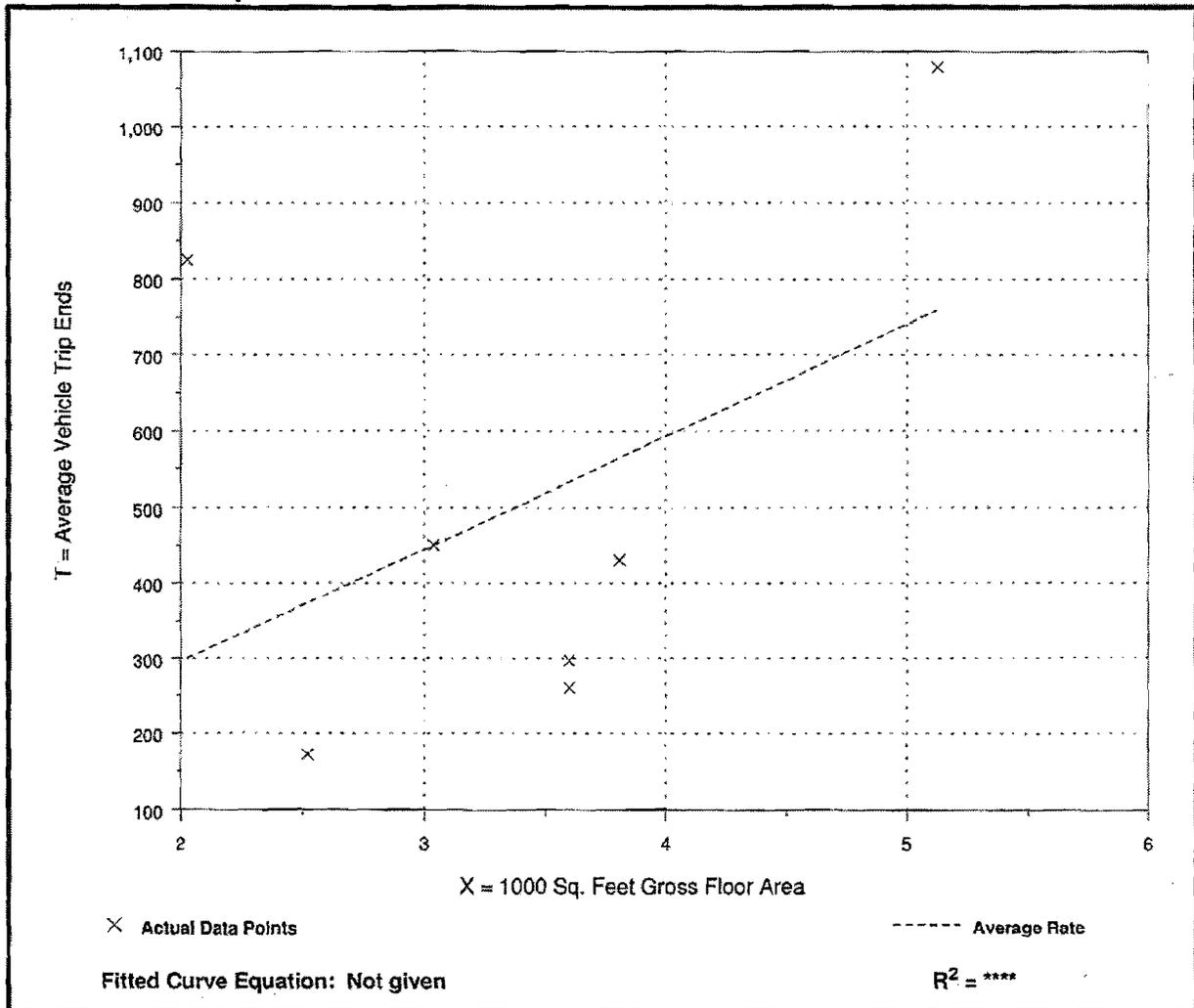
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 7
Average 1000 Sq. Feet GFA: 3
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
148.15	68.23 - 407.21	97.36

Data Plot and Equation



Drive-in Bank (912)

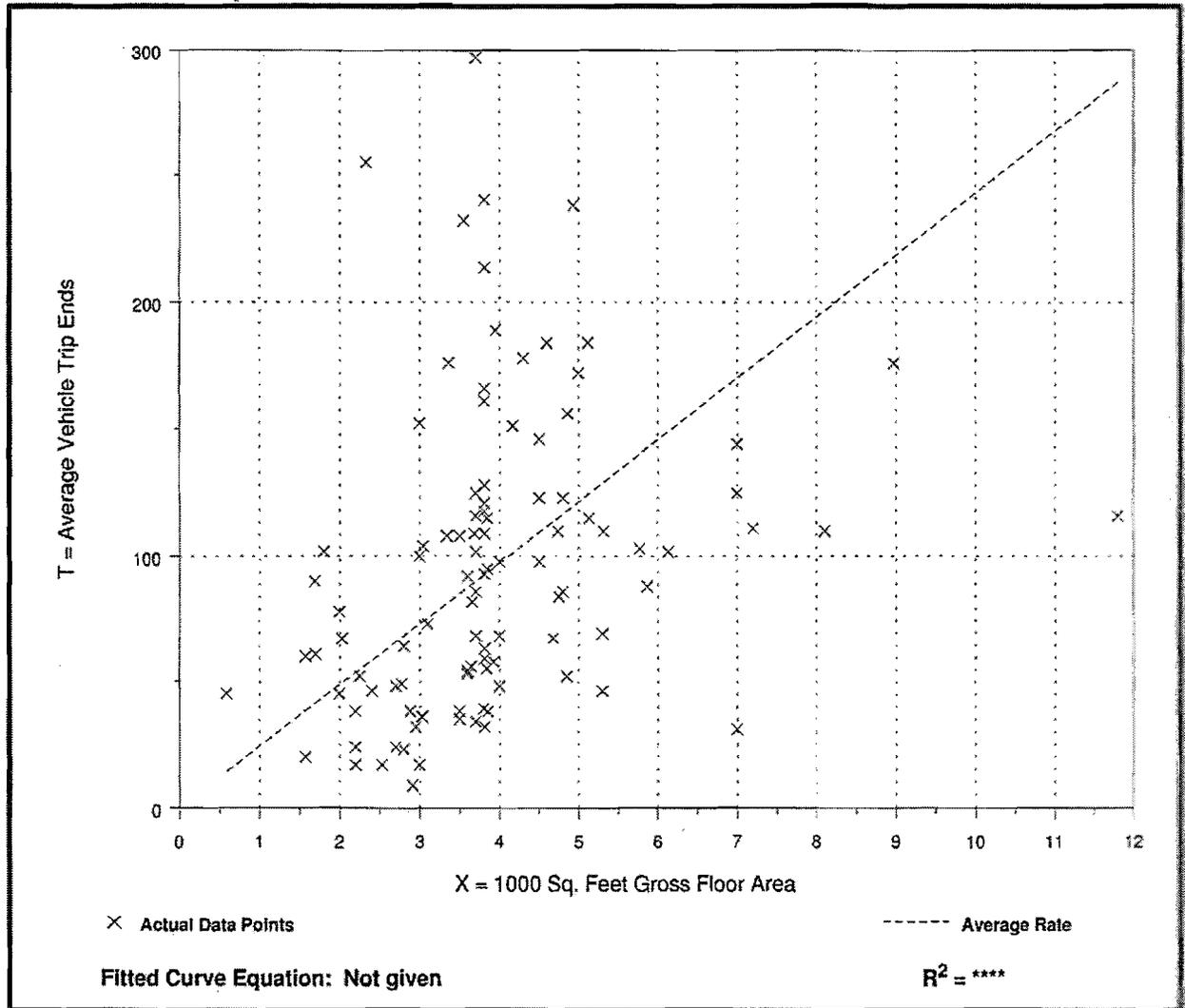
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 102
 Average 1000 Sq. Feet GFA: 4
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
24.30	3.09 - 109.68	16.24

Data Plot and Equation



SARATOGA SPRINGS ESTIMATED EQUIVALENT RESIDENTIAL UNITS AND ASSOCIATED IMPACT FEES

Land Use	Unit	ITE Rate/ Daily Trips	Average Trip Distance (miles)	% Pass-By & Internal Capture	Total Vehicle Miles Traveled (VMT)	Equivalent Residential Units (ERU)	Impact Fee/Cost per VMT
Single Family Housing	dwelling unit	10	3	0%	15	1.0	\$2,500
Multi-Family Housing	dwelling unit	7	3	0%	11	0.7	\$1,750
Convenience Store/ Gas Station/ Fast Food	1,000 Sq. Ft.	845	1	75%	106	7.0	\$17,604
Pharmacy	1,000 Sq. Ft.	90	2	50%	45	3.0	\$7,500
Specialty Retail	1,000 Sq. Ft.	44	2	25%	33	2.2	\$5,500
Grocery Store	1,000 Sq. Ft.	112	2	50%	56	3.7	\$9,333
Church	1,000 Sq. Ft.	9	1	25%	3	0.2	\$563
Office Building/ Research Park	1,000 Sq. Ft.	11	3	50%	8	0.6	\$1,375
Schools & Recreational Facilities	1,000 Sq. Ft.	18	2	50%	9	0.6	\$1,500
Mini Warehouse Storage	1,000 Sq. Ft.	3	3	0%	5	0.3	\$750
Industrial/ Manufacturing Warehouse	1,000 Sq. Ft.	7	3	50%	5	0.4	\$875
Restaurant	1,000 Sq. Ft.	110	2	25%	83	5.5	\$13,750
Bank	1,000 Sq. Ft.	265	2	50%	133	8.8	\$22,083
Other Retail	1,000 Sq. Ft.	50	2	50%	25	1.7	\$4,167

Note: Based on ITE Trip Generation 6th Edition, rounded and generalized by InterPlan Co. using best engineering judgement.

RESOLUTION NO. R16-05 (1-19-16)

**RESOLUTION OF THE CITY OF SARATOGA SPRINGS,
UTAH, APPROVING THE ROAD IMPACT FEE REFUND
AND SETTLEMENT AGREEMENT WITH AMERICA
FIRST FEDERAL CREDIT UNION**

WHEREAS, in March of 2014, America First Federal Credit Union (“AFCU”) paid \$88,924 in Road Impact Fees (“Impact Fee”) for the construction of a credit union located in Saratoga Springs, Utah; and

WHEREAS, the Impact Fee was based on trips for a drive-in bank as estimated from the Institute of Transportation Engineers (“ITE”) Trip Generation Manual 6th Edition; and

WHEREAS, AFCU appealed the Impact Fee based on the fact that the 9th Edition of the ITE Trip Generation Manual had a lower trip rate for a drive-in Bank than the 6th Edition, and AFCU requested a refund of \$39,274; and

WHEREAS, the City and AFCU agreed that AFCU would pay the current impact fee based on the ITE 6th Edition numbers and conduct a traffic count when the site had been open for 6 months to evaluate the Impact Fee; and

WHEREAS, the Traffic Count was conducted on Tuesday September 1, 2015 and shows that the actual traffic was lower than the ITE Trip Generation Manual 6th Edition estimate; and

WHEREAS, the City Council finds that it is in the best interests of the residents of the City of Saratoga Springs that the Road Impact Fee Refund and Settlement Agreement with AFCU be approved.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the Road Impact Fee Refund and Settlement Agreement attached as Exhibit A is approved and that AFCU be refunded \$27,724 in impact fees. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 19th day of January, 2016

City of Saratoga Springs

Mayor

Attest:

City Recorder’s Office

EXHIBIT A

Road Impact Fee Refund and Settlement Agreement

RESOLUTION NO. R16-07 (1-19-16)

**ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA
SPRINGS PERTAINING TO THE CITY STREET LIGHTING
SPECIAL IMPROVEMENT DISTRICT TO INCLUDE
ADDITIONAL SUBDIVISION LOTS.**

LAKESIDE PLAT 27

WHEREAS, on July 27, 2004, the City Council adopted Ordinance No. 04-12 creating a street lighting special improvement district (the “Lighting SID”) consisting of all lots and parcels included within the Subdivisions set out in said Ordinance for the maintenance of street lighting within the Lighting SID.

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

WHEREAS, the City Council has given final plat approval to Lakeside Plat 27, which plats are more fully described in Exhibit 1 (the “Subdivision”) conditioned upon all lots in the Subdivision being included in the Lighting SID.

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

WHEREAS, the owners of the property covered by the Subdivision have given written consent: (i) to have all lots and parcels covered by that Subdivision included within the Lighting SID, (ii) to the improvements to that property (maintenance of the street lighting), (iii) to payment of the assessments for the maintenance of street lighting within the Lighting SID, and (iv) waiving any right to protest the Lighting SID and/or assessments currently being assessed for all lots in the Lighting SID (which consent is or shall be attached as Exhibit 2 to this Resolution).

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

1. All lots and parcels in the Subdivision be added to and included in the Lighting SID based upon the above findings and the written consent attached as Exhibit 2 to this Resolution.
2. City staff is directed to file a copy of this Resolution, as an Addendum to Ordinance No. 04-12 creating the Lighting SID, as required by *Utah Code Ann.* § 17A-3-307.

Exhibit 1 – Property Description

Exhibit 2 – Owner’s Consent

CONSENT OF OWNER OF PROPERTY
TO BE INCLUDED IN STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT
LAKESIDE PLAT 27

WHEREAS the City of Saratoga Springs (the “City”), by and through its City Council (Ordinance No. 04-12), has created a Street Lighting Special Improvement District (the “Lighting SID”) to pay for maintenance of street lighting within the subdivisions covered by the Lighting SID.

WHEREAS the undersigned (“Developer”) is the developer of Lakeside Plat 27 (the “Subdivision”), which property is more specifically described in Exhibit A, located within the City for which the City Council has given or is expected to give final plat approval.

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

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

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

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

1. Consents to have all property covered by the Subdivision and all lots and parcels created by the Subdivision included within the Lighting SID.
2. Consents to the improvements with respect to the property covered by the Subdivision -- that is the maintenance of street lighting within the Subdivision. The street lighting within the Subdivision will be installed by Developer as part of the “Subdivision Improvements.”

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

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

Dated this ____ day of _____, 201__.

DEVELOPER:

Name:

Authorized

Signature:

Its:

Exhibit A – Property Description

City Council Memorandum

Author: Kimber Gabryszak, AICP
Memo Date: Tuesday, January 12, 2016
Meeting Date: Tuesday, January 19, 2016
Meeting Type: Work Session and Continued Decision
Re: Sign Code Rewrite – 19.18

Background: the City Council held a public hearing on a rewrite of the Sign code (19.18) at their meeting on January 5, 2016. At that meeting, the Council closed the public hearing and voted to continue the decision to their January 19, 2016 meeting. The Council also requested a work session prior to taking final action.

Council Direction: the City Council discussed several changes to the draft. Some requests will take additional time and research, while the remaining requests have been addressed and are up for discussion with the Council.

