CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, May 6, 2014

Meeting held at the City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

AMENDED 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.
- Awards, Recognitions and Introduction. (Saratoga Springs Royalty, Swearing in of Firefighters, and Swearing in of Special Functions Officer, Nicholas Judson)
- Public Input - Time has been set aside for the public to express ideas, concerns, and comments. Please limit repetitive comments.

POLICY ITEMS

1. Financial Quarterly update.
2. Consent Calendar:
   a. Award of Engineering for the Riverside Drive and Pioneer Crossing Connection road project.
   b. Approval of Minutes:
      i. January 14, 2014.
      ii. January 21, 2014.
      iii. January 31, 2014.
      iv. February 18, 2014.
      v. February 25, 2014.
3. Public Hearing: Revisions to the Land Development Code. (Section 19.12.06, Private Roads)
   a. Ordinance 14-11 (5-6-14): an ordinance adopting the amendments to the City of Saratoga Springs Land Development Code.
4. Amendments to the Engineering Standards Specification and Drawings Manual pertaining to private roads standards.
   a. Ordinance 14-12 (5-6-14): an ordinance adopting amendments to the Engineering Standards Specification and Drawings Manual adopting private roads.
5. Final Plat for Ironwood (formerly Green Springs) located at approximately 1855 South Centennial Boulevard, Capital Assets, applicant.
   a. Resolution R14-25 (5-6-14): addendum to the resolution of the City of Saratoga Springs amending the street lighting special improvement district to include additional subdivision lots. (Ironwood)
6. Preliminary Plat and Final Plat for Western Hills 1-C located at 200 West and 400 West Aspen Hills Boulevard, Ron Johnston, applicant.
   a. Resolution R14-26 (5-6-14): addendum to the resolution of the City of Saratoga Springs amending the street lighting special improvement district to include additional subdivision lots. (Western Hills 1-C)
7. Final Plat for Landrock Connection located at 1600 South 400 West, Clay Peck, applicant.
   a. Resolution R14-27 (5-6-14): addendum to the resolution of the City of Saratoga Springs amending the street lighting special improvement district to include additional subdivision lots. (Landrock Connection)
8. Final Plat for Sergeant Court Phase 3 located at 1675 North 95 West, Bach Homes, applicant.
   a. Resolution R14-28 (5-6-14): addendum to the resolution of the City of Saratoga Springs amending the street lighting special improvement district to include additional subdivision lots. (Sergeant Court Phase 3)
9. Site Plan for West Saratoga Transportation Hub located at approximately 200 West 400 North, Alpine School District, applicant.
10. Concept Plan for Lakeside Estates located at approximately 2800-3000 South Redwood Road, Curtis Leavitt, applicant.
11. Amendments to contract with Shoreline Wetland and Cultural Resource Study.
12. Amendments to the Development Agreement and Reimbursement with SCP Fox Hollow, LLC.
13. Approval of Reports of Action.
14. 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.
15. Adjournment.

Notice to those in attendance:

- Please be respectful to others and refrain from disruptions during the meeting.
- Please refrain from conversing with others 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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

City Council
Staff Report

Author: Chelese Rawlings, Finance Manager
Subject: Third Quarter Budget Financial Statements
Date: May 6, 2014
Type of Item: Informational

Description

A. Topic

Attached are the third quarter budget financial statements for the fiscal year 2013-2014.

B. Background

The budget document was adopted by the Council on June 18, 2013. The attached reports show the actuals in comparison to the budget up to March 31, 2014.

C. Analysis/Overview of the General Fund

Revenues in comparison to last year third quarter:

- Property Tax revenue collected was approximately $113,000 more than last fiscal year
- Sales tax revenue collection is more by over $197,000
- Franchise and energy taxes are more by $75,000
- Licenses and Permits are lower by less than $15,000
- Collected over $38,000 more in charges for services, a majority in plan checking fees, protective inspection fees, and ambulance service revenue
- Collected about $46,500 more in other revenue, a majority in law enforcement fines/citations, and miscellaneous revenue.

Expenditures in comparison to last year third quarter:

- Total General Fund expenditures increased by $265,350. This is mainly due to an increase in general liability insurance, membership dues (some not paid in first quarter last year), justice court fees paid being moved from a revenue to a budgeted line item in the court department, increased cost of utilities with the public works building and the fire station, increased personnel in communications, planning, parks, and building.

- Another reason for the increase is benefits that incrementally increase every year that are not controlled by council or staff, such benefits are: URS retirement, health benefits, dental benefits, etc.

Please refer to the attached spreadsheets that show the analysis for the YTD actuals and YTD budget. This spreadsheet shows which departments/funds show significant variances which are then detailed.

D. Summary

The City of Saratoga Springs is under the 75 percent threshold of expenditures to date. The threshold is determined to be 75 percent because the third quarter reflects a three quarters of our budget. In the General Fund we are currently at 65.9 percent of budgeted expenses.

The revenues are over the 75 percent threshold, mainly because the City has received a majority of our property tax revenues budgeted, building permits, and review fees. These taxes are mostly collected in December. In the General Fund we are currently at 80.8 percent of budgeted revenues.

Third Quarter FY2014 Budget Vs Actuals General Fund

Revenues either exceed YTD budget or are no less than 5% of projected YTD Budget.
Expenses are less than YTD budget or are no more than 5% in excess of YTD Budget.
Revenues are between 5% - 15% under projected YTD Budget
Expenses are between 5%-15% in excess of projected YTD Budget
Revenues are under 15% of Projected YTD Budget
Expenses are in excess of 15% of projected YTD Budget

General Fund					
Account	YTD Actual	YTD Budget	% Variance	$ Variance	
Revenue					
TAX REVENUE	4,730,482	4,330,196	9.2%	(400,286)	
LICENSES AND PERMITS	403,935	361,575	11.7%	(42,360)	
INTERGOVERNMENTAL REVENUE	389,779	586,652	-33.6%	196,873	(1)
CHARGES FOR SERVICES	1,060,563	939,371	12.9%	(121,192)	
OTHER REVENUE	1,272,750	961,706	32.3%	(311,045)	
ADMINISTRATIVE CHARGES	981,495	981,494	0.0%	(2)	
CONTRIBUTIONS & TRANSFERS	0	39,209	-100.0%	39,209	(2)
TOTAL REVENUE	8,839,004	8,200,202	7.8%	(638,803)	
Expenditures					
LEGISLATIVE DEPARTMENT	82,255	79,821	3.0%	(2,434)	
ADMINISTRATIVE DEPARTMENT	407,863	420,614	-3.0%	12,751	
UTILITY BILLING DEPARTMENT	48,234	55,859	-13.6%	7,625	
TREASURER DEPARTMENT	99,541	107,102	-7.1%	7,561	
RECORDER DEPARTMENT	67,653	75,752	-10.7%	8,099	
ATTORNEY DEPARTMENT	176,756	195,949	-9.8%	19,193	
JUSTICE COURT DEPARTMENT	169,274	171,237	-1.1%	1,963	
NON-DEPARTMENTAL	275,352	237,882	15.8%	(37,470)	(3)
GENERAL GOV'T BLDGS & GROUNDS	126,795	136,299	-7.0%	9,504	
ELECTIONS DEPARTMENT	9,538	7,155	33.3%	(2,383)	(4)
PLANNING AND ZONING DEPARTMENT	209,949	229,946	-8.7%	19,997	
COMMUNICATIONS DEPARTMENT	63,222	71,189	-11.2%	7,967	
POLICE DEPARTMENT	1,850,802	2,022,659	-8.5%	171,857	
POLICE DEPARTMENT - BLUFFDALE	534,369	550,101	-2.9%	15,732	
FIRE DEPARTMENT	1,030,439	1,131,971	-9.0%	101,532	
BUILDING INSPECTION	295,734	340,533	-13.2%	44,799	
GRANT EXPENDITURES	30,409	82,097	-63.0%	51,688	
STREETS DEPARTMENT	274,714	510,011	-46.1%	235,297	
PUBLIC WORKS DEPARTMENT	219,805	221,825	-0.9%	2,020	
ENGINEERING DEPARTMENT	497,080	542,553	-8.4%	45,473	
PARKS & OPEN SPACES DEPT	339,806	542,624	-37.4%	202,818	
RECREATION DEPARTMENT	126,506	177,659	-28.8%	51,153	
COMMUNITY & ECONOMIC DEVELOPMT	13,709	11,250	21.9%	(2,459)	(5)
LIBRARY SERVICES	93,587	114,797	-18.5%	21,210	
OTHER USES	0	6,184	-100.0%	6,184	
TRANSFERS	157,131	157,135	0.0%	4	
TOTAL EXPENSES	7,200,523	8,200,202	-12.2%	999,679	
NET REVENUE OVER EXPENDITURES	1,638,481			(1,638,481)	

(1) Below budgeted YTD revenue due to not being able to draw down on grants because of personnel changes and not receiving as much class "C" road allotment as last year at this same time.

(2) The contributions and transfers revenue category is where beginning fund balance to be appropriated is contained, this is a balancing fund account and revenues are not booked to this account because the revenue is from a previous fiscal year.

(3) The non-departmental budget is over the YTD budget mainly due to general liability insurance being paid all at the beginning of the current fiscal year, telephone systems, software maint expense going over budget.

(4) The elections budget was made whole on the budget amendment in March 2014, but due to the YTD budget being pro-rated to 75% of the year, it is over for the YTD budget analysis, but is not overbudget for the whole fiscal year, no new expenses will be added to this budget for the remainder of the fiscal year.

(5) The economic development budget is used for chamber of commerce, edcUtah, memberships and trainings of which payments are made in advance.

Third Quarter FY2014 Budget Vs Actuals- Other Funds

	All Other Funds				
	Fund	YTD Actual Revenue	YTD Actual Expenses	YTD Net Revenue/(Expense)	
22	STREET LIGHTING SID S.R. FUND	112,641	76,545	36,096	
23	SSD STREET LIGHT SID S.R. FUND	18,715	12,225	6,490	
24	ZONE 2 WATER IMPROVEMENT SID	342,082	819,257	(477,175)	(1)
31	STORM DRAIN-CAPITAL PROJ FUND	136,460	29,114	107,346	
32	PARKS - CAPITAL PROJECTS FUND	421,007	230,139	190,868	
33	ROADS - CAPITAL PROJECTS FUND	687,788	194,494	493,294	
34	PUBLIC SAFE-CAPITAL PROJ FUND	204,568	438	204,130	
35	CAPITAL PROJECTS FUND	1,401,424	3,445,906	(2,044,482)	(2)
40	DEBT SERVICE FUND	218,844	69,902	148,942	
51	WATER FUND	2,274,275	1,773,439	500,836	
52	SEWER FUND	1,720,947	1,285,712	435,235	
53	WASTEWATER CAPITAL PROJ FUND	327,060	677,338	(350,278)	(3)
54	STORM DRAIN ENTERPRISE FUND	305,020	194,759	110,261	
55	GARBAGE UTILITY FUND	675,252	718,445	(43,193)	(4)
56	CUL WATER CAPITAL PROJ FUND	700,144	589,560	110,584	
57	2NDARY WATER CAPITAL PROJ FUND	177,088	133,290	43,798	
58	WATER RIGHTS FUND	625,193	234,662	390,531	

(1) Expenses are more than revenues due to fund balance being used to pay Water SID debt because we had received the funds to pay more of the debt.

(2) A majority of the revenues for this fund are received in previous fiscal years through transfer from general fund, expenses for projects are based on what was received from the year before.

(3) Fund balance was used to budget for the projects being billed to in the Wastewater capital project fund.

(4) Fund balance was used to pay upfront for all of the recyling cans for the new garbage contract.

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

GENERAL FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
TAX REVENUE	4,730,482	5,773,595	1,043,113	81.9
LICENSES AND PERMITS	403,935	482,100	78,165	83.8
INTERGOVERNMENTAL REVENUE	389,779	782,202	392,423	49.8
CHARGES FOR SERVICES	1,060,563	1,252,495	191,932	84.7
OTHER REVENUE	1,272,750	1,282,274	9,524	99.3
ADMINISTRATIVE CHARGES	981,495	1,308,658	327,163	75.0
CONTRIBUTIONS & TRANSFERS	0	52,278	52,278	.0
TOTAL FUND REVENUE	8,839,004	10,933,602	2,094,598	80.8
EXPENDITURES				
LEGISLATIVE DEPARTMENT	82,255	106,428	24,173	77.3
ADMINISTRATIVE DEPARTMENT	407,863	560,819	152,956	72.7
UTILITY BILLING DEPARTMENT	48,234	74,478	26,244	64.8
TREASURER DEPARTMENT	99,541	142,802	43,261	69.7
RECORDER DEPARTMENT	67,653	101,003	33,350	67.0
ATTORNEY DEPARTMENT	176,756	261,265	84,509	67.7
JUSTICE COURT DEPARTMENT	169,274	228,316	59,042	74.1
NON-DEPARTMENTAL	275,352	317,176	41,824	86.8
GENERAL GOV'T BLDGS & GROUNDS	126,795	181,732	54,937	69.8
ELECTIONS DEPARTMENT	9,538	9,540	2	100.0
PLANNING AND ZONING DEPARTMENT	209,949	306,595	96,646	68.5
COMMUNICATIONS DEPARTMENT	63,222	94,918	31,696	66.6
POLICE DEPARTMENT	1,850,802	2,696,878	846,076	68.6
POLICE DEPARTMENT - BLUFFDALE	534,369	733,468	199,099	72.9
FIRE DEPARTMENT	1,030,439	1,509,294	478,855	68.3
BUILDING INSPECTION	295,734	454,044	158,310	65.1
GRANT EXPENDITURES	30,409	109,463	79,054	27.8
STREETS DEPARTMENT	274,714	680,014	405,300	40.4
PUBLIC WORKS DEPARTMENT	219,805	295,767	75,962	74.3
ENGINEERING DEPARTMENT	497,080	723,404	226,324	68.7
PARKS & OPEN SPACES DEPT	339,806	723,499	383,693	47.0
RECREATION DEPARTMENT	126,506	236,879	110,373	53.4
COMMUNITY & ECONOMIC DEVELOPMT	13,709	15,000	1,291	91.4
LIBRARY SERVICES	93,587	153,062	59,475	61.1
OTHER USES	0	8,245	8,245	.0
TRANSFERS	157,131	209,513	52,382	75.0
TOTAL FUND EXPENDITURES	7,200,523	10,933,602	3,733,079	65.9
NET REVENUE OVER EXPENDITURES	1,638,481	0	(1,638,481)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

STREET LIGHTING SID S.R. FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
STREET LIGHTING SID REVENUE	111,876	125,000	13,124	89.5
INTEREST REVENUE	765	61,912	61,147	1.2
TOTAL FUND REVENUE	112,641	186,912	74,271	60.3
EXPENDITURES				
STREET LIGHTING SID EXPENDITUR	76,545	121,970	45,425	62.8
TRANSFERS AND OTHER USES	0	64,942	64,942	.0
TOTAL FUND EXPENDITURES	76,545	186,912	110,367	41.0
NET REVENUE OVER EXPENDITURES	36,097	0	(36,097)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

SSD STREET LIGHT SID S.R. FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SSD STREET LIGHT SID REVENUE	18,462	22,500	4,038	82.1
INTEREST REVENUE	252	54,786	54,534	.5
TOTAL FUND REVENUE	18,715	77,286	58,571	24.2
EXPENDITURES				
SSD STREET LIGHT SID EXPENDIT	12,225	77,286	65,061	15.8
TOTAL FUND EXPENDITURES	12,225	77,286	65,061	15.8
NET REVENUE OVER EXPENDITURES	6,490	0	(6,490)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

ZONE 2 WATER IMPROVEMENT SID

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
WATER SID REVENUE	339,995	400,000	60,005	85.0
INTEREST REVENUE	2,087	543,847	541,760	.4
TOTAL FUND REVENUE	342,082	943,847	601,765	36.2
EXPENDITURES				
WATER SID EXPENSES	819,257	811,429	(7,828)	101.0
TRANSFERS AND OTHER USES	0	132,418	132,418	.0
TOTAL FUND EXPENDITURES	819,257	943,847	124,590	86.8
NET REVENUE OVER EXPENDITURES	(477,175)	0	477,175	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

STORM DRAIN-CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
IMPACT FEES REVENUE	136,460	899,895	763,435	15.2
TOTAL FUND REVENUE	136,460	899,895	763,435	15.2
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	29,114	663,973	634,859	4.4
TRANSFERS AND OTHER USES	0	235,922	235,922	.0
TOTAL FUND EXPENDITURES	29,114	899,895	870,781	3.2
NET REVENUE OVER EXPENDITURES	107,346	0	(107,346)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

PARKS - CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
INTERGOVERNMENTAL REVENUE	0	132,891	132,891	.0
IMPACT FEES REVENUE	421,007	2,383,301	1,962,294	17.7
TOTAL FUND REVENUE	421,007	2,516,192	2,095,185	16.7
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	230,139	2,303,268	2,073,130	10.0
TRANSFERS AND OTHER USES	0	212,924	212,924	.0
TOTAL FUND EXPENDITURES	230,139	2,516,192	2,286,053	9.2
NET REVENUE OVER EXPENDITURES	190,868	0	(190,868)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

ROADS - CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
IMPACT FEES REVENUE	687,788	5,155,224	4,467,435	13.3
TOTAL FUND REVENUE	687,788	5,155,224	4,467,435	13.3
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	194,494	5,155,224	4,960,729	3.8
TOTAL FUND EXPENDITURES	194,494	5,155,224	4,960,729	3.8
NET REVENUE OVER EXPENDITURES	493,294	0	(493,294)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

PUBLIC SAFE-CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
IMPACT FEES REVENUE	204,568	926,198	721,630	22.1
TOTAL FUND REVENUE	204,568	926,198	721,630	22.1
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	438	830,000	829,563	.1
TRANSFERS AND OTHER USES	0	96,198	96,198	.0
TOTAL FUND EXPENDITURES	438	926,198	925,761	.1
NET REVENUE OVER EXPENDITURES	204,130	0	(204,130)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
CONTRIBUTIONS & OTHER SOURCES	1,267,969	2,456,284	1,188,315	51.6
TRANSFERS AND OTHER SOURCES	126,657	1,935,488	1,808,831	6.5
CONTRIBUTIONS & OTHER REVENUE	6,798	1,827,969	1,821,171	.4
TOTAL FUND REVENUE	1,401,424	6,219,741	4,818,317	22.5
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	3,438,012	6,188,863	2,750,851	55.6
TRANSFERS AND OTHER USES	0	22,984	22,984	.0
CAPITAL PROJECT EXPENDITURES	7,895	7,895	0	100.0
TOTAL FUND EXPENDITURES	3,445,906	6,219,741	2,773,835	55.4
NET REVENUE OVER EXPENDITURES	(2,044,482)	0	2,044,482	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

DEBT SERVICE FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
CONTRIBUTIONS AND TRANSFERS	160,326	213,773	53,447	75.0
CONTRIBUTIONS AND TRANSFERS	58,518	78,027	19,509	75.0
CONTRIBUTIONS AND TRANSFERS	0	650	650	.0
TOTAL FUND REVENUE	218,844	292,450	73,606	74.8
EXPENDITURES				
DEBT SERVICE	69,902	292,450	222,548	23.9
TOTAL FUND EXPENDITURES	69,902	292,450	222,548	23.9
NET REVENUE OVER EXPENDITURES	148,942	0	(148,942)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

WATER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
UTILITY OPERATING REVENUE	2,274,275	2,550,850	276,575	89.2
WATER RIGHT REVENUE	0	2,774,000	2,774,000	.0
UTILITY OPERATING REVENUE	0	1,163,179	1,163,179	.0
TOTAL FUND REVENUE	2,274,275	6,488,029	4,213,754	35.1
EXPENDITURES				
TRANSFERS	0	17,106	17,106	.0
WATER OPERATIONS	1,131,827	4,675,670	3,543,843	24.2
SECONDARY WATER OPERATIONS	572,452	914,862	342,410	62.6
DEPRECIATION	0	790,000	790,000	.0
TRANSFERS	0	90,391	90,391	.0
TRANSFERS AND OTHER SOURCES	69,160	0	(69,160)	.0
TOTAL FUND EXPENDITURES	1,773,439	6,488,029	4,714,590	27.3
NET REVENUE OVER EXPENDITURES	500,836	0	(500,836)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

SEWER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
OPERATING & NON-OPERATING REV	1,720,947	2,016,000	295,053	85.4
CONTRIBUTIONS & TRANSFERS	0	1,027,167	1,027,167	.0
TOTAL FUND REVENUE	1,720,947	3,043,167	1,322,220	56.6
EXPENDITURES				
SEWER OPERATIONS	1,257,943	2,438,167	1,180,224	51.6
DEPRECIATION	0	605,000	605,000	.0
TRANSFERS AND OTHER USES	27,769	0	(27,769)	.0
TOTAL FUND EXPENDITURES	1,285,712	3,043,167	1,757,455	42.3
NET REVENUE OVER EXPENDITURES	435,235	0	(435,235)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

WASTEWATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
IMPACT FEES REVENUE	327,060	1,545,041	1,217,980	21.2
TOTAL FUND REVENUE	327,060	1,545,041	1,217,980	21.2
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	677,338	1,593,041	915,703	42.5
DEPRECIATION	0	92,000	92,000	.0
TOTAL FUND EXPENDITURES	677,338	1,685,041	1,007,703	40.2
NET REVENUE OVER EXPENDITURES	(350,277)	(140,000)	210,277	(250.2)

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

STORM DRAIN ENTERPRISE FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
OPERATING REVENUE	304,060	361,000	56,940	84.2
CONTRIBUTIONS & OTHER SOURCES	960	478,634	477,674	.2
TOTAL FUND REVENUE	305,020	839,634	534,614	36.3
EXPENDITURES				
STORM DRAIN OPERATIONS	166,990	429,634	262,644	38.9
DEPRECIATION	0	410,000	410,000	.0
TRANSFERS AND OTHER USES	27,769	0	(27,769)	.0
TOTAL FUND EXPENDITURES	194,759	839,634	644,875	23.2
NET REVENUE OVER EXPENDITURES	110,261	0	(110,261)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

GARBAGE UTILITY FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
OPERATING REVENUE	673,344	851,768	178,424	79.1
INTEREST REVENUE	1,909	162,000	160,091	1.2
TOTAL FUND REVENUE	675,252	1,013,768	338,516	66.6
EXPENDITURES				
GARBAGE OPERATIONS	718,445	916,518	198,073	78.4
TRANSFERS AND OTHER USES	0	97,250	97,250	.0
TOTAL FUND EXPENDITURES	718,445	1,013,768	295,323	70.9
NET REVENUE OVER EXPENDITURES	(43,193)	0	43,193	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

CUL WATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
CONNECTION FEES REVENUE	700,144	3,008,994	2,308,850	23.3
TOTAL FUND REVENUE	700,144	3,008,994	2,308,850	23.3
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	589,560	1,949,928	1,360,368	30.2
TRANSFERS AND OTHER USES	0	29,066	29,066	.0
DEPRECIATION/AMORTIZATION	0	1,030,000	1,030,000	.0
TOTAL FUND EXPENDITURES	589,560	3,008,994	2,419,434	19.6
NET REVENUE OVER EXPENDITURES	110,584	0	(110,584)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

2NDARY WATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
CONNECTION FEES REVENUE	177,088	734,342	557,254	24.1
TOTAL FUND REVENUE	177,088	734,342	557,254	24.1
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	133,290	634,342	501,052	21.0
DEPRECIATION	0	100,000	100,000	.0
TOTAL FUND EXPENDITURES	133,290	734,342	601,052	18.2
NET REVENUE OVER EXPENDITURES	43,798	0	(43,798)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2014

WATER RIGHTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
WATER RIGHTS - DEVELOPER FEES	616,804	250,000	(366,804)	246.7
INTEREST REVENUE	8,389	688,600	680,211	1.2
TOTAL FUND REVENUE	625,193	938,600	313,407	66.6
EXPENDITURES				
DEPARTMENT 5800	234,662	938,600	703,938	25.0
TOTAL FUND EXPENDITURES	234,662	938,600	703,938	25.0
NET REVENUE OVER EXPENDITURES	390,531	0	(390,531)	.0

City Council
Staff Report

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Engineering Contract for Pioneer Crossing Extension Connector and Riverside Drive Projects
Date: May 6, 2014
Type of Item: Award of Engineering Contract

Description:

A. Topic:

This item is for the awarding of a contract for the engineering for the design and contract administration for the Pioneer Crossing Extension Connector (PCEC) and Riverview Drive.

B. Background:

The City Council approved the above mentioned road projects as part of the adopted 2014 budget document. They are currently budgeted under GL account #'s 33-4000-738 ("*Pioneer Crossing to Redwood*" $800,000) for PCEC and 33-4000-736 ("*200 East (400 S to Pioneer)*" $2,650,000) for Riverside Drive. These projects were on hold pending the determination of the status and timing of adjacent development and on the completion of the Pioneer Crossing Extension project by UDOT.

The City has recently received confirmation from SLR, the development branch of the Corporation of the Presiding Bishop of the Church of Jesus Christ (COPB), that they are willing to fund the utility cost component of these road projects in order to provide utility services to the properties adjacent to both these roads. The City also has coordinated with UDOT to confirm Fall 2014 as the estimated completion date for the Pioneer Crossing Extension project. The City is now moving forward with these 2 road projects because of the cost sharing opportunity with SLR and the known completion date of the Pioneer Crossing Extension project

C. Analysis:

The City issued a request for proposals on April 2nd, 2014 to the firms that were prequalified under our Transportation category. Proposals were received on April 24th and evaluated by the selection committee based on five components: Qualifications, Key Personnel, Project Approach, Project and Client Experience, and The Proposed Fee. Consultants were asked to submit prices for 5 categories: Base Bid, Extra Cost to Split into 2 Bids, Cost for Construction Staking, hourly cost for Inspection Services, and hourly Cost for Survey. Staff recommends keeping the 2 projects together under a single contract and to bid them to a single contractor as we feel this will provide saving both in engineering and in construction due to economies of scale and a single mobilization effort. However, we also felt it was prudent to secure a set cost

for the extra engineering and project administration work in the event an unforeseen situation required the City to separate the roads into 2 contracts and bid it at separate times, likely resulting in two separate contractors. The costs for construction staking will be the responsibility of the contractor while the cost for inspection services in to be used in the event staff cannot meet the demands of the project schedule. The base bids provided were as follows:

Civil Science	***$ 188,780.00***
Horrocks	**$ 230,889.00**
PEPG	**$ 176,000.00**
Stanley	**$ 228,910.77**

Recommendation:

Staff recommends the council award the engineering and project administration for the projects to PEPG in the amount of $176,000

CITY OF SARATOGA SPRINGS
Pioneer Crossing Extension Connector Riverside Dr.
BID TABULATION

BASE BID SCHEDULE

ITEM	DESCRIPTION	Civil Science TOTAL AMOUNT	Horrocks TOTAL AMOUNT	PEPG TOTAL AMOUNT	Stanley Consultants TOTAL AMOUNT
1	Total Base Bid	$ 188,780.00	$ 230,889.00	$ 176,000.00	$ 228,910.77
2	Split Bid Packages	$ -	$ 9,059.00	$ 28,390.00	$ 59,680.66
3	Construction Staking Lump Sum	$ 55,000.00	$ 32,020.00	$ 19,500.00	$ 51,457.00
4	Hourly Inspector Fee (hourly)	$ 86.00	$ 67.00	$ 65.00	$ 73.00
5	Hourly Survey Crew Fees	$ 130.00	$ 140.00	$ 120.00	$ 167.00

*Construction Inspection + $0.81/mile

CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, January 14, 2014
Meeting held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

DRAFT MINUTES

CITY COUNCIL WORK SESSION – Commencing at 6:09 p.m.

Present:
Council Members: Mayor Miller, Councilman Poduska, Councilwoman Baertsch, Councilman Willden, and Councilwoman Call
Absent Council Members: Councilman McOmber
Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Owen Jackson, Kimber Gabryszak
Others: Sue Alexander, Ryan Poduska, Keri Krecji, Bob Krecji, Loma McKinnon, Marilyn Sanford, Dick Sanford

1. Discussion of the DR Horton project (Legacy Farms) located at the southeast corner of Redwood Road and 400 South.

Greg Haws, applicant covered the District Area Plan which includes 16,000 units, 10,000 million sq feet, he then touched on the ERU allocation, the open space types, changes to the Land plan which included the removal of the apartments along modifying the church site, expanding neighborhood parks. Tickville wash has been realigned within the development, including a 22' pedestrian trail which would consist of a 12' park lawn and 10' trail, 1.5 mile circuit trail, multimodal lanes within the development, and woonerf which are drivable pervious surface, architecture renderings, and walkability radius with the community.

Jeremy Fillmore discussed the open space amenities which included the entrance park this park would describe the community, and the importance of the community. There will be a plaza park which will include a club house, pool, splash pad, community gathering, plenty of parking space around the development. There will be pocket parks which will include lots of uses within the park (themed and named parks), Paseos Park that could include tot lots, a community garden, lawn areas, evergreen space, Greenway-useable connector from Redwood Road, which includes trails, connecting the community, drainage channels, Neighborhood Park-program.

Greg Haws mentioned that the fencing plan along the development will include 6' privacy fence and 42" open rail fencing.

Councilman Poduska likes what is being proposed, particular likes the pedestrian trail, pleased with the clear space around the development. Incorporating Tickville wash into the development is appealing. He is thrilled with the proposed park ideas and the shared pedestrian/auto plan. This is a pleasing community plan.

Councilman Willden is pleased with how the developer has reached out the HOA and the accommodated to their concerns. He likes how they have redirecting of Tickville wash. He is also pleased with the solid fence along Redwood Road.

Councilwoman Call appreciates the removal of the apartments. The proposed trail along the sidewalk is a concern of hers. She feels that it's not necessary to have pocket parks and suggested larger parks instead. The proposed solid fence along Redwood Road would not meet Code standards and asked that the developer evaluation other fencing options. The proposed linear park might become a liability for the city due to the many details recommended. She feels that the development is moving in the right directions and looks forward to pursuing this plan.

Councilwoman Baertsch would like to see more consistent with the listed ERU. She feels that the trail would be more beneficial if they would continue on to the linear park. The fencing along Redwood Road would need to be revised, she suggested a semi-private fence. She likes the general feel of the development and appreciates the applicant working with the HOA.

Motion to adjourn at 7:05 p.m. was unanimous.

_____ _____
Date of Approval **Lori Yates, City Recorder**

CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, January 21, 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: p.m.

Present:
Council Members: Mayor Miller, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber, and Councilman Willden
Absent Council Members: Councilman Poduska
Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Chief Andrew Burton, Chief Jess Campbell, Jeremy Lapin, Owen Jackson, Kimber Gabryzsak
Others: Sue Alexander, Victor Meier, Chris Porter, Karalyn Becraft, Reed Ryan, Marilyn Sanford, Dick Sandford, Fatima Davila, David Fritch, Jennifer Klingonsmith, Pam Peeler, Aleta Wilkinson, Troop 1820

1. Report from the Utah Special Olympics regarding the Polar Plunge.

Amy Hansen, President of the Utah Special Olympics reported on the upcoming Polar Plunge which will be held at the Saratoga Springs Marina on February 22, 2014. They look forward to bringing such an event to the community and encouraged the Mayor and Council to participate. She also challenged them to invite the adjacent Mayor and Council to attend as well

2. Update from the Pioneer Crossing Extension team.

Matt Parker discussed with Council the proposed Pioneer Crossing extension project. They anticipate the project to be completed by the fall of 2014. A open house entailing this project will be held on January 23, 2014 at the Westlake High School from 5:00 p.m.-8:00 p.m.

Councilwoman Call thanked Matt providing the Council with a project time. She is excited to see this project moving forward.

Councilwoman Baertsch thanked Matt for advertising the upcoming open house.

3. Departmental Quarterly updates. (Fire)

Chief Campbell provided the Council with a review of the previous quarter. The call volume has increase by 10% from last year, but there has been a decrease in the number of brush and wild fires. He touched on the training that the department has received. The recruitment for Captain will begin soon and hope to have those position filled by the end of April. We were honored recently to have Jonathan Wilkinson be the Fire Chief for the Day. The Chief then briefly reviewed calls and the billing process with the Council.

The Council thanked the Chief for his time and the updates regarding the Fire department.

POLICY SESSION- will follow Work Session.

Present:
Council Members: Mayor Miller, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber, and Councilman Willden
Absent Council Members: Councilman Poduska
Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Kimber Gabryzsak, Chief Andrew Burton, Scott Langford, Sarah Carroll, Jeremy Lapin, Owen Jackson

Others: Sue Alexander, Victor Meier, Chris Porter, Karalyn Becraft, Reed Ryan, Marilyn Sanford, Dick Sandford, Fatima Davila, David Fritch, Jennifer Klingonsmith, Pam Peeler, Aleta Wilkinson, Troop 1820

- **Call to Order by Mayor Miller**
- **Roll Call.**
- **Invocation/Reverence was given by Councilman McOmber**
- **Pledge of Allegiance was led by Sgt Christensen**

Mayor Miller opened the public input.

Sue Alexander asked the Council to reconsider approving fees for late book returns and for the use of the copy machine. These fees would help with the library's needs.

Chris Porter was disappointed that the City didn't provide any information on the City's website regarding the candidates running for the municipal election. That type of information is helpful to the community.

Mayor Miller closed the public input.

Chief Andrew Burton gave a brief introduction of Angie Oldham; she has been hired as a new officer to the Police department.
Mayor Miller then took the honor of swearing in Angie Oldham.

POLICY ITEMS

1. Consent Calendar:
- **a. Bid Award for the Israel Canyon Phase 4 detention basin.**
- **b. Resolution R14-4 (1-21-14): A resolution approving the Budget Policy Document.**
- **c. Approval of Minutes:**
  - **i. November 19, 2013.**
  - **ii. December 3, 2013.**

Councilman McOmber motion to approve the consent calendar with the changes made to the minutes. The motion was then seconded by Councilwoman Baertsch. Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Willden and Councilwoman Call. Motion was unanimous.

2. Revisions to the Stillwater Design Guidelines.

Sarah Carroll presented the revised design guidelines for Stillwater development.

Kevin Thurman stated that this is part of the Master Development Agreement and is required.

Councilwoman Call said she in fine with the changes but asked if the Urban Design Committee has had a chance to review this.

Staff indicated that they have not.

Councilman Mcomber said he is fine with the proposal.

Councilwoman Baertsch there are a few typo errors on several pages of the CC& R's and asked staff to correct those.

Councilman Willden was fine with the revision.

Mayor Miller appreciated the highlighted ideas.

Councilwoman Baertsch made a motion to approve the amendments to the Stillwater Design Guidelines including the findings and conditions listed in the staff report dated January 21, 2014. The motion was then seconded by Councilwoman Call. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman Willden and Councilman McOmber. Motion was unanimous.

3. Discussion and Approval Implementation fees for Professional Service Contract with Azteca Systems. (Cityworks)

Owen Jackson discussed the proposed software and the benefits this program would bring to the employee and the residents of the community. He also provided the Council with a price breakdown of the program.

Councilman McOmber stated that this program with make the employees more efficient in the duties of their job and is excited to implement this program.

Councilwoman Baertsch this is a great program. The programs tracking system will be such a benefit to the City.

Councilman Willden appreciates staff's work on getting this program ready to implement and feels that the time is necessary for this.

Councilwoman Call favors this software.

Councilman McOmber made a motion to approve the Implementation fees for the professional Service Contract with Azteca Systems (Cityworks). The motion was then seconded by Councilman Willden. Aye: Councilman McOmber, Councilman Willden, Councilwoman Baertsch and Councilwoman Call. Motion was unanimous.

4. Amendment to the Pony Express Parkway Agreement with Utah County.

Jeremy Lapin explained why the Council has been asked to amend the agreement with Utah County.

The Council was fine with the agreement and had no further comments regarding this item.

a. Resolution R14-5 (1-21-14): approving the second amendment to agreement between Utah County and Saratoga Springs.

Councilwoman Baertsch made the motion to approve Resolution R14-5 (1-21-14): approving the second amendment to agreement between Utah County and Saratoga Springs. The motion was then seconded by Councilman McOmber. Aye: Councilwoman Baertsch, Councilman McOmber, Councilwoman Call and Councilman Willden. Motion was unanimous.

5. Reports.

Councilwoman Baertsch briefly touched on the Iron Will race which will be held on May 17, 2014 at Camp Williams. There will be a number of different events taking place that day.

Councilman Mcomber updated the Council with some legislature items.

Councilwoman Call reported on meetings that she has attend with the Jordan River Commission along with the Utah Lake Commission, we are happy to report that the fish removal from Utah Lake is underway and is a great success.

Councilman McOmber made a motion to enter into closed session at for the purpose of personnel; litigation. The motion was the seconded by Councilwoman Baertsch at 7:40 p.m.

Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Mark Christensen, Lori Yates, Kevin Thurman and Spencer Kyle.

Adjourn from closed session ended at 8:55 p.m.

Motion to adjourn the policy session at 8:55 p.m. was unanimous.

