

**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, April 15, 2014

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.

POLICY SESSION- 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, Recognitions and Introductions.

POLICY ITEMS

1. Departmental Quarterly updates for the Fire, Police and Engineering departments.
2. Consent Calendar:
 - a. Award of Construction for Phase 1 secondary water meters.
 - b. Award of Engineering Contract for Phase 2 secondary water meters.
 - c. Final Plat Phasing Plan for Jacobs Ranch Plat I located at 2250 South 450 West, JP Stoddard, applicant.
 - d. Final Plat for Sergeant Court Phase 3 located at 1675 North 95 West, Bach Homes, applicant.
 - i. Resolution R14-21 (4-15-14): addendum to the street lighting district.
 - e. Final Plat for Saratoga Springs Plat 16A located at 1700 South 240 East, Peter Staks, applicant.
 - i. Resolution R14-22 (4-15-14): addendum to the street lighting district.
 - f. Approval of Minutes:
 - i. January 7, 2014.
3. Public Hearing: Revisions to the Land Development Code. (Section 19.04, Lot Frontage Width)
 - a. Ordinance 14-5 (4-15-14): amending the City of Saratoga Springs Land Development Code.
4. Replacement of the parking lot lights for McDonalds located at 96 East Crossroads Boulevard, Eric Jacobs, applicant.
5. Concept Plan for Harbor Point located at approximately 4000 South Redwood Road, Land Solution Partners, applicant.
6. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual.
7. 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.



Saratoga Springs Police Department

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***Saratoga Springs City Council
January through March 2014***

Presented by Chief Andrew Burton



Saratoga Springs Police Department

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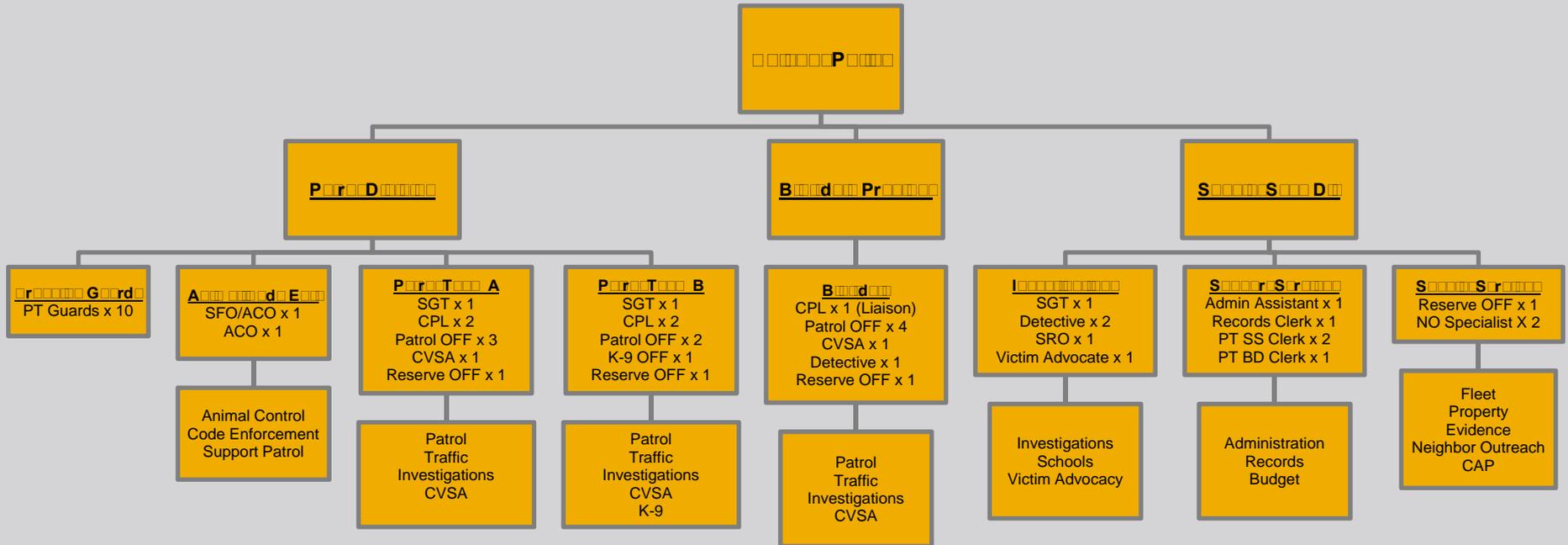
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- * SSPD Officer Testing
- * Support to Funeral for Brent Call
- * SSPD Corporal Testing
- * Support to Funeral for Sergeant Cory Wride
- * City Council Retreat
- * Utah Chiefs of Police Conference
- * School Active Shooter Exercise at WHS
- * Active Shooter Exercise at Camp Williams



Saratoga Springs Police Department

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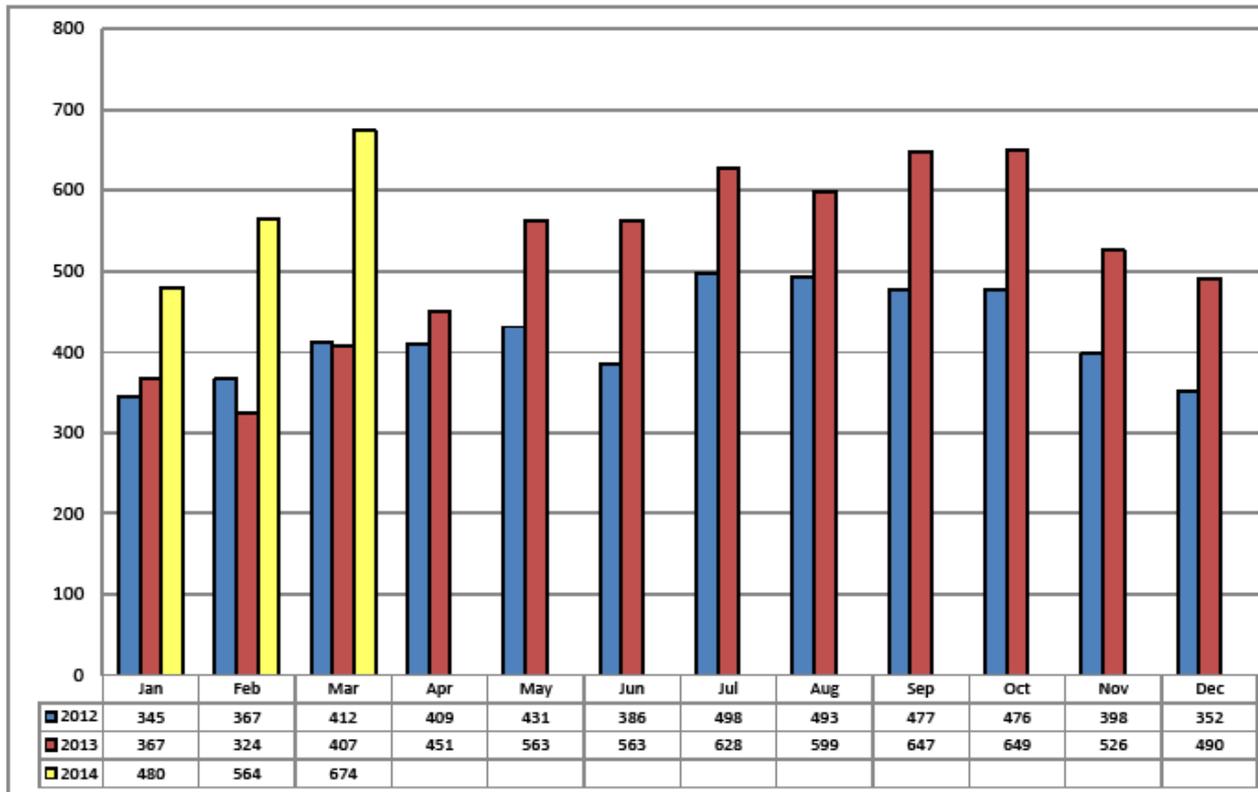




Saratoga Springs Police Department

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Saratoga Springs Police Department
Total Incidents



Incidents Handled

2008: 4300
2013: 6214
2014: 7000+

Population

2008: 14,000
2012: 21,137

Totals

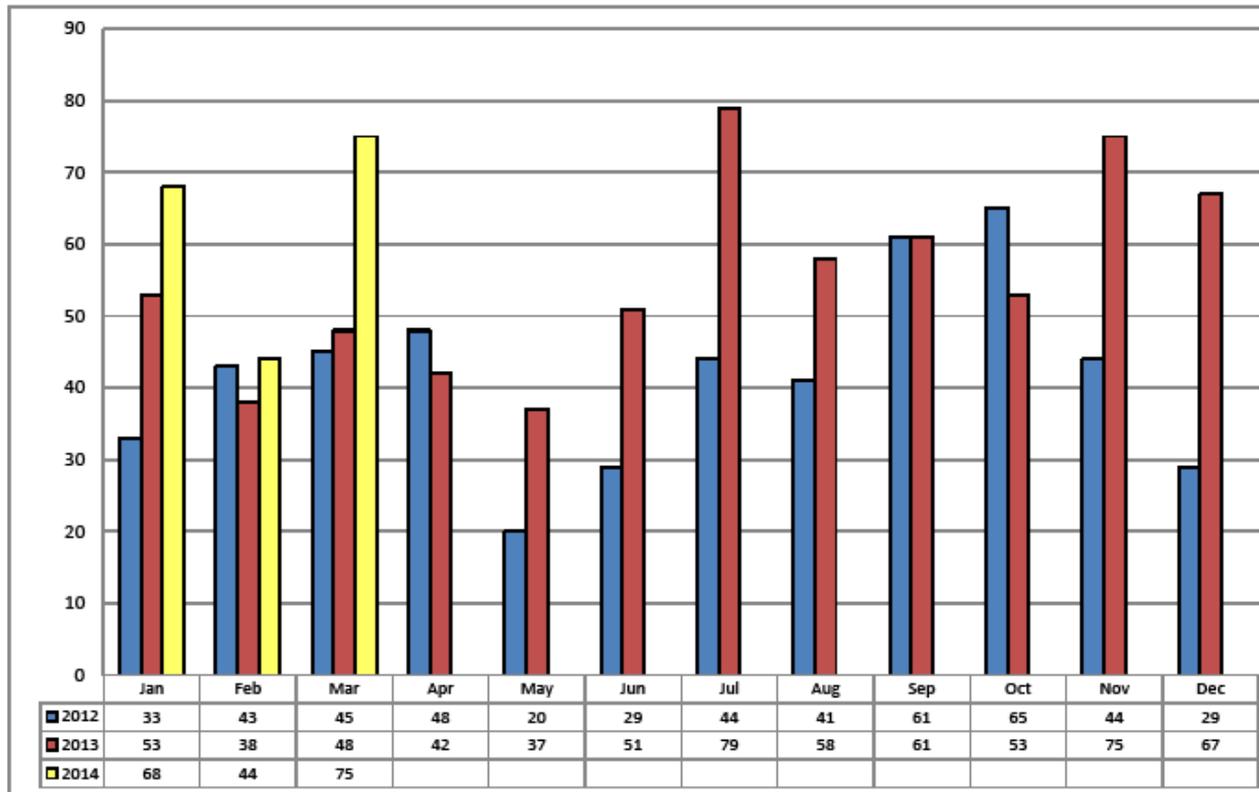
2012 - 5044 / 2013 - 6214 / 2014 - 1718



Saratoga Springs Police Department

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Saratoga Springs Police Department
Total Arrests



Arrests Made

2012: 502

2013: 662

2014: 748

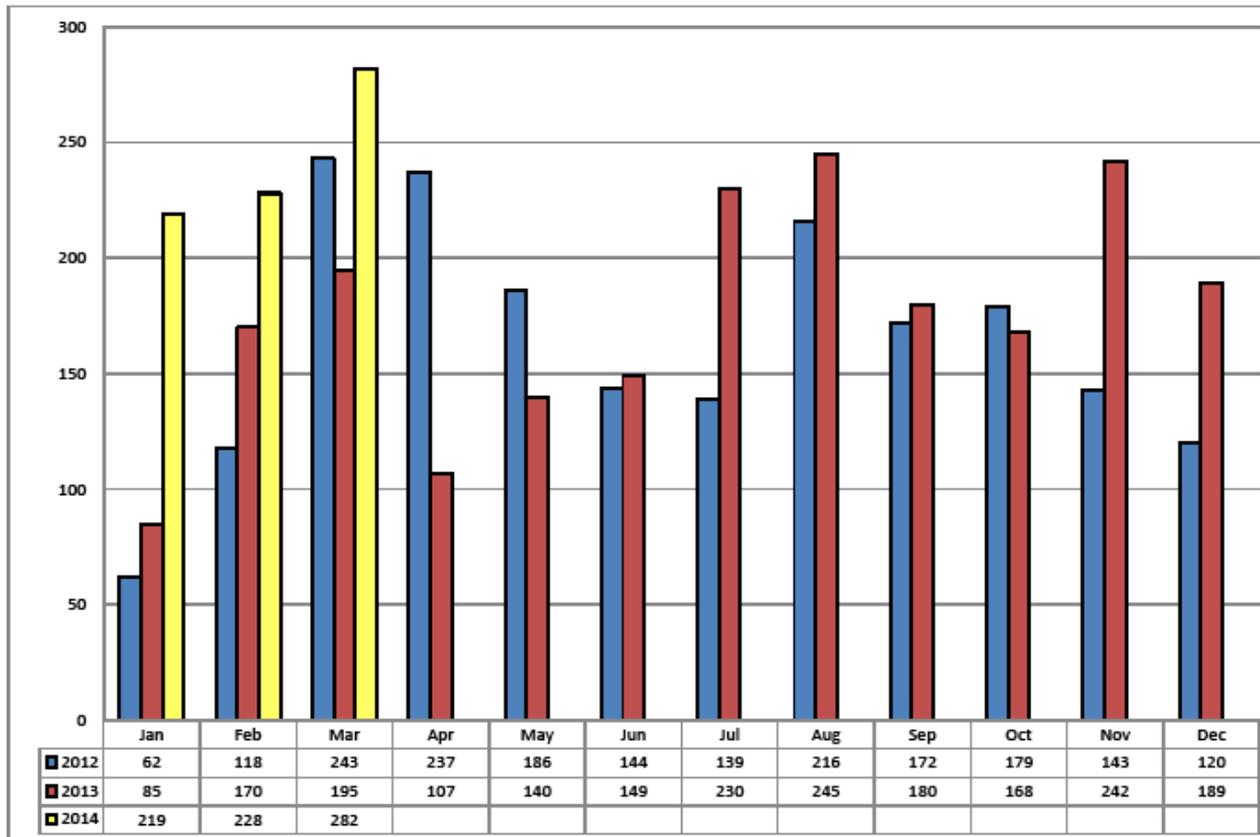
Totals
2012 - 502 / 2013 - 662 / 2014 - 187



Saratoga Springs Police Department

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Saratoga Springs Police Department
Total Citations



Citations Written

2012: 1959

2013: 2100

2014: 2916

Totals

2012 - 1959 / 2013 - 2100 / 2014 - 729

City Council Staff Report

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Construction Contract for Phase 1 Secondary Water Meters
Date: April 15, 2014
Type of Item: Award of Construction Contract



Description:

A. Topic:

This item is for the awarding of a contract for the installation of secondary water meters for Phase 1 of the City's Secondary Water Meter installation project.

B. Background:

The City is in the process of finalizing its Impact Fee Facilities Plan for its secondary water systems. The above project is programmed for FY 2014 - 2015 and is proposed as bond funded improvement.

Because the City desires to move as quickly as possible in installing the meters, Staff has identified those locations (homes) where meters boxes and setters are already installed and only a meter needs be installed. These locations were grouped into a phase 1 whereas locations that will require the installation of a meter setter and box in addition to the meter were grouped into a phase 2. Phase 1 includes approximately 1,200 homes while phase 2 has about 2,700. Phase 1 has been fast tracked so that the City can begin collecting use data as soon as possible from those 1,200 homes to expedite a metered rate study. Existing budget items will be used to cover the cost of the project until full project funding is acquired via a bond.

C. Analysis:

The City issued a request for bids in March of 2014. Bids are due April 14th and a bid tab will be provided at the April 15th City Council Meeting.

Recommendation:

City Staff recommends that the City Council award the bid to the lowest qualified bidder.

City Council Staff Report

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Engineering Contract for Phase 2 Secondary Water Meters
Date: April 15, 2014
Type of Item: Award of Engineering Contract



Description:

A. Topic:

This item is for the awarding of a contract for the engineering for phase 2 of the City's Secondary Water Meter installation project.

B. Background:

The City is in the process of finalizing its Impact Fee Facilities Plan for its secondary water systems. The above project is programmed for FY 2014 - 2015 and is proposed as bond funded improvement.

Because it is critical that the City have accurate and detailed cost estimates for this project before issuing the bond, and because the City desires to move as quickly as possible in installing the meters when funding becomes available, the engineering for this project will begin immediately. Existing budget items will cover the cost of the project design and administration however, the project will not be able to be constructed until full project funding is acquired.

C. Analysis:

The City issued a request for proposals in March of 2014 to the firms that were prequalified under our Water category and also groups pre-qualified under our Parks category. Proposals are due April 8th. Proposals will be evaluated and a recommendation will be provided at the April 15th City Council Meeting.

Recommendation:

Staff recommends that Council awards the Engineering Contract as per the recommendation to be provided at the April 15th City Council Meeting.



City Council

Memorandum

Author: Sarah Carroll
Memo Date: Tuesday, April 8, 2014
Meeting Date: Tuesday, April 15, 2014
Re: Jacobs Ranch Plat I Final Plat Phasing Plan

Applicant/Owner: JP Stoddard
Location: Approximately 2250 South 450 West
Land area: Approximately 14.55 acres
Land Use Plan Designation: Low Density Residential
Zone: R-3, Low Density Residential
Zoning of Adjacent Parcels: R-3, Low Density Residential
Current Use: Vacant
Prior Approvals: Final Plat: approved by City Council 6-18-13

Request: The City Council approved the attached final plat for Jacobs Ranch Plat I on June 18, 2013. The applicant is now requesting approval of a phasing plan for this plat. The requested phasing plan is attached along with the original approved final plat.

Code Requirements:

Section 19.12.02(6) requires the City Council to approve phasing plans and states that “the open space or recreational facilities shall be developed in proportion to the number of dwellings intended to be developed during any stage of construction.”

Staff finding: complies. Jacobs Ranch Plat I is not required to contain any open space because the overall Jacobs Ranch Development had a credit of four acres of open space when the Plat I was approved; 2.18 acres has been deducted from that credit to meet the open space requirement for this plat.

Recommended Motion:

“I move to approve the attached phasing plan Jacobs Ranch Plat I, located at approximately 2250 South 450 West, subject to the findings below:”

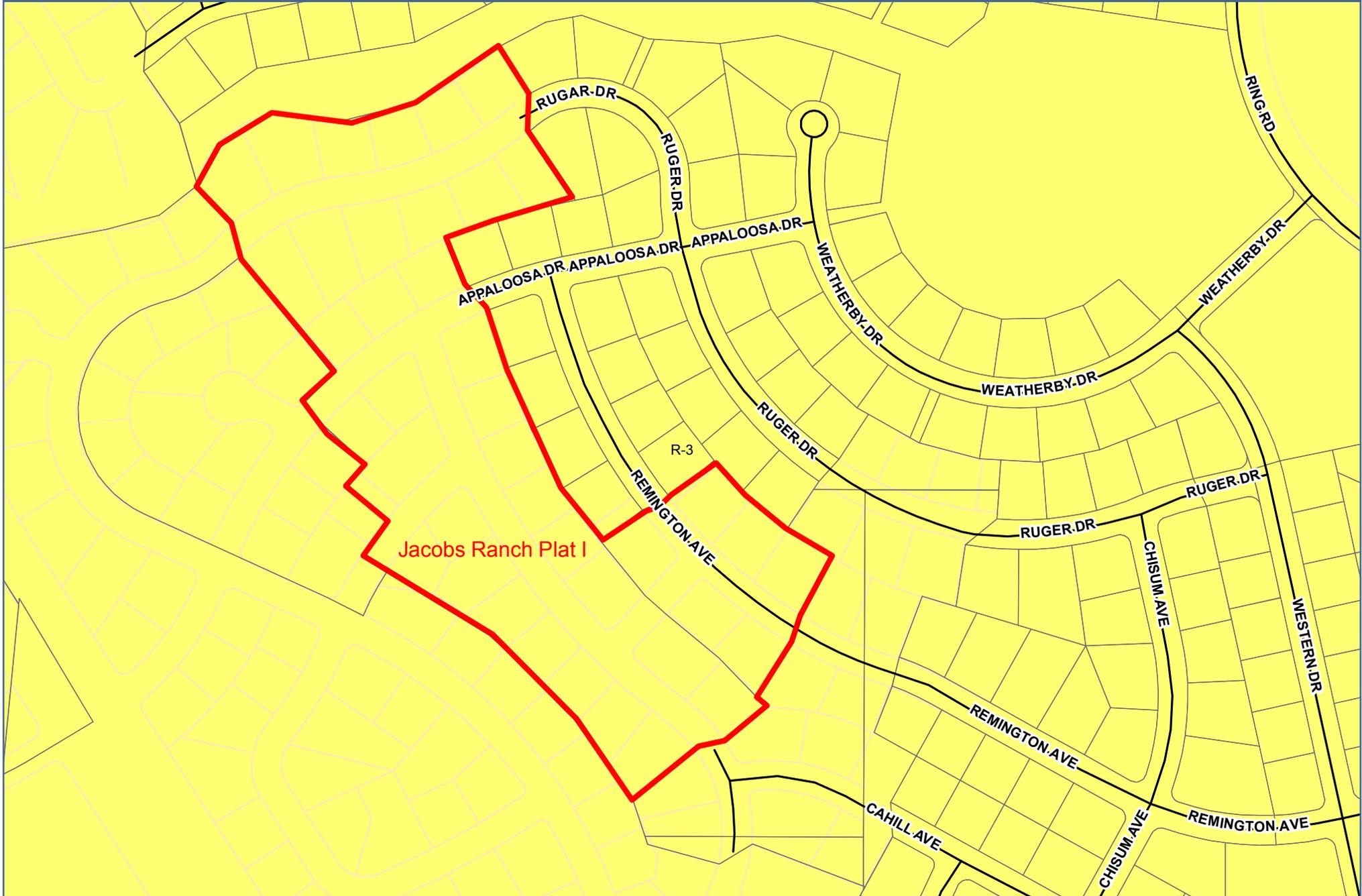
Findings:

1. Section 19.12.02(6) requires the City Council to approve phasing plans and requires the open space or recreational facilities to be developed in proportion to the number of dwellings intended to be developed during any stage of construction.

2. The proposed plat does not contain any open space because the Jacobs Ranch development had a credit of 4 acres of open space when the Jacobs Ranch Plat I final plat was approved on June 18, 2013.
3. This plat requires 2.18 acres of open space. This requirement was previously approved to be deducted from the 4-acre credit. Thus, this plat does not require any open space.

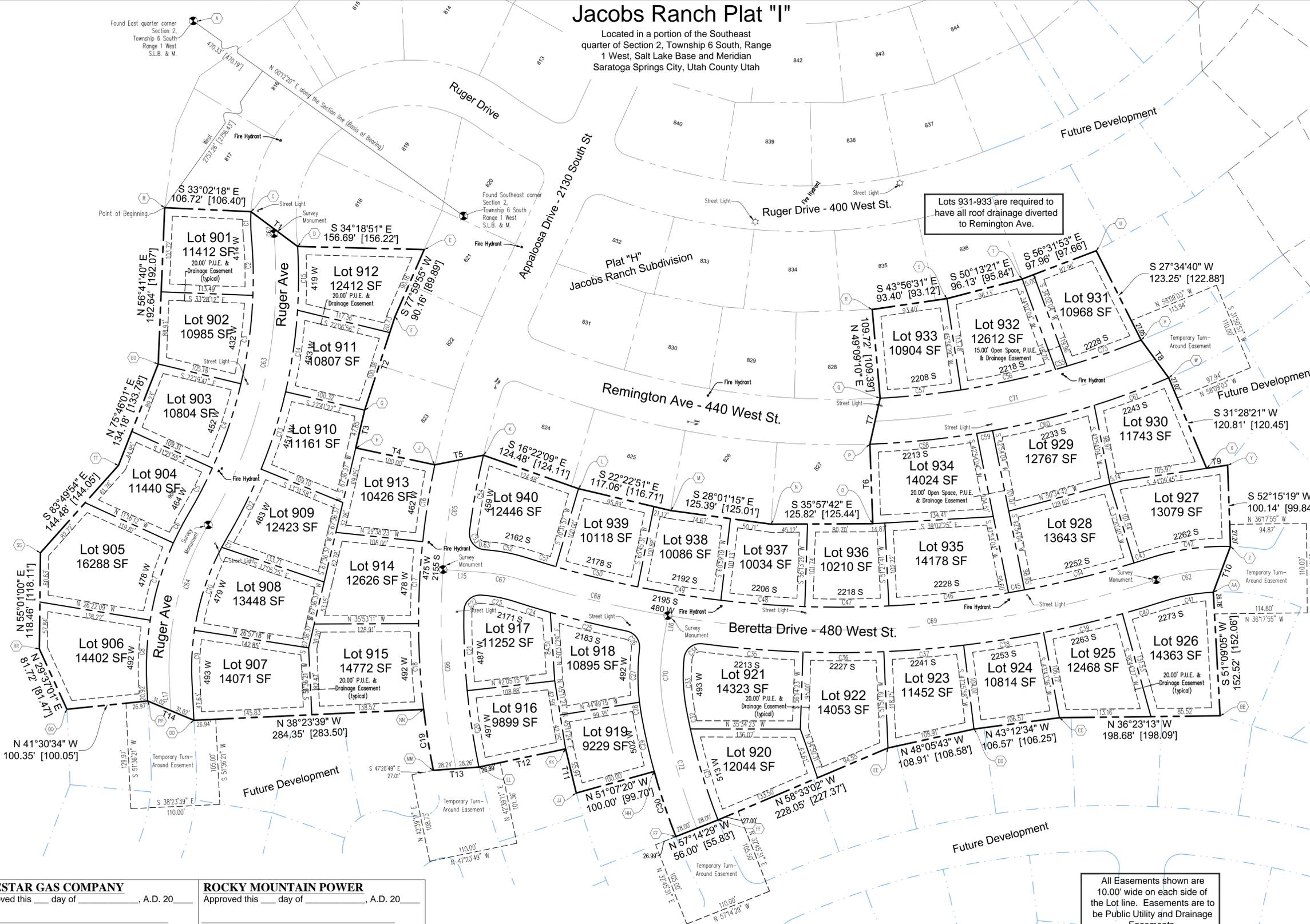
Exhibits:

1. Location Map
2. Approved Jacobs Ranch Plat I Final Plat
3. Proposed Plat I Phase 1 Plat
4. Proposed Plat I Phase 2 Plat
5. Proposed Plat I Phase 3 Plat



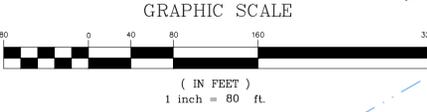
Jacobs Ranch Plat "I"

Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian
Saratoga Springs City, Utah County Utah



Lots 931-933 are required to have all roof drainage diverted to Remington Ave.

All Easements shown are 10.00' wide on each side of the Lot line. Easements are to be Public Utility and Drainage Easements.



QUESTAR GAS COMPANY Approved this ___ day of ___, A.D. 20__	ROCKY MOUNTAIN POWER Approved this ___ day of ___, A.D. 20__
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION Approved this ___ day of ___, A.D. 20__	QWEST Approved this ___ day of ___, A.D. 20__
COMCAST CABLE TELEVISION	QWEST

Surveyor's Certificate
I, **ROGER D. DUDLEY**, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that, by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements and that the same as shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description
Commencing at a point located South 00°12'20" West along the Section line 470.33 feet and West 2757.26 feet from the East quarter corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence along the Westerly boundary line of Plat "H", Jacobs Ranch Subdivision as follows: South 33°02'18" East 106.72 feet, South 00°53'45" West 71.85 feet, South 34°18'54" East 156.71 feet, South 77°59'55" West 90.16 feet, South 72°19'15" West 121.11 feet, South 67°36'37" East 47.85 feet, South 23°43'24" East 100.00 feet, South 46°49'33" East 61.24 feet, South 16°22'09" East 124.48 feet, South 22°22'51" East 117.06 feet, South 28°01'15" East 125.39 feet, South 35°57'42" East 125.82 feet, North 52°12'09" East 98.01 feet, North 66°56'03" East 58.02 feet, North 49°09'10" East 109.72 feet, South 43°56'31" East 93.40 feet, South 50°13'21" East 96.13 feet; thence South 56°31'53" East 97.96 feet; thence South 27°34'40" West 123.25 feet; thence South 17°58'22" West 57.68 feet; thence South 31°28'21" West 120.81 feet; thence South 44°09'45" East 26.25 feet; thence South 52°15'19" West 100.14 feet; thence South 74°57'44" West 60.14 feet; thence South 51°09'05" West 152.52 feet; thence North 36°23'13" West 198.68 feet; thence North 43°12'34" West 106.57 feet; thence North 48°05'43" West 108.91 feet; thence North 56°33'02" West 228.05 feet; thence North 57°14'29" West 56.00 feet; thence along the arc of a 793.00 foot radius curve to the right 84.69 feet (chord bears North 35°49'05" East 84.65 feet); thence North 51°07'20" West 100.00 feet; thence North 40°40'21" East 55.94 feet; thence North 47°31'58" West 109.46 feet; thence North 39°45'50" West 56.49 feet; thence along the arc of a 928.00 foot radius curve to the right 75.97 feet (chord bears North 45°13'42" East 75.95 feet); thence North 36°23'39" West 284.35 feet; thence North 13°10'23" West 82.04 feet; thence North 41°30'34" West 100.35 feet; thence North 29°37'01" East 81.72 feet; thence North 55°01'00" East 118.46 feet; thence South 83°49'54" East 144.48 feet; thence North 75°46'01" East 134.18 feet; thence North 56°41'40" East 192.64 feet to the point of beginning.

Area: 633.917 SF 14.55 acres
Total number of Lots = 40
Basis of Bearing is South 00°12'20" West along the Section line from the East quarter corner of Section 2, Township 6 South, Range 1 West to the Southeast corner of said Section 2.

Owner's Dedication
Know all men by these presents that _____ the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as PLAT "I" JACOBS RANCH SUBDIVISION, do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, and public amenities shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any assessments or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.
In witness whereof, I have hereunto set my hand this ___ day of ___, A.D. 20__.

STATE OF UTAH } S.S.
County of Utah

Owner's Acknowledgement
On the ___ day of ___, A.D. 20__, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer(s) of the above Owner's dedication, _____ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

Corporate Acknowledgement
STATE OF UTAH } S.S.
County of Utah
On the ___ day of ___, A.D. 20__, personally appeared before me _____ and, who being by me duly sworn did say each for himself, that he, the said _____ is the President and he the said _____ is the Secretary of _____ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said _____ each duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commission expires: _____ Notary Public residing at _____

Acceptance by Legislative Body
The Mayor of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This ___ day of ___, A.D. 20__.

Mayor _____ Attest
City Recorder
(See Seal Below)

Jacobs Ranch Plat "I"

Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian
Saratoga Springs City, Utah County Utah

<p>Prepared by: Dudley and Associates, Inc. 353 East 1200 South Orem, Utah 84058 office 801-224-1252 fax 801-224-1264</p>	<p>FIRE CHIEF APPROVAL Approved by the Fire Chief on this ___ day of ___, A.D. 20__</p>	<p>PLANNING COMMISSION APPROVAL Approved by the Planning Commission on this ___ day of ___, A.D. 20__</p>	<p>SARATOGA SPRINGS ENGINEER APPROVAL Approved by the City Engineer on this ___ day of ___, A.D. 20__</p>	<p>SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this ___ day of ___, A.D. 20__</p>	<p>LEHI CITY POST OFFICE Approved by Post Office Representative on this ___ day of ___, A.D. 20__</p>	<p>SURVEYORS SEAL</p>	<p>NOTARY PUBLIC SEAL</p>	<p>CIVIL ENGINEERS SEAL</p>	<p>CLERK-RECORDER SEAL</p>
	CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE REPRESENTATIVE				



NORTH
1" = 50'

LEGEND

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	198.00'	29.26'	29.24'	S 53°19'58" W	82°04'04"
C2	567.79'	73.94'	73.88'	N 52°46'03" E	72°27'39"
C3	567.79'	109.93'	109.76'	N 62°02'39" E	11°05'35"
C4	567.79'	109.80'	109.62'	N 73°07'50" E	11°04'46"
C5	567.79'	62.98'	62.94'	N 81°50'51" E	62°11'17"
C6	373.41'	41.23'	41.21'	S 81°52'51" W	67°9'35"
C7	373.41'	99.60'	99.31'	S 71°04'35" W	15°16'58"
C8	373.41'	78.88'	78.74'	S 57°22'58" W	12°06'14"
C9	317.41'	63.57'	63.46'	S 57°04'07" W	11°28'31"
C10	317.41'	107.99'	107.47'	S 72°33'10" W	19°29'35"
C11	317.41'	15.21'	15.20'	S 83°40'18" W	2°44'41"
C12	623.21'	92.91'	92.82'	N 80°46'24" E	83°32'29"
C13	623.21'	99.97'	99.87'	N 71°54'26" E	91°17'28"
C14	623.21'	101.62'	101.51'	N 62°38'24" E	92°03'35"
C15	623.21'	78.55'	78.49'	N 54°21'29" E	71°31'16"
C16	170.00'	6.33'	6.33'	S 50°03'05" W	2°08'03"
C17	595.21'	373.88'	367.76'	N 67°02'57" E	35°59'23"
C18	345.41'	203.24'	200.32'	S 68°11'15" W	33°42'47"

Line Table

Line	Length	Direction
T1	71.86'	S 00°53'07" W
T2	62.04'	N 13°10'23" E
T3	34.27'	N 51°19'52" E

DRAINAGE EASEMENT NOTES:

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

QUESTAR GAS COMPANY
Approved this ___ day of ___, A.D. 20__

QUESTAR GAS COMPANY

COMCAST CABLE TELEVISION
Approved this ___ day of ___, A.D. 20__

COMCAST CABLE TELEVISION

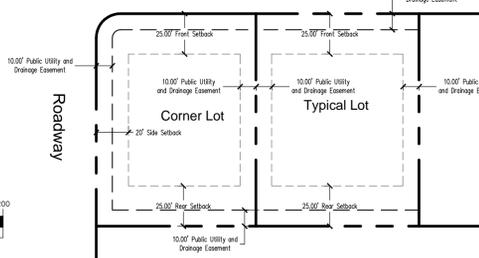
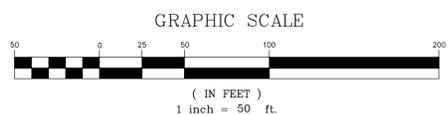
ROCKY MOUNTAIN POWER
Approved this ___ day of ___, A.D. 20__

ROCKY MOUNTAIN POWER

QWEST
Approved this ___ day of ___, A.D. 20__

QWEST

All Easements shown are 10.00' wide on each side of the Lot line. Easements are to be Public Utility and Drainage Easements.



Typical Lot Detail

PLAT NOTES:

- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.

Jacobs Ranch Plat "I" Phase 1

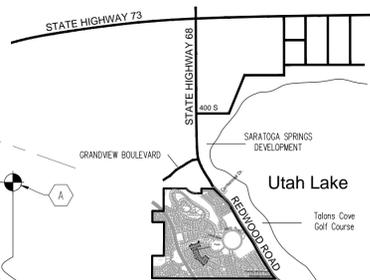
Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian Saratoga Springs City, Utah County Utah



State Plane Coordinates

No.	Northing	Easting
A	725,928.8643	1,897,077.4473
B	725,458.6756	1,884,319.2967
C	725,369.2407	1,884,377.4615
D	725,297.4223	1,884,376.3383
E	725,168.0248	1,884,464.6565
F	725,149.2823	1,884,376.4904
G	725,112.5139	1,884,261.1347
H	724,998.2806	1,883,983.8429
J	724,947.2164	1,883,919.4024
K	725,061.0280	1,893,827.9301
L	725,121.4200	1,883,813.7953
M	725,196.5440	1,883,747.3089
N	725,267.5643	1,883,787.6816
P	725,335.4644	1,883,884.7126
Q	725,319.9444	1,884,028.3183
R	725,352.9244	1,884,158.3397

Vicinity Map (not to scale)



Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that, by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements and that the same as shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

Commencing at a point located South 00°12'20" West along the Section line 470.33 feet and West 2757.26 feet from the East quarter corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence along the Westerly boundary line of Plat "H", Jacobs Ranch Subdivision as follows: South 33°02'18" East 106.72 feet, South 00°53'45" West 71.85 feet, South 34°18'54" East 156.71 feet, South 77°59'55" West 90.16 feet, South 72°19'15" West 121.11 feet, South 67°36'37" West 300.80 feet, South 51°36'21" East 82.47 feet, hence North 38°23'39" West 145.83 feet; thence North 13°10'23" West 62.04 feet; thence North 41°30'34" West 100.35 feet; thence North 29°37'01" East 81.72 feet; thence North 55°01'00" East 118.46 feet; thence South 83°49'54" East 144.48 feet; thence North 75°46'01" East 134.18 feet; thence North 56°41'40" East 192.64 feet to the point of beginning.

Area: 184,235 SF 4.23 acres

Total number of Lots = 12

Basis of Bearing is South 00°12'20" West along the Section line from the East quarter corner of Section 2, Township 6 South, Range 1 West to the Southeast corner of said Section 2.

Owner's Dedication

Know all men by these presents that _____, the _____ undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as PLAT "I" JACOBS RANCH SUBDIVISION, do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, and public amenities shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street. In witness whereof _____ have hereunto set _____ this ___ day of ___, A.D. 20__.

Owner's Acknowledgement

STATE OF UTAH } S.S.
County of Utah

On the ___ day of ___, A.D. 20__, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer() of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

Corporate Acknowledgement

STATE OF UTAH } S.S.
County of Utah

On the ___ day of ___, A.D. 20__, personally appeared before me _____ and, who being by me duly sworn did say each for himself, that he, the said _____ is the Secretary of _____ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said _____ each duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commission expires: _____ Notary Public residing at _____

Acceptance by Legislative Body

The Mayor of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public. This ___ day of ___, A.D. 20__.

Mayor _____ Attest _____
City Recorder (See Seal Below)

Jacobs Ranch Plat "I" Phase 1

Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian Saratoga Springs City, Utah County Utah

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

FIRE CHIEF APPROVAL
Approved by the Fire Chief on this ___ day of ___, A.D. 20__

CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
Approved by the Planning Commission on this ___ day of ___, A.D. 20__

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
Approved by the City Engineer on this ___ day of ___, A.D. 20__

CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
Approved by Saratoga Springs Attorney on this ___ day of ___, A.D. 20__

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
Approved by Post Office Representative on this ___ day of ___, A.D. 20__

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYORS SEAL

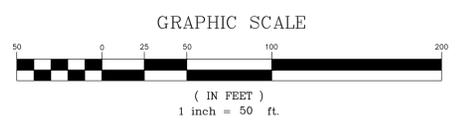
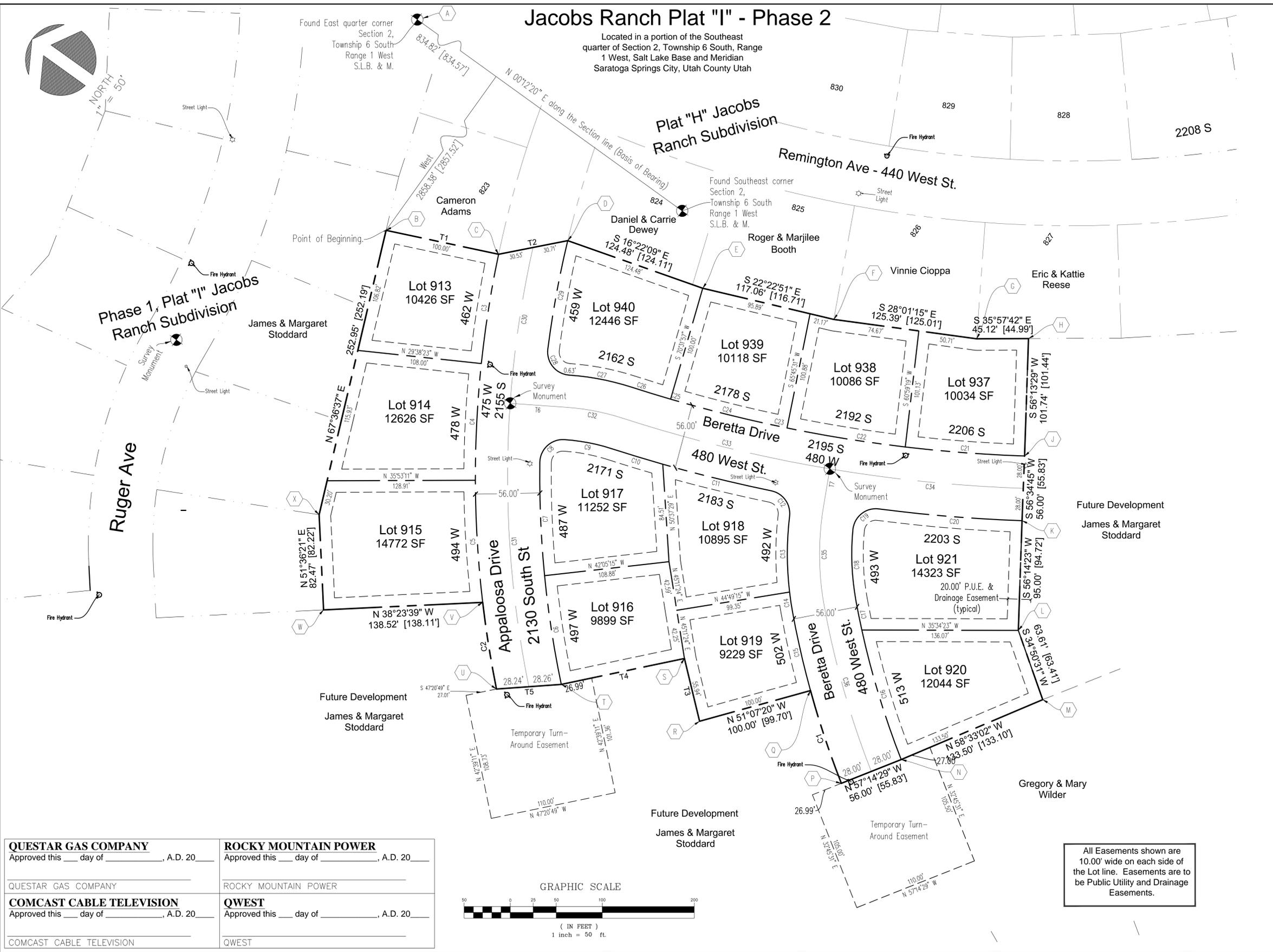
NOTARY PUBLIC SEAL

CIVIL ENGINEERS SEAL

CLERK-RECORDER SEAL

Jacobs Ranch Plat "I" - Phase 2

Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian Saratoga Springs City, Utah County Utah



All Easements shown are 10.00' wide on each side of the Lot line. Easements are to be Public Utility and Drainage Easements.