The draft has been amended as requested by the Council, outlined below, and tracked in the updated draft:

- Allow commercial building signs on 3 building elevations
- Allow additional temporary signage for new businesses
- Allow additional temporary signage for properties that are for sale or rent
- Define “balloon sign”
- Clarify addresses on monument and pedestal signs
- Define window
- Remove “idea” from “art” definition
- Limit flags by pole in all zones
- Prohibit neon in residential zones
- Clarify vehicle signs
- Clarify setbacks for A-frames
- Prohibit illuminated signs facing abutting residentially zoned or developed property
- Clarify residential entry signs, and add height limits for sign copy
- Tighten timeframe for temporary signs on agricultural and vacant lots
- Remove 7-day minimum for banner signs
- Limit monument signs to 7.5 feet instead of 8 feet

Items which will require additional research and Council discussion:

- Electronic message / digital reader signs, and related lumen restrictions
- How to deal with bench signs – draft still contains a prohibition until the City can find a solution

Items for discussion:

- The Council expressed concern over the amount of permitted multi-family signage. Staff reviewed the signage, and it is consistent with single family zones; the additional signage impression comes from and the tenant listing sign, and the temporary signage allowances per unit, which has the intention of permitting real-estate and political signs.
- The Council expressed concern over institutional signage, and that it may be more than commercial. The allowable signage is consistent with – and often less than – other commercial zones. The zone only permits one building sign, no ancillary signs, one monument sign, no pylon signs, and the same temporary signs as a commercial zone.

Commercial comparison:

The Council requested a comparison of the commercial signage allowed under the old code, and what would be allowed under the new code. This analysis is attached as Exhibit A.

Recommendation:

Staff recommends that the City Council review the changes in work session, and in regular session vote to approve the amendments with any changes per the recommended motion in the Staff Report dated January 5, 2016 (Exhibit B).

Attachments:

- | | |
|---|---------------|
| A. Commercial Comparison | (page 3) |
| B. Text from Staff Report Dated January 5, 2016 | (pages 4-11) |
| C. Updated Code – Council Changes Tracked | (pages 12-37) |

	Primary Wall Sign	Examples: 30' tall 50,000 RC bldg, 200' frontage 20' tall 15,000 NC bldg, 100' frontage	Ancillary Sign	Monument Sign	Pedestal Sign	Tenant Listing	Awning/Canopy
Old Code, all zones	Signage on 2 elevations, may be 3-4 at CC discretion, 1 sq.ft. area per lineal ft. of frontage, maximum letter heights.	RC: 200 sq.ft. sign NC: 100 sq.ft. sign	0-4 depending on size, max 24 sq.ft.	single: 7.5', 1 per 50' frontage, 45 sq.ft. Shared: 10', 1 per 200', 64 sq.ft.	20', 1 per 300', 120 sq.ft.	Office only	Max 3 per elevation; 20% of area of 12 sq.ft. whichever is less
RC - new code	1 primary and 2 secondary; big box 2 primary; 15% of façade; no letter heights	RC: (200*30)*0.15 = 900 sq.ft. of signage split between signs; secondary up to 50% primary	2 per tenant, each up to 50% size of primary sign	1 single per 100' or shared per 200'; same size and height	Same as old code	1 by entry, size limited by number of tenants	1 per tenant in lieu of secondary wall sign, 20% or 15 sq.ft. whichever is less
NC - new	1 primary and 2 secondary; 15% of façade; no letter heights	NC: (20*100) * 0.15 = 300 sq.ft. of signage split between signs; secondary up to 50% primary	2 per tenant, each up to 50% size of primary sign	1 single per 100' or shared per 200'; same size and height	Prohibited	1 by entry, size limited by number of tenants	1 per tenant in lieu of secondary wall sign, 20% or 15 sq.ft. whichever is less
OW / I - new	1 primary only; 15% or 50 sq.ft., whichever is smaller	Max 50 sq.ft.; max 24 sq.ft. for ancillary	1 sign per tenant; 24 sq.ft. max; 2 per elevation max	1 single per 100' or shared per 200'; same size and height	OW: Same as old code, I: prohibited	1 by entry, size limited by number of tenants	Not permitted
MU / MW - new	1 primary and 2 secondary; 15% of façade; no letter heights	Same as NC	2 per tenant, each up to 50% size of primary sign	1 single per 100' or shared per 200'; same size and height	Prohibited	1 by entry, size limited by number of tenants	1 per tenant in lieu of secondary wall sign, 20% or 15 sq.ft. whichever is less



City Council Staff Report

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

Report Date:	Tuesday, December 22, 2015
Applicant:	Staff and Council Initiated
Previous Meetings:	Code Subcommittee City Council November 17, 2015 Planning Commission Hearing December 10, 2015
Land Use Authority:	City Council
Future Routing:	None
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The Code Subcommittee and Staff have been working on the next round of code cleanups, amendments, and clarifications. The Code Subcommittee was recently disbanded, however the current packet contains changes discussed previously by the Committee and City Council. This packet proposed changes to the following sections:

- 19.01 – General Provisions
- 19.02 – Definitions
- 19.04 – Land Use Zones
- 19.05 – Supplemental Regulations
- 19.07 – Planned Unit Development
- 19.09 – Landscaping and Fencing
- 19.12 – Subdivisions
- 19.13 – Development Review Processes
- 19.14 – Site Plan Review
- 19.18 – Sign Code
- 19.22 – Annexations

Recommendation:

Staff recommends that the City Council conduct a public hearing, take public comment, discuss the proposed amendments, and vote to approve all or some of the amendments with or without modifications, as outlined in Section H of this report.

Due to the complexity of the rewritten Chapter 19.18. Signs, Staff has drafted two separate motions: one motion for the general cleanups, and the second motion for only Chapter 19.18, Signs.

Alternatives include continuance or denial of all or some of the amendments. The Planning Commission chose to forward a combined recommendation; the Council may also choose to combine all sections into one motion.

- B. Background:** The City has been working for the last several years to adopt amendments to the Land Development Code to improve transparency, increase consistency, close loopholes, increase standards, and remove contradictions. In October 2013 the Council appointed a Development Code (Code) Update Subcommittee consisting of two City Councilmembers, one member of the Planning Commission, and City staff as appropriate.

Additionally, the business community, development community, staff, Planning Commission, and City Council have expressed concern over the often lengthy application review process, and have set a goal of streamlining the application review process as the Code is improved. Other issues been identified through the application of Code to development applications, and through Code enforcement. The subcommittee and staff have drafted the enclosed amendments to further these goals and address identified issues.

Sign Code

Due to a recent Supreme Court decision (Reed vs. Gilbert), the allowances for sign regulations have changed. In response to this decision, at their November 17, 2015 meeting the City Council adopted a resolution to temporarily adopt the draft signage in lieu of the current Chapter 19.18. The City Council has asked the Planning Commission to review the draft, express concerns and suggest changes, and forward the draft to the City Council as soon as possible. As this is a new Code, there will likely be a series of amendments over the next few months to ensure that the requirements function appropriately, and the City will work with property and business owners to address any major concerns.

Planning Commission Hearing

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

- C. Specific Request:** The proposed amendments are summarized below:

- Replace Sign Chapter.
- Group all Annexation processes and requirements in one place.
- Ensure all references to parking lot landscaping are consistent.
- Remove the Urban Design Committee throughout the code.
- Fix references to and standards for group homes.
- Allow plat amendments that affect PUEs to be approved by staff.
- Add requirement for delineation of outdoor display areas.
- A few other clean-up items.

The detailed list, by chapter, is below, with the actual language in Exhibits 1- 3:

- 19.01.06 – Relocate Annexation Classification to 19.22
- 19.01.12 – Replace Council with Land Use Authority for CUP approval
- 19.02 – Definitions
 - Remove “Urban Design Committee”

- 19.04.07 – Land Use Zones
 - Change Residential Facility for Persons with a Disability from Conditional Use (C) to Permitted Use (P) in all zones to match process in 19.05
 - Change Churches from C to P in the Institutional/Civic (IC) Zone
 - Change Medical Office and Research & Development from P to C-Ancillary (C^a) in the Institutional/Civic Zone
 - Add Parks as P in all non-residential zones
 - Change Public School to P in all non-residential zones
- 19.04.22 – Regional Commercial Zone
 - Remove side-yard setback exception, as it is already address in subsection iv
 - Remove additional setback requirement for rear-facing buildings, as this discourages parking screened by buildings, and conflicts with the Architectural Design Standards
- 19.04 – RC, OW, I, MW, BP, IC, PSBL
 - Reduce parking perimeter landscaping from 8’ to 10’ (except in PSBL)
 - Replace references to the Urban Design Committee with Development Review Committee
- 19.05.13 – Edge Uses
 - Add “minimum height of three feet” to parking lot screening.
- 19.07 – PUD
 - Replace references to the Urban Design Committee and UDC with Development Review Committee and DRC
- 19.09.08 – Parking Landscaping
 - Combine two sections with landscape buffer requirements. Require berming or screen wall with 3’ height where parking is adjacent to public streets.
 - Clarify 30’ interval spacing.
- 19.09.11 – Required Parking
 - Add parking requirements for Residential Facilities for Persons with a Disability, based on the requirements for a single family dwelling plus employees.
- 19.12.10 – Plat Amendment Clarification
 - Clarify that City Council action is only needed for City easements, not PUEs
- 19.13 – Development Review Process
 - Remove Urban Design Committee
- 19.14 – Site Plans
 - Reword Urban Design Committee Requirements to Architectural and Urban Design Requirements, and replace UDC with DRC
 - Reference the Architectural Design Standards
 - Require that outdoor display areas be delineated by color or striping, and add to site plan contents
- 19.18 – Sign Code
 - Delete entire chapter and replace with draft. See separate document.
- 19.22 – Annexations
 - Relocate Classification of Annexed Territory from 19.01 to this chapter

Sign Code

The attached draft removes all regulations of content, including the identification of signage by type. Creating rules for signs by type, for example “Directional Signage”, could be a content-based regulation, as you must read the sign to determine if it is directional in nature.

The current proposal includes the deletion of the current sign code in its entirety, and replacement with a new chapter that regulates signage by zone rather than by use or by type. The amount of signage permitted for each property will, in most cases, not be reduced. In some instances, such as in the case of the currently permitted Development Information or Grand Opening Signs, the amount of signage has been reduced or eliminated to avoid on content-based regulation.

The draft has created provisions for previously identified signage type through the following:

- Creating allowances for non-specific temporary signs in all zones; provides for political, real estate, special event, and other temporary signage.
- Creating allowances for non-specific temporary signage on agricultural, vacant, and properties under development; this provides for development information signage.
- Increased allowances for overall total signage to accommodate items such as directional signage, tenant identification, menu signage for fast food restaurants, gas station canopy signage, etc.

D. Process: Section 19.17.03 of the Code outlines the process and criteria for an amendment:

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.

Complies. There is no application as this is Staff initiated, and was presented to the Commission for a recommendation.

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

Complies. Please see Sections F and G of this report.

3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.

Complies. Please see Section E of this report. The Planning Commission forwarded a recommendation, and this public hearing has been noticed for the City Council.

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

Complies. Please see Section E of this report.

E. Community Review: Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; as these amendments affect the entire City, no mailed notice was required. One public comment was provided in the Planning Commission hearing, requesting a small change for big box signage, as outlined in the attached draft minutes. As of the date of this report, no additional public input has been received.

F. General Plan:

Land Use Element – General Goals

The General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establish a strong community identity in the City of Saratoga Springs, and implement ordinances and guidelines to assure quality of development.

Staff conclusion: consistent

General changes: the proposed changes help to improve transparency and consistency by continuing to clarify definitions, remove contradictions, streamline processes, and improve compliance with State and Federal Law, and improve transparency.

Sign code: the proposed changes improve compliance with Federal law and free speech, while still ensuring quality of development through standards for size, location, and duration.

G. Code Criteria:

Code amendments are a legislative decision; therefore the City Council has significant discretion when considering changes to the Code.

The criteria for an ordinance (Code) change are outlined below, and act as guidance to the Council, and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.04 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. See Section F of this report.
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. The amendments help streamline the process, clarify inconsistencies, remove unnecessary regulations, delegate approvals, and improve compliance with State and Federal law. The amendments do not remove regulations that protect the health, safety, convenience, morals, or general welfare of the public.
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
Consistent. The stated purposes of the Code are found in section 19.01.04:
 1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the

- municipality’s inhabitants, and to foster a wholesome social environment;
- d. enhance the economic well-being of the municipality and its inhabitants;
- e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
- f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
- g. stabilize and conserve property values;
- h. encourage the development of an attractive and beautiful community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

The amendments help to clarify the process and improve efficiency and consistency, thus ensuring economy in government expenditures by lessening the cost of application review, and maintaining a high standard of review and quality development. The sign code amendments better protect freedom of speech by removing regulation of content, while keeping standards high to encourage an attractive and beautiful community.

- 4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

***Consistent.** The amendments will better protect the community through more efficient process, clarity and consistency in development review, protection of free speech, and maintenance of high standards.*

H. Recommendation / Options:

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

Staff Recommended Motion – Approval

The City Council may choose to **approve** all or some of the amendments to the Code Sections listed in the motion, as proposed or with modifications:

Motion: “Based upon the evidence and explanations received today, I move to **approve** the proposed amendments to Sections [19.01, 19.02, 19.04, 19.05, 19.07, 19.09, 19.12, 19.13, 19.14, 19.22] with the Findings and Conditions below:

Findings:

- 1. The amendments are consistent with Section 19.17.04.1, General Plan, as outlined in Sections F and G of this report and incorporated herein by reference.
- 2. The amendments are consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference.
- 3. The amendments are consistent with Section 19.17.04.3 as outlined in Section G of this report and incorporated herein by reference.

4. The amendments are consistent with Section 19.17.04.4 as outlined in Section G of this report, and incorporated herein by reference.

Conditions:

1. The amendments shall be edited as directed by the Council: _____
 - a. _____
 - b. _____
 - c. _____

“Based upon the evidence and explanations received today, I also move to **approve** the proposed amendments to Section 19.18, Signs, with the Findings and Conditions below:

Findings:

1. The amendments are consistent with Section 19.17.04.1, General Plan, as outlined in Sections F and G of this report and incorporated herein by reference.
2. The amendments are consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference.
3. The amendments are consistent with Section 19.17.04.3 as outlined in Section G of this report and incorporated herein by reference.
4. The amendments are consistent with Section 19.17.04.4 as outlined in Section G of this report, and incorporated herein by reference.

Conditions:

1. The amendments shall be edited as directed by the Council: _____
 - a. _____
 - b. _____
 - c. _____

Alternative A – Continuance

Vote to **continue** all or some of the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision.

Motion: “I move to continue the amendments to [19.01, 19.02, 19.04, 19.05, 19.07, 19.09, 19.12, 19.13, 19.14, 19.18, 19.22] of the Code to the January 19, 2016 meeting, with the following direction on additional information needed and/or changes to the draft:

Alternative B – Denial(s)

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

Motion: “Based upon the evidence and explanations received today, I move to **deny** the proposed amendments to Sections [19.01, 19.02, 19.04, 19.05, 19.07, 19.09, 19.12, 19.13, 19.14, 19.18, 19.22] of the Code with the Findings below:

Findings

1. The amendments do not comply with Section 19.17.04(1), General Plan, as articulated by the Council: _____, and/or
2. The amendments do not comply with Section 19.17.04, sub paragraphs 2, 3, and/or 4 as articulated by the Council: _____, and/or
3. _____
4. _____
5. _____

I. Exhibits:

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

ORDINANCE NO. 16- (insert date)

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

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

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

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

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

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

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

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

SECTION I – ENACTMENT

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

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

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

Signed: _____
Jim Miller, Mayor

Attest: _____
Kayla Moss, City Recorder

Date

VOTE

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

Chapter 19.18. Sign Regulations.