_____	_____
Date of Approval	**Lori Yates, Recorder**

CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Friday, January 31 and Saturday, February 1, 2014
Meeting held at the Zermatt Resort
784 West Resort Drive, Midway, Utah 84049

DRAFT MINUTES

CITY COUNCIL RETREAT

Present:
Council Members: Mayor Miller, Councilman Poduska, Councilwoman Baertsch, Councilman Willden, and Councilwoman Call and Councilman McOmber
Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Owen Jackson, Jess Campbell, Andrew Burton, Scott Langford, Chelese Rawlings, George Leatham, Mark Chesley, Mark Edwards, Jeremy Lapin, Melissa Grygla, Dan Griffiths

The City Council and City staff met at the Zermatt Resort in Midway, Utah. On Friday, staff and Council discussed their retreat goals and objectives, future work sessions along the meeting schedule. The Council discussed the appointment of Mayor Pro Tempore. After discussing this item the Council nominated Councilwoman Baertsch to be appointed as Mayor Pro Tempore in the next City Council meeting. They took a few minutes to review the current Council Board and Committee assignment and made changes were necessary.

Mark Christensen provided a quick review of sexual harassment prevention training with the Council.

Scott Langford presented the Council and staff with the current applications and how the Planning staff is preparing for the next wave of development.

Mark Edwards briefed the Council with the prioritization of the parks and capital projects.

Spencer Kyle touched on the compensation pay plan along with the need to reclassify some of staff's positions.

Chelese Rawlings reviewed the budget request that have been submitted by each of the City's department.

Kevin Thurman provided open and public meeting training to the Council.

The Council and staff participated in a strengths workshop which was conducted by Dan Griffiths.

On Saturday, February 1, 2014 the Council broke up into groups and began to strategize their goals for the coming year.

Councilman Poduska made a motion to enter into closed session for the purpose of personnel at 12:45. Councilwoman Call seconded the motion. Aye: Councilman Poduska, Councilwoman Call, Councilman Willden, Councilman McOmber and Councilwoman Baertsch. Motion was unanimous.

Present in close session was Mayor Miller, Councilman Poduska, Councilwoman Call, Councilman McOmber, Councilman Willden, Councilwoman Baertsch, Mark Christensen and Spencer Kyle.

Adjourn out of closed session at 1:05 p.m.

_____ _____
Date of Approval **Lori Yates, City Recorder**

CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, February 18, 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 5:30 p.m.

Present:
Council Members: Mayor Miller, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber, and Councilman Willden
Absent Council Members: Councilman Poduska
Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Chief Jess Campbell, Jeremy Lapin, Owen Jackson, Kimber Gabryzsak, Mark Edwards, Chief Andrew Burton
Others: Chris Porter, Sue Alexander, Ryan Poduska, Karalyn Becraft, Jennifer Klingonsmith, Frank Morgan Laura Ault, Craig Call, Dave and Dennese Snarr, Syloanus Saltoza, Andrew Snarr, Kristie Hepworth, JD Hepworth, Mason Bartlett, Paul Watson, Robert Money, Debra Buffo, Dan Griffith

1. Library staffing levels.

This item was continued for a future City Council next meeting.

2. Discuss the Award of Bid for Crack Seal.

Mark Edwards briefly spoke of the upcoming bid for the City Wide Crack Seal project.

The Council discussed road that are in need of crack seal repairs.

3. Request to reserve City Park for Westlake Lacrosse

Owen Jackson indicated that the City has been approached by the Westlake Lacrosse team to possibly utilize City fields for this sport. There are many benefits but also challenges with allow this to take place. Staff is looking for direction from the Council at this time.

The Council and staff discussed if allowed, what challenges this would create when scheduling the parks for other sporting events. They expressed concerns with how this sport would damage the grasses and the cost of repairing/replacing the grass.

At this time the Council wasn't willing to allow the use of City property for the Lacrosse team.

4. Discussion of Park prioritization.

Mark Edwards reviewed the list of park and the prioritization of those parks.

5. City Council Goal setting.

The Council wasn't able to review their goals at this time due to time limitations.

6. Strategic Planning.

Mark Christensen indicated that this item is a continuation from the Council retreat that was held in January. Dan Griffith was present to review those options along with the pricing.

The Council discussed possible options and asked that Dan facilitate additional options at this time.

POLICY SESSION- will follow Work Session.

Present:
Council Members: Mayor Miller, Councilwoman Baertsch, Councilwoman Call and Councilman McOmber, and Councilman Willden
Absent Council Members: Councilman Poduska
Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Chief Jess Campbell, Jeremy Lapin, Owen Jackson, Kimber Gabryzsak, Mark Edwards, Chief Andrew Burton
Others: Chris Porter, Sue Alexander, Ryan Poduska, Karalyn Becraft, Jennifer Klingonsmith, Frank Morgan Laura Ault, Craig Call, Dave and Dennese Snarr, Syloanus Saltoza, Andrew Snarr, Kristie Hepworth, JD Hepworth, Mason Bartlett, Paul Watson, Robert Money, Debra Buffo

- **Call to Order by Mayor Miller**
- **Roll Call.**
- **Invocation/Reverence was given by Councilwoman Baertsch**
- **Pledge of Allegiance was led by Officer Champagne**

Mayor Miller opened the public input.

Chris Porter expressed his concerns with the proposed increase to the water services. The City should be involved with what the residents do with their yards. The HOA's should be dealing with the restrictions not the City. Allow the property owners to use their property as they see fit.

Mayor Miller closed the public input.

Chief Andrew Burton introduced Ryan Snarr as a new police officer to the Saratoga Springs Police Department. Mayor Jim Miller then swore in Officer Snarr.

POLICY ITEMS

1. Consent Calendar:
a. Award of Contract for Utility work services.
b. Preliminary Plat for Landrock Connection located south of the intersection of Valley View and Grandview Court, Clay Peck, applicant.
c. Preliminary Plat for Saratoga Springs Plat 16A located at 1700 South 240 East, Peter Staks, applicant.
d. Preliminary Plat for Harvest Point Commercial located at the southwest corner of Redwood Road and Springhill Drive, Ken Berg, applicant.
e. Final Plat for Mountain View Estates

Councilwoman Baertsch asked to pull item 1.e from the consent calendar to allow for further discussion.

Councilwoman Call asked to have items 1.b, 1.c, and 1.e pulled from the consent calendar to further discuss those items.

Councilwoman Baertsch made a motion to approve consent calendar item #1 the Award of Contract for Utility work services to S and L Landscape Inc. The motion was seconded by Councilwoman Call. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman Willden and Councilman McOmber. Motion was unanimous.

Councilwoman Call asked that the consent items 1.b, 1.c, and 1.d be pulled from the consent calendar for further discussion. The Council agreed to pull the items allow for further discussion.

Consent Calendar Item 1.b. (Preliminary Plat Landrock Connection).

Councilwoman Call thought that the frontages to these lots were 80 feet. Also would like to see that Lot 11 is noted to be a corner lot. The front of lot 9 shows to be located on the street side and not the cul-de-sac, does the Code define the location of the front door.
Scott Langford indicated that the applicant is aware that the frontage requirements must be met and a variance will not be asked for. Scott indicated that the final plat must meet the current Code requirements. The applicant has the option to choice the location of the front for lot 9 but we will talk to the applicant regarding this matter.
Councilwoman Baertsch suggested that the garage on Lot 9 face the cul-de-sac.

Councilwoman Baertsch made a motion to approve Preliminary Plat Landrock Connection located south of the intersection of Valley View and Grandview Court, Clay Peck, applicant including the staff's findings and conditions listed in the staff report dated February 18, 2014. Motion was seconded by Councilwoman Call. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman Willden, and Councilman McOmber. Motion was unanimous.

Subject to:

1. **That the Preliminary Plat shall be amended to reflect all the requirements of Code Section 19.04.13 including and not limiting to amending the lot widths in Phases 1 and 3 to meet the minimum lot width requirements of 80 feet.**

Consent Calendar Item 1.c. (Preliminary Plat for Saratoga Springs Plat 16A).

Councilwoman Call asked that staff provide an introduction to this item and allow the applicant to comment on this item.
Scott Langford presented the preliminary plat for Saratoga Springs Plat 16A which is being proposed as a 3 lot subdivision.
Laura Ault with the Division of Forestry, Fire, and State Land said that a boundary stipulation was settled with Wardley Development in 2000 and they agreed to complete the trail along the east side of Amanda Lane. Once the trail is completed Wardley Development will deed the trail to the State Lands.
Councilwoman Call asked that once the trail is constructed will the land become sovereign lands.
Laura Ault said that is correct, and pointed out to the council the property lines.
Councilwoman Call if the council didn't require the construction of this trail and to accept a trail that would be more adjacent to a street and more inland what would become the sovereign land boundary?
Laura Ault isn't comfortable answering this question but would prefer if the trail was built lake side.
Peter Staks indicated that the outside boundary lands would be deeded to the State.
Councilwoman Baertsch had thought that the trail would be located above the road if permission wasn't grant along the shoreline.
Peter Staks there is an existing trail adjacent to Centennial.
Councilwoman Baertsch is that the sidewalk?
Peter Staks said that is correct.
Peter Staks said that we are complying with what is being required by the State.
Councilwoman Call asked if a trail is currently located behind Amanda Lane? Peter Staks said that a trail is not currently built along there at this time.
Councilwoman Call asked when the trail would be completed and meets the requirements by the State.
Peter Staks indicated that he wasn't sure of the time line for the completion of the trail; there are a few issues that need to be addressed.
Councilwoman Call said that the proposed trail brings concern because it doesn't currently connect with an existing trail to the north or south.
Peter Staks indicated that he is aware of this matter and trying to be proactive.
Peter Staks asked if the Council could waive condition #3 in their motion. He feels that requiring fencing for those 3 lots is unnecessary since fencing has not been a requirement for the existing lots that border the lake.
Kevin Thurman explained that the city has no authority to interfere with the developer and the State of Utah and the existing agreement.

Councilwoman Baertsch asked that since we are a subdivision of the state don't we up hold the contracts of the State.
Kevin Thurman that we have rights under a State contract.
Councilwoman Call recalls that a recent motion required that the Master Development Plan be amended if the trail was approved along the canal because the trail didn't meet the current city code.
Kevin Thurman indicated that he is not sure if that was an option for the council at this time.
Mayor Miller asked staff to review the conditions regarding the MDA and the
Councilman Mcomber would like to look at the fencing option and doesn't agree with the proposed fencing requirement. The lake provides a fence. He would like to see that the trail be built near the canal.
Councilwoman Call would like to see that the fencing options be brought back at final plat. She is fine with the construction of the trail.

Motion was made by Councilwoman Baertsch and seconded by Councilman McOmber to approve the Preliminary Plat for Saratoga Springs Plat 16A located at 1700 South 240 East, Peter Staks, applicant based on the findings and conditions listed in the staff report dated February 18, 2014. Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Poduska, Councilman Willden and Councilwoman Call. Motion was unanimous.

Subject to:

1. **That staff bring back recommendations for fencing modification at the time of final plat.**

Consent Calendar Item 1.d. (Preliminary Plat for Harvest Point Commercial)

Councilwoman Baertsch made a motion to approve the Preliminary Plat for Harvest Point Commercial located at the southwest corner of Redwood Road and Springhill Drive, Ken Berg, applicant including the findings and conditions listed in the staff reported dated February 18, 2014. The motion was seconded by Councilman Willden. Aye: Councilwoman Baertsch, Councilman Willden, Councilman McOmber and Councilwoman Call.

Consent Calendar Item #1.e. (Final Plat for Mountain View Estates)

Councilwoman Call recommended that 3 or 4 parking stalls be removed which would bring visible clarity to the northeast corner of Carlton Avenue and 400 North. The area is a blind spot and could create a safety issue.

Councilwoman Baertsch made a motion to approve the Final Plat for Mountain View Estates located at 450 West 400 North Sudweeks Holdings LLC, applicant including the staff's findings and conditions listed in the staff report dated February 18, 2014. The motion was seconded by Councilman Willden. Aye: Councilwoman Baertsch, Councilman Willden, Councilman McOmber and Councilwoman Call. Motion was unanimous.

2. Proposed Storm Water Management Plan.

Jeremy Lapin presented the storm water management plan; this plan is a 5 year plan which would be updated consistently.
The Council had no comments or concerns with the item.

Councilwoman Baertsch made a motion to approve Resolution R14-12 (2-18-14) a resolution amending the City of Saratoga Springs Storm Water Management Plan. The motion was seconded by Councilman McOmber Aye: Councilwoman Baertsch, Councilman McOmber, Councilwoman Call and Councilman Willden.

3. Concept Plan for Saratoga Hills Plat 6 located at approximately 350 West Grandview Boulevard, Castlewood, applicant.

Scott Langford presented the Concept Plan. The sloped areas would be amended and the old drainage core would allow for more buildable lots. There will be trail connectivity to the Parkside estates subdivision.
Councilman Mcomber is glad to see that this development will be single family homes. He also likes the connection of trail. The parking of Lots 650 & 651 could be an issue.

Councilman McOmber had no comments at this time.
Councilwoman Call how much of the open space is sensitive lands. She asked staff to explain that concern.
Scott Langford indicated that staff has had those same concerns and the applicant is aware of this matter, perhaps that applicant addresses this concern.
Duane Rasmussen, applicant indicated that he will note the open space tabulation with the sensitive lands. We will take a look at the concerns with the cul-de-sac. This plan fits the surrounding neighborhoods. He realizes the topography is difficult and there are other issues that will need to be address before moving forward.
Councilwoman Call asked that frontages located in the cul-de-sac meet the City's standards. She appreciates the applicant working with the City to mitigate any long term impact to the community.
Councilman Willden feels that this will bring a great addition to the City.
Councilwoman Baertsch would like to see the open space tabulations.
Mayor Miller asked how the drainage channel would be mitigated.
Jeremy Lapin stated that a there is a detention basin located above the development. The eastern drainage will remain in place this only affects the western drainage channel.

4. Public Hearing: Rezone and Concept Plan for Riverwalk located at 700 South 200 East, Dan Ford, applicant.

Scott Langford presented the Riverwalk, the applicant is requesting a rezone from R-3 to R-5. He then reviewed the proposed Concept Plan along with several options for Council review as well.
Cody Herbert, applicant indicted that the new plan will accommodate a second access to the south end of the parcel making it easier to enter onto Pioneer Crossing.

Mayor Miller opened the public input.

No public input at this time.

Councilwoman Call closed the public input and Councilman McOmber seconded that motion.

Councilwoman Call is less inclined to allow for larger lots. She is pleased with the trail plan. Was looking forward to accept the open space which would be maintained by the City but has noticed that concept plan has been revised but is fine with what is being presented tonight.
Councilman McOmber asked that the applicant work with staff with meeting the open space requirements. He is comfortable with the proposed concept plan.
Mayor Miller is pleased to see the trail near the river. He had a chance to speak with the applicant and he had mentioned potential features along the river trail.
Councilwoman Baertsch said she is fine with the trail connectivity. She asked the applicant to take into consideration a second access point. She is fine with the requested zone change since attached housing is not allowed. This
Councilman Willden stated that he is fine with the rezoning and the proposed concept plan.
Mayor Miller asked staff what is their recommendation with the particular property.
Kevin Thurman said that the request for a rezone is from R-3 to R-5 which would allow them 82 single family homes. The open space requirement is 15 percent. At this time a development agreement would be a benefit for both the City and the developer.
Councilwoman Call said it's too premature to talk about a rezone at this time and would like to see a development agreement be tied to the rezone.
Councilman Mcomber we are granting additional density and understands the importance of considering a development agreement with the rezone.
Kevin Thurman touched on the how the development could be applied.
Cody Herbert stated that he is fine with considering a development agreement.
Councilwoman Baertsch asked how much of the sensitive lands they able to build on are.
Scott Langford stated that they would be able to build beyond the flood plains.

Councilwoman Call made a motion to table the Riverwalk rezone at this time; the motion was then seconded by Councilwoman Baertsch. Aye: Councilwoman Call, Councilwoman Baertsch, Councilman Willden and Councilman McOmber.

5. Public Hearing: Rezone and Concept Plan for Beacon Point located at 4400 South 100 West, Paul Watson, applicant.

Scott Langford presented the Rezone and Concept plan for Beacon Point. Scott noted that the private roads will allow for driveways to be located of the collector road.

Josh Romney, applicant as we have planned this development the cost of the collector road became too expensive. We noticed that the drainage channel would need to be redirected along with designing a culvert. We feel this rezone would be a fit for the surrounding development.

Mayor Miller opened the public input.

No public input at this time.

Councilwoman Baertsch closed the public input and Councilman Call seconded that motion.

Councilman Willden understands that this is the only R-2 zone in the City and has concerns with changing the zone at this time.

Councilwoman Baertsch this is a rare parcel type and knows this is a need in the City but believes that this isn't the right development for this area. She is not inclined to change the zoning.

Councilman Mcomber asked if the applicant could provide clarification regarding the detention basin.
Paul Watson pointed out the drainage corridors and open channels that would be redirected into Utah Lake.
Councilman McOmber feels that we as a City need to continue fixing problems instead of making the developer take on the responsibility. The request for a zone change is extreme and wonders if there is a balance with the cost of the road and detention basin. There are conditions that could be recommended.

Councilwoman Call indicated that she was happy with the proposed larger lots. There is nowhere in the City with lots such as this size. The requested rezone is a large leap. Could the City burden the cost of the proposed collector road?
Jeremy Lapin as staff we tried to have a generic collector road built that could be reimbursed, but was not possible.
Councilwoman Call suggested that the applicant, staff and Council work on offsetting the cost for the infrastructure.
She would suggest the zoning remain R-2. There is no need for feathering to this development.
Josh Romney said that if the zoning was to remain R-2 they would lose money because of the expense of the project.
Councilman McOmber asked staff if it would be possible to zone the property to R-3. Kimber Gabryszak unfortunately with the removal of the PUD it's not an option.
Councilwoman Call asked staff if only 50 homes could be built if this development was approved due to the pending sewer connections.
Jeremy Lapin stated that the sewer flows are being amended and may allow for more sewer connections for additional lots.

Councilwoman Baertsch made a motion to deny the rezone for Beacon Point located at 4400 South 100 West, Paul Watson, applicant. The motion was seconded by Councilwoman Call. Aye: Councilwoman Baertsch, Councilwoman Call and Councilman Willden. Nay: Councilman McOmber.

6. Concept plan for Premium Oil located at 2114 North Redwood Road, RBD Construction, applicant.

Sarah Carroll presented the Premium Oil Concept Plan. Staff and the applicant are looking for feedback from the Council at this time.
The Council briefly discussed the number of parking stalls that are being required of by the applicant and asked that staff review the park requirements.
Councilman Willden is fine with the proposed setbacks.
Councilwoman Baertsch is nervous with the 10 foot setback and that there is no landscaping near the carwash.
Councilwoman Call the setback on the south side of the property makes her nervous. She would like to see a screen buffer near the carwash if possible.
Councilwoman Baertsch stated that she is uncomfortable with allowing the carwash next to be located next to a business.
Mayor Miller said he is fine with the proposed plan.
Councilman Mcomber asked that staff to work with the developer on the setbacks that will work for this particular plan.

7. Amending the City of Saratoga Springs Code, Section 8.01.03, Water Requirements.

Jeremy Lapin briefly reviewed the amendments with the Council.
The Council was fine with the amendments presented by staff.

Councilwoman Baertsch made a motion to approve Ordinance 14-5 (2-18-14): An ordinance amending Section 8.01.03, Water requirements. Motion was seconded by Councilwoman Call. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman McOmber and Councilman Willden. Motion was unanimous.

8. Proposed Utility Rate Fee adjustment.

Matt Millis presented to the Council the proposed adjustments. This presentation included the briefly discussed the proposed culinary rates for residential, proposed non residential rates for culinary, comparison of current and proposed residential culinary rates. The proposed secondary water rates, proposed annual culinary/secondary rate increase, conclusion of rate structure, and the secondary water rate structure.
Councilman Willden wouldn't be in favor of this but understands the changes that need to take place due to our secondary system.
Councilwoman Baertsch understands there is a deficit with the secondary water system. Understands the residents' concerns with bonding for such a project but at this time it is necessary this is the least increase of rates for the residents. This is an area that we need to bite the bullet.
Mayor Miller stated that this is a needed and know that this is the least impactful way of addressing the utilities.
Councilman McOmber echoed the comments that have been made. This is a serious tax rate on the residents but this is needed to control the abuse of secondary water by the residents.
Councilwoman Call there is a need for this and for many residents the rates may actually decrease. She would like to see the secondary water meter be completed the beginning of 2015 when the irrigation season starts. She suggested that the residents be informed of why this increase is necessary.

Councilman Willden made a motion to approve Resolution R14-13 (2-18-14): A resolution amending the City of Saratoga Springs consolidated fee schedule making this effect for the March billing cycle and to include the findings and conditions listed by staff. The motion was seconded by Councilman McOmber. Aye: Councilman Willden, Councilman McOmber, Councilwoman Call and Councilwoman Baertsch. Motion was unanimous.

1. Directing staff to begin the secondary water metering system at the beginning of the 2015 irrigation season.

9. Reports.

The Mayor and Council had no reports to provide tonight.

Councilman McOmber made a motion to enter into closed session at for the purpose of personnel and potential litigation. The motion was seconded by Councilwoman Baertsch at 7:40 p.m. Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Willden and Councilwoman Call.

Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Mark Christensen, Lori Yates, Kevin Thurman and Spencer Kyle.

Closed session ended at 9:55 p.m.

Motion to adjourn the policy session at 9:55 p.m. was unanimous.

_____ _____

Date of Approval **Lori Yates, Recorder**

CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, February 25, 2014
Meeting held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

DRAFT MINUTES

CITY COUNCIL WORK SESSION – Commencing at 6:12 p.m.

Present:
Council Members: Mayor Miller, Councilman Poduska, Councilwoman Baertsch, Councilman Willden, and Councilwoman Call
Absent Council Members: Councilman McOmber
Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Owen Jackson, Jess Campbell, Cindy Coombs, Blaine Coombs
Others: Robert Krecji, Carolyn Krecji

1. **Discussion of the Wildland Program presentation.**

Jess Campbell, Cindy Coombs and Blaine Coombs provided the Council with a details on how the Wildland program would benefit the City but also the surrounding communities. In order to implement the program a wildland apparatus will need to be purchased. Our goal is to start the program by June of 2014.

The Council and staff discussed the risks and fundamental needs of the program. The Council gave direction to staff to start the process of ordering the apparatus. They are excited to have this be a program provided to the community.

Motion to adjourn at 6:45 p.m. was unanimous.

_____ _____
Date of Approval **Lori Yates, City Recorder**

CITY OF SARATOGA SPRINGS

City Council
Staff Report

Private Road Standards Code Amendment
May 6, 2014
Public Hearing

Report Date:	April 23, 2014
Applicant/Owner:	City of Saratoga Springs
Location:	Citywide
Previous Meetings:	October 24, 2013 (PC), April 24, 2014 (PC)
Land Use Authority:	City Council
Future Routing:	N/A
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for a text amendment to Section 19.12.06(d) regulating the design of private roads. The proposed amendment would allow for three different private road designs based on zoning.

Recommendation:
Staff recommends that the City Council conduct a public hearing, take public comment, discuss the proposed text amendment, and choose from the options in Section "I" of this report. Options include approval as proposed, a motion to continue the item to gather additional information, or a denial.

B. Background:

Upon review of recent developments, staff and the Planning Commission have observed the unintended consequences of requiring public road designs for private streets. Some of these unintended consequences include vertically undulating sidewalks that create usability issues as well as in some cases creating a more urban or suburban environment for more rural large lot developments.

C. Specific Request:

This is a request to amend Section 19.12.06(d) of the Land Development Code in the following manner:

19.12.06. General Subdivision Improvement Requirements.

1. Subdivision Layout. This Section contains general requirements regarding overall subdivision design and layout. The following provisions apply to new subdivisions:

Scott Langford, AICP, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
slangford@saratogaspringscity.com • 801-766-9793 x116 • 801-766-9794 fax

d. Private roads may be constructed if approved as part of the Preliminary Plat approval ~~by the City Council~~ and so long as such roads meet the standards identified in the Saratoga Springs Standard Street Improvement Details. ~~same standards and requirements for public roads in the City except that park strips are not required.~~

These standard details will be added to engineering standards and specifications manual concurrently with this code amendment. There are three proposed private road cross sections that will be added in conjunction with this code amendment. These three proposed cross sections are attached to this report.

The first cross section would be permitted by the City Council in the R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, IC, and PC zones.

The second cross section would be permitted by the City Council in the R-5, R-6, R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, IC, and PC zones.

The third cross section would be permitted by the City Council in the A, RA-5, and RR zones.

D. Process:

Per Section 19.17.03 of the City Code, all text amendments require City Council approval after receiving a recommendation from the Planning Commission. The Planning Commission held a public hearing on April 24, 2014 and forwarded a unanimous positive recommendation, with the following changes:

1. That the 38 foot wide road cross section be changed to 40 feet wide by requiring 6 foot wide sidewalks instead of 5 foot wide sidewalks.
2. That the 46 foot wide road cross section be changed to 48 feet wide by requiring a minimum 5 foot wide park strip instead of 4 foot wide park strip.

Staff supports the Planning Commission recommendations and the proposed road cross sections have been changed to reflect these recommended changes.

E. Community Review:

Notice of the proposed text amendment was posted in the Daily Herald and on the City's website. As of the completion of this report, the City has not received any public comment regarding this code amendment.

F. Review:

The proposed code amendment was reviewed against the requirements of Sections 19.17.03 and 19.17.04 of the City Code. Detailed analysis of these requirements is provided in Section "H" of this report.

G. General Plan:

Section 19.17.03(2) states, *"The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendments 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."*

The General Plan states, "Attention to design will be essential as site and structural plans are prepared for residential projects."

The primary purpose of the proposed code amendment is to provide appropriate design flexibility to promote safe pedestrian and vehicular movement within developments that choose to build and maintain private roads.

H. Code Criteria:

Section 19.17.04 of the City Code states, *"The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment."* Upon review of the City Code, staff believes that the proposed text amendment is consistent with the code criteria.

1. **The proposed change is consistent with the Land Use Element and other provisions of the General Plan.** As stated in Section "G" of this report, the proposed text amendment supports and enhances its provisions because this amendment provides design alternatives which support a variety of potential housing types.

2. **The proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public:** The proposed text amendment allows for flexible designs that properly reflect the built residential environment. This design flexibility should promote a positive effect on the health, safety, convenience, morals, and 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:** The intent of Section 19.12.06(d) is to provide design flexibility of private roads. The current code language only allows for developers to remove the park strip. Providing multiple private road cross sections will allow developers who chose to build private roads to pick a design that is most appropriate for their type of development, whether it be high density residential or rural residential.

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:** The City has received multiple applications that could be improved if the code was amended to provide appropriate design alternatives for private roads. Staff believes that by providing private road design standards based on the corresponding zoning districts (and subsequently the built environment) private developments citywide will have greater flexibility to install infrastructure better suited to the character of their particular development.

I. Recommendation and Alternatives:

After evaluating the required standards for text amendments, staff recommends that the City Council conduct a public hearing and make the following motion:

Recommended Motion:
"Based upon the evidence and explanations received today, I move that the City Council approve the code amendment to Section 19.12.06(d), as presented in this report, with the findings below:

Findings:

1. As stated in Section H of this report, the code change is consistent with the General Plan and Land Development Code. All findings in Section H of this report are incorporated into these findings by this reference.

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:

_____
_____
_____
_____

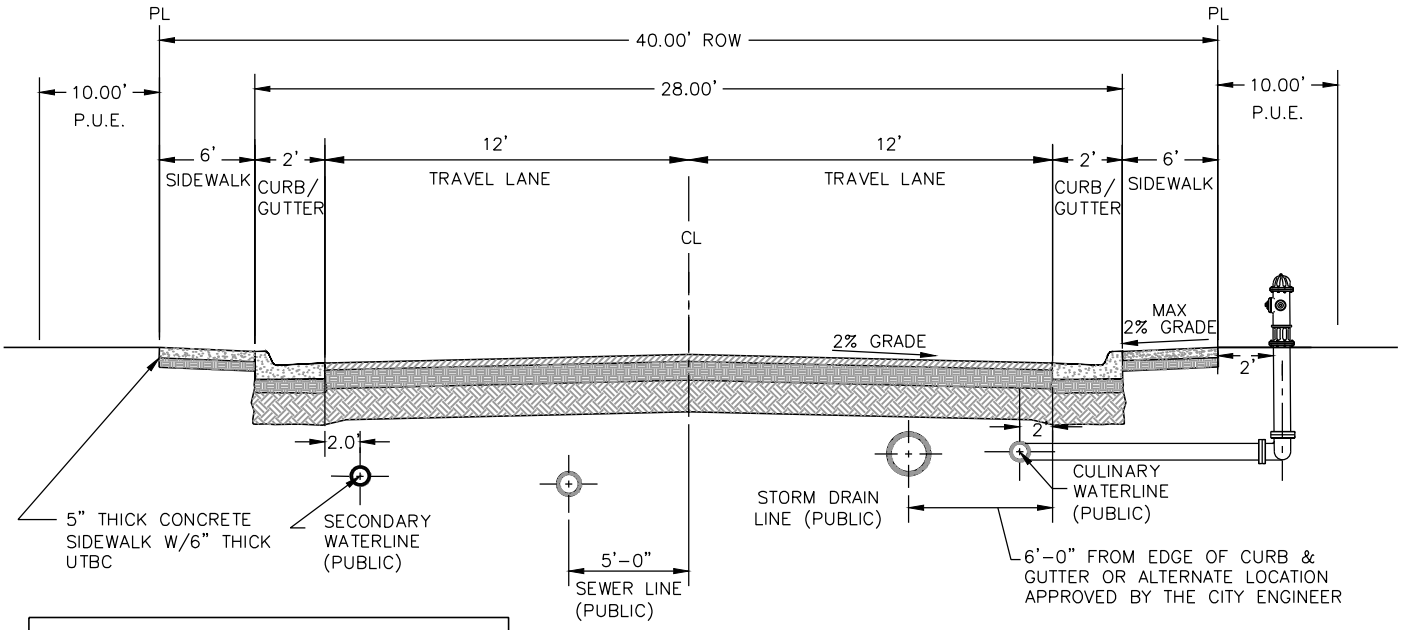
Alternative Motion B
"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the code amendment to Section 19.12.06(d) as presented in this report. Specifically I find that the following standards and/or code requirements have not been met:"

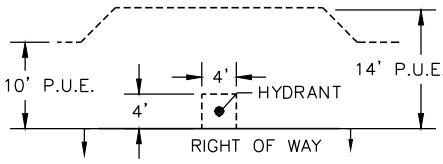
List Specific Code Standards and Requirements:

_____
_____
_____
_____

J. Exhibits:

1. Private Road Cross Sections
2. Draft Ordinance
3. Planning Commission Report of Action





P.U.E FIRE HYDRANT DETAIL

NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, PC, AND IC.

2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

3. PAVEMENT DESIGN SHALL BE BASED ON BY A SOILS REPORT AS PER CITY STANDARDS.

4. PROVIDE A MINIMUM 6" THICKNESS UTBC UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.

5. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.

6. HOUSES MAY FRONT ON THESE STREETS.

7. MODIFIED CURB AND GUTTER MAY BE PERMITTED ONLY WHEN THE SPACING BETWEEN DRIVEWAYS IS LESS THAN 50 FEET AS MEASURED FROM EDGE TO EDGE. IF MODIFIED CURB AND GUTTER IS PERMITTED, THE TRAVEL LANES SHALL BE REDUCED TO 11.5' TO ACCOMMODATE LONGER CURB AND GUTTER CROSS SECTION.

8. P.U.E. SHALL JOG AROUND ALL HYDRANT LOCATIONS.

DESIGN CRITERIA

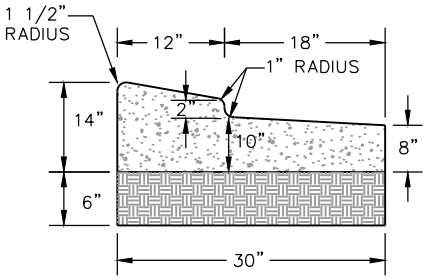
DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

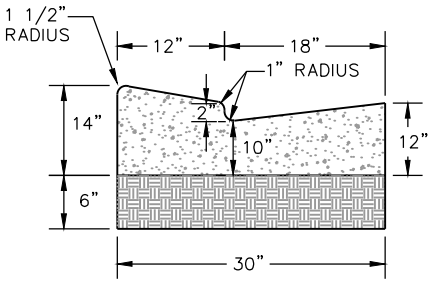
VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

MODIFIED
FALL-OUT CURB AND GUTTER



MODIFIED
CATCH CURB AND GUTTER



PRIVATE ROADWAY W/O PARK STRIP 40' RIGHT-OF-WAY

DATE: APRIL 2014	
DRAWING NAME: ST-?	
DRAWN BY: CJG	
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

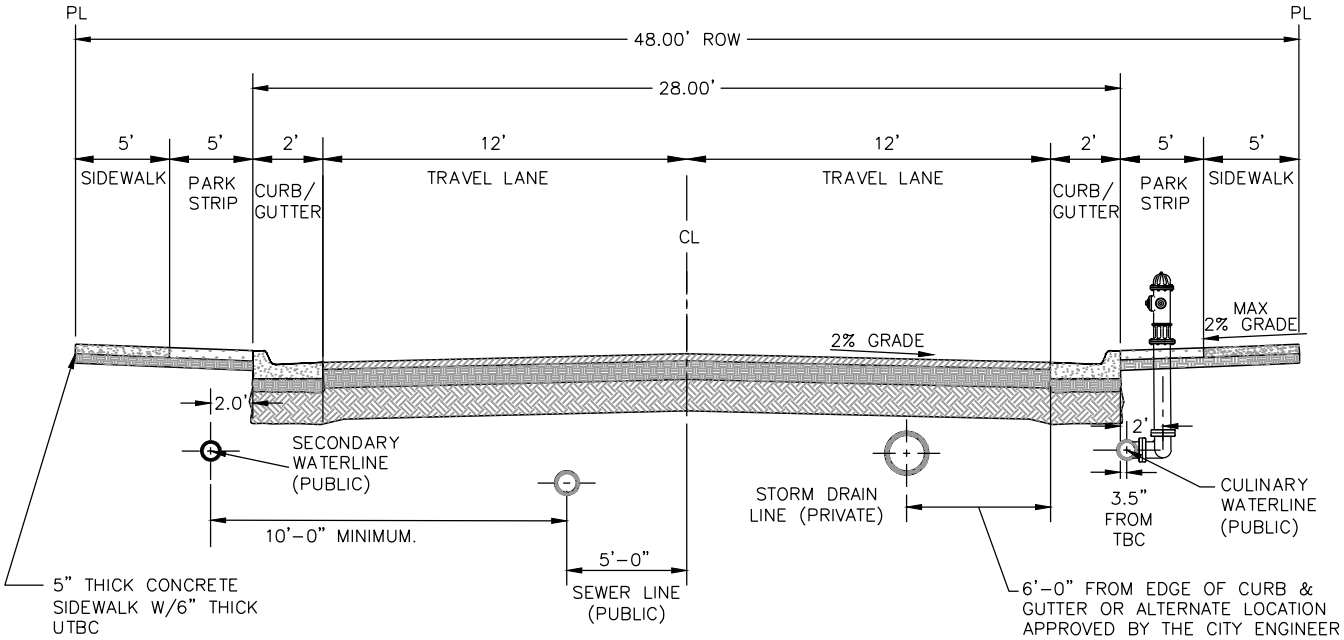
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-5, R-6, R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, PC AND IC.
2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
3. PAVEMENT DESIGN SHALL BE BASED ON A SOILS REPORT AS PER CITY STANDARDS.
4. PROVIDE A MINIMUM 6" THICKNESS UTBC UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.
6. HOUSES MAY FRONT ON THESE STREETS.