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that, by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements and that the same as shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

Commencing at a point located South 00'12'20" West along the Section line 834.82 feet and West 2858.38 feet from the East quarter corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence along the Westerly boundary line of Plat "H", Jacobs Ranch Subdivision as follows: South 2'34'32" East 100.00 feet, South 46'49'33" East 61.24 feet, South 16'22'09" East 124.48 feet, South 22'22'51" East 117.06 feet, South 28'01'15" East 125.39 feet, South 35'57'42" East 45.12 feet, thence South 56'13'29" West 101.74 feet; thence South 56'34'45" West 56.00 feet; thence South 56'14'23" West 95.00 feet; thence South 34'50'31" West 63.61 feet; thence North 58'33'02" West 133.50 feet; thence North 57'14'29" West 56.00 feet; thence along the arc of a 793.00 foot radius curve to the right 84.69 feet (chord bears North 35'49'05" East 84.65 feet); thence North 51'07'20" West 100.00 feet; thence North 40'40'21" East 55.94 feet; thence North 47'31'58" West 109.46 feet; thence North 39'45'50" West 56.49 feet; thence along the arc of a 928.00 foot radius curve to the right 75.97 feet (chord bears North 45'13'42" East 75.95 feet); thence North 38'23'39" West 136.52 feet; thence North 51'36'21" East 82.47 feet; thence North 67'36'37" East 252.95 feet more or less to the point of beginning.

Area: 207,279 SF 4.76 acres

Total number of Lots = 13

Basis of Bearing is South 00'12'20" West along the Section line from the East quarter corner of Section 2, Township 6 South, Range 1 West to the Southeast corner of said Section 2.

Owner's Dedication

Know all men by these presents that _____, the _____ undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as PLAT "I" JACOBS RANCH SUBDIVISION, do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, and public amenities shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

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

Owner's Acknowledgement

STATE OF UTAH } S.S.
County of Utah } S.S.

On _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer() of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

Corporate Acknowledgement

STATE OF UTAH } S.S.
County of Utah } S.S.

On _____ day of _____, A.D. 20____, personally appeared before me _____ and, who being by me duly sworn did say each for himself, that he, the said _____ is the President and he the said _____ is the Secretary of _____ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said _____ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commission expires: _____ Notary Public residing at _____

Acceptance by Legislative Body

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

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

Mayor

Attest
City Recorder
(See Seal Below)

Plat "I" Jacobs Ranch Phase 2

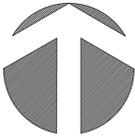
Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian Saratoga Springs City, Utah County Utah

QUESTAR GAS COMPANY Approved this _____ day of _____, A.D. 20____	ROCKY MOUNTAIN POWER Approved this _____ day of _____, A.D. 20____
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION Approved this _____ day of _____, A.D. 20____	QWEST Approved this _____ day of _____, A.D. 20____
COMCAST CABLE TELEVISION	QWEST

 Prepared by: Dudley and Associates, Inc. 353 East 1200 South Orem, Utah 84058 office 801-224-1252 fax 801-224-1264	FIRE CHIEF APPROVAL Approved by the Fire Chief on this _____ day of _____, A.D. 20____ CITY FIRE CHIEF	PLANNING COMMISSION APPROVAL Approved by the Planning Commission on this _____ day of _____, A.D. 20____ CHAIRMAN, PLANNING COMMISSION	SARATOGA SPRINGS ENGINEER APPROVAL Approved by the City Engineer on this _____ day of _____, A.D. 20____ CITY ENGINEER	SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20____ SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE Approved by Post Office Representative on this _____ day of _____, A.D. 20____ LEHI CITY POST OFFICE REPRESENTATIVE	SURVEYORS' SEAL	NOTARY PUBLIC SEAL	CIVIL ENGINEERS SEAL	CLERK-RECORDER SEAL
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Jacobs Ranch Plat "I", Phase 3

Located in a portion of the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian
Saratoga Springs City, Utah County Utah



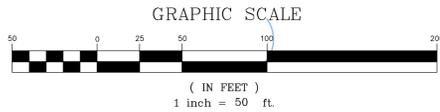
NORTH
1" = 50'

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	1307.60'	100.06'	100.04'	S 35°57'09" E	42°304"
C2	1307.60'	99.04'	99.02'	S 40°18'53" E	42°023"
C3	1307.60'	100.06'	100.03'	S 44°40'36" E	42°303"
C4	1307.60'	100.20'	100.17'	S 49°03'50" E	42°325"
C5	1307.60'	52.46'	52.45'	S 52°24'30" E	217°55"
C6	247.00'	63.41'	63.24'	N 46°12'11" W	14°42'33"
C7	303.00'	102.09'	101.61'	N 43°54'18" W	19°18'20"
C8	1251.60'	19.71'	19.71'	S 53°06'24" E	05°40'1"
C9	1251.60'	139.39'	139.31'	S 49°27'55" E	62°25'1"
C10	1251.60'	139.39'	139.31'	S 49°27'55" E	62°25'1"
C11	1251.60'	139.39'	139.31'	S 49°27'55" E	62°25'1"
C12	1251.60'	20.01'	20.01'	S 45°49'01" E	05°45'3"
C13	1251.60'	148.98'	148.90'	S 41°56'56" E	6°49'13"
C14	1251.60'	104.05'	104.02'	S 36°09'25" E	4°45'48"
C15	1051.59'	132.70'	132.62'	S 41°24'46" E	7°13'49"
C16	1051.59'	20.01'	20.01'	S 45°34'23" E	1°06'24"
C17	1051.59'	129.57'	129.49'	S 49°38'52" E	7°03'35"
C18	1051.59'	98.19'	98.15'	S 55°51'09" E	5°20'59"
C19	995.59'	96.87'	96.83'	S 54°57'55" E	5°34'28"
C20	995.59'	15.04'	15.04'	S 51°44'43" E	05°15'56"
C21	995.59'	119.67'	119.60'	S 47°52'08" E	6°53'14"
C22	995.59'	100.41'	100.37'	S 41°32'09" E	5°46'43"
C23	1023.59'	356.25'	354.45'	S 48°10'50" E	19°56'21"
C24	1279.60'	441.98'	439.78'	S 43°39'46" E	19°47'24"
C25	275.00'	82.84'	82.53'	N 44°55'41" W	17°15'33"

Line Table		
Line	Length	Direction
T1	57.68'	S 17°58'22" W
T2	26.25'	S 44°09'45" E
T3	60.14'	N 74°57'44" E
T4	98.01'	N 52°12'09" E
T5	58.02'	N 66°56'03" E

LEGEND

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS





**Sergeant Court Phase 3
Final Plat
April 15, 2014**

Report Date:	April 8, 2014
Applicant/Owner:	Lars Anderson / Bach Homes
Location:	Approximately 1675 North 95 West
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58-023-0097; 3.54 acres
Parcel Zoning:	MU (PUD), Mixed Use Planned Unit Development
Adjacent Zoning:	A, Agricultural; RC, Regional Commercial; R-3, Low Density Residential
Current Use of Parcel:	Vacant
Adjacent Uses:	Townhome Development
Previous Meetings:	Rezone to MU(PUD) and Concept Plan approval September 2013
Previous Approvals:	Three Phased MPD in 2006
Land Use Authority:	City Council
Future Routing:	Public meeting with City Council Final Plat
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for approval of the Sergeant Court Phase 3 Final Subdivision Plat located at approximately 1675 North 95 West. The proposed subdivision plat includes 41 townhomes. Phase 3 is the last phase of this development, which began in 2006.

Recommendation:

Staff recommends that the City Council conduct a public meeting, take public comment and/or discuss the proposed Final Plat at their discretion, and choose from the options in Section "I" of this report. Options include approval of the plat as proposed, a motion to continue the item to gather additional supportive information, or a denial based on findings of non-compliance with specific criterion.

B. Background:

The Sergeant Court development was rezoned from Agricultural to Mixed Use in 2006. At that time the City approved an overall concept plan for the entire project. In reviewing the development plan, the City found sufficient evidence that this property was originally intended for a PUD overlay. In September 2013 the City officially added the PUD overlay to the project area to support the approved setback reductions granted in 2006 under the original approval.

This development was approved for three phases. Phase 1 is the commercial portion along Redwood Road, which has been platted but only partially developed. Phase 2 is the first phase of the townhomes which includes 55 units and some project amenities. The final phase, Phase 3, includes the remaining 41 townhome units.

After a Planning Commission public hearing and recommendation on October 24, 2013, the Council approved the preliminary plat on November 12, 2013.

C. Specific Request:

The site is zoned MU (PUD), Mixed Use Planned Unit Development. The proposed townhomes are permitted within this zone. The specific request is for Final Plat approval for 41 townhome units. The original concept plan for Phase 3 included 43 townhome units. Two units were removed with this iteration in order to provide additional guest parking spaces.

D. Process:

Per section 19.12.03 of the City Code, all subdivisions must receive Final Plat approval. An application for a Final Plat shall follow the approved City format and must contain specific information outlined in section 19.12.03(2). The application was found to contain all of the required information.

Section 19.13.04 of the City Code states that Preliminary Plats require City Council approval after receiving a recommendation from the Planning Commission. The Planning Commission held a public hearing on October 24, 2013 and recommended approval of the proposed Preliminary Plat as proposed. The City Council approved the Preliminary Plat on November 12, 2013 subject to the following conditions:

1. *"Per Section 19.12.02(5) of the City Code, the Preliminary Subdivision Plat shall remain valid for twenty-four months from the date of City Council approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extensions must be requested within twenty-four months of site plan/Subdivision approval and shall not exceed twelve months."*
2. *If the City Council amends Section 19.12.06 to allow for modified curb and gutter for private roads, the construction drawings shall be amended to provide modified curb and gutter as part of the private street design.*
3. *Prior to occupancy of any unit within Phase 3, a temporary emergency access road shall be installed to provide secondary emergency access to the Sergeant Court Development. Said emergency access shall be approved by the Fire Chief, and legally secured through appropriate easements.*
4. *All requirements of the City Engineer shall be met, including but not limited to those outlined in the attached report.*
5. *The on-site pedestrian trail shall be constructed of concrete to match the future public trail to the west.*
6. *The applicant shall work with the City Fire Chief and City Engineer to provide red painted curbs along Guardian Drive.*
7. *That the second access meets fire code requirements and that the fire chief's requirements be met."*

Once a Preliminary Plat is approved, the Final Plat is reviewed and approved only by the City Council.

E. Community Review:

Per 19.12.03 of the City Code, a notice was posted in *The Daily Herald*, and each residential property within 300 feet of the subject property was sent a letter at least ten calendar days prior to the Planning Commission public hearing. As of the completion of this report, the City has not received any public comment regarding this application.

F. General Plan:

The site is designated as Mixed Use on the adopted Future Land Use Map. The General Plan states, "*The Mixed Use designation is designed to provide for developments that have a combination of well integrated residential and commercial uses.*" This townhome development provides a good transition from the commercial uses on the east, to the lower density residential and school facilities to the west.

The application was submitted and reviewed by the Planning Commission prior to the passing of Proposition 6, which modified the General Plan to limit the amount of multi-family residential development in the City. Therefore, this application is not subject to the General Plan guidance on unit type.

G. Code Criteria:

Section 19.12.03 of the City Code states, "*All subdivisions are subject to the provisions of Chapter 19.13, Development Review Process*". The following criteria have been extrapolated from the requirements listed in Sections 19.13 (Subdivision Requirements), 19.04.21 (MU Zone Requirements) of the City Code, and 19.07 (PUD Requirements). Upon review of the City Code, staff finds that the proposed Final Plat will meet all the code requirements if all the recommended conditions of approval listed in this report are met.

Permitted or Conditional Uses: complies. Section 19.04.21(2) lists "Multi-family Structures" as a permitted use in the MU zone. This project is proposing 41 residential townhomes; thus, the proposal is a permitted use in the MU zone.

Setbacks and Yard Requirements: complies. Section 19.04.21(5) outlines the setbacks required by the MU zone. These requirements are:

- Front: 20 feet; may be reduced to 12 feet if garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.
- Sides: 5 feet minimum, 10 feet total; corner side: 15 feet
- Rear: 20 feet

The site design shown on the Final Plat indicates that this plat will comply with the minimum required setbacks.

Minimum Lot Width: not applicable. Section 19.04.21(6) states there is no minimum lot width requirements for other land uses or projects apart from single-family homes.

Minimum Lot Frontage: complies. Section 19.04.21(7) outlines the requirements for lot frontages in the MU zone. This section states that for multi-family, two-family, and three-family structures, where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual dwelling. The minimum frontage requirement is 35 feet, the minimum frontage for the smallest building is 56.83 feet; therefore, this townhome development complies with this code requirement.

Maximum Height of Structures: complies. Section 19.04.21(8) outlines the requirements for the building height in the MU zone and states that no structure in this zone shall be taller than four stories in height. The reviewed building elevations are only two stories.

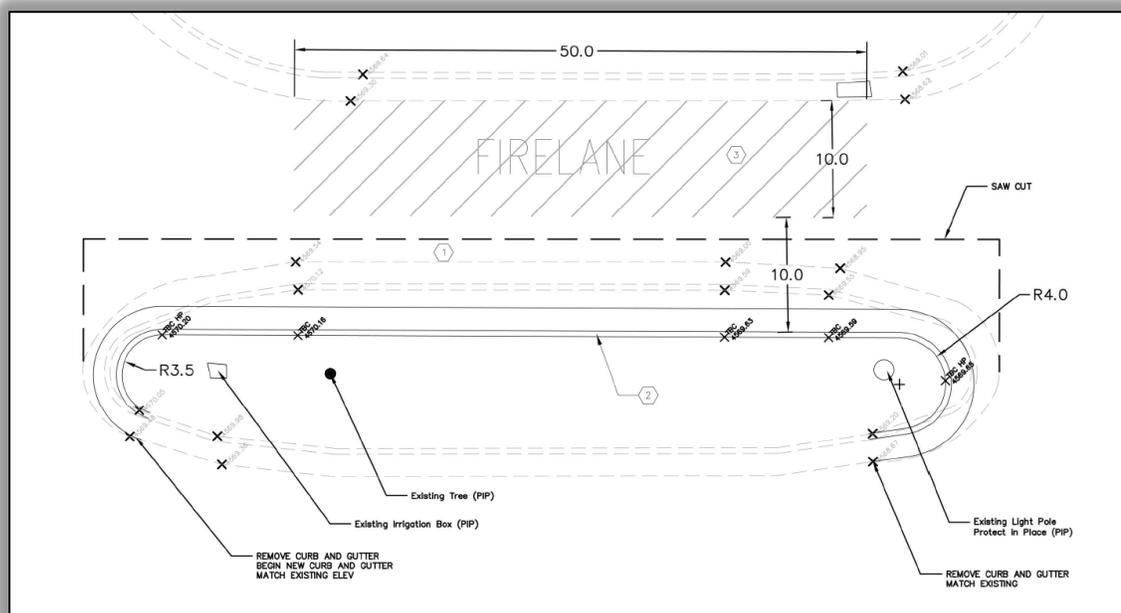
Maximum Lot Coverage: complies. Section 19.04.21(9) outlines the requirements for lot coverage in the MU zone and states that the maximum lot coverage in this zone is 50%. The overall building coverage for this phase is 29%. Therefore the proposed townhome development, with its individual ownership for each unit, complies with this code requirement.

Minimum Dwelling Size: complies. Section 19.04.21(10) outlines the requirements for minimum dwelling sizes within the MU zone and states that every dwelling in this zone shall contain a minimum of 1,000 square feet of living space above grade. The floor plans submitted show a total of 1,677 square feet of livable area on the first and second floors for each dwelling unit.

Open Space Requirement: complies. Section 19.04.21(11) states that the minimum open space required for the MU zone is 25% of the entire development. Phase 3 has a total of 35.5% open space, while the overall open space provided for Phase 2 is approximately 44%. The overall amount of open space for the residential portion of the Sergeant Court Development is 40.7%.

Parking, vehicle and pedestrian circulation: complies. Section 19.09.11 requires multi-family homes to have a minimum 2.25 parking stalls with a minimum 1 stall in an enclosed garage. Each of the 41 townhomes will have a two car garage. In addition to the parking within the garages (which are all setback a least 20 from the property line) there are 16 off-street parking spaces. Therefore there are 98 parking stalls provided for this phase; creating a parking ratio of 2.39 parking stalls per unit.

Phase 3 will connect on the north and south with Phase 2. Secondary emergency access has been discussed during the review of the Preliminary Plat. The applicant has worked closely with the Fire Chief. The Final Plat identifies the modification of the landscape median at the entrance to this development from Redwood Road. The following exhibit illustrates the modifications that are required in order to meet the Fire Department's access needs:



During review of the concept plan for Phase 3, the Planning Commission raised concerns about how the multiple curb cuts have affected the usability of the sidewalks in the existing Phase 2. Because these private roads have been developed with no park strips, the sidewalk and curb and gutter are integrated as one monolithic concrete site improvement. The limited spacing of driveways requires frequent curb cuts to the vertical curb, which in turn requires the sidewalk to dip down to match the cut curb.

This built environment creates vertical undulations in the sidewalk that are visually unappealing and more importantly, challenging for people to use. Using a modified curb and gutter design would not require formal curb cuts and therefore would not create an undulating sidewalk. Use of a modified curb and gutter is not permitted in the current code; however, staff has prepared a code amendment that, if adopted by the City Council, will provide an option that will allow for the modified curb design that this project has proposed.

This proposed code amendment to the private road cross sections is scheduled for the April 24th Planning Commission meeting. This code amendment must be approved by the City Council as a condition of this Final Plat approval.

During the October 24th public hearing, the Planning Commission recommended that the on-site pedestrian trail connection be made of concrete in order to be more durable and to better match the future public trail which will be built to the west of this development. The latest iteration of this Phase 3 still shows some of this trail being constructed of asphalt. Staff recommends that this trail be completely made of concrete, as recommended by the Planning Commission so that it will be more durable and also match the future City trail which this trail will connect.

Landscaping, fencing, and signage: complies. Phase 3 provides 35.7% open space, which is landscaped above what is required per code. The landscape plan provides 40 deciduous trees (22 required), 17 evergreen trees (15 required), 491 shrubs (70 required), and 71% turf area (min. 50% required).

A 3 rail vinyl fence will be installed along the west and north boundaries of Phase 3 in order to provide proper project delineation. The existing cinderblock wall built by the Town Center Storage will provide the delineation on the south boundary of the project.

No signage is proposed with Phase 3.

H. Recommendation and Alternatives:

After evaluating the required standards for final subdivision plats and residential developments located in an MU zone, staff recommends that the City Council conduct a public meeting and make the following motion:

Recommended Motion:

"Based upon the evidence and explanations received today, I move that the City Council approve the Sergeant Court Phase 3 Final Subdivision Plat on property located at approximately 1675 North 95 West, with the findings and conditions below:

Findings:

1. Per the requirements of Section 19.04.21(2), 41 townhomes are a permitted use in the MU zone.
2. Per the requirements of Section 19.04.21(4), all townhomes proposed in the development meet the minimum lot size of 5,000 square feet for multi-family development in the MU zone.
3. Per the requirements of Section 19.04.21(5), the minimum setback and yard requirements for the MU zone are met.

4. Per the requirements of Section 19.04.21(6), all townhomes proposed in the Sergeant Court Phase 3 Preliminary Plat meet the minimum lot width requirements.
5. Per the requirements of Section 19.04.21(7), all townhomes proposed in the Sergeant Court Phase 3 Preliminary Plat meet the minimum lot frontage requirements.
6. Per the requirements of Section 19.04.13(8-10), all townhomes proposed in the Sergeant Court Phase 3 Preliminary Plat the maximum building heights, lot coverage, and minimum dwelling size.
7. Per the requirements of Section 19.04.21(11), the development meets the minimum 25% open space within the project boundaries of the Sergeant Court development.
8. Per the requirements of Section 19.09.11, the off-street parking requirements have been met.

Conditions:

1. Per Section 19.12.02(5) of the City Code, the Final Subdivision Plat shall remain valid for twenty-four months from the date of City Council approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extensions must be requested within twenty-four months of site plan/Subdivision approval and shall not exceed twelve months."
2. Section 19.12.06 of the City Code shall be amended prior to the recordation of this plat to allow for a modified curb and gutter on the proposed private roads. If the City Council does not amend Section 19.12.06 to allow for modified curb and gutter for private roads, the construction drawings shall be amended to provide standard 6-inch vertical curb and gutter as part of the private street design.
3. Prior to occupancy of any unit within Phase 3, the landscape island in the main entrance leading from this overall development to Redwood Road, shall be modified to the satisfaction of the Fire Chief to provide secondary emergency access to the Sergeant Court Development.
4. All requirements of the City Engineer shall be met, including but not limited to those outlined in the attached report.
5. The on-site pedestrian trail shall be constructed of concrete to match the future public trail to the west.
6. Any other conditions as articulated by the City Council:

Alternative Motions:

Alternative Motion A

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

Alternative Motion B

"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the Sergeant Court Phase 3 Final Subdivision Plat on property located at approximately 1675 North 95 West. Specifically I find that the following standards and/or code requirements have not been met:"

List Specific Code Standards and Requirements:

I. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Aerial Photo
4. Final Subdivision Plat
5. City Council Minutes (November 12, 2013)

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Sergeant Court Phase 3
Date: April 15, 2014
Type of Item: Final Plat Approval



Description:

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

B. Background:

Applicant: Lars Anderson / Bach Homes
Request: Final Plat Approval
Location: 2300 S. Redwood Road
Acreage: 3.54 acres - 41 Townhome Lots

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

D. Conditions:

- A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.
- B. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.
- C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- D. Record easements for all City utilities not located in the public right-of-way.
- E. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.
- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

- G. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- H. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- I. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.
- J. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
- K. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report. Developer shall meet the City's pending 38' ROW Private Road standard. The plat shall not be recorded until the City has adopted this standard.
- L. Developer shall stabilize and reseed all disturbed areas.
- M. Developer shall ensure lot 30 is contained entirely within the proposed plat or shall amend the plat on which it encroaches.
- N. Provide site lighting that meets City standards with parking Stalls, sidewalks, and footpaths illuminated to a minimum of 0.5 fc, with a uniformity ratio of 4:1, average to minimum, and a ratio of 20:1 maximum to minimum. There shall be no spillover past property lines greater than 0.1 ft-candles.
- O. Adequate documentation shall be provided identifying that the existing irrigation ditch does not have downstream users. Construction plans shall include plans for proper abandonment of the existing system.
- P. The Developer shall provide red curb painting along both sides of Guardian Drive and shall widen Sergeant Court to provide for a fire lane satisfactory to the City Fire Chief.
- Q. Developer shall verify existing storm drain system has adequate capacity for the additional flows created by this project. The developer shall provide a grading design that protects homes from upland sheet flows during a major storm event.
- R. Developer shall provide a trail connection to the west to provide access to the adjacent trail and elementary school.
- S. Developer shall provide all amenities and landscaping as per approved plans.

- T. Provide hydrants at 500' O.C. as required by City standards and relocate any existing hydrants that will be in unacceptable locations.
- U. Sidewalks shall have a cross slope no greater than 2%.
- V. Comply with all applicable portions of the Americans with Disabilities Act (ADA).
- W. Any unused existing utility laterals shall be removed back to the main and capped.

SERGEANT COURT PHASE 3

A PLANNED UNIT DEVELOPMENT AND SUBDIVISION

FINAL PLAT

SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M.

SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

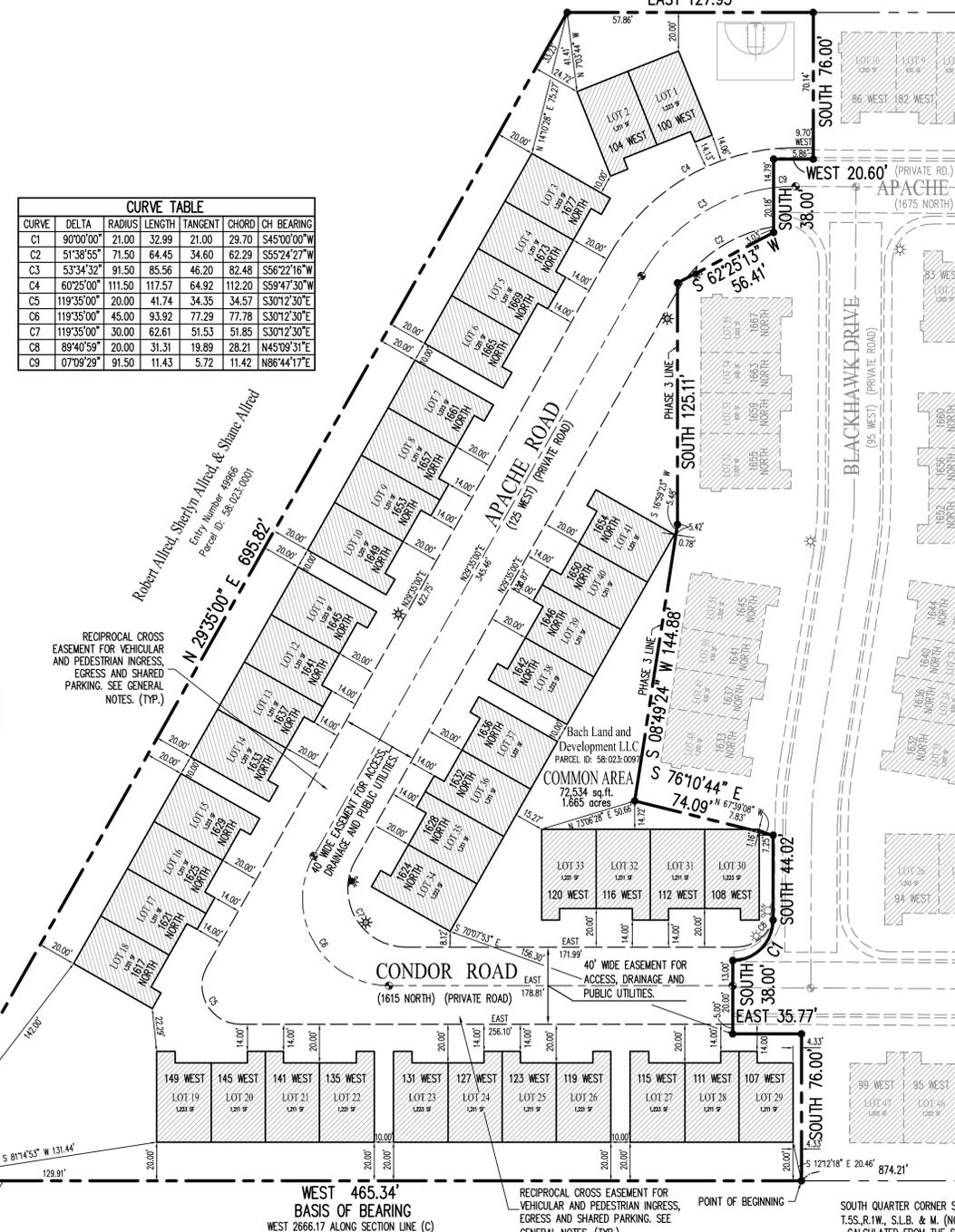
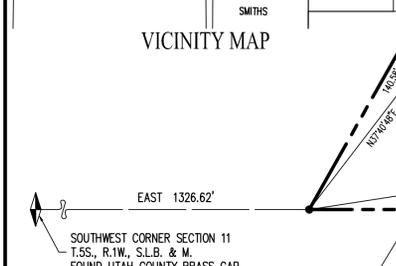
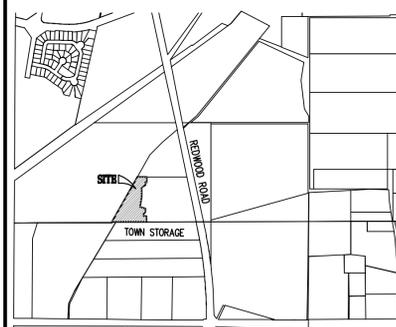
Arthur R. & Eunice Chen
Buckland, TRS
ENTRY NUMBER 45828
PARCEL ID: 58-023-0021



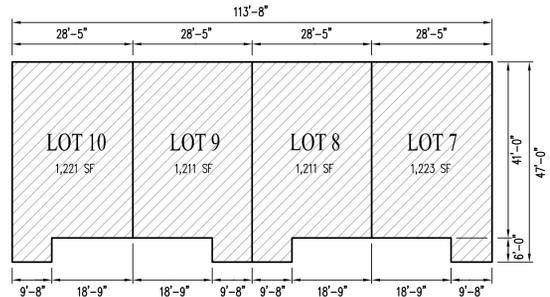
- LEGEND & NOTES:**
- SECTION CORNER MONUMENTS FOUND (AS NOTED)
 - SET 5/8 INCH BY 18 INCH STEEL BAR WITH SURVEYORS IDENTIFICATION CAP STAMPED: "MERIDIAN PLS 4938744" ON ALL PROPERTY CORNERS. PROPERTY CORNERS SET ON, OR ABOUT THE DATE OF THIS CERTIFICATION.
 - NAIL TO BE SET (AS NOTED)
 - MONUMENTS FOUND (AS NOTED)
 - STREET MONUMENTS TO BE SET (AS NOTED)
 - PROPOSED FIRE HYDRANT LOCATION.
 - PROPOSED STREET LIGHT LOCATION.
 - EXISTING NAIL
 - EXISTING STREET MONUMENT
 - EXISTING FIRE HYDRANT LOCATION.
 - EXISTING STREET LIGHT LOCATION.
 - SETBACK LINE
 - BOUNDARY LINE
 - EASEMENT LINE
 - CENTER LINE
 - PRIVATE SPACE
 - COMMON AREA (NOTE: ALL AREA NOT DESIGNATED AS PRIVATE SPACE IS COMMON AREA)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	90°00'00"	21.00	32.99	21.00	29.70	S45°00'00"W
C2	51°38'55"	71.50	64.45	34.60	62.29	S55°24'27"W
C3	53°34'32"	91.50	85.56	46.20	82.48	S56°22'16"W
C4	60°25'00"	111.50	117.57	64.92	112.20	S59°47'30"W
C5	119°35'00"	20.00	41.74	34.35	34.57	S30°12'30"E
C6	119°35'00"	45.00	93.92	77.29	77.78	S30°12'30"E
C7	119°35'00"	30.00	62.61	51.53	51.85	S30°12'30"E
C8	89°40'59"	20.00	31.31	19.89	28.21	N45°09'31"E
C9	07°09'29"	91.50	114.43	5.72	114.42	N86°44'17"E

(R) DISTANCE OR BEARING HAS BEEN EXTRACTED FROM CURRENT DEEDS OF RECORD.
(M) DISTANCE OR BEARING SHOWN REPRESENTS AN ACTUAL FIELD MEASUREMENT.
(C) DISTANCE OR BEARING HAS BEEN CALCULATED FROM FIELD MEASUREMENTS.



SECOND AMENDED SERGEANT COURT PHASE 2
A PLANNED UNIT DEVELOPMENT AND SUBDIVISION



BUILDING DIMENSION DETAIL
SCALE 1"=20'
(TYPICAL)
OCTOBER 17, 2013

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCELS AND TO WRITE A COMPOSITE LEGAL DESCRIPTION OF SAID PARCELS. THE BASIS OF BEARING FOR THIS SURVEY IS WEST ALONG THE SECTION LINE FOR A DISTANCE OF 2666.17 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 11 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE SOUTH QUARTER CORNER LOCATION WAS RE-ESTABLISHED USING FIELD MEASUREMENTS TAKEN NOVEMBER OF 2005 ON THE BRASS CAP MONUMENTS REPRESENTING THE SOUTHWEST AND SOUTHEAST CORNERS OF SAID SECTION 11 AND USING THE RECORD BEARING AND DISTANCE TIES AS FOUND ON THE UTAH COUNTY DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

1. ALL VESTING DOCUMENTS LISTED ABOVE (RECORD DESCRIPTIONS).
2. WARRANTY DEED IN FAVOR OF ROBERT ALLED, SHERLYN ALLED, & SHANE ALLED, JT RECORDED DECEMBER 12, 1976 AS ENTRY NUMBER 49966.
3. WARRANTY DEED IN FAVOR OF ARTHUR R. AND EUNICE CHEN BUCKLAND, TR RECORDED JUNE 3, 1996 AS ENTRY NUMBER 45828.
4. SPECIAL WARRANTY DEED IN FAVOR OF IHC HEALTH SERVICES, INC. RECORDED DECEMBER 27, 2002 AS ENTRY NUMBER 156616:2002.
5. CROSSROADS RANCHETTES SUBDIVISION PLAT "A" RECORDED NOVEMBER 4, 1991 AS ENTRY NUMBER 43648 AS MAP NUMBER 4326.
6. CROSSROADS RANCHETTES [SIC] LOT 1 SUBDIVISION PLAT "A" RECORDED SEPTEMBER 22, 2004 AS ENTRY NUMBER 109128:2004 AS MAP NUMBER 10691.
7. UTAH COUNTY DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 WEST, ACCORDING TO THE OFFICIAL PLAT THEREOF.
8. UTAH COUNTY SECTION THE SHEETS OF THE SOUTH QUARTER CORNER, THE SOUTHWEST CORNER, AND THE SOUTHEAST CORNER OF SAID SECTION 11.
9. SURVEY PLAT FOR ETCAR CONSTRUCTION PERFORMED BY TORGENSEN ENGINEERING. SURVEY NUMBER 03 233.
10. SURVEY PLAT FOR FREE & ASSOCIATES PERFORMED BY MCNEIL ENGINEERING AND LAND SURVEYING L.C. SURVEY NUMBER 00 036.

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY _____

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY _____

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY _____

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY _____

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

STATE OF UTAH, COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ UTAH COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S), I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE SUBDIVIDED SAID PARCEL(S) OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: "SERGEANT COURT PHASE 3 A PLANNED UNIT DEVELOPMENT AND SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____ MICHAEL W. NADEAU
UTAH PLS NO. 4938744

IN ORDER TO UNDERSTAND THE RELATIONSHIP OF THE OCCUPATION IMPROVEMENTS RELATIVE TO THE SUBDIVISION BOUNDARY LINES AND CORNERS REPRESENTED HEREON, REFERENCE IS HEREBY MADE AND GIVEN TO PURCHASERS, USERS AND THOSE RELIANT ON THIS PLAT TO THE OFFICIAL RECORD OF SURVEY PLAT, OF THE SUBJECT PROPERTY, ON FILE WITHIN THE OFFICE OF THE COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 874.21 FEET WEST ALONG THE SECTION LINE FROM THE CALCULATED SOUTH QUARTER CORNER OF SAID SECTION 11, SAID POINT IS ALSO 1791.96 FEET EAST ALONG SAID SECTION LINE FROM THE UTAH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 11, (THE BASIS OF BEARING FOR THIS PROPERTY, AS MEASURED BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 11, IS WEST 2666.17 FEET) AND RUNNING THENCE WEST 465.34 FEET ALONG SAID SECTION LINE; THENCE N.29°35'00"E. 695.82 FEET; THENCE EAST 127.93 FEET ALONG A LINE PARALLEL WITH SAID SECTION LINE; THENCE SOUTH 76.00 FEET; THENCE WEST 20.60 FEET; THENCE SOUTH 38.00 FEET; THENCE S.62°25'13"W. 56.41 FEET; THENCE SOUTH 125.11 FEET; THENCE S.08°49'24"W. 144.88 FEET; THENCE S.76°10'44"E. 74.09 FEET; THENCE SOUTH 44.02 FEET TO A POINT ON A CURVE TO THE RIGHT WITH A RADIUS OF 21.00 FEET AND DELTA ANGLE OF 90°00'00" (CHORD BEARS S.45°00'00"W. 29.70 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 32.99 FEET; THENCE SOUTH 38.00 FEET; THENCE EAST 35.77 FEET; THENCE SOUTH 76.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 154,327 SQUARE FEET OR 3.543 ACRES IN AREA, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ (UNDERSIGNED OWNER'S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS _____ SERGEANT COURT PHASE 3 A PLANNED UNIT DEVELOPMENT AND SUBDIVISION AND HEREBY GRANT AND CONVEY TO SARATOGA SPRINGS, UTAH COUNTY, UTAH AN EASEMENT FOR THE PURPOSE OF PUBLIC THROUGHFARES OF THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE ROADS AND SIDEWALKS, AND ALSO DEDICATE TO SARATOGA SPRINGS THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SARATOGA SPRINGS.

ALSO, SAID OWNER(S) HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS OR ASSIGNS A PERPETUAL EASEMENT AND RIGHT OF WAY TO THE AREAS SHOWN ON THIS PLAT AS COMMON AREAS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN OR OVERHEAD ELECTRICAL, TELEPHONE OR COMMUNICATION, NATURAL GAS, SEWER, WATER LINES AND ALL OTHER PUBLIC UTILITIES AND APPURTENANT PARTS THERETO, TOGETHER WITH RIGHT OF ACCESS.

IN WITNESS WHEREBY _____, HAVE HERETO SET _____ HAND THIS _____, DAY OF _____, A.D. 20____.

SHON RINDUSBACHER _____ SIGNATURE
SIGNATURE _____ SIGNATURE

OWNERS ACKNOWLEDGMENT
(LIMITED LIABILITY CORP.)

STATE OF UTAH } SS
COUNTY OF UTAH }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER OF THIS PLAT, WHO BEING DULY SWORN DID SAY, HIMSELF, THAT HE, THE SAID IS THE MANAGER OF _____, LC AND THAT THE WITHIN PLAT WAS SIGNED IN BEHALF OF _____, LC BY AUTHORITY OF A RESOLUTION OF ITS MEMBERS, AND SAID _____, LC EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT
CORPORATE

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

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ AND THAT THE WITHIN AND THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND THE SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ A.D. 20____

MAYOR _____ ATTEST: _____ CITY RECORDER (SEE SEAL BELOW)

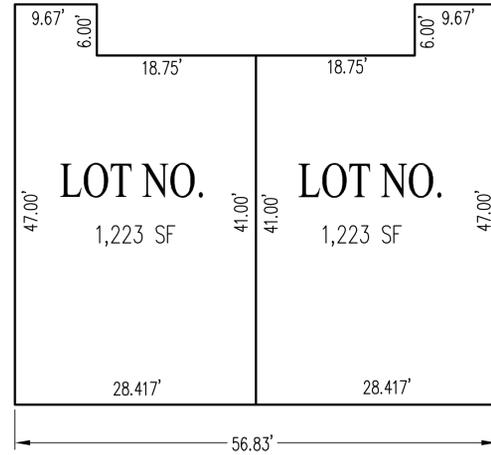
DEVELOPED BY: BACH LAND AND DEVELOPMENT L.L.C.
11650 SOUTH STATE STREET, SUITE 300, DRAPER, UTAH 84020

SERGEANT COURT PHASE 3
A PLANNED UNIT DEVELOPMENT AND SUBDIVISION
FINAL PLAT, SHEET 1 OF 3
SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M.
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

SURVEYOR'S SEAL _____ NOTARY PUBLIC SEAL _____ CITY ENGINEERS SEAL _____ CLERK-RECORDER SEAL _____

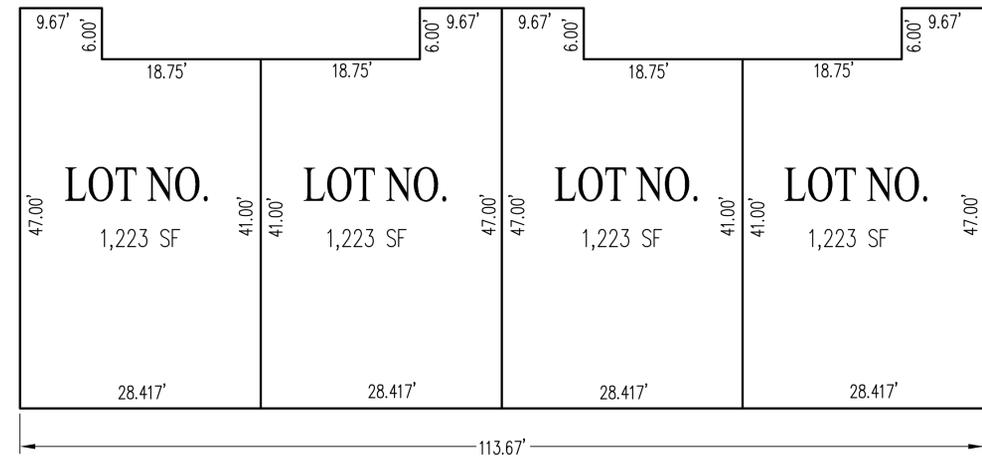
QUESTAR APPROVED THIS _____ DAY OF _____ A.D. 20____ BY QUESTAR. QUESTAR, AUTHORIZED AGENT	QWEST APPROVED THIS _____ DAY OF _____ A.D. 20____ BY QWEST. QWEST AUTHORIZED AGENT	AT&T CABLE COMPANY APPROVED THIS _____ DAY OF _____ A.D. 20____ BY COMCAST CABLE COMPANY. AT&T CABLE AUTHORIZED AGENT	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D. 20____ BY ROCKY MOUNTAIN POWER. ROCKY MOUNTAIN POWER, AUTHORIZED AGENT	LEHI CITY POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS DAY _____ OF _____ A.D. 20____ LEHI CITY POST OFFICE REPRESENTATIVE
MERIDIAN ENGINEERING, INC. 9217 SOUTH REDWOOD ROAD SUITE A WEST JORDAN, UTAH 84088 PHONE (801) 569-1316 FAX (801) 569-1319	FIRE CHIEF APPROVAL APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE FIRE CHIEF. FIRE CHIEF AUTHORIZED AGENT	SARATOGA SPRINGS PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SARATOGA SPRINGS PLANNING COMMISSION. CHAIRMAN, PLANNING COMMISSION	SARATOGA SPRINGS ENGINEERING APPROVAL I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND HAVE FOUND IT TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. CITY ENGINEER DATE	SARATOGA SPRINGS ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ BY THE CITY ATTORNEY. SARATOGA SPRINGS ATTORNEY

U:\1-Projects\13023-Ving\PHASE3\FINAL-PLAT\FH3-2.dwg Mar 04, 2014 - 2:19pm



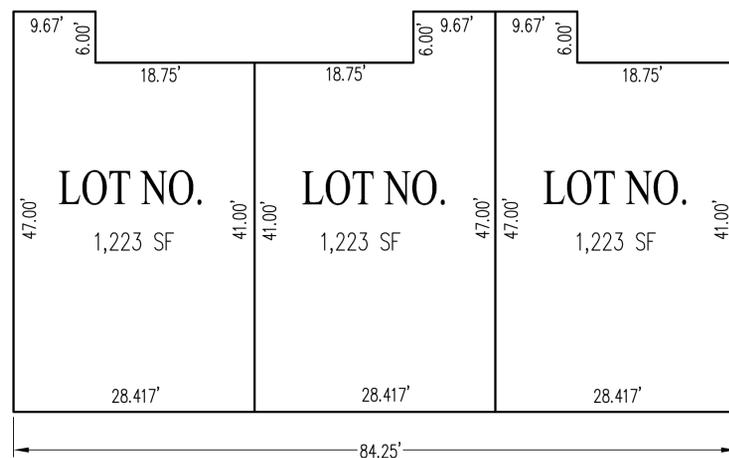
2 UNIT BUILDING

SCALE: 1"=10'



4 UNIT BUILDING

SCALE: 1"=10'



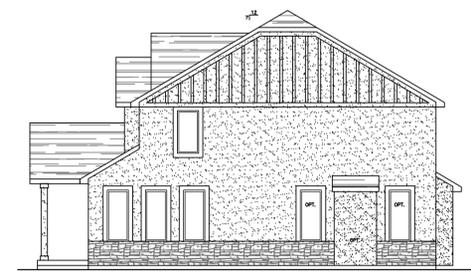
3 UNIT BUILDING

SCALE: 1"=10'

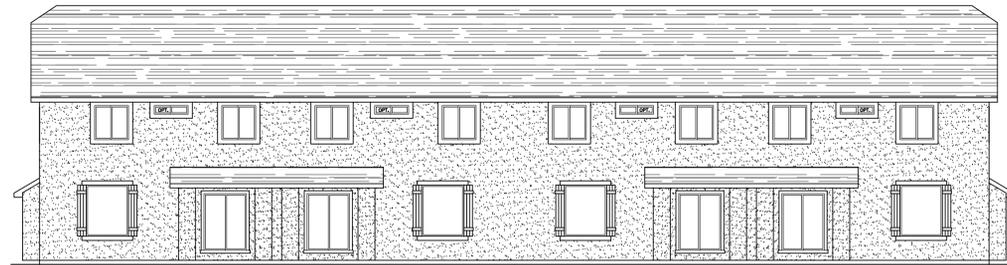
SERGEANT COURT PHASE 3 A PLANNED UNIT DEVELOPMENT AND SUBDIVISION FINAL PLAT, SHEET 2 OF 3 SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M. SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH BUILDING DIMENSION PLAN	COUNTY RECORDER NO. _____
	STATE OF UTAH, COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF _____
	DATE _____ TIME _____ BOOK _____ PAGE _____
	FEE _____ UTAH COUNTY RECORDER



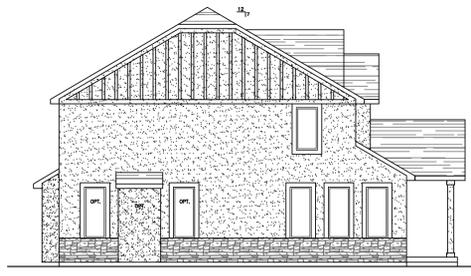
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

4 UNIT BUILDING

SCALE: 1"=10'



FRONT ELEVATION



RIGHT ELEVATION



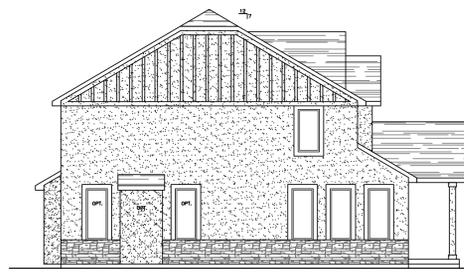
FRONT ELEVATION



RIGHT ELEVATION



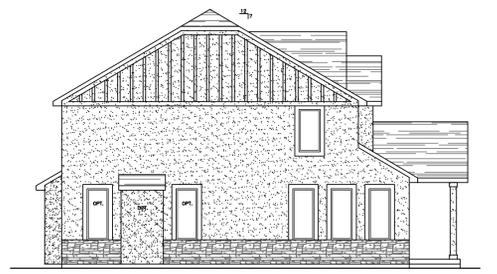
REAR ELEVATION



LEFT ELEVATION



REAR ELEVATION



LEFT ELEVATION

3 UNIT BUILDING

SCALE: 1"=10'

2 UNIT BUILDING

SCALE: 1"=10'

U:\1-Projects\13023-SCU-Sergeant Court - Phase 3\13023-SCU-Sergeant Court - Phase 3\PHASE3\FINAL\PLAT\FH3-3.dwg Mar 04, 2014 - 2:20pm

<p>SERGEANT COURT PHASE 3 A PLANNED UNIT DEVELOPMENT AND SUBDIVISION FINAL PLAT, SHEET 2 OF 3 SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M. SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH BUILDING DIMENSION PLAN</p>	COUNTY RECORDER NO. _____
	STATE OF UTAH, COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF _____
	DATE _____ TIME _____ BOOK _____ PAGE _____
	FEE _____
	UTAH COUNTY RECORDER

SARATOGA SPRINGS CITY GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APWA STANDARD PLANS AND SPECIFICATIONS 2002 EDITION; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE INTERNATIONAL BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- CLASS 4000 CONCRETE SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 4000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT. ANY CONCRETE PLACED BETWEEN OCTOBER 1ST AND MARCH 1ST MUST BE A 7.3 BAG MIX MINIMUM & 5000 PSI CONCRETE.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS AT THE UTAH COUNTY SURVEYORS OFFICE.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- APPLICATION FOR INSPECTION BY THE CITY OF SARATOGA SPRINGS ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC STREETS, IMMEDIATELY AFTER THE FIRST GRADING WORK IS ACCOMPLISHED AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO UDOT STANDARDS AND TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES-CURRENT EDITION AND BE APPROVED BY THE CITY OF SARATOGA SPRINGS BEFORE CONSTRUCTION BEGINS.
- ALL STATIONING IS REFERENCED TO CENTERLINE.
- THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR TO FOLLOW SARATOGA SPRINGS CITY NOISE ORDINANCE STANDARDS.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- ALL BOUNDARY CORNERS AND LOT CORNERS SHALL BE MARKED WITH SURVEY MARKERS AS SHOWN IN THE STANDARD PLANS.
- TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NON-CLUMPING, GRANULAR AND FLOWABLE (A1-A4 SOILS ARE ACCEPTABLE ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILLS, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI.
- CONTRACTOR TO CONTACT BLUE STAKES FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN.