Sections:

- 19.18.01. Intent.**
- 19.18.02. Content.**
- 19.18.03. Definitions.**
- 19.18.04. Prohibited Signs.**
- 19.18.05. Signs Not Requiring A Permit.**
- 19.18.06. Measurement Standards.**
- 19.18.07. Residential Sign Standards.**
- 19.18.08. Agricultural, Vacant, and Active Development.**
- 19.18.09. Institutional Sign Standards.**
- 19.18.10. Commercial Zone Sign Standards.**
- 19.18.11. Industrial Zone Sign Standards.**
- 19.18.12. Mixed Use and Mixed Waterfront Zone Sign Standards.**
- 19.18.13. Permit Process.**
- 19.18.14. Nonconforming Signs.**

19.18.01. Intent

1. An excess of large, unregulated signage causes visual blight on the appearance of the City, may obstruct views which can distract the attention of motorists and pedestrians, may negatively impact local property values, may displace alternative land uses, and may pose other problems that legitimately call for regulation.
2. This Chapter intends to preserve and enhance the aesthetic, traffic safety, and environmental values of the city while at the same time providing ample and adequate means of communication to the public.
3. This Chapter intends to protect and promote the health, safety and general welfare of City residents and businesses by regulating the design, materials, size, construction, installation, location, and maintenance of signs and sign structures in a content neutral manner that does not favor any type of speech over another in order to achieve the following goals and objectives:
 - a. Reduce potential hazards to motorists and pedestrians;
 - b. Encourage signs which are integrated and harmonious to the building and sites which they occupy;
 - c. To reduce or eliminate excessive and confusing sign displays;
 - d. To preserve and improve the appearance of the City as a place in which to live and to work and as an attraction for nonresidents who come to visit or trade;

- e. To safeguard and enhance property values;
 - f. To foster a community character that has a minimum of visual clutter.
4. This Chapter is intended to protect and enhance property values and promote the public health, safety, and general welfare of the residents of the City of Saratoga Springs.
 5. It is the intention of the City of Saratoga Springs to provide a fair and consistent approval process for signage while accommodating growth and maintaining the high design standards associated with the City.
 6. The purpose of this Chapter is to detail the sign permit process, provide general design standards, and define signage related terms.
 7. This Chapter shall set forth standards that will assist in the elimination of confusing and excessive signs in order to preserve and improve the natural landscape, architecture of buildings, and character of the City.

19.18.02. Sign Substitution.

1. A message of any type, whether commercial or noncommercial, may be substituted for any duly permitted or allowed commercial or noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent inadvertently favoring one type of speech over another.
2. Content substitution does not create a right to increase the total amount of signage on a parcel, lot, building or structure, nor does it affect the requirement that a sign structure or mounting device be properly permitted or otherwise excuse compliance with other applicable regulations contained within this Chapter with respect to the physical characteristics and location of signs.

19.18.03. Definitions.

As used in this Chapter, the following words and phrases have the following meanings, unless the context clearly indicates that a contrary meaning is intended:

1. **“A-frame Sign”** means a portable sign, structure, or configuration composed of two sign faces mounted or attached back-to-back in such manner as to form a basically triangular vertical cross-section.
2. **“Abandoned Sign”** means a sign that remains after the termination of a business or use, or a sign that exhibits fading or peeling paint, missing letters, chips or cracks or damage, or other evidence of neglect for a period in excess of ninety days. Termination of a business shall include ceasing operations, failure to obtain or renew a business license with the City, declaring bankruptcy, or failing to renew, update, or reinstate the business with the State of Utah.

3. **“Active Development”** means a property for which a subdivision, rezone, site plan, or other development application has been submitted, and which application has not expired or been closed for inactivity.
4. **“Alteration”** means the process of changing or rearranging any structural part, face, enclosure, lighting element, coloring, copy (except on electronic message signs), graphics, component, or location of a sign.
5. **“Animated Sign”** means a sign which incorporates moving, rotating, or traveling parts, including special lighting effects such as flashing or intermittent lights (excluding electronic message signs).
6. **“Awning Sign”** means a building sign that is part of a fabric, plastic, or similar shelter supported by a rigid framework attached to a building, and sheltering the building’s entrance or windows.
- ~~6.7.~~ **“Balloon Sign”** means a balloon or other inflated device, with or without sign copy, placed on or attached to a property, business, or use.
- ~~7.8.~~ **“Banner Sign”** means a sign made of fabric, plastic, or a similar lightweight flexible cloth-like material and hung from a building or framework attached to a building or placed in the ground.
- ~~8.9.~~ **“Bench Sign”** means any sign painted or located on or attached to any part of a bench, seat, or chair placed on or adjacent to a public or private roadway.
- ~~9.10.~~ **“Billboard”** means a freestanding ground sign, object, or structure that is not designed or intended to direct attention to a property or part of the property where the sign is located.
- ~~10.11.~~ **“Building Façade”** means any exterior wall of a building including windows, doors, and mansard, but not including a pitched roof.
- ~~11.12.~~ **“Cabinet Sign, Simple”** means a rectangular box with no rounded sides that houses the main component of a sign, where the sign copy area is composed of a single consistent material with lettering or copy items painted on, or affixed directly to the cabinet (see Figure 18.1).

Figure 18.1





- 12.13. **“Cabinet Sign, Complex”** means a polygonal box with at least one rounded edge that houses the main component of a sign, where the sign copy area is composed of a single material with all lettering or copy items raised at least three-quarters of an inch above the primary cabinet (see Figure 18.2).
- 13.14. **“Changeable Copy Sign”** means a sign or portion of a sign with characters, letters, graphics, or other copy that can be changed or modified by mechanical, electrical, or manual means, not including electronic messaging or Electronic Message Signs.
- 14.15. **“Channel Letter Sign”** means a sign formed of individually manufactured characters, letters, graphics, or other copy that can be changed or modified by mechanical, electronic, or manual letters grouped together to form a word, logo, or icon (see Figure 18.3).



Figure 18.3

15.16. **“Clearance”** means the height of the lowest edge of the face of a sign as measured from the finished grade.

16.17. **“Commercial Zone”** means the Regional Commercial, Neighborhood Commercial, Business Park, or Office Warehouse zone.

17.18. **“Commercial Zone Sign”** means any sign located on a property in a commercial zone.

18.19. **“Cornerstone Sign”** means a message carved or cast into a building, or a metal plaque permanently attached to a building.

19.20. **“Double-faced Sign”** means a sign with two parallel, identical faces or two identical sign faces that are not parallel but diverge from a common edge at an angle no greater than fifteen degrees, as shown in Figure 18.4.

20.21. **“Electronic Message Sign”** means a changeable copy sign consisting of electronically controlled light sources which change the sign copy or graphics.

21.22. **“External Illumination”** means lighting which is mounted to illuminate a sign face from a remote position outside of the sign structure.

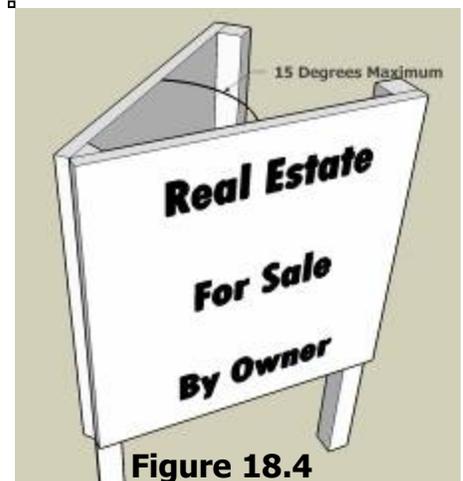


Figure 18.4

22.23. **“Flag”** means a ~~rectangular~~ sign that is constructed of fabric, plastic, or similar lightweight cloth-like material hung from a permanent or temporary pole, or attached to a structure, in such a manner as to allow movement of the material.

- ~~23-24.~~ **“Freestanding Sign”** means a type of ground sign that is supported by any number of fixed permanent forms or supports between the sign face and the ground.
- ~~24-25.~~ **“Ground Sign”** means a sign that has its own supporting structure and is not attached to or supported by a building. Types of ground signs include pedestal, pylon, and monument.
- ~~25-26.~~ **“Group Identification Signs”** means a sign regarding two or more properties or uses that may share common frontage, access points, off-street parking, or loading areas.
- ~~26-27.~~ **“Illuminated Sign”** means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.
- ~~27-28.~~ **“Inflated Signs”** means a sign that is supported by heated or forced air or lighter-than-air-gases.
- ~~28-29.~~ **“Monument Sign”** means a ground sign with a face that extends to the ground or to a base or pedestal.
- ~~29-30.~~ **“Neon Sign”** means any sign visible to the exterior of a building that uses neon, argon, or any similar gas to illuminate transparent or translucent tubing or other materials, or any use of neon, argon, or any similar gas lighting on or near the exterior of a building or window.
- ~~30-31.~~ **“Nonconforming Sign”** means a sign that legally existed at the time that it was installed under the regulations in effect at that time, but does not conform to the current applicable regulations of the area in which it is located and has been maintained unmodified and continuously since the time the applicable regulations changed to render it nonconforming.
- ~~31-32.~~ **“Painted Window Sign”** means a sign painted on windows or doors with markers, paints, or any other type of substance used to display messages.
- ~~32-33.~~ **“Panel”** means a plate or other delineating feature containing sign copy within a larger sign.
- ~~33-34.~~ **“Pedestal Sign”** means a freestanding ground sign with two or more vertical supports extending from the sign face to the ground.
- ~~34-35.~~ **“Pennant”** means an item made of flexible materials suspended from one or more corners, used in combination with other such signs to create the impression of a line.
- ~~35-36.~~ **“Permanent Sign”** means any sign that is intended to be and is so constructed to be of a lasting and enduring condition, remain unchanged in character and condition beyond normal wear and tear, and be positioned in a permanent manner fixed to the ground, wall, or building.
- ~~36-37.~~ **“Pole Sign”** means a freestanding sign which is supported by a single pole mounted permanently in the ground.

~~37.38.~~ **“Primary Entrance”** means the entrance used by the majority of visitors to a property, use, or building.

~~38.39.~~ **“Projecting Sign”** means a sign attached to a building and extending in whole or in part beyond any wall of the building.

~~39.40.~~ **“Pylon Sign”** means a ground sign that includes only one vertical structural support connecting the face of the sign to the ground.

~~40.41.~~ **“Replacement”** means removal of a sign and installation of a new sign. For the purposes of this Chapter the term “replacement” does not include the temporary removal of an existing sign for repair.

~~41.42.~~ **“Residential Property”** means property zoned for residential use, and either vacant or used for a residence.

~~42.43.~~ **“Residential Sign”** means a sign posted on residential property by the property owner.

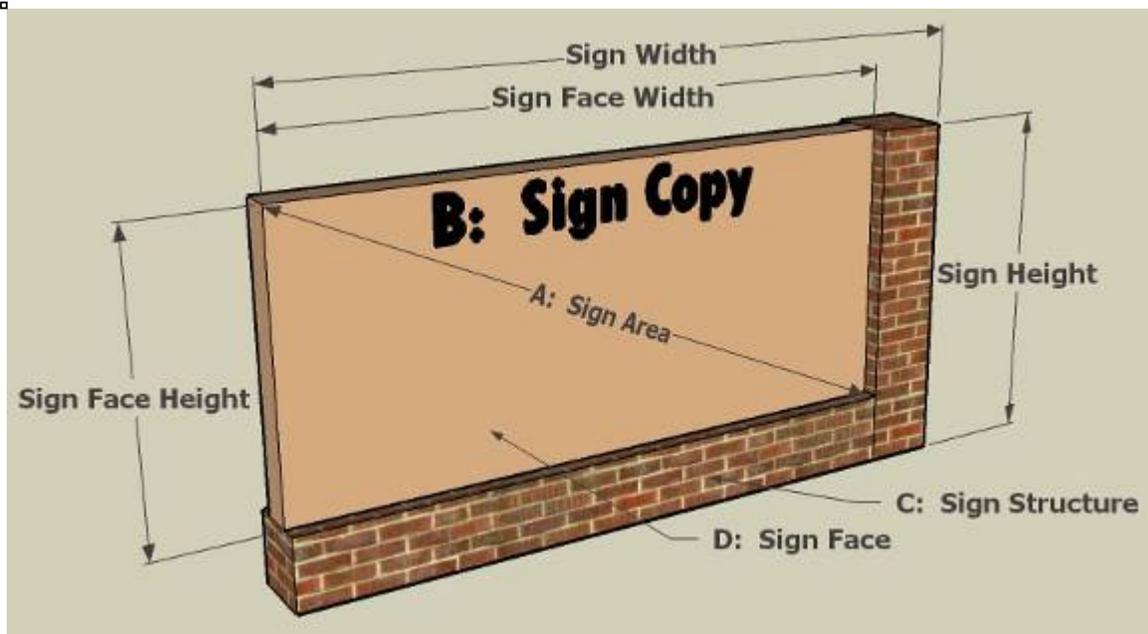
~~43.44.~~ **“Roof Sign”** means a building sign that projects above the building facade.

~~44.45.~~ **“Seasonal Sign”** means any sign used for a temporary purpose including but not limited to fireworks and produce stands.

~~45.46.~~ **“Sign”** means any object or structure used to identify, advertise, or in any way attract or direct attention to any use, building, person, ~~idea,~~ message, or product by any means, including the use of lettering, words, pictures, or other graphic depictions or symbols.

~~46.47.~~ **“Sign Area”** means the area of a sign that is used for display purposes, excluding the sign structure, and as further detailed in Section 19.18 of the Land Development Code (see Item A, Figure 18.5).

Figure 18.5



47-48. **“Sign Copy”** means any letter, numeral, figure, symbol, logo, or graphic element displaying the content or message of a sign. Numbers and letters displaying only the street address of a site or building are not considered sign copy (see Item B, Figure 18.5).

48-49. **“Sign Face”** means the portion of any sign that is or may be used for purposes of displaying a message (see Item D, Figure 18.5).

49-50. **“Sign Structure”** means the portion of a sign that does not contain any message but exists only for structural support or aesthetic purposes. This definition may include, but is not limited to, the supports, uprights, bracing, cables, and framework of a sign (see Item C, Figure 18.5).

50-51. **“Signage Plan”** means a signage plan consists of one or more scaled drawings showing the location, type, size, and design of all existing and proposed signs on a site.

51-52. **“Snipe Sign”** means a small sign of any material including paper, cardboard, wood, or metal which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences, or other objects.

~~52-53.~~ **“Suspended Sign”** means a sign attached to the ceiling of an arcade or the framework of a canopy and designed to hang over a sidewalk.

~~53-54.~~ **“Temporary Sign”** means any sign not permanently attached to the ground or a structure that is installed or placed for a limited duration.

~~54-55.~~ **“Tenant”** means owner, lessee, or occupant of a parcel or use.