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

PRIVATE ROADWAY W/ PARK STRIP 48' RIGHT-OF-WAY

DATE: APRIL 2014	
DRAWING NAME: ST-?	
DRAWN BY: CJG	
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

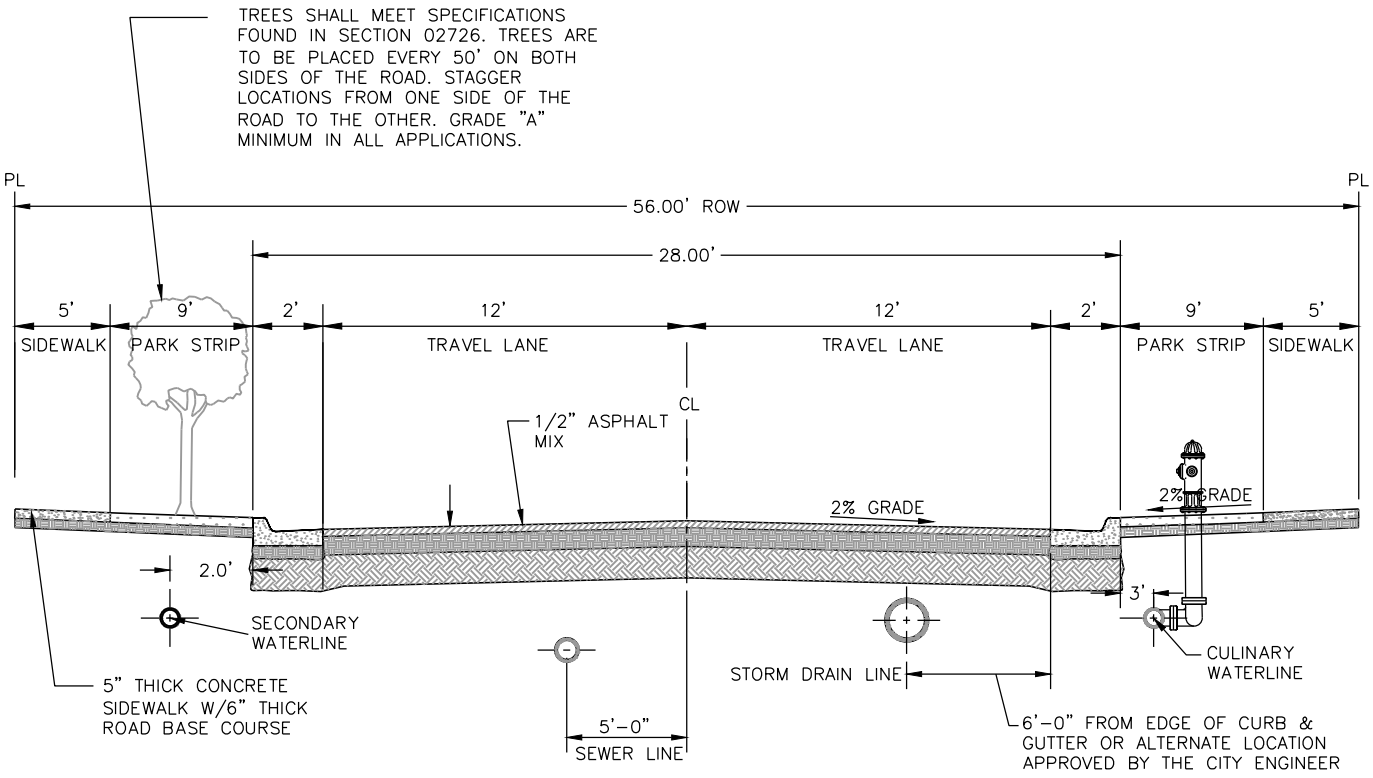
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

2. PAVEMENT DESIGN MAY BE AS RECOMMENDED BY A SOILS REPORT AND A GEOTECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF CITY ENGINEER.

3. ALL RESIDENTIAL STREETS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.

4. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.

5. INSTALL TYPE 2 SLURRY SEAL.

6. HOUSES MAY FRONT ON THESE STREETS.

7. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-2, R-3 AND R-4.

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY

DATE:	APRIL 2014
DRAWING NAME:	ST-8
DRAWN BY:	CJG
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

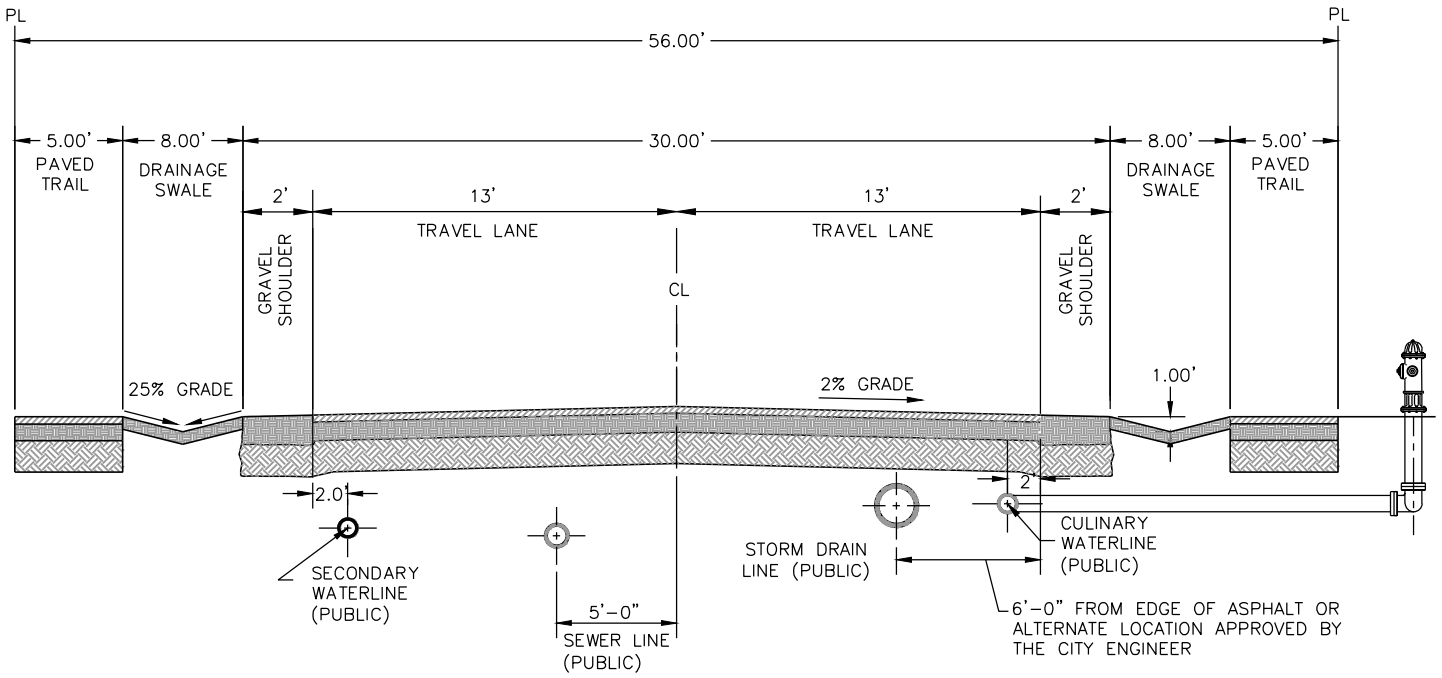
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-8



NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: A, RA-5, R-1, AND RR.

2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN SWALE ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

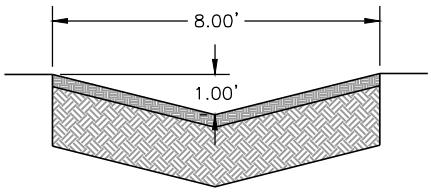
3. PAVEMENT DESIGN SHALL BE BASED ON A SOILS REPORT AND AS PER CITY STANDARDS.

4. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.

5. HOUSES MAY FRONT ON THESE STREETS.

6. A FIVE FOOT ASPHALT OR CONCRETE TRAIL MUST BE PROVIDED BOTH SIDE OF THE STREET. TRAILS ARE NOT REQUIRED IN DEVELOPMENTS WITH 5 ACRE LOTS OR LARGER

DRIVE APPROACH SWALE CROSS SECTION



DRIVE APPROACHES SHALL HAVE BASE COURSE AND GRANULAR BORROW CONSISTENT WITH PAVEMENT DESIGN

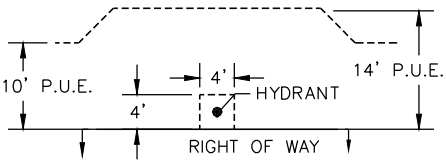
DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20



P.U.E FIRE HYDRANT DETAIL

PRIVATE ROADWAY RURAL 56' RIGHT-OF-WAY

DATE:	APRIL 2014
DRAWING NAME:	ST-?
DRAWN BY:	CJG
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?

ORDINANCE NO. [14]-[Ord. #] (date of Council action)

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 interests 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 City 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	_____

EXHIBIT A

19.12.06. General Subdivision Improvement Requirements.

1. Subdivision Layout. This Section contains general requirements regarding overall subdivision design and layout. The following provisions apply to new subdivisions:

d. Private roads may be constructed if approved as part of the Preliminary Plat approval ~~by the City Council~~ and so long as such roads meet the standards identified in the Saratoga Springs Standard Street Improvement Details. ~~same standards and requirements for public roads in the City except that park strips are not required.~~

Saratoga Springs City
Planning Commission

Report of Action

TYPE OF ITEM	
Concept Discussion	
Preliminary Plat	
For Discussion Only	
Site Plan	
Rezone	
Ordinance	
General Plan	
Code Amendment	X
Plat Amendment	
Road Vacation	
Conditional Use	
Development Agmt.	
Minor Subdivision	
Other	

Meeting Date: April 24, 2014

ITEM #6. Revisions to Land Development Code – Private Roads

Jeff Cochran was present as Chair.

ACTION OF PLANNING COMMISSION

The following action was taken by the Planning Commission on the above-described item:

Positive Recommendation with Conditions

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- See Staff Report

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in verbal comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- No comment.

APPLICANT PRESENTATION

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- No applicant – Staff initiated.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Kara North
  - Suggested that the narrowest option not be available due to issue she has had with traffic.
- Kirk Wilkins
  - 38' width too narrow, was hit by a car as a child so is concerned with safety on that cross section.

    - Recommend removal or limited use of the 38' option.
- Eric Reese
    - Supports the 12' travel lane.
- Hayden Williamson
    - Moving in right direction, allowing flexibility and not tying City's hands.
    - Make sure standard is a minimum and that developer can go wider if they choose.
- Sandra Steele
    - Concerned that with private roads the City cannot post no-parking signs. (Discussion of Fire Department ability to do so for safety if necessary.)
    - Would recommend the rural road cross section be permitted in the R-1 as well.
    - Would like to see the parking standards for multi-family development reviewed to ensure enough is provided.
- Jeff Cochran
    - Builds roads for a living.
    - When sidewalk abuts curb and gutter, should be a minimum of 6'.
    - Would like to see a minimum 5' park strip.
    - Concerned with moving the rural standard down to R-1.

Commissioner **Eric Reese** made the following motion: ""Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve the text amendment to Section 19.12.06(d), as presented in the Staff report, with the findings and conditions below:

Findings:

1. As stated in Section H of the Staff report, the code change is consistent with the General Plan and Land Development Code. All findings in Section H of the Staff report are incorporated into these findings by this reference."

Conditions:

1. When sidewalk abuts the street or curb and gutter, the sidewalk must be a minimum of 6'.
2. The width of a park strip shall be not less than 5'.

Commissioner **Kara North** seconded the motion.

VOTE (6 TO 0)

Jeff Cochran	**AYE**
Eric Reese	**AYE**
Sandra Steele	**AYE**
Kara North	**AYE**
Jarred Henline	**ABSENT**
Hayden Williamson	**AYE**
Kirk Wilkins	**AYE**

Saratoga Springs City Planning Commission - Chairman

ORDINANCE NO. 14-11 (5-6-14)

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 interests 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 City 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	_____

EXHIBIT A

19.12.06. General Subdivision Improvement Requirements.

1. Subdivision Layout. This Section contains general requirements regarding overall subdivision design and layout. The following provisions apply to new subdivisions:

d. Private roads may be constructed if approved as part of the Preliminary Plat approval ~~by the City Council~~ and so long as such roads meet the standards identified in the Saratoga Springs Standard Street Improvement Details. ~~same standards and requirements for public roads in the City except that park strips are not required.~~

City Council
Staff Report

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Engineering Standards and Specifications – Private Road Cross Sections
Date: May 6, 2014
Type of Item: Adoption of Private Road Cross Sections

Description:

A. Topic:

This item is for the update to the City's Enginering Standards and specifications for the adoption of Private Road Sections.

B. Background:

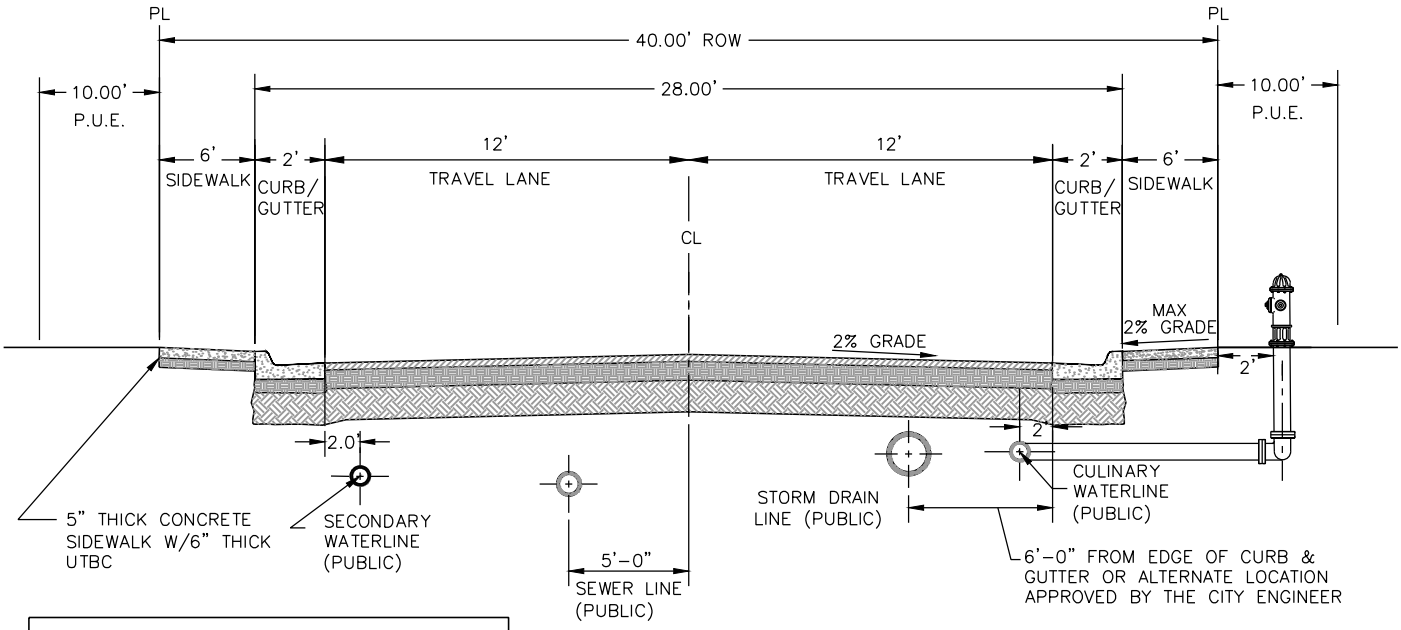
The City's engineering technical specifications and drawings manual provides requirements for the use of materials, products and services to be used by developers and contractors in the construction of public infrastructure. The proposed amendment would allow for four different private road designs based on zoning

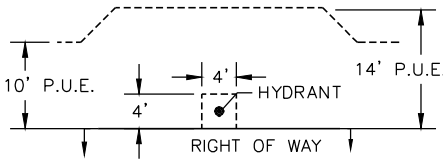
C. Analysis:

The Engineering and Planning Department have compiled recommended updates to the City's Road Standard Details to provide private road cross sections that are specific to certain zones. These standard details will be added to engineering standards and specifications manual concurrently with amendments to the land development code. There are three new proposed private road cross sections as well as notes added to the current 56' ROW public local road sections that will be added in conjunction with this code amendment.

- The 40' ROW cross section would be permitted in the R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, IC, and PC zones.
- The 48' ROW cross section would be permitted in the R-5, R-6, R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, IC, and PC zones.
- The 56' ROW section would be permitted by the City Council in the A, RA-5, R-1, and RR zones.
- The City's existing 56' ROW cross section (ST-8) would be permitted as the required cross section for private roads in the R-2, R-3, and R-4 zones

Recommendation: Staff Recommends the City Council adopt the proposed updates to the City's Street Standard Details because it will provide consistency and minimum design standards for private roads.





P.U.E FIRE HYDRANT DETAIL

NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, PC, AND IC.

2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

3. PAVEMENT DESIGN SHALL BE BASED ON BY A SOILS REPORT AS PER CITY STANDARDS.

4. PROVIDE A MINIMUM 6" THICKNESS UTBC UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.

5. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.

6. HOUSES MAY FRONT ON THESE STREETS.

7. MODIFIED CURB AND GUTTER MAY BE PERMITTED ONLY WHEN THE SPACING BETWEEN DRIVEWAYS IS LESS THAN 50 FEET AS MEASURED FROM EDGE TO EDGE. IF MODIFIED CURB AND GUTTER IS PERMITTED, THE TRAVEL LANES SHALL BE REDUCED TO 11.5' TO ACCOMMODATE LONGER CURB AND GUTTER CROSS SECTION.

8. P.U.E. SHALL JOG AROUND ALL HYDRANT LOCATIONS.

DESIGN CRITERIA

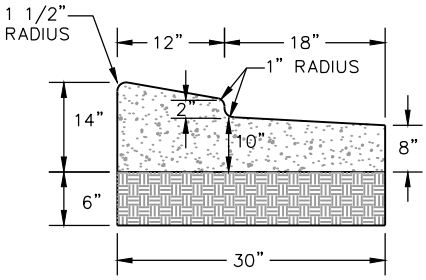
DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

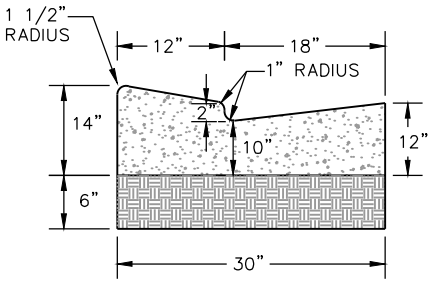
VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

MODIFIED
FALL-OUT CURB AND GUTTER



MODIFIED
CATCH CURB AND GUTTER



PRIVATE ROADWAY W/O PARK STRIP 40' RIGHT-OF-WAY

DATE: APRIL 2014	
DRAWING NAME: ST-?	
DRAWN BY: CJG	
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

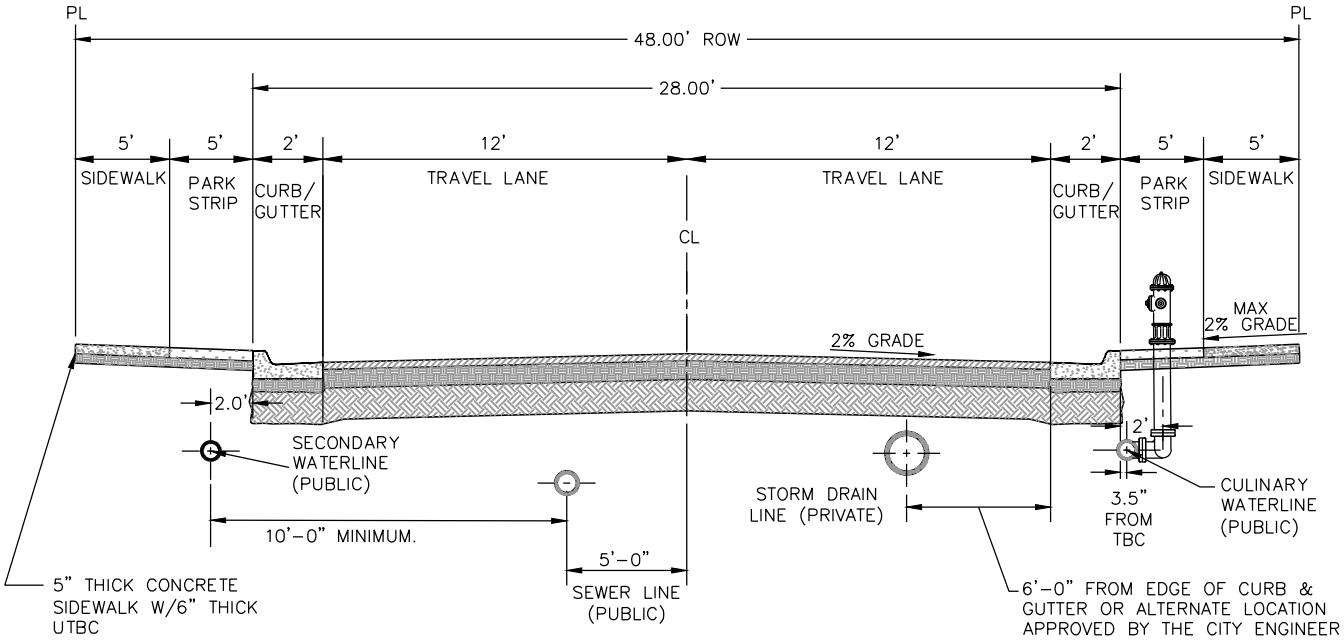
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-5, R-6, R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, PC AND IC.
2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
3. PAVEMENT DESIGN SHALL BE BASED ON A SOILS REPORT AS PER CITY STANDARDS.
4. PROVIDE A MINIMUM 6" THICKNESS UTBC UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.
6. HOUSES MAY FRONT ON THESE STREETS.

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

PRIVATE ROADWAY W/ PARK STRIP 48' RIGHT-OF-WAY

DATE: APRIL 2014	
DRAWING NAME: ST-?	
DRAWN BY: CJG	
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

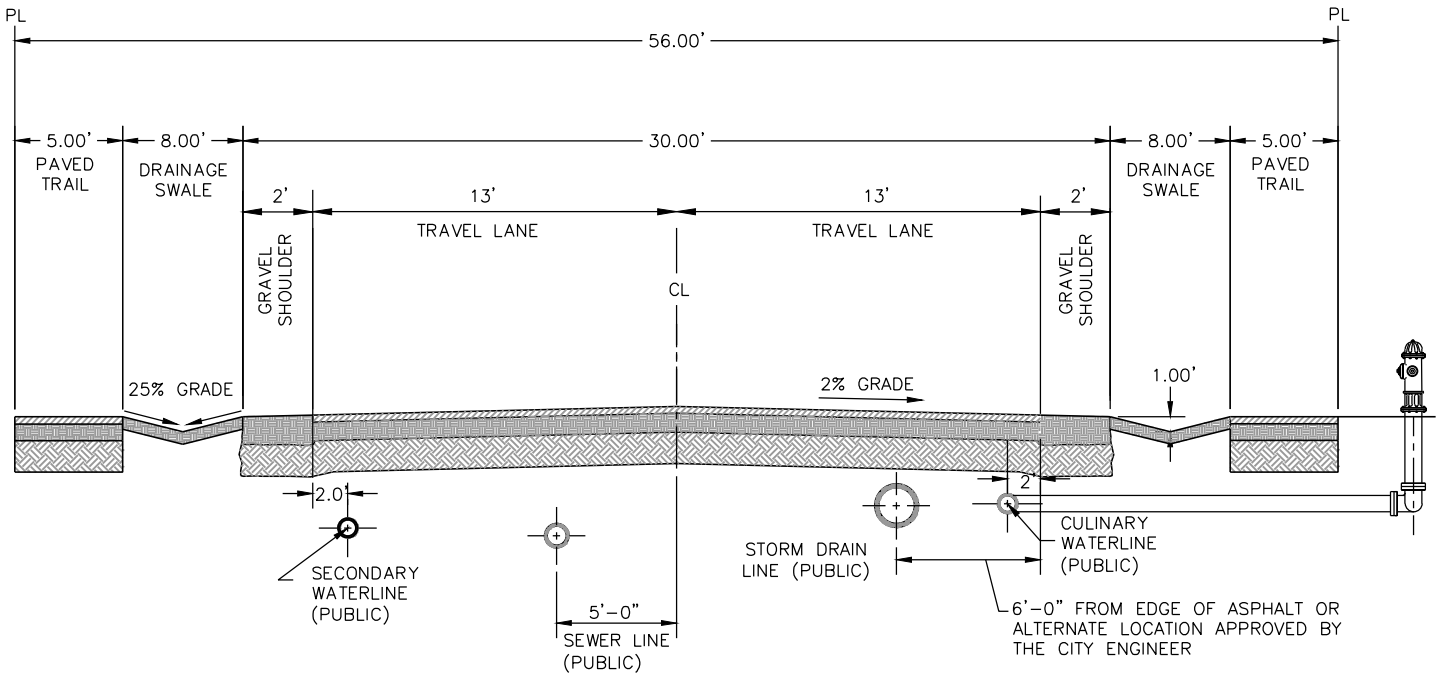
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: A, RA-5, R-1, AND RR.

2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN SWALE ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

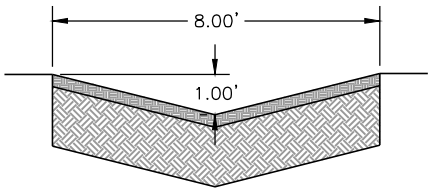
3. PAVEMENT DESIGN SHALL BE BASED ON A SOILS REPORT AND AS PER CITY STANDARDS.

4. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.

5. HOUSES MAY FRONT ON THESE STREETS.

6. A FIVE FOOT ASPHALT OR CONCRETE TRAIL MUST BE PROVIDED BOTH SIDE OF THE STREET. TRAILS ARE NOT REQUIRED IN DEVELOPMENTS WITH 5 ACRE LOTS OR LARGER

DRIVE APPROACH SWALE CROSS SECTION



DRIVE APPROACHES SHALL HAVE BASE COURSE AND GRANULAR BORROW CONSISTENT WITH PAVEMENT DESIGN

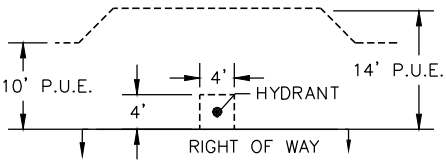
DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20



P.U.E FIRE HYDRANT DETAIL

PRIVATE ROADWAY RURAL 56' RIGHT-OF-WAY

DATE:	APRIL 2014
DRAWING NAME:	ST-?
DRAWN BY:	CJG
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

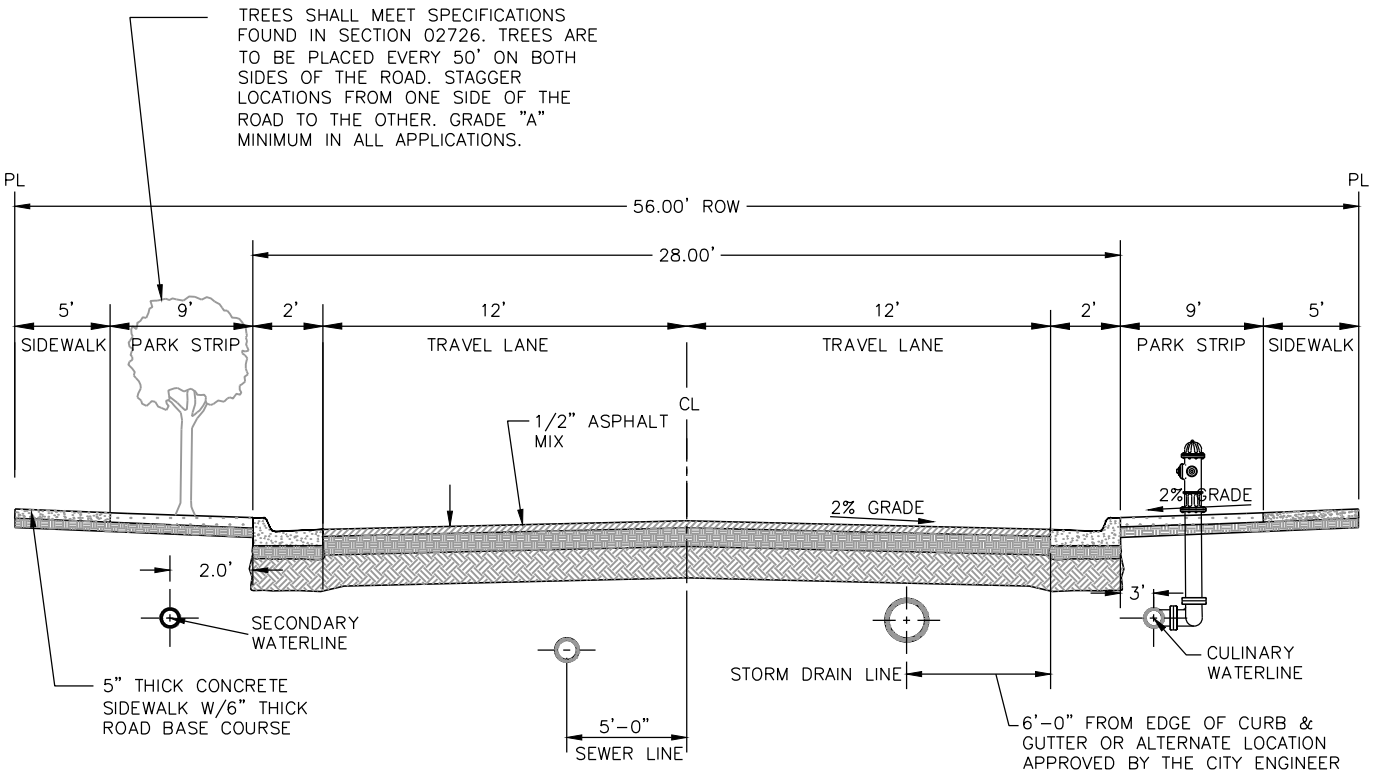
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

2. PAVEMENT DESIGN MAY BE AS RECOMMENDED BY A SOILS REPORT AND A GEOTECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF CITY ENGINEER.

3. ALL RESIDENTIAL STREETS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.

4. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.

5. INSTALL TYPE 2 SLURRY SEAL.

6. HOUSES MAY FRONT ON THESE STREETS.

7. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-2, R-3 AND R-4.

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY

DATE:	APRIL 2014
DRAWING NAME:	ST-8
DRAWN BY:	CJG
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-8

ORDINANCE NO. 14 -12 (5-6-14)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE STANDARD TECHNICAL SPECIFICATION AND DRAWINGS MANUAL FOR THE CITY OF SARATOGA SPRINGS; ESTABLISHING PRIVATE ROAD STANDARDS; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, on April 29, 2014, the City Council of the City of Saratoga Springs last adopted updates to the Engineering Standards and Specification manual; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 *et seq*., the City Council for the City of Saratoga Springs may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal ordinances, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City needs to have current standards and specifications with respect to the development and installation of private roads; and

WHEREAS, the City Council has determined that it is in the best interest of the public health, safety, and welfare that the attached modified Standard Technical Specifications and Drawings be adopted.

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

SECTION I – ENACTMENT

The modified Standard Technical Specifications and Drawings attached as Exhibit A, incorporated herein by this reference, pertaining to private road standards are hereby enacted.

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.

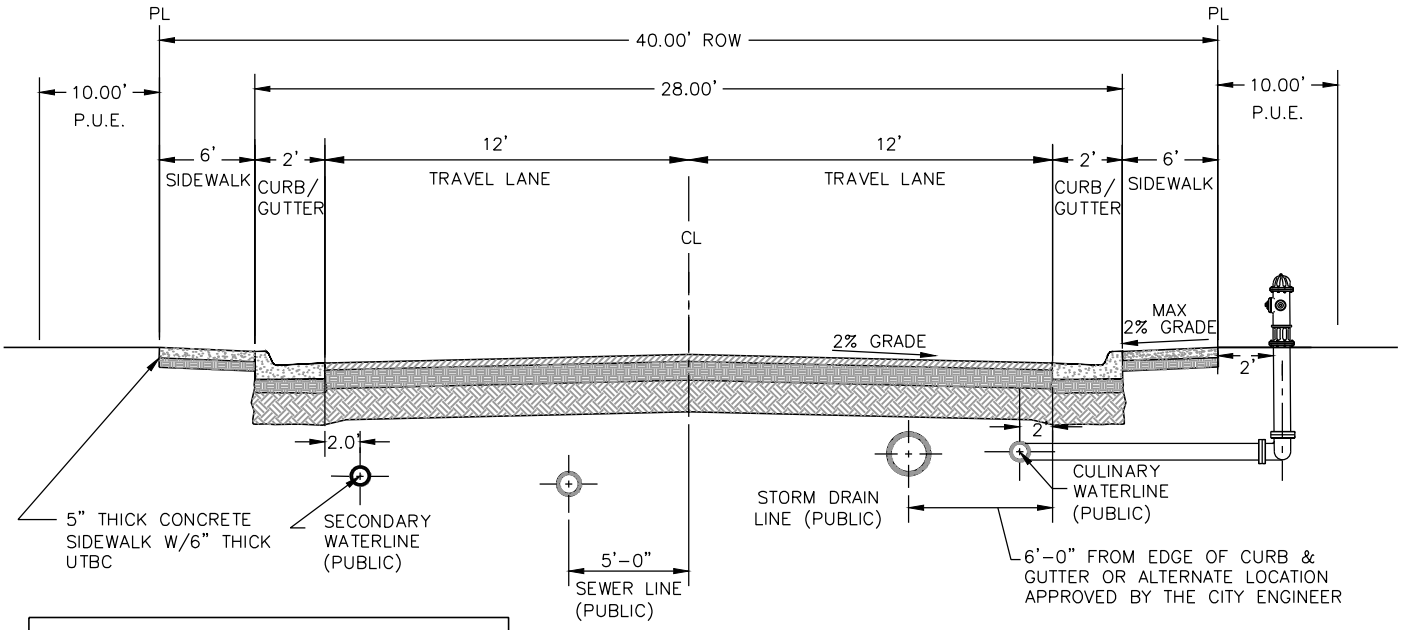
ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this __ day of _____, 2014.

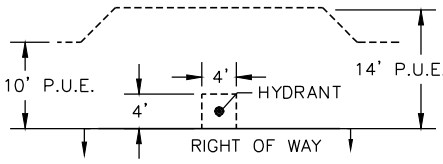
Signed: _____
Jim Miller, Mayor

Attest: _____ _____
Lori Yates, City Recorder Date

VOTE

Shellie Baertsch _____
Rebecca Call _____
Michael McOmber _____
Bud Poduska _____
Stephen Willden _____





P.U.E FIRE HYDRANT DETAIL

NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, PC, AND IC.

2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

3. PAVEMENT DESIGN SHALL BE BASED ON BY A SOILS REPORT AS PER CITY STANDARDS.

4. PROVIDE A MINIMUM 6" THICKNESS UTBC UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.

5. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.

6. HOUSES MAY FRONT ON THESE STREETS.

7. MODIFIED CURB AND GUTTER MAY BE PERMITTED ONLY WHEN THE SPACING BETWEEN DRIVEWAYS IS LESS THAN 50 FEET AS MEASURED FROM EDGE TO EDGE. IF MODIFIED CURB AND GUTTER IS PERMITTED, THE TRAVEL LANES SHALL BE REDUCED TO 11.5' TO ACCOMMODATE LONGER CURB AND GUTTER CROSS SECTION.

8. P.U.E. SHALL JOG AROUND ALL HYDRANT LOCATIONS.

DESIGN CRITERIA

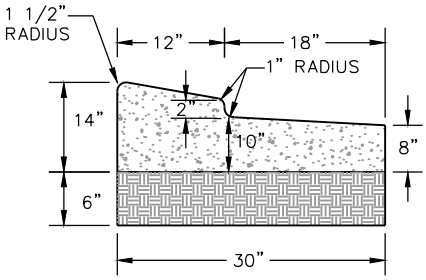
DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

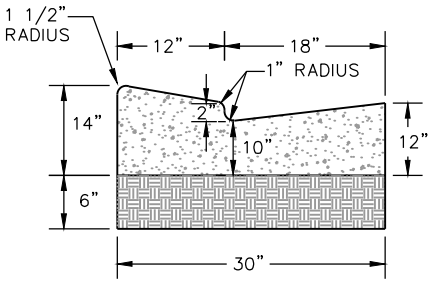
VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

MODIFIED
FALL-OUT CURB AND GUTTER



MODIFIED
CATCH CURB AND GUTTER



PRIVATE ROADWAY W/O PARK STRIP 40' RIGHT-OF-WAY

DATE: APRIL 2014	
DRAWING NAME: ST-?	
DRAWN BY: CJG	
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

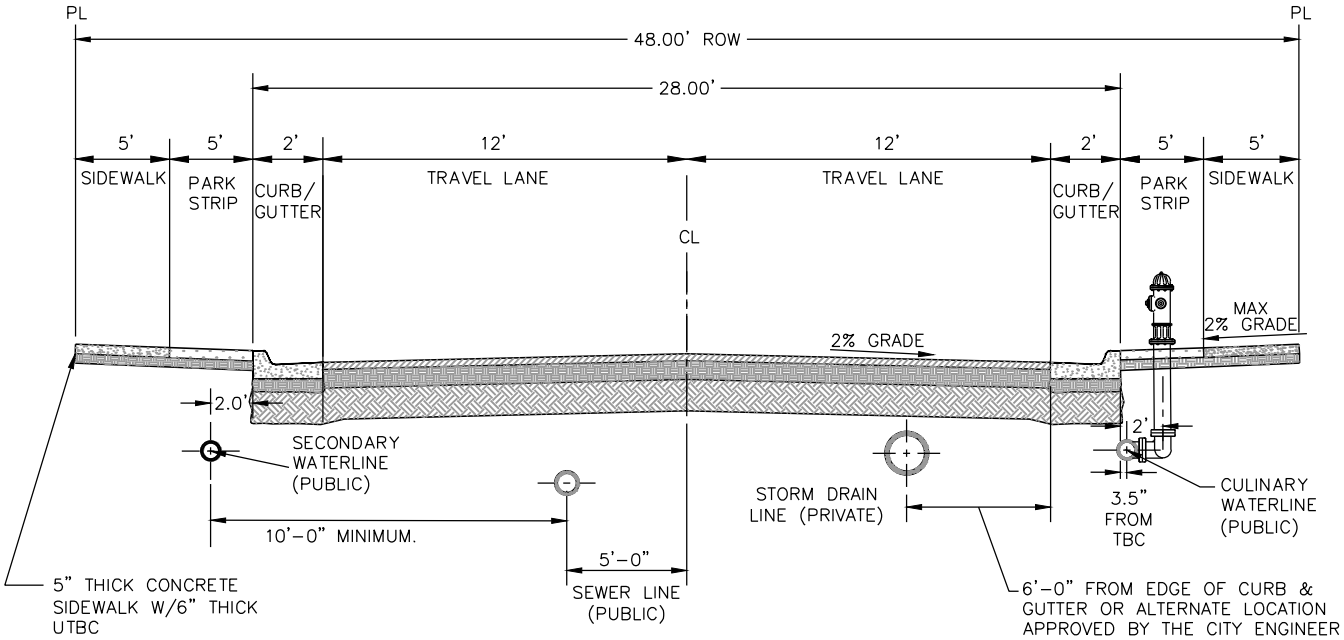
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-5, R-6, R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, PC AND IC.
2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
3. PAVEMENT DESIGN SHALL BE BASED ON A SOILS REPORT AS PER CITY STANDARDS.
4. PROVIDE A MINIMUM 6" THICKNESS UTBC UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.
6. HOUSES MAY FRONT ON THESE STREETS.