GENERAL GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION
A. PAVEMENT AREA SUBGRADE	0.1'+	+0.0' TO -0.1'	SEE SOILS REPORT
B. ENGINEERED FILL	0.5'+	+0.1' TO -0.1'	SEE SOILS REPORT
- COMPACTION TESTING WILL BE PERFORMED BY THE DEVELOPER OR HIS REPRESENTATIVE.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

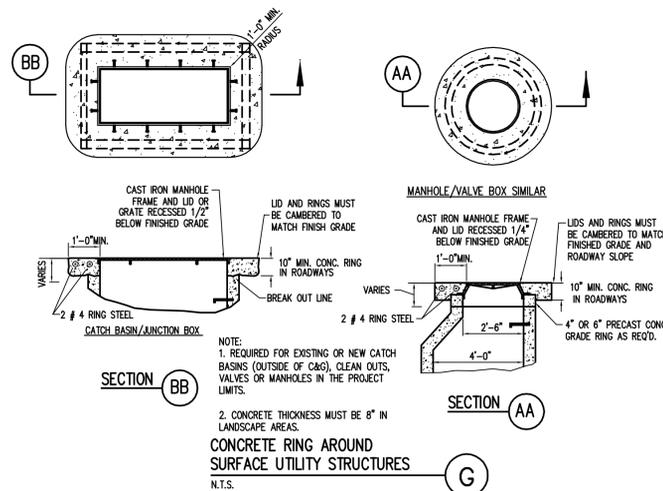
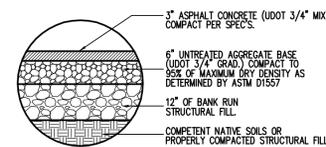
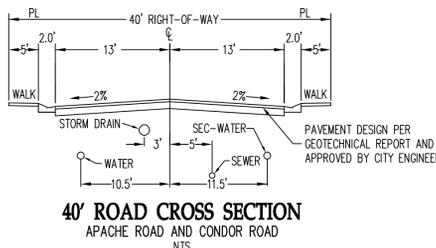
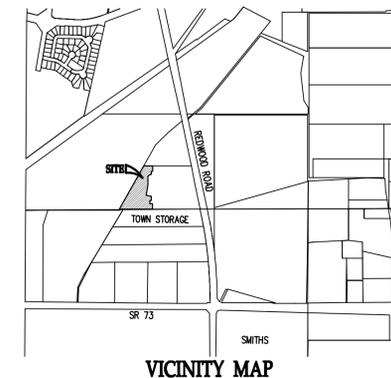
ALL CONSTRUCTION ACTIVITY WITHIN THE R.O.W. OF REDWOOD ROAD SHALL CONFORM TO UTAH DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND THE DEVELOPMENT GUIDELINES AND SPECIFICATIONS. ALL SITE UTILITY CONSTRUCTION SHALL CONFORM TO SARATOGA SPRINGS STANDARD PLANS. CONTRACTOR SHALL OBTAIN COPIES OF SAID SARATOGA SPRINGS STANDARDS PRIOR TO CONSTRUCTION. TRAFFIC CONTROL PLANS MUST BE APPROVED BY U.D.O.T. PRIOR TO ANY WORK WITHIN THE R.O.W. OF REDWOOD ROAD. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE CITY PRIOR TO BEGINNING ANY WORK ON SITE.

SERGEANT COURT PHASE 3

A PLANNED UNIT DEVELOPMENT AND SUBDIVISION

FINAL CONSTRUCTION PLANS

SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M. SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH



LEGEND & ABBREVIATIONS

EXISTING	NEW	PROPERTY BOUNDARY
CB	CB	STORM DRAIN CATCH BASIN, CURB INLET
CL	AD or RD	AREA DRAIN OR ROOF DRAIN INLET
CO	CO	STORM DRAIN CLEAN OUT W/ SLOD COVER
DET	SD	STORM DRAIN
E	SS	SANITARY SEWER
EL	W	WATER LINE
EO	FW	FIRE WATER
FS OR FS'	GAS	GAS LINE
GB	4350	CONTOURS
H.P. OR HP	CONCRETE SURFACE	
HOG	ASPHALTIC CONCRETE	
IB	BUILDING	
INV.	HOLDING CURB & GUTTER (HCG)	
LD	SHEDDING CURB & GUTTER (SCG)	
LF	SANITARY SEWER MANHOLE	
LT	SANITARY SEWER CLEAN OUT	
MIN	WATER VALVE	
MH	FIRE HYDRANT	
N	WATER METER (SIZE AS NOTED)	
PC	PLUG OR CAP ON PIPELINE	
PCC	SPOT ELEVATION	
PI	SURFACE FLOW DIRECTION AND APPROXIMATE SLOPE	
PP		
PRC		
PT		
REF		
RT		
SCG		
S		
SF		
SD		
SM		
SLC		
SS		
STA		
STD		
TBC		
TC		
TOW		
TYP		
VPI		
W		
W'		
WV		

SHEET INDEX

G-1	GENERAL NOTES & MISC. DETAILS
G-2	SITE PLAN/UTILITIES PLAN
G-3	GRADING & DRAINAGE PLAN
G-4	STORM WATER POLLUTION PREVENTION PLAN
C-1	APACHE ROAD PLAN AND PROFILE
C-2	APACHE ROAD PLAN AND PROFILE
C-3	CONDOR ROAD PLAN AND PROFILE

ASSESSOR'S PARCEL NUMBER
58-023-0019, 58-023-0022 & 58-023-0023

BASIS OF BEARING IS WEST 2666.17' AS SIGHTED BETWEEN THE BRASS CAP MONUMENTS FOUND AT THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 5 S., RANGE 1 W., S.L.B.&M.

PROJECT BENCH MARK IS THE SOUTHWEST CORNER MONUMENT FOR SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, S.L.B. & M. ELEVATION = 4623.07

DRAWN: MDC DESIGNED: SCJ CHECKED: SCJ DATE: 10-27-13	NO. _____ REVISIONS _____ BY: _____ DATE: _____
MERIDIAN ENGINEERING & SURVEYING 877 SOUTH REDWOOD ROAD, SUITE 100 SALT LAKE CITY, UTAH 84119 PHONE (801) 487-1111 FAX (801) 487-1919	
BACH HOMES 11650 SOUTH STATE STREET, SUITE 300 DRAPER, UTAH 84020	
SERGEANT COURT P.U.D., PHASE 3 CONSTRUCTION PLANS GENERAL NOTES & MISCELLANEOUS DETAILS	
COMP. FILE G-Ldwg	PROJECT NO. 13023
SHEET NO. G-1	CALL BEFORE YOU DIG BLUE STAKES CALL 1-800-662-4111

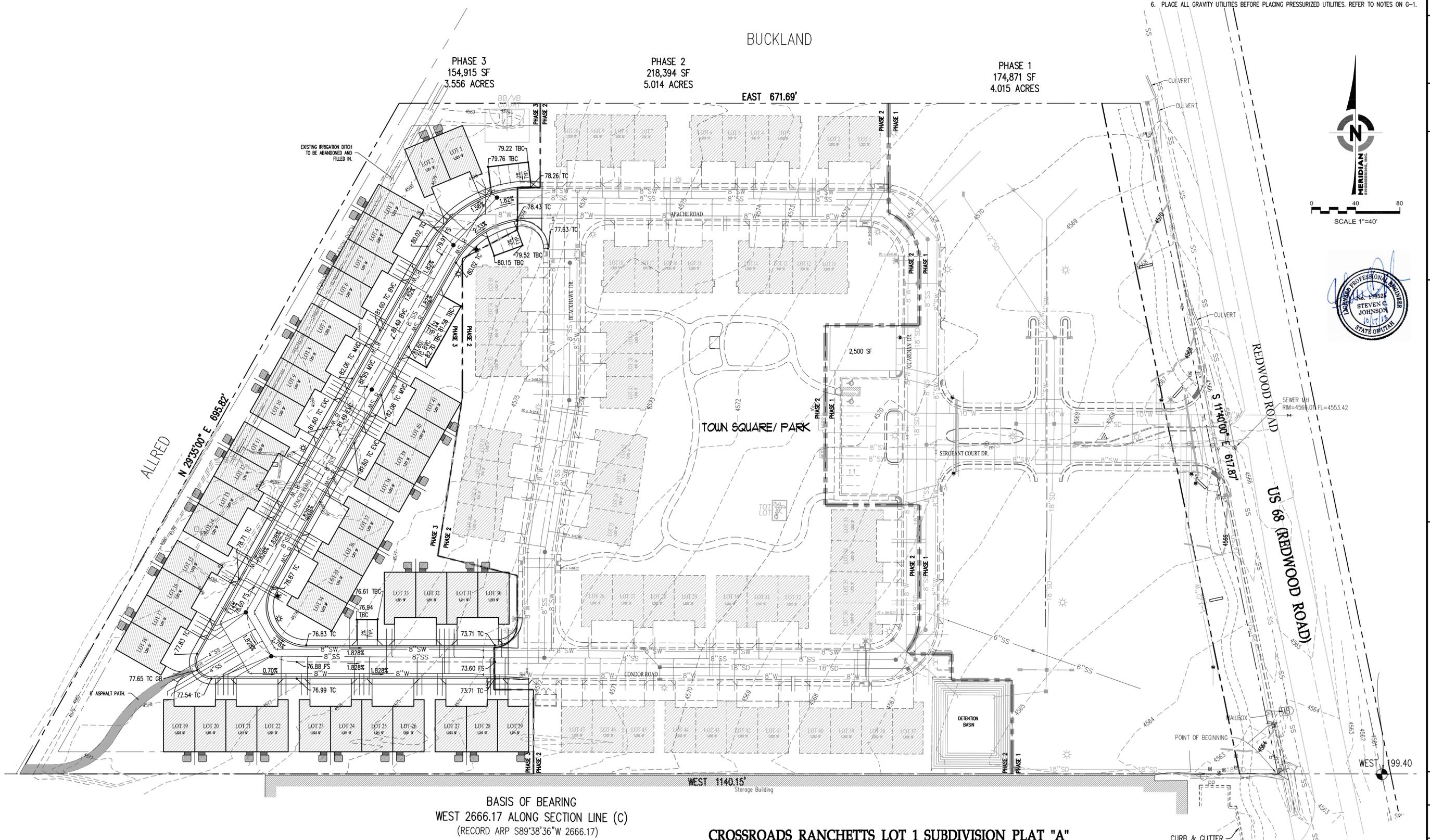
GRADING NOTES

1. PROVIDE APPROVED SILT PROTECTION FOR ALL NEW AND EXISTING CATCH BASINS UNTIL LANDSCAPING IS WELL ESTABLISHED AND PARKING IS COMPLETE. THE PIPING SYSTEM SHALL BE CLEANED OUT BEFORE FINAL APPROVAL. USE MIRIFI "DANDY BAG" OR OTHER APPROVED EQUIVALENT FOR EXISTING INLET PROTECTION.
2. THE LENGTH OF PIPE SHOWN FOR STORM DRAIN LINES ARE FROM CENTER TO CENTER OF BOX. UTILIZE INVERTS TO CONTROL PIPE INSTALLATION.
3. ALL ELEVATIONS ARE AT TBC SURFACE UNLESS NOTED OTHERWISE.
4. ENSURE ALL PROTRUSIONS, LEDGES OR ROUGH AREAS ARE REMOVED FROM BOXES PRIOR TO INSPECTION. ALL GROUTING TO BE COMPLETED WITH NON SHRINK GROUT.
5. PLACE CONCRETE COLLAR AROUND ALL NEW MAN HOLES, VALVES, CLEAN OUTS, INLETS (NOT IN CURB AND GUTTER), AND EXISTING MANHOLES, BOXES, OR VALVES IN NEW PAVING AREAS PER NOTES ON SHEET G-1.
6. PLACE ALL GRAVITY UTILITIES BEFORE PLACING PRESSURIZED UTILITIES. REFER TO NOTES ON G-1.

NO.	REVISIONS	BY	DATE

DRAWN	MDC
DESIGNED	SCJ
CHECKED	SCJ
DATE	10-27-19

MERIDIAN ENGINEERING, INC.
 11650 SOUTH STATE STREET, SUITE 300
 DRAPER, UTAH 84020
 PHONE (801) 266-1515 FAX (801) 266-1919



BASIS OF BEARING
 WEST 2666.17 ALONG SECTION LINE (C)
 (RECORD ARP S89°38'36"W 2666.17)

CROSSROADS RANCHETTS LOT 1 SUBDIVISION PLAT "A"

CONSTRUCTION SET

BACH HOMES
 11650 SOUTH STATE STREET, SUITE 300
 DRAPER, UTAH 84020

SERGEANT COURT P.U.D., PHASE 3
 GRADING PLAN
 SITUATED IN THE
 SOUTHWEST QUARTER OF SECTION 11, T.8S., R.17W., S.L.B. & M.

COMP. FILE
 GRADING.DWG

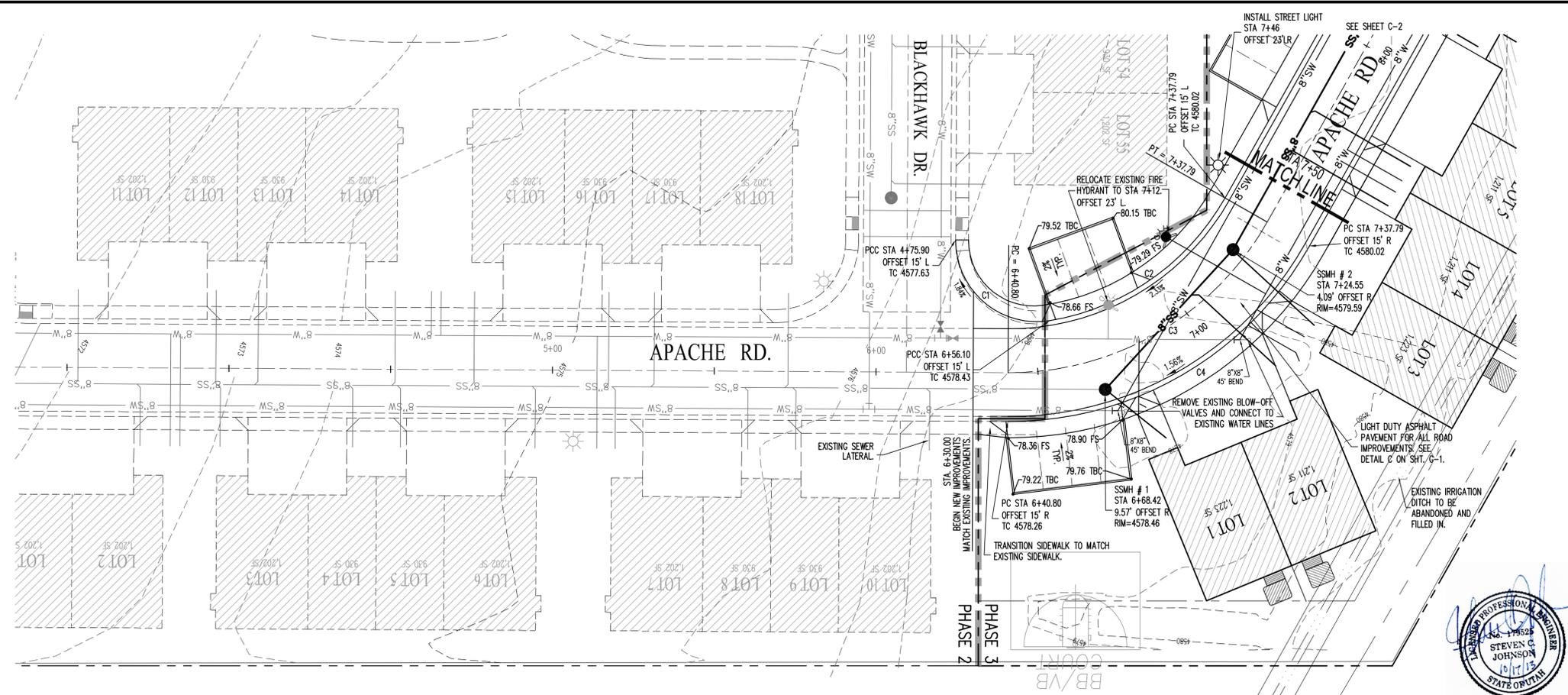
PROJECT NO.
 13023

SHEET NO.
 G-3

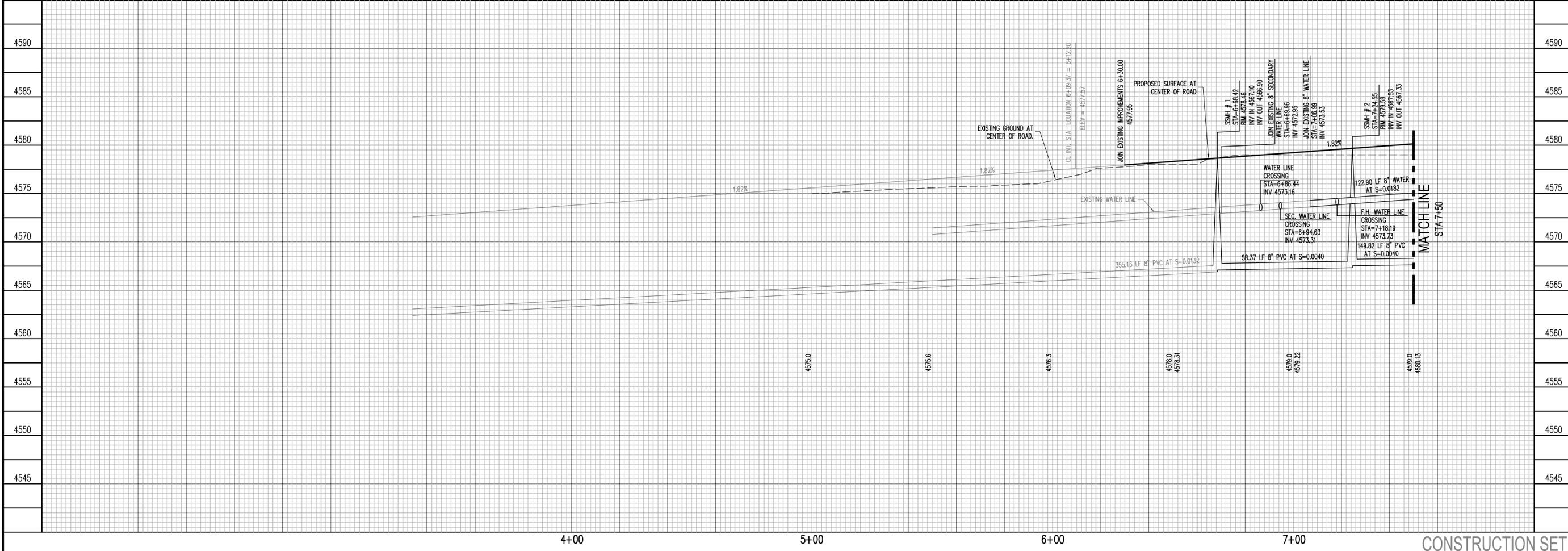
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CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	99°34'46"	25.00	43.45	29.57	38.18	N49°28'22"W
C2	51°09'15"	76.50	68.30	36.62	66.05	S55°09'38"W
C3	60°44'01"	91.50	96.99	53.61	92.51	S59°57'00"W
C4	60°44'01"	106.50	112.89	62.40	107.68	S59°57'00"W



PROJECT BENCH MARK IS THE SOUTHWEST CORNER MONUMENT FOR SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, S.L.B. & M. ELEVATION = 4623.07



DRAWN		MDC		NO.		REVISIONS		BY		DATE	
DESIGNED		SCJ		10-17-13		NO.		BY		DATE	
CHECKED		SCJ		10-17-13		NO.		BY		DATE	
<p>MERIDIAN ENGINEERING, INC. 11650 SOUTH STATE STREET, SUITE 300 DRAPER, UTAH 84020 PHONE (801) 581-7400 FAX (801) 581-1919</p>											
<p>BACH HOMES 11650 SOUTH STATE STREET, SUITE 300 DRAPER, UTAH 84020</p>											
<p>SERGEANT COURT P.U.D. PHASE 3 APACHE ROAD PLAN AND PROFILE STA. 6+52.20 TO STA. 7+50.00</p>											
<p>COMP. FILE CIDWG</p>											
<p>PROJECT NO. 13023</p>											
<p>SHEET NO. C-1</p>											

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CONSTRUCTION SET



DEVELOPMENT CALCULATIONS

TOWNHOME UNITS.....	41 UNITS
PARKING:	
PRIMARY RESIDENT PARKING (2 STALLS PER UNIT).....	82 STALLS
VISITOR PARKING.....	16 STALLS
OPEN SPACE.....	30.6%

PHASE 1 OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA FOR PHASE 1:	174,871 S.F.
PHASE 1 IS AN UNDEVELOPED COMMERCIAL AREA. AS SUCH, THE OPEN SPACE AREA IS UNKNOWN.	

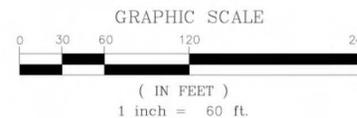
PHASE 2 OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA FOR PHASE 2:	218,394 S.F.
TOTAL OPEN SPACE FOR PHASE 2:	96,875 S.F.
% OF OPEN SPACE FOR PHASE 2:	44%

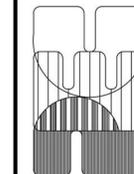
PHASE 3 OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA FOR PHASE 3:	154,915 S.F.
TOTAL OPEN SPACE FOR PHASE 3:	55,069 S.F.
% OF OPEN SPACE FOR PROJECT:	35.5%

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**



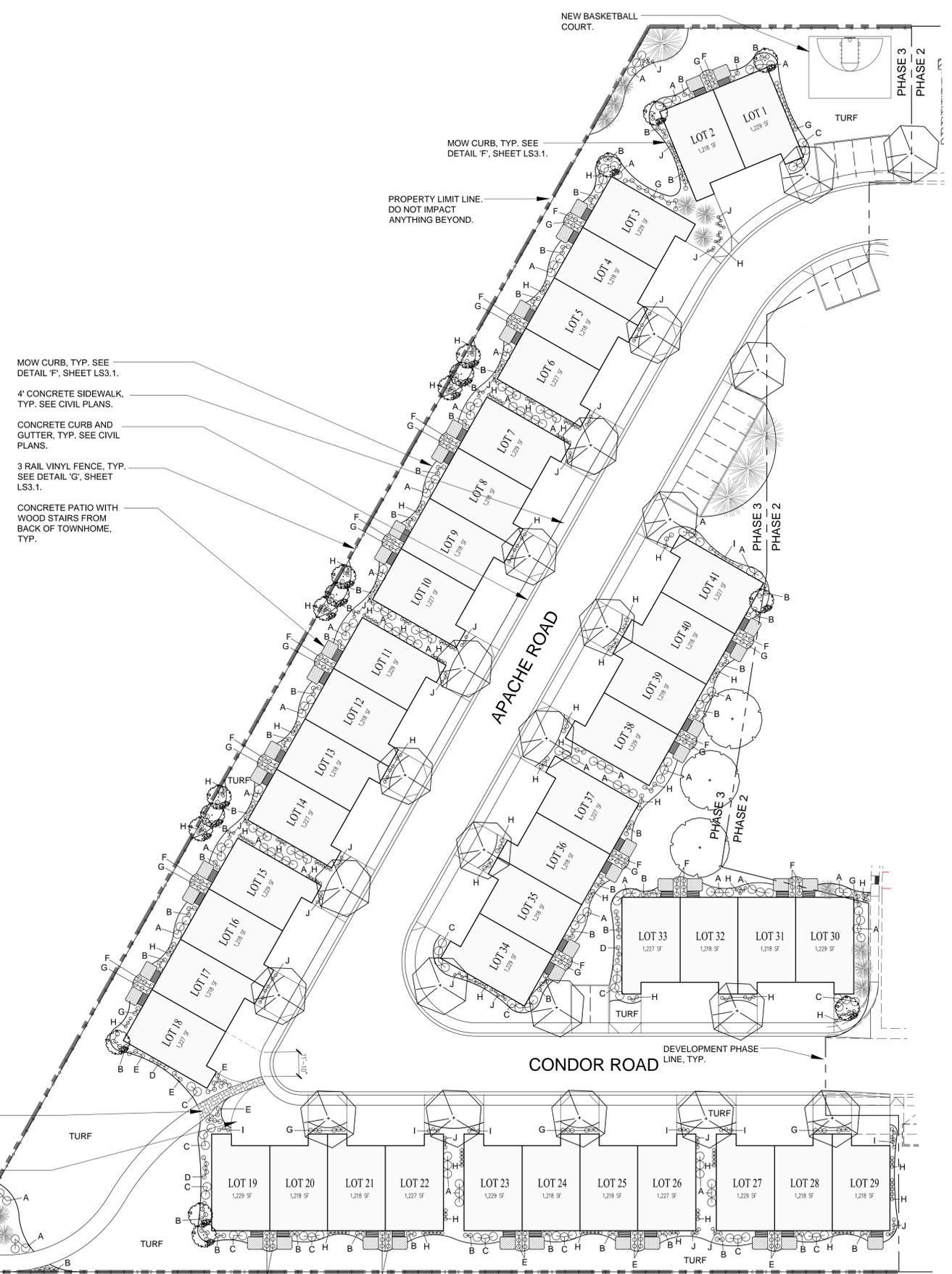
PROJECT ENGINEERING CONSULTANTS
 986 West 9000 South
 West Jordan, Utah, 84088
 Tel. (801) 495-4240
 Fax. (801) 495-4244
 www.pecutah.com



**SGT. COURT PHASE 3
 ENTRANCE MODIFICATION**
 N. BLACKHAWK DR. & W. CONDOR RD.
 SARATOGA SPRINGS, UT, 84045

Project Number	PM
Filename	Plot Date
Designed By	Drawn By
Checked By	Scale
Created By	Date
Scale	Date Issued
AS NOTED	Date
No.	Revisions





MOW CURB, TYP. SEE DETAIL 'F', SHEET LS3.1.

4' CONCRETE SIDEWALK, TYP. SEE CIVIL PLANS.

CONCRETE CURB AND GUTTER, TYP. SEE CIVIL PLANS.

3 RAIL VINYL FENCE, TYP. SEE DETAIL 'G', SHEET LS3.1.

CONCRETE PATIO WITH WOOD STAIRS FROM BACK OF TOWNHOME, TYP.

STAMPED AND COLORED CONCRETE PATH WHERE SHOWN. PATH SHALL BE BROWN IN COLOR.

SHARED CONCRETE DRIVEWAY, TYP. SEE CIVIL PLANS.

8' ASPHALT TRAIL TO SCHOOL. CONTRACTOR SHALL INSTALL GATE TO ACCOMMODATE FOR THIS ACCESS.

TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	3	2-1/2" CALIPER
	GLEDITSIA T. I. 'SHADEMASTER' SHADEMASTER THORNLESS HONEYLOCUST	22	2-1/2" CALIPER
	MALUS SP. 'RED BARON' RED BARON CRABAPPLE	17	5' TALL
	PINUS FLEXALIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S LIMBER PINE	4	5' TALL
	PICEA OMORIKA 'WELLS DEER RUN' WELLS DEER RUN SERBIAN SPRUCE	13	1-1/2" CALIPER

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
A	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD	135	5 GALLON
B	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	145	5 GALLON
C	PHYSOCARPOS O. 'SUMMER WINE' SUMMER WINE NINEBARK	43	5 GALLON
D	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	11	5 GALLON
E	SPIRAEA BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	49	5 GALLON
F	TAXUS BACCATA REPANDENS DWARF ENGLISH YEW	48	5 GALLON
G	VIBURNUM OPULUS NANUM DWARF EUROPEAN VIBURNUM	80	5 GALLON

PERENNIAL LEGEND

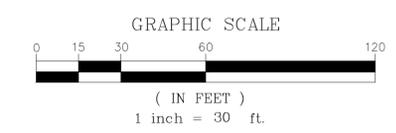
SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
H	HEMEROCALLIS SP. 'STELLA DE ORO' STELLA DE ORO DAYLILY	218	1 GALLON
I	HOSTA SP. 'MEDIO PICTA' VARIEGATED PLANTAIN LILY	32	1 GALLON
J	PENNISETUM A. 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	94	1 GALLON

LANDSCAPE NOTES:

- ALL PLANTER AREAS SHALL HAVE A 4" DEPTH OF SHREDED BARK MULCH. SEE DETAIL 'E', SHEET LS3.1.
- SEE CIVIL PLANS FOR ALL GRADING AND DRAINAGE INFORMATION.
- SEE CIVIL PLANS FOR ALL HARDSCAPE DRAWINGS.
- SEE ARCHITECTURAL PLANS FOR ALL BUILDING INFORMATION.
- SITE SHALL HAVE AUTOMATED IRRIGATION IN ALL TURF AREAS AND DRIP IRRIGATION IN ALL PLANTER AREAS.

TOWNHOME LANDSCAPE CALCULATION

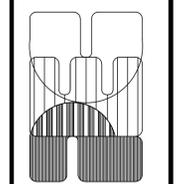
	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA:	-	55,069 S.F.
TOTAL DECIDUOUS TREES:	22	42
(6 PER 15,000 S.F.)		
TOTAL EVERGREEN TREES:	15	17
(4 PER 15,000 S.F.)		
TOTAL SHRUBS:	70	511
(19 PER 15,000 S.F.)		
TOTAL TURF AREA:	50% MIN.	71%



Project Number	PM	LDA	Plot Date	LSA	Drawn By	Checked By	Date Issued	No.	By	Date
			11.25.2013				11.25.2013			

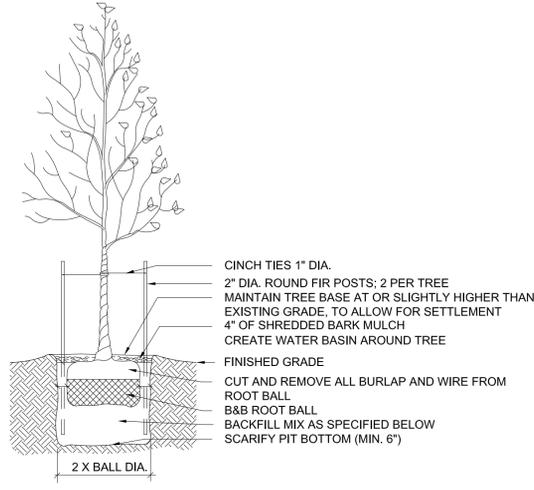


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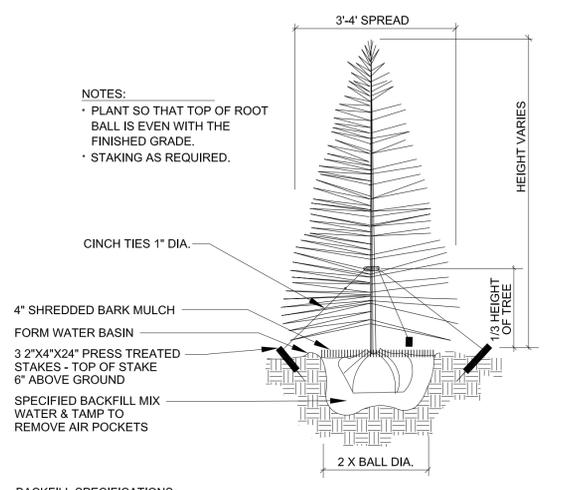
SGT. COURT PHASE 3
 LANDSCAPE PLANTING PLAN
 N. BLACKHAWK DR. & W. CONDOR RD.
 SARATOGA SPRINGS, UT, 84045

Sheet Number
 LS1.1



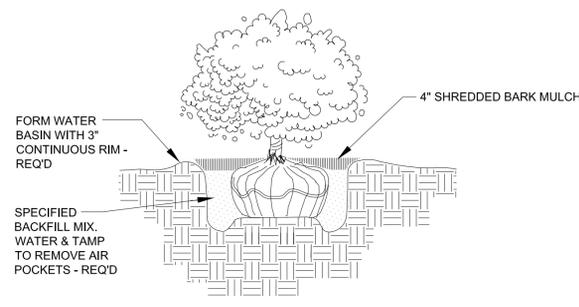
- BACKFILL SPECIFICATIONS:**
1. BACKFILL MIX: 1/3 SANDY LOAM TOPSOIL + 2/3 NATIVE SOILS.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
 3. WATER THOROUGHLY AFTER INSTALLATION.
 4. REMOVE TREE STAKES WITHIN TWO YEARS AFTER INSTALLATION.
 5. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.

A DECIDUOUS TREE PLANTING
NTS



- BACKFILL SPECIFICATIONS:**
1. BACKFILL MIX: 1/3 SANDY LOAM TOPSOIL + 2/3 NATIVE SOILS.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
 3. WATER THOROUGHLY AFTER INSTALLATION.
 4. REMOVE TREE STAKES WITHIN TWO YEARS AFTER INSTALLATION.
 5. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.

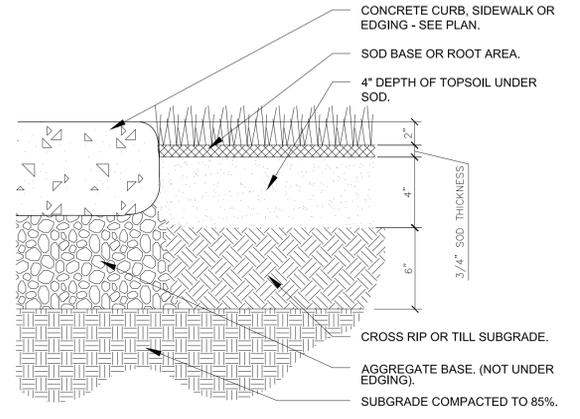
B EVERGREEN TREE PLANTING
NTS



- NOTES:**
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
 2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.

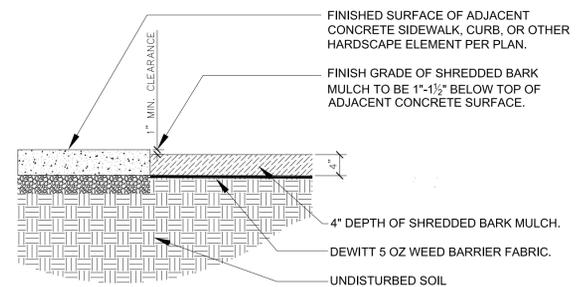
- BACKFILL SPECIFICATIONS:**
1. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
 3. WATER THOROUGHLY AFTER INSTALLATION.

C SHRUB PLANTING DETAIL
NTS

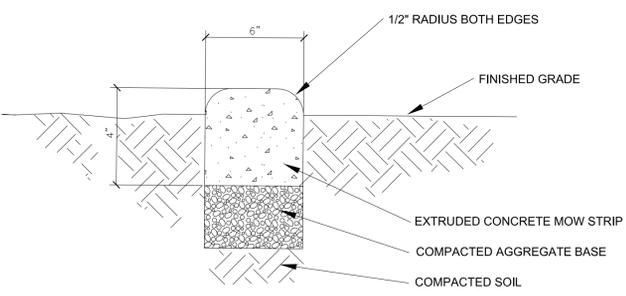


- NOTES:**
1. ENSURE FINISH GRADE IS 1\"/>
 2. SEE SOD SPEC'S FOR ADDITIONAL INFORMATION.
 3. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2 1/2\"/>

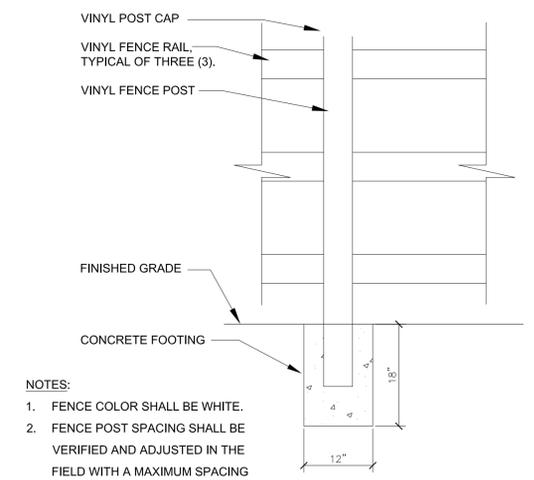
D SOD LAYING DETAIL
NTS



E MULCH DETAIL
NTS



F CONCRETE MOWCURB DETAIL
NTS



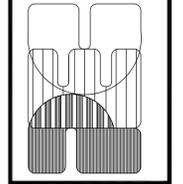
- NOTES:**
1. FENCE COLOR SHALL BE WHITE.
 2. FENCE POST SPACING SHALL BE VERIFIED AND ADJUSTED IN THE FIELD WITH A MAXIMUM SPACING OF 16'-0\"/>

G 3 RAIL FENCE DETAIL
NTS

Project Number	RA	By	
File Name	LS3	Revisions	
Designed By	8.23.2013	No.	
Checked By	8.23.2013	Date Issued	
Scale	NTS	Date	



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**SGT. COURT PHASE 3
LANDSCAPE DETAILS**
N. BLACKHAWK DR. & W. CONDOR RD.
SARATOGA SPRINGS, UT, 84045



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CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, November 12, 2013

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

CITY COUNCIL MINUTES

WORK SESSION-Commencing at 6:07 p.m.

Present:

Council – Councilwoman Baertsch, Councilwoman Call, Councilman McOmber, Councilman Miller, Councilman Poduska, Mayor Love

Staff – Owen Jackson, Kevin Thurman, Mark Christensen, Spencer Kyle, Sarah Carroll, Jeremy Lapin, Chief Burton, Mark Edwards, Kimber Gabryszak, Sue Alexander

Other – Stephen Willden, David Tate, Ryan Poduska, Chris Porter, Ken Berg, Karalyn Becraft, Robin DePalma, Joe DePalma, Shaine Richards, Laura Nava, Janet Recksiek, Chandra Sauers, Dan D., Kakey Costin, Barbara Seegmiller, Sherise Robertson, Bryon King, Jake Meyers, Kim Coleman, Pam Peeler, M. Rowe, T. Parker, Duane Tanner, Paul Steiner, Clint E., Heather Steiner, Katrina Long, Samantha Hegewald, K. Merrin, Jennifer Klingonsmith, Matt Milam, Hayden Williamson, Aleta Wilkinson, Breanna D. May, Jennifer Chamberlain, B. Taylor, Greg Wilder, Steve C., Cory Rob, Lori Thomas, Ann Braithwaite, Gary Peaslee, Lars Andersen, Alan Keller, Greg Piercy, Loma McKinnon., Devri Saville, Dolan Sorenson

Mayor Love offered congratulations to Mayor-elect Miller, Councilman-elect Willden and thanks to those who ran for office.