~~55-56.~~ **“Tenant Listing Sign”** means a wall sign on a building containing multiple tenants or uses, located near the entrance and designed in such a manner as to accommodate multiple sign plates.

~~56-57.~~ **“Traffic Control Sign”** means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc.

~~57-58.~~ **“Trailer Sign”** means a sign affixed to, applied, set upon, or printed on a trailer.

~~58-59.~~ **“Vehicular Sign”** means a sign affixed to, applied, or printed on a vehicle.

~~59-60.~~ **“Wall Sign”** means a building sign attached to the wall of a building and parallel with the wall to which it is attached.

~~61.~~ **“Wind Sign”** means any propeller, fabric, or similar commercial device which is designed to flutter, rotate, or display other movement under the influence of the wind, not including flags as defined herein.

~~60-62.~~ **“Window”** means any single window pane, or a series of adjacent window panes separated by twelve inches or less. Adjacent window panes set at different angles shall constitute separate windows regardless of separation.

~~61-63.~~ **“Window Sign”** means signs, including posters, messages, or displays painted or displayed on the interior or exterior of a window or door so as to be visible from outside the building. Window sign does not include illuminated or flashing signs.

19.18.04. Prohibited Signs.

1. The following signs and any sign not otherwise authorized under the terms of this code are prohibited in the City, except as expressly permitted elsewhere in this chapter:
 - a. Abandoned Signs.
 - b. Animated Signs.
 - c. Bench Signs.
 - d. Balloon Signs.
 - e. Billboards.
 - f. Cabinet Signs, Simple.
 - g. Electronic Message Signs.

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

19.18.05. Signs Not Requiring A Permit.

The following signs may be placed without a permit:

1. Signs that are placed entirely within a structure or building, and cannot be viewed from outside the building.
2. Works of art that do not include or convey commercial or non-commercial speech.
3. Flags. ~~Properties or uses in residential zones are permitted any number of flags; a maximum of one flag pole is permitted for p to three flags are permitted for~~ any single use or property ~~in all other zones~~, whichever is less restrictive. Flags shall be attached to a house, building, foundation, or pole, shall not cross property lines, and shall not exceed the maximum size and height, as measured from established grade to the top of the flag, outlined in the table below:

Mounting Height (feet)	Maximum Flag Size (feet)
35 <u>(or maximum structure height otherwise permitted in the zone)</u>	5 by 9.5
30	5 by 8
25	4 by 6
20	3 by 5

4. Residential temporary signage in compliance with the residential sign standards.

5. No more than two window signs per façade of a licensed use, each not exceeding 20% of the area of the individual window in which the signs are placed.
6. A maximum of one neon sign no larger than two square feet per licensed use in a non-residential zone during regular operating hours.
7. Cornerstone signage permanently attached to the building.
8. A maximum of one A-frame sign per licensed use in a non-residential zone during regular operating hours, subject to the following limitations:
 - a. The sign shall not exceed four feet in height and eight square feet in size as shown in Figure 18.6.
 - b. The sign shall be placed behind the sidewalk immediately adjacent to the use. If the adjacent sidewalk is more than fifteen feet back from the edge of pavement, the sign may be placed between the curb and sidewalk, provided that the entire sign shall be no closer than fifteen feet from the curb.
 - c. The sign shall not obstruct or project into the sidewalk.
 - e.i. Exception: in instances where the sidewalk both abuts the structure and provides width beyond the minimum requirement, the A-frame sign may be placed on the sidewalk in such a manner to be outside the minimum required width and not obstruct passage of the sidewalk.
 - d. The sign shall be weighted to prevent movement by wind.
9. Traffic signs that are approved by the City Engineer or highway authority and comply with the Manual on Uniform Traffic Control Devices and applicable laws, are permitted. Such traffic signs shall not be required to comply with the general sign standards listed in 19.18.06.
10. Vehicle signs in non-residential zones on vehicles parked within a designated parking space, and parked out of the public right-of-way and outside of any site visibility triangle for public safety reasons.



19.18.06. General Standards.

1. Sign Design and Materials.
 - a. Landscaping. The base of all Permanent Ground Signs, including without limitation Monument and Pedestal Signs, shall be landscaped and maintained at all times. The minimum landscaped area shall extend at least three feet beyond the base of the sign in all directions.
2. Sign Placement.
 - a. General Location. No part of any sign shall interfere with the use of any fire escape, exit, doorway, sidewalk, roadway, stairway, door ventilator, or window. No Ground Sign shall

be located within any public utility easement without review and approval by the City Engineer.

- b. Clear Sight Triangle. No sign shall be placed within the clear sight triangle as defined in Section 19.06 of this Code.
- c. Traffic Safety. No sign shall be designed or placed in any manner that may be confused with any official traffic sign or signal. No sign or other advertising structure shall be designed, constructed, or installed that by reason of its size, location, shape, coloring, or manner of illumination may be confused as a traffic control device. All Traffic Signs shall comply with the Manual on Uniform Traffic Control Devices.
- d. Right-of-way. No sign shall be located on public property or within any right-of-way unless otherwise permitted in this Chapter. In cases where a sign hangs over a public right-of-way, it shall extend no more than five feet over a public sidewalk as measured from the face of the supporting building, and shall have a minimum clearance of eight feet from the elevation of the sidewalk.
- e. Setbacks.
 - i. Side and Rear Setbacks not adjacent to a sidewalk or right-of-way. All permanent and temporary ground signs shall be located a distance equal to or greater to their height from any interior side or rear property line.
 - ii. Front and Street Side Setbacks and other setbacks adjacent to a sidewalk or right-of-way. All permanent and temporary ground signs, except for A-frame signs, shall be located at least three feet from the back of the sidewalk or right-of-way, whichever is greater, and from all driveways as measured from the back of the curb.

3. Sign Illumination.

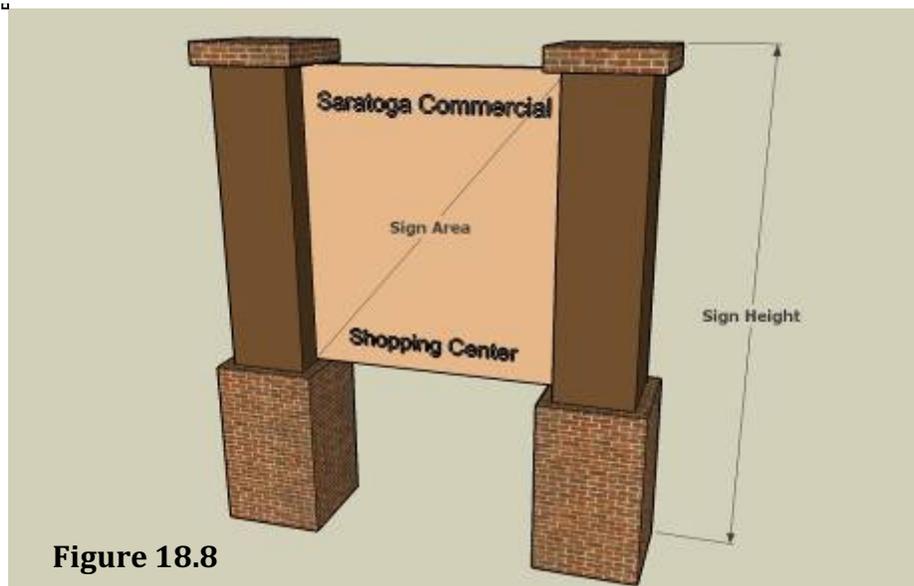
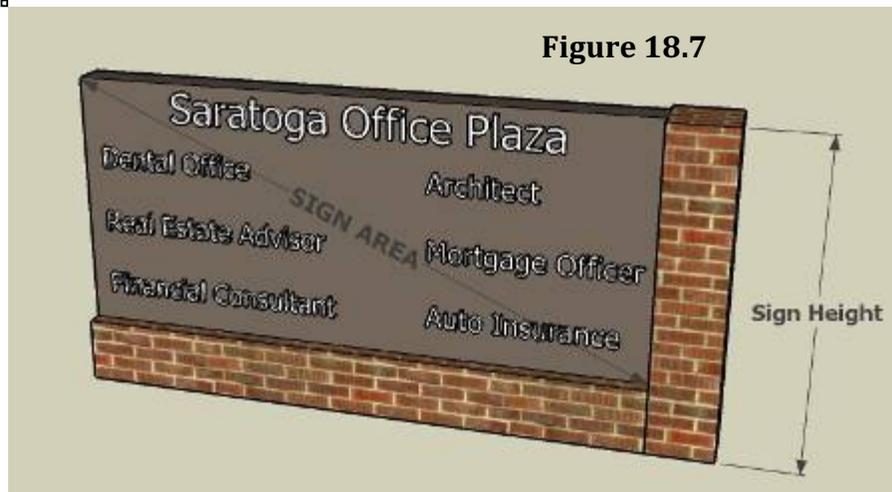
- a. All sign lighting shall comply with the limitations in Section 19.11 of this Code.
- b. Individual signs shall be illuminated only by one of the following means:
 - i. **External Illumination.** Signs may be illuminated by a steady, stationary light, directed solely at the sign. Light fixtures for Ground Signs shall be screened from view by site grading or evergreen shrubs and must not beam directly onto adjacent properties or rights-of-way.
 - ii. **Internal Illumination.** Signs may be illuminated by an interior light of reasonable intensity with sign copy or face silhouetted on an opaque background.
- c. ~~Where No illuminated signage is visible from shall face abutting residentially developed or zoned property, the sign shall be oriented so that the illuminated face is at least 45 degrees away from such property.~~

4. Sign and Building Maintenance.

- a. All signs shall be maintained in good condition.
- b. When a building sign is removed, the face of the building beneath the sign shall be restored to its original pre-sign condition.
- c. Those signs meeting the definition of Abandoned Sign in Section 19.18.03 shall be removed.

5. Sign Construction.

- a. Building Codes. All signs shall comply with the most recently adopted provisions of the National Electrical Code and the International Building Code, or applicable codes as adopted by the City.
 - b. Engineering Required. All building permit applications for signs shall be engineered to demonstrate compliance with the applicable electrical or building code and, where required by the City Building Official, shall be accompanied by an original drawing stamped by a licensed engineer attesting to the adequacy of the proposed construction of the sign and its supports.
 - c. Power Source. Permanent power sources for signs must be concealed underground away from public view or within the structure of the sign or building to which the sign is attached. All electrical connections must comply with all provisions of the National Electrical Code.
 - d. Foundations. All ground signs must be mounted on foundations and footings which conform to the applicable building code.
6. Monument and Pedestal Signs. See Figures 18.7, 18.8, and 18.9 for graphic illustration.
- a. Area. The area of a monument or pedestal sign shall include all parts of the sign face or sign structure that contains text or graphics.
 - b. Height. The height of a monument or pedestal sign shall be measured from the highest point of the sign structure to the height of the street curb or sidewalk nearest the sign. If the sign is located more than fifteen feet from the back of curb or sidewalk, whichever is nearest, the height shall be measured from the grade at the location of the sign.
 - c. Multiple Faces. Signs containing more than one display face shall be calculated as the total area of all faces, except where the interior angle between two faces is fifteen degrees or less, in which case only one display face shall be included in the calculation.
 - d. Monument sign base. The base of the sign shall be a minimum of two feet in height, and shall be constructed of materials and colors that match the building or use. The base shall run the entire horizontal length of the sign and shall contain no sign copy.
 - e. Pedestal sign base. At least two vertical structural supports shall be used on pedestal signs, and the open area of the sign between the supports shall occupy no more than forty percent of the vertical height of the sign.
 - f. Changeable Copy. Non-digital changeable copy may be incorporated into the sign face up to a maximum of 50% of the sign area. A protective cover is required over the changeable copy.
 - g. Address. Monument signs shall contain the address of the parcel or use; for multiple addresses, the sign shall contain the range of addresses for the uses. The address may be included in the sign copy, or displayed on the sign structure, and shall not be occluded by landscaping.



7. Building Signs.

- a. Area, direct-mounted. The area of a sign consisting of text or graphics mounted directly against a wall, window, or fascia of a building and without a background shall be measured by drawing the smallest possible rectangle around the entire group of text or graphics; where there are multiple rows of text or graphics separated by a minimum of twelve inches, the area shall be measured by drawing the smallest possible rectangle around each row of text and/or graphics, as shown in Figure 18.9.
- b. Area, background mounted. The area of a sign consisting of text or graphics mounted on a background panel or surface shall be measured as the area within the outside dimensions of the background panel or surface.
- c. Mounting. No portion of the sign shall project above or below the highest or lowest part of the wall on which the sign is located. The sign shall not project outwards more than

eighteen inches from the face of the building to which it is attached.



19.18.07. Residential Sign Standards.

1. Residential ~~Identification-Entry Signs~~Feature.
 - a. In order to facilitate public safety and community identity by providing locators, residential developments are permitted to place ~~identification~~-signage at primary entrances.
 - b. Number. Each residential development ~~containing fewer than 100 dwelling units~~ is permitted one Residential ~~Identification-Entry Sign-Feature~~ per primary entrance into the development, and shall be located on a street frontage exceeding fifty feet in width. ~~Each residential development containing 100 or more dwelling units is permitted one Residential Identification Sign sign per primary entrance into the development, and shall be located in an area facing a public street.~~
 - c. Spacing. Residential ~~Identification-Entry~~ Signs shall be no closer than 100 feet to any other Ground Sign on the same frontage.
 - d. Height, sign. The sign portion of an Entry Feature for a residential development containing fewer than 100 dwelling units shall not exceed 7.5 feet in height; the sign portion of an Entry Feature for a residential development containing 100 or more units shall not exceed 10 feet in height.
 - d.e. Height, structure. Residential ~~Identification-Entry Sign~~Feature structures shall not exceed twenty feet in height.
2. Signage on a Single Family Lot.
 - a. Permanent signs: A single-family residence is permitted one sign limited to six square feet in size. Residential signs may be freestanding or mounted to a structure, and shall be located entirely upon the lot or parcel. Building mounted signs shall be placed no higher than fifteen feet or at the top of the first floor, whichever is lower; all other signs shall be a maximum of four feet in height.
 - b. Temporary signs:
 - b.i. An occupied single-family residence is permitted one of the following:
 1. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year,
 - or

~~ii.2.~~ multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year, ~~or~~

ii. A single-family residence that is currently for sale or rent is allowed the following additional temporary signage:

iii.1. one temporary sign, limited to five feet in height and three square feet in size, ~~for a period of twelve months~~ during the period for which the property is for sale or rent.

3. Multi-family Signage.

a. Building Signs.

- i. Number. Each building containing four or more units, and each community building such as a clubhouse, is permitted one building sign.
- ii. Size. The maximum permitted area shall be ten percent of the area of the elevation upon which the sign is mounted.

b. Temporary signs:

- i. Each building in a multi-family development is permitted either of the following for a cumulative total of six months in a calendar year:
 1. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or
 2. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year.

ii. Each unit in a multi-family development that is currently for sale or rent is allowed the following additional temporary signage:

iii.1. one temporary sign, limited to five feet in height and three square feet in size, during the period for which the property is for sale or rent. ~~is permitted one temporary sign, limited to five feet in height and three square feet in size, for a period of twelve months.~~

c. Tenant Listing Sign.