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

PRIVATE ROADWAY W/ PARK STRIP 48' RIGHT-OF-WAY

DATE: APRIL 2014	
DRAWING NAME: ST-?	
DRAWN BY: CJG	
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

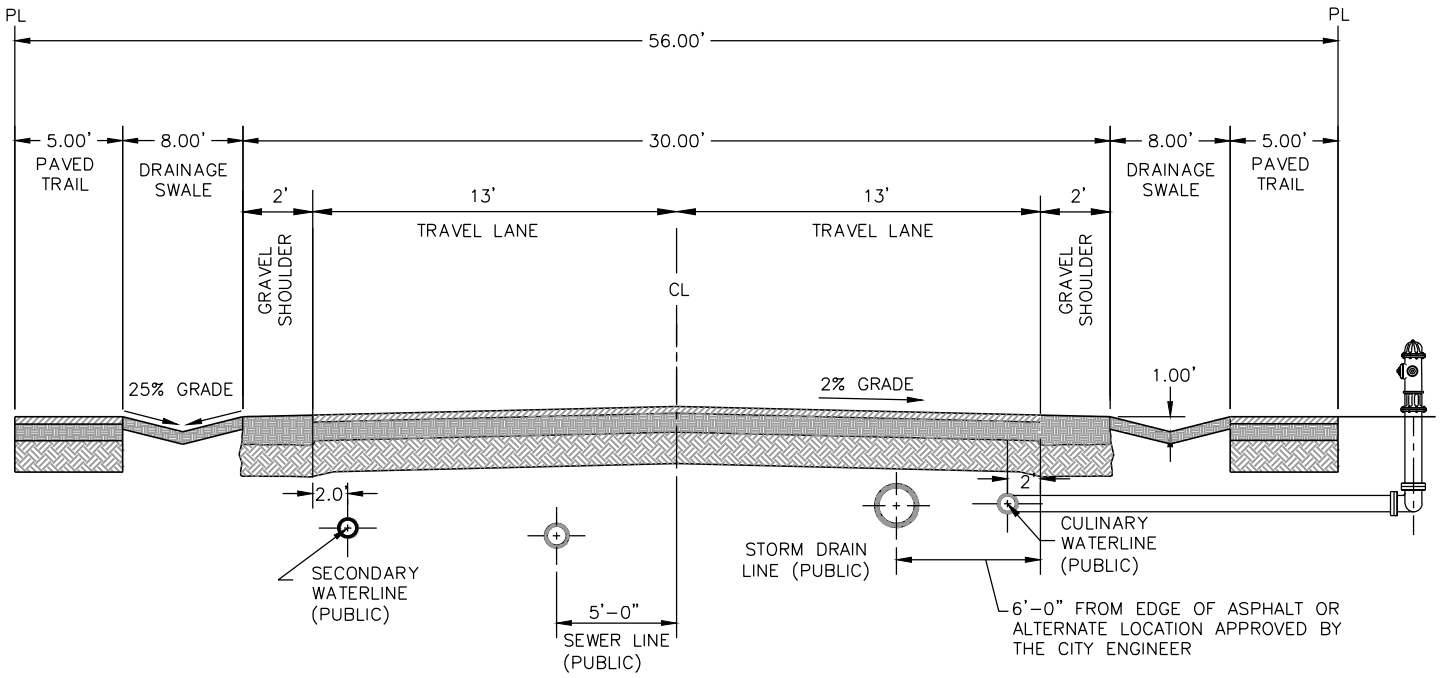
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: A, RA-5, R-1, AND RR.

2. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN SWALE ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

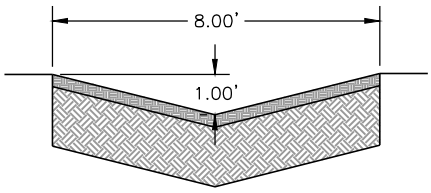
3. PAVEMENT DESIGN SHALL BE BASED ON A SOILS REPORT AND AS PER CITY STANDARDS.

4. INSTALL TYPE 2 SLURRY SEAL ON ALL HMA UPON COMPLETION OF PAVING AND PRIOR TO ACCEPTANCE OF ROADS.

5. HOUSES MAY FRONT ON THESE STREETS.

6. A FIVE FOOT ASPHALT OR CONCRETE TRAIL MUST BE PROVIDED BOTH SIDE OF THE STREET. TRAILS ARE NOT REQUIRED IN DEVELOPMENTS WITH 5 ACRE LOTS OR LARGER

DRIVE APPROACH SWALE CROSS SECTION



DRIVE APPROACHES SHALL HAVE BASE COURSE AND GRANULAR BORROW CONSISTENT WITH PAVEMENT DESIGN

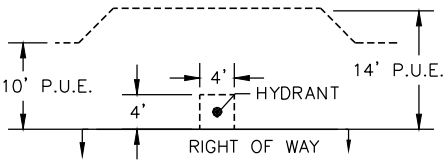
DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20



P.U.E FIRE HYDRANT DETAIL

PRIVATE ROADWAY RURAL 56' RIGHT-OF-WAY

DATE:	APRIL 2014
DRAWING NAME:	ST-?
DRAWN BY:	CJG
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

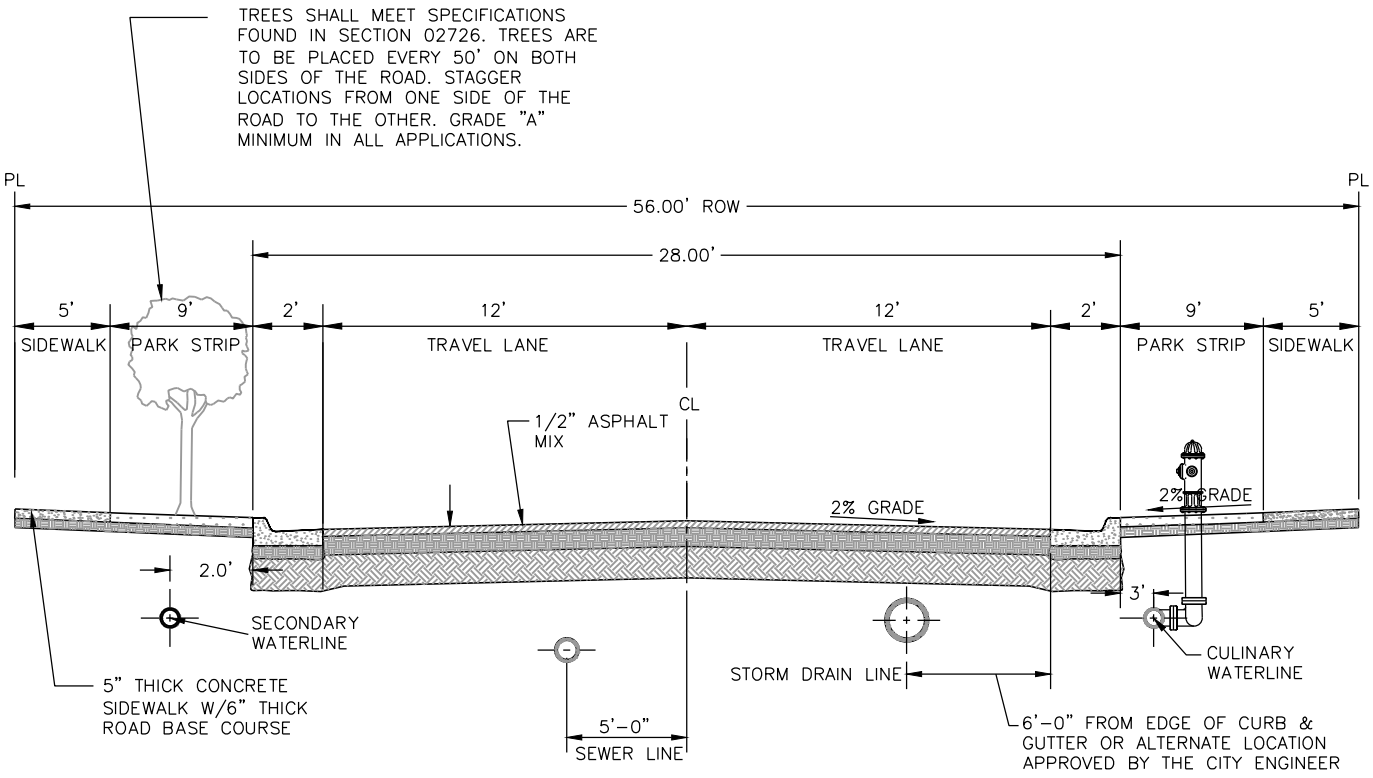
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-?



NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"

2. PAVEMENT DESIGN MAY BE AS RECOMMENDED BY A SOILS REPORT AND A GEOTECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF CITY ENGINEER.

3. ALL RESIDENTIAL STREETS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.

4. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.

5. INSTALL TYPE 2 SLURRY SEAL.

6. HOUSES MAY FRONT ON THESE STREETS.

7. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-2, R-3 AND R-4.

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY

DATE:	APRIL 2014
DRAWING NAME:	ST-8
DRAWN BY:	CJG
CHECKED:	APPROVED:

REVISIONS

REV	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 8017669794

STANDARD DETAILS

STREET STANDARDS

ST-8

CITY OF SARATOGA SPRINGS

City Council
Staff Report

Final Plat
Ironwood (formerly Green Springs)
May 6, 2014
Public Meeting

Report Date:	April 29, 2014
Applicant/Owner:	Capital Assets
Location:	Approximately 1855 South Centennial Boulevard
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	59:001:0065 and 11.94 acres
Parcel Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Adjacent Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Single Family Homes, Golf Course
Previous Meetings:	04/10/14, New Preliminary Plat reviewed by PC 04/1/14, New Concept Plan reviewed by CC 03/13/14, New Concept Plan reviewed by PC 07/16/13, Phase 1 Final Plat Reviewed 11/13/12, Rezone, Concept, Preliminary Plat Review
Previous Approvals:	04/29/14, Preliminary Plat and settlement agreement presented to City Council 11/5/13, Resolution passed repealing rezoning from R-3 PUD to R-6 PUD that occurred 11/13/12 07/16/13, Phase 1 Final Plat 11/13/12, Preliminary Plat, Rezone to R-6 PUD;
Land Use Authority:	City Council
Future Routing:	None
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for approval of the Final Plat for Ironwood located at approximately 1855 South Centennial Boulevard. The project plans indicate 40 single family lots ranging in size from 10,004 to 15,029 square feet in size. The plans indicate a small on-site open space area (0.134 acres) to be used for a detention pond and an off-site detention pond. The off-site detention pond will require an easement over 0.25 acres of the golf course property. The applicant will also improve 0.75 acres of the golf course property with native grasses. The site is currently zoned R-3 PUD.

Sarah Carroll, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
scarroll@saratogaspringscity.com • 801-766-9793 x106 • 801-766-9794 fax

Recommendation:
Staff recommends that the City Council 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 with conditions, continuation, or denial.

B. Background:

The applicant previously received preliminary plat approval for a 77 unit townhome development on September 27, 2012. Final plat approval for Phase 1 of the proposed townhome development on this site was granted on November 5, 2013 and included 16 of the townhome units within four buildings. These approvals are still valid. Although the referendum that was approved by citizen vote in November 2013 rezoned this property from R-6 to R-3, the rezoning did not remove the vested entitlement to develop 77 attached units. This is because the PUD R-3 zone allows attached housing, including multi-family. *Land Development Code § 19.07.05* ("single family and multi-family residential developments are permitted").

However, the applicant has chosen to revise the subdivision plans and is now pursuing a request for a single family lot layout for this location. This is pursuant to a settlement agreement that the City has reached with the applicant; this was approved by the City Council on April 29, 2014. The Preliminary Plat was also approved by the City Council on April 29, 2014.

C. Specific Request:

The proposed Final Plat has 40 single family residential lots ranging in size from 10,004 to 15,029 square feet. The open space consists of an on-site area that is 0.134 acres and will be used for a detention basin and an off-site area of 1 acre, of which 0.25 acres and will be used for a detention basin. The 1 acre off-site open space falls within the golf course and the applicant has indicated that they will be improving this area with native grasses to match other improved areas throughout the course. There will be an easement for the detention basin and the applicant has stated that the Saratoga Springs Owners Association (SSOA) will maintain the detention basin.

D. Process:

Per section 19.13.04(6) of the City Code, a Concept Plan application shall be submitted before the filing of an application for Subdivision or Site Plan approval. An Amended Concept Plan was recently reviewed by the Planning Commission (3/13/14) and City Council (4/1/14). Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the approval authority. The Preliminary Plat was reviewed by the Planning Commission on April 10, 2014 and by the City Council on April 29, 2014. The City Council is the approval authority for final plats.

E. Community Review:

Public comment was received by the Planning Commission at the April 10, 2014 meeting. Public comment from the Planning Commission meeting included concerns over safety due to lack of sidewalks, concerns that there is not any useable open space within the project boundaries, and a trail was recommended through the project.

F. Review:

The application will be reviewed under the Code that was in place when the original application was received, which was August 5, 2008, and under the Master Development Agreement (MDA) for the Saratoga Springs Development approved in 1999 and signed in 2000.

G. General Plan:

The General Plan designates this area for Medium Density Residential. The Land Use Element of the General Plan defines Medium Density Residential as development that has 4 to 14 units per acre. The proposed subdivision consists of 40 lots on 11.94 acres, resulting in a density of 3.35 units per acre. If the additional 1 acre of off-site open space is included, the result is a density of

3.09 units per acre. Therefore, the proposed final plat shows density that is less than the density envisioned for this area.

H. Code Criteria:

Section 19.04.13 of the Code regulates the R-3 Zone. Chapter 19.07 regulates the PUD Overlay Zone, and Chapter 19.12 regulates the subdivision process. Pertinent requirements from these Chapters are reviewed below.

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 concept plan provides for residential building lots for single family residential development which is 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 10,004 square feet. The proposed lots comply with the minimum lot size requirements.

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 includes a setback detail that complies with these requirements. The setbacks will be recorded on the final plat and will be verified with each building permit application.

Minimum Lot Width: complies. All lots are at least 70 feet in width. The Code in effect as of August 5, 2008 required a minimum of 70 feet, which is what the current code requires. Thus, the proposed lots comply with this requirement.

Minimum Lot Frontage: complies. Every lot in the R-3 zone shall have a minimum lot frontage of 35 feet. The proposed lots comply with this requirement.

Maximum Height of Structures, Maximum Lot Coverage, and Minimum Dwelling Size: reviewed with building permit application. The R-3 zone requires a maximum height of 35 feet, maximum lot coverage of 50% and minimum dwelling size of 1,250 square feet. These requirements will be reviewed with each individual building permit.

Open Space Requirement: complies. The City Code requires a minimum 15% open space in the R-3 zone and 30% open space within a PUD overlay.

The original Master Development Agreement (MDA) was approved in 1999 and was extended by an amended development agreement that was approved in 2004 and valid until January 11, 2005. The original MDA stated:

> **3.2.4 Parks and Open Space.** All parks and/or open space to be dedicated to the exclusive use of the residents of Developer's Land as set out in the Master Development Plan shall be conveyed to the Owners Association in accordance with the schedule set out in as set out in **Exhibit E-4** to this Agreement. Financial Arrangements for constructing, maintaining and operating improvements to the parks and open space to be owned by the Owners Association are set out in **Exhibit E-4** to this Agreement. The golf course depicted in the Master Development Plan shall not be separately plated but shall be constructed as a permitted use within the R-2 zone on Developer's Land. Upon approval of the master plan, which includes the golf routing plan, the town will issue, upon approval of engineering concerns by the town engineer, an excavation permit which will allow developer to construct the golf course. Although this golf course shall not be included in any particular residential subdivision plat, it shall be counted, on a pro rata basis, as compliance with 19.04.110(K) Open Space Requirement of the Town Land Development Code and toward other open space requirements of the Town Development Code.

The last sentence in section 3.2.4 above indicates that the open space requirements have been met. The time to appeal the approval of this open space would have been shortly after the original approval of the MDA was granted.

The MDA and amendment are still active because: the project was delayed by the lawsuits and referendum, the applicant has diligently worked towards obtaining approval, and it would be fair and equitable to allow the expiration dates to be extended to allow the applicant to move forward with the development of Plat 17 consistent with the original MDA and amendment. *See Advisory Opinion 107*, Office of Property Rights Ombudsman, Utah.

Although the open space requirement has been met, the applicant is proposing to develop approximately 1.134 acres of open space, which includes 0.134 additional acres on-site and 1 acre of golf course property to be improved to the south of the site along Centennial Boulevard. 0.384 acres will be used for detention basins and 0.75 acres will be improved with native grasses.

Sensitive Lands: complies. Sensitive Lands are defined in Section 19.02.02 as:

> *"land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas."*

Section 19.04.13 states credit toward meeting the open space requirement may be given for sensitive lands per the following code criteria:

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.

Based on the findings above for open space, the City may find that the sensitive lands restriction on open space may not be applicable since the open space requirements are met.

Trash Storage: complies. Each home will have its own garbage can in the future. No dumpster locations are being proposed nor are they required.

Parking: can comply. 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, the proposed lots are of sufficient size to support this requirement.

Circulation: The circulation through the site involves a semicircular road with two access points onto Centennial Boulevard and a connecting road through the site as well. This will provide adequate connection and circulation.

Fencing: can comply. Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. The applicant is not proposing any fences and will leave that up to the future home owners.

I. Recommendation and Alternatives:

Staff recommends that the City Council review the proposed Final Plat, discuss any public input received at their discretion, and make the following motion:

Recommended Motion:

"I move to **approve** the Ironwood Final Plat located at approximately 1855 Centennial Boulevard based on the findings and conditions listed below:"

Findings:

1. Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property.
2. The Final Plat is consistent with the General Plan as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.
3. The Final Plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "H" of this report, which findings are incorporated herein by this reference.

Conditions

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met.
3. 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 analysis in the Staff Report and information received from the public, I move to **deny** the proposed final plat, located at approximately 1855 Centennial Boulevard. Specifically, I find the following application standards and/or code requirements have not been met:

_____

_____

I also move to continue the final decision to the next meeting, on [date], and direct Staff to return with official Findings as outlined in my motion."

J. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Final Plat

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Ironwood @ Saratoga (Green Springs)
Date: January 22, 2013
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:	*Capital Assets, et al*
Request:	*Final Plat Approval*
Location:	*Approx. 1855 South Centennial Blvd.*
Acreage:	*11.94 acres - 40 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. Submit easements for all off-site 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. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.

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

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. All private roads and common areas shall be dedicated as utility easements to the City of Saratoga Springs for drainage, water, irrigation, and sewer.

O. An overall storm drainage plan must be provided illustrating the how upland flows will be routed around subdivision and around homes. Flow paths must be identified, swale designs provided, and erosion mitigation plans outlined.

P. Realign the access points in a way that will direct outgoing traffic at property lines and not at existing homes and front windows.

Q. Developer shall construct detention basins in such a way that infiltration is minimized and with materials with a low permissivity rate to minimize seepage.

R. Developer shall provide a clear path from the outfall of the existing culvert to Utah Lake and provide a rip-rap apron at the end of the culvert for erosion protection.

S. Developer is strongly recommended to consider installing protection from errant golf balls on all lots adjacent to the golf course.

T. Developer shall stabilize and re- vegetate disturbed drainage channels. Channel capacity shall not be reduced and Rip-rap aprons provided at inlet to any Culverts. Provide complete hydrologic and hydraulic calculations to verify channel capacity

for the 100-yr flow and that stabilization measures are adequate for 100-yr velocities.

U. All improvements outside the project boundaries shall have all necessary easements.

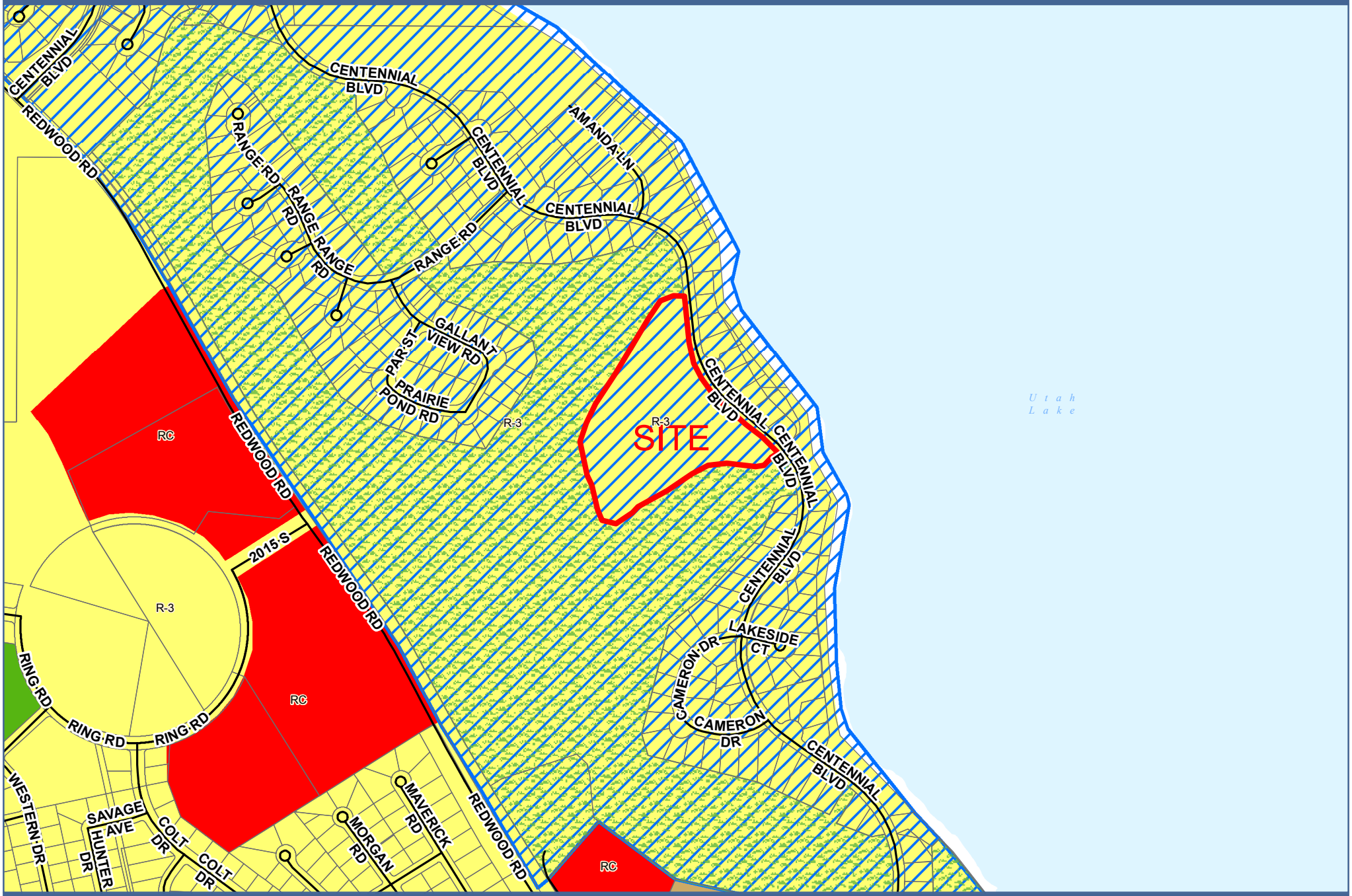
V. All detention basins shall meet City standards including a 12’ minimum paved access road to inlet and outlet structures and low flows piped through the proposed basins. Interior and exterior slopes shall be 3:1 max.

W. Developer shall provide a geotechnical report. Geotechnical report shall provide lab calculated CBR values.

X. Developer shall backfill abandoned on-site drainage with structural materials where homes and roadways will be constructed and provide a geotechnical report that will include recommendations for the abandoned on-site drainage.

Y. Any realignment of existing sewer CANNOT result in a loss in capacity in the sewer system.

Location Map



Green Springs

0 280 560 1,120 Feet

IRONWOOD AT SARATOGA SUBDIVISION PLAT 1

LOCATED WITHIN THE NORTHWEST QUARTER
OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

NOTES:

(1) PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT WAS GRANTED ON THE_____DAY OF____________, 20 .

(2) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.

(3) PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

(4) PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.

(5) BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.

(6) ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER, AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.

(7) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

(8) ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEONWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.

(9) ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.

(10) NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS.

(11) LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.

(12) ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

(13) IRONWOOD DR., SANDHILL DR. AND LINKS DR. ARE PRIVATE STREETS DEDICATED TO THE SARATOGA SPRINGS OWNERS ASSOCIATION.

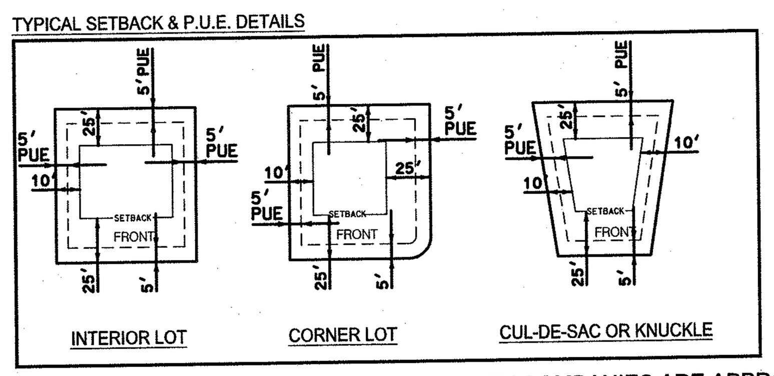
(14) PRIVATE ROADS ARE PUBLIC UTILITY AND ROAD MAINTENANCE EASEMENTS DEDICATED TO SARATOGA SPRINGS CITY FOR WATER, IRRIGATION, SEWER AND STORM DRAIN.

(15) ALL STORM DRAINAGE IS TO BE OWNED AND MAINTAINED BY SSOA.

(16) HARD SURFACE ACCESS REQUIRED TO MANHOLE IN SEWER EASEMENT ON LOT 6.

(17) ACCESS TO DETENTION BASINS WILL BE FROM CENTENNIAL AND WILL BE DEDICATED TO THE SSOA.

TYPICAL SETBACK & P.U.E. DETAILS



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

QUESTAR GAS COMPANY

APPROVED THIS ______ DAY OF ____________A.D. 20____

QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

APPROVED THIS ______ DAY OF ____________A.D. 20____

ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION

APPROVED THIS ______DAY OF____________A.D. 20____

COMCAST CABLE TELEVISION

QWEST

APPROVED THIS ______DAY OF____________A.D. 20

QWEST

Name	Length	Direction
L1	29.28	N 29°37'13" E
L2	39.62	S 35°27'59" W
L3	36.26	N 31°08'37" E
L4	18.56	N 26°35'03" E
L5	22.17	S 31°31'22" E
L6	24.44	N 19°51'16" W
L7	15.02	N 12°20'58" W
L8	34.85	N 77°17'09" W
L9	34.85	N 77°17'09" W
L10	33.26	N 56°25'35" E
L11	32.26	S 56°13'40" W
L12	16.26	N 56°25'35" E
L13	40.63	S 56°13'40" W
L14	38.32	N 63°34'36" E
L15	24.88	S 63°01'34" W
L16	22.12	S 86°23'03" W
L17	29.28	S 86°23'03" W
L18	17.22	N 52°03'18" W
L19	14.16	S 84°57'22" W
L20	27.29	S 84°57'22" W
L21	28.16	N 39°32'01" W
L22	20.06	N 31°31'22" W
L23	9.94	S 39°32'01" E
L24	39.39	N 31°31'22" W
L25	23.06	S 56°25'35" W
L26	23.48	S 49°09'37" E

Line Table

#	Address	AltAddress
1	1823 S CENTENNIAL BLVD	
2	1833 S CENTENNIAL BLVD	
3	1839 S CENTENNIAL BLVD	298 E IRONWOOD DR
4	286 E IRONWOOD DRIVE	
5	276 E IRONWOOD DRIVE	
6	266 E IRONWOOD DRIVE	
7	256 E IRONWOOD DRIVE	
8	246 E IRONWOOD DRIVE	
9	236 E IRONWOOD DRIVE	
10	226 E IRONWOOD DRIVE	
11	216 E IRONWOOD DRIVE	
12	207 E IRONWOOD DRIVE	
13	197 E IRONWOOD DRIVE	
14	187 E IRONWOOD DRIVE	
15	217 E SANDHILL DRIVE	
16	227 E SANDHILL DRIVE	
17	237 E SANDHILL DRIVE	
18	247 E SANDHILL DRIVE	
19	257 E SANDHILL DRIVE	
20	267 E SANDHILL DRIVE	
21	277 E SANDHILL DRIVE	
22	1927 S CENTENNIAL BLVD	
23	1917 S CENTENNIAL BLVD	
24	1907 S CENTENNIAL BLVD	293 E SANDHILL DRIVE
25	1893 E CENTENNIAL BLVD	296 E SANDHILL DRIVE
26	1883 S CENTENNIAL BLVD	
27	1873 S CENTENNIAL BLVD	
28	1853 S CENTENNIAL BLVD	297 E IRONWOOD DR
29	281 E IRONWOOD DRIVE	1872 S LINKS DRIVE
30	1882 S LINKS DRIVE	
31	1892 S LINKS DRIVE	
32	276 E SANDHILL DRIVE	1904 S LINKS DRIVE
33	256 E SANDHILL DRIVE	1901 S LINKS DRIVE
34	1891 S LINKS DRIVE	
35	1881 S LINKS DRIVE	1866 S IRONWOOD DR
36	247 E IRONWOOD DRIVE	
37	233 E IRONWOOD DRIVE	
38	1928 S SANDHILL DRIVE	
39	236 E SANDHILL DRIVE	
40	246 E SANDHILL DRIVE	

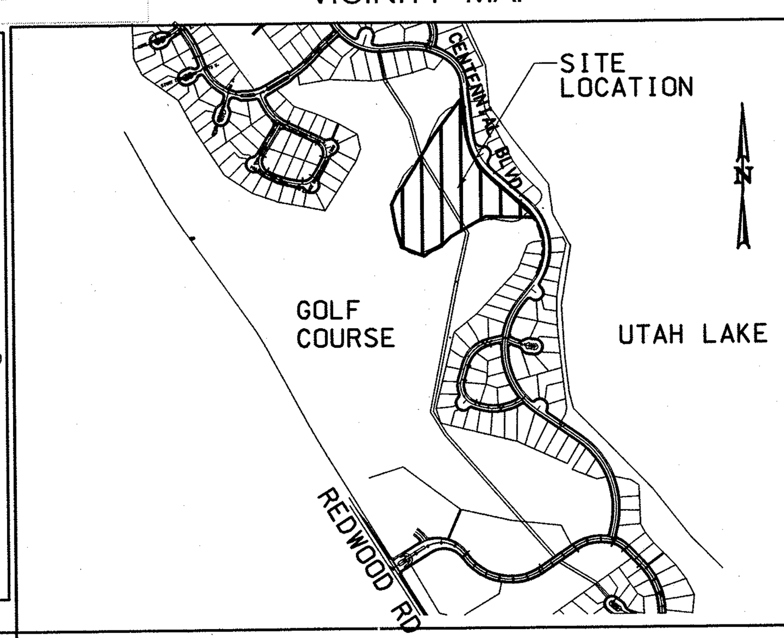
Curve Table

Name	Radius	Length	Delta	Tangent	Chord	Chord Bearing
C1	20.00	26.18	75°00'00"	15.35	24.35	S 31°02'05" W
C2	228.00	22.12	5°33'31"	11.07	22.11	S 65°45'20" W
C3	228.00	74.72	18°46'35"	37.7	74.38	S 53°35'17" W
C4	228.00	34.75	8°44'00"	17.41	34.72	S 39°49'59" W
C5	219.00	28.39	7°25'36"	14.21	28.37	S 31°45'11" W
C6	219.00	70.08	18°20'09"	35.34	69.79	S 18°52'18" W
C7	219.00	74.44	19°28'35"	37.58	74.09	S 00°02'04" E
C8	219.00	83.14	21°45'01"	42.07	82.64	S 20°38'52" E
C9	25.00	22.96	52°37'36"	12.36	22.16	S 05°12'34" E
C10	55.00	32.32	33°39'50"	16.64	31.85	S 04°16'19" W
C11	55.00	54.69	56°58'14"	29.84	52.46	S 41°02'44" E
C12	55.00	46.45	48°23'18"	24.71	45.08	N 86°16'30" E
C13	55.00	45.53	47°25'57"	24.16	44.24	N 38°21'53" E
C14	25.00	18.23	41°46'40"	9.54	17.83	N 35°32'15" E
C15	191.00	61.03	18°18'31"	30.78	60.77	N 65°34'50" E
C16	338.00	55.53	9°24'47"	27.83	55.47	N 68°16'59" E
C17	319.00	17.93	3°13'16"	8.97	17.93	N 61°57'58" E
C18	319.00	63.23	11°21'21"	31.72	63.12	N 54°40'40" E
C19	20.00	28.57	81°50'19"	17.34	26.20	N 89°55'20" E
C20	281.00	55.86	11°23'26"	28.02	55.77	S 54°41'42" W
C21	20.00	34.26	98°09'19"	23.07	30.22	S 0°04'51" E
C22	478.00	7.51	0°53'59"	3.75	7.51	S 48°42'37" E
C23	478.00	98.88	11°51'06"	49.61	98.70	S 42°20'04" E
C24	478.00	106.07	12°42'51"	53.25	105.85	S 30°03'06" E
C25	478.00	70.01	8°23'31"	35.07	69.95	S 19°29'55" E
C26	20.00	33.57	96°09'42"	22.28	29.76	S 63°23'08" E
C27	190.00	45.32	13°39'58"	22.77	45.21	N 61°42'06" E
C28	190.00	64.34	19°24'08"	32.48	64.03	N 45°10'03" E
C29	15.00	19.63	75°00'00"	11.51	18.26	N 2°02'01" W
C30	247.00	34.53	8°00'38"	17.30	34.51	N 35°31'41" W
C31	281.00	15.63	3°11'11"	7.82	15.62	S 61°59'00" W
C32	15.00	22.23	84°54'02"	13.72	20.25	N 73°58'23" W
C33	15.00	27.21	103°56'07"	19.18	23.63	S 20°26'42" W
C34	229.00	63.89	15°59'11"	32.16	63.69	S 64°25'10" W
C35	209.00	29.22	8°00'38"	14.63	29.20	S 35°31'41" E
C36	15.00	27.49	105°00'00"	19.55	23.80	N 87°57'59" E
C37	181.00	153.83	48°41'40"	81.90	149.24	N 11°07'09" E
C38	181.00	57.79	18°17'41"	29.15	57.55	N 22°22'31" W
C39	41.00	65.87	92°03'03"	42.49	59.01	N 77°32'54" W
C40	209.00	120.62	33°04'06"	62.04	118.96	S 52°00'02" W
C41	200.00	233.84	66°59'22"	132.35	220.74	S 1°58'19" W
C42	60.00	96.40	92°03'03"	62.19	86.36	S 77°32'54" E
C43	210.00	67.10	18°18'31"	33.84	66.82	N 65°34'50" E
C44	319.00	62.12	11°09'30"	31.16	62.03	N 69°09'21" E
C45	300.00	76.32	14°34'37"	38.37	76.12	N 56°17'17" E
C46	55.00	178.98	186°27'19"	-1.00	109.83	S 72°07'26" E
C47	228.00	31.88	8°00'38"	15.96	31.85	S 35°31'41" E
C48	228.00	131.59	33°04'06"	67.68	129.77	S 52°00'02" W
C49	190.00	109.66	33°04'06"	56.40	108.14	S 52°00'02" W
C50	219.00	256.05	66°59'22"	144.92	241.71	S 1°58'19" W
C51	181.00	211.62	66°59'22"	119.78	199.77	S 1°58'19" W
C52	338.00	65.82	11°09'30"	33.02	65.72	N 69°09'21" E
C53	338.00	10.30	01°44'43"	5.15	10.30	N 73°51'44" E
C54	319.00	81.16	14°34'37"	40.80	80.94	N 56°17'17" E
C55	281.00	71.49	14°34'37"	35.94	71.30	N 56°17'17" E
C56	319.00	34.90	06°16'06"	17.47	34.88	N 71°36'03" E
C57	319.00	27.22	04°53'24"	13.62	27.22	N 61°01'18" E

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SET 5/8" REBAR & CAP (BOUNDARY)
- SET 5/8" REBAR & CAP (BACK CORNERS) SET RIVETS FRONT CORNERS)
- STREET MONUMENTS
- NEW STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 166572, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which is North 1285.01 feet and East 1942.99 feet from the West Quarter Corner Section 1, Township 6 South, Range 1 West, Salt Lake Base and Meridian; to a point on the west Right of Way line of Centennial Blvd., thence along said right of way the following four (4) calls: (1) South 6°27'55" East 217.02 feet to a point of curvature; (2) along an arc 356.19 feet to the left, having a radius of 478.00 feet, the chord bears South 27°48'46" East 348.01 feet;(3) South 49°09'37" East 316.09 feet to a point of curvature; (4) thence along an arc 56.54 feet to the right, having a radius of 397.00 feet, the chord bears South 45°04'49" East 56.49 feet; thence leaving said Right of Way South 48°59'59" West 96.61 feet; thence South 70°09'06" West 17.83 feet; thence South 84°57'22" West 41.45 feet; thence North 81°31'01" West 65.71 feet; thence North 81°35'53" West 55.24 feet; thence South 86°23'03" West 51.40 feet; thence South 76°58'40" West 55.62 feet; thence South 63°01'34" West 81.81 feet; thence South 56°13'40" West 156.37 feet; thence South 59°42'35" West 165.11 feet; thence South 49°55'22" West 54.46 feet; thence South 54°53'18" West 72.39 feet; thence North 77°17'09" West 69.70 feet; thence North 23°02'34" West 95.26 feet; thence North 12°20'58" West 93.72 feet; thence North 19°51'16" West 68.78 feet; thence North 15°05'22" West 51.02 feet; thence North 11°01'44" West 57.73 feet; thence North 4°06'35" West 43.61 feet; thence North 25°41'44" East 38.18 feet; thence North 15°35'24" East 63.31 feet; thence North 26°35'03" East 122.53 feet; thence North 35°42'04" East 84.08 feet; thence North 31°08'37" East 127.48 feet; thence North 36°20'59" East 86.90 feet; thence North 29°37'13" East 95.06 feet; thence North 27°41'08" East 93.01 feet; thence North 36°46'32" East 98.77 feet; thence North 70°21'41" East 65.21 feet; thence South 87°41'37" East 47.02 feet to the point of beginning.