1. Discussion and prioritization of park projects.

Mark Edwards said he would talk about parks already in the budget, open spaces yet to be built on and parks in early phases. He began at the north end of the city:

- Plat A Native Park Trail has been scheduled for a trail in the future.
- Fall Harvest Drive has the remnant of a trail that will be joined by more canal easements in the future.
- Harvest Hills Park has the first phase; the Detention Basin Trail will be finished later.
- Shay Park has illustrations of the master plan.
- Aspen Hills trail is about 90% complete.
- Sunrise Meadows Upper Park (6 acres by the fire station) has a conceptual plan.
- Pioneer Crossing landscaping will come out of roads money.

Councilwoman Call asked if Sunrise Meadows was counted as part of the required open space.

Mark Edwards replied yes, but the city is obligated to finish the park.

- Landscape islands on Pioneer Crossing will have cost estimates next week.
- Foothill Boulevard Trail has the land acquired.
- Neptune Park is in the 1st phase.
- Sunset Haven pedestrian trail needs landscaping.
- Benches Park is part of ongoing litigation.
- Lower ULD Canal Trail between Grandview and Redwood.
- Ring Road landscaping.

Councilwoman Call asked for clarification of the ULD trail.

Mark Edwards said he would show a snapshot later. Along the canal is a short section already improved. There are pieces of easement we don't own yet which are held by Edge homes.

- Jacobs Ranch Trailhead Park - 1st phase is built. It has a parking lot but no amenities. They will be back in next spring to finish flood mitigation.
- Fox Hollow master plan – proposals are out.
- Wayman Park needs some repairs.
- Marina – there are 6 acres to build.
- Shoreline study needed for wetlands.

Budgeted Parks:

- Neptune Park - plaza
- Shay Park – there are two concept plans: concept A with a baseball emphasis; concept B with soccer, railroad theme
- Sunrise Meadows Upper Park with basketball court has a concept plan
- Public works parcel of 20 acres

61 **Councilwoman Baertsch** wondered if the detention basin in Sunrise Meadows was needed.

62 **Mark Edwards** said no; they can fill it in.

- 63 • Benches Park is up in the air.
- 64 • Stillwater park parcel (.62 acres) is next to the LDS chapel and a park that the developer will build. They will
- 65 talk to Stillwater and see what they want.
- 66 • Marina Parcel is all master planned.

67 *Parks needing completion*

- 68 • Harvest Hills is jammed with all sorts of goodies. More parking is needed and they will need to bring in an
- 69 engineer to help with that.
- 70 • Sunset Haven needs trees, a pavilion and an amenity package.
- 71 • Jacobs Ranch Trail Head Park has a parking lot.

72 *Unconstructed trails*

- 73 • native open space trail in Harvest Hills
- 74 • Fall Harvest Drive in Harvest Hills
- 75 • Detention Basin Trail in Harvest Hills
- 76 • Four Corners Aspen Hills Trail - we put in for a grant but didn't get it. There is an easement all the way to
- 77 Redwood; it could go north or south
- 78 • Foothills Boulevard Trail (800 West) is in design with Eagle Mountain. We have a remnant property that the
- 79 city purchased that could be used; the trail would follow the canal.
- 80 • Lower ULD Trail still has a section owned by Jacobs Ranch people. They gave the canal easement gave back to
- 81 the landowners.

82 **Councilwoman Call** said that she believes it's for sale and wondered if the canal would be part of the sale.

83 **Mark Edwards** said we could go after easement. Edge Homes will provide easement from edge of their property.

84 **Councilwoman Call** wondered what we need for infrastructure and safety.

85 **Mark Edwards** continued with the list:

- 86 • Old Canal Road – they get calls from people that want the city to maintain this. There is a 49.5 foot easement –
- 87 33 feet on the downstream and 16.5 feet on the upstream.
- 88 • Ring road landscaping
- 89 • shoreline study
- 90 • Wayman Park repairs
- 91 • Cemetery

92 The cost concepts are presented in the dropbox package.

93 *Currently in the budget:*

- 94 • Aspen Hills Trail
- 95 • Neptune Park plaza and play system
- 96 • Fox Hollow 21 acre master plan
- 97 • Marina trail

98 **Councilman Poduska** likes the baseball potential in Shay. With the popularity of baseball, he would like to see the

99 possibility of play in the north and south of town.

100 **Mark Edwards** said that Shay Park is 10 acres. They can get 3 little league fields in there. The Benches Park would be a

101 smaller field and would not be ideal for team play.

102 **Councilman Poduska** wondered what construction would be done on the marina trail going north.

103 **Mark Edwards** said the developer is working on fences and punch list items.

104 **Councilman Miller** wondered about the possibility of a skate park.

105 **Mark Edwards** said that it's in the master plan but has been not discussed as a priority. He would love to build one.

106 **Councilman Miller** said it would be very popular. In regard to the Public Works land, he wondered if a quad complex for

107 baseball could be built there. He also wondered about the wetlands issue.

108 **Mark Christensen** said they are still doing the study, but that it certainly is an option.

109 **Mark Edwards** said that all indications are that it is an upland area and not wetlands. In a couple of years we'll be able

110 to build.

111 **Councilman Poduska** noted that with baseball light pollution, the Public Works land would be ideal.

112 **Councilman Miller** noted that other parks are for little league size. We need the larger fields for teens and adults. It

113 would be busy every night and Saturday.

114 **Mark Edwards** said it could definitely be a money maker.

115 **Mayor Love** said that we let some football players use our parks and wondered if we let other groups use them.

116 **Spencer Kyle** said that competitive teams mostly use the schools.

117 **Mayor Love** said she was contacted by parents that have seen the use at Neptune Park. If it's opened up, it should have

118 scheduling and we should let all groups use.

119 **Spencer Kyle** said that there are no reservations unless they are city sponsored. There is no way to register other groups.

120 **Mark Christensen** said that we have city sponsored reservations only. Lacrosse teams create a concern because the
121 intensity is much greater and the wear on the fields is damaging. We would need security deposits and they would need
122 to re-sod the field each season. They rotate the goal area because of the heavy use.

123 **Mayor Love** said that we need to find a way to schedule teams.

124 **Councilman McOmber** said that since funding is already allocated to various parks he was hesitant to pull that to other
125 areas. The residents are expecting those that are funded. He agreed that we've done a good job adding soccer fields and
126 that we need baseball facilities. In regards to the wetlands study, he read that when 3 years of the study are complete, you
127 can apply to eliminate the fifth year.

128 **Mark Edwards** said that's correct; they already have a call in.

129 **Councilman McOmber** said that the city is getting to a time when baseball is needed.

130 **Councilwoman Call** said that if there were an unlimited budget she would like the shoreline study. That is the first step
131 in getting rid of the canal along the lake.

132 **Mayor Love** said that whatever we build, we have to be able to maintain. We need to get the community involved; get
133 Scouts and community groups together to help build these.

134 **Councilman Poduska** noted that we are in negotiations with the department of wildlife; there are grants available for
135 building another jetty at the marina.

136 **Mark Edwards** said that there is an opportunity to put in for grant this summer. The Department of Wildlife Resources
137 grant the past few years was based on lake access: how to get more fishermen out there, boater access. Another jetty
138 would be something they would fund. He said that we've talked about expanding the docks; we have another 6 acres to
139 expand parking, boating facilities. He wondered if a hearing would be necessary to amend the budget and do a shoreline
140 study.

141 **Mark Christensen** said that funds are available in capitol parks projects; we don't have to do a budget amendment to
142 begin.

143 **Councilwoman Call** wondered if the amount available was about \$450,000.

144 **Mark Christensen** said that the total is broken into several sections.

145 **Mayor Love** asked that he send that to everyone.

146 **Councilwoman Call** said that she's looking for what's budgeted this year.

147 **Councilwoman Baertsch** asked what is needed from City Council.

148 **Mark Edwards** said that next week UDOT would meet with him about an opportunity to spend money on the center
149 medians on Pioneer. He asked if anyone from City Council wanted to join them.

150 **Mayor Love** asked that the scheduling be discussed through email.

151 2. Discussion of allowing septic tanks on approved one acre lots.

152 **Mayor Love** noted that several developers wanted to do one acre or larger lots. The cost is prohibitive for infrastructure.
153 After proposition 6 was approved, she noted that the city isn't very low density friendly even though we want bigger lots.
154 In areas with one acre lots or larger, she wondered if septic tanks would be an option. In areas where the elevation, soil
155 and engineering work, let people have septic and make them responsible for this.

156 **Mark Christensen** said that the policy is that if they are 300 feet from the sewer, they must stub in. It's a philosophical
157 challenge: if you have a string of developers that want to go septic and then one that wants sewer, the last guy gets a
158 disproportionate cost. We can't deny the ability if they get county approval. If we leap-frog properties, we may have to
159 come back in 40 years and pay the cost.

160 **Mayor Love** said that we're giving people more options of what to do with their land. We can't ask them to build bigger
161 lots if we make it cost prohibitive. We have to make it possible for lower densities or we will cease to grow. They want
162 restaurants, rec centers, baseball fields; we have to grow to get these. We have to figure out where it works.

163 **Councilwoman Baertsch** is in favor of looking at this. She understands Mark's concerns. As long as we have Jeremy's
164 okay on the soil, we're okay.

165 **Councilwoman Call** said that she is ignorant of septic systems. Septic always seems temporary based on her research.
166 She wants expert advice and to look at options. She wondered about requiring a dry sewer or right of way preserved for
167 the sewer system.

168 **Councilman McOmber** said that it's important to give the opportunity when one acre or greater. The purpose is for
169 areas well away from current city infrastructure. There is still a demand for estate type properties. He likes the idea of
170 stubbing out to the curb for future use. If we allow septic, build it into the agreement for a special improvement district
171 later; they would have paid for it when they bought the home, so pay later when the sewer comes. It would allow more
172 diverse developments.

173 **Councilman Miller** has no problem with septic. He likes the idea of stubbing to the road. It's a good option to allow
174 bigger lots to have septic. Studies need to be done.

175 **Councilman Poduska** noted that he has a septic tank. He thinks the state has a 2.5 acre minimum requirement. For
176 location, it would be suitable near our city limits where our infrastructure would be ending anyway so we're not leap-
177 frogging. He agrees with stubbing out.

180 **Kevin Thurman** said that state and county health regulate septic tanks. They require a sewer connection if the property
181 is within 300 feet of the sewer. He expressed concern about a requirement to stub to the property line. He could do a
182 proposed ordinance change.

183 **Mayor Love** gave the staff direction to look into it. She would rather have septic than products that are detached but so
184 close together. She noted that Jeremy has work to do.

187 **POLICY SESSION- 7:22pm**

- 188 • **Call to Order.**
- 189 • **Roll Call.**
- 190 • **Invocation / Reverence given by a scout leader.**
- 191 • **Pledge of Allegiance led by Col. Smith.**

193 **Public Input**

195 **Laura Nava**, a resident of Harvest Hills said that she did not support subsidizing military utility bills. It would be like
196 being taxed twice. A scholarship fund would be fine or a trust from donations. She questioned the maintenance of the
197 Plat A trail. It caught on fire a couple of years ago; the trash is never picked up; it should be opened to Eagle Scout
198 projects so it isn't a trash heap. Harvest Hills Park has been waiting for completion for 8 years; a splash pad would
199 benefit the entire city, but parking has to be fixed before anything else is done. Having cars parked on both sides during
200 events is not safe. Amenities were promised. She isn't expecting all to be done tomorrow, but they should be done before
201 other newer things. The city passed the master plan and agreed to that.

202 **Hayden Williamson** spoke regarding the utility waiver for the military. He noted that they are a deserving group, but we
203 must be careful when putting government in the charity business. We should support armed services, but not by a forced
204 means. He suggested we contribute time and talents for an official charity to support this. In regard to septic tanks, he
205 lived with them and his parents owned a pumping business. It's affordable and a good opportunity.

206 **Mayor Love** explained that the utility waiver was from a previous council and was supposed to be renewed annually. The
207 current council took it out of the budget. Camp Williams has talked about ways we could help; we're seeking input and
208 trying to be a good neighbor.

209 **Dolan Sorenson** said that there are no parks down south. Neptune is the biggest because it's the only one. The southern
210 end of the city only has a few parks that developers left and those are small grassy areas. Neptune doesn't service the
211 south and that's where the growth is. A gas station at Fox Hollow is the only thing coming in. The city needs to think
212 about the south and not just the crossroads.

213 **Mayor Love** noted that there are 5 parks in the south including Wayman Park and the marina. There are others who don't
214 want things in the south because they want to stay rural.

215 **Jennifer KlingonSmith** said that at Harvest Hills Park during soccer games, parking is horrible. Another needed amenity
216 is an off-leash dog area. It's an inexpensive amenity and there are none in the Lehi-Eagle Mountain area.

217 **Caleb Nava** expressed thanks for improving Aspen Hills walkway. Coaches are in favor of a baseball complex. He also
218 expressed support for Shay Park.

219 **Chris Porter** agreed with the need for baseball fields. He said he's glad that people are looking for ways to support the
220 military and that private funding is the way to go. He is part of group putting something together.

221 **Greg Piercy** of Aspen Hills expressed support for Shay Park. He noted that the parks and schools in that area are full.
222 He favors a combination of 2 ball diamonds and open area. He's not a huge fan of a skate park

223 **David Tate** of Harvest Hills said that it isn't correct to set a precedent for military waivers and not for police, fire, etc.
224 Being in the military is strictly voluntary service at this time; there is no draft.

225 **Paul Steiner** spoke in support of Shay Park. He loves the idea of baseball. Make the parks compatible for lots of
226 activities.

227 **Jennifer Chamberlain** of Jacobs Ranch disagrees with raising taxes to support military utility waivers. She spoke
228 against the splash pad. Her father is on the Highland City Council and they have had problems: \$18,000/year to
229 maintain, parking, bathrooms, insurance, out of city users. It isn't the role of government to entertain.

230 **Robin DePalma** of the Saratoga Springs Development wondered if there were plans for a park oriented towards lake use:
231 seasonal dock rentals, restaurants.

232 **Mayor Love** said there is a developer coming in with lakeshore area plans.

233 **Bryon King** of Harvest Hills wondered about the proposed tavern.

234 **Mayor Love** said that it would be on the agenda next week.

235 **Bryon King** urged the city complete Harvest Hills Park. There are lots of families leaving the city to find entertainment.
236 He wondered about trails north, near the Jordan River Parkway;

237 **Mayor Love** said she was impressed with the number of people attending and commenting; this was appreciated by her
238 and the City Council. She noted that if we get a Cemetery, it would be high density and no one would leave. ☺ Sunrise
239 Meadows Park has the same issues with soccer as Harvest Hills Park.

240
241

242 **POLICY ITEMS**

243
244 **1. Consent Calendar:**

245 **a. Approval of minutes:**

246 **i. October 15, 2013.**

247
248 **Councilwoman Baertsch moved to approve the minutes of October 15, 2013, with the corrections as done through**
249 **email. Councilman McOmber seconded. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman McOmber,**
250 **Councilman Miller, Councilman Poduska. MOTION PASSED.**

251
252 **2. Award of Bid for the Culinary Booster Station #1 Electrical and Site upgrades.**

253 **Mark Edwards** said this site had become a problem; this will help pumping and is pretty cheap.

254 **Councilman McOmber** noted that “a good use of money” sounded better than “cheap.”

255 **Councilwoman Baertsch** asked if the total of \$83,508 was the corrected amount.

256 **Mark Edwards** said the contractor had given an incorrect number for traffic control.

257 **Councilman Poduska** wondered if when describing old pumps, this new variable frequency will allow them to work
258 smoothly.

259 **Mark Edwards** said that this will last longer; it can ramp up and down as needed.

260
261 **Councilman Poduska moved to award the bid for the culinary booster station #1 Electrical and site upgrades for the**
262 **amount of \$83,508 to the Baker Company. Councilwoman Baertsch seconded. Aye: Councilwoman Baertsch,**
263 **Councilwoman Call, Councilman McOmber, Councilman Miller, Councilman Poduska. MOTION PASSED**

264
265 **3. Discussion and Approval of the Area Chamber of Commerce membership.**

266
267 **Councilwoman Call** said that we have been members of the Lehi area Chamber of Commerce for several years. She has
268 been working with Donna Malokovich who used to be with Lehi and is now with Utah County. Lehi is dictating what goes
269 forward and only goes to members. They have been working on a membership cost that would be acceptable. Owen Jackson
270 and Mark Christensen proposed joining Utah Valley. The memberships would run consecutively. Saratoga Springs Business
271 Alliance is affiliated with Lehi and is considering pulling out of Lehi. Our membership expires June 30.

272 **Councilman McOmber** said that he served for 2 years on the Chamber board and we used to receive a lot more. The City
273 Council can't tell businesses where to locate. We're trying to increase our lunch crowd to get more restaurants. Being a
274 member has its advantages. He suggested making a long term decision during the budget cycle.

275 **Councilwoman Call** noted that we have this money in the economic development fund; it wouldn't require a budget
276 amendment.

277 **Mayor Love** wondered what would happen if we withdraw.

278 **Mark Christensen** said that we pay quarterly.

279 **Councilman Miller** said that it's good to be involved and be able to influence businesses.

280 **Councilman Poduska** said that the next 4-5 years will see tremendous expansion. It's important to be able to connect with
281 businesses outside the area. He likes the idea of tandem membership until June 30.

282
283 **4. Public Hearing: Text Amendment to the Land Development Code, Section 19.12.06(d).**

284 **a. Ordinance 13-22 (11-12-13): Revisions to the Land Development Code.**

285
286 **Scott Langford** said that this section of the code deals with private roads. Sometimes developers come to the city and
287 highlight areas that need improving. When you remove the park strip and have closely spaced driveways, the sidewalks
288 move up and down. City Council could simplify the code. He recommended continuing this to next week so they could
289 provide new language and require park strips for private roads, possibly reducing the width of the park strips.

290 **Kevin Thurman** reminded him that we're holding a public hearing.

291 **Jeremy Lapin** said we would be tabling a motion, not the hearing. He suggested making private roads adopt public road
292 standards: 4' wide park strips. The main reason they had allowed developers to remove park strips was to provide unique
293 configurations.

294 **Kevin Thurman** gave some background on the issue. There are concerns from residents in the Saratoga Spring
295 Development that this was an incentive to developers to not comply with city road standards and the HOA and residents get
296 stuck later. He thought Jeremy was okay with this and City Council approved it. It turns out that Jeremy was not okay and
297 wanted to bring this forward.

298
299 **Public hearing**

300 No one spoke.

301

302 **Councilman McOmber moved to close the public hearing. Councilman Miller seconded. Aye: Councilwoman**
303 **Baertsch, Councilwoman Call, Councilman McOmber, Councilman Miller, Councilman Poduska. MOTION**
304 **PASSED.**
305

306 **Councilman McOmber** stressed the need for a better description of what this is; the item as listed on the agenda was not
307 clear enough for residents to know what was being discussed. He asked that staff do a public notice on this and get people
308 here. It's hard for people to understand what's being discussed; be more detailed in the agenda.

309 **Kevin Thurman** said he want plats 25, 26, 27 to be consistent and wants to get direction.
310

311 **Councilwoman Baertsch moved to table the Text Amendment to the Land Development Code, Section 19.12.06(d).**
312 **Ordinance 13-22 (11-12-13): Revisions to the Land Development Code. Councilman McOmber seconded. Aye:**
313 **Councilwoman Baertsch, Councilwoman Call, Councilman McOmber, Councilman Miller, Councilman Poduska.**
314 **MOTION PASSED.**
315

316 **5. Utility Waiver for Mobilized and Deployed Military members.**

317 **a. Resolution R13-39 (11-12-13): establishing a procedure to waive utility charges for active mobilized and**
318 **deployed military service.**

319 **Spencer Kyle** said that staff is looking for direction. They can bring back the previous resolution, not participate at all or let
320 residents make donations. They could modify the utility bill, but 79% pay online or have automatic withdrawal, so it
321 wouldn't work. They could set up an account where people could log in and make a donation similar to Splash registration.

322 **Mayor Love** asked Col. Smith for his thoughts. She noted that we want ways to support our military. She suggested going
323 to businesses and asking for a discount for the military. However, throwing money isn't always the solution.

324 **Col. Smith** said that it's gracious of any organization that attempts to implement a discount; it's not expected and is not an
325 entitlement. Every city does different things. He personally feels that the time has come to eliminate a utility subsidy. In
326 Eagle Mountain, he would qualify for waiver because he's active duty, but he's not deployed. He didn't feel that would be
327 right. The original intent was for soldiers who leave their civilian jobs, are called up and take a pay cut. There are a lot of
328 costs associated with being deployed, including child care. Others make more when deployed. There are other ways to help.
329 Utah National Guard has charitable trust that can be used.

330 **Mayor Love** asked him if he would you prefer the city do this or the residents.

331 **Col. Smith** he replied "residents."

332 **Councilman Miller** noted that Chris Porter said he's starting group and the city doesn't need to do.

333 **Councilwoman Baertsch** said that next year there will be a multi-community Iron Will event at Camp Williams. She agreed
334 with Councilman Miller. We aren't equipped to decide who gets it and who doesn't. Maybe we should add a link to the trust
335 on our web site.

336 **Councilwoman Call** noted that no one in the military has asked us to do this. It's not our place. If anyone is struggling, you
337 can come in and make a payment for them.

338 **Councilman McOmber** noted that we didn't put this one on the agenda; this was the previous resolution before any of the
339 current City Council and mayor were serving. We can put the National Guard trust on the city web site, but we don't want to
340 do a lot of others. Being forced to contribute is contrary to what they've been fighting for. He noted that we are the most
341 charitable nation and Utah is the most charitable state. He suggested surprising people by paying for their groceries at
342 Smith's.

343 **Councilman Poduska** stated that when the city was involved before, it depended on the number deployed; the cost was
344 \$1100. Using the current National Guard trust would be the way to handle this.

345 **Mayor Love** would like to put the trust link on the web site.

346 **Spencer Kyle** said the city could easily put something in the newsletter and put it on Facebook. No action is needed tonight.
347

348 **6. Harvest Village Commercial Lot 2 grading redesign.**
349

350 **Jeremy Lapin** showed the cross section from the staff report. This potentially affects berming and screening of the parking
351 lot. They've shown they can maintain it, but it's much more drastic. We still need to require slopes be 3 to 1. They can use
352 rock walls. They didn't like the grading on the original site plan, so wanted modifications.

353 **Councilman Poduska** wondered about drainage issues.

354 **Jeremy Lapin** said he brought this back because of aesthetics issues; he didn't want any surprises.

355 **Councilman Miller** wanted to be sure we weren't making exceptions to policy.

356 **Jeremy Lapin** said the city requires rock walls where they can't maintain 3:1.

357 **Councilwoman Call** asked what triggered this.

358 **Jeremy Lapin** said the contractor wasn't happy with the original engineer's design. He wanted it more above ground and
359 not so low.

360 **Councilwoman Call** said it was originally approved with all engineering standards being met.

361 **Jeremy Lapin** explained that they aren't violating any codes or standards; they just want a new grading plan.

362 **Councilwoman Call** wondered if there would be any adverse effects on neighborhoods.

363 **Jeremy Lapin** said that with rock walls, no.

364 **Councilwoman Baertsch** commented that the very southeast corner is very steep and very close to the sidewalk.

365 **Jeremy Lapin** said they would have to use a retaining wall or rock wall.

366 **Councilwoman Baertsch** thought that the only place they discussed this was in front.

367 **Jeremy Lapin** said that not all sections would require a wall, only 2 out of 5. The city will not approve unless the 3:1
368 sloping is met.

369 **Councilwoman Baertsch** asked about the completed height on this building.

370 **Kimber Gabryszak** said it's well under the maximum.

371 **Jeremy Lapin** asked if the Council was okay.

372 **Council** responded in the affirmative.

373
374 **7. Amendments to the Master Development Plan and Agreement for Stillwater at Saratoga Springs, Phase 6 and**
375 **undeveloped open space, located at approximately 2700 South Stillwater Drive, Land Solutions Partners, LLC,**
376 **applicant.**

377
378 **Sarah Carroll** explained that phase 6 within Stillwater originally included townhomes and condos. In 2011, the developer
379 sold some property to the LDS church which eliminated the condos and left 90 townhomes. There is a required 8.56 acres of
380 open space. He had to develop the land and joined with the HOA in approaching the city to change it to 46 single family lots.
381 Adjustments would have to be met to meet the open space requirements. The developer is asking to improve existing spaces
382 around the clubhouse and trail corridors. That still leaves a deficiency of .52 acres. The city has allowed others to pay for
383 deficiencies in open space. The phasing plan requires the amenities and open space be paid up front. He must contribute
384 \$20,000 to the HOA to complete the pool and other amenities. The proposal is that they contribute \$20,000, pay \$34,000 for
385 open space deficiency and be allowed to do 6 lots on Stillwater Dr. and then do the other 40 lots. If approved it would allow
386 for phasing.

387
388 **Mayor Love opened the Public hearing.**

389
390 **Pam Peeler**, a member of the HOA board, said that she had worked with the developer, city staff and Mayor Love and
391 appreciates the collaborative spirit and the city's support. The initial developer left the HOA greatly in debt. There was bond
392 money with the city that the HOA had counted on. The bond was erroneously released by a city employee. The HOA is
393 excited to have this property developed. There is one last hiccup in the proposal: because of the \$34,000 the city wants for
394 open space, the developer says they lack funding to lay sod and propose to do hydro-seed. Hydro-seed doesn't work. The
395 HOA recently paid \$10,000 to re-seed an area in their park; they anticipate this costing more to the HOA. Hydro-seed is
396 \$6000, sod \$22,000. The HOA is asking the city to reduce the \$34,000 to allow Land Solutions to provide sod and have
397 finished open space available to the residents. Hydro-seed would require barriers around 2.5 acres to keep people off of the
398 hydro-seed and would take years to grow in. She asked engineering about the requirements in areas that will have a sprinkler
399 system, specifically filter requirements and location.

400
401 **Councilman Poduska moved to close the public hearing. Councilwoman Call seconded. Aye: Councilwoman**
402 **Baertsch, Councilwoman Call, Councilman McOmber, Councilman Miller, Councilman Poduska. MOTION**
403 **PASSED.**

404
405 **Kevin Thurman** said we needed to allow the applicant a chance to speak after public comment, per the by-laws.

406 **Developer** said they had worked with the HOA and the city to eliminate multi-family housing.

407 **Mayor Love** said she was impressed with the HOA and the developer and the way they've worked together.

408 **Councilman McOmber** noted that reducing the densities was done proactively and cooperatively. We need to help this
409 happen throughout the city. He wondered if the city requires sod in this situation.

410 **Sarah Carroll** answered that the city requires 6" of top soil if hydro-seed and the developer can't come off warranty until the
411 hydro-seed has taken.

412 **Kevin Thurman** said that it would be at least a year before the warranty begins. The standards are higher with hydro-seed;
413 this means bond money being held longer.

414 **Councilman McOmber** wants to see a balance between fees in lieu of open space; that money allows the city to put it in a
415 fund to develop open space somewhere else. He asked if the HOA maintains the sprinklers, mowing, etc.

416 **Kevin Thurman** said "yes."

417 **Councilwoman Call** said she appreciates the voluntary single family housing instead of multi-family. She explained that she
418 was in favor of the improvement to the other developers' open space, not requiring 25% open space and reducing lot size.
419 She was concerned that the Council had not been told about the hydro-seed issue before.

420 **Developer** said that originally they were doing sod. They make their money on the number of doors sold. Because of a
421 reduction in doors, they needed to do something to meet budget.

422 **Councilwoman Call** said that she's not opposed to hydro-seed since it won't enter into warranty until it meets the standard.

423 **Developer** said that he feels like taking open space payment to cover the sod would be a win-win rather than giving money to
424 the rest of city.

425 **Mayor Love** noted that the developer has been great.

426 **Developer** said the cost of sod and installation would be \$38,000.

427 **Councilwoman Call** suggested HOA volunteers install the sod. The developer is already being given credit for someone
428 else's open space.

429 **Developer** said he is already pushing his budget; they have to provide some return to the investors; going from 90
430 townhomes to 40 single family homes has pushed it a lot.

431 **Councilwoman Call** said she would be in favor of hydro-seed.

432 **Councilwoman Baertsch** said she was appreciative of the developer coming down on density. She would be more
433 comfortable with hydro-seed with protections put in place. Harvest Hills was hydro-seed and it worked well. She wondered
434 if the HOA had a preference in the open space phasing.

435 **Developer** said the 6 homes would go up in March and then whatever open space the HOA wants first.

436 **Sarah Carroll** noted that p. 10, condition 7, in the staff report allows us to make suggestions. We can make a condition that
437 they work with the HOA on which open space comes first. It will also depend on the best way to connect to existing
438 sprinkler lines.

439 **Kevin Thurman** said the code requires a phasing plan and the proportion of open space; the location is up to City Council to
440 decide.

441 **Councilwoman Baertsch** said that staff can work with the developer and the HOA.

442 **Councilman Poduska** said he was impressed with how well the developer has worked with the HOA and the
443 accommodations already made. He said that if we are going to be a city that is developer friendly, we need to bend over
444 backwards to work with them.

445 **Sarah Carroll** noted that the property next to the church is owned by the HOA and the city. The city is asking that the HOA
446 maintain it.

447 **Jeremy Lapin** noted that if the city owns it, it must meet city standards for sprinklers.

448 **Councilman Poduska** said that if open space funds are for recreation, then it seems using open space money for sod would
449 be appropriate.

450 **Kevin Thurman** felt it was problematic. The developer is being allowed to develop 16% instead of 25%, so putting money
451 into 16% is not good. The developer isn't having to donate land and is being allowed to improve land donated by someone
452 else.

453 **Councilman Poduska** said he would go with the staff recommendation.

454 **Mark Christensen** wondered about the timeline for hydro-seed at this point.

455 **Developer** said it would be spring; after receiving the final plat, they would develop lots and go with improvements.

456 **Mark Christensen** noted that the HOA is wondering how much longer before things are built. They do not want another
457 summer with undeveloped park space and the time it takes hydro-seed to grow. Sod allows 3 weeks before you can be on it;
458 hydro-seed would be at least 2-3 months. They are also concerned with construction fencing needed to protect the hydro-
459 seed. The reason the landscaping issue is coming now is because it was just raised in the past few days.

460 **Mayor Love** asked if we had known earlier, would you have had other recommendation.

461 **Sarah Carroll** said yes, that if they had had time.

462 **Mayor Love** asked about the staff recommendation.

463 **Mark Christensen** suggested the City Council move forward, but since they will be coming back in the future for final plat
464 approvals, they can add conditions.

465 **Councilwoman Call** noted that this doesn't address the issue of sod or hydro-seed.

466
467 **Councilwoman Call** moved to approve the Amendments to the Master Development Plan and Agreement for
468 Stillwater at Saratoga Springs, Phase 6 and undeveloped open space, located at approximately 2700 South Stillwater
469 Drive, Land Solutions Partners, LLC, applicant with all staff finding and conditions. Councilwoman Baertsch
470 seconded. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman McOmber, Councilman Miller,
471 Councilman Poduska. MOTION PASSED.

472
473 **8. Preliminary Plat for Sierra Estes Plat C located at approximately 500 North 400 West, Stephen Sowby, applicant.**

474
475 **Scott Langford** said that Sierra Estates is located in the master development area northeast of Neptune Park. Open space
476 included in Neptune satisfies open space requirements. He noted that the irregular lots are typical of a leftover piece of
477 property. There are 7 single lots, with 307 already platted. Because of the double cul-de-sac, they are asking it be included in
478 this platting. Conditions are in the report.

479 **Councilwoman Call** appreciates them thinking outside the box.

480
481 **Councilwoman Baertsch** moved to approve the Preliminary Plat for Sierra Estates Plat C located at approximately
482 500 North 400 West, Stephen Sowby, applicant. Councilman Miller seconded. Aye: Councilwoman Baertsch,
483 Councilwoman Call, Councilman McOmber, Councilman Miller, Councilman Poduska. MOTION PASSED

484
485
486

487 **9. Preliminary Plat for Jacobs Ranch Plat Q located south of the approximate intersection of Colt Drive and Ring Road,**
488 **Greg and Mary Wilder, applicant.**
489

490 **Sarah Carroll** said this was rezoned to low density; it matches the concept layout at the rezone. This gives easement to the
491 city on Ring Road.

492 **Councilman McOmber** noted that a developer was again reducing density.
493

494 **Councilwoman Baertsch** moved to approve the Preliminary Plat for Jacobs Ranch Plat Q located south of the
495 approximate intersection of Colt Drive and Ring Road, Greg and Mary Wilder, applicants, with all staff findings and
496 conditions. **Councilman Miller** seconded. **Aye: Councilwoman Baertsch, Councilwoman Call, Councilman**
497 **McOmber, Councilman Miller, Councilman Poduska. MOTION PASSED.**
498

499 **10. Preliminary Plat for Sergeant Court Townhomes located at approximately 1675 North Redwood Road, Bach Homes,**
500 **applicant.**
501

502 **Scott Langford** said this is the third phase of a project with 41 townhomes which will finish the project. One issue that came
503 up during the concept planning was the joining of driveways. They have modified the design to curve those driveways.
504 There is a proposed trail between the units on Condor Road; the city is still working on the design for that trail system and
505 plan to construct it of concrete. The fire marshal is requiring adequate access through easements for a temporary connection
506 west of the office building with red striping of the curb in front of the dance studio.

507 **Councilman Poduska** said that if the second access as recommended will be sufficient, then he is satisfied.

508 **Councilman Miller** said that as long as they maintain the width and striping he's okay.

509 **Councilman McOmber** wanted to ensure that the fire chief was okay with this. He feels the garbage can and cars are a
510 concern; they narrow the road. He would love it if they moved the garbage can.

511 **Councilwoman Call** said for lots 18 and 19, she still doesn't like the driveways. She said we're cleaning up from previous
512 approvals and there is too much commercial at the front of a residential development.

513 **Councilwoman Baertsch** said she had spoken with Chief Campbell and she's not sure the findings are what he wants. The
514 road base must be sufficient for his vehicles. We have to have easements. She isn't comfortable with the second access; we
515 would have to remove the trash enclosure and parking slots.

516 **Jeremy Lapin** noted that there is nothing in the engineering standards.

517 **Councilwoman Baertsch** said she doesn't think this meets width of road standards. She feels having the second access onto
518 Redwood is useless; it should go to Aspen Boulevard. She would prefer to table this until Chief Campbell is here.

519 **Jeremy Lapin** said that it could be approved with requiring that they meet international fire standards.

520 **Councilwoman Baertsch** said she still has a problem with the access to Redwood Road.

521 **Jeremy Lapin** said it doesn't violate anything.

522 **Mayor Love** asked if this could be discussed with staff.

523 **Mark Christensen** said they would be available next week.

524 **Mayor Love** wondered what is the impact would be if Council tabled this to next week.

525 **Developer** said it would put them even farther behind. They lost 2 units through this process and have lost a paving season.
526 They are pretty upset.

527 **Mayor Lover** said she didn't feel we have everything in a row; we're not really prepared.

528 **Developer** said they measured the width of the dumpster to the striping and it was 26.5' feet.

529 **Jeremy Lapin** said that Chief Campbell said this was acceptable.

530 **Councilman Poduska** wondered what the point would be in delaying if everything meets the standards.

531 **Councilwoman Baertsch** wondered about the easements.

532 **Jeremy Lapin** said that can be a condition of approval and then they can secure those easements.

533 **Kevin Thurman** agreed that they can make that a condition of approval.
534

535 **Councilman Poduska** moved to approve Preliminary Plat for Sergeant Court Townhomes located at approximately
536 1675 North Redwood Road, Bach Homes, applicant with the condition that the second access meets fire code
537 requirements and that the fire chief's requirements be met and with the findings and conditions in the staff report.
538 **Councilman McOmber** seconded. **Aye: Councilman McOmber, Councilman Miller, Councilman Poduska Nay:**
539 **Councilwoman Call, Councilwoman Baertsch. MOTION PASSED.**
540

541 **1. Concept Plan for Harvest Park Commercial located at the southwest corner of Redwood Road and Springhill Drive,**
542 **ATC Investors/Ken Berg, applicant.**
543

544 **Scott Langford** that in July 2008, the city had approved 10 commercial buildings. They are going from 10 to 8. The acreage
545 is slightly less; the building will be 40,000 sq. ft. up to 60,000 sq. ft. Parking is different and landscaping is altered. Planning
546 Commission spent most of the time reviewing access to Redwood Road.
547

548 **Councilwoman Baertsch** said that lot #1 appears to be Cascade Collision that was there previously; it needs to be removed.
549 She asked about maintenance of the rest of the area after the gas station is built.
550 **Scott Langford** said that code requires those improvements to go in.
551 **Councilwoman Baertsch** wondered if the developer is the same for the gas station and the rest of the area.
552 **Scott Langford** said that wasn't clear.
553 **Councilwoman Call** said she has no concerns.
554 **Councilman McOmber** said he appreciates them looking at Redwood Road; the parking and landscaping will be scrutinized.
555 **Councilman Miller** said it looks great.
556 **Councilman Poduska** wondered whether the center access street would be a right in/right out or full access.
557 **Jeremy Lapin** said we will ask for full access and see what UDOT says.
558 **Developer** said they have UDOT permit for full commercial access; it's more of a driveway.
559 **Councilman Poduska** noted there are some 2 story buildings and wondered if that was just in the rear portion. He liked the
560 roundabout in the original and wondered why it was gone.
561 **Developer** said it had been there just for aesthetics; there was no legitimate traffic concern.
562

563 **2. Reports:**

564 **Councilwoman Call** said that Gov. Herbert is a champion for Utah Lake and is preserving the budget for phragmite removal.
565 **Councilwoman Baertsch** said she had a request from a resident to get notice from the dynamite plant when they will be
566 blasting, just as we do from Camp Williams.
567

568 **Adjourned at 10:00pm by Mayor Love.**
569

RESOLUTION NO. R14-21 (4-15-14)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS CREATING STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Sergeant Court Phase 3)

WHEREAS, on May 10, 2001, the City Council adopted Resolution No. 01-0510-01 creating a street lighting special improvement district (the "Lighting SID") consisting of all lots and parcels included within the Subdivisions set out in said Resolution for the maintenance of street lighting within the Lighting SID.

WHEREAS, *Utah Code Ann.* § 17A-3-307 provides that 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 Council has given final plat approval to Sergeant Court Phase 3, (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 not adversely affect the owners of the lots already included within the Lighting SID.

WHEREAS, the owner of the property covered by the Subdivision has 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 1 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 1 to this Resolution.
2. City staff is directed to file a copy of this Resolution, as an Addendum to Resolution No. 01-0510-01 creating the Lighting SID, as required by *Utah Code Ann.* § 17A-3-307.
3. Assessments will be hereafter levied against owners of all lots within the Subdivision on the same basis as assessments are being levied against other lots included in the Lighting SID.
4. The provisions of this Resolution shall take effect upon the passage and publication of this Resolution as required by law.

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

WHEREAS the City of Saratoga Springs (the “City”), by and through its City Council, has created a Street Lighting Special Improvement District (the “Lighting SID”) to pay for maintenance of street lighting within the subdivisions covered by the Lighting SID.

WHEREAS the undersigned (“Developer”) is the developer of Sergeant Court Phase 3 Subdivision (the “Subdivision”) 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. The legal description and the tax identification number(s) of the property covered by the Subdivision are set out in Exhibit A attached to this Consent.
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 _____, 2014.

DEVELOPER:

Name: Bach Homes

Authorized

Signature:

Its:



**Saratoga Springs Plat 16A
Final Plat
April 15, 2014**

Report Date:	April 1, 2014
Applicant/Owner:	Peter Staks / Lynn Wardley
Location:	Terminus of Amanda Lane
Major Street Access:	Centennial Boulevard
Parcel Number(s) & Size:	59-001-0097; 2.15 acres
Parcel Zoning:	R-3
Adjacent Zoning:	R-3
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Low Density Residential and Undeveloped
Previous Meetings:	Concept Plan heard by Planning Commission on May 2, 2006 and by City Council on May 9, 2006. Preliminary Plat heard by Planning Commission on May 15, 2007 and conditionally approved by City Council on May 22, 2007 (expired) Planning Commission heard again on February 13, 2014. City Council approved Preliminary Plat on February 18, 2014
Previous Approvals:	Preliminary Plat, conditionally approved by City Council on May 22, 2007 (expired) and reapproved February 18, 2014; Lakeside MDA 09/17/2013 approved by City Council
Land Use Authority:	City Council
Future Routing:	Utah County Final Plat Recordation
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for a Final Plat approval to create 3 new single family residential lots on 2.15 acres of property located on the north end of Amanda Lane. The subdivision has approximately 250 feet of shoreline along Utah Lake. A similar request (4 lot subdivision) was approved by the City Council in 2007, but due to inactivity has expired.

Recommendation:

Staff recommends that the City Council conduct a public meeting, discuss the proposed final plat at their discretion, and choose from the options in Section "I" of this report. Options include a motion for approval as proposed, a motion to continue the item to gather additional supportive information, or a motion for a denial based on non-compliance with findings of specific criterion.

B. Background:

In 2007 the City Council conditionally approved a similar Preliminary Plat subject to the following conditions of approval:

1. That all the requirements of the City Engineer, including those listed within the attached staff report be met;
2. That all requirements of the Fire Chief be met;
3. That final plat approval and construction be delayed until secondary water funding is approved.
4. That the Plat be modified so that no portion of any lot is located within the 100-year floodplain.
5. That the sensitive lands area (30% or greater slopes) be protected through an easement dedicated to the City that permits the City to regulate future improvements, and;
6. That the developer works with the Homeowner's Association to repair the existing problems on Amanda Lane and that a solution is presented at the time of Final Plat review.

Due to inactivity this approval expired in 2009.

This property is also governed by the Lakeside at Saratoga Springs Master Development Agreement, which was approved by the City Council on September 17, 2013. This new agreement provides direction regarding the construction of the required shoreline trail and open space requirements.

The Planning Commission opened the public hearing for this item on January 23, 2014 and per the applicant's request continued the hearing to February 13, 2014. The reason for the continuance was to allow the applicant time to amend the Preliminary Plat; changing it from a four lot subdivision to a three lot subdivision with a storm water detention basin. The Planning Commission has forwarded a positive recommendation with conditions to the City Council to approve the Preliminary Plat.