- i. Number. Each building that contains multiple tenants or uses shall be limited to one sign per primary entrance to the building, and each tenant or use shall be limited to one panel.
- ii. Design. All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.
- iii. Size. Each panel shall be limited to a maximum of one square foot.
- iv. Location. Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.
- v. Height. Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.

19.18.08. Agricultural, Vacant, and Active Development.

1. Regardless of zoning, parcels that are in agricultural use, are vacant, or are currently under active development, may choose to utilize the following temporary signage in lieu of the temporary signage permitted by zone.
 - a. Such parcels less than one acre in size are permitted a cumulative maximum of 32 square feet of total temporary signage per parcel, either in one or multiple signs, and maximum height of eight feet per sign.
 - b. Such parcels ranging in size from one acre to twenty acres are permitted a cumulative maximum of 64 square feet of total temporary signage per parcel, either in one or multiple signs, and maximum height of eight feet per sign.
 - c. Parcels exceeding twenty acres in size are permitted up to a cumulative maximum of 96 square feet of total temporary signage per parcel, either in one or multiple signs, and maximum height of twelve feet per sign.

2. Duration.
 - a. Temporary signage on Vacant and Agricultural parcels shall be removed after a period not to exceed 12 months.
 - b. Temporary signage on parcels under active development shall be removed within 30 days of any of the following, whichever is more restrictive:
 - i. Issuance of the final certificate of occupancy for residential development, or
 - ii. Issuance of the certificate of occupancy for non-residential construction, or
 - iii. Issuance of the final approval for non-construction development, or
 - ~~iv. Release of the final development improvement bond,~~
 - v.iv. The expiration or closure of the development application(s).

19.18.09. Institutional/ Civic Zone Standards.

1. Schools, churches, public facilities, and other uses in the Institutional/ Civic Zone are permitted the following signage.
 - a. Primary Building signs.
 - i. Number. Each primary building is permitted one building sign.
 - ii. Size. The primary building sign shall not exceed fifty square feet or fifteen percent of the façade on which the sign or signs are mounted, whichever is smaller.
 - iii. Height. Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.
 - b. Monument signs.
 - i. Number.
 - i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.

- ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - iii. Height. A monument sign for a single building or use shall not exceed eight feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
- c. Pedestal and Pole signs.
 - i. Not permitted.
- d. Window and Door signs.
 - i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.
- e. Banner Signs.
 - i. Banner signs shall only be permitted on a temporary basis.
 - ii. Banner signs shall not exceed four feet in height and thirty-two square feet in size.
 - iii. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.
 - iv. Banner signs shall be limited to a cumulative total of thirty days in a calendar year, ~~and shall be posted for a minimum of seven consecutive days per instance.~~

19.18.10. Commercial Zone Sign Standards.

1. Banner Signs in all commercial zones.
 - a. Banner signs shall only be permitted on a temporary basis.
 - b. Banner signs shall not exceed four feet in height and thirty-two square feet in size.
 - c. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.
 - d. Banner signs shall be limited to a cumulative total of thirty days in a calendar year, ~~and shall be posted for a minimum of seven consecutive days per instance.~~

2. Grand Opening Signs

- a. Within the first year of of obtaining a first business license at a particular location, a business may erect, in addition to permitted permanent signs, otherwise prohibited temporary signage at that location for a single period of time not to exceed forty-five calendar days. Such temporary signage includes banners, streamers, pennants, balloon signs, and wind signs. All temporary signage must be removed at the end of the forty-five day period.

2.3. Tenant Listing Signs in all commercial zones.

- a. Number. Each building that contains multiple tenants or uses shall be limited to one sign in addition to other allowed wall signage per zone per primary entrance to the building, and each tenant ~~or use~~ shall be limited to one panel.
- b. Size. Each panel shall be limited to a maximum of one square foot.

- c. Design. All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.
- d. Location. Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.
- e. Height. Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.

3.4. Signage in the Neighborhood Commercial Zone.

- a. Building signs.
 - i. See Regional Commercial requirements.
- b. Monument signs.
 - i. Number.
 - 1. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
 - 2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - iii. Height. A monument sign for a single building or use shall not exceed ~~eight~~ 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
- c. Pedestal signs.
 - i. Not permitted.
- d. Awning and Canopy Signs.
 - i. Number. One awning or canopy may be used as signage for a tenant, in lieu of a secondary building sign.
 - ii. Location and Design. Awning and Canopy signs shall be located on the first floor only, and only awnings or canopies approved as part of the site plan and located above doors or windows may be used for signage. Sign copy is only permitted on the vertical portion of the canopy; no sign copy shall be placed on the roof portion.
 - iii. Size. Sign content shall not exceed twenty percent of the awning or canopy on which the sign is located, or fifteen square feet, whichever is less.
 - iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the awning or canopy.
- e. Projecting and Suspended Signs.
 - i. Number. Each street-level tenant is permitted one projecting or suspended sign.
 - ii. Location and Design. Signs shall be located above the entrance to the use, shall not extend more than five feet from the wall to which they are attached, shall maintain clearance of six inches between the sign and the wall, and shall be a minimum of thirty feet from the nearest projecting or suspended sign.
 - iii. Size. Signs shall not exceed twelve square feet in size.

- iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the sign.
- f. Window and Door signs.
 - i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

4.5. Signage in the Regional Commercial zone.

- a. Building signs.
 - i. Number. Each tenant in a building is permitted one primary building sign, and ~~one-two~~ secondary signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance may have a second primary sign.
 - ii. Size, primary signage. The primary building signage shall not exceed a cumulative total size equal to fifteen percent of the façade on which the sign or signs are mounted.
 - iii. Secondary signage. Secondary signage shall not be mounted on the same façade as primary signage, and each secondary sign shall not exceed fifty percent of the size of the tenant's primary sign.
- b. Monument signs.
 - i. Number.
 - a. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
 - b. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - iii. Height. A monument sign for a single building or use shall not exceed ~~eight~~ 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
- c. Pedestal signs.
 - i. Number. Developments consisting of more than seven acres shall be permitted one pedestal sign for each major entrance into the development.
 - ii. Spacing. Pedestal signs must be separated by a minimum distance of 300 feet as measured diagonally across the property, and shall be a minimum of 200 feet from any other ground sign on the same frontage.
 - iii. Size. The area of the sign face shall not exceed 120 square feet.
 - iv. Height. The sign shall not exceed twenty feet in height.
- d. Awning and Canopy Signs.
 - i. Number.
 - a. One awning or canopy attached to a building may be used as signage for a tenant, in lieu of a secondary building sign.
 - b. Up to two freestanding awnings or canopies may be used for signage.
 - ii. Location and Design.

- a. Building Awning and Canopy signs shall be located on the first floor only, and only awnings or canopies approved as part of the site plan and located above doors or windows may be used for signage.
 - b. Signage shall only be permitted on freestanding awnings and canopies when such structures and signage are approved as part of a site plan.
 - c. Sign copy is only permitted on the vertical portion of the canopy; no sign copy shall be placed on the roof portion.
 - iii. Size.
 - a. Building Awning and Canopy Signs: sign content shall not exceed twenty percent of the awning or canopy on which the sign is located, or fifteen square feet, whichever is less.
 - b. Freestanding awnings or canopies: sign content shall not exceed ten percent of the freestanding awning or canopy on which the sign is located, or fifteen square feet, whichever is less.
 - iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the awning or canopy.
- e. Projecting and Suspended Signs.
 - i. Number. Each street-level tenant is permitted one projecting or suspended sign.
 - ii. Location and Design. Signs shall be located above the entrance to the business, shall not extend more than five feet from the wall to which they are attached, shall maintain clearance of six inches between the sign and the wall, and shall be a minimum of thirty feet from the nearest projecting or suspended sign.
 - iii. Size. Signs shall not exceed twelve square feet in size.
 - iv. Height. A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the sign.
- f. Window and Door signs.
 - i. Sign content shall not exceed twenty percent of the window or door on which the sign is located.

5-6. Signage in the Office Warehouse and Business Park Zones.

- a. Primary Building signs.
 - i. Number. Each building is permitted one primary building sign.
 - ii. Size. The primary building sign shall not exceed fifty square feet or fifteen percent of the façade on which the sign or signs are mounted, whichever is smaller.
 - iii. Height. Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.
- b. Ancillary Building signs.
 - i. Number. Ancillary uses within a building are permitted one building sign each, with a cumulative maximum of two such signs per any one elevation.
 - ii. Size. The area of the sign shall not exceed twenty-four square feet.
 - iii. Location. The sign shall be mounted by the nearest entrance leading to the ancillary use.

- iv. Height. The sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured to the top of the sign.
- c. Monument signs.
 - i. Number.
 - i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
 - ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - iii. Height. A monument sign for a single building or use shall not exceed ~~eight~~ 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
- d. Pedestal signs.
 - i. Number. Developments consisting of more than seven acres shall be permitted one pedestal sign for each major entrance into the development.
 - ii. Spacing. Pedestal signs must be separated by a minimum distance of 300 feet, as measured diagonally across the property.
 - iii. Size. The area of the sign face shall not exceed 120 square feet.
 - iv. Height. A pedestal sign shall not exceed twenty feet in height.
- e. Window and Door signs.
 - i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

19.18.11. Industrial Zone Signage.

- 1. Primary Building signs.
 - a. Number. Each building is permitted one primary building sign.
 - b. Size. The primary building sign shall not exceed fifty square feet or fifteen percent of the façade on which the sign or signs are mounted, whichever is smaller.
 - c. Height. Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.
- 2. Tenant Listing Sign.
 - a. Number. Each building that contains multiple tenants or uses shall be limited to one sign per primary entrance to the building, and each tenant or use shall be limited to one panel.
 - b. Design. All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.
 - c. Size. Each panel shall be limited to a maximum of one square foot.
 - d. Location. Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.

- e. Height. Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.
- 3. Monument signs.
 - a. Number.
 - i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
 - ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
 - b. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
 - c. Height. A monument sign for a single building or use shall not exceed ~~eight~~ 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
- 4. Pedestal signs.
 - a. Not permitted.
- 5. Window and Door signs.
 - a. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

19.18.12. Mixed Use and Mixed Waterfront Zone Signage.

- 1. Signage for commercial uses shall comply with the standards for signage in the Neighborhood Commercial zone.
- 2. Signage for residential uses shall comply with the standards for signage in the residential zones.

19.18.13. Permit Process.

- 1. **Temporary Signs.** Temporary signs allowed in this chapter shall follow the permit process below:
 - a. **Application.** An application shall be submitted to the Planning Director.
 - i. The application shall contain:
 - 1. Application form.
 - 2. Application fee.
 - 3. Signature of property owner or manager, or a letter of consent from the property owner or manager.
 - 4. Scaled drawings of all proposed signage. Drawings must indicate dimensions, sizes, materials, and colors.
 - 5. Scaled site plan showing the location of proposed signage on the site.
 - 6. Scaled elevations showing the location of proposed signage on any building or structure.
 - b. **Review.** The Planning Director shall review the application for compliance with the standards in this Chapter and other applicable ordinances.
 - i. The Planning Director may approve, approve with conditions, table the decision for additional information from the applicant, or deny the application.

- c. **Approval.** All approved temporary signs shall be demarcated with a temporary sticker, provided by the City, in the bottom right-hand corner of the sign.
- 2. **Permanent signs.** Permanent signs allowed in this chapter shall follow the permit process below:
 - d. **Application.** An application shall be submitted to the Planning Director.
 - i. The application shall contain:
 - 1. Application form.
 - 2. Application fee.
 - 3. Signature of the property owner or manager, or a letter of consent from the property owner or.
 - 4. Scaled drawings of all proposed signage. Drawings must indicate proposed dimensions and sizes, materials, method of illumination, colors, and any other pertinent information.
 - 5. Scaled site plan showing the location of all proposed signage on the site.
 - 6. Scaled elevations showing the location of proposed signage on any building or structure.
 - e. **Review.** The Planning Director shall review the application for compliance with the standards in this chapter and other applicable ordinances.
 - i. The Planning Director may approve, approve with conditions, table the decision for additional information from the applicant, or deny the application.

19.18.12. Nonconforming Signs

- 1. **Removal of nonconforming signs.** In order to minimize confusion and unfair competitive disadvantage to those businesses that are required to satisfy the requirements of this Chapter, the City intends to regulate existing nonconforming signs with a view to their eventual elimination.
- 2. **Maintenance.** Excluding normal maintenance, repair, or removal, a nonconforming sign shall not be moved, altered (including face and structural changes), or enlarged unless it is brought into complete compliance with this Chapter. The following alterations are exempt from this provision:
 - a. Content changes to a previously approved sign.

ORDINANCE NO. 16-04 (1-19-16)

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

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

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

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

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

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

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

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

SECTION I - ENACTMENT

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

SECTION II - AMENDMENT OF CONFLICTING ORDINANCES

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

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

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

Signed: _____
Jim Miller, Mayor

Attest: _____
Kayla Moss, City Recorder

Date

VOTE

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

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**City of Saratoga Springs
City Council Meeting
January 5, 2016**

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

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Work Session Minutes

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Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Stephen Willden, Bud Poduska, Chris Porter

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Nicolette Fike,

Kayla Moss, Jamie Baron, Janelle Wright, Kara Knighton, Holly Neibaur, Chelese Rawlings

Others: Brandt Schiess, Sam Boyden, Preston Dunison, Mary Jessop, Zach Wall, Jordan Dowell, Michael

Klewinkski, Shelie Wright, Ally Wright

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Excused:

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Call to Order - 6:47 p.m.

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1. Catalina Bay Open Space-Presentation by Sarah Carroll. This item was not discussed at this meeting.

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24

2. Agenda Review:

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a. Discussion of current City Council agenda staff questions.

Mark Christensen reviewed the plans for the Council Retreat on January 8th and 9th.

27
28

b. Discussion of future City Council policy and work session agenda items.

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32

Councilwoman Baertsch mentioned that there are a couple of 5th Tuesday's in 2016. She would like to meet with the Planning Commission a couple of times this year, at least one of those meetings on a 5th Tuesday. She would like to have a meeting with them soon after the retreat so they can talk about the City Council goals for the year. She would like to have Land Use training with the Planning Commission as well.

33
34

Mark Christensen advised that the first 5th Tuesday is March 29th and that can be scheduled. City Staff will also look at a Thursday date.

35
36
37

Councilwoman Baertsch would like to use the 5th Tuesday in March as a City Council meeting date because there is a meeting missing in April. She asked that a date is found on a 2nd or 4th Thursday to meet with the Planning Commission after the retreat.

38
39

Kevin Thurman suggested to schedule the meetings as a special session rather than adding it to the regular meeting schedule. A special session can be scheduled with 24 hour notice.

40
41

Mark Christensen asked if February 18th could be scheduled to have the employee appreciation party.

42
43

Mayor Miller advised that the employee appreciation dinner should be scheduled as priority and the Council can discuss when to schedule the special session at the retreat.

44
45

Councilwoman Baertsch was okay with adding meetings as special sessions instead of changing the regular meeting schedule.

46
47

Councilman Willden asked about having a mini retreat locally in the middle of the year. He would like to consider it for 2016.