ACRES: 11.94 # OF LOTS: 40

Barry Andreason ______ Date APRIL 29, 2014

OWNERS DEDICATION

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

IRONWOOD AT SARATOGA SUBDIVISION PLAT 1

do hereby dedicate for perpetual use of the public and/or city all parcels of land, easements, right of way, and public amenities shown on this plat as intended for public and/or city use. The owner(s) voluntarily defend, indemnify, and save harmless the city against any easements or other encumbrance on a dedicated street which will interfere with the city's use, maintenance and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the city from and damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

in witness whereof______________ have hereunto set__this _______day of____________, A.D. 20__.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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____________________signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commision expires: Notary Public residing at

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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________ and________ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commision expires: Notary Public residing at

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS ________ DAY OF______________ ,A.D. 20 ___.

CITY MAYOR — *ATTEST* ______ *CLERK/RECORDER (SEE SEAL BELOW)*

IRONWOOD AT SARATOGA SUBDIVISION PLAT 1

*LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN*

SARATOGA SPRINGS, UTAH COUNTY, UTAH

SCALE 1"= 60'

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
	REGISTERED LAND SURVEYOR 4/29/14 NO.166572 BARRY ANDREASON STATE OF UTAH		

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____DAY OF__________, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF __________ , A.D. 20 ____

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

REVIEWED 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

RESOLUTION NO. R14-25 (5-6-14)

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

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

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

WHEREAS, the City Council has given final plat approval to Ironwood, (the "Subdivision") conditioned upon all lots in the Subdivision being included in the Lighting SID.

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

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

Passed this 6th day of May, 2014 on motion by

Councilor _____, seconded by Councilor _____.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Mayor Date

Attest: _____
Recorder Date

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 Ironwood (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 Developer wishes that the Subdivision be included within the Lighting SID in order to provide for the maintenance of street lighting within the Subdivision and the City has conditioned such 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:

City Council
Staff Report

Preliminary and Final Plat
Western Hills Plat 1-C
May 6, 2014
Public Meeting

Report Date:	April 29, 2014
Applicant:	Ron Johnston
Owner:	Western Hills 1, LLC
Location:	~200 West and 400 West Aspen Hills Blvd
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	A portion of 58:023:0221 (2.936 acres), 58:023:0220 (2.963 acres)
Land Use Map Designation:	Low Density Residential
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	R-3
Current Use of Parcel:	Future park space and developed roadway
Adjacent Uses:	Undeveloped property and single family homes
Previous Meetings:	The Western Hills development was originally reviewed in 2010
Previous Approvals:	Expired: The Western Hills Final Plat, Phasing, and Development Agreement were approved by the City Council on August 24, 2010 (approvals are valid for two years)
Land Use Authority:	City Council
Future Routing:	None
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for approval of the Preliminary and Final Plat for Western Hills Plat 1-C located at approximately 200 to 400 West Aspen Hills Boulevard. The project consists of a park dedication parcel that is 2.963 acres, a road dedication parcel that is 2.936 acres, an existing school site that is 13.026 acres and a trail corridor adjacent to the school site that is 0.481 acres. The park parcel will be added to previous dedications of land for the development of Shay Park. With this dedication the total acreage for Shay Park will be 11.80 acres. The parcel for the school has already been created and this process will formalize the platting of that lot.

Recommendation:

Staff recommends that the City Council take public comment and/or discuss the proposed preliminary plat at their discretion, and choose from the options in Section "I" of this report. Options include approval with conditions, continuing the application, or denial.

B. Background: The Western Hills Phase 1 development (Exhibit D) was approved in 2010 along with a phasing plan and a development agreement (Exhibit C). The overall development consisted of a lot for an

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LDS Church, a lot for an elementary school, an extension of the Aspen Hills trail, an extension of Aspen Hills Boulevard, 9 single family lots, and future park space (a portion of Shay Park).

When a developer records the final plat they are required to pay for water rights and bond for any incomplete items and for the warranty period. In order to spread out these costs the developer proposed a phasing plan that was approved in 2010. The church lot, a portion of the park space, and a portion of Aspen Hills Boulevard were recorded with Plat 1-A and 1-B (Exhibit E). The final plat approvals have since expired for portions of the project that were not recorded within two years of the date of approval (8/24/10), requiring the applicant to submit new applications for the unrecorded portion of the development, which is shown on the attached preliminary and final plat. The applicant is now ready to move forward with recording the last phase of this development.

C. **Specific Request:** The applicant is requesting approval of the Preliminary and Final Plat for Western Hills Phase 1- C which includes a park dedication parcel that is 2.963 acres (for Shay Park), a road dedication parcel that is 2.936 acres (Aspen Hills Boulevard), an existing school site that is 13.026 acres (Riverview Elementary) and a trail corridor (Aspen Hills trail) adjacent to the school site that is 0.481 acres.

The open space dedications that have occurred with each phase are proportionate amounts of the required open space for this project. **The overall project consists of 31.97 acres which requires 4.80 acres of open space.** Plat 1-A contains 1.23 acres of open space within Parcels A, B, C and D. Plat 1-B contains 1.065 acres of open space within parcels A-2 and E. The proposed Plat 1-C contains 3.444 acres of open space within parcels C-1 and C-2. **The open space total within these three plats is 5.739 acres.** The applicant would like the extra open space dedication (0.939 acres) to be credited to future phases of development that will abut this project.

D. **Review:** There is an active development agreement (Exhibit C) that outlines the phasing of this development. The attached Preliminary and Final Plat have been reviewed against the phasing schedule within the development agreement and complies.

Plat 1-A contains 9 single family lots, a portion of the Aspen Hills trail, a portion of Shay Park, a portion of the canal right of way, and a portion of Aspen Hills Boulevard.

Plat 1-B contains Lot 11 (which has since been developed with an LDS Church), a portion of Shay Park, a portion of the canal right of way, and a portion of Aspen Hills Boulevard.

The proposed Plat 1-C contains the remaining portion of Shay Park, a portion of the Aspen Hills trail, the remaining portion of Aspen Hills Boulevard, and Lot 10 (Riverview Elementary).

E. **Community Review:** Prior to the Planning Commission review of the Preliminary Plat on April 24, 2014, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property. No one from the public commented at that meeting. As of the date of this report, public input has not yet been received.

Planning Commission Review:
During the Planning Commission discussion, only one question was asked regarding the project and the recommendation for approval passed unanimously. The Report of Action is attached.

F. **Process:** Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the approval authority. Final plats require approval by the City Council. Section 19.13.04.1 is reviewed in-depth below.

1. The table in 19.13.04.1. identifies the approval authority for Preliminary Plats and requires a public hearing with the Planning Commission and final approval by the City Council.

Finding: complies. A public hearing has been held with the Planning Commission. The Planning Commission recommended approval with the conditions found in Section I of this report. The City Council is the approval authority for Preliminary and Final plats. Final plats only go before the City Council.

2. A neighborhood meeting is required for multi-family or non-residential development proposals that are adjacent to developed property in a residential zone.

   Finding: complies. This application contains a roadway dedication and open space dedication. The components of the original development agreement do not contain nonresidential or multi-family development. Thus, a neighborhood meeting is not required.

3. A properly completed application is required with supporting materials and appropriate fees.

   Finding: complies. The developer has submitted a complete application with appropriate fees.

4. Notice of the public hearing is required to be provided at least 10 calendar days before the public hearing, by: posting the notice in at least three public locations in the City, or on the City's website; publishing the notice on the Utah Public Notice Website; publishing the notice in a newspaper of general circulation; and mailing the notice to property owners affected by the proposal and property owners within 300 feet of the property.

   Finding: complies. The notice requirements above were met for the public hearing with the Planning Commission.

5. The Planning Commission is required to conduct a public hearing on the proposed development application. At the public hearing the Planning Commission shall take testimony, determine if the proposed development complies with the applicable requirements, and take action on the application. In the case of Preliminary Plats, the City Council is the land use authority and the Planning Commission shall make a recommendation to the City Council and the City Council shall act on the application.

   Finding: complies. The Planning Commission held a public hearing and made a recommendation that the City Council approve this application.

6. A concept plan is required before preliminary plat review.

   Finding: complies. The Concept Plan was reviewed by the Planning Commission on March 2, 2010 and by the City Council on March 9, 2010, under the project name of "Coyote Springs". The proposed Preliminary and Final Plat do not significantly deviate from the concept plan.

G. **General Plan:** The General Plan recommends Developed Open Space where the open space dedication is located and Low Density Residential for the rest of the property within the plat. The roadway dedication will allow for future Low Density Residential Development and the park dedication will be added to the land that will be used for the development of Shay Park. Lot 11 is currently developed with an elementary school which is a permitted use in the R-3 zone.

H. **Code Criteria:** Section 19.12.03.1. states that all subdivisions are subject to the provisions of Chapter 19.13; Section 19.13.04 outlines the development process and submittal requirements, which have been reviewed in Section F of this report.

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Section 19.12.06 outlines the general subdivision improvement requirements which are reviewed below. Section 19.04.13 outlines the R-3 zone requirements. Applicable requirements of these sections are reviewed below.

19.12.06

Section 19.12.06.1.c. requires the use of connecting streets, pedestrian walkways, trails and other methods for providing logical connections and linkages between neighborhoods. The proposed plat includes connecting streets and trails that will provide logical connections by extending Aspen Hills Boulevard to Redwood Road and extending and existing trail system.

Section 19.12.06.2.a. requires subdivisions to result in lots that are capable of being built upon. The proposed Lot 11 already contains an elementary school and is capable of being built upon.

Section 19.12.06.2.b. requires all lots to have frontage on a street that meets City standards and requirements. Lot 11 has frontage on Aspen Hills Boulevard which meets City standards and requirements.

Section 19.12.06.2.d. requires that land dedicated for public roads and rights of way may not be included in any lots. The Aspen Hills Boulevard right of way is not included in any lots.

19.04.13

Section 19.04.13.3. lists public schools as a conditional use in the R-3 zone. The Conditional Use was approved by the City Council on December 7, 2010.

Section 19.04.13.4.b.i.iv. requires a minimum lot size of one acre for non-residential uses. Lot 11 has a school on it and is 3.026 acres.

Section 19.04.13.11 requires 15% open space for developments in the R-3 zone. This project meets this requirement as stated in Section C of this report.

I. Recommendation and Alternatives:

Staff recommends that the City Council review the proposed Preliminary and Final Plat, conduct a public meeting, and make the following motion:

Recommended Motion:

I move to approve the Western Hills Plat 1-C Preliminary and Final Plat, located at approximately 200 West and 400 West Aspen Hills Boulevard, based on the findings and conditions listed below:

Findings:

1. The Preliminary and Final Plat are consistent with the General Plan as explained in the findings in Section “G” of this report, which findings are incorporated herein by this reference.
2. The Preliminary and Final Plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section “F” and “H” of this report, which findings are incorporated herein by this reference.

Conditions

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met.
3. The extra open space dedication of 0.939 acres may be credited to future phases of development that abut this project.
4. Any other conditions as articulated by the City Council:

_____

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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 analysis discussed at the meeting and information received from the public, I move to deny the proposed Preliminary and Final Plat, located at approximately 200 West and 400 West Aspen Hills Boulevard, based on the findings below: "

List findings for denial:

_____

_____

_____

J. Exhibits:

A. Engineering Staff Report
B. Location Map
C. Planning Commission "Report of Action"
D. 2010 Development Agreement and Phasing Plan
E. Western Hills Development, overall Preliminary Plat
F. Plat 1-A and 1-B (recorded plats)
G. Plat 1-C

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City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Western Hills Plat 1-C
Date: April 14, 2014
Type of Item: Preliminary Plat Approval

Description:

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

B. Background:

Applicant:	*Ron Johnston*
Request:	*Preliminary Plat Approval*
Location:	*200 West and 400 West Aspen Hills Blvd*
Acreage:	*6.380 acres – Road, Park, and Trail Dedication*

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

D. Conditions:

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

B. Developer shall bury and/or relocate the power lines that are within this plat.

C. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

D. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.

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

F. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

G. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.

H. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way

I. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standard to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

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

K. Prior to or simultaneously with the recording of Phase 1-C, Developer shall pay the water fees and rights for the roads and the open space previously deeded to the City per the Subdivision Development Agreement where those fees have not yet been paid.

L. Developer shall submit an electronic version of the as-built drawings in AutoCAD format to the City prior to acceptance of the site improvements and before commencement of the warranty period.

M. Developer shall secure project bonding and pay all applicable impact and recordation as per City code and as approved by the City Engineer prior to recordation of plats.

N. All improvements required by the City and shown in the approved construction drawings are to be bonded for and completed prior to commencement of the warranty period.

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Western Hills Plat 1-C
Date: May 6, 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:	*Ron Johnston*
Request:	*Final Plat Approval*
Location:	*200 West and 400 West, Aspen Hills Blvd*
Acreage:	*19.406 acres – Road, Park, Trail and School Dedication*

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. Submit easements for all off-site 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. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.

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

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. Developer shall bury and/or relocate the power lines that are within this plat.

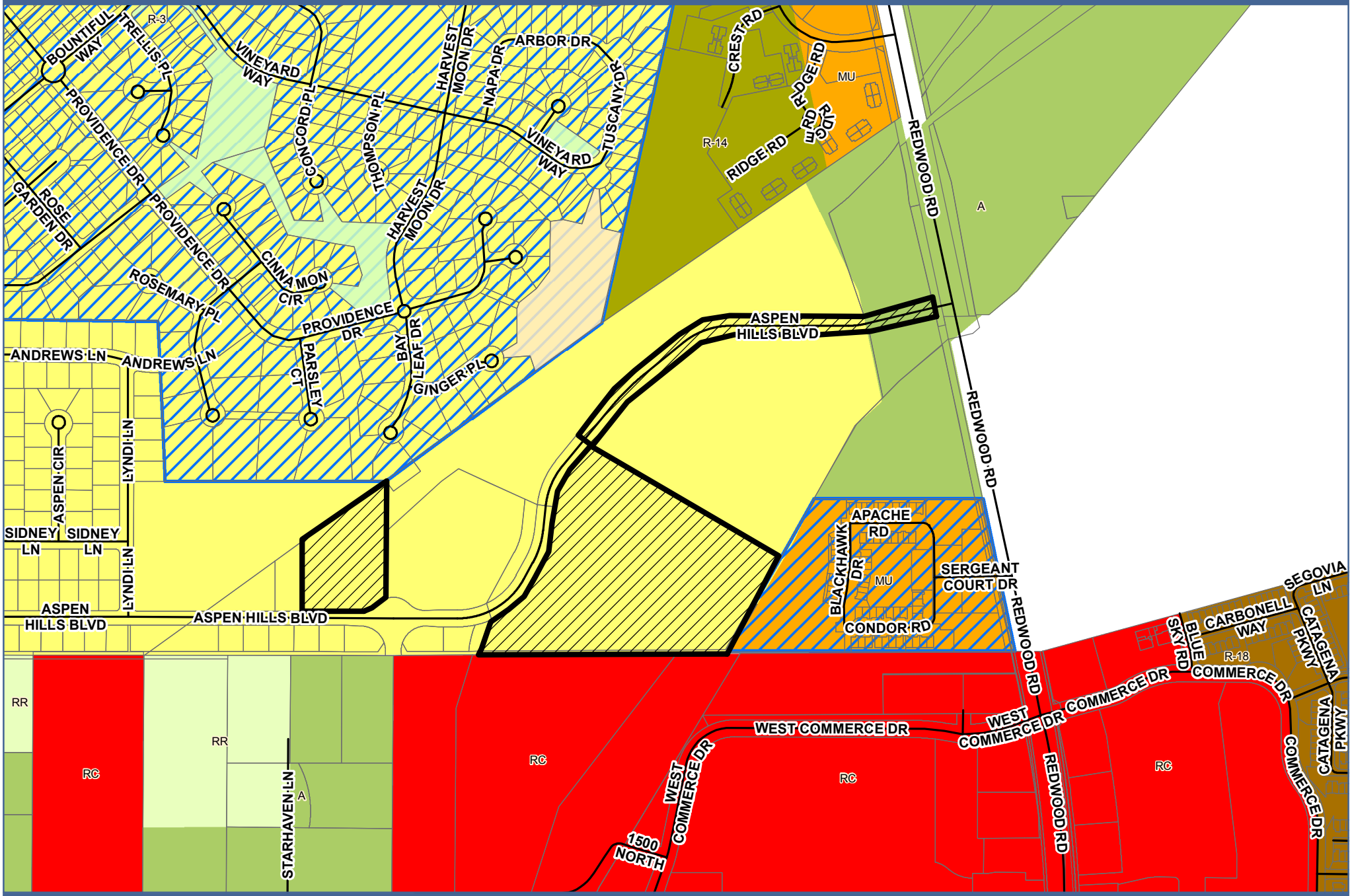
M. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

N. Developer shall provide a finished grading plan for all lots and shall stabilize and reseed all disturbed areas.

O. Prior to or simultaneously with the recording of Phase 1-C, Developer shall pay the water fees and rights for the roads and the open space previously deeded to the City per the Subdivision Development Agreement where those fees have not yet been paid.

P. Developer shall note on plat that the detention pond is to be maintained by Alpine School District.

Location Map



Western Hills, Plat 1-C

0 225 450 900 Feet

Saratoga Springs City
Planning Commission

Report of Action

TYPE OF ITEM	
Concept Discussion	
Preliminary Plat	X
For Discussion Only	
Site Plan	
Rezone	
Ordinance	
General Plan	
Code Amendment	
Plat Amendment	
Road Vacation	
Conditional Use	
Development Agmt.	
Minor Subdivision	
Other	

Meeting Date: April 24, 2014

ITEM #4. Western Hills Preliminary Plat

Jeff Cochran was present as Chair.

ACTION OF PLANNING COMMISSION

The following action was taken by the Planning Commission on the above-described item:

Positive Recommendation with Conditions

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- See Staff Report.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in verbal comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- No comments.

APPLICANT PRESENTATION

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- No presentation.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Kara North – no comments
- Kirk Wilkins – looked it over and is in support
- Hayden Williamson – question regarding open space, had the open space location clarified and the open space credit for future residential development. Clarified that the credit is not transferrable outside of the area and is only permissible in the abutting property.
- Sandra Steele – no comments
- Jeff Cochran – no comments
- Eric Reese – no comments

MOTION

Commissioner **Sandra Steele** made the following motion: "I move to recommend approval to the City Council of the Western Hills Plat 1-C Preliminary Plat, located at approximately 200 West and 400 West Aspen Hills Boulevard, based on the findings and conditions in the staff report:

Findings:

1. The Preliminary Plat is consistent with the General Plan as explained in the findings in Section "G" of the Staff report, which findings are incorporated herein by this reference.
2. The Preliminary Plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "F" and "H" of the Staff report, which findings are incorporated herein by this reference.

Conditions

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met.
3. The extra open space dedication of 0.939 acres may be credited to future phases of development that abut this project."

Commissioner **Eric Reese** seconded the motion.

VOTE (6 TO 0)

Jeff Cochran	**AYE**
Eric Reese	**AYE**
Sandra Steele	**AYE**
Kara North	**AYE**
Jarred Henline	**ABSENT**
Hayden Williamson	**AYE**
Kirk Wilkins	**AYE**

Saratoga Springs City Planning Commission - Chairman

ENT 2582:2012 PG 1 of 20
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Jan 11 3:50 pm FEE 50.00 BY EO
RECORDED FOR SARATOGA SPRINGS CITY

SUBDIVISION DEVELOPMENT AGREEMENT FOR WESTERN HILLS PHASE 1-A, PHASE 1-B, AND PHASE 1-C SUBDIVISION

THIS AGREEMENT is made and entered into as of Dec. 6, 2011 by and between the CITY OF SARATOGA SPRINGS ("City") and DESERT PEAK MANAGEMENT GROUP, LLC ("Developer").

RECITALS:

A. The City has given final approval of the Western Hills Phase 1-A, Phase 1-B, and Phase 1-C subdivision plats consisting of 11 building lots and six open space parcels (the "Subdivision" or "Project") on approximately 32.27 acres. That approval was subject to, among other things, the execution of this Agreement and the fulfillment by Developer of all obligations herein.

B. This Agreement is being entered into by the City and Developer to provide for the construction of and bonding for the "Subdivision Improvements" and to provide for other matters relating to the Subdivision as herein set out.

AGREEMENT:

NOW THEREFORE, for and in consideration of the mutual covenants, conditions and terms set forth in the above Recitals and hereinafter set forth, the parties hereby agree as follows:

1. Subdivision Improvements. Developer agrees to make, construct, or install the subdivision improvements, including but not limited to streets, sewer, trails, water, and easements, as more specifically set forth in the Subdivision Plat, City ordinances, and standards, and other plans and drawings for the subdivision (the "Subdivision Plans") that have been approved by the City Engineer (the "Subdivision Improvements"). The Subdivision Improvements shall be constructed and installed in a good and workmanlike manner and in full accordance with the Subdivision Plans, any applicable construction standards of City, and all applicable federal, state, and local laws, rules, and regulations. Developer will supply the City with As-Built drawings showing the Subdivision Improvements when they are completed. Developer shall not be released from its obligations herein unless and until City accepts such improvements in advance and in writing as meeting all Subdivision Plans, any applicable construction standards of City, and all applicable federal, state, and local laws, rules, and regulations.

The Subdivision Improvements and all off-site improvements required to provide services to the Subdivision must be completed before the City will issue any building permits or certificates of occupancy. Upon conditions set and approved by the City in Resolution No. 2-0122-02, a limited number of building permits may be issued for "model homes" in the Subdivision before the requirements for a normal building permit are met. All Subdivision Improvements must be completed within one year from the date of recordation of the Subdivision Plat. If the Subdivision Improvements are not completed within one year, the City shall have the right, but not the obligation, upon notice of Developer's default as provided in this Agreement, to cause the Subdivision Improvements to be completed with the use of the proceeds of the performance bond provided in accordance with Section 3 of this Agreement, and City shall have the right, but not the obligation, to rescind this Agreement and vacate all approvals granted herein. The Developer hereby warrants that all of the improvements installed and every part thereof shall remain in good condition free from all defects in design, materials, and/or workmanship for one year, or two years upon a finding by the City that the requirements of Utah Code Ann. § 10-9a-604.5 have been met, from the date all required improvements are completed, inspected, and accepted by the City's representative. The warranty bond is required in order to insure that the Improvements are installed pursuant to the approved plans, are structurally sound, and require no further replacements or repairs. Upon completion of the warranty period, if the Improvements have remained free from defects or damage and continue to meet City standards for the one or two year period, Developer shall petition the City for final acceptance of the warranted Subdivision Improvements. The Developer shall promptly make all repairs, corrections and/or replacements for all defects in workmanship, materials and/or equipment included in the required improvements during the Warranty Period which warranty work shall be inspected and accepted in writing by the City's designated representative.

2. Phasing of Subdivision Improvements. The timing of phases shall be in the following chronological order: Phase 1-B will be recorded first, followed by Phase 1-A, then Phase 1-C. All Subdivision Improvements listed in Exhibit B, incorporated herein by reference, shall be installed and bonded for in accordance with Sections 1, 2, and 3 of this Agreement. However, the timing of such improvements does not necessarily correspond with the timing of the phases in Exhibit C. The timing of installation of the required improvements, dedication of land and easements, and payment of applicable fees, shall be as follows:

Phase 1-B

- Prior to, or along with, recording of Phase 1-B, easements for all utilities outside of the existing Public Right of Way boundaries shall be deeded to the City.
- Prior to, or along with, recording of Phase 1-B, the open space shown in this phase and Exhibit D shall be deeded to the City and all applicable water fees shall be paid at the time of recordation.

Phase 1-A

- The improvements listed in Exhibit B as "Phase 1-C Road only" and "Western Hills Plat 1-A" shall be completed, or a bond posted in accordance with Section 3 below, prior to or simultaneously with the recordation of this phase. The "Phase 1-C Road only" bond shall not be eligible for release until Phase 1-C is recorded and the warranty period for Phase 1-C has been completed.
- Prior to or simultaneously with the recording of Phase 1-A, the public road right of way for Aspen Hills Boulevard shall be deeded to the City.
- Prior to or simultaneously with the recording of Phase 1-A, all easements for trails from the Harvest Hills and Aspen Hills Developments to the School and along the old Railroad berm shall be deeded to the City.
- The open Space shown in Phase 1-A and Exhibit D shall be recorded and all applicable water fees shall be paid at the time of recordation.
- All open space shown in Phase 1-C and Exhibit D shall be deeded to the City prior to the recordation of Phase 1-A. Water fees for this open space will be paid by the Developer when Phase 1-C is recorded.

Phase 1-C

- Prior to or simultaneously with the recording of Phase 1-C, Developer shall pay the water fees and rights for the roads and the open space previously deeded to the City.
- Prior to or simultaneously with the recording of Phase 1-C, Developer shall complete the improvements or post a bond in accordance with Section 3 below guaranteeing completion of the improvements attached as Exhibit B and titled "Phase 1-C without road."
- The open space shown in this phase and Exhibit D is to be deeded to the City with Phase 1-A shall be shown on this plat and recorded as public open space. All applicable water fees shall be paid by the Developer at the time of recordation.

3. Performance Bonds. In the order specified in Section 2 above, Developer shall provide performance bonds acceptable to the City covering the Subdivision Improvements in the amount of 115% of the estimated cost of said improvements, as set forth in Exhibit B attached hereto and made a part hereof. The bonds shall provide that periodic completion payments for the improvements described in Exhibit B, calculated on percent of completion less 10%, provided that at least 20% of the bond amounts shall be retained until all required improvements are completed, inspected and accepted by the City's designated representative. Percent of completion shall be calculated by the City's designated representative based upon such inspection as he deems appropriate and based upon actual

invoices and other documentation as he deems appropriate. When all required improvements are completed, inspected and accepted by the City's designated representative, all of the bond amounts except for 10% of the bond amount may be disbursed or released. The remaining 10 % of the bond amounts shall be retained by the City for the Warranty Period to cover any defects in workmanship or materials discovered during the Warranty Period and not repaired, corrected and/or replaced by Developer.

4. Dedication of Improvements. The Subdivision Improvements, as well as all public open space as shown in Exhibit D, streets, trails, and easements as set out in the Subdivision Plat shall be dedicated to City upon City's acceptance of same.

5. Compliance with Conditions Imposed by City. Developer agrees to comply with any and all conditions imposed by the Planning Commission or the City Council during the permitting and approval process as set forth in the adopted staff reports, written and audio transcripts, and official written minutes of the City Planning Commission and City Council. Such conditions are hereby incorporated herein by this reference.

6. Sewer Service. City agrees to provide sewer service to the Subdivision at standard rates generally charged for other development within the City in accordance with the ordinances, rules and regulations of the City and the Timpanogos Special Service District ("Timpanogos") covering sewer service on the following conditions:

6.1. Sewer Lines. City shall not be obligated to provide sewer to any lot until all sewer lines within the Subdivision and all off-site sewer lines and/or facilities required to provide sewer service to the Subdivision are completed and accepted by the City.

6.2. Sewer Fees. Timpanogos requires payment of an impact fee/capital facilities charge which is subject to change from time to time by Timpanogos. The impact fee/capital facilities charge is currently collected by the City but may hereafter be collected directly by Timpanogos and may hereafter be collected as a capital facilities charge or as an impact fee. Developer acknowledges and agrees that said capital facilities charge or impact fee by Timpanogos is separate from and in addition to sewer connection fees and sewer impact fees imposed by the City. Lot Owners shall be required to pay sewer connection fees and/or sewer impact fees at the time building permits are obtained for their Lots.

7. Water Service. City agrees to provide culinary and secondary (outside irrigation) water service to the Subdivision at standard rates generally charged for other development within City in accordance with the Ordinances and rules and regulations of City covering water service on the following conditions:

7.1. Water Facilities and Water Rights. Secondary water facilities and water rights for culinary and secondary water are being purchased from the City or are otherwise being provided in accordance with the City's Water Utilities Ordinance in connection with the recording of the Subdivision Plat.

7.2. Water Lines. City shall not be obligated to provide water service to any lots in the Subdivision until all culinary and secondary water lines within the Subdivision and all off-site culinary and secondary water lines and/or facilities required to provide water service to the Subdivision are completed and approved and accepted by City.

7.3. Water Fees. Lot Owners shall be required to pay culinary water connection fees at the time building permits are obtained for their Lots. The lot owners shall also be required to pay fees to cover the costs of water meters and the costs to connect the same in order to receive water service.

8. Other Municipal Services. City shall provide standard municipal services to the Subdivision in the same manner and level as said services are provided to other developments in the City subject to the payment of all fees and charges charged or levied therefore by the City.

9. Street Lighting SID. The land covered by the Subdivision and all lots and parcels in the Subdivision shall be added to the City's Street Lighting Special Improvement District ("Lighting SID") for the maintenance of the street lighting. Developer has or will give written consent to have the land covered by the Subdivision included in the

Lighting SID as a condition to final plat approval. The Lighting SID is not for the installation of street lights but is for the maintenance of the street lights that Developer is required to install as part of the Subdivision Improvements.

10. Impact Fees. Impact fees for roadways, storm drainage, wastewater, parks and open space and public safety facilities shall be imposed on all lots in the Subdivision in accordance with the City's Impact Fee Ordinance and shall be paid prior to the issuance of a building permit for any development on a lot in the Subdivision. Developer, by signing this Agreement, waives any rights to challenge such Impact Fees in law or in equity.

11. Rights of Access. The City Engineer and other representatives of the City shall have a reasonable right of access to the Subdivision during construction to inspect or observe the work on the Subdivision Improvements and to make such inspections and tests as are allowed or required under the City's ordinances.

12. Assignment. Any and all successors and assigns, in title or right, with respect to all obligations in this Agreement, shall be bound by the same requirements and obligations as described in this Agreement.

13. Default. In the even Developer fails to perform its obligations under this Agreement, at any time after 30 days notice by the City of such default, City may, at its election, have the following remedies

13.1. All rights and remedies provided in this Agreement or available at law and in equity, including injunctive relief, specific performance and/or damages.

13.2. The right to withhold all further approvals, licenses, permits or other rights associated with the Subdivision and any building or development on any lots in the Subdivision.

13.3. The right to rescind this Agreement.

The rights and remedies herein provided shall be cumulative. If either party default in any of the covenants or agreements herein contained, the defaulting party shall pay all costs and expenses, including reasonable attorney's fees, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise.

14. Fees. Concurrent with the execution of this Agreement and prior to recording the Subdivision Plat, Developer shall pay to City all fees for subdivision approval and all engineering and other fees for inspection and testing of the Subdivision Improvements. Developer shall reimburse City for its attorney's fees in negotiating and drafting this Agreement and other documents and agreements involved with the subdivision and subdivision approval.

15. Time of the Essence. It is agreed that time is of the essence in the performance of duties and obligations under this Agreement.

16. Notice. Any notice given under this Agreement shall be written and shall be delivered personally, by first class mail or by express mail addressed as follows:

To City:	City of Saratoga Springs 1307 North Commerce Drive, Suite 200 Saratoga Springs, Utah 84045
To Developer:	Desert Peak Management Group, LLC Attn: Ronald Johnston 1374 West 200 South Lindon, UT 84042

Or other such address as either party may designate by written notice to the other party as herein provided.

17. Construction. This Agreement shall be governed as in validity, enforcement, construction, effect and in all other respects by the Laws of the State of Utah. The section headings and numbers are for convenience only and are not to be used to construe or interpret the provision of this Agreement.

18. Waiver. No failure or delay in exercising any right, privilege hereunder on the part of any party shall operate as a waiver hereof. No waiver shall be binding unless executed in writing by the party making the waiver.

19. Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof, but only to the extent that any previously-signed agreements conflict with the provisions herein. All waivers and amendments of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of the City and Developer. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A - Legal Description of the Property
Exhibit B - Required Improvements and Calculations
Exhibit C - Western Hills Phases
Exhibit D - Western Hills Open Space Phasing

20. Recordation of Subdivision Development Agreement. No later than ten (10) days after the City and Developer enter into this Agreement, the City Recorder shall cause to be recorded, at Developer's expense, an executed copy of this Agreement in the Official Records of the County of Utah.

21. No Third-Party Beneficiaries. This Agreement is between the City and Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement. This includes but is not limited to the obligations and rights pertaining to the Subdivision Improvements. Notwithstanding anything in this Agreement to the contrary, the owners of individual units or lots in the Project shall have no right to bring any action under this Agreement as a third-party beneficiary or otherwise.

22. Covenants Running with the Land. The provisions of this Agreement shall constitute real covenants, contract and property rights, and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits of this Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns, and transferees.

23. Method of Enforcement. The City may look to Developer, the Home Owners' Association , and/or to each lot or unit owners in the Project for performance of the provisions of this Agreement relative to the portions of the Project owned or controlled by such party. Any cost incurred by the City to secure performance of the provisions of this Agreement shall constitute a valid lien on the Project, including prorated portions to individual lots or units in the Project, on a parity with and collected at the same time and in the same manner as general City taxes and assessments that are a lien on the Project. The City may pursue any remedies available at law or in equity, including the withholding of building permits or certificates of occupancy, to ensure compliance with this Agreement.

24. Subjection and Subordination. The Developer and each person or entity that holds any beneficial, equitable, or other interest or encumbrances in all or any portion of the Project at any time hereby automatically, and without the need for any further documentation or consent, subjects and subordinates such interests and encumbrances to this Agreement and all amendments thereof. Each such person or entity agrees to provide written evidence of that subjection and subordination within 15 days following a written request for the same from, and in a form reasonably satisfactory to the City.

25. Incorporation of Recitals and Introductory Paragraph. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

26. Defense and Indemnity.

26.1 Developer's Actions. Developer shall defend, hold harmless, and indemnify the City and its elected and appointed officers, agents, employees, and representatives from any and all claims, costs, judgments and liabilities (including inverse condemnation) which arise directly or indirectly from the City's approval of the Project, construction of the Project, or operations performed under this Agreement by (a) Developer or by Developer's contractors, subcontractors, agents or employees, or (b) any one or more persons directly or indirectly employed by, or acting as agent for, Developer or any of Developer's contractors or subcontractors.