The City Council approved this Preliminary Plat on February 18, 2014 subject to the following conditions of approval:

1. *That per Section 19.12.02(5) of the City Code, the Preliminary Subdivision Plat shall remain valid for twenty-four months from the date of City Council approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extensions must be requested within twenty-four months of site plan/Subdivision approval and shall not exceed twelve months."*
2. *That all the terms, conditions, and obligations required of the Lakeside at Saratoga Springs Master Development Agreement be met.*
3. *That per Section 19.06.09 of the City Code, the Final Plat shall show and the applicant install a 6 foot tall semi-private wrought iron style fence along the east property lines of Lots 1612 and 1613.*
4. *The State boundary agreement shall be reviewed and the location of the property line between Parcel A and Lots 1612 & 1613 verified prior to recordation.*
5. *All requirements of the City Engineer shall be met, including but not limited to those in the attached report.*
6. *All requirements of the Fire Chief shall be met, including but not limited to those in the attached report.*
7. *The Lakeshore Trail along Utah Lake through Plats 16A and 14, which is also required for Plat 16A and portions of Plat 14 by the agreement between the State of Utah and Saratoga Springs Development, shall be constructed with the development of Plats 16A and 14 provided the canal, located in State of Utah lands adjacent to Plats 16A and 14, is vacated and filled-in by the State of Utah, or designee, and Developer obtains permission from the State of Utah to construct the trail in the area where the canal was located. However, if the developer cannot obtain permission from the State of Utah, this requirement may also be*

met by using the existing trail along Centennial Blvd. Nonetheless, this paragraph is not intended to supersede the agreement between the State of Utah and Saratoga Springs Development. In lieu of completion of the trail before plat recordation, Developer may deposit cash with the City in an amount sufficient to install the trail improvements in the canal location. If the canal is not vacated prior to expiration of this Agreement, the cash shall be returned to Developer after expiration of this Agreement upon written notice by Developer. However, if written notice is not received by Developer within 6 months of expiration, City may use the funds for other public parks, trails, and open space within the City.

C. Specific Request:

The property is zoned R-3, Low Density Residential. The proposed 3 lot Final Plat will facilitate single family home development, which is permitted in the R-3 zone.

D. Process:

The development review process for subdivision approval involves a formal review of the Preliminary Plat by the Planning Commission in a public hearing, with a formal recommendation forwarded to the City Council. The City Council reviews the Preliminary Plat in a public meeting and formally approves the Preliminary Plat. Final Plats are reviewed and approved by the City Council in a public meeting.

E. Community Review:

Per 19.13.04 of the City Code, this item was noticed in *The Daily Herald*, and each residential property within 300 feet of the subject property was sent a letter at least ten calendar days prior to the public hearing held on February 13, 2014 at the Planning Commission meeting. As of the completion of this report, the City has not received any public comment regarding this application.

F. Review:

The requirements of Final Plat review are found in Section 19.12.03(2) of the City Code. This Final Plat was reviewed within the context of all these and other pertinent sections of the City Code. An in-depth review of code requirements within the context of the provided Final Plat is found in Section "H" of this report.

In addition to City Code, it is important to know that in January 2000 the applicant and the State of Utah entered into an agreement regarding the Utah Lake boundary (attached). One purpose of the agreement is to help determine the boundary line between the applicant's property and the State sovereign land. On January 13, 2014, the City received an exhibit from the State indicating their interpretation of the east property line of this Final Plat.

City staff has compared the State's information with the proposed Final Plat and find that the State's interpretation of the east property line closely matches the design of the Final Plat. The State has reviewed the Final Plat is supports the alignment of the east property line and the proposed boundary of Parcel A, which will be dedicated to the State.

G. General Plan:

The site is designated as Low Density Residential on the adopted Future Land Use Map. The General Plan states that areas designated as Low Density Residential are "*designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is to be characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces.*" The proposed Final Plat provides a design that has a density of 1.4 units per acre and can be developed in a way that is in compliance with the General Plan.

H. Code Criteria:

Section 19.12.03 of the City Code states, "All subdivisions are subject to the provisions of Chapter 19.13, Development Review Process". The following criteria are pertinent requirements for Final Plats listed in Sections 19.12 (Subdivision Requirements) and 19.04.13 (R-3 Requirements) of the City Code.

Permitted or Conditional Uses: complies. Section 19.04.13(2 & 3) lists all of the permitted and conditional uses allowed in the R-3 zone. The Final Plat provides residential building lots which are supported as a permitted use in the R-3 zone.

Minimum Lot Sizes: complies. 19.04.13(4) states that the minimum lot size for residential lots is 10,000 square feet. The smallest lot shown on the Final Plat is 14,314 square feet (Lot #1612)

Setbacks and Yard Requirements: complies. Section 19.04.13(5) outlines the setbacks required by the R-3 zone. These requirements are:

Front: Not less than twenty-five feet.

Sides: 8/20 feet (minimum/combined)

Rear: Not less than twenty-five feet

Corner: Front 25 feet; Side abutting street 20 feet

The Final Plat shows compliance with all of these minimum setback requirements.

Parking, vehicle and pedestrian circulation: complies. Section 19.09.11 requires single-family homes to have a minimum 2 parking stalls within an enclosed garage. Driveways leading to the required garages must be a minimum 20 feet in length. Even though this requirement will be reviewed by the building department with each individual building permit application, staff believes that the proposed lots are of sufficient size to support this requirement.

This development will create a 780 foot long cul-de-sac street (Amanda Lane) which exceeds the standard length of 400 feet. This is unfavorable; however, the existing length of the road is already ~710 feet and the fire department has not raised concerns about the additional 70 feet. In fact, the cul-de-sac associated with this subdivision will improve the current situation by providing a turnaround for emergency vehicles.

Fencing: complies. This subdivision application was submitted February 2013, which was prior to Code changes affecting the fencing requirement between private and public spaces. The previous Code requirement gave City Staff discretion as to when semi-private fencing should be required (Section 19.06.08). Given the discussion that took place when the City Council and Planning Commission reviewed the Preliminary Plat, and the flexibility the previous Code allowed, it appears that fencing will not be required. Therefore staff recommends that Preliminary Plat condition number 3, which required fencing, be removed with the approval of this Final Plat.

Open Space: can comply. The Lakeside MDA states that the open space, except for the Lakeshore Trail, for this plat is satisfied by the existing 4 acre Eagle Park, which is located to the north approximately half a mile. With regard to the trail, the MDA states:

"The Lakeshore Trail along Utah Lake through Plats 16A and 14, which is also required for Plat 16A by the agreement between the State of Utah and Saratoga Springs Development, shall be constructed with the development Plats 16A and 14 respectively. The lakeshore trail shall be located along the shoreline within the State of Utah sovereign lands property and adjacent to the canal. However, if the developer cannot obtain

permission from the State of Utah for the shoreline location along the canal, this requirement may also be met by using the existing trail along Centennial Blvd. Nonetheless, this paragraph is not intended to supersede the agreement between the State of Utah and Saratoga Springs Development."

The working relationship between the State and the applicant is unclear at this point, but the existing agreements should facilitate continued communication between the two parties.

That said, the Final Plat documents show that the applicant will construct an 8-foot wide trail within Parcel A. This trail will initially be constructed with 6 inches of compacted rock as part of the subdivision improvements. The applicant will bond for 5 inches of concrete that will go on top of the compacted rock once the exact placement of the trail has been determined. The term of this bond is tied to the Lakeside MDA, which has a life of 10 years (beginning September 17, 2013).

The Final Plat includes a 0.43 acre detention basin to collect storm water runoff from this subdivision and the future residential subdivision planned to the north (Plat 14, Wiltshire). The note on the Final Plat states that this detention basin (Parcel B) will be constructed by the developer and dedicated to and maintained by the Saratoga Springs Home Owners Association.

I. Recommendation and Alternatives:

After evaluating the required standards for Final Plats located in an R-3 zone, staff recommends that the City Council review the proposed Final Plat application and discuss any public input received and at their discretion choose from the options below.

Recommended Motion:

"Based upon the evidence and explanations received today, I move to approve the Saratoga Springs Plat 16A Final Subdivision Plat on property generally located at the terminus of Amanda Lane (Parcel #59:001:0097), with the findings and conditions below:

Findings:

1. Per the requirements of Section 19.04.13(4), all lots proposed will be greater than 10,000 square feet.
2. Per the requirements of Section 19.04.13(5), the minimum setback and yard requirements for the R-3 zone will be met.
3. The Final Plat meets or can conditionally meet all the requirements as outlined in Section "H" of this report, which Section is incorporated into these findings by this reference.
4. The General Plan recommends Low Density Residential for this location which is defined as one to four units per acre. The proposed plat consists of approximately 1.4 units per acre which is allowed by the Land Use Element of the General Plan and is therefore acceptable.

Conditions:

1. That per Section 19.12.02(5) of the City Code, the Final Subdivision Plat shall remain valid for twenty-four months from the date of City Council approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extensions must be requested within twenty-four months of site plan/Subdivision approval and shall not exceed twelve months."
2. That all the terms, conditions, and obligations required of the Lakeside at Saratoga Springs Master Development Agreement be met.
3. That per the allowances in the previous version of Section 19.06.09 of the City Code in affect prior to July 2013, the applicant *shall not* be required to install a 6 foot tall semi-private wrought iron style fence along the east property lines of Lots 1612 and 1613.
4. The State boundary agreement shall be reviewed and the location of the property line between Parcel A and Lots 1612 & 1613 verified prior to recordation.

5. All requirements of the City Engineer shall be met, including but not limited to those in the attached report.
6. All requirements of the Fire Chief shall be met, including but not limited to those in the attached report.
7. The Lakeshore Trail along Utah Lake through Plats 16A and 14, which is also required for Plat 16A and portions of Plat 14 by the agreement between the State of Utah and Saratoga Springs Development, shall be constructed with the development of Plats 16A and 14 provided the canal, located in State of Utah lands adjacent to Plats 16A and 14, is vacated and filled-in by the State of Utah, or designee, and Developer obtains permission from the State of Utah to construct the trail in the area where the canal was located. However, if the developer cannot obtain permission from the State of Utah, this requirement may also be met by using the existing trail along Centennial Blvd. Nonetheless, this paragraph is not intended to supersede the agreement between the State of Utah and Saratoga Springs Development. In lieu of completion of the trail before plat recordation, Developer may deposit cash with the City in an amount sufficient to install the trail improvements in the canal location. If the canal is not vacated prior to expiration of this Agreement, the cash shall be returned to Developer after expiration of this Agreement upon written notice by Developer. However, if written notice is not received by Developer within 6 months of expiration, City may use the funds for other public parks, trails, and open space within the City.
8. Any other conditions as articulated by the City Council:

Alternative Motions:

Alternative Motion A

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

Alternative Motion B

"Based upon the evidence and explanations received today and the following findings, I move to deny the Saratoga Springs Plat 16A Final Subdivision Plat on property generally located at the terminus of Amanda Lane. Specifically I find that the following standards and/or code requirements have not been met:"

List Specific Code Standards and Requirements:

J. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Aerial Photo
4. Final Plat Exhibits
5. Agreement of Stipulation and Compromise Regarding Utah Lake Boundary

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Saratoga Springs Plat 16A
Date: April 15, 2014
Type of Item: Final Plat Approval



Description:

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

B. Background:

Applicant: Peter Staks / Lynn Wardley
Request: Final Plat Approval
Location: Terminus of Amanda Lane
Acreage: 2.15 acres - 3 lots

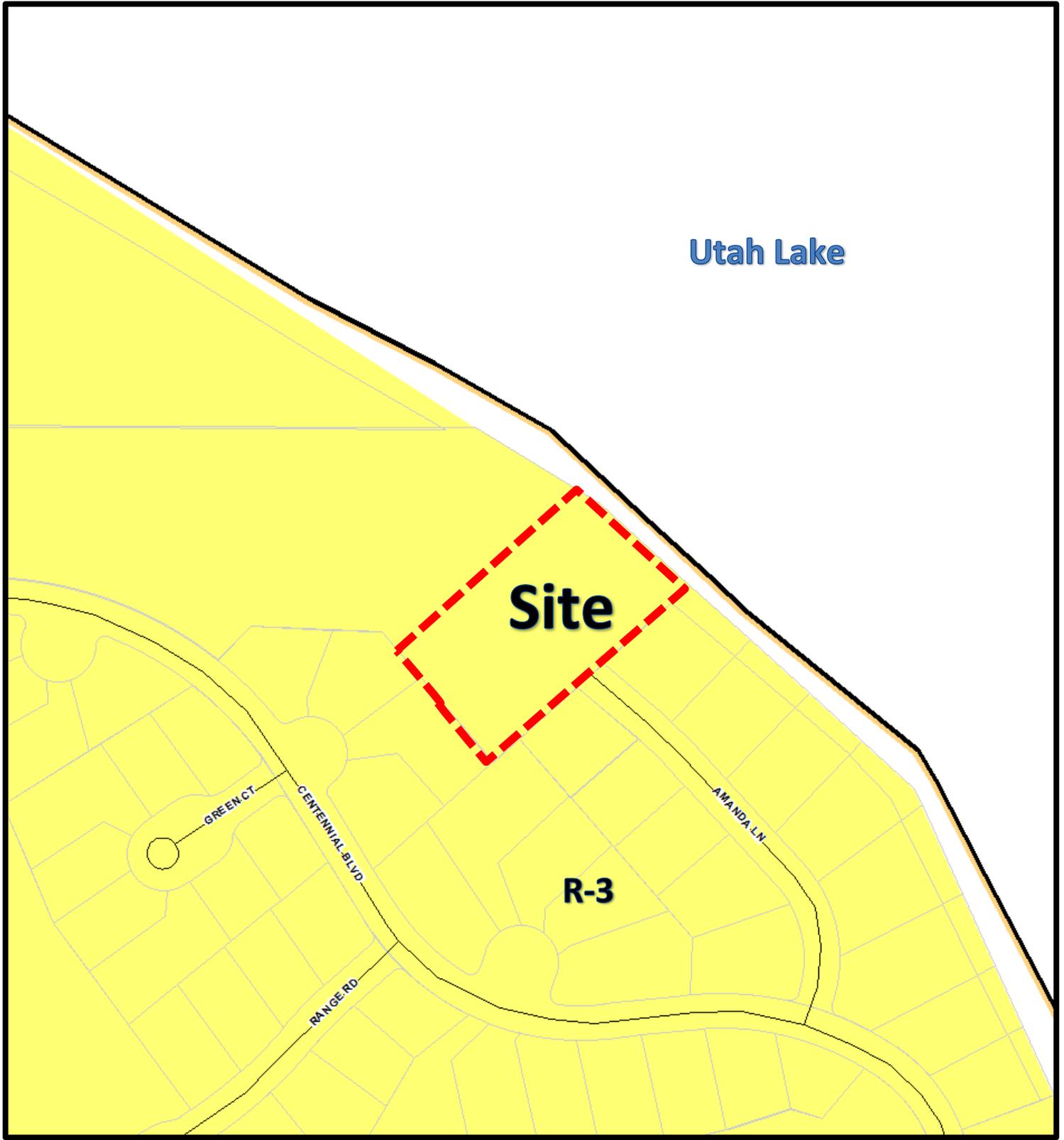
C. Recommendation: Staff recommends the approval of final plat subject to the following conditions:

D. Conditions:

- A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.
- B. Developer shall comply with ALL requirements outlined in the Engineering Standards and Specifications, most recent edition.
- C. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.
- D. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- E. Submit easements for all off-site utilities not located in the public right-of-way. All easement must be recorded prior to plat recordation.
- F. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.

- 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 plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- I. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- 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. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- M. Developer shall provide a finished grading plan for all lots and shall stabilize and reseed all disturbed areas.
- N. Developer shall complete a Preliminary Jurisdictional Wetland delineation prior to construction plans being approved and prior to lots being recorded to ensure none of the proposed lots contain sensitive lands. (Land Development Code 19.12.03)
- O. Developer shall bond for the Lakeshore Trail as per the Master Development Agreement and City Standards.
- P. A minimum of 4' of cover shall be maintained over all utilities running through the detention basin. (Engineering Standards and Specifications 2013, Section 00500 – 2.02 – B – 5).

Zoning and Location Map



Aerial Photo

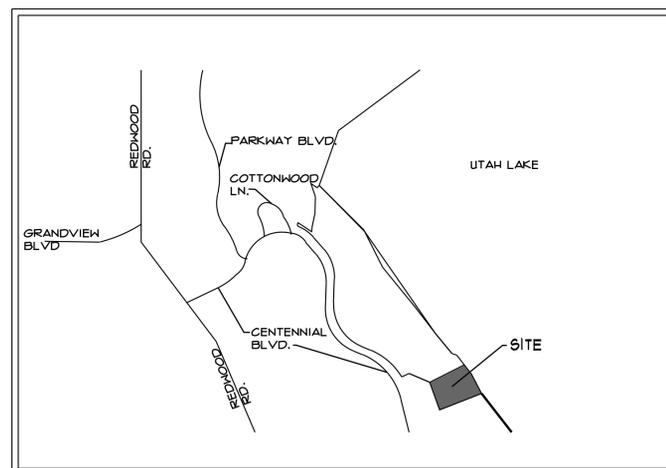


SARATOGA SPRINGS 16A FINAL PLAT

SARATOGA SPRINGS, UTAH

SUBDIVISION PLAT

- C-1 PLAT 16A
- C-2 GRADING AND DRAINAGE PLAN
- C-3 UTILITY PLAN
- C-4 EROSION CONTROL PLAN
- C-5.0 SITE DETAILS
- C-5.1 SITE DETAILS
- C-5.2 SITE DETAILS
- PP-1 STREET PLAN & PROFILE (STA. 1+00 - 4+09.55)
- PP-2 STORM DRAIN PLAN & PROFILE (STA. 5+42.20 - 10+36.57)
- L1.0 LANDSCAPE AND IRRIGATION DESIGN
- L2.0 LANDSCAPE AND IRRIGATION DETAILS



VICINITY MAP



March 20, 2014

SUBDIVIDER:

WARDLEY DEVELOPMENT
5296 SOUTH COMMERCE DR. SUITE 303
MURRAY, UTAH, 84107
(801) 293-9674

ENGINEER/SURVEYOR:



SALT LAKE CITY
45 West 10000 South
Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

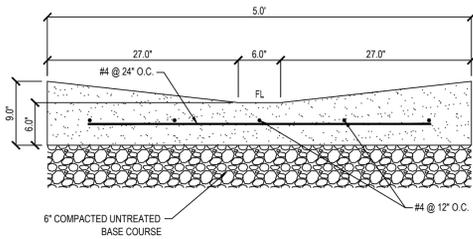
LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453

PROJECT MANAGER: CLARKE MCFARLANE

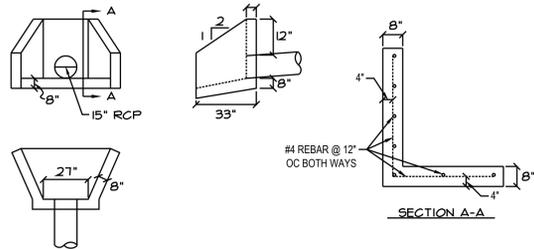
SARATOGA SPRINGS 16A FINAL PLAT

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK
NORTH QUARTER CORNER
SECTION 2,
T6S, R4W,
SLB41M
ELEVATION = 4518.74 PER NGVD 1929
PER UTAH COUNTY SURVEYORS OFFICE



DETENTION POND WATERWAY
SCALE: NONE



SLOPED CONCRETE HEADWALL DETAIL
SCALE: NONE

CUT FILL QUANTITIES
CUT 3860 CYD
FILL 2689 CYD
NET 1171 CYD

EN SIGN engineering . planning . surveying
Project: Wiltshire Estates
By: D. Cowley
Date: 20-Mar-2014
Project No.: U1237
Checked By:
Sheet: 1 of 1

DRAINAGE CALCULATION

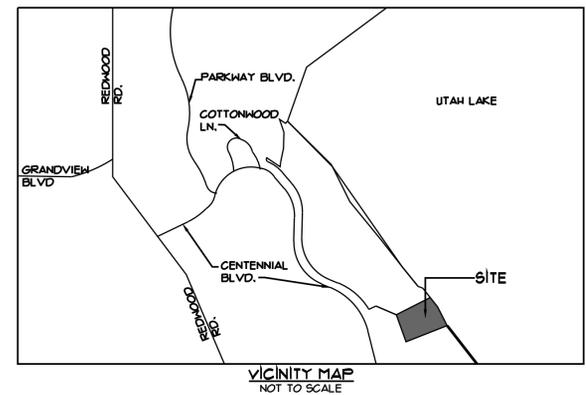
Area Calculations		Area Runoff Coefficients	
Hardscaped Area (A _p):	5.41 acres	C _p :	0.85
Landscape Area (A _l):	15.53 acres	C _l :	0.15
TOTAL AREA (A):	20.94 acres	WEIGHTED C:	0.35

Runoff Calculations		Allowable Runoff	
Time (min)	CA (Acres)	Total allowable runoff	3.788 cfs
15	6.63	Allowable Runoff (ft ³)	0.2
30	6.63	Total allowable runoff	3.788 cfs
60	6.63	Storage (ft ³)	19.202
120	6.63		
180	6.63		
360	6.63		
720	6.63		

NOTE: 100 Year Storm

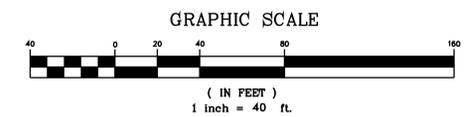
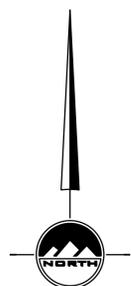
Gate Parameters		Gate Size		Pipe Parameters	
C =	0.6	Area (ft ²) =	38.12 = Q / (C(2gh) ^{0.5})	TYPE OF PIPE	CONCRETE
g (ft/s ²) =	32.2	Width (ft) =	5.5	ROUGHNESS (n) =	0.015
HWM =	4510.3	Height (ft) =	6.95	PIPE DIA. (d) =	15
FL @ Gate =	45015			%SLOPE (s) =	0.50%
h (ft) =	8.8			Q allow =	4.58
				Unity Check of Q (cfs)	ok

PROVIDE:
15" Dia. CONCRETE Pipe With 5.5" x 7" Vertical Slot in Metal Headgate
(Orifice coefficient is taken from McCuen, Richard / Hydrologic Design Methods for 1998 p.424)

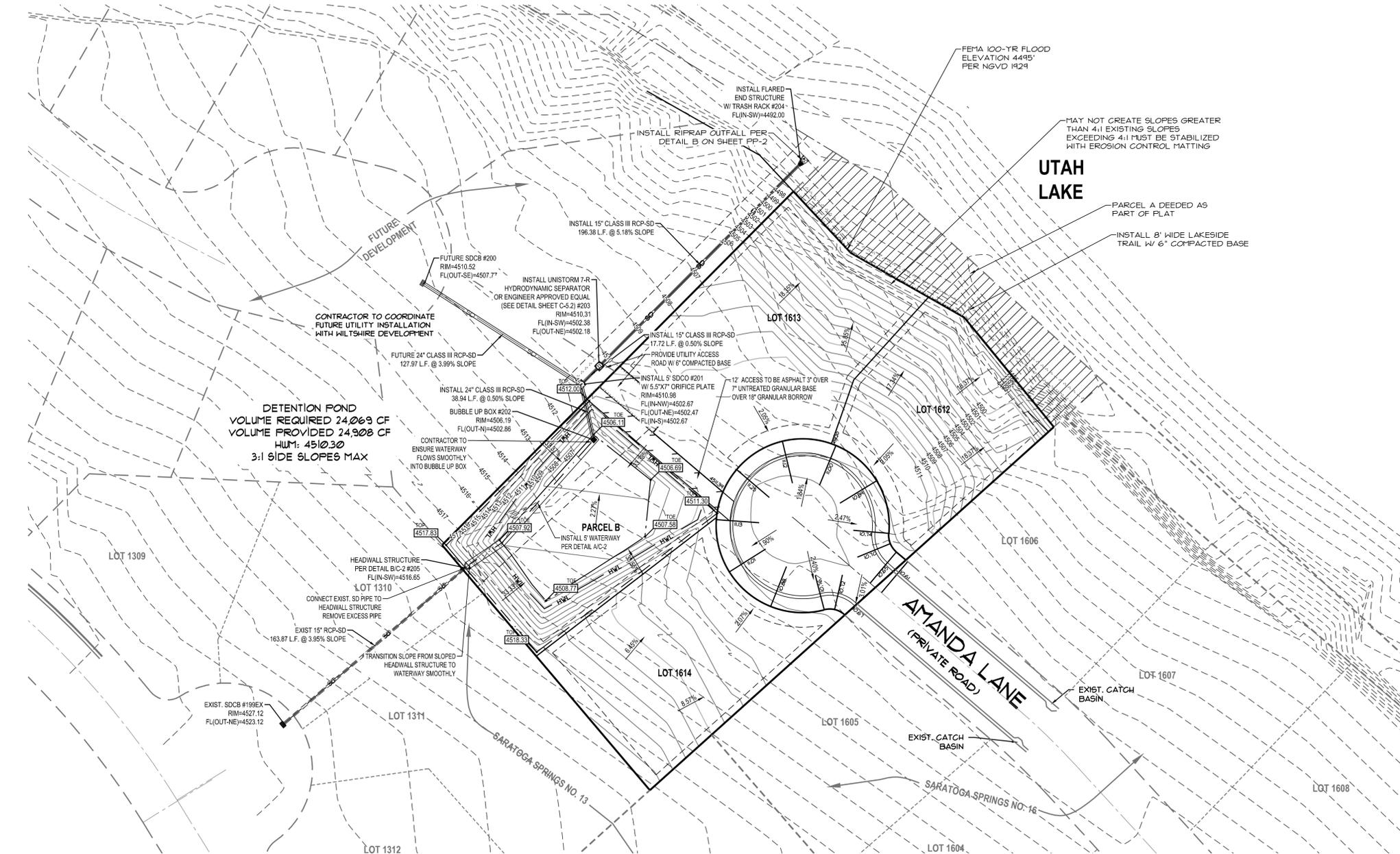


LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED CENTERLINE OR ROAD
- DRAINAGE FLOW



LOCATED IN THE EAST HALF OF THE
SOUTHWEST QUARTER
OF SECTION 23
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

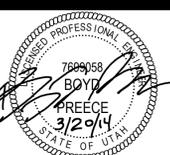
WWW.ENSIGNUTAH.COM

FOR:
WARDLEY PROPERTIES
5298 SOUTH COMMERCE DR. SUITE 303
MURRAY, UT

CONTACT:
LYNN WARDLEY
PHONE: 801-293-9674
FAX:

SARATOGA SPRINGS 16A

1680 SOUTH AMANDA LANE
SARATOGA SPRINGS, UTAH



FINAL PLAT SUBMITTAL 3/20/14

GRADING &
DRAINAGE PLAN

PROJECT NUMBER: U1237
PRINT DATE: 3/21/14

DRAWN BY: [blank]
CHECKED BY: [blank]

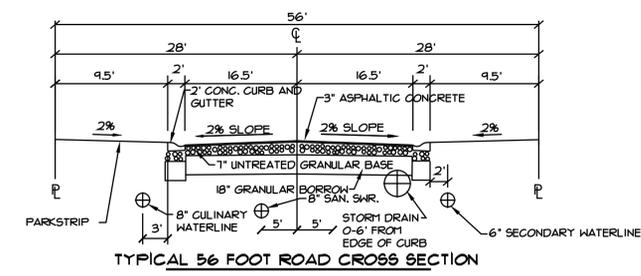
PROJECT MANAGER:
D. KINSMAN

C-2



UTAH LAKE

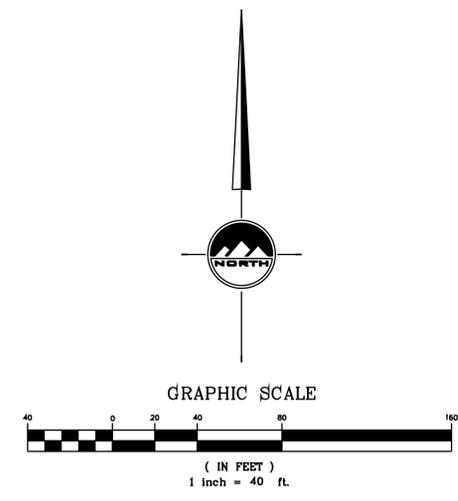
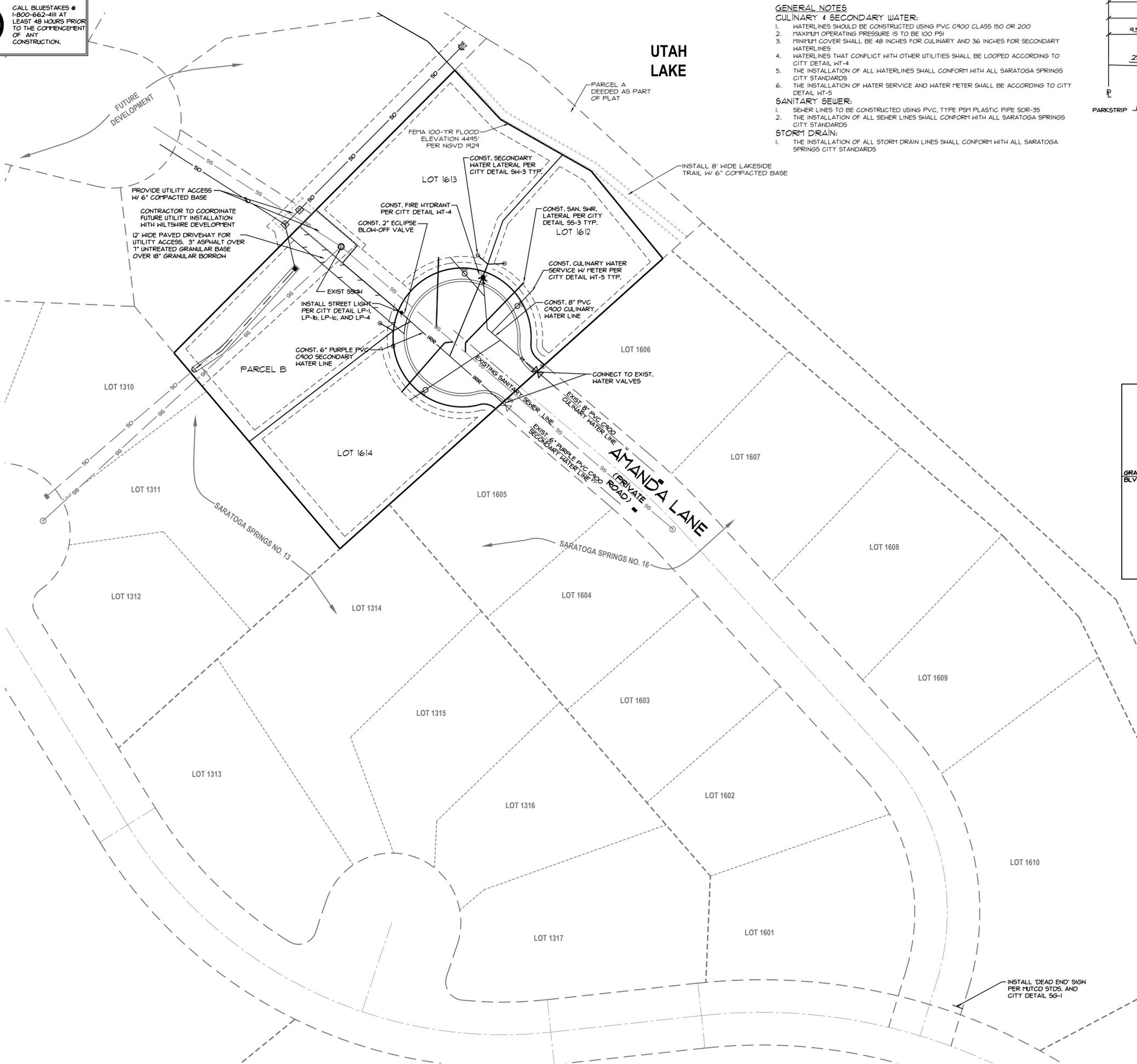
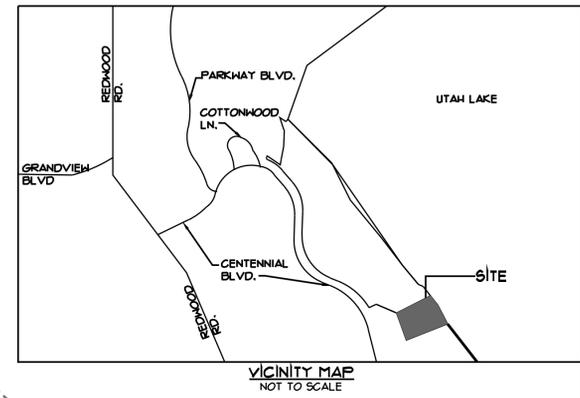
- GENERAL NOTES**
- CULINARY & SECONDARY WATER:**
1. WATERLINES SHOULD BE CONSTRUCTED USING PVC C900 CLASS 150 OR 200
 2. MAXIMUM OPERATING PRESSURE IS TO BE 100 PSI
 3. MINIMUM COVER SHALL BE 48 INCHES FOR CULINARY AND 36 INCHES FOR SECONDARY WATERLINES
 4. WATERLINES THAT CONFLICT WITH OTHER UTILITIES SHALL BE LOOPED ACCORDING TO CITY DETAIL WT-4
 5. THE INSTALLATION OF ALL WATERLINES SHALL CONFORM WITH ALL SARATOGA SPRINGS CITY STANDARDS
 6. THE INSTALLATION OF WATER SERVICE AND WATER METER SHALL BE ACCORDING TO CITY DETAIL WT-5
- SANITARY SEWER:**
1. SEWER LINES TO BE CONSTRUCTED USING PVC, TYPE PS1 PLASTIC PIPE SDR-35
 2. THE INSTALLATION OF ALL SEWER LINES SHALL CONFORM WITH ALL SARATOGA SPRINGS CITY STANDARDS
- STORM DRAIN:**
1. THE INSTALLATION OF ALL STORM DRAIN LINES SHALL CONFORM WITH ALL SARATOGA SPRINGS CITY STANDARDS



TYPICAL 56 FOOT ROAD CROSS SECTION
PAVEMENT SECTION BASED ON CBR VALUE OF 3 PER RB4G ENGINEERING INC. LETTER DATED OCTOBER 24, 2013 AND CITY ENGINEERING STANDARDS AND SPECIFICATIONS 00500-II

LEGEND

- EDGE OF ASPHALT
- EXISTING BUILDING
- PROPOSED CULINARY WATER LINE
- PROPOSED SECONDARY WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CULINARY WATER LINE
- EXISTING SECONDARY WATER LINE



LOCATED IN THE EAST HALF OF THE
SOUTHWEST QUARTER
OF SECTION 23
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH



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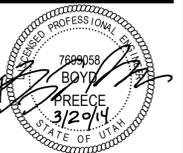
WWW.ENSIGNUTAH.COM

FOR:
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5296 SOUTH COMMERCE DR. SUITE 303
MURRAY, UT

CONTACT:
LYNN WARDLEY
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FAX:

SARATOGA SPRINGS 16A

1680 SOUTH AMANDA LANE
SARATOGA SPRINGS, UTAH



FINAL PLAT SUBMITTAL 3/20/14

UTILITY PLAN

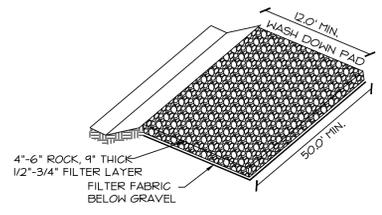
PROJECT NUMBER: U1237
PRINT DATE: 3/21/14
DRAWN BY:
CHECKED BY:

PROJECT MANAGER:
D. KINSMAN

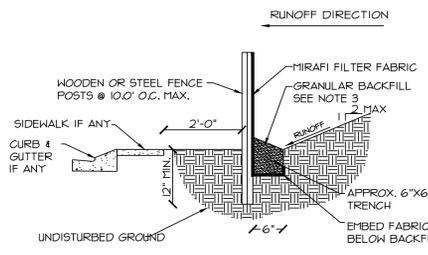
C-3

CALL BLUESTAKES
 1-800-662-4111 AT
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 PRIOR TO THE
 COMMENCEMENT OF
 ANY CONSTRUCTION.

BENCHMARK
 NORTH QUARTER CORNER
 SECTION 2,
 T6S, R1W,
 SLB41M
 ELEVATION = 4578.79 PER NGVD 1929
 PER UTAH COUNTY SURVEYORS OFFICE

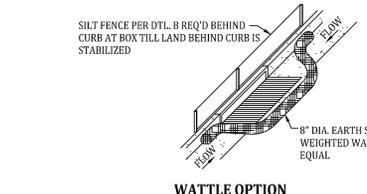


NOTE: PLACE SIGN ADJACENT TO ENTRANCE * CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION *
TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE
 SCALE: NONE

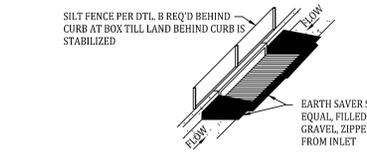


TEMPORARY SILT FENCE
 SCALE: NONE

- EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
- POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
- SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
- REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
- 10' MAX. SPACING BETWEEN STAKES.
- SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.



WATTLE OPTION

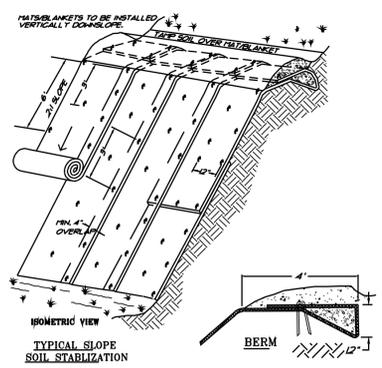


SANDBAG OPTION

- NOTES:
- PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
 - PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
 - INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
 - REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
 - CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
 - BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

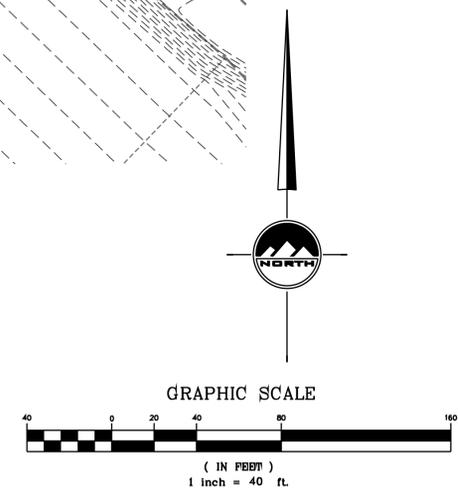
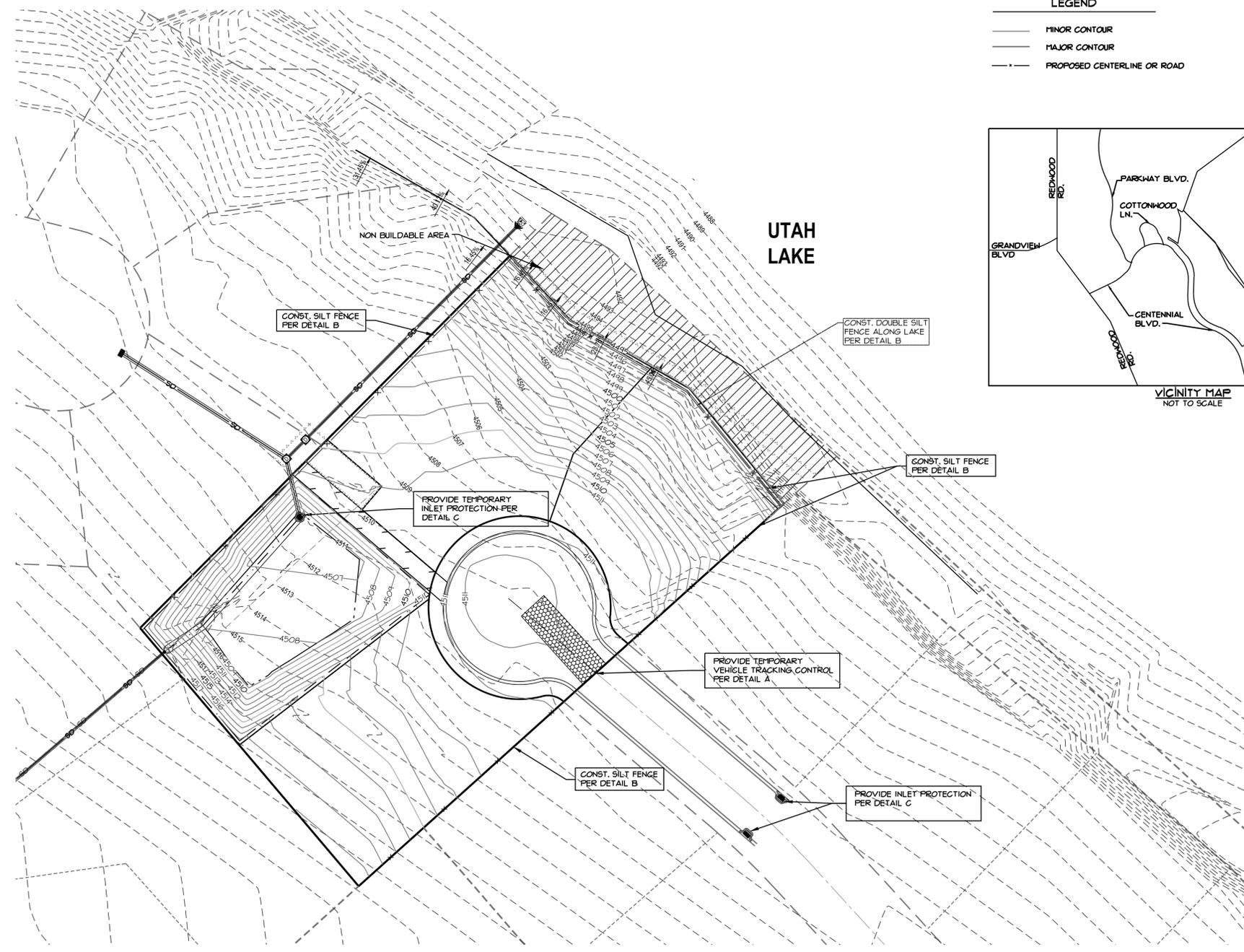
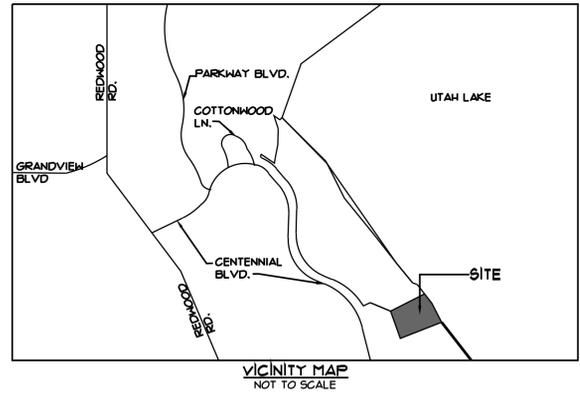
SAG INLET PROTECTION
 SCALE: NONE

EROSION BLANKETS INSTALLATION DETAIL
 SCALE: NONE



- NOTES:
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, SNOW, AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - STAPLES LENGTH TO BE LONG ENOUGH TO BE EMBEDDED INTO UNDISTURBED SOIL.