48
49
50

Councilman McOmber would like to have a meeting with the Council, School Board, and Senior Executives from the School. He would like the meeting to be in a neutral place. He would also like to have a joint meeting with Eagle Mountain. One of the items for discussion with Eagle Mountain would be the school situation between the two cities. He thinks this would help with communication.

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Mark Christensen advised the Council that the City will be meeting with the School District frequently in the future. The Council should expect a work session shortly to talk to the School District.

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Adjourn to Policy Session 7:02 p.m.

Date of Approval

Kayla Moss, City Recorder

DRAFT

Policy Session Minutes

Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Stephen Willden, Bud Poduska, Chris Porter

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Janelle Wright, Nicolette Fike, Kayla Moss, Andrew Burton

Others: Brandt Schiess, Sam Boyden, Preston Dunison, Mary Jessop, Zach Wall, Jordan Dowell, Michael Klewinkski, Sheli Wright, Ally Wright, Pat Dowd, Austin Dowd, Chad Spencer, Krisel Travis

Excused:

Call to Order 7:02 p.m.

Roll Call – a quorum was present

Invocation / Reverence - given by Councilman Porter

Pledge of Allegiance - led by Councilman Poduska

Public Input - Opened by Mayor Miller

No input was received tonight.

Public Input - Closed by Mayor Miller

Awards, Recognitions and Introductions

- None

POLICY ITEMS

REPORTS

1. Mayor.

Mayor Miller advised that he attended a meeting with North Point Solid Waste. The budgets were good. The price increased slightly because of the cost to landfill the city's refuse. Paying for our own weight has been to an advantage to the City, it is almost \$2 less per ton.

Councilman McOmber observed that this may mean that recycling is working.

Mark Christensen advised that the recycling commodities industry is struggling. The City is doing well with recycling but if the trend continues there may be cost for recycling in the future.

Councilwoman Baertsch thinks that if they do start charging for recycling that would change the tipping fees again making the cost of solid waste to increase.

2. City Council.

Councilwoman Baertsch thinks that Shay Park and Benches Park are coming along nicely.

Councilman Willden advised that he attended Jordan River Commission and was nominated as the Vice-Chair. He was asked to be the Chair but he thought that someone that had attended more meetings should be the Chair. He will step in if there is no one else. The meeting went well and he got to know some of the people there.

3. Administration Communication with Council. Mark Christensen advised that City staff is looking forward to the retreat this weekend. There are a lot of things for the City to be very happy about and everyone is excited to share.

4. Staff updates: Inquires, Applications, and Approvals. None.

PUBLIC HEARING ITEMS:

1. Amendments to the Saratoga Springs Land Development Code (Section 19.18 and Other

Amendments), Ordinance 16-01 (1-5-16). Kimber Gabryszak advised that this is a thorough group of code amendments. For the most part the changes are minor; it is mainly just clean up. The code changes

113 will help to find things all in one location instead of dispersed within the code. It also clarifies references
114 to parking lot landscaping and making sure that they are consistent throughout the code. There were
115 questions on whether there should be an 8 foot buffer or a 10 foot buffer and whether the landscaping
116 should require a berm or not.

117 Councilwoman Baertsch mentioned that in 80% of the past references to landscaping buffers the code
118 mentioned that it was 10 foot and 20% referred to 8 foot. She wondered why it changed to 8 foot.

119 Kimber Gabryszak advised that they moved towards leniency rather than being more strict.

120 Councilwoman Baertsch thinks that because the super majority was 10 it is strange that it was changed to 8.
121 She would like to see 10.

122 Councilman McOmer thinks that a 10 foot buffer creates the feel that the City is going for more than the 8
123 foot buffer would. He would like to see it stay at 10 rather than moving to 8.

124 Kimber Gabryszak advised that this update will also remove the Urban Design Committee throughout the
125 code.

126 Councilwoman Baertsch mentioned that Urban Design was left in the code in some places.

127 Kimber Gabryszak advised that this is referring to Urban Design in general and not the committee
128 specifically. Other changes to the code would be to fix references to and standards for group homes to
129 ensure that the code is consistent with federal and fair housing. This code update would also allow plat
130 amendments that affect public utility easements be approved by staff. This would also require delineation
131 of outdoor display areas. It is currently required in the architectural design standards and now it is
132 referenced in the code along with the architectural design standards. She then went through each page of
133 the code that had changes made to it. Annexation language was moved from chapter one elsewhere. In
134 definitions Urban Design Committee was removed. In the Zones Permitted and Conditional Uses by
135 zone chart, it now allows churches to be permitted instead of being a Conditional Use. They will still go
136 through the site plan process and conditions can be applied to them but they would not need a conditional
137 use permit.

138 Councilwoman Baertsch wondered why we have some schools in the industrial zone.

139 Kimber Gabryszak advised that there is state code that says cities cannot restrict which zones schools are
140 placed. Residential facilities for persons with a disability are now permitted in all zones to comply with
141 federal law. Schools are also permitted in all zones due to state law.

142 Councilwoman Baertsch mentioned that the table says Mixed Lakeshore instead of Mixed Waterfront still.

143 Kimber Gabryszak mentioned that parks were added as a permitted use in commercial zones. They were not
144 permitted at all so if someone proposed a park as part of their development it could be a problem. In the
145 Regional Commercial zone there was a contradiction. There was a special setback reduction available for
146 side setbacks. There was also language elsewhere that Council could only reduce one setback. That has
147 been fixed. There is also an additional setback requirement if the rear of the building faces an arterial or
148 collector street with a wider setback but there are other sections that require parking behind the building.
149 There were some negative consequences with those requirements that were not necessary.

150 Councilwoman Baertsch mentioned that under buffering and screening it is talking about a wall or fence
151 being required if it abuts agricultural or residential use. She thinks that it should be clarified to say if it is
152 existing or platted. If it is not existing or platted it could change zones in the future. It would be silly to
153 require a fence between two commercial uses.

154 Councilman Willden asked if the Development Review Committee was being created as well by changing
155 the name and removing the Urban Design Committee.

156 Kimber Gabryszak advised that it is already in the code, it is not a new committee. Section 19.05.13 was
157 changed to require that the berm or screen wall height be at least three feet.

158 Councilwoman Baertsch wanted to make sure that we wouldn't have home occupations accepting patrons at
159 their businesses in the Mixed Waterfront zone. There will be a mix of commercial and residential uses in
160 that zone and she would like to encourage the actual brick and mortar uses there. She doesn't think the
161 extra traffic would be wanted in the area.

162 Kimber Gabryszak advised that the planning department is working on fixing code for home occupations, it
163 is a bit vague. They are seeing some unintended consequences from the requirements of the current code.
164 That will be brought back to the Council at a later time.
165

166 Councilwoman Baertsch also mentioned that in the Mixed Waterfront zone the City requires ten or eight feet
167 of landscaping between commercial and residential uses. She doesn't know how that will work when you
168 have residential on top of commercial.
169 Kimber Gabryszak clarified that the requirement is between adjacent uses. The next change was in 19.07,
170 PUD, to change Urban Design Committee to Development Review Committee. Parking requirements for
171 residential facilities for persons with a disability were added. Landscaping in parking areas was also
172 changed.
173 Councilwoman Baertsch would like to see RV parking space dimension specifications added into the code. It
174 should be included in some uses, big box stores and gas stations for example. She would also like to
175 clarify how many stalls are needed for certain areas.
176 Councilman Poduska wondered if there is federal and state code that would specify what the requirements
177 are already.
178 Councilman McOmber mentioned that the fire stands were put right in the drive area and it causes concerns
179 for kids and others safety. He would like to make sure that those are put in the correct places in the
180 future.
181 Mark Christensen would like to get feedback from businesses about the RV parking requirements. There are
182 already concerns with parking requirements and he would want to see what they think.
183 Councilwoman Baertsch clarified that she wouldn't want to just increase the requirement for parking but if
184 they are required to have 5 parking stalls per 1,000 square feet an RV spot could count for 2 parking
185 spaces.
186 Councilwoman Baertsch pointed out that the definition of outdoor storage does not allow for things that the
187 City has allowed. That needs to be revised. If tire stores have a display of tires that would be prohibited
188 by that definition.
189 Kimber Gabryszak stated that outdoor displays are now added to the site plan requirements.
190 Councilwoman Baertsch asked for the things mentioned above to be discussed and then sign code be
191 discussed separately.

192
193 **Public Hearing Open** by Mayor Miller.

194
195 No comments were received.

196
197 **Public Hearing Closed** by Mayor Miller.

198
199 **Motion made by Councilwoman Baertsch to approve the amendments to the Saratoga Springs Land**
200 **Development Code (Section 19.01, 19.02, 19.04, 19.05, 19.07, 19.09, 19.12, 19.13, 19.14, and 19.22)**
201 **and Conditions in the Staff Report dated December 22, 2015 with also changing the parking lot**
202 **buffer from 8 foot to 10 foot, change mixed lakeshore to mixed waterfront, add existing or platted**
203 **to the residential commercial zone, and typos identified. Seconded by Councilman McComber.**
204

205 **Roll Call Vote: Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**
206 **Councilman Porter, Councilman Poduska. Motion passed 5 - 0.**
207

208 Kimber Gabryszak then moved on to discuss the sign code from Section 19.18. This is all new. The old code
209 was removed. Some of the old sign code is incorporated but modifications were made to bring it into
210 compliance with recent Supreme Court decisions. There are no longer references to types of signs. In
211 order to determine what type of sign it is you have to read the sign. We are not allowed to regulate
212 content. Section 19.18.08, agriculture, vacant and active development, is an attempt to allow for
213 developers to still construct an off premise sign. There are different sign standards by zone and not by
214 use to keep it content neutral. This brings up a problem with "for sale" signs. If the City regulates a sign
215 by time and says that you can only have a temporary sign for three months but it takes longer than that to
216 sell the home they will need a sign longer. In that case they are proposing to limit time for temporary
217 signage if you have a lot of it. If you only have one small temporary sign you can have it for a year.
218

219 Councilwoman Baertsch mentioned that HOA's could be more restrictive, but not less restrictive.
220 Councilman McOمبر wondered if an HOA puts up a sign if they have to let everyone put up a similar sign.
221 Councilwoman Baertsch clarified that HOA's still have the ability to say that they can put up a sign but no
222 one else can.
223 Kimber Gabryszak advised that HOA's do have the ability to put up signs that they do not allow the residents
224 to display. The city is not allowed to regulate the content of a sign, it is to just regulate the amount,
225 duration, appearance, location, colors, and size. If a business in the Regional Commercial zone is
226 allowed 100 square feet of signage they could make that a political sign, cartoon, or something other than
227 their logo. They can put anything in the allotment they are given. That is the basic idea of the changes to
228 this part of the code.
229 Kevin Thurman advised that content can only go so far. Indecent and obscene speech and images are
230 regulated in different ways. It is based on what the community standards are. The language the Supreme
231 Court uses is kind of vague.
232 Kimber Gabryszak advised that this is the sign code that the City is applying so that we are in compliance
233 with the Supreme Court. The Planning Commission recommended approval. This may still be amended
234 as the City implements it and finds issues with it.
235
236 **Public Hearing Reopen** – by Mayor Miller
237
238 Kimber Gabryszak advised that she did get comment from the Board of Realtors. They would like to allow
239 them to have “for sale” signs up longer without having to remove them for one day a year.
240 **Public Hearing Closed** – by Mayor Miller
241
242 Councilwoman Baertsch read something about real estate signs and the problem the Supreme Court ruling
243 causes. “A sign code, that if a particular lot is for sale, they get one additional sign of a particular size
244 and duration that is allowed on that lot”. So if you allowed a sign to be up because the property is for sale
245 that would resolve that issue. It is not content based, if they wanted to put up a sign that says “Go
246 Westlake” they could.
247 Kevin Thurman thinks that it could be argued that this is content based.
248 Councilwoman Baertsch clarified that it is strictly based on whether the property is for sale, not matter what
249 the sign says.
250 Spencer Kyle mentioned that if the house is listed on MLS or something they could have a sign.
251 Kevin Thurman liked the idea. He wants to be careful that this isn't a roundabout way to regulate content.
252 With the regulations that are already in place and the number of signs that are allowed the City thought
253 that gave sufficient rights. The Supreme Court says that if your house is for sale you're entitled to have a
254 sign to try and sell it.
255 Councilman McOمبر mentioned that the suggestion Councilwoman Baertsch made would be less
256 restrictive than what is proposed.
257 Kimber Gabryszak mentioned one issue with the Gilbert decision is that there was favoring of one group
258 over others and one type of speech over another type of speech. The City needs to be careful that they
259 aren't favoring one type of sign over another type of sign.
260 Councilman Porter expressed his appreciation to the staff for doing this so quickly to get in compliance. He
261 thinks that there are a few places that he would like to see loosening of restrictions. The first place is the
262 prohibition of electronic message signs. He agrees that a sign like “the outlets” sign would not be desired
263 in the City but he doesn't think that it shouldn't be allowed at all. He suggested that maybe 50% of a sign
264 could be electronic. He knows that a gas station would have liked to have the electronic portion to
265 display gas prices. The next place he would like to see change is in the commercial zone. Businesses are
266 limited to two sides of the business to display a wall sign. He would be willing to allow three signs for
267 those commercial businesses. You can only see two sides of a building from any one vantage point.
268 Allowing three signs would allow businesses to advertise better.
269 Councilman Willden was reading in the planning commission minutes where Kimber Gabryszak stated that
270 the amount of signage will in most cases not be reduced, in some instances, such as the case of currently

271 permitted development information or grand opening signs the amount of signage has been reduced or
272 eliminated. He asked if this would mean a business couldn't have a grand opening sign.

273 Kimber Gabryszak advised that it does eliminate them because the City was trying not to favor one type of
274 sign over the other. Some signs have been eliminated but in other places the City has allowed for more
275 signage.

276 Councilman Willden asked if there was something added to the code that mentioned if a property was for
277 sale they could have a sign, if a new business could also have a sign under a similar stipulation.

278 Kevin Thurman advised that the City can do some research about grand opening signs.

279 Councilman Willden thinks that electronic message signs should also be looked at. He thought maybe the
280 City could regulate lumens. He is okay with businesses with having three wall signs as long as there are
281 restrictions about where the signs would be facing, etc.

282 Councilwoman Baertsch advised that there was the ability to allow for exceptions on the wall sign
283 restrictions. There were no regulations on when it would be granted and when they wouldn't so
284 businesses were asking for them every time. It became very messy.

285 Councilman McOmber advised that he is okay with three wall signs for businesses but would prefer two. He
286 is not a fan of electronic signs. You can read backlit lights just fine. He is worried about allowing
287 electronic signs near the lake and other zones. He would like to allow an extra sign for grand openings. If
288 the City can find a way to allow those signs he would like it done. If it is event driven that should
289 eliminate the worry of it being content regulated. He likes the zone breakdown and thinks it has cleaned
290 up the sign code. However, he thinks the City needs to be careful about giving one zone more power
291 over another. This may lead to every development wanting the least restrictive zone. He also thinks this
292 code needs to be communicated to the businesses in summary form.