26.2 Hazardous, Toxic, and/or Contaminating Materials. Developer further agrees to defend and hold harmless the City and its elected and/or appointed boards, officers, employees, and agents from any and all claims, liabilities, damages, costs, fines, penalties and/or charges of any kind whatsoever relating to the existence of hazardous, toxic and/or contaminating materials on the Project solely to the extent caused by the intentional or negligent acts of Developer, or Developer's officers, contractors, subcontractors, employees, or agents.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date hereinabove written.

DEVELOPER

By: _____

Its Manager

STATE OF UTAH)
:ss
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 27 day of December, 2011, by Brad A. Jensen, who executed the foregoing instrument in his capacity as the _____ of Developer.

SHAUNA M. MCKAY
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 573345
COMM. EXP. 03-10-2012

My Commission Expires:
3/10/12

_____
NOTARY PUBLIC
Residing at: Orem, UT

CITY OF SARATOGA SPRINGS

By: _____
Mayor

Attest:

_____
City Recorder

1/3/12
Date

SARATOGA SPRINGS CORPORATE SEAL STATE OF UTAH

Exhibit A

Legal Description of Property

WESTERN HILLS SUBDIVISION – PHASE 1 (6-28-10)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°55'56"W 987.57 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF ASPEN HILLS SUBDIVISION, PLAT A; THENCE ALONG SAID SUBDIVISION BOUNDARY N54°10'00"E 1182.27 FEET; THENCE S00°04'04"W 202.52 FEET; THENCE N47°43'19"E 377.56 FEET; THENCE S65°24'16"E 353.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 195.09 FEET, THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD OF SAID CURVE BEARS N22°53'42"E 192.33 FEET; THENCE N39°37'42"E 302.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 984.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 194.07 FEET THROUGH A CENTRAL ANGLE OF 11°18'00", CHORD OF SAID CURVE BEARS N45°16'42"E 193.75 FEET; N50°55'42"E 196.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 227.76 FEET, THROUGH A CENTRAL ANGLE OF 39°04'18", CHORD OF SAID CURVE BEARS N70°27'51"E 223.38 FEET; THENCE EAST 466.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 266.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 61.94 FEET, THROUGH A CENTRAL ANGLE OF 13°20'27", CHORD OF SAID CURVE BEARS N83°19'47"E 61.80 FEET; THENCE N76°39'33"E 278.43 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF SR-68 (REDWOOD ROAD); THENCE ALONG SAID RIGHT OF WAY S13°18'59"E 62.39 FEET; THENCE S12°08'30"E 5.61 FEET; THENCE S76°39'33"W 278.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 77.77 FEET, THROUGH A CENTRAL ANGLE OF 13°20'27", CHORD OF SAID CURVE BEARS S83°19'47"W 77.59 FEET; THENCE WEST 466.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 266.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 181.39 FEET, THROUGH A CENTRAL ANGLE OF 39°04'18", CHORD OF SAID CURVE BEARS S70°27'51"W 177.90 FEET; THENCE S50°55'42"W 196.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 916.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 180.66 FEET, THROUGH A CENTRAL ANGLE OF 11°18'00", CHORD OF SAID CURVE BEARS S45°16'42"W 180.36 FEET; THENCE S39°37'42"W 170.30 FEET; THENCE S59°02'24"E 878.36 FEET; THENCE S29°14'03"W 427.66 FEET TO THE SOUTHERLY LINE OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID SECTION LINE S89°39'03"W 1326.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.27 ACRES, MORE OR LESS, AND 11 LOTS.

Exhibit B

Bond Calculations

Bond Calculation For City of Saratoga Springs

Project: Western Hills - Phase 1-C Road Only
By: JDL
Date: 11/31/2011

Earthwork

Earthwork Description	Unit	Quantity	Cost per Unit	Total Cost
Clear and Grub Site	ACRE	2	$2,500.00	$5,000.00
Offsite Import/Export	CY	1,400	$7.50	$10,500.00
Cut/Fill and Compaction	CY	4,000	$1.50	$6,000.00
Subtotal				**$21,500.00**

Erosion Control

Erosion Control Description	Unit	Quantity	Cost per Unit	Total Cost
Erosion Control*	Acre	2	$2,500.00	$5,000.00
Subtotal				**$5,000.00**

* Erosion control bond funds shall be eligible for release only after the City inspector has determined that the site is stabilized and all construction activity has been completed.

Sanitary Sewer

Sanitary Sewer Description	Unit	Quantity	Cost per Unit	Total Cost
8" PVC Sewer	LF	31	$32.50	$1,007.50
4" Laterals	EA	9	$750.00	$6,750.00
Subtotal				**$7,757.50**

Culinary Water

Culinary Water Description	Unit	Quantity	Cost per Unit	Total Cost
16" HDPE Casing with Spacers	LF	66	$60.00	$3,960.00
8" PVC Waterline	LF	1,625	$35.00	$56,875.00
6" PVC Waterline	LF	85	$30.00	$2,550.00
8" Gate Valve	EA	5	$1,600.00	$8,000.00
Adjust and Collar Watervalve MH	EA	5	$250.00	$1,250.00
8" Bend w/ Thrust Block	EA	4	$625.00	$2,500.00
8" Cross w/ Thrust Block	EA	1	$1,250.00	$1,250.00
Service Connections 3/4-1" with Meter	EA	9	$1,000.00	$9,000.00
Blow off	EA	1	$1,850.00	$1,850.00
Fire Hydrants with Valve	EA	3	$3,750.00	$11,250.00
Trace Wire	LF	1,710	$0.30	$513.00
Subtotal				**$98,998.00**

Irrigation Water

Irrigation Water Description	Unit	Quantity	Cost per Unit	Total Cost
6" PVC Waterline	LF	1,600	$30.00	$48,000.00
6" Gate Valve	EA	3	$1,250.00	$3,750.00
Adjust and collar water valve MH	EA	3	$250.00	$750.00
6" Bend w/ Thrust Block	EA	4	$500.00	$2,000.00
6" Cross w/ Thrust Block	EA	1	$800.00	$800.00

6" Tee w/ Thrust Block	EA	1	$700.00	$700.00
Irrigation Lateral 3/4-1" with Meter	EA	10	$1,000.00	$10,000.00
Blow off	EA	1	$1,850.00	$1,850.00
Trace Wire	LF	1,600	$0.30	$480.00
Subtotal				**$68,330.00**

Storm Drain & Land Drain

Storm Drain Description	Unit	Quantity	Cost per Unit	Total Cost
24" RCP (Redwood)	LF	701	$65.00	$45,565.00
3'x3' Box (Irrigation)	EA	1	$1,500.00	$1,500.00
24" RCP (Irrigation)	LF	245	$65.00	$15,925.00
18" RCP for UDOT system	LF	105	$50.00	$5,250.00
18" RCP	LF	1,250	$50.00	$62,500.00
15" RCP	LF	157	$42.00	$6,594.00
Single Inlet Box For UDOT system w/ Concrete Apron	EA	1	$3,000.00	$3,000.00
Single Inlet Box/Catch Basin	EA	4	$2,500.00	$10,000.00
48" Manhole	EA	4	$2,500.00	$10,000.00
Combination Box	EA	3	$3,500.00	$10,500.00
Adjust & Collar MH	EA	1	$350.00	$350.00
Environment 21 Oil/Water Seperator	EA	1	$2,500.00	$2,500.00
15" RCP Flared End Section w/ Rip Rap Apron	EA	2	$750.00	$1,500.00
Subtotal				**$175,184.00**

Street Improvements

Street Improvements Description	Unit	Quantity	Cost per Unit	Total Cost
2' Curb & Gutter w/Road Base	LF	3,200	$20.00	$64,000.00
2.5' Curb & Gutter w/ Road Base (Redwood)	LF	100	$25.00	$2,500.00
4' Sidewalk w/ 6" Road Base	LF	3,200	$22.00	$70,400.00
6.5" Asphalt (Redwood)	SF	3,200	$5.50	$17,600.00
4" Asphalt	SF	72,400	$3.00	$217,200.00
8" Road Base	SF	72,400	$1.00	$72,400.00
8" Road Base (Redwood)	SF	3,200	$1.00	$3,200.00
4" Granular Barrow	SF	64,000	$0.40	$25,600.00
10" Granular Borrow (Redwood)	SF	3,600	$0.80	$2,880.00
ADA Ramp	EA	2	$750.00	$1,500.00
Asphalt Saw Cutting (Redwood)	LF	520	$1.00	$520.00
Curb inlet tie in	EA	6	$500.00	$3,000.00
Speed Table	EA	1	$7,500.00	$7,500.00
Striping (4" solid stripe)	LF	2,000	$0.67	$1,340.00
Slurry Seal after 1 year warranty period	SF	72,400	$0.10	$7,240.00
Re-Striping after Slurry Seal (4" solid stripe)	LF	2,000	$0.67	$1,340.00
Street Monuments	EA	2	$600.00	$1,200.00
Subtotal				**$499,420.00**

Miscellaneous

Miscellaneous Description	Unit	Quantity	Cost per Unit	Total Cost
Street Light Single Arterial	EA	3	$4,800.00	$14,400.00
Street Light Single Collector/Commercial	EA	5	$4,150.00	$20,750.00
MUTCD Traffic Signs	EA	10	$500.00	$5,000.00
Landscaping and Irrigation Complete (Parkstrips)	SF	22,000	$1.50	$33,000.00
Trees in public ROW	EA	45	$300.00	$13,500.00
Subtotal				**$86,650.00**

Total Improvement Cost	**$962,839.50**
Contingency (15%)	**$144,425.93**
Final Bond Amount	**$1,107,265.43**

Bond Calculation For City of Saratoga Springs

Project: Western Hills Plat 1-A
By: JDL
Date: 6/09/2011

Miscellaneous

Miscellaneous Description	Unit	Quantity	Cost per Unit	Total Cost
6' Vinyl Fence	LF	1,280	$45.00	$57,600.00
10' Wide Pedestrian Bridge over Canal	EA	1	$10,000.00	$10,000.00
12" Mow Strip	LF	1,280	$10.00	$12,800.00
Landscaping and Irrigation Complete (Parkstrips & Roundabout)	SF	10,000	$1.50	$15,000.00
Trees in public ROW	EA	16	$300.00	$4,800.00
Subtotal				**$100,200.00**

Total Improvement Cost	**$100,200.00**
Contingency (15%)	**$15,030.00**
Final Bond Amount	**$115,230.00**

Bond Calculation For City of Saratoga Springs

Project: Western Hills Phase 1-C without Road
By: JDL
Date: 11/31/2011

Street Improvements

Street Improvements Description	Unit	Quantity	Cost per Unit	Total Cost
8' Asphalt (3") Trail with 6" Road Base	LF	1,040	$16.00	$16,640.00
8' Concrete (5") Trail with 6" Road Base	SF	2,700	$30.00	$81,000.00
Subtotal				**$97,640.00**

Miscellaneous

Miscellaneous Description	Unit	Quantity	Cost per Unit	Total Cost
Remove Power Pole	EA	1	$750.00	$750.00
Bury OH Power (conduit, wire, guy wire ex. poles, etc.)	LF	420	$50.00	$21,000.00
10' Wide Pedestrian Bridge over Canal	EA	1	$10,000.00	$10,000.00
Subtotal				**$31,750.00**

Total Improvement Cost	**$129,390.00**
Contingency (15%)	**$19,408.50**
Final Bond Amount	**$148,798.50**

Exhibit C

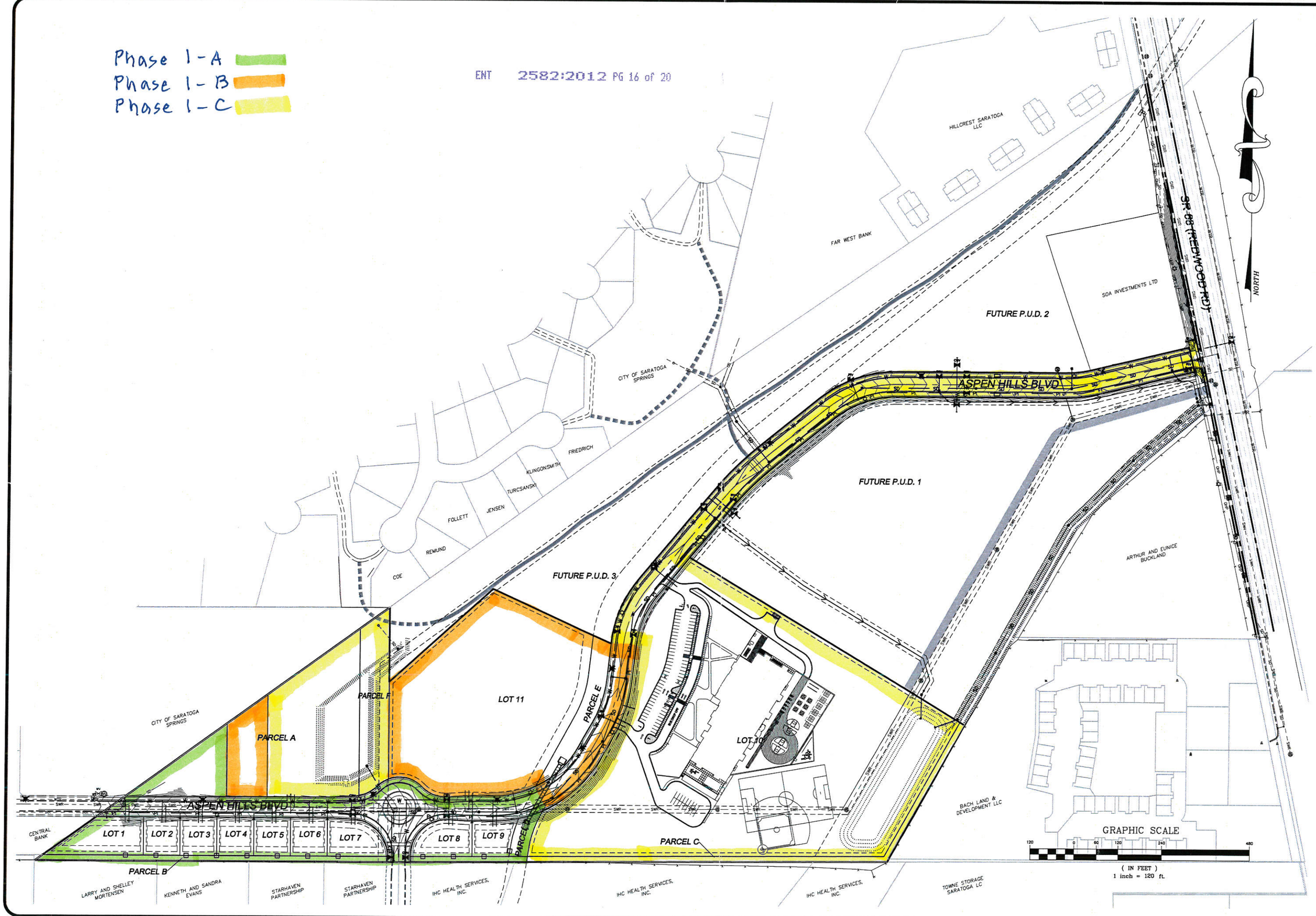
Western Hills Phases

Exhibit D

Western Hills Open Space Phasing

ENT 2582:2012 PG 16 of 20

Phase 1-A
Phase 1-B
Phase 1-C



NO.	DATE	DESCRIPTION	BY

H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

WESTERN HILLS PHASE 1

PHASING PLAN

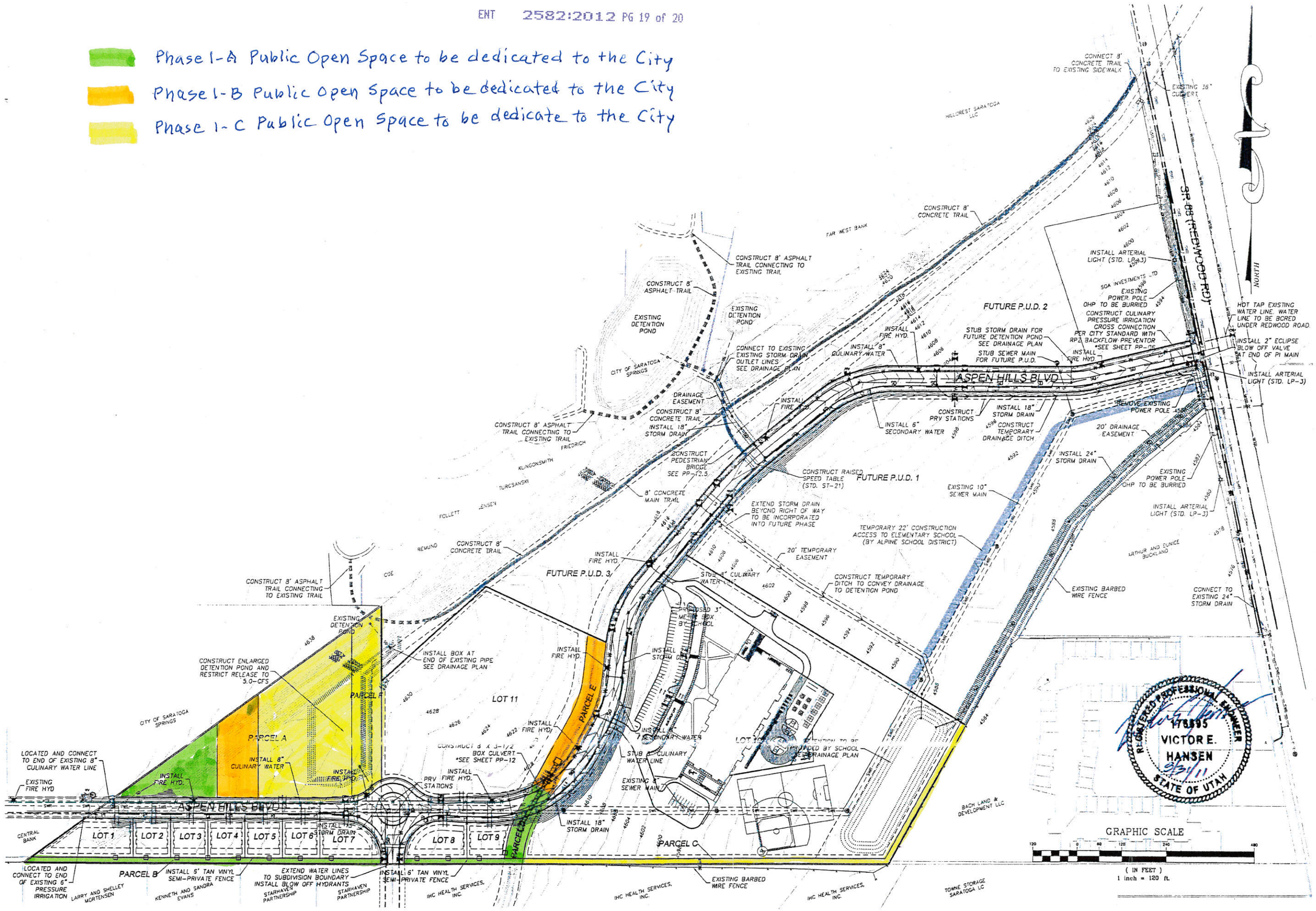
PROJECT NO.	9-111-19
DATE	10/12/11
HOR SCALE	1"=120'
VER SCALE	NA
ENGINEER	VEH
DRAFTED	TLH
CHECKED	VEH

SHEET
SP-01

Phase 1-A Public Open Space to be dedicated to the City

Phase 1-B Public Open Space to be dedicated to the City

Phase 1-C Public Open Space to be dedicate to the City



NO.	DATE	DESCRIPTION	BY

H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

WESTERN HILLS PHASE 1

SITE / UTILITY PLAN

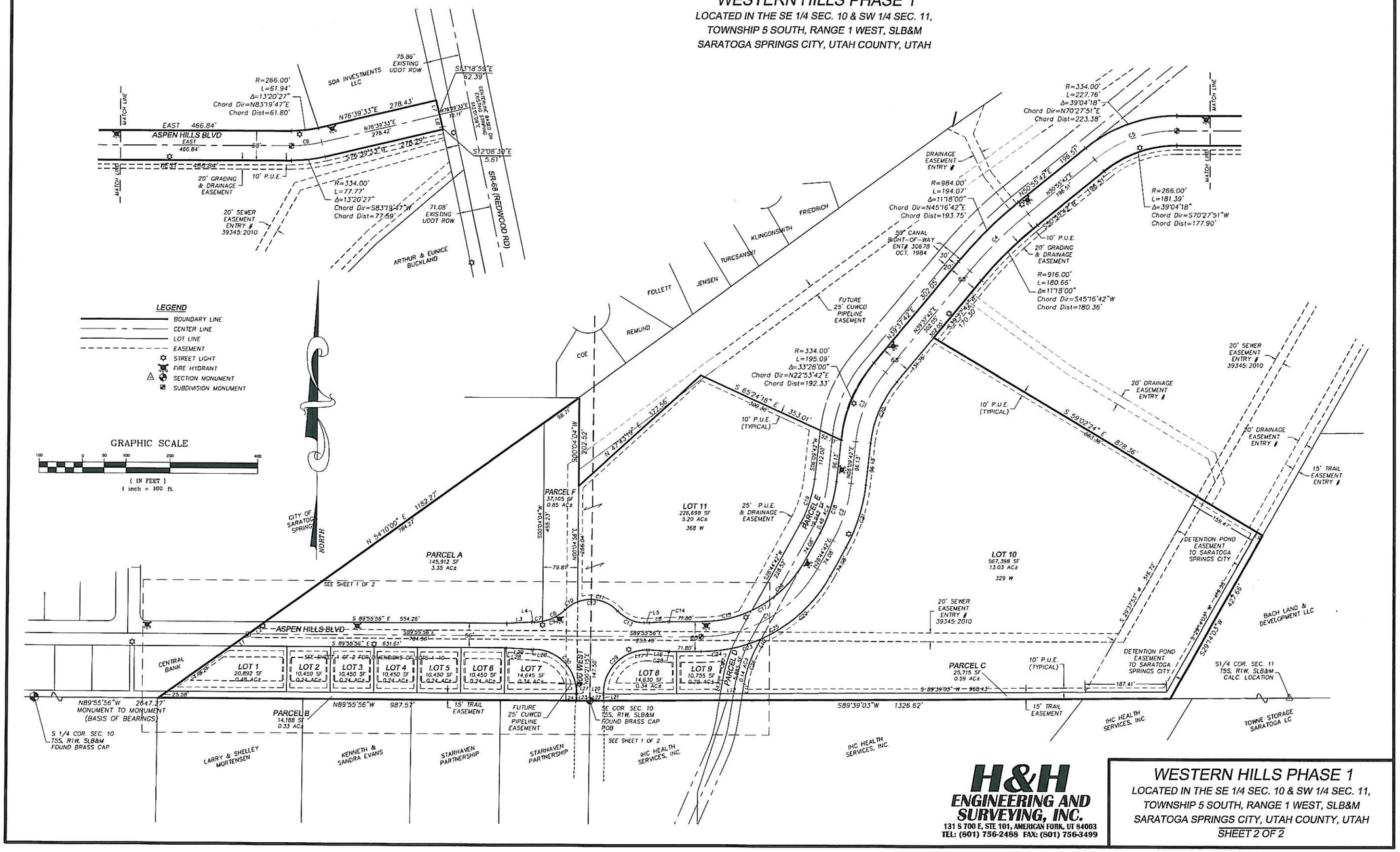
PROJECT NO.	9-111-19
DATE	8/26/11
HOR SCALE	1"=120'
VER SCALE	NA
ENGINEER	VEH
DRAFTED	TLH
CHECKED	VEH

SHEET

SP-01

WESTERN HILLS PHASE 1

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



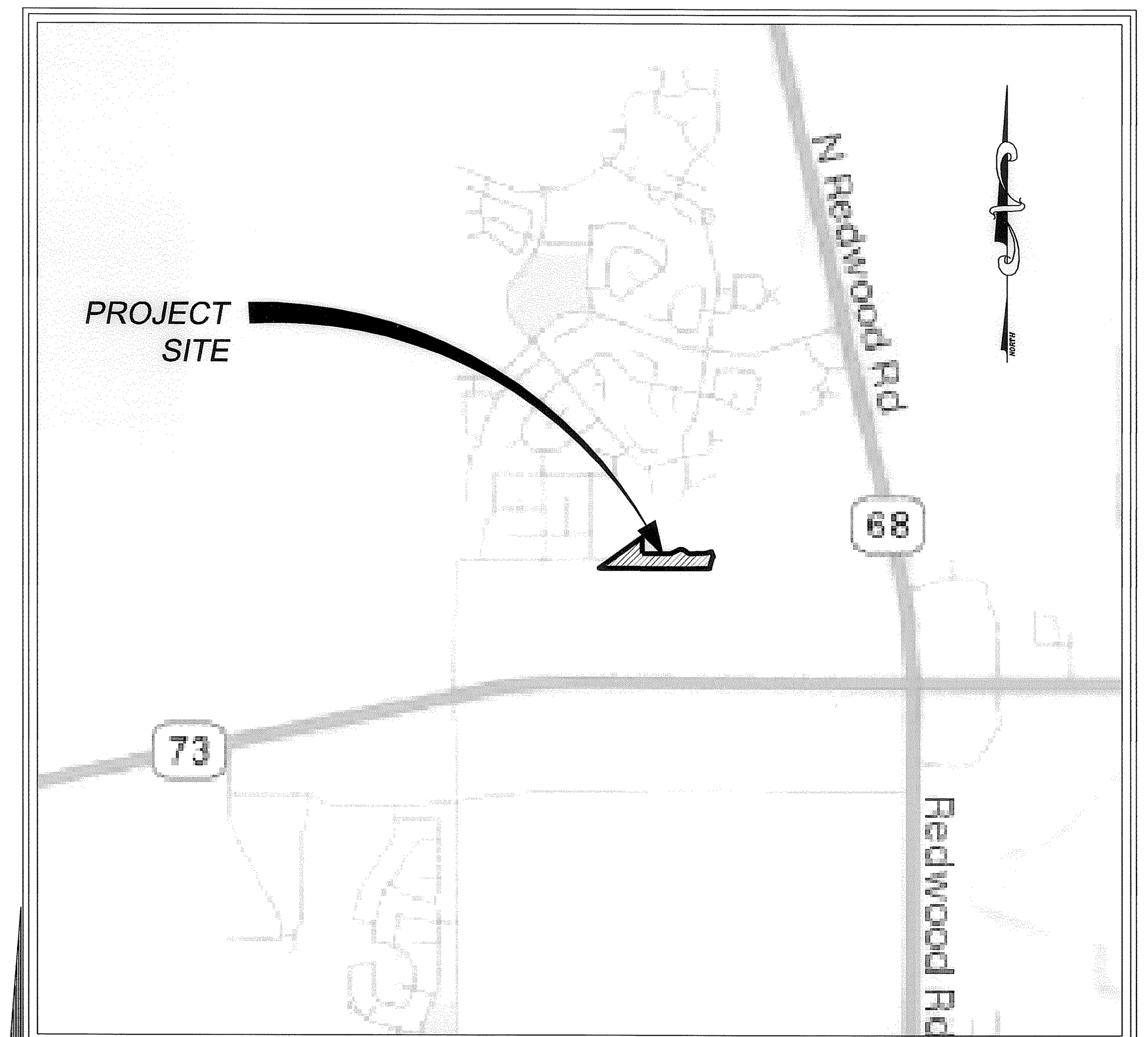
H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

WESTERN HILLS PHASE 1
LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2

WESTERN HILLS PLAT 1-A

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



VICINITY MAP

NOT TO SCALE

QUESTAR GAS COMPANY
APPROVED THIS _____ DAY OF __________, 20___.
QUESTAR GAS COMPANY

COMCAST CABLE TELEVISION
APPROVED THIS 23 DAY OF June, 2011.
COMCAST CABLE TELEVISION

QWEST
APPROVED THIS 22 DAY OF June, 2011.
QWEST

ROCKY MOUNTAIN POWER
APPROVED THIS 23 DAY OF June, 2011.
ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532

Approved this 23 day of June 2011
QUESTAR GAS COMPANY
By:
Title: Pre. Const

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°00'54"E	56.33'
L2	S89°55'56"E	6.78'
L3	S89°55'56"E	11.85'
L4	N86°15'13"E	42.97'
L5	S28°44'42"W	14.48'
L6	S09°02'42"W	37.15'
L7	S89°56'58"E	3.87'
L8	N86°52'46"W	56.33'
L9	S89°55'56"E	5.22'
L10	N89°55'56"W	5.68'
L11	N86°07'05"W	42.97'
L12	N89°55'56"W	15.56'
L13	N09°02'42"E	21.94'
L14	N09°02'42"E	15.20'
L15	N09°02'42"E	30.21'
L16	N27°52'28"W	39.54'
L18	S00°21'15"W	5.68'
L19	S03°27'06"E	12.61'
L20	S04°10'35"W	13.16'
L21	S35°11'20"W	44.01'
L23	S00°21'15"W	4.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD
C1	98.50	77.02	44°47'55"	N67°40'07"E	75.07
C2	84.00	134.19	91°31'37"	S88°58'03"E	120.37
C3	84.50	68.92	46°43'42"	S66°34'05"E	67.02
C4	64.00	4.26	3°48'51"	N88°09'39"E	4.26
C5	266.00	118.93	25°37'03"	N77°15'33"E	117.94
C6	280.00	96.32	19°42'35"	S18°53'25"W	95.85
C7	98.50	155.22	90°17'11"	N44°47'20"W	139.65
C7a	98.50	34.14	19°51'36"	N09°34'33"W	33.97
C7b	98.50	121.07	70°25'35"	N54°43'09"W	113.59
C8	98.50	154.23	89°42'49"	S45°12'39"W	138.95
C8a	98.50	121.78	70°50'21"	S54°38'53"W	114.17
C8b	98.50	32.45	18°52'28"	S09°47'29"W	32.30
C9	64.00	4.26	3°48'51"	S88°01'31"E	4.26
C10	334.00	140.55	24°06'40"	N78°00'44"E	139.52
C11	300.00	129.74	24°46'42"	N77°40'43"E	128.73
C12	334.00	70.39	12°04'29"	N84°01'50"E	70.26
C13	334.00	70.17	12°02'11"	N71°58'30"E	70.04
C14	330.00	76.90	13°21'04"	S15°42'39"W	76.72

NOTES:

1) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.

2) PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.

3) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

4) SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOMES WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

5) PARCELS A, B, C AND D ARE HEREBY DEDICATED TO SARATOGA SPRINGS CITY FOR PUBLIC OPEN SPACE.

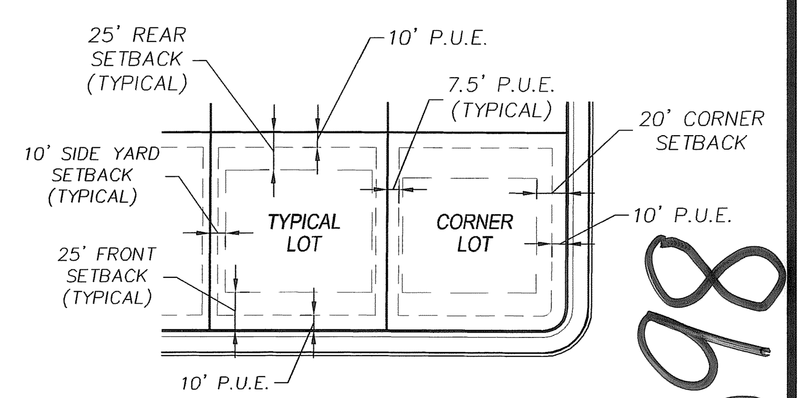
6) THE OWNERS OF LOTS 1 THROUGH 9 WILL BE RESPONSIBLE FOR INSTALLING THE LANDSCAPING IN AND MAINTAINING THE PARKSTRIPS ADJACENT TO THEIR LOTS. WESTERN HILLS 1 LLC, THE DEVELOPER, WILL INSTALL THE LANDSCAPING IN THE PARKSTRIP ADJACENT TO PARCEL A, PARCEL D, AND ALONG THE NORTHERLY SIDE OF ASPEN HILLS BLVD TO THE FUTURE LOT 11, SARATOGA SPRINGS CITY WILL BE RESPONSIBLE FOR MAINTAINING THESE PARKSTRIPS.

7) 5/8" REBAR WITH PLASTIC CAPS STAMPED "H&H ENGINEERING & SURVEYING" ARE TO BE SET AT EACH LOT CORNER. LEAD PLUGS ARE TO BE SET IN THE TOP OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

8) THE DRAINAGE EASEMENT AREA SHALL BE MAINTAINED BY THE OWNER(S) OF THE PROPERTY IN WHICH THE EASEMENT AREA ENCUMBERS AND SHALL ENSURE THAT IT IS KEPT FREE OF DEBRIS. THE PROPERTY OWNER(S) SHALL NOT BUILD OR CONSTRUCT, ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THIS EASEMENT NOR CHANGE THE GRADE THEREOF WITHOUT THE WRITTEN CONSENT OF SARATOGA SPRINGS CITY.

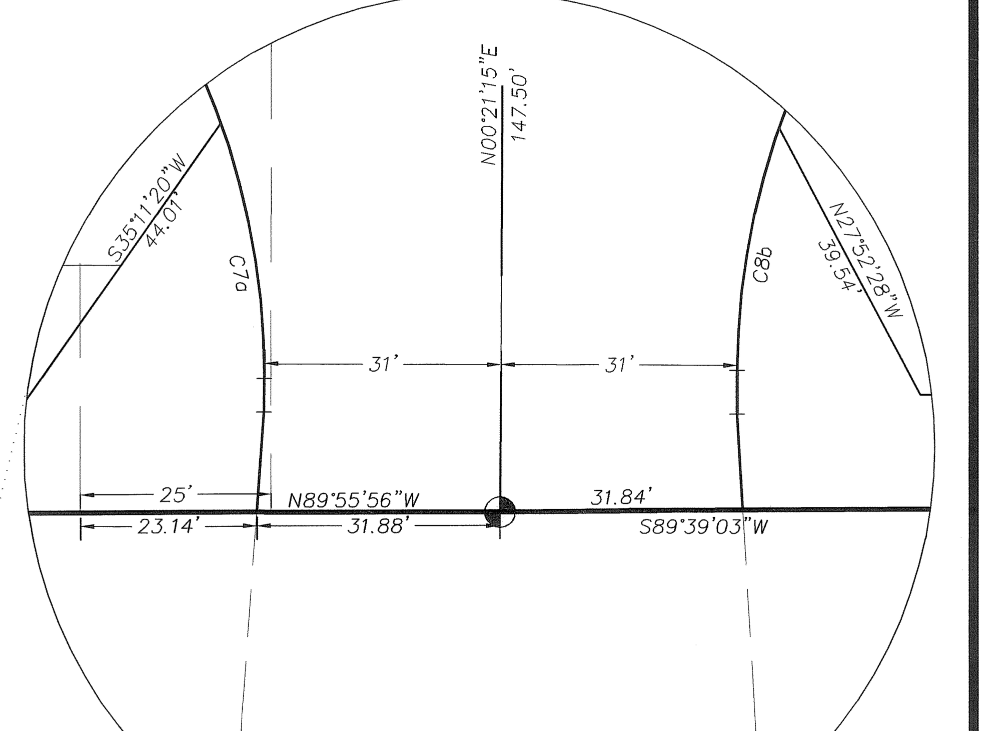
LEGEND

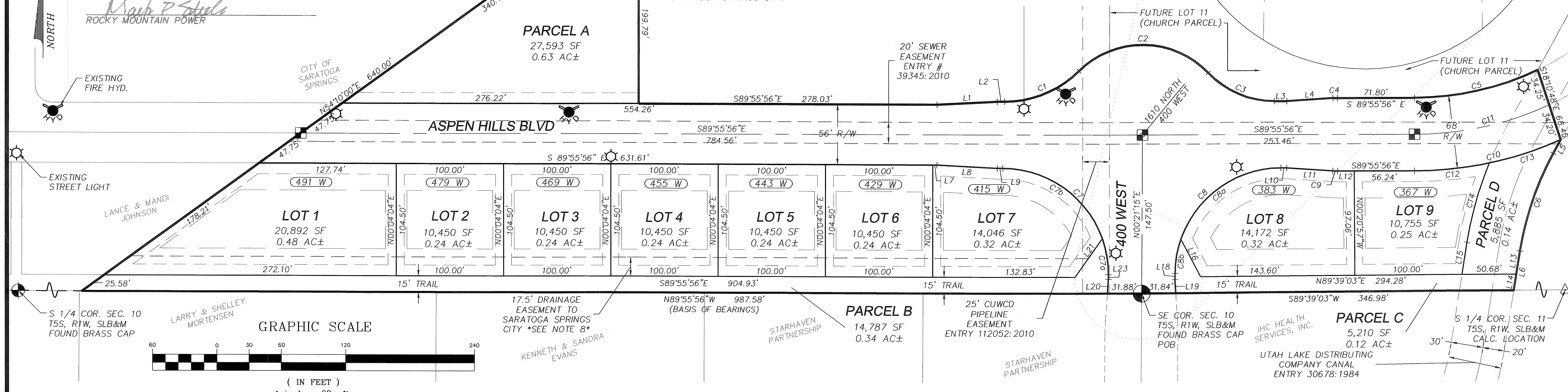
- BOUNDARY LINE
- CENTER LINE
- LOT LINE
- EASEMENT
- BUILDING SETBACK
- STREET LIGHT
- FIRE HYDRANT
- SECTION MONUMENT
- SUBDIVISION MONUMENT



TYPICAL LOT DETAIL
NOT TO SCALE

13698





SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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 THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

VICTOR E. HANSEN PLS 176695 — DATE: June 22, 2011

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°55'56"W 987.58 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF ASPEN HILLS SUBDIVISION, PLAT A; THENCE ALONG SAID SUBDIVISION BOUNDARY N54°10'00"E 640.00 FEET; THENCE SOUTH 199.79 FEET; THENCE S89°55'56"E 278.03 FEET; THENCE N87°00'54"E 56.33 FEET; THENCE S89°55'56"E 6.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 98.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 77.02 FEET, THROUGH A CENTRAL ANGLE OF 44°47'55", CHORD OF SAID CURVE BEARS N67°40'07"E 75.07 FEET; TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 84.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 134.19 FEET, THROUGH A CENTRAL ANGLE OF 91°31'37", CHORD OF SAID CURVE BEARS S88°58'03"E 120.37 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 84.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 68.92 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS S66°34'05"E 67.02 FEET; THENCE S89°55'56"E 11.85 FEET; THENCE N86°15'13"E 42.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 64.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 3°48'51", CHORD OF SAID CURVE BEARS N88°09'39"E 4.26 FEET; THENCE S89°55'56"E 71.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 266.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 118.93 FEET, THROUGH A CENTRAL ANGLE OF 25°37'03", CHORD OF SAID CURVE BEARS N77°15'33"E 117.94 FEET; THENCE S18°10'48"E 68.45 FEET; THENCE S28°44'42"W 14.48 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 96.32 FEET, THROUGH A CENTRAL ANGLE OF 19°42'35", CHORD OF SAID CURVE BEARS S18°53'25"W 95.85 FEET; THENCE S09°02'42"W 37.15 FEET MORE OR LESS TO THE SOUTHERLY LINE OF SAID SECTION 11; THENCE ALONG THE SECTION LINE S89°39'03"W 346.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.82 ACRES (253,569-SF), MORE OR LESS. 9 LOTS AND 4 OPEN SPACE PARCELS.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

WESTERN HILLS PLAT 1-A SUBDIVISION,

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND 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 WE HAVE HEREUNTO SET OUR HANDS THIS 22nd DAY OF June A.D. 2011.