LEGEND
 --- MINOR CONTOUR
 --- MAJOR CONTOUR
 --- PROPOSED CENTERLINE OR ROAD



LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS, UTAH COUNTY, UTAH



SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 Fax: 801.255.4449

LAYTON
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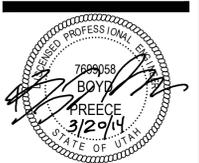
RICHFIELD
 Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
 WARDLEY PROPERTIES
 5208 SOUTH COMMERCE DR. SUITE 303
 MURRAY, UT

CONTACT:
 LYNN WARDLEY
 PHONE: 801-293-9674
 FAX:

SARATOGA SPRINGS 16A
 1680 SOUTH AMANDA LANE
 SARATOGA SPRINGS, UTAH



FINAL PLAT SUBMITTAL 3/20/14

EROSION CONTROL PLAN

PROJECT NUMBER: U1237
 PRINT DATE: 3/21/14
 DRAWN BY: [blank]
 CHECKED BY: [blank]

PROJECT MANAGER:
 D. KINSMAN

C-4



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

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FOR:
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5238 SOUTH COMMERCE DR. SUITE 303
MURRAY, UT

CONTACT:
LYNN WARDLEY
PHONE: 801-293-9674
FAX:

SARATOGA SPRINGS 16A
1680 SOUTH AMANDA LANE
SARATOGA SPRINGS, UTAH



FINAL PLAT SUBMITTAL 3/20/14

SITE DETAILS

PROJECT NUMBER: U1237
PRINT DATE: 3/20/14

DRAWN BY: [blank]
CHECKED BY: [blank]

PROJECT MANAGER: D. KINSMAN

C-5.0

INLET/OUTLET TRASH GRATES

DATE: FEBRUARY 2013
DRAWING NAME: SD-5
DRAWN BY: [blank]
CHECKED/ APPROVED: [blank]

REVISIONS:
REVISION COMMENTS: [blank]

STANDARD DETAILS: STORM DRAIN

CLEANOUT BOX

DATE: FEBRUARY 2013
DRAWING NAME: SD-3
DRAWN BY: [blank]
CHECKED/ APPROVED: [blank]

REVISIONS:
REVISION COMMENTS: [blank]

STANDARD DETAILS: STORM DRAIN

2 INCH BLOW-OFF VALVE

DATE: FEBRUARY 2013
DRAWING NAME: SW-12
DRAWN BY: [blank]
CHECKED/ APPROVED: [blank]

REVISIONS:
REVISION COMMENTS: [blank]

STANDARD DETAILS: SECONDARY WATER

STORM DRAIN TRENCH

DATE: FEBRUARY 2013
DRAWING NAME: SD-1
DRAWN BY: [blank]
CHECKED/ APPROVED: [blank]

REVISIONS:
REVISION COMMENTS: [blank]

STANDARD DETAILS: STORM DRAIN

SECONDARY WATERLINE TRENCH

DATE: FEBRUARY 2013
DRAWING NAME: SW-1
DRAWN BY: [blank]
CHECKED/ APPROVED: [blank]

REVISIONS:
REVISION COMMENTS: [blank]

STANDARD DETAILS: SECONDARY WATER

SEWER SERVICE CONNECTION

DATE: FEBRUARY 2013
DRAWING NAME: SS-3
DRAWN BY: [blank]
CHECKED/ APPROVED: [blank]

REVISIONS:
REVISION COMMENTS: [blank]

STANDARD DETAILS: SANITARY SEWER

SANITARY SEWER MANHOLE

DATE: FEBRUARY 2013
DRAWING NAME: SS-2
DRAWN BY: [blank]
CHECKED/ APPROVED: [blank]

REVISIONS:
REVISION COMMENTS: [blank]

STANDARD DETAILS: SANITARY SEWER

STANDARD SEWER TRENCH

DATE: FEBRUARY 2013
DRAWING NAME: SS-1
DRAWN BY: [blank]
CHECKED/ APPROVED: [blank]

REVISIONS:
REVISION COMMENTS: [blank]

STANDARD DETAILS: SANITARY SEWER

C-5.0

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK
 NORTH QUARTER CORNER
 SECTION 2,
 T6S, R14E,
 SLB41M
 ELEVATION = 4578.19 PER NSVD 1929
 PER UTAH COUNTY SURVEYORS OFFICE

- LEGEND**
- XXXX EXISTING ELEVATION
 - XX—X— PROPOSED ELEVATION
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - W— CULINARY WATER LINE
 - PROPOSED FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - CATCH BASIN
 - STORM DRAIN MANHOLE



SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 Fax: 801.255.4449

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

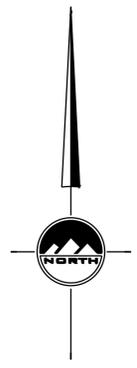
CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.590.0187

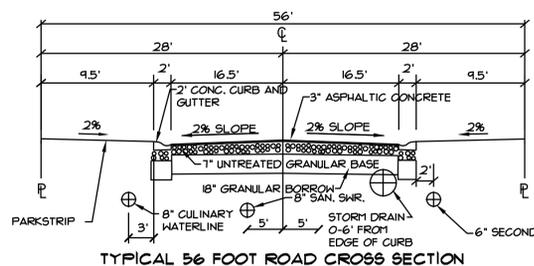
WWW.ENSIGNUTAH.COM

FOR:
 WARDLEY PROPERTIES
 5296 SOUTH COMMERCE DR. SUITE 303
 MURRAY, UT

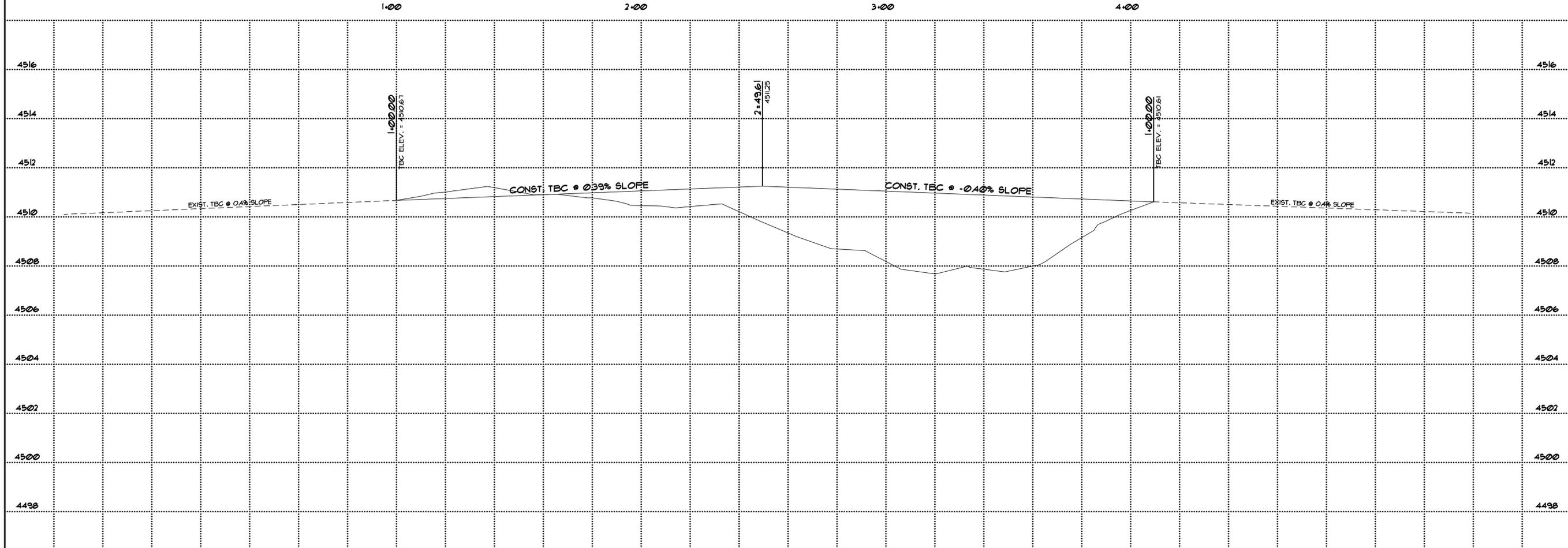
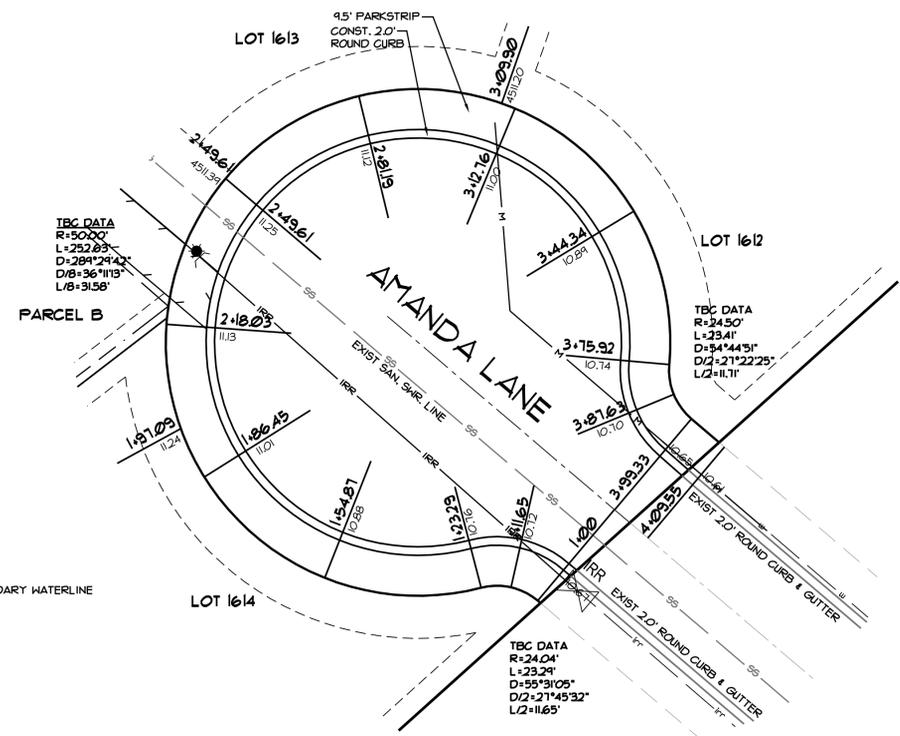
CONTACT:
 LYNN WARDLEY
 PHONE: 801-293-9674
 FAX:



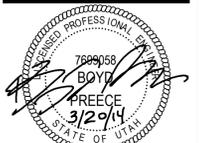
SCALE
 HORZ: 1" = 20'
 VERT: 1" = 2'



TYPICAL 56 FOOT ROAD CROSS SECTION
 PAVEMENT SECTION BASED ON CBR VALUE OF 3 PER R14 G ENGINEERING INC. LETTER DATED OCTOBER 24, 2013 AND CITY ENGINEERING STANDARDS AND SPECIFICATIONS 00500-II



SARATOGA SPRINGS 16A
 1680 SOUTH AMANDA LANE
 SARATOGA SPRINGS, UTAH



FINAL PLAT SUBMITTAL 3/20/14

PLAN & PROFILE

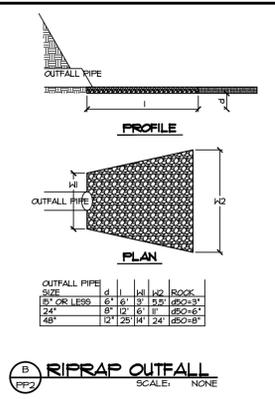
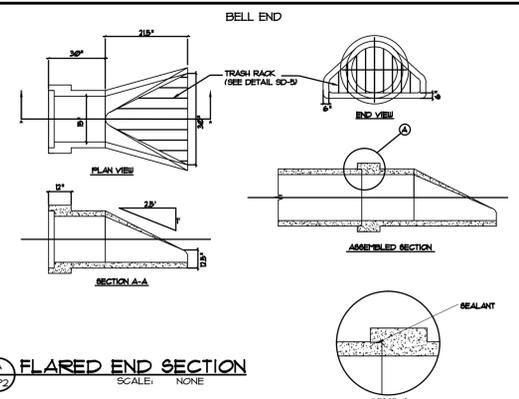
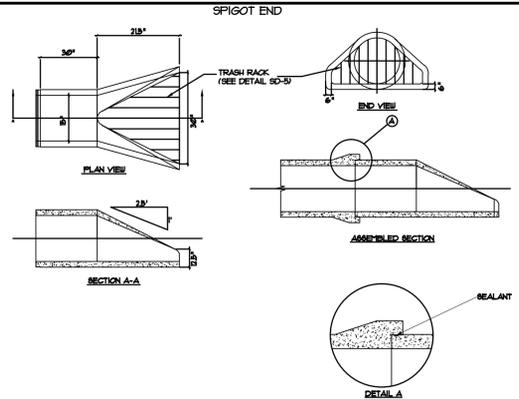
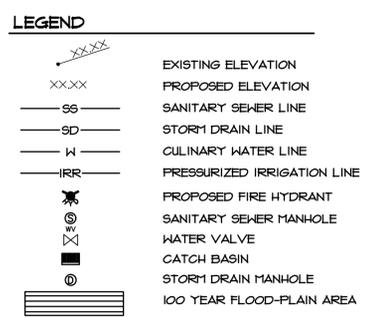
PROJECT NUMBER: U1237
 PRINT DATE: 3/21/14
 DRAWN BY:
 CHECKED BY:

PROJECT MANAGER:
 D. KINSMAN

PP-1

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

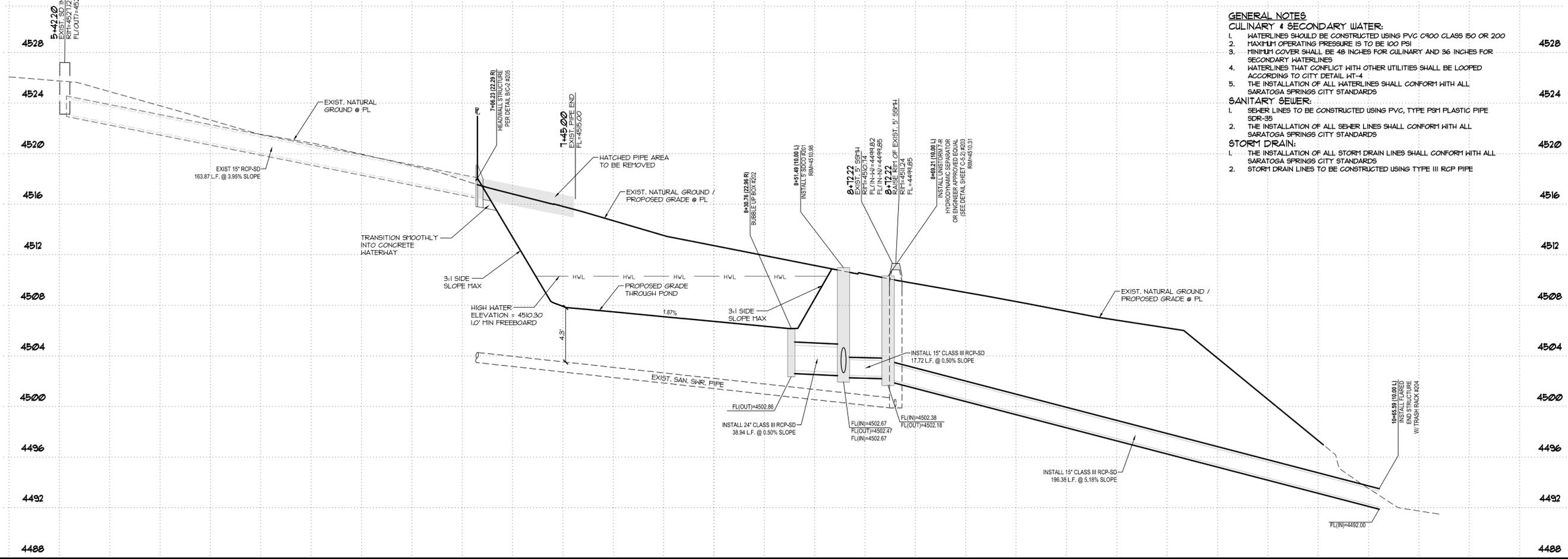
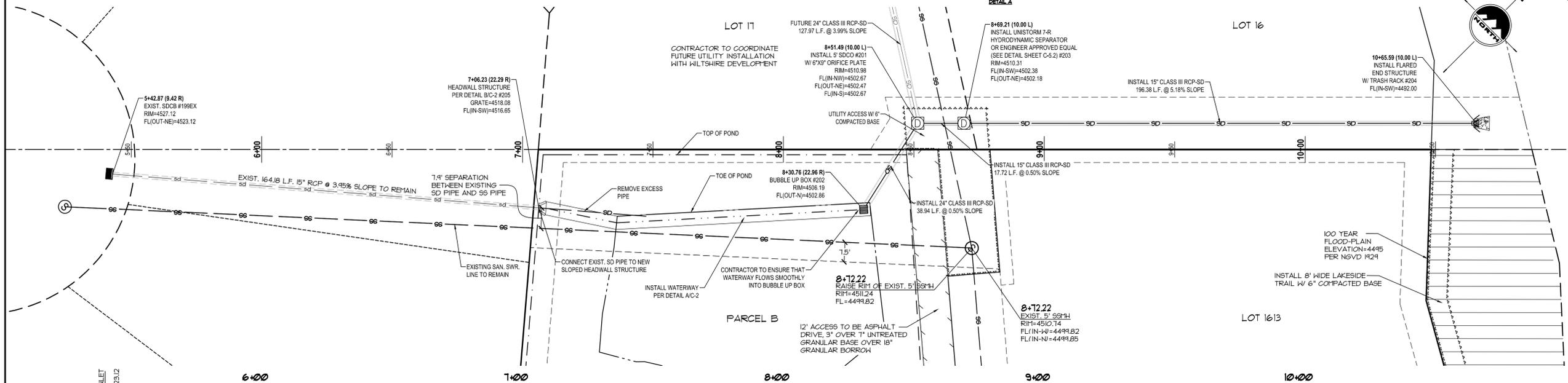
BENCHMARK
NORTH QUARTER CORNER SECTION 2, T6S, R14, SLB41M
ELEVATION = 4518.14 PER NSVD 1924 PER UTAH COUNTY SURVEYORS OFFICE



A FLARED END SECTION
SCALE: NONE

B RIPRAP OUTFALL
SCALE: NONE

SCALE
HORZ: 1" = 20'
VERT: 1" = 4'



- GENERAL NOTES**
- CULINARY & SECONDARY WATER:**
1. WATERLINES SHOULD BE CONSTRUCTED USING PVC C900 CLASS 150 OR 200
 2. MAXIMUM OPERATING PRESSURE IS TO BE 100 PSI
 3. MINIMUM COVER SHALL BE 48 INCHES FOR CULINARY AND 36 INCHES FOR SECONDARY WATERLINES
 4. WATERLINES THAT CONFLICT WITH OTHER UTILITIES SHALL BE LOOPED ACCORDING TO CITY DETAIL W-4
 5. THE INSTALLATION OF ALL WATERLINES SHALL CONFORM WITH ALL SARATOGA SPRINGS CITY STANDARDS
- SANITARY SEWER:**
1. SEWER LINES TO BE CONSTRUCTED USING PVC, TYPE PSM PLASTIC PIPE SDR-35
 2. THE INSTALLATION OF ALL SEWER LINES SHALL CONFORM WITH ALL SARATOGA SPRINGS CITY STANDARDS
- STORM DRAIN:**
1. THE INSTALLATION OF ALL STORM DRAIN LINES SHALL CONFORM WITH ALL SARATOGA SPRINGS CITY STANDARDS
 2. STORM DRAIN LINES TO BE CONSTRUCTED USING TYPE III RCP PIPE

ENSIGN

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WWW.ENSIGNUTAH.COM

FOR:
WARDLEY PROPERTIES
5296 SOUTH COMMERCE DR. SUITE 303
MURRAY, UT

CONTACT:
LYNN WARDLEY
PHONE: 801-293-9674
FAX:

SARATOGA SPRINGS 16A

1680 SOUTH AMANDA LANE
SARATOGA SPRINGS, UTAH



FINAL PLAT SUBMITTAL 3/20/14

STORM DRAIN PLAN & PROFILE

PROJECT NUMBER: U1237
PRINT DATE: 3/21/14
DRAWN BY:
CHECKED BY:

PROJECT MANAGER:
D. KINSMAN

PP-2



SALT LAKE CITY
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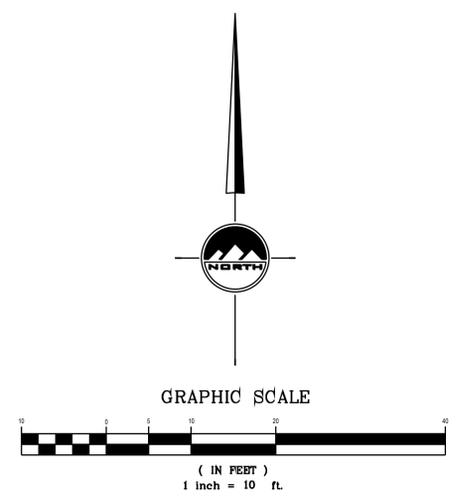
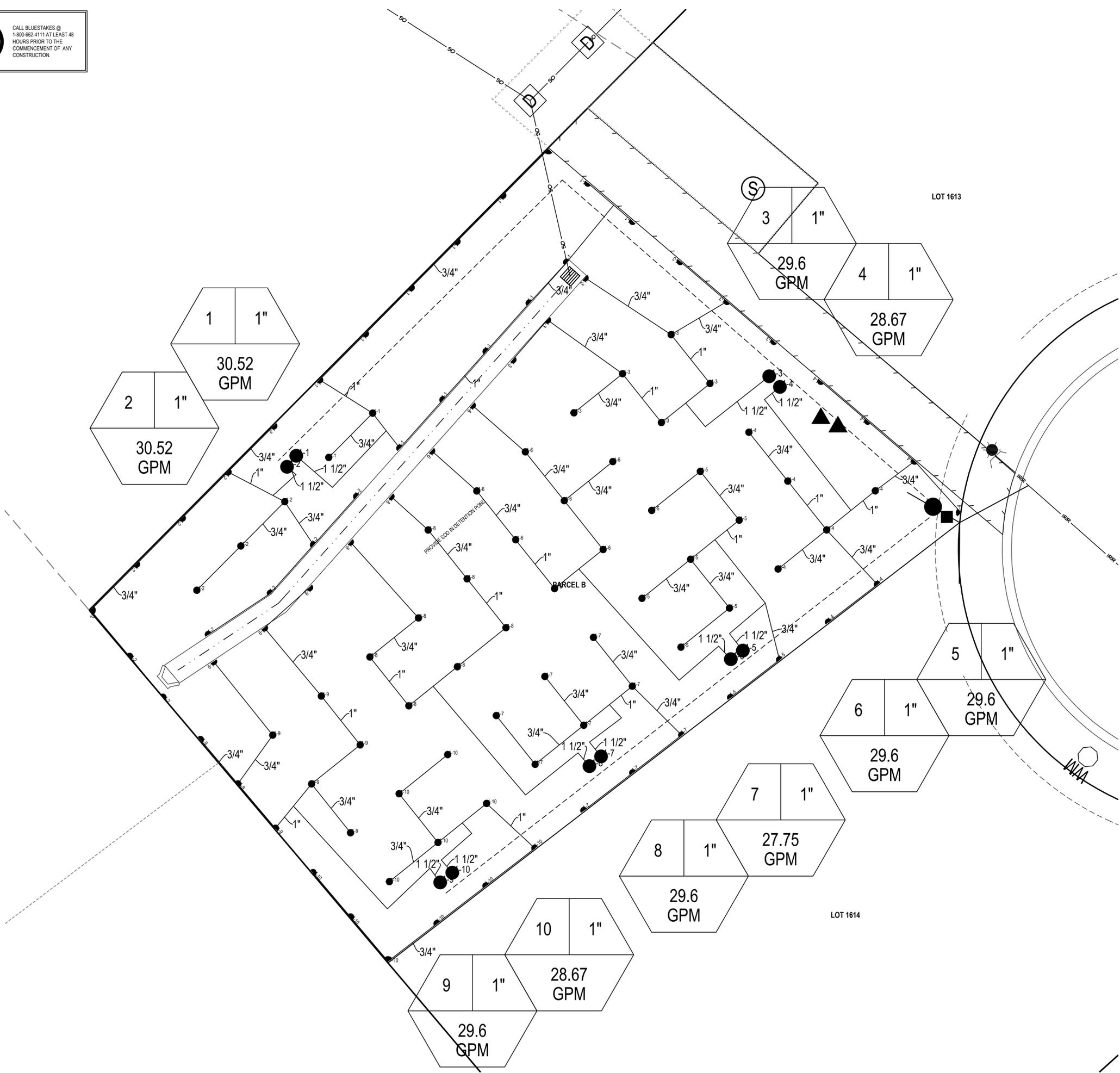
WWW.ENSIGNUTAH.COM

FOR:
WARDLEY PROPERTIES
5296 SOUTH COMMERCE DR. SUITE 303
MURRAY, UT

CONTRACT:
LYNN WARDLEY
PHONE: 801-293-9674
FAX:

Qty	Symbol	Description
52	●	Rain Bird 15F - 1804
53	◐	Rain Bird 15H - 1804
4	◑	Rain Bird 15Q - 1804
1	●	Wilkins 975XL - 1"
10	●	Rain Bird 100-PGA Globe
1	▲	Rain Bird ESP-16LX Plus
1	▲	Rain Bird RSD-BEx
1	■	1 inch meter
		Slave - 2X Pipe Dia.
	---	Schedule 40 1" Mainline
	---	Schedule 40 PVC Lateral Pipe

** NOTES **
THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY. PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.



SARATOGA SPRINGS 16A
1680 SOUTH AMANDA LANE
SARATOGA SPRINGS, UTAH

FINAL PLAT SUBMITTAL 3/20/14

LANDSCAPE & IRRIGATION DESIGN

PROJECT NUMBER: U1237
PRINT DATE: 3/21/14
DRAWN BY: [blank]
CHECKED BY: [blank]

PROJECT MANAGER: D. KINSMAN

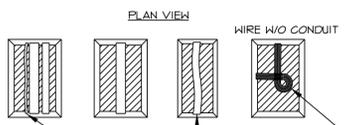
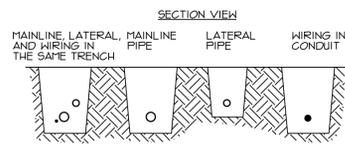
L1.0

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS, ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
- MULCH, PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986)
- CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER
- PROVIDE THE FOLLOWING TOP SOIL MINIMUMS:
 - 4" TOPSOIL IN ALL SOD AREAS
 - 6" TOP SOIL IN ALL PLANTER BEDS
- WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECOMMENDATIONS.

IRRIGATION NOTES:

- IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
- CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
- PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
- TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
- ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
- ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
- DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPERATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES - MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
- ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
- FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
- CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCABLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
- THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.

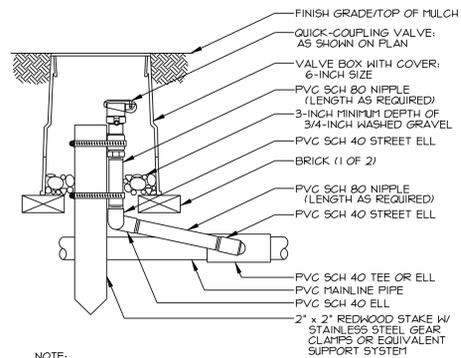


RUN WIRING BENEATH AND BESIDE MAINLINE TAPE AND BUNDLE AT 10-FOOT INTERVALS.
ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.
TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 90° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

NOTE:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

H PIPE & WIRE TRENCHING

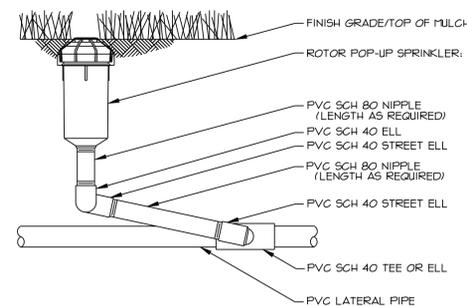
SCALE: NONE



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

D QUICK-COUPLING VALVE

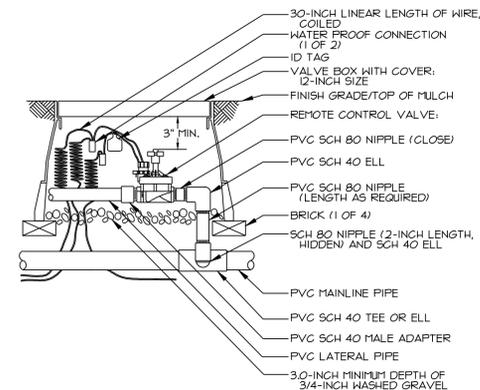
SCALE: NONE



NOTE:
1. A SWING PIPE ASSEMBLY MAY BE USED WITH FLOWS LESS THAN 4 GPM.

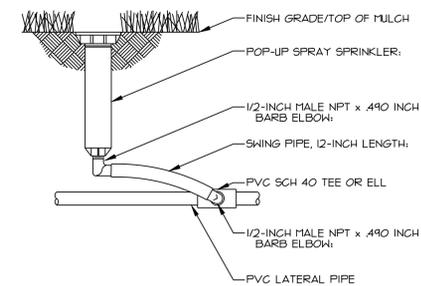
G ROTOR POP-UP HEAD

SCALE: NONE



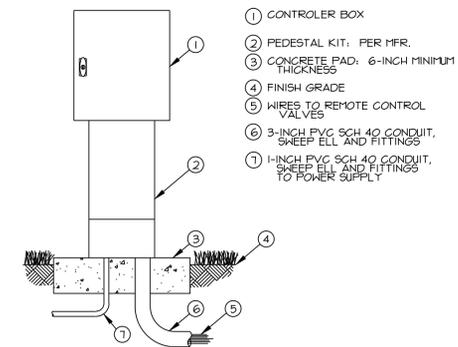
C CONTROL VALVE

SCALE: NONE



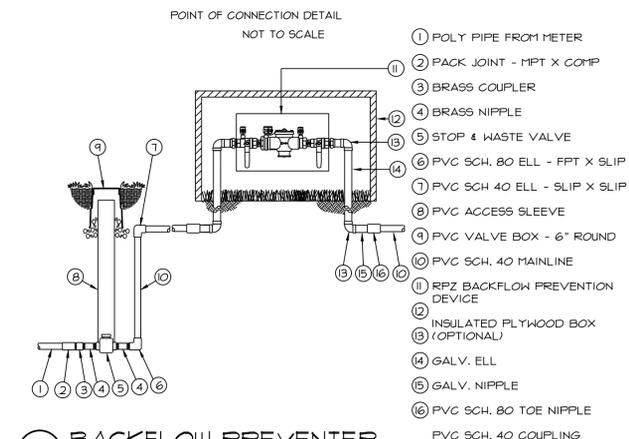
F POP-UP SPRAY SPRINKLER

SCALE: NONE



B IRRIGATION CONTROLLER

SCALE: NONE



A BACKFLOW PREVENTER

SCALE: NONE



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SARATOGA SPRINGS 16A

1680 SOUTH AMANDA LANE
SARATOGA SPRINGS, UTAH

FINAL PLAT SUBMITTAL 3/20/14

LANDSCAPE & IRRIGATION DETAILS

PROJECT NUMBER: U1237
PRINT DATE: 3/21/14
DRAWN BY: [blank]
CHECKED BY: [blank]

PROJECT MANAGER: D. KINSMAN

L 2.0

ENT 3278:2000 PG 1 of 32
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Jan 12 1:23 pm FEE 0.00 BY SB
RECORDED FOR STATE OF UTAH

AGREEMENT
OF
STIPULATION AND COMPROMISE
REGARDING UTAH LAKE BOUNDARY

This Agreement is entered into on the date of execution shown below between the STATE OF UTAH, by and through the Division of Forestry, Fire and State Lands, hereinafter the DIVISION, and Saratoga Joint Venture and Wardley/McLachlan Development, L.L.C., hereinafter the UPLAND LANDOWNERS.

RECITALS

1. The United States Supreme Court held on June 8, 1987 that the title to the bed of Utah Lake passed to the State of Utah under the equal footing doctrine upon admission of Utah to the United States on January 4, 1896.
2. The State of Utah's ownership and management of the bed of Utah Lake are subject to a duty to preserve and protect the public trust values reserved and established at common law and as established by Article XX of the Utah Constitution and the laws of Utah.
3. The DIVISION is authorized by the provisions of Sections 65A-1-2 and 65-A-10-1, Utah Code Annotated, as the state agency with management authority for the sovereign lands of the State of Utah. The DIVISION has been delegated responsibility to manage sovereign lands in the best interest of the State, and with authority to lease or sell sovereign lands but only quantities and for the purposes that serve the public interest and do not interfere with the public trust of these lands.

4. The DIVISION is further authorized by the provisions of Section 65A-10-3, Utah Code Annotated, to enter into agreements with the owners of lands adjoining navigable lakes for the purpose of establishing the boundaries of the sovereign lands of the State, subject to the requirements for consultation and notice as required by that section.

5. The DIVISION'S statutory predecessor, the Division of State Lands and Forestry, obtained approval of the Board of State Lands and Forestry of the procedures for the resolution of disputes over the location of these boundaries as required by the forgoing statutes.

6. The DIVISION has given notice, as required by the forgoing statutes, to the affected state agencies and to any person with an ownership interest in the lands affected by this Agreement establishing the boundary between the adjoining lands and the sovereign lands. The DIVISION has also consulted with the Attorney General's office concerning this Agreement.

7. The UPLAND LANDOWNERS acknowledge that the DIVISION claims ownership of the sovereign lands of Utah Lake which are those lands lying below the ordinary high water mark as of the date of statehood and owned by the State by virtue of its sovereignty. The DIVISION acknowledges that the UPLAND LANDOWNERS claims ownership of an interest in the lands adjacent and upward of said sovereign lands. The DIVISION'S claim of ownership includes lands lying below the surveyed meander line.

8. The unique historical and physical characteristics of Utah Lake and the lands near the boundary between the sovereign lands and the adjoining lands subject to this Agreement have limited the availability of evidence of any vegetative or erosion line which can now be clearly identified by either party in order to determine the ordinary high water mark for these lands at the

date of statehood.

9. The DIVISION and the UPLAND LANDOWNERS acknowledge that the location of the ordinary high watermark as of the date of statehood is not now known to the DIVISION or to the UPLAND LANDOWNERS and is not now capable of determination or survey by reference to a known monument.

10. The DIVISION and the UPLAND LANDOWNERS acknowledge that the location of the ordinary high water mark may be subject to determination by a proper adjudication of the relevant facts and issues. The parties to this Agreement disagree about the facts and issues relevant to such a determination.

11. The DIVISION and the UPLAND LANDOWNERS acknowledge that the location of the ordinary high watermark, as it may be located upon the lands which are subject to this Agreement, has not been adjudicated or otherwise determined by any judicial authority with jurisdiction to determine such matters.

12. The UPLAND LANDOWNERS claim ownership of the lands adjoining Utah Lake identified as the Saratoga Springs Development and as follows:

<u>OWNERS</u>	<u>PARCEL</u>	<u>INTEREST</u>	<u>SOURCE/DATE</u>
Saratoga Joint Venture	59:001:0005	½ interest -- Fee Simple	Warranty Deed 7/31/95
Wardley/McLachlan Development, L.L.C.	59:001:0005	½ interest -- Fee Simple	Warranty Deed 6/5/96
Saratoga Joint Venture	59:001:0012	½ interest -- Fee Simple	Warranty Deed 7/31/95
Wardley/McLachlan	59:001:0012	½ interest -- Fee Simple	Warranty Deed 6/5/96

Saratoga Joint Venture	59:001:0017	½ interest -- Fee Simple	Warranty Deed 7/31/95
Wardley/McLachlan	59:001:0017	½ interest -- Fee Simple	Warranty Deed 2/21/96
Utah & Salt Lake Canal Co; East Jordan Irrigation Co.; So. Jordan Canal Co.; and No. Jordan Irrigation Co.	.	Easements	Various, as Recorded at the Office of the Utah Utah Co. Recorder

13. The legal boundary of the lands as claimed by the DIVISION and the UPLAND LANDOWNERS is shown on maps and legal descriptions identified as Exhibits A and B to the Record of Decision No. 077 (attached hereto as Exhibit 2).

14. The location of the surveyed meander line, and other topographic information is also shown in Exhibit A2 to the attached Record of Decision No. 077.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND RELEASES OF CLAIMS CONTAINED HEREIN, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The DIVISION releases and quit claims to the UPLAND LANDOWNERS all of its title, ownership, claims, rights, chose in action, rights of way, easements, and all other rights appurtenant or separate to the real property located westward and above the boundary line as described on the attached Exhibit 1, and as proposed in the attached Record of Decision and accompanying Exhibits, subject to adjustment to the upper side of the trail (after construction of the trail) and subject to the reservation of the rights of access to the sovereign lands as set forth in this Agreement.

2. The UPLAND LANDOWNERS release and quit claim to the DIVISION for and on behalf of the STATE OF UTAH all of its title, ownership, claims, rights, chose in action, rights

of way, easements and all other rights appurtenant or separate to the real property located eastward and below the proposed boundary line as described on Exhibit 1 hereinafter, and as proposed in the attached Record of Decision, No. 077 (Exhibit 2).

3. The lands released and compromised by the UPLAND LANDOWNERS to the DIVISION by the terms of this Agreement shall be sovereign lands subject to the rights of the public to access the lands and to use the lands in manners consistent with the public trust. The UPLAND LANDOWNERS agree to provide and maintain public access through their property to sovereign lands by dedication of easements to the public as recorded in the Saratoga Springs Subdivision Plat and other such easements described in attached Record of Decision to include; restrooms, parking, fishing pier and bird-viewing tower. The UPLAND LANDOWNERS also agree to construct and maintain a public trail which will be located near the sovereign lands boundary. When the construction of the trail is completed, the sovereign land boundary will be the upper (landward) side of the trail and the legal description will be adjusted by survey if necessary. This Agreement is subject to the rights, if any, of the holders (listed in Paragraph 12 of RECITALS hereof) of any unrelinquished easements for the abandoned canal.

4. This Agreement is entered into in lieu of and under the threat of litigation to determine the location of the boundary between the sovereign lands and the adjoining lands. These parties reaffirm the facts as set forth in the recitals to this Agreement. It is understood that each party may claim boundaries that are different than the boundary line agreed to in this Agreement. This boundary is intended by the parties to reasonably approximate the boundary of the sovereign lands at the date of statehood based on the facts and arguments of the parties to this Agreement and based on the facts and arguments contained in the attached Record of Decision and

NOTE



accompanying Exhibits.

5. This Agreement is only intended to resolve the dispute between these parties with regard to the boundary between the properties. Any use of sovereign lands by the UPLAND LANDOWNERS including the encroachment upon sovereign lands by the existing Saratoga Boat Launch and Harbor will need to be resolved with the State by separate agreement. It is agreed that the UPLAND LANDOWNERS will construct and maintain a new public marina and harbor near the southern end of its development. Said new harbor and marina must be constructed to the State's satisfaction prior to the issuance of any future separate lease agreements between the DIVISION and the UPLAND LANDOWNERS for use of the existing harbor. The new public marina will include, at a minimum, restrooms, parking area and a boat ramp. The statements or agreements herein are not intended to pertain to the location of the ordinary high watermark on other areas of Utah Lake or in other disputes. The State reserves the right to dispute the location of the ordinary high watermark at other locations in other litigation with these or other parties. Any statements or agreements herein are for settlement purposes only and are not admissible as statements of fact or policy in any other litigation between the DIVISION and UPLAND LANDOWNERS pertaining to the boundary of Utah Lake or otherwise.

6. This Stipulation and Compromise Agreement shall be binding upon the heirs and assigns of the parties to this Agreement and shall be recorded at the office of the Utah County Recorder and is understood and intended to run with the land. This Agreement shall be effective upon execution by the State of Utah, Division of Forestry, Fire and State Lands.

STATE OF UTAH
DIVISION OF FORESTRY, FIRE AND STATE LANDS

BY Arthur W. DuFault
ARTHUR W. DuFAULT, DIRECTOR

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

On this 4 day of January, ²⁰⁰⁰~~1999~~, personally appeared before me
ARTHUR W. DuFAULT, Director of the Division of Forestry, Fire and State Lands, known to
me to be the person whose name is subscribed to the foregoing instrument and who has
acknowledged to me that he executed the same on behalf of said Division.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed
my notarial seal this 4 day of January, ²⁰⁰⁰~~1999~~.



Ann B Price

My Commission Expires:
1-25-03

NOTARY PUBLIC In and For the State of Utah
County of Salt Lake

STATE OF UTAH)
)
) ss.
)
COUNTY OF ~~SALT LAKE~~ Utah)

On this 30 day of September, 1999, personally appeared before me
WILLIAM DOUGLAS HORNE, known to me to be the person whose name is subscribed to the
foregoing instrument and who has acknowledged to me that he is the Member/Manager of
DOUMAR, a general Partner of
Saratoga Joint Venture and that executed the same on behalf of said corporation.

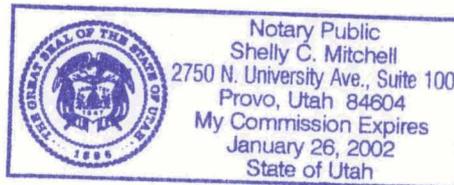
IN WITNESS WHEREOF, I have hereunto set my official signature and affixed
my notarial seal this 30 day of September, 1999.

My Commission Expires:
Jan. 26, 2002

Shelly C. Mitchell
NOTARY PUBLIC In and For the State of Utah,
County of Utah

UPLAND LANDOWNERS:

WARDLEY/McLACHLAN, L.L.C.



[Signature]
BY: LYNN E. WARDLEY,

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

On this 14th day of September, 1999, personally appeared before me

LYNN E. WARDLEY, known to me to be the person whose name is subscribed to the foregoing instrument and who has acknowledged to me that he is the Member/Manager of Wardley/McLachlan, L.L.C. executed the same on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal this 14th day of September, 1999.

My Commission Expires:
December 12, 2001

Jo Ann B. Nicholes
NOTARY PUBLIC In and for the
State of Utah, County of Utah.



UPLAND LANDOWNERS:

WARDLEY/McLACHLAN, L.L.C.

Scott C. McLachlan
BY: SCOTT C. McLACHLAN,

STATE OF UTAH)
 ss.
COUNTY OF)

On this 14th day of September, 1999, personally appeared before me SCOTT C. McLACHLAN, known to me to be the person whose name is subscribed to the foregoing instrument and who has acknowledged to me that he is the _____ of WARDLEY/McLACHLAN, L.L.C., and that he executed the same on behalf of said corporation.

EXHIBIT 1**Saratoga Springs Development, L.L.C. Phase III
Agreed Boundary**

Commencing at a point on the approximate centerline of an existing canal and a Stipulation and Compromise Line mutually agreed upon with the State of Utah, said point being located S 89°38'49" E 1185.54 feet from the northwest corner of Section 1, Township 6 South, range 1 West, SLB&M; thence along said canal and Compromise Line the following 21 courses and distances; S 58°40'50" E, 225.39 feet; thence S 47°44'15" E, 681.01 feet; thence S 24°26'38" E, 543.74 feet; thence S 04°33'01" E, 289.91 feet; thence S 34°36'14" E, 278.22 feet; thence S 38°01'08" E, 418.88 feet; thence S 07°33'33" E, 212.85 feet; thence S 28°31'07" E, 249.24 feet; thence S 03°56'43" E, 29.07 feet; thence S 09°20'47" W, 406.40 feet; thence S 03°16'30" E, 367.60 feet; thence S 06°42'35" E, 256.76 feet; thence S 13°41'02" E, 118.36 feet; thence S 44°11'30" E, 801.94 feet; thence S 38°15'09" E, 439.33 feet; thence S 44°44'47" E, 639.23 feet; thence S 49°58'11" E, 783.59 feet; thence S 37°45'47" E, 269.43 feet; thence S 22°55'06" E, 590.62 feet; thence S 28°15'56" E, 663.06 feet; thence S 40°15'52" E, 264.60 feet; to the intersection with the extension of the east line of section 12, Township 6 South, Range 1 West, said east line also being the easterly boundary of the subject property.