293 Kimber Gabryszak advised that the City has been in communication with various businesses and the
294 Chamber.

295 Councilwoman Baertsch thinks that it would be good to compare what they could do before versus what they
296 can do now. For the most part they will see an increase in abilities.

297 Councilman Willden would like to see what staff recommends versus what the Planning Commission or what
298 anyone else requested to make it easier to see that those recommendations were implemented.

299 Councilman Poduska liked Councilwoman Baertsch's idea for using activity as a way to enforce and regulate
300 signs. He likes the suggestion of allowing three wall signs for businesses. People are going to be
301 traveling from several different directions so having three would allow them to advertise better. He has
302 been a supporter of electronic signs for some time. We are in the 21st Century and he doesn't think that
303 allowing them would make us look like Las Vegas. Electronic signs allow for information to be changed
304 and help inform the general public of things quickly. He would like to allow signs for grand openings as
305 well.

306 Councilwoman Baertsch mentioned that there is no definition for a balloon sign but they are prohibited so
307 that needs to be added. The City is planning on putting the City logo on benches. She wondered how the
308 City can allow that if they are prohibited. UTA also sometimes puts covers on their bus stops and that
309 wouldn't be allowed.

310 Kevin Thurman advised that it could be added to the definition of sign, or as an exclusion of definition of a
311 sign.

312 Councilwoman Baertsch wanted to clarify why industrial, mixed waterfront, or mixed use weren't included
313 when commercial was mentioned. She saw the same thing with Planned Community.

314 Kimber Gabryszak advised that she did not think that the definition of commercial zone or commercial zone
315 sign is needed because when it is broken out by commercial and residential they were grouped together
316 in each subsection. She will check on whether she can remove the definition.

317 Councilwoman Baertsch wanted to clarify what a pole is in the definition of flag.

318 Kimber Gabryszak advised that there are some height requirements for poles.

319 Councilwoman Baertsch asked that the address could be added in the definition of sign copy. She would like
320 to give people the ability to put the address on the sign or pedestal as long as it is externally lit and not
321 hidden by bushes. If the address could be put on the pedestal or base of the sign it would give them better
322 usage of the sign face.

323

324 Kimber Gabryszak advised that it can be added under address requirements to include the address to be
325 allowed on the pedestal or base.

326 Councilman McOmber suggested that the language could be changed to specify that the address needs to be
327 visible on the monument.

328 Councilwoman Baertsch also would like to clarify the definition of a window because of the difference in
329 sizes of windows. She thinks that lumens for electronic signs could be regulated in prohibited signs to
330 specify what the lumens can be so that the light doesn't flood onto other people's properties. She has
331 some concerns about the definition of art. By definition art always conveys a message or an idea. So she
332 doesn't know how that will work and she isn't sure what the solution is. Art by definition is a form of
333 communication. She also has some concerns with flags. The way the code is worded would technically
334 allow her to put up 45 flags on 30 foot poles. She would like to see something that would limit the
335 allowance to one pole per lot in a residential area with no restrictions on how many flags you could
336 include on the pole.

337 Councilman McOmber advised that he ran for City Council because he had flag pollution next to his house.
338 It made a lot of noise and was very distracting for his family. The flag went all the way over his house.
339 He agrees with Councilwoman Baertsch on changing the regulations for flags in residential areas.

340 Councilman Willden would be okay with two or three poles on a lot as long as they weren't all the 35 feet.
341 Councilwoman Baertsch wondered if homeowners could sell the rights to put flags on the pole on their
342 property.

343 Councilman McOmber would only be okay with one pole per lot. He also asked if model homes would be
344 restricted as well even if they are commercial property.

345 Kimber Gabryszak clarified that it would be per zone so model homes would still only be able to have one
346 flag pole.

347 Councilwoman Baertsch asked what "licensed use" means. She suggested that it be changed to permitted use.
348 She would also like to prohibit neon signs in residential areas.

349 Councilman McOmber agreed with not allowing neon signs in residential areas. He would like to change the
350 restriction based on zone.

351 Councilwoman Baertsch thinks that it becomes problematic when you're dealing with your neighbors.
352 Mark Christensen asked if they were talking about signs inside of people's homes as well that could be seen
353 through the window. Not on display but something that is displayed in a game room for example.

354 Councilwoman Baertsch specified that she is talking about signs in the window, not inside. She also thinks
355 that a combo building that has two uses can have two signs but Panda Express can only have one.

356 Kimber Gabryszak advised that there is some difficulty in designating how many signs they could have
357 because you can't say per building because of strip malls and other things. She thinks that if a building
358 has two businesses in it they should be allowed two signs. They used the term by use so that they could
359 have signs for each business.

360 Councilman McOmber wondered why there would be a need for an a-frame signs in residential.
361 Mark Christensen pointed out that a lot of church groups use a-frame signs to make announcements.

362 Councilwoman Baertsch mentioned that none of those are legal as the current code it stands. She also
363 wondered about vehicle signs. If a truck that has a logo or advertisement for their business is parking in
364 the City this wouldn't allow them to park in on street parking. She also thinks that some unintended
365 consequences were made with front and street side setbacks. She would like to see the setback changed
366 to not allowing signs in the walkway instead of saying that it has to be behind the sidewalk.

367 Kimber Gabryszak advised that she would think about it and get back to the Council.

368 Councilwoman Baertsch is concerned that in sign illumination it would allow signs to point towards
369 residences because they could just be pointed 45 degrees away but that would then face towards another
370 property. It used to say that if you are a commercial business facing residential property you couldn't
371 have an illuminated sign. She would like to see it stay that way.

372 Councilman Poduska agreed with those concerns. He suggested that there could be some language to state
373 that it couldn't illuminate a residential area.

374 Mayor Miller asked if this could be brought back to a work session to discuss all of the changes.
375

376 Councilwoman Baertsch thinks that residential sign needs to be renamed to entrance signs. There is also a
377 typo in 1b. That needed to be changed to 2. Height of signs also needs to be looked at. Entrance signs can
378 be 20 feet which is different than everywhere else in the code. She would like to see that come down. If
379 there is something higher it could be artwork or a statue instead of an actual sign.
380 Councilman McOmber likes the idea of allowing artwork for developments.
381 Kevin Thurman mentioned that one thing to think about with allowing larger signs for larger developments is
382 that the City would indirectly be regulating content.
383 Councilwoman Baertsch thinks that multifamily signage needs to be looked at. They are allowed more
384 signage than anything else by far. Under the duration of signs for active development it says upon release
385 of the final development improvement bond. She thinks allowing a sign for a year after occupancy is
386 excessive and that should be removed. Institutional and civic zones get more signage size than
387 commercial and that seems a little odd to her. She also had a question about where the code talks about
388 banner signs and why they have to be displayed at a minimum of 7 consecutive days. She wondered why
389 they couldn't put up a sign for just 3 days.
390 Kimber Gabryszak advised that this is actually less restrictive than what it is now. Right now the minimum is
391 two weeks. The minimum could be removed but it should still only be allowed four times a year.
392 Councilman McOmber thinks that there shouldn't be a minimum number of days.

393
394 **Motion made by Councilman McComber to move the code amendments to the Saratoga Springs Land**
395 **Development Code (Section 19.18) to work session of the next meeting and then a policy decision**
396 **be made at the regular meeting on January 19, 2016. Seconded by Councilwoman Baertsch.**
397

398 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter,**
399 **Councilman Poduska. Motion passed 5 - 0.**
400

401 **ACTION ITEMS:**

402 **The council moved items out of order and started with action item 6.**
403

404 **6. Preliminary Plat, Site Plan, and Conditional Use Permit for Saratoga 4 Church located at**
405 **approximately Old Farm Road & Redwood Road, Chad Spencer-Applicant.**

406 Jamie Baron advised that this is for a site plan, conditional use and preliminary plat. The zoning is R-3 and is
407 adjacent to the Hillside Ridge subdivision. Staff is recommending approval with conditions in the staff
408 report.

409 Councilwoman Baertsch advised that one of the comments in the conditions was about what to do with the
410 ERU's. She thinks that those should be subtracted from the total ERU's for the church property. She
411 would like to see that come out of residential and not commercial. She also wondered about timing of
412 construction. There will be construction on Redwood Road in this area already. She would like this done
413 at the same time to not extend traffic issues.

414 Chad Spencer advised that they will start construction depending on the snow around March 15, 2016. The
415 construction will take about a year.

416 Councilwoman Baertsch asked that he work with staff and UDOT to not extend traffic issues.

417 Councilman Poduska advised that his only concern was regarding the street exiting onto Redwood Road.
418 Normally there are just arteries. He wondered how the traffic congestion was addressed.

419 Chad Spencer advised that Hales Engineering did a couple of traffic studies. They didn't look at just the
420 current traffic but also did a projection of what it would be with the development. They accommodated
421 turning lanes to try and clear up possible congestion on Tanner Lane.

422 Councilman McOmber appreciates the turf exceeding requirements. It is a great design and he appreciates
423 the trees. He thinks it's amazing how much the City is growing.

424 Councilman Willden thinks that this looks good.

425 Councilman Porter agrees that this looks good.

426 Mayor Miller thinks that this is a good use next to Redwood Road and it is a good buffer for the
427 neighborhood.
428

429 **Motion made by Councilwoman Baertsch to approve the preliminary plat and findings in the staff**
430 **report and that the ERU's be taken out of the overall residential ERU's. Seconded by Councilman**
431 **Willden. Motion passed 5 - 0.**
432

433 **Aye:, Councilwoman Baertsch, Councilman McOmber, Councilman Poduska, Councilman Porter,**
434 **Councilman Willden. Motion passed 5 - 0.**
435

436 **7. Multiple Preliminary Plats for Legacy Farms Village Plan, 2C, 2D, &2E, located at 400 S.**
437 **Redwood Road, D.R. Horton Inc., Applicant.**
438

439 Kara Knighton did a quick run through on this because it was discussed in depth at the previous meeting. She
440 advised that Plat 2D had a change from when they last saw it. There used to be a pedestrian connection
441 but that has been changed. It is part of the pedestrian plan for Village Plan 2 so that will need to be
442 discussed.

443 Krisel Travis explained that on Plat 2D the open space was eliminated because the engineer did not engineer
444 it correctly. They do want the open space eliminated but they do not want the product change that would
445 be created because of it. She showed what it should be changed to instead. The utilities have driven the
446 change because of some issues that have arisen previously. The utility corridors will be on the top and
447 bottom of the streets to allow for the setbacks required by Questar Gas. The removal of this open space
448 reduced the open space by 2,200 square feet. The overall open space is still in compliance because the
449 percentage this reduces it by is minimal.

450 Councilman McOmber is concerned about the elimination of open space because of connectivity, not
451 because of the open space itself. He thinks that where the open space is in the development is what
452 creates the value. The whole point of allowing higher density is trail connectivity. He wants to see that
453 open space added back to the plat. He appreciates the changes being made that were discussed at the last
454 meeting. He also would like to see color coding for what was changed from last time.

455 Councilman Poduska likes the easements and wishes that FEMA would work faster for them. He had a
456 question about access and roads. He wondered if that has been resolved.

457 Krisel Travis advised that Plat 2C has a "permanently temporary" road and they are going to hold off on
458 building the lot until FEMA makes their decision.

459 Councilman Poduska is okay with the elimination of open space on Plat 2D.

460 Councilwoman Baertsch wondered about visitor parking along the parkway.

461 Krisel Travis advised that on Plat C you don't see some of it because it is actually on Plat 2D. The parking on
462 the top is rear loaded. She pointed out which homes those are servicing. The homes on the south do not
463 have as much parking. The clubhouse has a lot of parking that helps to accommodate the homes to the
464 south.

465 Councilwoman Baertsch pointed out that none of the drawings have the wrap around the corner, with the
466 entrance to the home on one side and the driveway on the other. She was sold on that layout for the
467 homes and she doesn't see it in what is being presented.

468 Krisel Travis clarified that townhomes don't have a side loaded option. The twin homes do allow for that
469 side loaded option. Those aren't shown on the plat but will come at the architectural review.

470 Councilwoman Baertsch is concerned about High Pointe drive not being finished through 400 South before
471 there is occupancy in the homes.

472 Krisel Travis advised that there is not a connection to 400 South, all of the connections are to Redwood
473 Road. There are two connections at Redwood Road. They will be done with construction and they are
474 applying to FEMA the beginning of February. FEMA then has until April to respond. Then there is a six
475 month waiting period.

476 Councilwoman Baertsch is worried about the traffic with the school that is going in. She would like to not
477 allow for building permits of houses until the road is completed.

478 Councilman McOmber agreed but also mentioned another development that only has one access point that is
479 doing better than what was expected. He thinks this is a UDOT problem more than the developer's
480 problem. He would be okay with the horizontal improvements being done before the six month waiting
481 period is over.

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Councilwoman Baertsch is concerned about losing the connectivity with the open space that is being taken away. She asked Kara Knighton what the allowable distance is before you have to have connectivity. Kara Knighton advised that the block length is 800 and this is less than that. Councilwoman Baertsch advised that she thinks that eliminating the open space should be approved. She does think that it diminishes the product but because it meets all of the requirements she needs to say yes. Councilman Willden is fine with the various approvals with the conditions in place and having the backup plan of a temporary road. He thinks the conditions are written well. As far as the connectivity he isn't thrilled about it, but he thinks that the reason they are requesting it is reasonable. Councilman Porter thinks most of his concerns have been discussed. The change of connectivity isn't ideal. However, the block he lives on is longer than this and the one across from him is even longer. He thinks that the request is reasonable.

Motion made by Councilman Poduska to approve the preliminary plats for Legacy Farms Village Plan 2C 2D and 2E including the staff findings and conditions and the open space changes. Seconded by Councilman Porter. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Poduska, Councilman Porter. Motion passed 5 - 0.

The Council then moved to item number 9 on the agenda.

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

Motion made by Councilwoman Baertsch moved to to approve the resolution including staff findings and conditions. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Poduska. Motion passed 5 - 0.

The Council then went back to action item number 8 on the agenda.

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

Kevin Thurman advised that this agreement was in front of the Council in August. There are two major changes. This agreement requires us to install utility stubs and curb and gutter. This is a great situation for the City.

Motion made by Councilman Willden moved to approve the agreement with IHC Health Services and Starhaven Partnership, Ltd. Regarding Dedication and Improvement of the 400 West Right-of-Way, Resolution R16-03. Seconded by Councilwoman Baertsch.

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Poduska. Motion passed 5 - 0.

The Council then moved to the approval of minutes.

Approval of Minutes

1. December 1, 2015.

Motion made by Councilman Baertsch to approve the minutes for December 1, 2015. Seconded by Councilman Poduska.

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Poduska. Motion passed 5 - 0.

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The Council then went back to action item number 1 on the agenda. Action items 1-3 were all voted on in one motion.

1. A Resoultion Appointing Gordon Miner as City Engineer, Resolution R16-01 (1-5-16).
2. A Resolution Appointing Troy Cunningham and Sandra Steele to the City of Saratoga Springs Planning Commission, Resolution R16-02 (1-5-16).
3. 2016 City Council Meeting Schedule.

Motion made by Councilman Willden moved to approve action item 1 a resolution appointing Gordon Miner as City Engineer-resolution R16-01, action item 2 appointing Troy Cunningham and Sandra Steele to the City of Saratoga Springs Planning Commission-resolution R16-02, action item 3 2016 City Council Meeting Schedule. Seconded by Councilman McOmber.