WESTERN HILLS 1, LLC
BY: TRISTAR IRREVOCABLE TRUST
ITS: MANAGER

BRAD A. JENSEN, TRUSTEE

[redacted]
Shauna M. McKay
#573345
Exp. 3.10.12

ACKNOWLEDGMENT

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

ON THIS 22 DAY OF June, 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, Brad A. Jensen, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE OWNER'S DEDICATION THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF UTAH

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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 28 DAY OF June, A.D. 2012.

ENT 55404:2012 Map # 13698
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Jul 03 2:26 pm FEE 43.00 BY SS
RECORDED FOR SARATOGA SPRINGS CITY

MAYOR — ATTEST: CLERK/RECORDER (SEE SEAL BELOW)

WESTERN HILLS PLAT 1-A

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

FIRE CHIEF APPROVAL
APPROVED THIS 3 DAY OF Jan, A.D. 2012 BY THE FIRE CHIEF.
CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
APPROVED THIS 3 DAY OF Jan, A.D. 2012 BY THE PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED THIS 20th DAY OF December A.D. 2011. BY THE CITY ENGINEER.
CITY ENGINEER

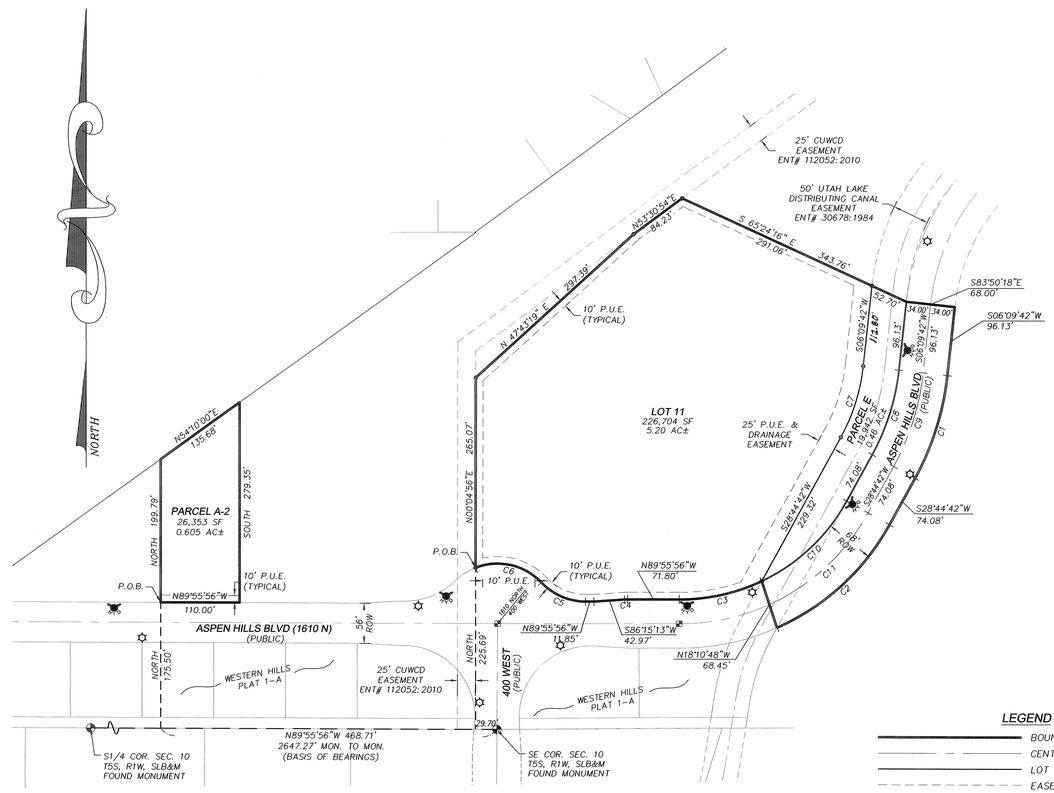
SARATOGA SPRINGS ATTORNEY
APPROVED THIS 3rd DAY OF January, A.D. 2012 BY THE CITY ATTORNEY.
SARATOGA SPRINGS ATTORNEY

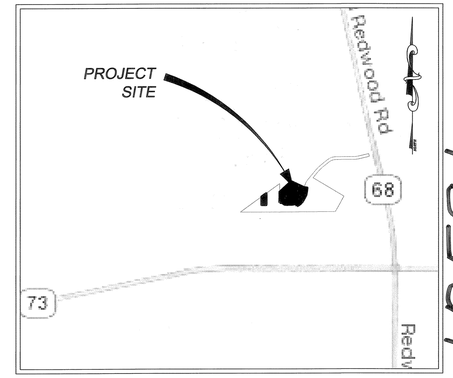
SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR, VICTOR E. HANSEN, #176695, 6/22/11, STATE OF UTAH
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL — REGISTERED PROFESSIONAL ENGINEER, 7880724, JEREMY D. LAPIN, 12-20-11, STATE OF UTAH
CLERK-RECORDER SEAL — CITY OF SARATOGA SPRINGS, CORPORATE SEAL, STATE OF UTAH

SEC. 10 #11-5-1W TU-039

WESTERN HILLS PLAT 1-B

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH





VICINITY MAP

NOT TO SCALE

NOTES:

1) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.

2) PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.

3) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

4) SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOMES WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

5) PARCELS A-2 AND E ARE HEREBY DEDICATED TO SARATOGA SPRINGS CITY FOR PUBLIC OPEN SPACE. PARCEL E WILL BE MAINTAINED BY WESTERN HILLS 1 LLC, OR HIS ASSIGNEE.

6) THE OWNER OF LOT 11 WILL BE RESPONSIBLE FOR INSTALLING THE LANDSCAPING IN AND MAINTAINING THE PARKSTRIPS ADJACENT TO THEIR LOT. WESTERN HILLS 1 LLC, THE DEVELOPER, WILL INSTALL THE LANDSCAPING IN THE PARKSTRIP ADJACENT TO PARCEL A-2 AND ALONG THE NORTHERLY SIDE OF ASPEN HILLS BLVD TO LOT 11, SARATOGA SPRINGS CITY WILL BE RESPONSIBLE FOR MAINTAINING THESE PARKSTRIPS. THE DEVELOPER, OR HIS ASSIGNEE, WILL BE RESPONSIBLE FOR INSTALLING THE LANDSCAPING IN AND MAINTAINING THE PARKSTRIP ADJACENT TO PARCEL E.

7) 5/8" REBAR WITH PLASTIC CAPS STAMPED "H&H ENGINEERING & SURVEYING" ARE TO BE SET AT EACH LOT CORNER. LEAD PLUGS ARE TO BE SET IN THE TOP OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

8) DRAINAGE EASEMENT IN LOT 11 IS FOR THE USE OF ADJACENT LOT OWNERS OR THE CITY OF SARATOGA SPRINGS FOR THE CONVEYANCE OF STORM WATER.

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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 THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

VICTOR E. HANSEN PLS 176695 — DATE: July 18, 2011

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 SECTION 10, AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°55'56"W 29.70 FEET ALONG THE SECTION LINE AND NORTH 225.69 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°04'56"E 265.07 FEET; THENCE N47°43'19"E 297.39 FEET; THENCE N53°30'54"E 84.23 FEET; THENCE S65°24'16"E 343.76 FEET; THENCE S83°50'18"E 68.00 FEET; THENCE S06°09'42"W 96.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 384.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 151.35 FEET, THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS S17°27'12"W 150.38 FEET; THENCE S28°44'42"W 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 216.92 FEET, THROUGH A CENTRAL ANGLE OF 37°12'42", CHORD OF SAID CURVE BEARS S47°21'03"W 213.13 FEET; THENCE N18°10'48"W 68.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 266.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 118.93 FEET, THROUGH A CENTRAL ANGLE OF 25°37'03", CHORD OF SAID CURVE BEARS S77°15'33"W 117.94 FEET; THENCE N89°55'56"W 71.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 3°48'51", CHORD OF SAID CURVE BEARS S88°09'39"W 4.26 FEET; THENCE S86°15'13"W 42.97 FEET; THENCE N89°55'56"W 11.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 68.91 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS N66°34'05"W 67.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 99.94 FEET, THROUGH A CENTRAL ANGLE OF 68°10'09", CHORD OF SAID CURVE BEARS N77°17'19"W 94.15 FEET TO THE POINT OF BEGINNING. CONTAINING 6.44 ACRES (280,613-SF), MORE OR LESS.

PARCEL A-2

BEGINNING AT A POINT N89°55'56"W 468.71 FEET ALONG THE SECTION LINE AND NORTH 175.50 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 199.79 FEET; THENCE N54°10'00"E 135.68 FEET; THENCE SOUTH 279.35 FEET; THENCE N89°55'56"W 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.605 ACRES (26,353-SF), MORE OR LESS.

SUBDIVISION CONTAINS 1 LOT AND 2 OPEN SPACE PARCELS.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

WESTERN HILLS PLAT 1-B SUBDIVISION,

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER WESTERN HILLS 1 LLC, 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 WE HAVE HEREUNTO SET OUR HANDS THIS 18 DAY OF July A.D. 2011.

WESTERN HILLS 1, LLC
BY: TRISTAR IRREVOCABLE TRUST
ITS: MANAGER

BRAD A. JENSEN, TRUSTEE

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS SIGNS THIS PLAT TO COMPLY AND COOPERATE WITH MUNICIPAL PLATTING REQUIREMENTS, AND TO DEDICATE TO THE PUBLIC THE PARCEL OF LAND SHOWN BY THE PLAT AS INTENDED FOR PUBLIC USE. SAID CORPORATION DOES NOT PARTICIPATE IN THE PLAT TO THE EXTENT THAT IT CREATES PARCELS OTHER THAN LOT 11, NOR HAS IT PARTICIPATED IN PLANNING OR ENGINEERING THE OTHER PORTIONS OF THE PLAT.

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.

BY: TERRY F. RUDD, AUTHORIZED AGENT

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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 10 DAY OF January, A.D. 2012.

MAYOR — ATTEST: CLERK/RECORDER (SEE SEAL BELOW)

ENT 25801:2012 Map # 13591
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Jan 11 3:47 pm FEE 32.00 BY ED
RECORDED FOR SARATOGA SPRINGS CITY

ACKNOWLEDGMENTS

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THIS 18 DAY OF July, 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Brad A. Jensen PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE OWNER'S DEDICATION THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF UTAH

SHAUNA D. MCKAY — NOTARY PUBLIC - STATE OF UTAH — COMMISSION # 573346 — COMM. EXP. 03-10-2012

Shauna M. McKay
573346
3-10-12

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THIS 19TH DAY OF JULY, 2011, PERSONALLY APPEARED BEFORE ME TERRY F. RUDD, PERSONALLY KNOWN TO ME TO BE AN AUTHORIZED AGENT OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF UTAH
D. TODD EVANS, COMMISSION NUMBER 575213
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES 09/06/2012.

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS — CORPORATION OF THE PRESIDING BISHOP — SEAL

LEGEND

- BOUNDARY LINE
- CENTER LINE
- LOT LINE
- EASEMENT
- STREET LIGHT
- FIRE HYDRANT
- SECTION MONUMENT
- SUBDIVISION MONUMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	151.35	384.00	22°35'00"	S17°27'12"W	150.38
C2	216.92	334.00	37°12'42"	S47°21'03"W	213.13
C3	118.93	266.00	25°37'03"	S77°15'33"W	117.94
C4	4.26	64.00	3°48'51"	S88°09'39"W	4.26
C5	68.91	84.50	46°43'42"	N66°34'05"W	67.02
C6	99.94	84.00	68°10'09"	N77°17'19"W	94.15
C7	104.84	266.00	22°35'00"	N17°27'12"E	104.17
C8	124.53	320.05	22°17'37"	N17°27'12"E	123.75
C9	137.95	350.00	22°35'00"	N17°27'12"E	137.06
C10	165.76	266.00	35°42'19"	N46°35'52"E	163.10
C11	191.35	300.00	36°32'40"	N47°01'02"E	188.12

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

APPROVED THIS 20 DAY OF July 2011.

QUESTAR GAS COMPANY
BY: Shawn Adams
TITLE: Pro Court

COMCAST CABLE TELEVISION

APPROVED THIS 21 DAY OF July, 2011.

COMCAST CABLE TELEVISION

QWEST

APPROVED THIS 20 DAY OF July, 2011.

QWEST

ROCKY MOUNTAIN POWER

APPROVED THIS 20 DAY OF July, 2011.

ROCKY MOUNTAIN POWER

H&H ENGINEERING AND SURVEYING, INC.
131 S 700 E, STE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

FIRE CHIEF APPROVAL

APPROVED THIS 3 DAY OF Jan., A.D. 2012 BY THE FIRE CHIEF.

CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL

APPROVED THIS 9 DAY OF January, A.D. 2012 BY THE PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED THIS 10TH DAY OF October, A.D. 2011, BY THE CITY ENGINEER.

CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVED THIS 3rd DAY OF January, A.D. 2012, BY THE CITY ATTORNEY.

SARATOGA SPRINGS ATTORNEY

SURVEYOR'S SEAL — VICTOR E. HANSEN #176695 — 7/18/11 — STATE OF UTAH

NOTARY PUBLIC SEAL — COMMISSION # — COMM. EXP.

CITY ENGINEER SEAL — 10-18-11 — 7870724 — JEREMY D. LAPIN — STATE OF UTAH

CLERK-RECORDER SEAL — CITY OF SARATOGA SPRINGS — CORPORATE — STATE OF UTAH

WESTERN HILLS PLAT 1-B

LOCATED IN THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SEC. 10 & 11-5-1W TV-039

WESTERN HILLS PLAT 1-C

LOCATED IN A PORTION OF THE SE 1/4 SEC.10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE ___ DAY OF _____, 20___.
- 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 SPECIFIES OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- HOA ASSOCIATION IS INVOLVED. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.

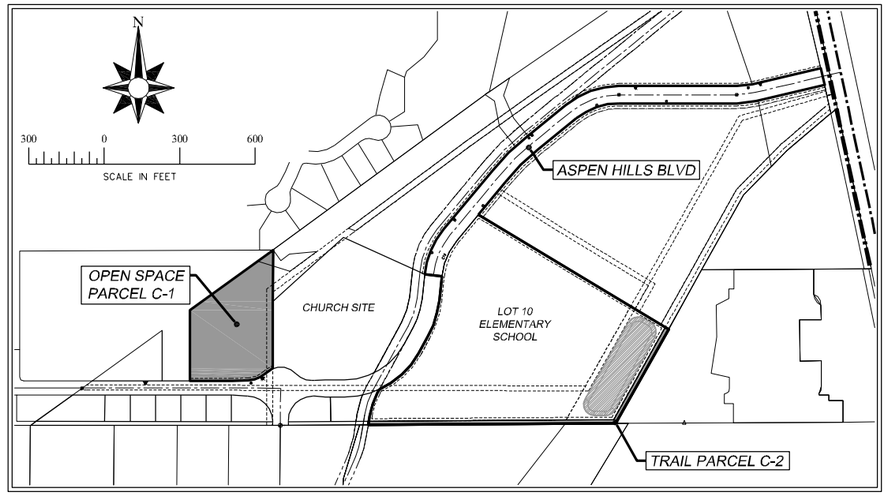
BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES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

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

QWEST
Approved this ___ day of _____, A.D. 20____
QWEST

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



LEGEND

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- STREET MONUMENTS
- PROPERTY CORNER
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- PUBLIC UTILITY EASEMENTS

PUE OVER CANAL SPECIAL NOTE:

- OWNER(S) ACKNOWLEDGE THAT THIS PUBLIC UTILITY EASEMENT ("PUE") OVERLAPS OR MAY CONFLICT WITH THE UNITED STATES OF AMERICA CANAL EASEMENT ("CANAL EASEMENT") RECORDED ON _____. OWNER(S) FULLY UNDERSTANDS THAT ANY RIGHTS GRANTED BY THE PUE ARE SUBJECT TO THE RIGHTS GRANTED TO THE EASEMENT HOLDER UNDER THE CANAL EASEMENT. OWNER(S) WARRANTS AND REPRESENTS THAT IT IS AWARE OF POSSIBLE CONFLICTS, HAS EXERCISED DUE DILIGENCE IN UNDERSTANDING THE CANAL EASEMENT, HAS NOTIFIED THE CANAL EASEMENT HOLDER OF THE OVERLAPPING PUE, AND IS RECORDING THE PUE OVER THE CANAL EASEMENT AREA BY THEIR OWN VOLITION. FURTHER, OWNER(S) AGREE - TO THE FULLEST EXTENT ALLOWED BY LAW - TO RELEASE, DEFEND, SAVE HARMLESS, AND INDEMNIFY THE CITY FOR AND FROM ANY CLAIMS, ACTIONS, LAWSUITS, PROCEEDINGS OF ANY KIND, AND DAMAGES THAT MAY ARISE FROM THE EXISTENCE OR RECORDING OF THE PUE IN THE AREA SHOWN ON THIS PLAT.

OPEN SPACE PARCEL C-1

A parcel of land in the Southeast 1/4 Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs City, Utah County, Utah, said parcel being more particularly described as follows:

Beginning at a point N89°55'56"W 29.70 feet along the Section Line and North 225.69 feet from the Southeast Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point located on the northerly right of way of Aspen Hills Blvd., thence along said right of way the following five (5) courses and distances; (1) thence westerly along the arc of a curve to the left, having a radius of 84.00 feet, a length of 34.24 feet, through a central angle of 23°21'27", chord of said curve bears S56°56'53"W, 34.01 feet to the beginning of a tangent curve to the right, having a radius of 98.50 feet; (2) thence westerly along the arc of said curve 77.02 feet, through a central angle of 44°47'55", chord of said curve bears S67°40'07"W 75.07 feet; (3) thence N89°55'56"W 6.78 feet; (4) thence S87°00'54"W 56.33 feet; (5) thence N89°55'56"W, 168.03 feet to the easterly line of Open Space Parcel A-2 as defined on the Western Hills Subdivision Plat 1-B; thence North 279.35 feet along said Parcel A-2 to the southerly line of Aspen Hills Subdivision Plat A; thence N54°10'00"E 406.59 feet along said subdivision; thence S00°04'04"W 202.52 feet to the Northwest Corner of Lot 11 of Western Hills Subdivision Plat 1-B; thence S00°04'56"W 265.07 feet along the westerly boundary of said Lot 11 to the point of beginning.

Containing 2.963 acres, more or less.

VICINITY MAP

Not To Scale

ASPEN HILLS BLVD./PARCEL C-2/LOT 10

A parcel of land in the Southwest ¼ of Section 11, Township 5 South Range 1 West, Salt Lake Base and Meridian, located in the City of Saratoga Springs, Utah County, State of Utah, being more particularly described as follows:

Beginning at the Southeast corner of Western Hills Plat 1-A, on the easterly side of a canal, said point being N89°39'03"E 346.98 feet along the Section Line from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence N09°02'42"E 37.15 feet to the beginning of a tangent curve to the right having a radius of 280.00 feet; thence along the arc of said curve 96.32 feet, passing through a central angle of 19°42'35", chord bears N18°53'25"E 95.85 feet; thence N28°44'42"E 14.48 feet to the southerly right of way line of Aspen Hills Blvd, as recorded on Western Hills Plat 1-B, said point being the beginning of a non-tanget curve to the left having a radius of 334.00 feet; thence following the boundary of Western Hills Plat 1-B the following five (5) courses and distances, (1)thence along said curve a length of 216.92 feet, passing through a central angle of said right of way 37°12'42", chord bears N47°21'03"E 213.13 feet; (2) thence N28°44'42"E 74.08 feet to the beginning of a curve to the left having a radius of 384.00 feet; (3) thence along the arc of said curve a length of 151.35 feet, passing through a central angle of 22°34'57", chord bears N17°27'13"E 150.37 feet; (4)thence N06°09'42"E 96.13 feet; (5) thence N83°50'18"W 68.00 feet to the beginning of a non-tangent curve to the right having a radius of 334.00 feet; thence along the arc of said curve 195.09 feet, through a central angle of 33°28'00", chord of said curve bears N22°53'42"E 192.33 feet; thence N39°37'42"E 302.05 feet; to the beginning of a tangent curve to the right having a radius of 984.00 feet; thence along the arc of said curve 194.07 feet, through a central angle of 11°18'00", chord of said curve bears N45°16'42"E 193.75 feet; thence N50°55'42"E 196.51 feet to the beginning of a tangent curve to the right having a radius of 334.00 feet; thence along the arc of said curve 227.76 feet, through a central angle of 39°04'18", chord bears N70°27'51"E 223.38 feet; thence East 466.84 feet to the beginning of a tangent curve to the left having a radius of 266.00 feet; thence along the arc of said curve 61.94 feet, through a central angle of 13°20'27", chord of said curve bears N83°19'47"E 61.80 feet; thence N76°39'33"E 278.43 feet more or less to the westerly right of way of Redwood Road; thence S13°18'59"E 62.39 feet along said right of way; thence S12°08'30"E 5.61 feet continuing along said westerly right of way of Redwood Road; thence S76°39'33"W 278.29 feet to the beginning of a tangent curve to the right having a radius of 334.00 feet; thence along said curve 77.77 feet, through a central angle of 13°20'27", chord of said curve bears S83°19'47"W 77.59 feet; thence west 466.84 feet to the beginning of a tangent curve to the left having a radius of 266.00 feet; thence along said curve 181.39 feet, through a central angle of 39°04'18", chord of said curve bears S70°27'51"W 177.90 feet; thence S50°55'42"W 196.51 feet to the beginning of a tangent curve to the left having a radius of 916.00 feet; thence along said curve 180.66 feet, through a central angle of 11°18'00", chord of said curve bears S45°16'42"W 180.36 feet; thence S39°37'42"W 170.30 feet to the northerly boundary of property owned by the Board of Education of Alpine School District as described in Entry 84202:2010 in the office of the Utah County Recorder; thence along the northeastrly boundary of said parcel and the extension thereof S59°02'24"E 878.36 feet; thence S29°14'03"W 427.66 feet; thence S89°39'03"W 979.64 feet to the point of beginning.

Containing 16.443 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Victor E. Hansen, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 176695, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

See Legal Descriptions to the left.

Date _____ Victor E. Hansen _____
License no. 176695

Total Acres = 19.406
Total # of Lots = 1

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

WESTERN HILLS PLAT 1-C

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.
In witness whereof ___ have hereunto set ___this _____ day of _____, A.D. 20_____.

WESTERN HILLS 1, LLC
BY: TRISTAR IRREVOCABLE TRUST
ITS: MANAGER

BOARD OF EDUCATION OF
ALPINE SCHOOL DISTRICT
BY:
ITS:

BRAD A JENSEN, TRUSTEE

OWNER'S ACKNOWLEDGMENT

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

APPROVAL BY LEGISLATIVE BODY

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

City Mayor

Attest
City Recorder
(See Seal Below)

WESTERN HILLS PLAT 1-C

LOCATED IN A PORTION OF THE SE 1/4 SEC. 10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

H&H ENGINEERING AND SURVEYING, INC.
233 E MAIN ST, STE 2, AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

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

PLANNING COMMISSION REVIEW
Reviewed 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

WESTERN HILLS PLAT 1-C

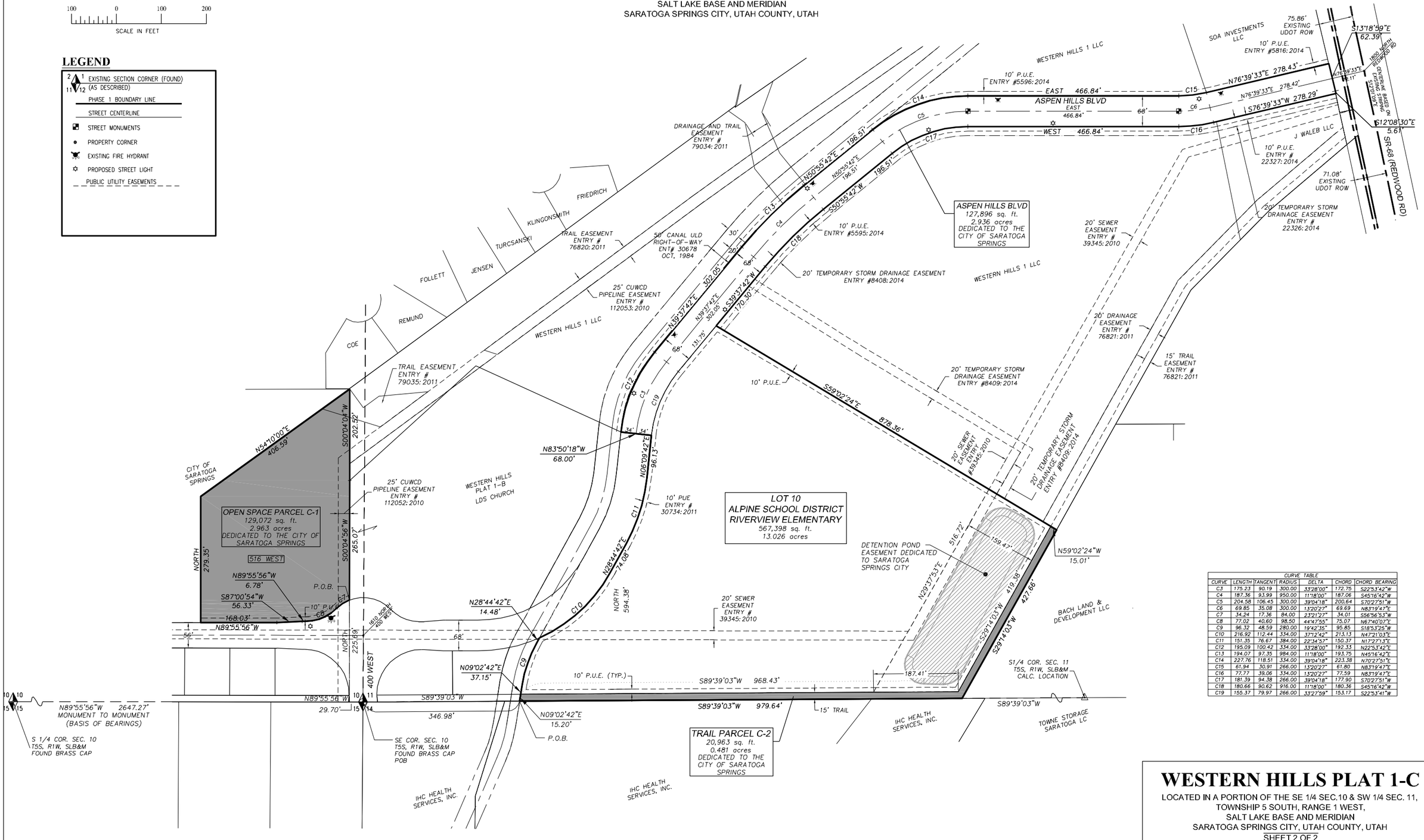
LOCATED IN A PORTION OF THE SE 1/4 SEC.10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

N

100 0 100 200
SCALE IN FEET

LEGEND

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- STREET MONUMENTS
- PROPERTY CORNER
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- PUBLIC UTILITY EASEMENTS



CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C3	175.23	90.19	300.00	33°28'00"	172.75	S22°53'42"W
C4	187.36	93.99	950.00	11°18'00"	187.06	S45°16'42"W
C5	204.58	106.45	300.00	39°04'18"	200.64	S70°27'51"W
C6	69.85	35.08	300.00	13°20'27"	69.69	N83°19'47"E
C7	34.24	17.36	84.00	23°21'27"	34.01	S56°56'53"W
C8	77.02	40.60	98.50	44°47'55"	75.07	N67°40'07"E
C9	96.32	48.59	280.00	19°42'35"	95.85	S18°53'25"W
C10	216.92	112.44	334.00	37°12'42"	213.13	N47°21'03"E
C11	151.35	76.67	384.00	22°34'57"	150.37	N17°27'13"E
C12	195.09	100.42	334.00	33°28'00"	192.33	N22°53'42"E
C13	194.07	97.35	984.00	11°18'00"	193.75	N45°16'42"E
C14	227.76	118.51	334.00	39°04'18"	223.38	N70°27'51"E
C15	61.94	30.91	266.00	13°20'27"	61.80	N83°19'47"E
C16	77.77	39.06	334.00	13°20'27"	77.59	N83°19'47"E
C17	181.39	94.38	266.00	39°04'18"	177.90	S70°27'51"W
C18	180.66	90.62	916.00	11°18'00"	180.36	S45°16'42"W
C19	155.37	79.97	266.00	33°27'59"	153.17	S22°53'41"W

WESTERN HILLS PLAT 1-C

LOCATED IN A PORTION OF THE SE 1/4 SEC.10 & SW 1/4 SEC. 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2

RESOLUTION NO. R14-26 (5-6-14)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Western Hills 1-C)

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 additional properties may be added to the special improvement district and assessed upon the conditions set out therein.

WHEREAS, the City Council has given final plat approval to Western Hills 1-C, (the "Subdivision") conditioned upon all lots in the Subdivision being included in the Lighting SID.

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

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

Passed this 6th day of May, 2014 on motion by

Councilor _____, seconded by Councilor _____.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Mayor Date

Attest: _____
Recorder Date

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 Western Hills 1-C 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 Developer wishes that the Subdivision be included within the Lighting SID in order to provide for the maintenance of street lighting within the Subdivision, and the City has conditioned such 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:

CITY OF SARATOGA SPRINGS

City Council
Staff Report

Landrock Connection
Final Plat
May 6, 2014

Report Date:	April 29, 2014
Applicant/Owner:	Lakeview Land and Rock Development Company / Clay Peck
Location:	South of the intersection of Valley View Drive and Grandview Ct.
Major Street Access:	Grandview Boulevard
Parcel Number(s) & Size:	59-003-0006 & -0007; 4.485 acres
Parcel Zoning:	R-3
Adjacent Zoning:	R-3
Current Use of Parcel:	Vacant
Adjacent Uses:	Low Density Residential and Undeveloped
Previous Meetings:	April 5, 2011 City Council; Jan. 21, 2014 Planning Commission; Feb. 18, 2014 City Council
Previous Approvals:	Preliminary Plat, 8-8-06 (expired); Final Plat, 2-12-08 (expired); Preliminary Plat, 04-05-11 (expired); Road Dedication Plat for Sageview Ct. and Landview Blvd. (recorded 2-21-2013); PC Preliminary Plat, 01-23-14; CC Preliminary Plat 02-18-14
Land Use Authority:	City Council
Future Routing:	Utah County Recordation
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for a Final Plat approval to create 13 new single family residential lots. The 13 lots are separated into three phases by two public roads, Grandview Court and Landview Boulevard. The first phase (Plat 1) has 4 lots and is 0.968 acres. The second phase (Plat 2) has 3 lots and is 0.96 acres. The third phase (Plat 3) has 6 lots and is 2.079 acres. The applicant has also submitted a road dedication plat to dedicate additional right-of-way needed to access the lots created by Plat 2 and 3.

Recommendation:

Staff recommends that the City Council conduct a public meeting and at their discretion take public comment, and/or discuss the proposed final plats, 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.

Scott Langford, AICP, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
slangford@saratogaspringscity.com • 801-766-9793 x116 • 801-766-9794 fax

B. Background:

There have been a number of previous approvals on this property for the exact same 13 lot subdivision. The most recent approval from the City Council occurred in April 2011. Due to inactivity this plat expired; however, the applicant applied for and received a road dedication plat from the City Council that was recorded on February 21, 2013. The purpose of the road dedication plat was to provide a connection between the Benches subdivision and the Land Rock Estates subdivision.

On January 23, 2014 the Planning Commission held a public hearing and discussed the proposed subdivision. The Planning Commission was unanimously in favor of forwarding a positive recommendation to the City Council to approve the 13 lot residential subdivision.

On February 18, 2014 the City Council approved the Preliminary Plat 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. At the time of Final Plat approval (required during the review of the first plat) the applicant shall submit a proposal to the City Council for approval of a payment in lieu of open space program, as outlined in Section 19.13.090.
3. The boundary of Phase 3 (Plat 3) shall be amended to include the road dedication of Sage View Court and Landview Drive between Lots 2-3 and 3-6/3-7.
4. All of the required semi-private fencing associated with this subdivision shall be consistent with the existing wrought iron style fencing.
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. That the Preliminary Plat shall be amended to reflect all the requirements of Code Section 19.04.13 including and not limiting to amending the lot widths in Phases 1 and 3 to meet the minimum lot width requirements of 80 feet.

C. Specific Request:

The property is zoned R-3, Low Density Residential. The proposed 13 lot development will facilitate single family home development, which is permitted in the R-3 zone.

D. Process:

Per section 19.12.03 of the City Code, all subdivisions must receive a Preliminary and Final Plat approval. An application for a Final Plat shall follow the approved City format. Subdivisions are subject to the provisions of Chapter 19.13, Development Review Processes.

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 Planning Commission meeting held January 23, 2014. 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 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 development provides a design that can be developed in a way that is in compliance with the General Plan because it provides a design that will enable low density single family residential development.

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 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 Plats provide residential building lots which are supported as a permitted use in the R-3 zone.

Minimum Lot Width: complies. Section19.04.13(6) *used to* require lot widths of 80 feet when the City Council reviewed this Preliminary Plat in November 2013. Since that time, the City Council has adopted a code amendment that has changed this requirement from 80 feet back to the original 70 foot requirement; therefore the Preliminary Plat condition of approval which required the plats to be amended to show 80 wide lots is no longer applicable. The Final Plats included with this report all have lots that meet the 70 foot minimum lot width requirement.

Minimum Lot Sizes: can comply. 19.04.13(4) states that the minimum lot size for residential lots is 10,000 square feet. The smallest lot shown within the development is 10,008 square feet (Lot #1-2).

Section 19.12.06 provides additional general requirements for new subdivisions. One provision within this section states that *"corner lots for residential use shall be platted ten percent larger than interior lots in order to facilitate conformance with the required street setback for both streets."* Since this development received approval under a previous code, staff has found that Lot 1-4 (which is 10,134 square feet) does not comply with this provision. Typically moving a few property lines around to gain compliance with this provision would be fairly straight forward; however, since the road in this area is already built and all the accompanying utilities have been installed (including laterals), movement of these property lines creates a situation where utility laterals and easements would not be properly aligned if the property lines were moved.

As a solution to this extenuating circumstance, staff recommends that the City Council use their authority given under Code Section 19.04.13(4) and allow a lot size reduction of ten percent for Lot 1-4; essentially counter acting the requirement found in Section 19.12.06 that requires corner lots to be ten percent larger than interior lots. If the City Council decides to approve a lot size reduction for Lot 1-4, such decision must be supported with a finding that the reduction serves a public or neighborhood purpose. Staff recommends that such a reduction does serve a public and neighborhood purpose because if the reduction is not approved, then the public road (Sage View Ct.) would likely have to be torn up to relocate the existing utility laterals and the existing 8" city sewer line running through Lot 1-1 would also likely have to be relocated.