RECORD OF DECISION

RECORD NUMBER: 99-0128 077

DATE OF EXECUTION: 3/8/99

**UTAH LAKE BOUNDARY
AGREEMENT NO: 077**

UPLAND LAND OWNER:

CERTIFIED MAIL NO: _____

Saratoga Springs Development, L.L.C.
6394 North 10800 West
P.O. Box 35
Lehi, Utah 84043

Wardley/McLachlan Development, L.L.C.
Saratoga Joint Venture
P.O. Box 35
Lehi, Utah 84043

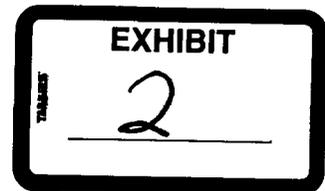
AFFECTED PARTIES & ADJACENT LANDOWNERS:

George & Mary Vosnos
3344 South 8525 West
Magna, Utah 84044-2713

Utah Lake Irrigation Company
c/o Sherwin Allred
115 South State # 202
Orem, Utah 84097-8235

Plum Tree Corporation
c/o Saratoga Springs Development
P. O. Box 35
Lehi, Utah 84043

Robert C. Beverly
8020 North 9550 West
Lehi, Utah 84043-3139



DESCRIPTION OF LANDS DIRECTLY AFFECTED:

This Record of Decision affects the sovereign land immediately adjacent to the upland property owned by Saratoga Springs Development, L.L.C. & Wardley/McLachlan Development L.L.C. as depicted on the attached maps (Exhibits A1 and A2) and identified by the following parcel designation:

Utah County Tax ID Number: 59:001:0011, 59:001:0005, 59:001:0012, and 59:012:0001

REQUESTED/PROPOSED ACTION

Approval of an agreement to determine the boundary between the sovereign lands of the State of Utah around Utah Lake and the lands owned by Saratoga Springs Development L.L.C. & Wardley/McLachlan Development L.L.C., hereinafter referred to as Phase III and the owners simply as "Saratoga". The general location of the agreement is the northwestern shore of Utah Lake (see "Subject" arrow on Exhibit A1).

I. RELEVANT FACTUAL BACKGROUND**A. Description of the Adjoining Land**

The Property owned by Saratoga is located adjacent to Utah Lake, approximately 2 miles south of the Utah Lake/Jordan River Pump Station on the west side of the lake, and southward (see Exhibit A2) . The property is the third phase of a comprehensive development being undertaken by Saratoga Springs Development. This phase will include a golf course, marina, residential, fishing pier, bird watch tower, public restrooms and public parking along with other improvements. The shoreline in this area is heavily vegetated with wetland species including canary reedgrass, cattail and bulrush. Immediately above the shoreline are the remains of an old canal which carried water to the Jordan River during extremely low lake levels. This canal extended from Pelican Point to the Jordan River inlet and is still visible in many locations along its original course. Although cultivation has occurred on much of the adjoining property, grazing has been the prominent use in recent years. Crops were cultivated to the north until displaced by recent development. The photographs included in Exhibit D characterize the existing shoreline of the area.

B. Description of the Land and Current Uses

The Phase III property contains remnants of several old foundations and buildings which are likely old homesteads and farms. A steep escarpment is present on the

lakeward side of the property. The escarpment drops off sharply to the old canal which is typically filled with water and contains obvious wetland features. The shoreline below the canal is covered with heavy stands of very tall canary reedgrass (*Phragmites*), cattail, bulrush and tamarisk. The area is heavily use buy waterfowl as well as upland game species. It is common to observe Deer, Red Fox, Coyote and a variety of song birds in the area. The area has traditionally been used for waterfowl and upland game hunting as well as fishing. The meander line below the Phase III property is generally located above the canal and compromise elevation through the entire property.

C. Description of the Proposed Boundary Line

(To be provided by Hubble Engineering)

II. CRITERIA/CHECKLIST FOR EVALUATION (RULE, POLICY, ETC.)

A. Limitations of the Public Trust.

At common law, lands beneath navigable waters could not be owned privately but were considered to be held by the sovereign in public trust for the benefit of the community. It was early held by the United States Supreme Court that such lands and waters were not granted by Constitution to the United States but were reserved to the states.

In order to place Utah on an "equal footing" with the existing states, title to the land beneath lakes and streams capable of navigation were among the rights of sovereignty confirmed upon the State of Utah at the time of statehood. These "sovereign lands" are therefore established under the United States Constitution as lands of the State subject to a common law trust obligation to the public.

Article XX of the Utah Constitution confirms the public trust nature of these lands by declaring that all lands of the state "are hereby accepted and declared to be the public lands of the state and shall be held in trust for the people,... to be disposed of as may be provided by law, for the respective purpose for which they have been... acquired."

The limitations and purpose of the public trust which constrain the use and disposal of sovereign lands has been elaborated by federal and state case law. The basic issues affected by the public trust doctrine are (1) determination of the sovereign lands boundary; (2) nature of the public trust limitations on use of sovereign lands; and (3) conditions permitting disposal.

1. **Determination of sovereign lands boundary.** The question is one of fact based upon evidence of the ordinary high water mark as of the time of statehood. There area a variety of factors or tests employed for this purpose including the following:
 - a. A mark impressed on the land by the waters' effect upon the soil so as to deprive it of vegetation and its value for agriculture, Provo v. Jacobson, 176 P.2d 130 (Utah 1947).
 - b. Water elevation data in the absence of other data, U. S. v. Cameron, 466 F. Supp. 1099 (M.D. Fla. 1978).
 - c. The surveyed meander line, if no other information is adequate, Utah v. United States, 403 U.S. 9 (1971).
 - d. On Utah Lake an additional factor affecting the sovereign land boundary is the federal reservation of land below the meander line for reservoir purposes. This was the basis of the federal claim of ownership in Utah v. U.S., supra. The land that may lie below the meander line and above the high water mark may be subject to the federal claim.
2. **Nature of the public trust limitations on use.**
 - a. "[T]itle is held in trust for the people [present and future generations] of the State that they may enjoy the navigation of the waters, carry on commerce over them, and have liberty of fishing therein freed from the obstruction or interference of private parties" Illinois Central Railroad v. Illinois, 146 U.S. 387 at 452.
 - b. **The state does not have the power to abdicate its role as trustee in favor of private parties**, Illinois Central, supra.
 - c. Public uses include **recreation**, NPCA v. Board of State Lands, 215 Utah Adv. Rep. 21 (1993); Arizona Center for Law in the Public Interest v. Hassell, 837 P.2d 158 (Ariz. 1991); **preservation**, NPCA, supra; State v. Lyon, 625 P.2d 239 (Cal.1981); National Audubon Society v. Superior Court, 33 Cal. 3d 419 (1983); and **public access**, Mathews v. Bay Head Improvement Assoc., 471 A.2d 355 (N.J. 1984).
3. **Conditions permitting disposal.** Sovereign lands can never be sold except to promote the interest of the public therein (purposes consistent with the public's right of use and enjoyment of the sovereign lands and waters) without any

substantial impairment of the public interest in the lands and waters remaining.
Illinois Central, supra; Arizona v. Hassell, supra.

III. Constitutional Limitations.

As discussed in the prior section, the Utah Constitution requires that the sovereign lands "shall be held in trust for the people, ... to be disposed of as may be provided by law, for the respective purposes for which they have been ... acquired." This limitation imposes obligations on the use of the lands as well as their disposal. See NPCA v. Board of State Lands, 215 Utah Adv. Rep. 21 (1993).

To date, the nature of the Utah Constitution's limitations appear to be similar to the public trust limitations.

A. Statutory Authority.

The authority of the Division of Forestry, Fire and State Lands to be responsible for policy for management of the sovereign lands is set forth in Utah Code Ann. 65-1-2. The authority for the Division to manage sovereign lands is set out in Utah Code Ann. 65A-1-4, 65A-2-1, and 65A-10-1.

The Division is required by Utah Code Ann. 65A-2-2 to develop planning procedures for natural and cultural resources. Utah Code Ann. 9-8-301 et seq. requires that the state protect paleontological, archeological, and cultural resources and Indian burial sites on sovereign lands.

The authority under Utah Code Ann. 65A-10-1 to sell or lease sovereign land is subject to "quantities and purposes that serve the public interest and do not interfere with the public trust."

The authority of the Division to establish boundaries is set forth in Utah Code Ann. 65-10-3 which provides:

1. The division, after consultation with the attorney general and affected state agencies, shall develop plans for the resolution of disputes over the location of sovereign land boundaries.
2. The division, after notice to affected state agencies and any person with an ownership interest in the land, may enter into agreements with owners of land adjoining navigable lakes and streams to establish sovereign land boundaries.

On July 21, 1993, pursuant to the authority of this statute, a plan was approved for the establishment of the sovereign land boundary for Utah Lake. The plan included a settlement agreement and information packet to be distributed to the landowners.

The resolution process requires that the Division meet with the adjoining land owners and that, if possible, a proposed boundary agreement be reached which is then the basis for a written decision document (Record of Decision). This proposed decision is subject to notice to the public, to adjacent land owners and to affected state agencies. Accordingly, this Record of Decision (ROD) will be distributed to the public, the state agencies and owners. If any parties file a petition for review, this agreement will be subject to review by the Division for consistency with the statute, rule and policy.

IV. EVALUATION OF FACTS

A. Boundary Location.

Saratoga has agreed to settle the boundary at a location which has been mutually agreed by the State which generally follows the center of the existing canal that traverses the property and to utilize this boundary as the permanent boundary between public and private property. Saratoga further agrees to construct and maintain, at its own expense, a public walking trail along the entire length of Phase III. This trail will connect with a similar trail which is being constructed through Phase II. Once the trail is completed, the ownership boundary will be relocated to the upper side of the trail and any private land located above the agreed boundary as described in this document will be donated to the State. Although the trail will eventually be located entirely upon State land, Saratoga agrees to maintain the trail through perpetuity. The location of the proposed agreed boundary is depicted on Exhibit B.

Saratoga also agrees to construct and maintain a public marina, fishing pier, bird-watch tower, public parking and public restrooms on the Phase III property. In exchange for the construction and maintenance of the new marina, the State agrees to issue a lease to Saratoga for use of the existing marina located on the northern end of the development for exclusive use by Saratoga resident. Such exclusive use will only apply to boat launching and use of improvements installed by Saratoga. The public will retain its right to access the marina below the agreed ownership boundary for fishing and other water related uses but will not be allowed to trespass across private property without permission.

The location of the agreed boundary is near the toe of an escarpment which is located above an abandoned canal. The construction of the canal changed the natural character of the shoreline along this portion of the lake making natural features difficult to

identify. Because of this, no high water mark is discernible on the surface. It is not likely that the ordinary high water mark at the time of Statehood was above the toe of the escarpment in this area, however. Given the lack of any discernible vegetation line, shore line or other means of determining the ordinary high water mark, the boundary between the Saratoga property and sovereign lands is proposed to be the agreed line.

The Proposed Agreement of Stipulation and Compromise regarding Utah Lake Boundary is attached to this ROD as Exhibit C. The agreement provides that the boundary between the sovereign lands and property belonging to Saratoga is the agreed boundary as described by the survey.

B. Access.

Access to the sovereign lands along the described boundary is available from the lake and has not been possible from the upland side without permission from the private property owners. Future access will be available through public access points which will be established at various locations along the property, including the marina. The public trail will also provide public access along the shoreline. The upland side of the trail will be the sovereign land boundary. The State does not assert public access across or upon upland private property except as provided by the trail and public access points.

C. Authority for agreement.

The proposed agreement has been pursued according to the plan for resolution of the sovereign lands boundary approved by the board on July 21, 1993. The owners of the adjacent properties, affected state agencies and the public will be advised that this decision document is complete and available for review. This will satisfy the requirements of the plan, as set forth, and Utah Code Annotated 65A-10-3.

This proposed boundary line is supportable based on historical evidence and based on the elevation changes and the differences in vegetation. The possible sovereign land values are all within the land and water below this line.

V. CONCLUSION/ACTION

Based upon the above analysis, the Division determines that the boundary between sovereign lands should be established between the bed of Utah Lake and the upland lands as set forth in this agreement, and as shown on the attached exhibits to this document. The Division shall execute the attached Agreement of Stipulation and Compromise

Saratoga Development, Phase III
Page 8

between the Division of Forestry, Fire and State Lands and Saratoga Springs Development, L.L.C. & Wardley/McLachlan Development, L.L.C. with the purpose of finally and fully resolving the boundary between the sovereign lands and the adjoining upland land owner.

VI. ADMINISTRATIVE APPEALS

A. Parties having an interest in this action may file a petition for administrative review by the director of the Department of Natural Resources. Said petition must be in writing and shall contain:

- 1. the statute, rule, or policy with which the division action is alleged to be inconsistent;**
- 2. the nature of the inconsistency of the division action with the statute, rule or policy;**
- 3. the action the petitioner feels would be consistent under the circumstances with statute, rule or policy; and**
- 4. the injury realized by the party that is specific to the party arising from division action. If the injury identified by the petition is not peculiar to the petitioner as a result of the division action, the director will decline to undertake consistency review.**

Said petition must be received by the Director of the Division of Forestry, Fire and State Lands by 5:00 p.m. on 3/31/99.

APPROVED BY:


ARTHUR W. DUFAULT, DIRECTOR
DIVISION OF FORESTRY, FIRE
AND STATE LANDS

DATE: 3/8/99

PREPARED BY:


RICHARD J. BUEHLER
WASATCH FRONT AREA MANAGER

DATE: 3/8/99

REVIEWED BY:


STEPHEN G. BOYDEN
ASSISTANT ATTORNEY GENERAL

DATE: 3/8/99

LIST OF EXHIBITS

- A. PROPERTY LOCATION MAPS**
 - A1. GENERAL LOCATION ON UTAH LAKE SHORELINE**
 - A2. PARCEL(S) LOCATION**
- B. LOCATION OF PROPOSED BOUNDARY LINE**
- C. PROPOSED AGREEMENT OF STIPULATION AND COMPROMISE**
- D. PHOTOGRAPHS**

EXHIBIT A

PROPERTY LOCATION MAPS

Utah Lake Subject Parcel(s) Location



Utah Dept. of Natural Resources
Div. of Forestry, Fire & State Lands

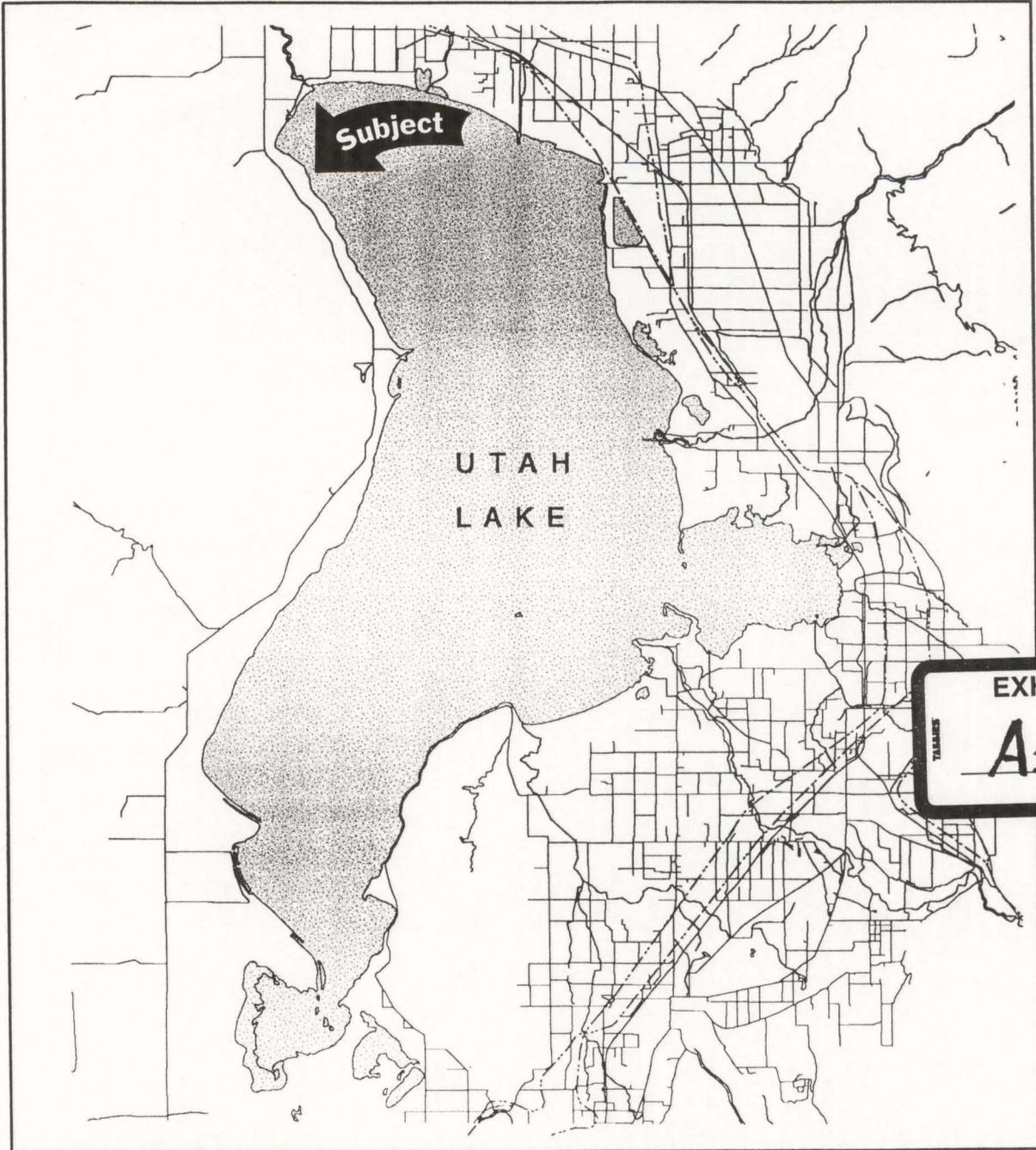
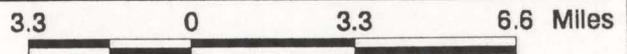


EXHIBIT
A1

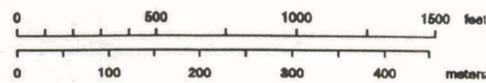
- Roads
- Railroads
- Water Courses
- Water Bodies



May 1997



Scale 1:6000



MAP LEGEND

- Other Roads
- Railroads
- Township Lines
- Section Lines
- Meander Line
- Old Meander Line
- Compromise Elevation Line
Elevation = 4489.045 ft.

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George Burgess

EXHIBIT B

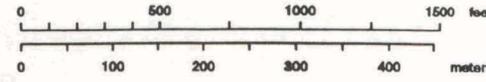
MAP OF PROPOSED BOUNDARY

Scale
1:6000

George J. Varnes
88-041:0018

Plan Tree Corporation
88-001:0011

NOTE



MAP LEGEND

- Other Roads
- Railroads
- Township Lines
- Section Lines
- Meander Line
- Old Meander Line
- Compromise Elevation Line
Elevation = 4489.045 ft.

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Saratoga Joint Venture
88-001:0008

Saratoga Joint Venture
88-001:0012

Calvin K. Jacob
Family Partnership
88-001:0004

Saratoga Joint
Venture
88-012:0008

George M. Mecham
Craig W. Mecham
88-012:0008

Saratoga Joint Venture
88-012:0001

H. Paul Mendenhall
88-012:0008

H. Paul Mendenhall
88-012:0008

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Deve Hatton
88-012:0003

Robert C. Beverly
18-001:0006

Robert C. Beverly
18-001:0007

George M. Mecham
Craig W. Mecham
et al.
88-012:0004

Oliver F. Young, et al.
18-012:0007

Russell Keith Cedarstrom
18-001:0008

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Luke Bebel
18-001:0003
George Burgess

Alexander L. Pahl
18-001:0001

Charles H. Freeman
18-001:0010

Amanda Cedarstrom
18-001:0011

Alexander L. Pahl
18-001:0002

El Maurice Corp
18-001:0004

Proposed Boundary
3278:2000 PG 28 of 32



EXHIBIT C

**AGREEMENT OF STIPULATION &
COMPROMISE**

EXHIBIT D
PHOTOGRAPHS



Proposed site of the new public marina to be constructed by Saratoga.

ENT 3278:2000 PG 31 of 32



Looking northwest from near the southern boundary of the Saratoga III parcel.



Looking southeast from near northern boundary of Saratoga III. Proposed boundary is near the center of the abandoned canal.

ENT 3278:2000 PG 32 of 32



Looking north from approximately the center of the Saratoga III parcel.

RESOLUTION NO. R14-22 (4-15-14)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS CREATING STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Saratoga Springs Plat 16A)

WHEREAS, on May 10, 2001, the City Council adopted Resolution No. 01-0510-01 creating a street lighting special improvement district (the "Lighting SID") consisting of all lots and parcels included within the Subdivisions set out in said Resolution for the maintenance of street lighting within the Lighting SID.

WHEREAS, *Utah Code Ann.* § 17A-3-307 provides that 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 Council has given final plat approval to Saratoga Springs Plat 16A, (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 not adversely affect the owners of the lots already included within the Lighting SID.

WHEREAS, the owner of the property covered by the Subdivision has 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 1 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 1 to this Resolution.
2. City staff is directed to file a copy of this Resolution, as an Addendum to Resolution No. 01-0510-01 creating the Lighting SID, as required by *Utah Code Ann.* § 17A-3-307.
3. Assessments will be hereafter levied against owners of all lots within the Subdivision on the same basis as assessments are being levied against other lots included in the Lighting SID.
4. The provisions of this Resolution shall take effect upon the passage and publication of this Resolution as required by law.

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

WHEREAS the City of Saratoga Springs (the “City”), by and through its City Council, has created a Street Lighting Special Improvement District (the “Lighting SID”) to pay for maintenance of street lighting within the subdivisions covered by the Lighting SID.

WHEREAS the undersigned (“Developer”) is the developer of Saratoga Springs Plat 16A Subdivision (the “Subdivision”) 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. The legal description and the tax identification number(s) of the property covered by the Subdivision are set out in Exhibit A attached to this Consent.
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 _____, 2014.

DEVELOPER:

Name:
Authorized
Signature:
Its:

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CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, January 7, 2014

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

DRAFT CITY COUNCIL MINUTES

WORK SESSION-Commencing at 6:02 p.m.

Present:

Council Members: Mayor Miller, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber Councilman Poduska and Councilman Willden

Staff: Lori Yates, Spencer Kyle, Kevin Thurman, Jim McNulty, Chief Gary Hicken, Chief Jess Campbell, Jeremy Lapin, Mark Chesley

Others: Marilyn Sanford, Richard Sanford, Jacob Ramsey, Sharie Rowley, Sue Alexander, Barbara Poduska, David Cannon, Francis Rosado, Morgin, Scott Thompson, Nathan Shepherd, Lance Shields, Karalyn Becraft, Carolyn Krejci, Robert Krejci, Aaron Goodrich, Rob Sam, Chuck Bearce, Loma McKinnon, Stephen Sandstrom, Jeff and Caleb Mousley, Jennifer Klingonsmith, Larry Whiting, Sydney, Colby and Dylan Samuels

1. Departmental Quarterly updates.

George Leatham updated the City Council regarding new and ongoing project which are the monster station and lift station #2, replacement of 3 well pumps. Doug Stout the City's electrician has many ongoing and completed projects. Staff has installed security devices on the street lights. As of today we haven't had any reported copper thefts. Staff is been continuously working on replacing and installing street signs. Staff is currently involved in the Christmas tree pick up and snow plowing.

Rick Kennington communication and online sources have been a focus from our department. Staff has been working on the flow sensor which will monitor the current system. Staff is currently maintaining trees throughout the city which involved pruning, removal and replanting. A city wide playground audit is currently being conducted as is near completion.

Councilman Poduska asked if the parks have the handicapped swings and if not will those be available at each park. Rick Kennington the only park that has those swings is Harvest Hills but we can look into this for the other city parks.

Councilwoman Call thanked Rick and his department for their work. There is a popular swing in Neptune park that has had to repaired a number of times. Is this part being stocked for future repairs?

Rick Kennington believes that two extra parts have been order but will look into this.

Councilwoman Call there is number trees that have suckers on the bottom and we have been told that we couldn't touch them because it would void the warranty. She asked staff to address this before the developer replaces those trees and we've waited too long.

Rick Kennington was unsure of the status on this topic, but would report back with an answer.

Councilwoman Call encouraged staff to be more efficient of existing valves and sprinklers that may need to be repaired as they are out throughout the community. She would encourage ability to take advantage of potential tree grants. She would like to become a tree City that is associated with Arbor Day Association.

Councilman McOmber appreciates the new trees on Grandview Boulevard. There are several trees on Pioneer Crossing that have died and asked that those either be removed or replaced if possible. Pioneer Crossing is the entrance into the City.

Mark Chesley updated the Council with the yearend review which contained the number inspection, building permits, trends are an upward trend, projects have kept the inspectors very busy, based on the items coming through 2014 will continue with the same pattern.

57 Councilman Poduska was pleased with the building permit numbers that have been shown.
58
59 Councilwoman Call asked if the graph that has been provided show the apartments and all of the multi-family.
60 Mark Chesley indicated that there is a separate line item for the apartments and the multi-family. This gives us a
61 more accurate numbers.
62
63 Councilman McOmber clarified to the residents that the graph from the building department shows a downward trend
64 for multi-family. The chart also shows that each inspector is conducting approximately 10-15 inspections a day. What
65 is the status on the software program that will help track those daily inspections?
66 Mark Chesley the software program is Cityworks.
67 Mark Christensen stated that there are a few details with Cityworks that needs to be taken care before it is brought
68 to the Council.
69 Councilman McOmber was glad to hear that we are moving forward with program.
70 Mark Chelsey explained how the inspections are loaded to the computer on a daily basis.
71
72 Andrew Burton reviewed some of the community events that have occurred in the past few months, department
73 training, SWAT training which included school training. He then briefed the Council on the covert electrical hidden
74 cameras. The cellubrite UFED touch ultimate equipment, body cameras and the benefits that they provide. Upgrade
75 to the Spillman program along with a computer station to be used for accidents and criminal scenes.
76 Councilwoman Call asked how difficult would it be to install covert electrical box.
77 Andrew Burton stated that it wouldn't be difficult; the main expense would be staff's time for installation.
78 Councilwoman Call has noticed that several of the officer's printers are not working. When do you plan to replace
79 those?
80 Andrew Burton the printers will be replaced as the budget allows.
81 Councilwoman Call how will the footage from the body camera be stored.
82 Andrew Burton stated that it can be transferred to the computer. At this time the cameras will be only used during
83 traffic stops and possible other alarming concerns. The officers typically download the footage to a file shortly after
84 the incident.
85
86 Councilman McOmber suggested cameras be installed in Neptune park.
87
88 Andrew Burton briefly discussed the overall incidents for the year which involved 6200 incidents.
89
90 Councilman McOmber would like to see the reports show the key incidents that have occurred. It tells the narrative
91 of those incidents.
92
93 Councilwoman Baertsch is it correct that other agencies are prohibited from issuing a ticket within the City limits.
94 Andrew Burton stated that there is no law that prohibits them from not issuing tickets within City limits.
95
96 Councilwoman Call was concerned with the response time and why there is a large gap with some other them.
97 Andrew Burton stated that if an officer is busy and isn't able to response immediately they will notify dispatch. Some
98 of the medical call the officers don't respond to those incidents. Dispatch could have also queued the arrival time
99 later than what had actually occurred.
100 Councilwoman Call would like to see more information provided in the police department reports.

101
102 **2. Discussion regarding updates to the City Code.**

103
104 This item was not discussed tonight.

105
106 **POLICY SESSION- will follow Work Session.**

107
108 **Present:**

109 **Council Members:** Mayor Miller, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber, Councilman
110 Poduska and Councilman Willden

111 **Staff:** Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Kimber Gabryszak, Chief Andrew Burton, Scott
112 Langford, Sarah Carroll, Jeremy Lapin, Owen Jackson

113 **Others:** Marilyn Sanford, Richard Sanford, Jacob Ramsey, Sharie Rowley, Sue Alexander, Barbara Poduska, David
114 Cannon, Francis Rosado, Morgin, Scott Thompson, Nathan Shepherd, Lance Shields, Karalyn Becraft, Carolyn Krejci,

115 Robert Krejci, Aaron Goodrich, Rob Sam, Chuck Bearce, Loma McKinnon, Stephen Sandstrom, Jeff and Caleb
116 Mousley, Jennifer Klingonsmith, Larry Whiting, Sydney, Colby and Dylan Samuels

- 117
- 118
- 119 • **Call to Order by Mayor Miller**
- 120 • **Roll Call.**
- 121 • **Invocation/Reverence was given by Councilman Poduska**
- 122 • **Pledge of Allegiance was led by Councilwoman Call**
- 123

124
125 **Mayor Miller opened the public input.**

126
127 No public input at this time.

128
129 **Mayor Miller closed the public input.**

130
131
132

POLICY ITEMS

133
134
135

136 **1. Consent Calendar:**

- 137 **a. Proposed Final Plat Phasing Plan for the River Heights Development.**
- 138 **b. Removal of land from the Agriculture Protection Area for Pioneer Crossing.**
- 139 **c. Site Plan for America First Credit Union located at 180 East Commerce Drive, Nathan**
- 140 **Shepherd, applicant.**
- 141 **d. Revision to the City of Saratoga Springs Land Development Code related to Public School**
- 142 **Bus Lot Zone.**
- 143 **e. Ordinance 14-1 (1-7-14): adopting amendments to the City of Saratoga Springs Land**
- 144 **Development Code.**
- 145 **f. Resolution R14-1 (1-7-14): a resolution appointing a representative for the North Pointe**
- 146 **Solid Waste Special Service District.**
- 147 **g. Approving the 2014 meeting schedule for the City Council.**
- 148 **h. Pioneer Crossing water and sewer betterments design and construction management**
- 149 **contract.**
- 150 **i. Harvest Hills Irrigation pond expansion bid award.**
- 151 **j. Approval of minutes:**
 - 152 **i. November 19, 2013.**

153
154 **The Council has requested that consent items 1.c., 1.d., 1.e., 1.f., 1.i. be pulled off the consent calendar**
155 **for further discussion.**

156
157 **Motion was made by Councilwoman Call and seconded by Councilman McOmber to approved Consent**
158 **items 1.a., 1.b., 1.g. and 1.h. with the findings and conditions listed in the staff reports dated January**
159 **7, 2014. Aye: Councilwoman Call, Councilman McOmber, Councilman Poduska, Councilwoman Baertsch**
160 **and Councilman Willden. Motion was unanimous.**

161
162 **Discussion of the Consent Calendar:**

163
164 **Consent Item 1.c. (Site Plan for American First Credit Union).**

165
166 Scott Langford presented America First Credit Union. The Planning Commission has recommended changes be made
167 to the lighting plan and that the landscaping trees be evergreens. The applicant has been working with staff to
168 making those changes. The north side lighting currently doesn't comply with the city's lighting standards but the
169 applicant has provided a shield for the light which would work for the area that aren't in compliance.

170
171 Councilman McOmber thanked the applicant for their willingness to make the requested changes. The point for the
172 trees is for a winter appearance but there are other trees that could be used in the area which wouldn't block
173 visibility. He recommends a variety of trees be planted.

174
175 Councilwoman Call appreciates staff and the applicant working diligently together on this item. The tree reduction is
176 a concern and would not support only 9 trees on this site. Planting a variety of trees would be a feasible option. The
177 trees that are removed need to be replaced. A total of 12 evergreen trees need to be on the parcel. The project is
178 good but would ask that the developer place the 12 evergreen trees.

179
180 Councilman Poduska likes the project. He feels that artistic trees could be used which would meet the Code
181 requirements. He appreciates the applicant's efforts.

182
183 Councilman Willden supports the project but would like to see that the customers and employees are protected. If
184 there is a way to do that he would support that.

185
186 Councilwoman Baertsch agrees that staff could work with the applicant on the replacement of trees. Is it possible to
187 have the light poles located on the north end of the property be 12 feet which would be consistent with the other light
188 poles?

189 Scott Langford recommended lighting poles stay as requested this could cause loss of light coverage to that area.
190 Councilwoman Baertsch asked if auto sales would take place on site.

191 Scott Thompson and Aaron Goodrich stated that no auto sales will be conducted on site. The parking will be for staff,
192 customers and members.

193 Councilwoman Baertsch asked why the wrought iron fence is being installed on the east side of the property.

194 Scott Thompson stated that the fence will provide security to the site.

195
196 Mayor Miller concerned with the larger trees this could potentially create a security risk.

197
198 Councilwoman Call feels that there is a middle ground that could be met which would address code requirements,
199 security issue and architectural design standards.

200
201 Councilwoman Baertsch asked if the tree in the northwest corner would be one of the trees removed. Looking at the
202 site plan the tree poses to be in the visibility triangle.

203 Scott Langford thought that the tree was to be removed but will work with the applicant regarding the concern.

204 Councilwoman Baertsch ask why is there additional signs being shown.

205 Scott Langford the additional signs are vinyl window signs.

206
207 Councilwoman Call, Councilman McOmber, Councilman Poduska, Councilman Willden, and Councilwoman Baertsch
208 mentioned that they are fine with the third sign request.

209
210 Councilman Poduska it makes sense that security to the citizens and employees take precedence and an exception
211 regarding security should be taken.

212
213 Scott Langford the Code allows the Council to authority to make exception.

214
215 **A motion was made by Councilwoman Baertsch and seconded by Councilman Poduska to approve the**
216 **America First Credit Union Site Plan located at 180 East Commerce Drive, Nathan Shepherd, applicant**
217 **based on the findings and conditions listed in the staff report dated January 7, 2014. Aye:**
218 **Councilwoman Baertsch, Councilman McOmber, Councilman Willden and Councilwoman Call.**

219
220 **Subject to:**

- 221 **1. That staff is directed to work with the applicant regarding the safety and that there be a**
222 **minimum of 9 trees and that the 3 trees that are removed be replaced if security permits.**
223 **2. That three signs are permitted.**

224
225 **Consent item 1.d. (Revisions to the City of Saratoga Springs Land Development Code)**
226 **Consent item 1.e. (Ordinance 14-1 (1-7-14): adopting amendments to the City of Saratoga Springs**
227 **Land Development Code).**

228
229 Kevin Thurman stated this item has been brought back to the changes that staff has revised.

230
231 **Motion was made by Councilman Poduska and seconded by Councilman McOmber to approve**
232 **Ordinance 14-1 (1-7-14): adopting amendments to the City of Saratoga Springs Land Development**

233 **Code. Aye: Councilman Poduska, Councilman McOmer, Councilwoman Baertsch, Councilman Willden**
234 **and Councilwoman Call. Motion was unanimous.**

235
236
237 **Consent item 1.f. (Proposed resolution R14-1 (1-7-14): a resolution appointing a representative for the**
238 **North Pointe Solid Waste Special Service District).**

239
240 **Motion was made by Councilwoman Call and seconded by Councilwoman Baertsch to approve**
241 **Resolution R14-1 appointing Mayor Jim Miller as the North Pointe Solid Waste Special Service District.**
242 **Aye: Councilwoman Call, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and**
243 **Councilman McOmer. Motion was unanimous.**

244
245 **Consent item 1.i. (Harvest Hills Irrigation Pond Expansion bid award)**

246
247 Councilwoman Baertsch wanted to discuss the fencing. We have the option to use either the chain link or wrought
248 iron. The understanding is that the mow strip will be fenced chain link. Is that correct?

249
250 Jeremy Lapin no there is no mow strip so the base bid includes what is existing.

251
252 Councilwoman Baertsch stated that the city standards doesn't allow for chain link is that why this has been
253 recommended.
254 Jeremy Lapin that is correct.

255
256 **Motion was made by Councilwoman Baertsch and seconded by Councilwoman McOmer to approve the**
257 **Harvest Hills Irrigation Pond Expansion bid award to Perco Rock Company in the amount of**
258 **\$370,569.00 along with the purposed security upgrading 139,400.00 and to remove the item for chain**
259 **link fencing. Aye: Councilwoman Baertsch, Councilman McOmer, Councilman Willden, Councilman**
260 **Poduska and Councilwoman Call. Motion was unanimous.**

261
262 Councilman Willden we need to revisit the Code addressing our fencing requirements.

263
264 **Motion was made by Councilwoman Baertsch and seconded by Councilwoman Call to table consent**
265 **item 1.j.i. until the January 21, 2014 Council meeting. Aye: Councilwoman Baertsch Councilwoman**
266 **Call, Councilman McOmer, Councilman Willden and Councilman Poduska. Motion was unanimous.**

267
268 **2. Rezone and Concept Plan for West Saratoga Transportation Hub located at approximately 200**
269 **West 400 North, Alpine School District, applicant.**

270
271 Sarah Carroll presented the rezone and presented the proposed concept plan for west Saratoga transportation hub.

272
273 Rob Smith with Alpine School District is pleased with the progress and would recommend approval from the City
274 Council.

275
276 Councilman Poduska would like to see this project approved and begin building.

277
278 Councilman Willden finds that the school district has complied with the City's requests.

279
280 Councilwoman Baertsch thanked the applicant for working with the City.

281
282 Councilman McOmer the final plans look great. There is a need to have a bus lot here in the area. The applicant has
283 complied with what has been requested.

284
285 Councilwoman Call appreciates seeing this project that was what hoped to have seen. Our job as City Council is to
286 protect the rights of the property owners that surround this area. Appreciate the applicant meeting the requirements
287 asked of by the Council.

288
289 **2.a. Ordinance 14-2 (1-7-14): amending the City of Saratoga Springs official zoning map.**
290

291 **Motion was made by Councilman Poduska and seconded by Councilwoman Baertsch to approve**
292 **Ordinance 14-2 (1-7-14): amending the City of Saratoga Springs official zoning map (West Saratoga**
293 **Transportation Hub). Aye: Councilman Poduska, Councilwoman Baertsch, Councilman Willden,**
294 **Councilman McOmber and Councilwoman Call. Motion was unanimous.**
295

296
297 **3. Proposed Resolution R14-2 (1-7-14): approval of the Interlocal agreement with North Pointe Solid**
298 **Waste Special Service District and the City of Saratoga Springs.**
299

300 Mark Christensen before you is an updated agreement which is a request for a two year extension. After two years
301 the city would have the option to opt out if we choice to.
302

303 Mayor Miller this has been an issue that has been ongoing for 15 years. This is in an effort to make the capital
304 improvements that are necessary. This is a service that is needed by the City's.
305

306 **A motion was made by Councilman McOmber and seconded by Councilman Poduska to approve**
307 **Resolution R14-2 (1-7-14): approval of the Interlocal agreement with North Pointe Solid Waste Special**
308 **Service District and the City of Saratoga Springs. Aye: Councilman McOmber, Councilman Poduska,**
309 **Councilman Willden, Councilwoman Baertsch and Councilwoman Call. Motion was unanimous.**
310

311 **4. Proposed Resolution R14-3 (1-7-14): a resolution appointing a member to the City of Saratoga**
312 **Springs Planning Commission.**
313

314 Mayor Miller has reviewed several applicants and is pleased with Kirk Wilkins resume. He feels that Kirk will bring
315 great attributes to the Planning Commission.
316

317 Kirk Wilkins introduced himself along with his background and experiences. He is excited to be a part of the Planning
318 Commission.
319

320 Councilman Poduska, Councilwoman Call, Councilman Willden, Councilman McOmber and Councilwoman Baertsch are
321 fine with the choice.
322

323 Mayor Miller feels he will provide the needs necessary for this position.
324

325 **Motion was made by Councilwoman Baertsch and seconded by Councilwoman Call to approve**
326 **Resolution R14-3 (1-7-14) appointing Kirk Wilkins as a member of the City of Saratoga Springs**
327 **Planning Commission. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman Willden,**
328 **Councilman Poduska and Councilman McOmber. Motion was unanimous.**
329

330 **5. Reports.**
331

332 Councilwoman Baertsch a MAG meeting on will be held on Thursday night.
333

334 Councilwoman Call the Utah Valley Chamber will be holding a meeting possibly next week. A preliminary draft of the
335 Economic plans is currently being worked on and hopes to have this item to the Council soon. Mark Edwards has
336 asked that a subcommittee be created which would consist of possibly two Council members. I am looking for a
337 recommendation as to appointing those members.
338

339 Councilman Miller asked that the appointment of the parks subcommittee be placed on the Council retreat agenda for
340 further discussion.
341

342 Councilwoman Call the subcommittee would assist in the prioritization of new parks and prepare a Master Parks Plan.
343 Councilwoman Call suggested Councilwoman Baertsch and Councilman McOmber participate with this until a
344 subcommittee has been created.
345

346 Mayor Miller the Police department has asked the City Council to participate with the upcoming Polar Plunge. We
347 have been asked to see if the Mayors from Eagle Mountain City and Lehi City will participate in this event. He asked if
348 Mark Christensen could reach out to the surrounding City Council as well for their involvement as well.
349

350 **Motion was made by Councilwoman Call and seconded by Councilman Poduska to enter into closed**
351 **session at 8:05 p.m. for the purchase, exchange, or lease of property, pending or reasonably imminent**
352 **litigation, the character, professional competence, or physical or mental health of an individual.**

353
354 **Closed session adjourned at 9:36 p.m.**

355
356 **Policy session recommenced at 9:36 p.m.**

357
358 The City Council and staff discussed potential option for the purchase of new equipment whether it be a tablet or a
359 laptop. The Council agreed that a \$800.00 allowance would be given to the Council to purchase their type of
360 equipment and allowing a \$500.00 allowance for the Planning Commission members.

361
362 **Motion to adjourn the policy session at 9:47 p.m. was unanimous.**

363
364
365
366
367
368 _____
369 **Date of Approval**

_____ **Lori Yates, Recorder**



City Council Staff Report

Code Amendments

19.04

April 15, 2014

Public Hearing

Report Date:	Tuesday, April 8, 2014
Applicant:	Staff Initiated
Previous Meetings:	None
Land Use Authority:	City Council
Future Routing:	Public hearing(s) with City Council
Author:	Kimber Gabryszak, Planning Director

Executive Summary:

Until July 16, 2013, the minimum lot width at the front setback in the R-3 zone was 70 feet; the requirement was then increased to 80'. As a result, several developments in the R-3 zone have requested rezones to the R-4 zone in order to get a narrower lot. Based on these unintended consequences, the City Council has directed Staff to begin the process of reverting the standard to the previous width of 70'.

The Planning Commission is holding a public hearing on the amendment on Thursday, April 10, 2014. Their recommendation and comments will be provided to the Council at their April 15, 2014 meeting.

Recommendation:

Staff recommends that the City Council conduct a public hearing, take public comment, discuss the proposed amendment, and choose from the options in Section G of this report. The options include a positive recommendation, continuance, or a negative recommendation.

- A. Background:** In July of 2013, a comprehensive round of Code amendments were adopted. Part of the adoption included the creation of the R-4 and R-5 zones, and the increase in minimum lot widths in the R-3 zone from 70 feet to 80 feet. The Council has directed Staff to move forward with a Code amendment to revert this requirement to 70 feet.

B. Specific Request:

“19.04.13.6. Minimum Lot Width. Every lot in this zone shall be at least 80 70 feet in width at the front building setback.”

This also requires amending the table labeled “General Development Standards – Residential” in 19.04.07 to reflect the decrease.