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Poduska. Motion passed 5 - 0.

Councilwoman Baertsch mentioned that Sandra Steele was not able to be at the meeting today and asked to be excused.

4. An Ordinance Approving a Rezone and General Plan Amendment to R-3 and Low Density Residential for Willow Glen, Ordinance 16-02 (1-5-16).

Kevin Thurman advised that these ordinances were missed on the last agenda.

5. An Ordinance Approving General Plan Land Use Map and Rezone to Mixed Waterfront for Richard Chiu Property, Parcel #58:032:0142, Ordinance 16-03 (1-5-16).

Action Items 4 and 5 were voted on in one motion.

Motion made by Councilwoman Baertsch moved to approve action item 4 an ordinance approving a rezone and general plan amendment to R-3 and low density residential for Willow Glen- Ordinances 16-02 and action item 5 an ordinance approving general plan land use map and rezone to mixed waterfront for Richard Chiu Property, Parcel #58:032:0142-Ordinance 16-3. Seconded by Councilman Porter.

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Poduska. Motion passed 5 - 0.

Policy Meeting Adjourned at 9:09 p.m.

Date of Approval

Mayor Jim Miller

Kayla Moss, City Recorder

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City of Saratoga Springs
City Council Retreat
January 8, 2016 and January 9, 2016

Council Retreat held at the Utah Local Government Trust and Talons Cove
55 South Highway 89, North Salt Lake, UT 84054 & 2220 S Talons Cove Drive, Saratoga Springs, UT 84045

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January 8, 2016 Council Retreat Minutes

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Present:

Mayor: Jim Miller

Council Members: Shellie Baertsch, Michael McOmber, Bud Poduska, Chris Porter, Stephen Willden

Staff: Mark Christensen, Spencer Kyle, Kimber Gabryszak, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Mark Chesley, Chelese Rawlings, Andy Burton, Jess Campbell, Kayla Moss, Rick Kennington, George
Leatham, Heston Williams, Gordon Miner and Melissa Grygla.

Others:

Call to Order 9:07 a.m.

Mayor Miller welcomed everyone to the meeting and introduced the new City Engineer, Gordon Miner.

Gordon Miner introduced himself. He was born and raised in Lehi Utah and has spent his most recent career in Riverton City.

Councilman Porter arrived at 9:10 a.m.

Owen Jackson did an overview of the City's strategic plan. An advisory committee of residents made goals for the City last year. The staff gave them information and answered questions but everything in the strategic plan came from the residents. It is made up of directives and initiatives. Those were reviewed with the group.

Owen Jackson asked what the City Council's thoughts were on the score cards.

Councilwoman Baertsch thinks that having score cards have pros and cons. It helps everyone be on the same page.

Councilman McOmber thinks that this may not represent the general public. He would like to hear from everyone.

Councilman Poduska advised that the City Council used to go out to the communities and have meetings in the neighborhoods. That way you could get the feeling of the individual neighborhoods. They would ask for concerns and needs.

Councilman McOmber would support something like that. He would want to have a statistical analysis on what the representation of the group was.

Councilman Porter thinks it would be beneficial to check in with the people that were on the committee because they got the information. Having a town hall or going to the neighborhoods would be a great idea.

Owen Jackson understands that they would like to have a larger sample size to get a more diverse opinion.

Mark Christensen advised that the beginning of this meeting is mainly for a refresher. He thinks the City had a great year in 2015. He gave an overview on what the City was able to accomplish this year and how it correlated with the strategic houses in 2015.

Mark Christensen then discussed the City's growth model. Active development impacts a lot of the City's workload. Most departments in the City are involved in active development. Asset value helps to track how much is happening in the City. When a home is built there are more tangible ways to track the workload.

Kimber Gabryszak reviewed the Planning Departments 2015 goals and successes. She then reviewed how many applications they received last year compared to 2012, 2013, and 2014. She also made measures on what the department should be working on and compared it to what they are actually spending their time on. After that review she discussed her priorities, goals, challenges and needs for 2016.

Councilman Porter thinks that the planning departments priorities are appropriate and in the correct order.

54 Councilman Poduska wanted to know if we could live with the way the code is right now and in a year figure
55 out what isn't working and change what needs to be changed.

56
57 Kimber Gabryszak advised that they are on a quarterly schedule for updating the code. She would like to be
58 on an annual schedule but there are things that need to be changed before a years' time.

59 Kevin Thurman advised that you are always going to have code amendments. If you wait too long things are
60 going to build up. Things could also be missed if you push them off.

61
62 **Break was taken at 10:45 a.m. The meeting resumed at 10:54 a.m.**

63
64 Jeremy Lapin reviewed how many plans were approved in 2015 in the Engineering Department. He also
65 discussed the projects that were completed in 2015. He then reviewed the 2016 goals for the department.
66 He then discussed workload measurements and what they are spending their time on.

67 Mark Chesley showed everyone how many building permits are accepted monthly. The numbers for 2015
68 were consistent with 2007 when things were extremely busy. He also showed how many inspections are
69 being done and what is projected through 2020. He discussed workload of the department and what the
70 needs for that would be in 2016 and beyond.

71
72 **Lunch Break was taken at 11:45 a.m. The meeting resumed at 12:00 p.m.**

73
74 Chelese Rawlings reviewed what some of the successes in the finance department were. She also reviewed
75 what the budget requests for next year are. She reviewed what the needs for her department are in the
76 next year and beyond.

77 Councilman McOmber is concerned about not being able to track who is coming in to the City office every
78 day. He also thinks that people need a visitor badge if they are walking around the building. He would
79 also like to see what the cost would be to include all departments in a new building.

80 Owen Jackson went over the successes in 2015 for Economic Development, Civic Events and Courts. He
81 then discussed future issues and challenges for the departments. He discussed staffing needs for the
82 separate departments.

83 Councilman McOmber pointed out that civic events are what really build communities. He would like to see
84 more programs because tax payers expect civic events from their tax dollars. He doesn't want programs
85 turned away because of lack of funds or resources.

86 Melissa Grygla advised that there have been some significant changes in the library in the last three years.
87 She reviewed data on number usage and checked out item numbers. She reviewed some of the successes
88 of the library in 2015. Volunteer hours and operating expenditures were also reviewed. The library is
89 currently on probation for not meeting state requirements. She reviewed what benchmarks were attained
90 and which were missed in 2015. Workload statistics and needs for staffing were reviewed.

91 Councilwoman Baertsch mentioned that because the City is expanding so rapidly it isn't necessarily realistic
92 to adjust hours every year to meet benchmark.

93 Councilman Poduska thinks that the numbers the library is able to produce is phenomenal.

94 Councilwoman Baertsch thinks that the City should be able to count volunteer hours towards staffing. If the
95 City was able to count those hours we might be able to meet that benchmark.

96 Councilman McOmber thinks that not counting volunteer hours discounts what those that are volunteering
97 are there to do.

98
99 **A break was taken at 1:09 p.m. The meeting resumed at 1:16 p.m.**

100
101 Chief Campbell presented the Fire Departments accomplishments in 2015. The Fire Department has a new
102 records management system that has allowed them to track a lot more data and become more efficient.
103 He then reviewed challenges in the department.

104 Councilman McOmber is concerned about having less full time employees and more part time employees.
105 He thinks that we will lose full time employees because they will actually get some holidays off at other
106 agencies.

107 Chief Campbell then presented what staffing needs will be in the future.

108
109 Councilman McOmber does not want to wait to hire staff until July because it is public safety. He would like
110 to discuss this in a meeting and fix the problem before next fiscal year.

111 Chief Burton shared the accomplishments in the Police Department in 2015. He then reviewed some of the
112 challenges in the department and proposed solutions to those challenges. He reviewed statistics on calls
113 for service and other crime rate data.

114 Councilman McOmber wondered if there is a way to save costs and still increase the staffing that is needed.
115 One suggestion was to have one car at the station that could be used by multiple officers.

116 Chief Burton advised that it would be hard to recruit quality people if they were sharing a car. They are
117 trying to fix staffing issues at the lowest cost possible.

118 Councilman McOmber wants to make sure we are protecting the officers now. He would like to see
119 something done with staffing before July in the Police Department.

120 A break was taken at 2:40 p.m. The meeting resumed at 2:53 p.m.

121 Heston Williams reviewed the goals of the recreation department. He also went over the programs in the City
122 and the participation rates among those programs. The Recreation Department is fully funded by
123 participation costs. He reviewed fees for the different programs offered and compared them to
124 surrounding cities.

125 Rick Kennington went over the workload and accomplishments for the Parks Department. Seasonal staff
126 maintenance is the biggest challenge that the Parks Department faces.

127 George Leatham thanked the Council Members for the secondary water meter funding. He then discussed the
128 growth of accounts and staffing in the Water Department. He also reviewed accomplishments of the
129 department in 2015.

130 Spencer Kyle reviewed all of the accomplishments in the Streets and Storm Water department. He then
131 reviewed workload and staffing needs.

132 Councilman McOmber suggested renting or buying a chipping machine to use the Christmas trees in parks
133 landscaping.

134 Spencer Kyle then reviewed the staffing and workload in the Public Inspections and Infrastructure
135 department.

136 Jeremy Lapin presented a list of capital projects for 2016. The list included the following:

- 137 a. Secondary Water System
 - 138 i. 400 N. Pump Station and Pond
 - 139 ii. South Zone 2 Lake Mountain Reservoir-Crossover Temp
 - 140 iii. Marina Pump-Direct Diversion to Zone 2 Pond
 - 141 iv. Water Rights Perfection-Hansen, Allen, and Luce and DWR
- 142 b. Culinary Water System
 - 143 i. Talus at Saratoga Springs
- 144 c. Sewer
 - 145 i. Crossing-Gravity to N Dalmore Meadows
 - 146 ii. SS 2.1 VP 2 Reimbursement DR
- 147 d. Parks
 - 148 i. Shay Park
 - 149 ii. Regal Park
 - 150 iii. Performance Park
 - 151 iv. Sports Complex (Name, Update, Masterplan)
 - 152 v. North Lakeshore Trail Purchase-Maurine Bachman Acquisition Specialist. Trail to Loch
153 Lomond.

154
155 **A break was taken at 4:35 p.m. The meeting resumed at 4:40 p.m.**

156
157 Mark Christensen presented long term forecasting for revenue. He reviewed growth trends and forecasting
158 through 2040. Taxable values in the different developments in the City were presented.

159 Councilman Willden wondered if public safety costs are taken into account when higher density is
160 developed. He thinks this would help us get a better picture of what the true revenue would be with more
161 high density in the City.

162
163 **Adjourned at 5:17 p.m.**

164
165
166 **January 9, 2016 Council Retreat Minutes**
167

168
169 **Present:**

170 Mayor: Jim Miller

171 Council Members: Shellie Baertsch, Michael McOmber, Bud Poduska, Chris Porter, Stephen Willden

172 Staff: Mark Christensen, Spencer Kyle, Kimber Gabryszak, Owen Jackson, Kevin Thurman, Jeremy Lapin,

173 Mark Chesley, Jess Campbell, Kayla Moss

174 Others:

175
176 **Call to Order 9:14 a.m.**
177

178 Mark Christensen welcomed everyone to the meeting.

179 Councilwoman Baertsch asked if the City would be looking to do a bond for the recreation center this year.

180 Councilman McOmber would like to see the first 25 acres of the sports complex bonded for this year.

181 Mark Christensen mentioned that it costs money to bond so if things are wanted to be added to the bond to
182 include it all now to save costs in the future.

183 Spencer Kyle reviewed the City Council bylaws, rules of order, and procedures.

184 There was a discussion on the order of meetings and rules that are followed.

185 Mayor Miller discussed assigning Mayor Pro Tempore. Stephen Willden was asked to be Mayor Pro

186 Tempore for 2016. That will be voted on in the next meeting. Seating assignments were then discussed.

187 He would like to try where everyone was seated at the last meeting for six months. Mayor Miller asked
188 what boards everyone is serving on.

189 Councilman McOmber thinks that someone needs to be serving on the Lehi Chamber.

190 Owen Jackson advised that he has been the representative on the board for the City.

191 Mayor Miller would like to find out which council member is available to go each time so that they can
192 rotate the representation.

193 Utah Lake Commission-Councilman Willden had been given this responsibility but he is not able to make
194 the time work. He recommended that a Planning Department staff member attend this meeting. They
195 won't be able to vote but they will be informed of what is going on. Councilwoman Baertsch was
196 decided to attend these meeting.

197 JLUS-Councilman Porter was asked to attend the meetings for this commission.

198 MAG/COG-Mayor Miller and Councilwoman Baertsch have been backing each other up on attending these
199 meetings. That will remain the same.

200 TSSD-Spencer Kyle attends those meetings and will continue to do so.

201 911-Mark Christensen attends those meetings. He does need an elected official as an alternate. Councilman
202 Poduska will be the alternate.

203 North Point-Mayor Miller attends those meetings.

204 Communities that Care-Owen Jackson attends those meetings.

205 ULCT-Councilwoman Baertsch and Councilman Willden attend those meetings.

206 Animal Shelter-Spencer Kyle attends those meetings. They are the last Thursday of the month at 10. He will
207 continue to go to these meetings.

208 Councilman McOmber would be willing to help out with the sports complex. He is also helping with the
209 Bike-Ped Study. He is also on Civic Events.

210 Councilman Porter will attend meetings with UVU.

Jeremy Lapin gave an update on transportation in the City. This included fiber optic agreements and master plan. Future projects include the widening of Pony Express and a signal will be added at 800 W. Crossroads Boulevard and Main Street will also be widening. He briefly went over an update on the transportation master plan. This will be brought back to a City Council meeting.

Road/Transportation Project Prioritization:

1. 400 West
2. Traffic Light on 800
3. Traffic Light on Riverside and Crossroads Boulevard
4. Foothill Boulevard-Grandview to Pony Express

The City Council then went over priorities for 2016. They are as follows in no particular order:

1. Recreation Center Feasibility Study
2. Sports Complex
3. City Hall Campus RFP/Feasibility Study
4. Performance Park
5. Comprehensive Costs for All Issues
6. Communication Comes to Council Before City Makes Announcement
7. Mountain View Corridor
8. Foothill Boulevard
9. Move Forward with Commercial Development
10. Have Events with New Development Breaking Ground
11. Detention Basin Solution City Wide
12. Inlet Park Recreation Possibilities
13. Technology in the Council Room

Motion was made by Councilwoman Baertsch and seconded by Councilman Willden to enter into Closed Session for the purpose of pending or reasonably imminent litigation.

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Poduska. Motion passed 5 - 0.

Closed Session Began at 12:13 p.m.

Present:

Mayor: Jim Miller

Council Members: Shellie Baertsch, Michael McOmber, Bud Poduska, Chris Porter, Stephen Willden

Staff: Mark Christensen, Kyle Spencer, Kevin Thurman, Kayla Moss, Jeremy Lapin, Owen Jackson.

Closed Session Adjourned at 1:01 p.m.

Adjourned at 1:01 p.m.

Date of Approval

Mayor Jim Miller

Kayla Moss, City Recorder