C. 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 City initiated, and has been 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 D of this report. The Planning Commission has made a recommendation, and a public hearing is being held with the City Council.
4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.
Complies. Please see Section D of this report.

D. 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. As of the date of this report, no public input has been received.

E. General Plan:

Land Use Element

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

The proposed changes help to minimize unnecessary rezones to aid in responsible, predictable, and orderly development.

The goals and objectives of the General Plan are not negatively affected by the proposed amendments, community goals will be met, and community identity will be maintained.

F. Code Criteria:

Code amendments are a legislative act, therefore the Council has significant discretion in making the decision to approve or deny the changes. The Code criteria below act as nonbinding guidelines to aid in the decision.

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;
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
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.

- 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.

G. Recommendation / Options:

Staff recommends that the City Council conduct a public hearing, discuss any public input received, and choose Option A below:

Option A

The City Council may choose to approve amendments to the Code Section listed in the motion, as proposed or with modifications:

Motion: "I move to **approve** the proposed amendments to Section 19.04 with the Findings and Conditions below:

Findings:

- A. The amendments comply with Section 19.17.04.1, General Plan, by supporting the goals and policies articulated within the General Plan.
- B. The amendments comply with Section 19.17.04.2 as they will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public.
- C. The amendments comply with Section 19.17.04.3 as they will more fully carry out the general purposes and intent of the Code and any other ordinance of the City, as the amendments are intended to promote orderly growth, ensure that appropriate standards are in place and that such standards will be effective, and support the General Plan.
- D. The amendments comply with Section 19.17.04.4 as they will better protect the community through allowing development to continue within the existing zones in the City.

Conditions:

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

Option B

Vote to **deny** the proposed Code amendments.

Motion: "I move to **deny** the proposed amendments to Section 19.04 with the Findings below:

Findings

- 1. The amendments do not comply with Section 19.17.04(1), General Plan, as articulated by the Council: _____

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

Option C

Vote to **continue** 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 Code amendments to the May 6th meeting, with the following changes to the draft:

H. Exhibits:

- A. Chapter 19.04.13 with amendments (pages 6-8)

19.04.13. Low Density Residential (R-3).

1. **Purpose and Intent.** The purpose of the Low Density Residential (R-3) Land Use Zone is to allow for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods. Residential densities in this zone shall not exceed three ERUs per acre.
2. **Permitted Uses.** The following uses are Permitted Uses in the Low Density Residential (R-3) Land Use Zone:
 - a. Charter School
 - b. Chickens (see Sections 19.05.05 and 19.05.06)
 - c. Public Parks
 - d. Single Family Dwellings
 - e. Temporary Sales Trailer
3. **Conditional Uses.** The following uses are Conditional Uses in the Low Density Residential (R-3) Land Use Zone:
 - a. Bed and Breakfast
 - b. Cemetery
 - c. Child Care Center
 - d. Churches
 - e. Educational Center
 - f. Golf Course
 - g. Home Occupation
 - h. Preschool
 - i. Public and Private Utility Buildings or Facilities
 - j. Public Building or Facilities (City Owned)
 - k. Public Schools
 - l. Residential Facilities for Elderly Persons
4. **Minimum Lot Sizes.**
 - a. The minimum lot size for any use in this zone is 10,000 square feet.
 - b. Residential lots may be proposed that are less than 10,000 square feet as indicated in this Subsection.
 - i. The City Council may approve a reduction in the lot size if it finds that such a reduction serves a public or neighborhood purpose such as:
 1. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;
 2. the creation of significant amenities that may be enjoyed by all residents of the neighborhood;
 3. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see the definition of “open space” in § 19.02.02); or

4. any other public or neighborhood purpose that the City Council deems appropriate.
- ii. In no case shall the overall density in any approved project be increased as a result of an approved decrease in lot size pursuant to these regulations.
- iii. In making its determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.
- iv. In no case shall the City Council approve a residential lot size reduction greater than ten percent notwithstanding the amenities that are proposed.
- v. The minimum lot size for any non-residential use in this zone is one acre. Schools, churches or other uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. The City Council shall use the following criteria in determining whether the minimum lot size shall be greater than one acre:
 1. the maximum number individuals using the building at one time;
 2. the number of required off-street parking spaces required in this Title;
 3. traffic and transportation concerns;
 4. compatibility with adjacent uses;
 5. adverse impacts on adjacent uses; and
 6. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc.
- vi. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site by site requirements.

5. Setbacks and Yard Requirements.

- a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
- b. All buildings in this zone are required to maintain a minimum distance from property lines as follows:
 - i. Front: twenty-five feet. An unenclosed front entry and porch may encroach up to five feet into the required front setback.
 - ii. Sides: 8/20 feet (minimum/combined)
 - iii. Rear: twenty-five feet
- c. Corner Lots:
 - i. There shall be a minimum setback on corner lots as follows:
 1. Front: twenty-five feet

2. Side abutting the street: twenty feet
 - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
 - d. All accessory buildings in this zone are required to maintain distances from property lines and other dwellings as follows:
 - i. Sides: five feet
 - ii. Rear: five feet
 - e. There shall be a five-foot minimum separation between accessory buildings and dwellings in this zone.
6. **Minimum Lot Width.** Every lot in this zone shall be at least 70 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty five feet.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.
10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,250 square feet of living space above grade.
11. **Open Space Requirement.** There shall be a minimum requirement of fifteen percent of the total project area to be installed as open space to be either public or common space not reserved in individual lots. Such open space shall meet the definition in Section 19.02.02. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (12) below.
12. **Sensitive Lands.**
 - a. Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands.
 - b. All sensitive lands shall be placed in protected open space.
 - c. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.
13. **Trash Storage.** All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference

Kimber Gabryszak 3/26/14 4:13 PM

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ORDINANCE NO. 14-5 (4-15-14)

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 _____, 2014.

Signed: _____
Jim Miller, Mayor

Attest: _____
Lori Yates, City Recorder

Date

VOTE

Shellie Baertsch	_____
Rebecca Call	_____
Michael McOmber	_____
Stephen Willden	_____
Bud Poduska	_____

19.04.07. Summary of Land Use Regulations.

The following table summarizes the general development standards adopted for individual residential land use zone regulations in the City of Saratoga Springs:

General Development Standards-Residential:

Development Standard	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
Maximum ERUs	1 unit/5 acre*	1 unit/5 acres*	1 unit per acre*	1 unit per acre*	2 units acre*	3 units/acre*	4 units/acre*	5 units/acre*	6 units/acre*	10 units/acre*	14 units/acre*	18 units/acre*
Minimum Lot Size:												
Single family Dwelling	5 acres	5 acres	1 acre	1 acre	14,000 sq. ft.	10,000 sq. ft.	9,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Multi- family Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Setbacks (DU):												
Front	50'	50'	35'	35'	25'	25'	25'	25'	25'	25'	25'	25'
Side	12'	12'	12'	12'	8'/20'	8'/20'	8'/16'	6'/12'	5'/10'	5'/10'	5'/10'	5'/10'
Rear	25'	25'	25'	25'	25'	25'	20'	20'	20'	20'	20'	20'
Corner Lots:**												
Front	50'	50'	35'	35'	25'	25'	25'	25'	20'	20'	20'	20'
Side (corner side)	12'	12'	12'	12'	20'	20'	20'	20'	15'	15'	15'	15'
Setbacks (access buildings):												
Side, Rear	25'	25'	25'	25'	5'	5'	5'	5'	5'	5'	5'	5'
Distance away from any DU	60'	60'	60'	60'	5'	5'	5'	5'	5'	5'	5'	5'
Lot Width	250'	250'	100'	100'	90'	80' 70'	70'	60'	50'	50'	50'	50'
Lot Frontage	250'	250'	75'	75'	35'	35'	35'	35'	35'	35'	35'	35'
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	40'	35'	35'
Maximum Lot Coverage	50%	50%	35%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Minimum Dwelling Size	1,600 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	1,500 sq. ft.	1,250 sq. ft.	1,250 sq. ft.	1,250 sq. ft.	1,000 sq. ft.	1000 sq. ft.	800 sq. ft.	800 sq. ft.
Minimum % Open Space	None	None	None	None	15%	15%	15%	20%	20%	20%	20%	20%

*Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development. No development credit shall be given for sensitive lands.

19.04.13. Low Density Residential (R-3).

1. **Purpose and Intent.** The purpose of the Low Density Residential (R-3) Land Use Zone is to allow for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods. Residential densities in this zone shall not exceed three ERUs per acre.
2. **Permitted Uses.** The following uses are Permitted Uses in the Low Density Residential (R-3) Land Use Zone:
 - a. Charter School
 - b. Chickens (see Sections 19.05.05 and 19.05.06)
 - c. Public Parks
 - d. Single Family Dwellings
 - e. Temporary Sales Trailer
3. **Conditional Uses.** The following uses are Conditional Uses in the Low Density Residential (R-3) Land Use Zone:
 - a. Bed and Breakfast
 - b. Cemetery
 - c. Child Care Center
 - d. Churches
 - e. Educational Center
 - f. Golf Course
 - g. Home Occupation
 - h. Preschool
 - i. Public and Private Utility Buildings or Facilities
 - j. Public Building or Facilities (City Owned)
 - k. Public Schools
 - l. Residential Facilities for Elderly Persons
4. **Minimum Lot Sizes.**
 - a. The minimum lot size for any use in this zone is 10,000 square feet.
 - b. Residential lots may be proposed that are less than 10,000 square feet as indicated in this Subsection.
 - i. The City Council may approve a reduction in the lot size if it finds that such a reduction serves a public or neighborhood purpose such as:
 1. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;
 2. the creation of significant amenities that may be enjoyed by all residents of the neighborhood;
 3. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see the definition of “open space” in § 19.02.02); or

4. any other public or neighborhood purpose that the City Council deems appropriate.
- ii. In no case shall the overall density in any approved project be increased as a result of an approved decrease in lot size pursuant to these regulations.
- iii. In making its determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.
- iv. In no case shall the City Council approve a residential lot size reduction greater than ten percent notwithstanding the amenities that are proposed.
- v. The minimum lot size for any non-residential use in this zone is one acre. Schools, churches or other uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. The City Council shall use the following criteria in determining whether the minimum lot size shall be greater than one acre:
 1. the maximum number individuals using the building at one time;
 2. the number of required off-street parking spaces required in this Title;
 3. traffic and transportation concerns;
 4. compatibility with adjacent uses;
 5. adverse impacts on adjacent uses; and
 6. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc.
- vi. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site by site requirements.

5. Setbacks and Yard Requirements.

- a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
- b. All buildings in this zone are required to maintain a minimum distance from property lines as follows:
 - i. Front: twenty-five feet. An unenclosed front entry and porch may encroach up to five feet into the required front setback.
 - ii. Sides: 8/20 feet (minimum/combined)
 - iii. Rear: twenty-five feet
- c. Corner Lots:
 - i. There shall be a minimum setback on corner lots as follows:
 1. Front: twenty-five feet

2. Side abutting the street: twenty feet
 - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
 - d. All accessory buildings in this zone are required to maintain distances from property lines and other dwellings as follows:
 - i. Sides: five feet
 - ii. Rear: five feet
 - e. There shall be a five-foot minimum separation between accessory buildings and dwellings in this zone.
6. **Minimum Lot Width.** Every lot in this zone shall be at least ~~80~~70 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty five feet.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.
10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,250 square feet of living space above grade.
11. **Open Space Requirement.** There shall be a minimum requirement of fifteen percent of the total project area to be installed as open space to be either public or common space not reserved in individual lots. Such open space shall meet the definition in Section 19.02.02. Credit towards meeting minimum open space requirements may be given for sensitive lands as provided for in subsection (12) below.
12. **Sensitive Lands.**
 - a. Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands.
 - b. All sensitive lands shall be placed in protected open space.
 - c. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.
13. **Trash Storage.** All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference.



City Council Memorandum

Author: Sarah Carroll
Report Date: April 8, 2014
Meeting Date: April 15, 2014
Re: McDonalds Parking Lot Lights

Applicant/Owner: Eric Jacobs
Location: 96 East Crossroads Boulevard
Land area: 1.048 acres
Land Use Plan Designation: Regional Commercial
Zone: RC, Regional Commercial
Zoning of Adjacent Parcels: RC, Regional Commercial
Current Use: Fast Food Restaurant
Prior Approvals: Site Plan: approved by City Council 9-12-2006

Request: The City Council approved the McDonalds Site Plan on September 12, 2006. Since that time McDonalds has had many issues with the decorative parking lot lights and would like to propose a replacement. The wind has knocked down the decorative fixtures and broken the poles several times. The existing lights consist of a large bell shade and a fluted pole. The applicant would like to replace these with a straight pole and a smaller bell shade that will hold up better to high wind.



Code Requirements:

Section 19.14.04(7) (b)(iii) states

“All streetlights and interior parking lot lights shall meet the City’s adopted design standard for lighting.”

The City’s adopted standard for commercial development is attached and calls out Mountain States Lighting as the manufacturer. While streetlights must meet this standard exactly, developers have been allowed to propose similar lighting by an alternative manufacturer for interior parking lot lights since these are privately maintained.

Staff finding: complies. The City standard light requires a decorative base, a fluted round pole, a bell shade with an extension arm, and is painted black. The proposed parking lot lights are attached and are similar in design to the City standard in that the proposed lights include a bell shade, an extension arm, a round pole, a decorative base and are painted black.

Recommended Motion:

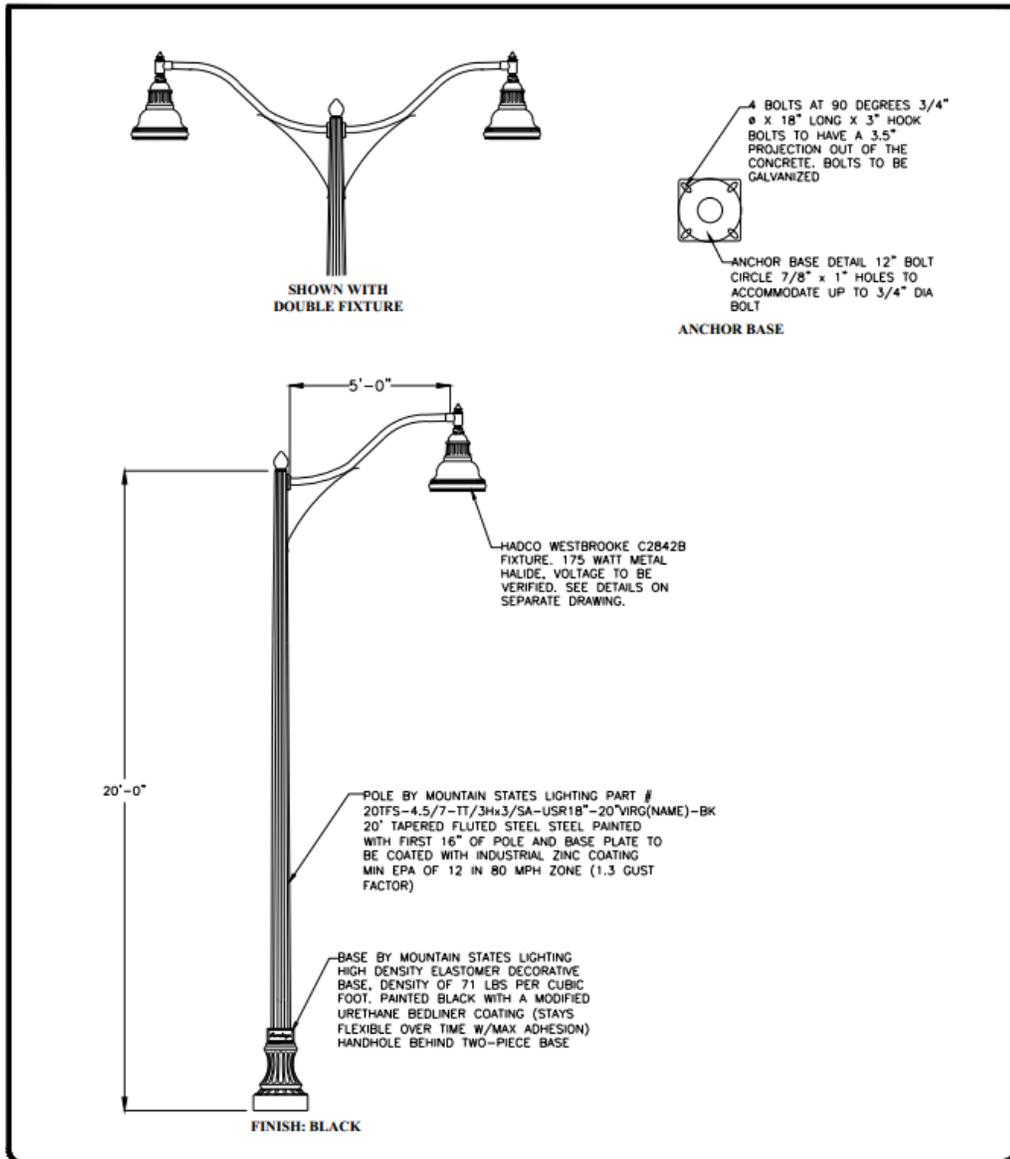
“I move to approve the proposed replacement for the McDonalds parking lot lights, located at 96 East Crossroads Boulevard subject to the findings below:”

Findings:

1. Section 19.14.04(7) (b)(iii) requires interior parking lot lights to meet the City’s adopted design standard for lighting.
2. The City standard light requires a decorative base, a fluted round pole, a bell shade with an extension arm, and is painted black.
3. The proposed parking lot lights are similar in design to the City standard in that the proposed lights include a decorative base, a round pole, a bell shade with an extension arm, and is painted black.

Exhibits:

1. City Standard Commercial Light
2. Proposed Light



20' STREET LIGHT COLLECTOR / COMMERCIAL	DATE FEBRUARY 2013	REVISIONS		STANDARD DETAILS	
	DRAWING NAME LP-2	REV. DATE BY COMMENTS		STREET LIGHTS	
	DRAWN BY CJG				LP-2
	CHECKED / APPROVED:	SARATOGA SPRINGS CITY		100% COMPLIANCE OR, ENG. SARATOGA SPRINGS, UT 84503 PERIODIC RET-TESTING PERMITS REQUIRED	



- Round straight steel shaft
- One-piece construction
- Side, tenon, or pad mounting available (Group 1: OT and TA selections only)
- Ground lug standard
- Galvanized anchor bolts and template included (4-bolt design) (Group 1: non-galvanized anchor bolts)
- Base cover standard (square)
- Gasketed hand hole cover standard (3"x5") (Group 2 only)
- Lektrocote® finish standard
- Optional round base cover (Group 2 only)

POLES

ORDERING INFORMATION

Catalog Number	Pole Ht.		Nominal Shaft Dim.	Wind Load Rating ¹				Wall Thick.	Bolt Circle (Sug.)	Bolt Circle	Bolt Sq.	Base Plate (sq.)	Anchor Bolt Size	Bolt Prj.	Pole Wt (lbs)
	ft	m		70 MPH	80 MPH	90 MPH	100 MPH								
Group 1															
RSS-08-30-1-XX-XX	8	2.44	3"	15.0	11.6	9.0	7.2	.119"	-	8"	5.7"	8.50 x 0.50"	1/2 x 15 x 3"	3.12"	45
Group 2															
RSS-10-40-3-XX-XX	10	3.05	4"	25.0	23.8	18.6	15.0	.226"	8"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	116
RSS-10-45-1-XX-XX	10	3.05	4.5"	25.0	22.0	17.2	14.2	.119"	11"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	71
RSS-10-50-7-XX-XX	10	3.05	5"	25.0	25.0	23.0	25.0	.179"	11"	8 - 11"	5.7 - 7.7"	10.25 x 1"	3/4 x 30 x 3"	4"	110
RSS-12-40-3-XX-XX	12	3.66	4"	25.0	19.2	15.0	12.0	.226"	8"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	135
RSS-12-45-1-XX-XX	12	3.66	4.5"	23.4	18.0	13.8	11.2	.119"	11"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	84
RSS-12-50-7-XX-XX	12	3.66	5"	23.0	25.0	25.0	22.6	.179"	11"	8 - 11"	5.7 - 7.7"	10.25 x 1"	3/4 x 30 x 3"	4"	130
RSS-14-40-3-XX-XX	14	4.27	4"	17.2	12.8	10.0	7.8	.226"	8"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	153
RSS-14-45-1-XX-XX	14	4.27	4.5"	16.0	12.0	9.2	7.4	.119"	11"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	94
RSS-14-50-7-XX-XX	14	4.27	5"	25.0	23.4	18.8	15.0	.179"	11"	8 - 11"	5.7 - 7.7"	10.25 x 1"	3/4 x 30 x 3"	4"	150
RSS-16-40-3-XX-XX	16	4.88	4"	13.8	11.8	8.8	6.8	.226"	8"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	171
RSS-16-45-1-XX-XX	16	4.88	4.5"	14.4	10.6	8.2	6.4	.119"	11"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	105
RSS-16-50-7-XX-XX	16	4.88	5"	25.0	21.4	17.2	13.8	.179"	11"	8 - 11"	5.7 - 7.7"	10.25 x 1"	3/4 x 30 x 3"	4"	170
RSS-18-40-3-XX-XX	18	5.49	4"	13.2	9.6	7.2	5.4	.226"	8"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	189
RSS-18-45-1-XX-XX	18	5.49	4.5"	12.0	8.6	6.2	5.2	.119"	11"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	116
RSS-18-50-7-XX-XX	18	5.49	5"	24.0	18.2	14.4	11.6	.179"	11"	8 - 11"	5.7 - 7.7"	10.25 x 1"	3/4 x 30 x 3"	4"	190
RSS-20-40-3-XX-XX	20	6.10	4"	11.0	8.0	5.6	4.2	.226"	8"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	208
RSS-20-45-1-XX-XX	20	6.10	4.5"	10.0	7.0	5.2	4.0	.119"	11"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	127
RSS-20-50-7-XX-XX	20	6.10	5"	20.8	15.5	12.2	9.8	.179"	11"	8 - 11"	5.7 - 7.7"	10.25 x 1"	3/4 x 30 x 3"	4"	210
RSS-20-60-3-XX-XX	20	6.10	6"	25.0	25.5	25.0	21.0	.259"	11"	9 - 11"	6.4 - 7.7"	10.25 x 1"	3/4 x 30 x 3"	4"	322
RSS-25-45-1-XX-XX	25	7.62	4.5"	6.2	3.8	2.4	1.6	.119"	11"	7.5 - 11"	5.3 - 7.7"	10.25 x 0.75"	3/4 x 30 x 3"	4"	171
RSS-25-50-7-XX-XX	25	7.62	5"	14.7	10.4	8.0	6.2	.179"	11"	8 - 11"	5.7 - 7.7"	10.25 x 1"	1 x 36 x 4"	4"	260
RSS-25-60-3-XX-XX	25	7.62	6"	25.0	24.4	19.0	15.4	.259"	11"	9 - 11"	6.4 - 7.7"	10.25 x 1"	1 x 36 x 4"	4"	399
RSS-30-60-3-XX-XX	30	9.14	6"	21.6	16.4	12.8	10.2	.259"	11"	9 - 11"	6.4 - 7.7"	10.25 x 1"	1 x 36 x 4"	4"	475

¹ Allowable EPA with 1.3 gust factor; To determine maximum pole loading weight, multiply allowable EPA by 30 lbs; Example: RSS-20-40-3 pole in 80 MPH zone = 240 lbs (8.0 x 30); Published allowable EPA values based upon calculations of Spaulding Lighting; Allowable EPA values for projects requiring AASHTO methodology are available upon request

Note: Factory supplied template must be used when setting anchor bolts; Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts

ORDERING INFORMATION ORDERING EXAMPLE: RSS-10-45-1-A1-DB-Q55

Complete part number requires shaft above plus mounting type, finish, and appropriate options below.

MOUNTING TYPE		MOUNTING TYPE (con't)		FINISH		OPTIONS		OPTIONS (con't)	
AX ¹	Side - single	TA	Tenon (2 3/8" OD)	DB	Dark Bronze	Q55	Internal coating (Hubbell Seal)	Q30 ²	2" coupling
BX ¹	Side - double at 90°	TB	Tenon (2 7/8" OD)	BL	Black	Q18 ²	15A GFCI receptacle & cover	Q32 ²	Mid-pole luminaire bracket (12" long w/ 2 3/8" OD tenon)
CX ¹	Side - double at 180°	CD	Concord luminaire	WH	White	Q22 ²	Extra hand hole	Q40	Vibration damper
DX ¹	Side - triple at 90°	OT	Open top (for post-top luminaires)	GR	Gray	Q26 ²	1/2" coupling	Q46	Round Base Cover (Group 2 only)
EX ¹	Side - triple at 120°			PS	Platinum	Q27 ²	3/4" coupling	LAB	Less anchor bolts
FX ¹	Side - quad at 90°			RD	Red (premium color)				
P1	Pad mount - spider type			FG	Forest Green (premium color)				
P2	Pad mount - yoke type			CC	Custom Color (consult factory)				
				PR	Primer only				

¹ DRILL PATTERNS: Replace X with the following numbers to indicate the appropriate arm/hole pattern: 1 = AL, DL, MY, NK, OD, OR, SF, WN (Note on 4" diameter poles use #2 arm/hole pattern for the preceding luminaires); 2 = CL1, CM1, CM2, CR1, MSV, RCS (Raven), RCL (Raven); 4 = DS, MSS; 6 = DM, 9 = Devine RA Series

² Specify option location using logic found in pole introduction pages; The location of all options must start a minimum of one foot above the hand hole and be located one foot apart from one another; Consult factory for any exceptions



FEATURES

- Part of AAL's Designer SSL Series
- Features highly efficient, exclusive MicroEmitter™ technology
- Features exclusive wiHUBB technology
 - Wireless control system for use with 0-10VDC interface for full range dimming capabilities
 - Programmable autonomous operation
- Field replaceable LED EmitterDeck™ upgrade kits for UCL-H (HID). See page 880 for details.
- Features exclusive LifeShield™ Protection System
- DLC approved (Type 3 and 5, 5100K)
- 0-10v dimming capabilities
- Modular system with luminous and hood options, and three optical systems
- EISA compliant
- IP65 rated
- Powder coat finish in 13 standard colors with a polymer primer sealer



ORDERING INFORMATION



MODEL	
UCL	Universe Large

LUMINOUS ELEMENTS	
WND	4 luminous windows
SR	Solid rings
VSL	Vertical slots
LUM	Luminous rings

HOOD	
ANG	Angled hood
BEL	Bell hood
FLR	Flared hood
SKB	Skirted bell hood

LED	
108 light emitting diode array (124 total luminaire input watts). 120 thru 277 volt.	
Warm White (3500K)	
T2-108LED-WW	IES Type 2 distribution
T3-108LED-WW	IES Type 3 distribution
T4-108LED-WW	IES Type 4 distribution
T5-108LED-WW	IES Type 5 distribution
Bright White (5100K)	
T2-108LED-BW	IES Type 2 distribution
T3-108LED-BW	IES Type 3 distribution
T4-108LED-BW	IES Type 4 distribution
T5-108LED-BW	IES Type 5 distribution
Comes complete with LEDs and drivers. Class1, 350mA drive current.	

HID/IL	
H2	Type 2 horizontal reflector, flat glass lens
H3	Type 3 horizontal reflector, flat glass lens
H4	Type 4 horizontal reflector, flat glass lens
H5	Type 5 horizontal reflector, flat glass lens
OAL	Opal acrylic lens- Maximum 250 watts

LAMP/BALLAST	
150PSMH	Pulse start 150 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp.
175PSMH	Pulse start 175 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-17 lamp. OAL only.
200PSMH	Pulse start 200 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp. OAL only.
250PSMH	Pulse start 250 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp.
320PSMH	Pulse start 320 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp. Reflector models only.
350PSMH	Pulse start 350 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp. Reflector models only.
400PSMH	Pulse start 400 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp. Reflector models only.
150HPS	High pressure sodium 120/208/240/277 volt ballast. Use mogul base, ED-23 1/2 lamp.
250HPS	High pressure sodium 120/208/240/277 volt ballast. Use mogul base, ED-18 lamp.
400HPS	High pressure sodium 120/208/240/277 volt ballast. Use mogul base, ED-18 lamp. Reflector models only.
IL-85	85 watt induction lamp system with high frequency generator. Specify 120, 208, 240 or 277 volt ballast. -25°C start temp. OAL only. Less luminous elements.
IL-165	165 watt induction lamp system with high frequency generator. Specify 120, 208, 240 or 277 volt ballast. -25°C start temp. OAL only. Less luminous elements.

All ballasts are factory wired for 277 volts, unless specified. Lamps not included (except IL option). All applicable ballasts are EISA compliant.

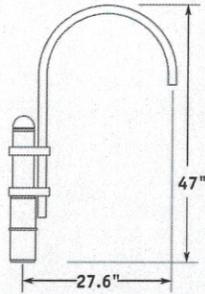
COLORS	
AWT	Arctic White
BLK	Black
MTB	Matte Black
DGN	Dark Green
DBZ	Dark Bronze
WRZ	Weathered Bronze
BRM	Metallic Bronze
VBL	Verde Blue
CRT	Corten
MAL	Matte Aluminum
MDG	Medium Grey
ATG	Antique Green
LGY	Light Grey
RAL/ PREMIUM COLOR	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide a color chip for matching

OPTIONS	
WIH-IM	In fixture wireless control system. For LED only.
SLC	Internal sleeve to block light from the lens when a Luminous Element is chosen.
347	120/240/347 volt ballast. Not for LED.
HSS	House side shield. Reflector models only.
FLD	Lightly diffused finish on flat glass lens. Reflector models only.
QRS	Restrike controller and T-4 mini-can socket. Not required with electronic ballast. (Lamp wattage not to exceed ballast wattage). Reflector models only.
QL	Socket for T-4 mini-can lamp, field wired to a separate circuit. (Lamp wattage not to exceed ballast wattage). Reflector models only.

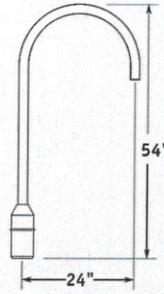
MOUNTING	
PMS	Pendant mount with 48"/1220mm stem and canopy with swivel. Stem and canopy painted white.
PM	Post top mount slips over a 4"/100 mm O.D. pole. Secured with 6 stainless steel set screws. OAL only.

Please visit www.aal.net for dimensions, weight & EPA

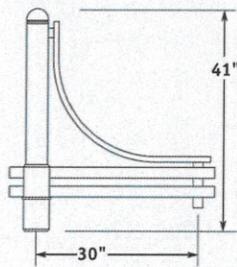
Contemporary Arms



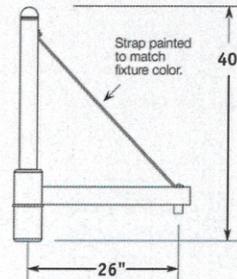
SLA 4
Slips over 4" pole. Weight: 14 lbs. EPA: 1.39



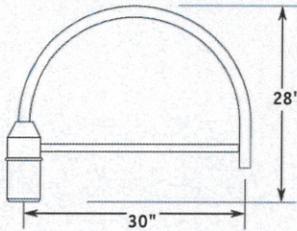
SLA 7
Slips over 4" pole. Weight: 9 lbs. EPA: 1.34



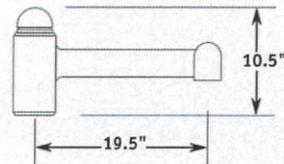
SLA 16
Slips over 4" pole. Weight: 18 lbs. EPA: 2.88



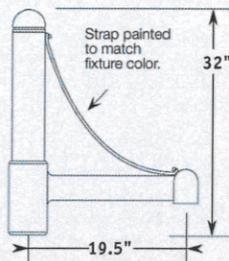
SLA 17
Slips over 4" pole. Weight: 18 lbs. EPA: 1.50



SLA 18
Slips over a 4" pole. Weight: 12 lbs. EPA: .85



SLA 20
Slips over a 4" pole. Weight: 10 lbs. EPA: .70



SLA 20B
Slips over a 4" pole. Weight: 14 lbs. EPA: 1.40

All arms slip over 4" pole, unless noted otherwise

Please visit www.aal.net for a complete listing of our arms



**Concept Plan
Harbor Point
April 15, 2014
Discussion and Feedback**

Report Date:	Tuesday, April 8, 2014
Applicant:	Land Solutions Partners – Harbor Point LLC
Owner:	Same
Location:	Approximately 4200 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16:003:0034, 11.087 Acres
General Plan Designation:	Low Density Residential
Parcel Zoning:	R-3
Adjacent Zoning:	R-3, R-2, A
Current Use of Parcel:	Vacant
Adjacent Uses:	Residential, Vacant
Previous Meetings:	Planning Commission Review – March 27, 2014
Previous Approvals:	None
Land Use Authority:	City Council
Future Routing:	Informal review with City Council prior to Preliminary Plat
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The applicant, Land Solutions Partners – Harbor Point LLC, is requesting Concept Plan review of a 24 unit single-family development on approximately 10.45 acres south of Pelican Bay and east of Redwood Road.

Recommendation:

Staff recommends that the City Council discuss the application and give informal feedback to the applicant in preparation for the preliminary plat process.

B. Background & Request: The property is zoned R-3, which includes single-family development as a permitted use. The applicant is proposing a density of approximately 2.3 units per acre, for a total of 24 units ranging in size from 10,000 square feet to 17,532 s.f.. There are no previous approvals for the project.

C. Process: The Concept Plan process is outlined in Section 19.13.04.6, and includes an informal review of the proposal by the Planning Commission and also by the City Council. Upon completion of the Concept Plan process, the applicant will then be able to move forward with the Preliminary Plat process, which will return to the Planning Commission for a public hearing and the Council for action.

The Planning Commission held a review on March 27, 2014 and gave generally positive feedback to the application.

- Commissioner Hayden: happy to see a project that isn't requesting exceptions.
- Commissioner Winward: asked the applicant to ensure that no driveways would access the main entry road near Redwood, and that they have their driveways placed on Captain's instead.
- Commissioner North: reiterated the Engineer's requirements, and that other than those requirements she was ok with the proposal.
- Commissioner Henline: asked when other details such as open space landscaping would be provided, and was informed at time of Preliminary Plat. Had no other concerns.
- Commissioner Cochran: agreed that it was nice to see a plan that meets Code, as it makes life easier for everyone involved.

D. Community Review: The Concept Plan process does not include a public hearing, therefore no public notice has been sent. Future public hearings will be scheduled at such time as the applicant moves forward with the Preliminary Plat.

E. General Plan:

Land Use Designation: The property is identified as "Low Density Residential" on the Land Use map. The Medium Density Residential land use category states:

The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces. Planned unit developments may be permitted within this designation.

Open spaces shall include useable recreational features as outlined in the City's Parks, Recreation, Trails, and Open Space Element of the General Plan but may be comprised of both Natural and Developed Open Spaces. The Low Density Residential designation is expected to be the City's most prevalent land-use designation. In this land use designation, it is estimated that a typical acre of land may contain 3 dwelling units.

Staff analysis: consistent. The proposal contains 2.3 units per acre, which is within the range identified in the General Plan, and consists of a single-family configuration.

Unit Type (Proposition 6): the proposal consists of single-family lots. Per a recent Proposition, the General Plan has been amended to set a goal of single-family lots comprising no less than 73% of all units in the City. Single-family lots are consistent with this goal.

Staff analysis: consistent.

F. Code Criteria:

Section 19.04.17 of the Code outlines the standards for the R-3 zone:

- Minimum lot size, frontage, width, depth, coverage – complies. All lots are a minimum of 10,000 square feet, and all lots have a minimum lot width of 80 feet.
- Density – the proposal consists of approximately 2.3 units per acre, which is within with the maximum limit of 3 units per acre in the R-3 zone.
- Setbacks / yard / height – this will be verified at time of building permit, however it appears that the lots are of sufficient size to ensure that these standards will be met.
- Minimum Dwelling Size – this will also be verified at time of building permit.
- Open Space / Sensitive Lands – appears to comply with the requirement of 15% (15.01% provided). Further review will be done at Preliminary Plat when more detailed plans are provided to ensure that sensitive lands do not exceed 50% of the open space and that all open space standards are met.
- Detention basin – will be reviewed and modified at the direction of the City Engineer.
- Permitted uses – single-family units are a permitted use in this zone.

Other requirements:

- Lighting plans were not provided. Further review will be done to verify that the lighting types comply with the City standard.
- Parking requirements will be met on each lot.
- Landscaping plans for the open space along Redwood Road will be provided at a later date and reviewed for compliance. Individual lots will be required to provide landscaping within a certain timeframe from beginning construction.
- Second access requirements are being met with the proposed design, as there are fewer than 50 lots served by the primary access, and stubbing for secondary access is proposed.

Engineering comments:

- Secondary water is not available for the project at this time, and an alternate solution will be necessary.
- Lot lines for lots 110, 111, and 112 must be modified to avoid the drainage.
- For other comments, see Exhibit 1.

G. Recommendation and Alternatives:

Staff recommends that the City Council discuss the proposal and give the applicant informal feedback in preparation for a public hearing on the preliminary plat.

H. Attachments:

1. City Engineer's Report (pages 5-6)
2. Location & Zone Map (page 7)
3. Aerial (page 8)
4. Concept Plan (page 9)

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Harbor Point – Concept Plan
Date: March 27, 2014
Type of Item: Concept Plan Review



Description:

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

B. Background:

Applicant: Land Solutions Partners – Harbor Point LLC
Request: Concept Plan
Location: 4250 S. Redwood Road
Acreage: 11.10 acres - 25 lots

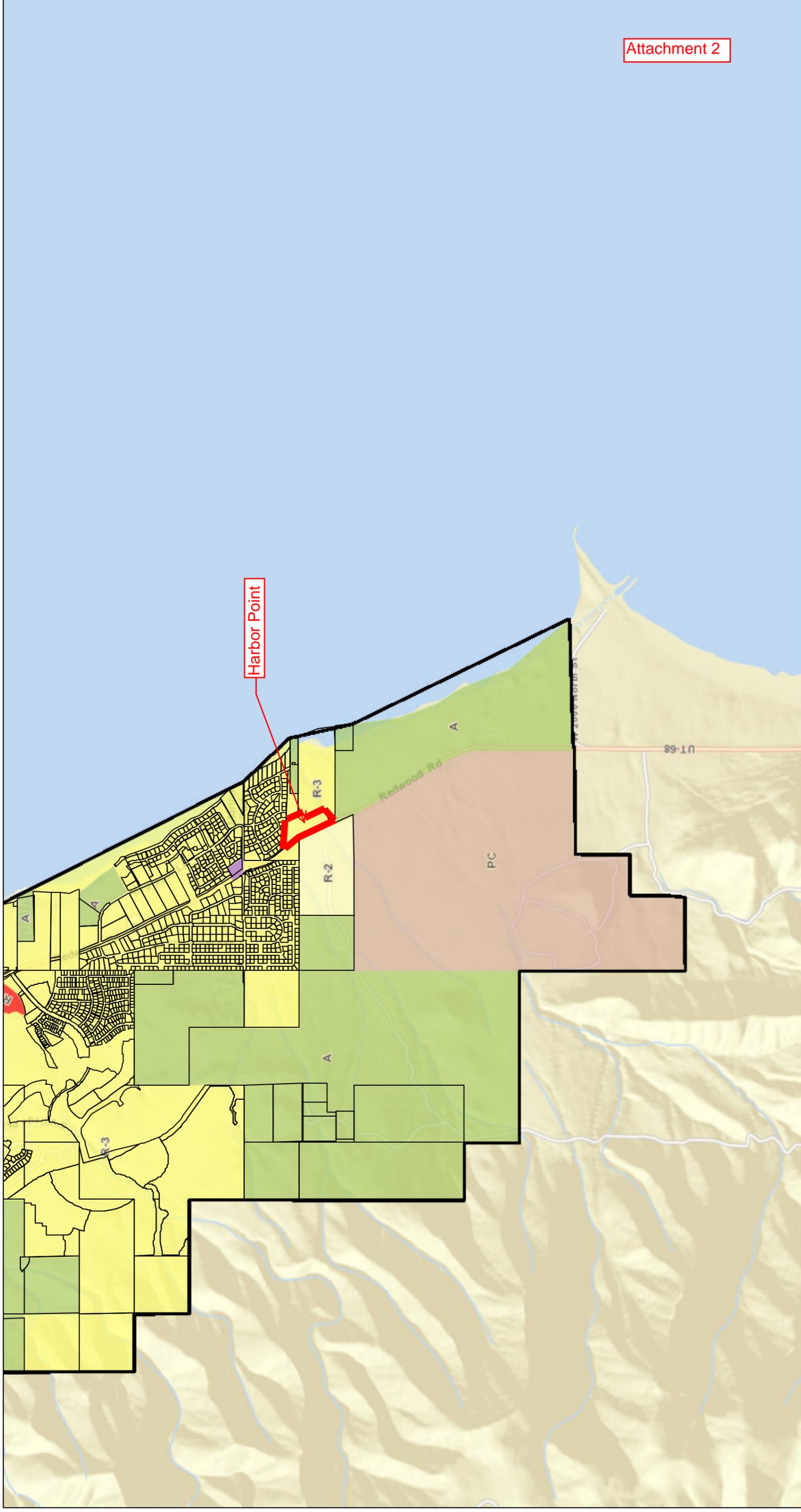
C. Recommendation: Staff recommends the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.

D. Proposed Items for Consideration:

- A. Prepare construction drawings as outlined in the City’s standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.
- B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.
- C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.
- D. Incorporate a grading and drainage design that protects homes from upland flows.
- E. Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.

- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- G. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.
- H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- I. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.
- J. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.
- K. Developer shall bury all existing overhead utilities on and adjacent to the project.
- L. Developer shall route all drainage from detention basin to lake. The developer is responsible to install all improvements and to obtain any necessary easements.
- M. Developer shall comply with the Land Development Codes regarding not disturbing 30%+ slopes.
- N. Existing drainages shall be preserved, improved with native landscaping and trails, and piped with culverts capable of passing the 100-yr flow where they cross roadways. A culvert under Redwood Road or other acceptable improvements to protect future homes from flooding will necessary to mitigate flows from all upland contributing drainage basins. . The developer is responsible to install all improvements and to obtain any necessary easements.
- O. The existing secondary water system cannot support this project. An additional source is required in the area to alleviate the extreme pressure swings that the current system would experience if this project is added. Although the culinary system could support both the indoor and outdoor demand for this project, this would use up significant amounts of the remaining capacity in the system and is not recommended.
- P. Frontages along Redwood Road will need to be improved to City standards including road widening, an 8' meandering trail, and dedication of a 90' half width ROW.

Zoning & Planning



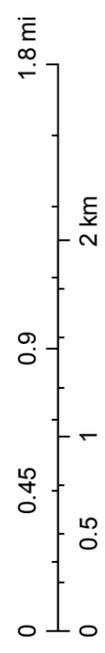
Attachment 2

Harbor Point

March 19, 2014

- City Parcels
- City Boundary
- A - Agricultural
- RA-5
- RR - Rural Residential
- R-2 - Low Density Residential
- R-3 - Low Density Residential
- R-6 - Medium Density Residential
- R-10 - Medium Density Residential
- R-14 - High Density Residential
- R-18 - High Density Residential
- NC - Neighborhood Commercial
- MU - Mixed Use
- PC - Planned Community
- RC - Regional Commercial
- OW - Office Warehouse

1:36,112



Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Zoning & Planning



March 19, 2014

- City Parcels
- City Boundary

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