Staff has reviewed Lot 1-4 and we believe that the proposed size of this lot will easily allow for the construction of a house that complies with the minimum size required in the R-3 zone (1,250 square feet).

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 typical setback and P.U.E. details shown on the plats show 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 25 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.

The proposed 13 residential lots should not generate a lot of traffic. The existing roads in the area are adequate to provide ingress and egress to this development.

Fencing: complies. Plat 3 is located adjacent to the future alignment of Foothill Boulevard. Per the City's Master Transportation Plan, Foothill Blvd. will be a major arterial roadway. Part of the design for this future transportation corridor is a 30-foot wide landscaped pedestrian trail system. The Code requires a 6 foot tall semi-private fence along the property line backing this future open space corridor. The plat calls out a 6-foot vinyl semi-private fence at this location, which meets the code minimum; however, this fencing does not match the current wrought iron style fencing installed between Lots in Phase 1 and the City's existing secondary water pond and culinary water tank. The City Council required, as a condition of Preliminary Plat approval, that all of the required semi-private fencing associated with this subdivision be consistent with the existing wrought iron style fencing.

Open Space: can comply. Plat 3 has 0.28 acres of open space that will provide a 30-foot landscape buffer between the back of Lots 3-3 and 3-4 and the future Foothill Boulevard. This will count towards the 15% open space requirement. The remaining open space required to achieve 15% open space is 0.486 acres. Staff has determined that there are parks nearby that can serve this small subdivision and recommends that the creation of a pocket park is not in the best interest of the City or the residents in this location. Therefore, staff recommends that the applicant participate in the payment in lieu of open space program, as outlined in Section 19.13.090.

19.13.09. Payment in Lieu of Open Space.

1. **Purpose.** In order to meet the City's recreational needs and to create a more attractive community, Open Space shall be dedicated to the City of Saratoga Springs in accordance with the standards provided in Chapters 19.04 and 19.07 of the Land Development Code. In cases where the City Council finds that a voluntary payment to the City in lieu of providing all of the open space required by the City's Land Development Code will better meet the City's recreational

needs, the City Council may allow a developer to utilize the City's Payment in Lieu of Open Space Program as described in this Section.

2. **Payment in Lieu of Open Space Program.** The City's Payment in Lieu of Open Space Program may be utilized for developments in the R-2, R-3, and R-4 zones. The percentage of open space that may be satisfied with a Payment in Lieu of Open Space shall be determined by the City Council taking into account the following:
    a. The proximity of regional parks;
        Staff conclusion: The Benches Nature Park, the Benches Park, and the Saratoga Hills Park which are nearby public parks, are within walking distance of this development.

    b. The size of the development;
        Staff conclusion: The development is 4.485 acres with 13 lots and would result in a park that would be 0.486 acres. The nearby parks are 8.89 acres (Benches Nature Park), 5.44 acres (Benches Park), and 1.91 acres (Saratoga Hills) respectively.

    c. The need of the residents of the proposed subdivision for open space amenities;
        Staff conclusion: The needs of the future residents may be met by utilizing the nearby parks.

    d. The density of the project;
        Staff conclusion: This is a low density residential project, with a density of 2.89 units per acre.

    e. Whether the Payment in Lieu furthers the intent of the General Plan; and
        Staff conclusion: The General Plan states "Open spaces shall include useable recreational features as outlined in the City's Parks, Trails, Recreation and Open Space Master Plan. This plan recommends that the City not continue to create or accept parks less than 5 acres in size. If the 0.49 acres were to be developed within this phase, it would need to be a private park and would not be open to the public.

    f. Whether the Payment in Lieu will result in providing open space and parks in more desirable areas.
        Staff conclusion: The payment in lieu of open space will allow the City to purchase or improve park space in other areas in the City.

3. **Excluded Open Space**. Specific types of open space do not qualify for this program including landscaping strips, regional trail segments, landscaping buffers, sensitive lands, landscaping in parking areas, or other types of open space that may be specifically required by City ordinances and standards.
    Staff conclusion: The requested payment in lieu of open space is not being proposed for the above listed open spaces.

4. **Qualification for the Program.** Developments that the developers or the planning staff believe would result in better projects and would meet the above described standards may qualify for the Payment in Lieu of Open Space Program.
    a. Such developments will be presented to the Planning Commission and City Council as part of the review process for Concept Plans or Master Development Plans. Said payments in lieu of open space shall be presented for approval in connection with preliminary and final plat approval. During that review, the Planning Commission will make a recommendation to the City Council on the implementation of the Payment in Lieu of Open Space program.

Staff conclusion: The Preliminary Plat was approved by the City Council with the condition, "2. At the time of Final Plat approval (required during the review of the first plat) the applicant shall submit a proposal to the City Council for approval of a payment in lieu of open space program, as outlined in Section 19.13.090."

Section "I" of this report explains the amount of money acceptable for the payment in lieu option. City staff has applied the average cost of the last 4 parks the City has constructed (average $3.33 per square foot) to calculate the amount needed for the payment in lieu the deficient open space.

b. Subsequent to the Planning Commission's review, the City Council may approve, approve with modifications, or deny a request to implement the Payment in Lieu of Open Space Program. The City Council maintains complete discretion as to whether a request to provide Payment in Lieu of Open Space shall be granted.

Staff conclusion: The payment in lieu of open space option was discussed during the Preliminary Plat review. Staff recommends that the payment in lieu of open space option be considered for the 0.486 acre deficiency because this small amount of open space will not be beneficial to the City as an individual parcel and there are nearby parks that may be used by the future residents of this development.

H. Recommendation and Alternatives:

After evaluating the required standards for Final Plats located in an R-3 zone, staff recommends that the City Council conduct a public meeting and choose one of the following motions:

Recommended Motion:

"Based upon the evidence and explanations received today, I move to approve the Landrock Connection Final Subdivision Plats 1, 2, 3, and the Landview Drive Road Dedication Plat on property generally located South of the intersection of Valley View Drive and Grandview Court as identified in Exhibit 2 (parcel #'s 590030007 & ;006), with the findings and conditions below:

Findings:

1. As stated in Section G of this report, the proposed subdivision plats are consistent with the General Plan and Land Development Code. All findings in Section G of this report are incorporated into these findings by this reference.

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 the Preliminary Plat condition of approval requiring the lots to be amended to reflect the minimum lot width requirement of 80 feet, be removed to reflect the current code requirement listed in Section 19.04.13(6), which is 70 feet.
3. That per Section 19.04.13(4) and the Findings listed in this report, Lot 1-4 shall be no less than 10,134 square feet in size.
4. All of the required semi-private fencing associated with this subdivision shall be black wrought iron style fencing, consistent with the existing fencing located on the east side of Plat 1.
5. That the applicant may pursue payment in lieu of open space improvement for the 0.486 acre deficiency by agreeing to pay the following:
    ii. Improvement of open space at a cost of $3.33 per square foot, for a total of $70,496.63, plus;

iii. The appraised value of the land which shall be provided prior to the recordation of the plat, plus;
iv. The amount equal to the estimated costs of water connections and water rights for the land if it were developed as open space, which is $15,200 per acre, for a total of $7,387.20, therefore;
v. The total amount of payment in lieu open space costs for 0.486 acres is $77,883.83 plus the appraised land value.

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.
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 Landrock Connection Final Subdivision Plats 1, 2, 3, and Landview Drive Road Dedication Plat on property generally located South of the intersection of Valley View Drive and Grandview Court. 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 Plat Exhibits
5. April 5, 2011 Approved Preliminary Plat
6. Grandview Court Road Dedication Plat
7. February 18, 2014 City Council Minutes

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Landrock Connection
Date: May 6, 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:	*Lakeview and Rock Development Company / Clay Peck*
Request:	*Final Plat Approval*
Location:	*South of the Intersection of Valley View Drive and Grandview Ct.*
Acreage:	*Plat 1 - 0.968 acres – 4 lots*
	Plat 2 - 0.960 acres – 3 lots
	Plat 3 - 2.079 acres – 6 lots
	Road Dedication – 3.526 acres

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. Submit easements for all off-site 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. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.

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

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.

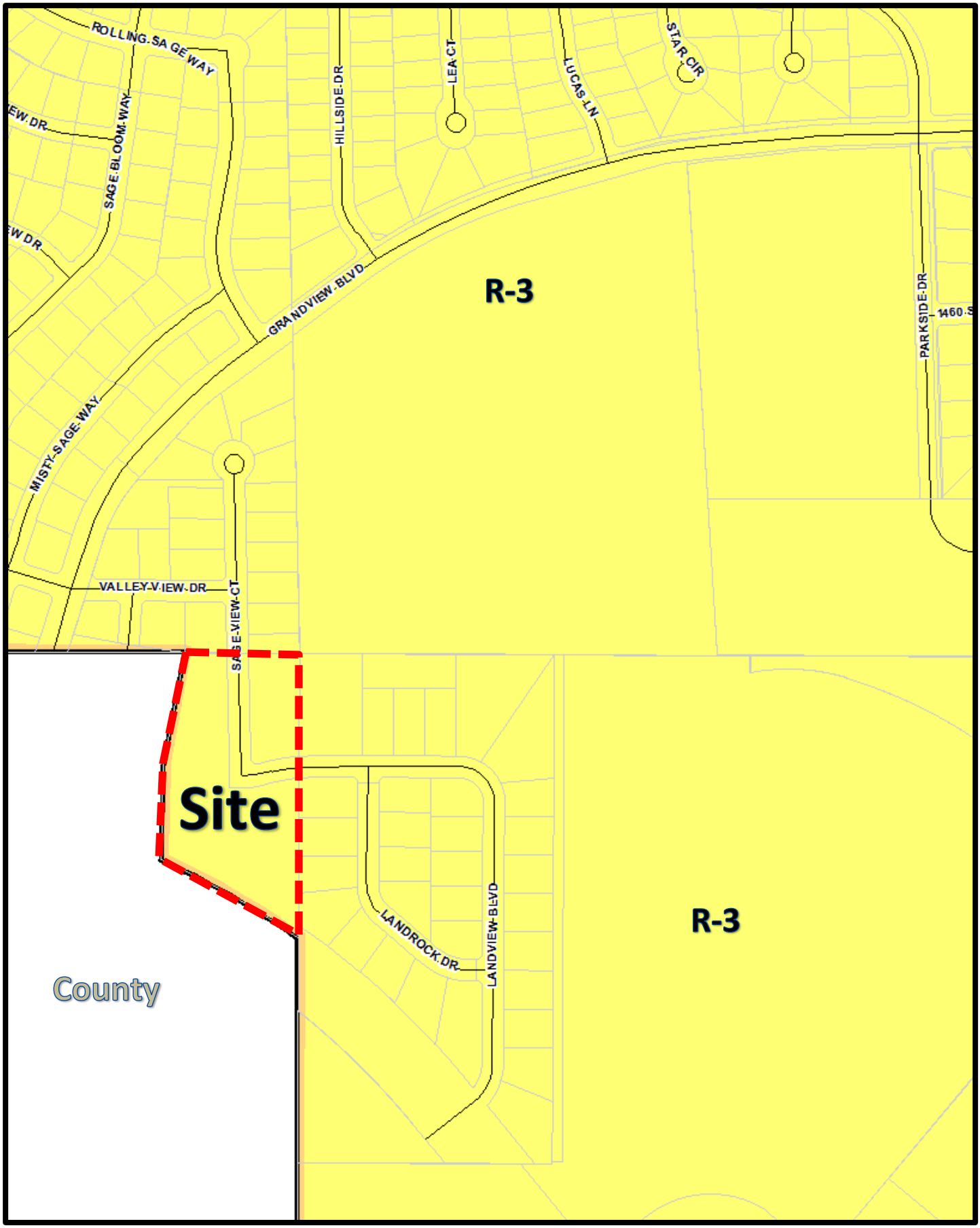
K. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

L. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

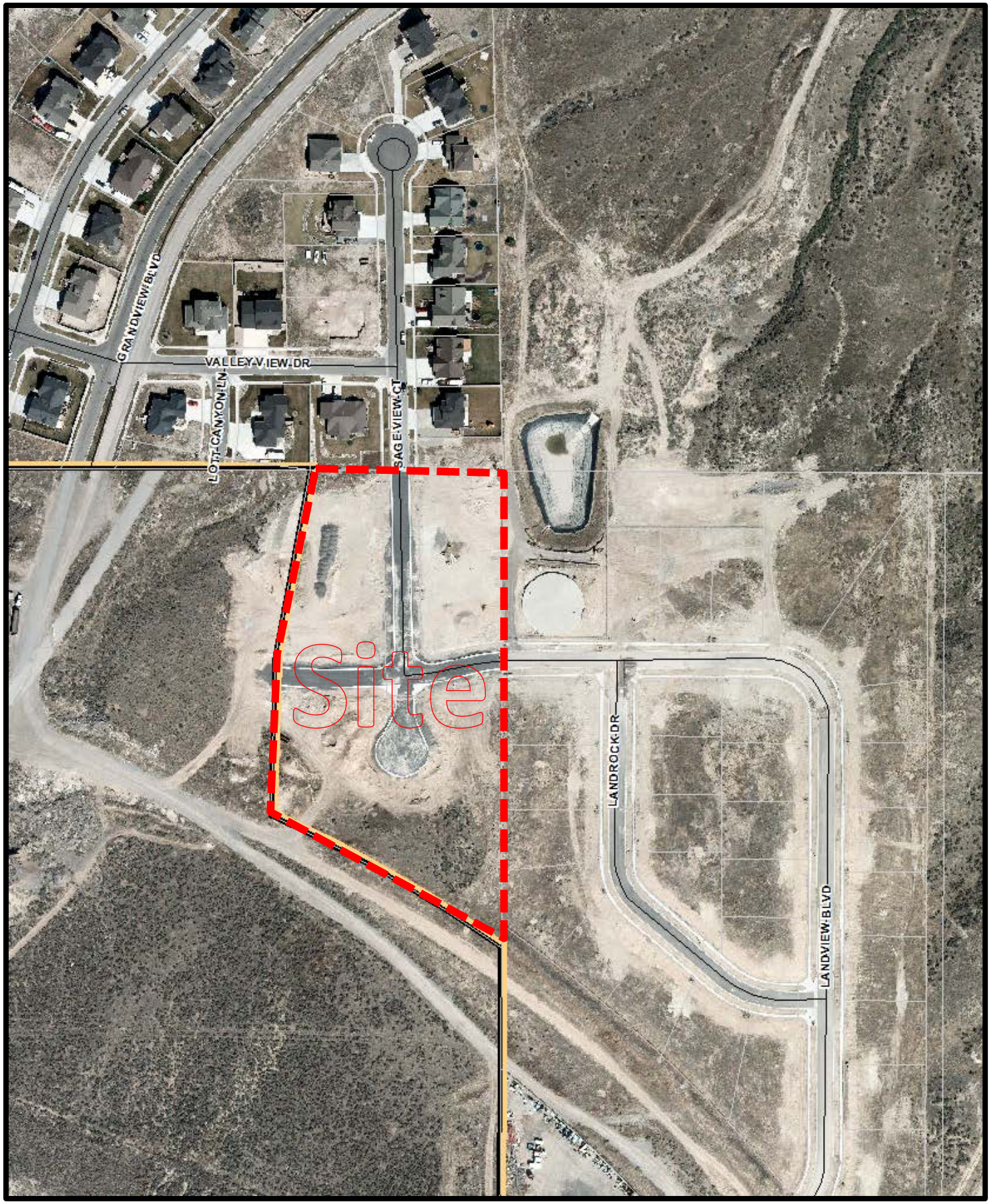
M. Developer shall provide a finished grading plan for all lots and shall stabilize and reseed all disturbed areas.

N. Developer shall record the Landview Drive Road Dedication Plat before recording Landrock Connection Plat 2 or Landrock Connection Plat 3.

Zoning and Location Map

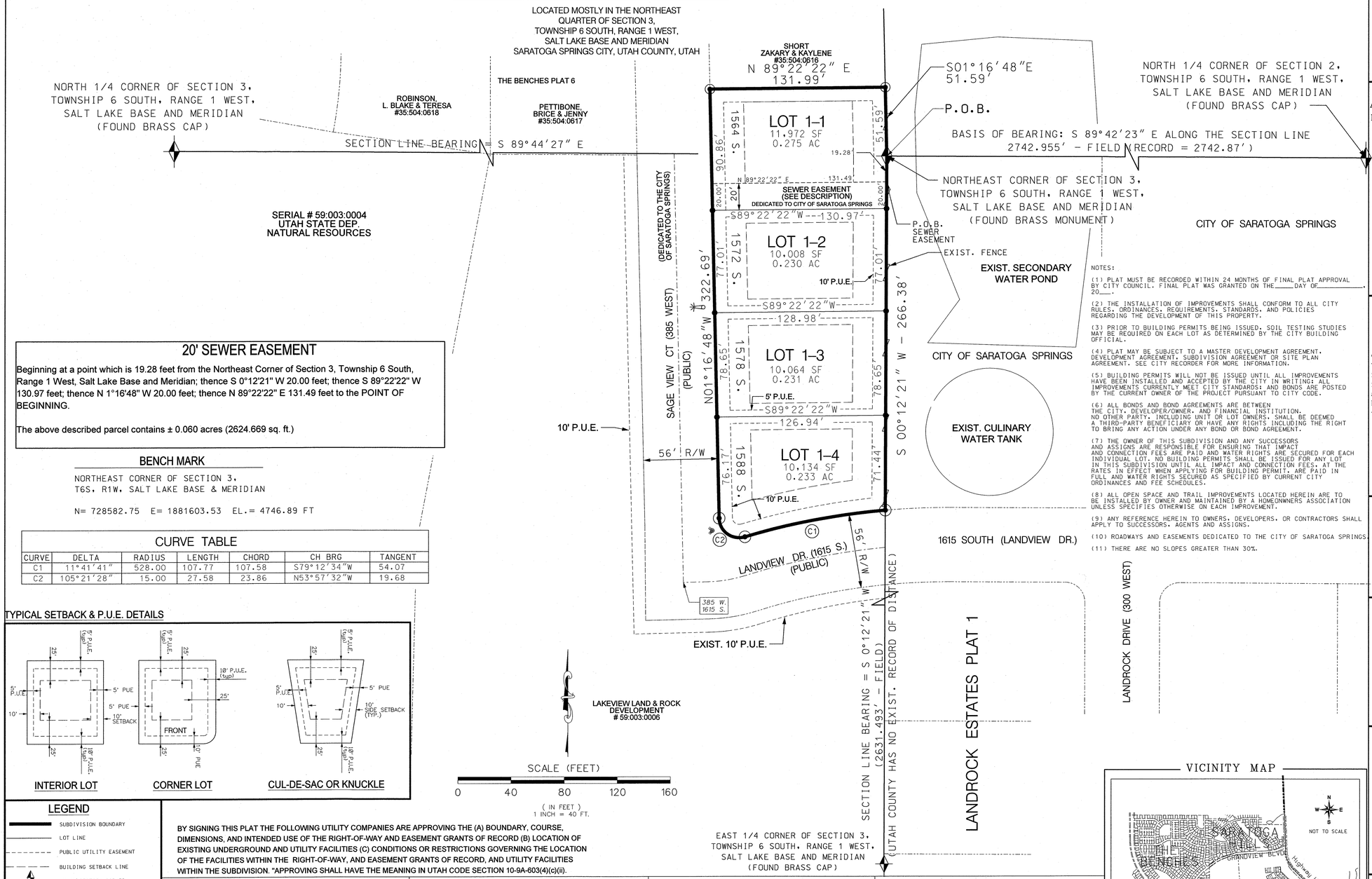


Aerial Photo



LANDROCK CONNECTION PLAT 1

LOCATED MOSTLY IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



20' SEWER EASEMENT

Beginning at a point which is 19.28 feet from the Northeast Corner of Section 3, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence S 0°12'21" W 20.00 feet; thence S 89°22'22" W 130.97 feet; thence N 1°16'48" W 20.00 feet; thence N 89°22'22" E 131.49 feet to the POINT OF BEGINNING.

The above described parcel contains ± 0.060 acres (2624.669 sq. ft.)

BENCH MARK

NORTHEAST CORNER OF SECTION 3, T6S, R1W, SALT LAKE BASE & MERIDIAN

N= 728582.75 E= 1881603.53 EL.= 4746.89 FT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH BRG	TANGENT
C1	11°41'41"	528.00	107.77	107.58	S79°12'34"W	54.07
C2	105°21'28"	15.00	27.58	23.86	N53°57'32"W	19.68

TYPICAL SETBACK & P.U.E. DETAILS

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SET 5/8" REBAR & CAP (BOUNDARY)
- SET 5/8" REBAR & CAP (BOUNDARY)
- NEW STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

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

QUESTAR GAS COMPANY

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

QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____A.D. 20 _____ BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF_____A.D. 20 _____ BY COMCAST.

COMCAST CABLE TELEVISION

QWEST

APPROVED THIS _____ DAY OF_____A.D. 20 BY QWEST.

QWEST

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____DAY OF_____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____ , A.D. 20 _____

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

REVIEWED 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 _____

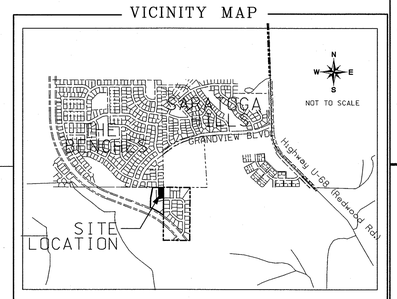
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____ , A.D. 20 _____

SARATOGA SPRINGS ATTORNEY

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 166572, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A Parcel of land situated mostly in the Northeast quarter of Section 3, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING A POINT ON THE WEST BOUNDARY LINE OF LANDROCK ESTATES PLAT 1; THENCE ALONG SAID BOUNDARY S 00°12'21" W 266.38 FEET; THENCE LEAVING SAID BOUNDARY TO A POINT ON THE NORTHERN RIGHT OF WAY OF LANDVIEW DR. AND ALONG AN ARC 107.77 FEET TO THE LEFT, HAVING A RADIUS OF 528.00 FEET, THE CHORD BEARS S 79°12'34" W 107.58 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 27.58 FEET TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THE CHORD BEARS N 53°57'32" W 23.86 FEET; TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAGE VIEW COURT; THENCE ALONG SAID RIGHT OF WAY N 01°16'48" W 322.69 FEET; TO A POINT ON THE BOUNDARY LINE OF THE BENCHES SUBDIVISION PLAT 6 ON FILE AT THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY LINE N 89°22'22" E 131.99 FEET; THENCE S 01°16'48" E 51.59 FEET TO THE POINT OF BEGINNING.

ACRES: 0.968 ACRES (42178.021 SQ. FT.)
OF LOTS: 4

Barry Andreason *Date*

OWNERS DEDICATION

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

LANDROCK CONNECTION PLAT 1

do hereby dedicate for perpetual use of the public and/or city all parcels of land, easements, right of way, and public amenities shown on this plat as intended for public and/or city use. The owner(s) voluntarily defend, indemnify, and save harmless the city against any easements or other encumbrance on a dedicated street which will interfere with the city's use, maintenance and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the city from and damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

in witness whereof _____ have hereunto set___this _____day of_____ , A.D. 20__.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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_____signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commision expires: Notary Public residing at

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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_____ and _____ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commision expires: Notary Public residing at

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS _____ DAY OF_____ ,A.D. 20 ____.

CITY MAYOR *ATTEST* *CLERK/RECORDER (SEE SEAL BELOW)*

NOTES:

(1) PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT WAS GRANTED ON THE_____DAY OF_____, 20____.

(2) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.

(3) PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

(4) PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT. DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.

(5) BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.

(6) ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER, AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.

(7) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

(8) ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.

(9) ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.

(10) ROADWAYS AND EASEMENTS DEDICATED TO THE CITY OF SARATOGA SPRINGS

(11) THERE ARE NO SLOPES GREATER THAN 30%.

LANDROCK CONNECTION PLAT 1

LOCATED MOSTLY IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

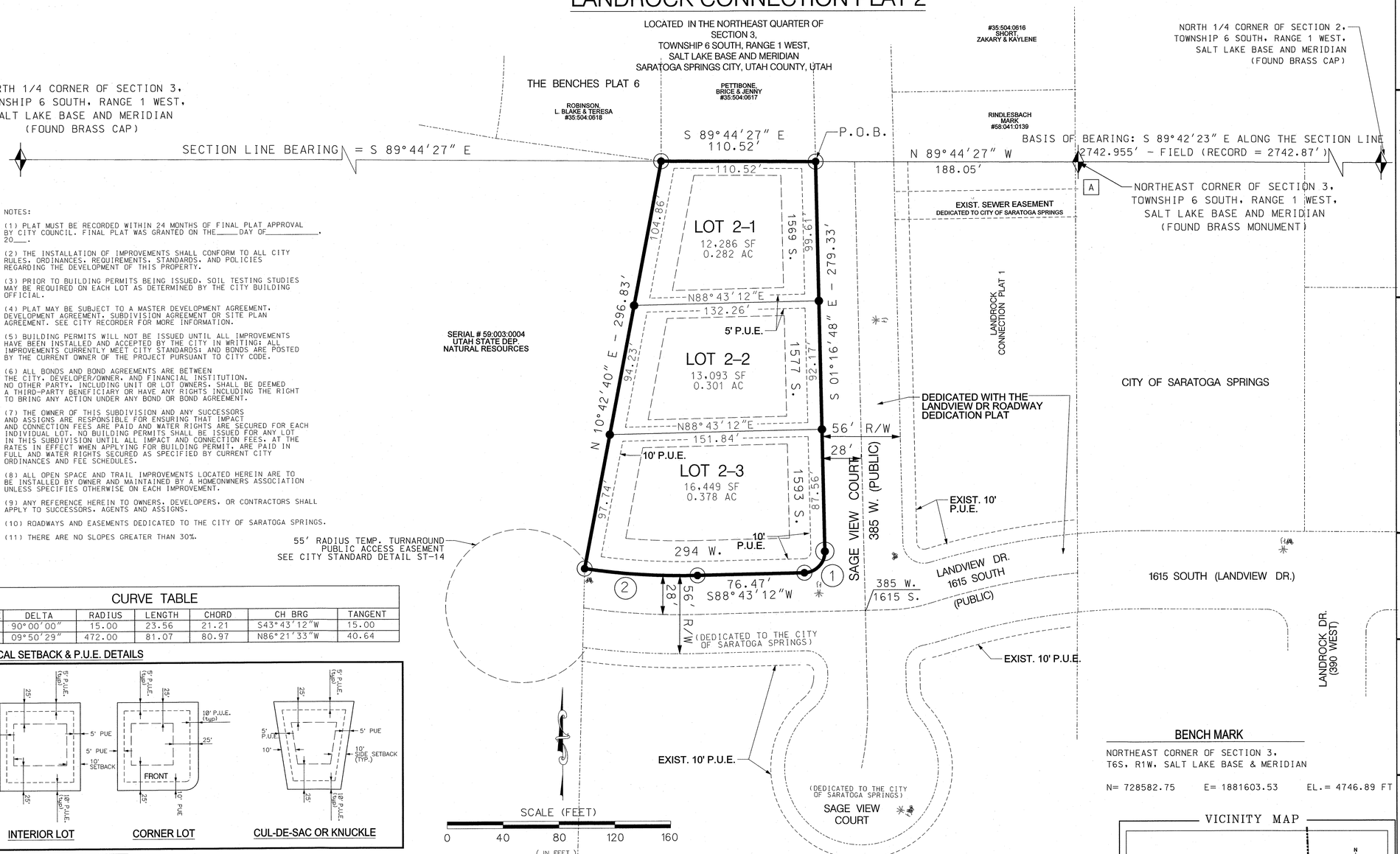
SARATOGA SPRINGS, UTAH COUNTY, UTAH

SCALE 1"= 40'

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
	REGISTERED LAND SURVEYOR NO.166572 BARRY ANDREASON STATE OF UTAH		

LANDROCK CONNECTION PLAT 2

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



NOTES:

(1) PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT WAS GRANTED ON THE_____DAY OF_____, 20___.

(2) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.

(3) PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

(4) PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.

(5) BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.

(6) ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER, AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.

(7) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

(8) ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.

(9) ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.

(10) ROADWAYS AND EASEMENTS DEDICATED TO THE CITY OF SARATOGA SPRINGS.

(11) THERE ARE NO SLOPES GREATER THAN 30%.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH BRG	TANGENT
1	90°00'00"	15.00	23.56	21.21	S43°43'12"W	15.00
2	09°50'29"	472.00	81.07	80.97	N86°21'33"W	40.64

TYPICAL SETBACK & P.U.E. DETAILS

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SET 5/8" REBAR & CAP (BOUNDARY)
- SET 5/8" REBAR & CAP (BOUNDARY)
- NEW STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

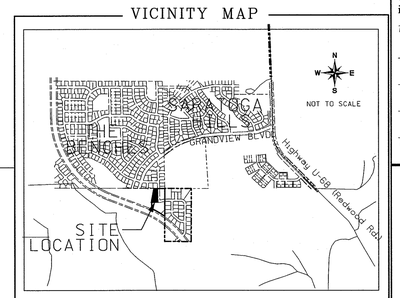
BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES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

BENCH MARK

NORTHEAST CORNER OF SECTION 3,
T6S, R1W, SALT LAKE BASE & MERIDIAN

N= 728582.75 E= 1881603.53 EL.= 4746.89 FT

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 166572, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 3. TOWNSHIP 6 SOUTH. RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N 89°44'27" W ALONG THE SECTION LINE 188.05 FEET FROM THE NORTHEAST CORNER OF SECTION 3. TOWNSHIP 6 SOUTH. RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN: SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAGE VIEW COURT: THENCE ALONG SAID RIGHT OF WAY S 01°16'48" E 279.33 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC 23.56 FEET TO THE RIGHT. HAVING A RADIUS OF 15.00 FEET. THE CHORD BEARS S 43°43'12" W 21.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF LANDVIEW DR: THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) S 88°43'12" W 76.47 FEET: (2) THENCE ALONG AN ARC 81.07 FEET TO THE RIGHT. HAVING A RADIUS OF 472.00 FEET. THE CHORD BEARS N 86°21'33" W 80.97 FEET: THENCE N 10°42'40" E 296.83 FEET TO A POINT ON THE BENCHES SUBDIVISION PLAT 6 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE: THENCE ALONG SAID BOUNDARY LINE S 89°44'27" E 110.52 FEET TO THE POINT OF BEGINNING.

ACRES: 0.960 ACRES (41828.132 SQ. FT.)

OF LOTS: 3 LOTS

Barry Andreason — Date

OWNERS DEDICATION

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

LANDROCK CONNECTION PLAT 2

do hereby dedicate for perpetual use of the public and/or city all parcels of land, easements, right of way, and public amenities shown on this plat as intended for public and/or city use. The owner(s) voluntarily defend, indemnify, and save harmless the city against any easements or other encumbrance on a dedicated street which will interfere with the city's use, maintenance and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the city from and damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

in witness whereof _____ have hereunto set___this _____day of_____ , A.D. 20__.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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 _____signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commision expires: Notary Public residing at

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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 _____ and_____ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commision expires: Notary Public residing at

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS _____ DAY OF_____ ,A.D. 20 ___

CITY MAYOR — ATTEST — CLERK/RECORDER (SEE SEAL BELOW)

LANDROCK CONNECTION PLAT 2

LOCATED MOSTLY IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

SARATOGA SPRINGS, UTAH COUNTY, UTAH

SCALE 1"= 40'

QUESTAR GAS COMPANY

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

QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____A.D. 20 _____
BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION

APPROVED THIS _____DAY OF_____A.D. 20 _____
BY COMCAST.

COMCAST CABLE TELEVISION

QWEST

APPROVED THIS _____DAY OF_____A.D. 20
BY QWEST.

QWEST

LEHI CITY POST OFFICE

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

LEHI CITY POST OFFICE REPRESENTATIVE

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS
_____ DAY OF _____ , A.D. 20 _____

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

REVIEWED 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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

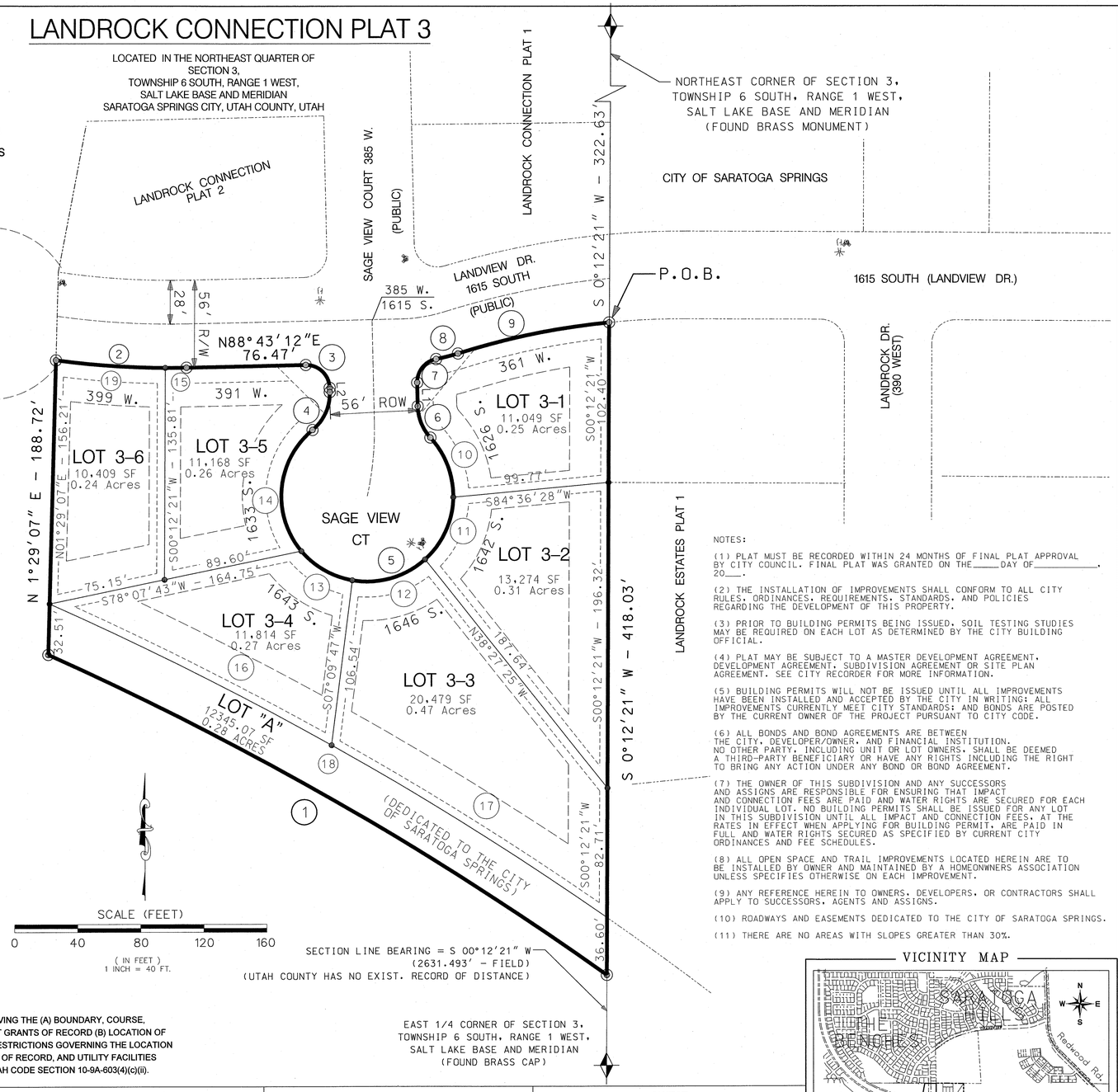
NOTARY PUBLIC SEAL | SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

REGISTERED LAND SURVEYOR NO.166572 BARRY ANDREASON STATE OF UTAH

LANDROCK CONNECTION PLAT 3

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SERIAL # 59:003:0004
UTAH STATE DEP.
NATURAL RESOURCES



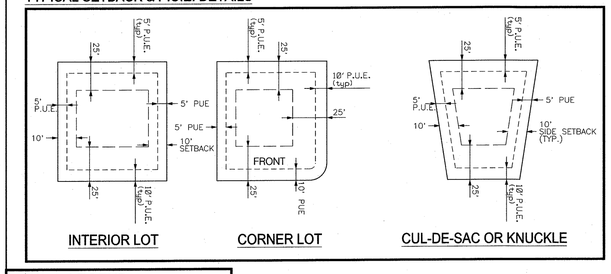
LINE TABLE

LINE	LENGTH	BEARING
L1	15.19'	N01°16'48"W
L2	2.67'	S01°16'48"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH BRG	TANGENT
1	11°06'57"	2128.00	412.85	412.20	N60°07'31"W	207.07
2	09°05'16"	528.00	83.75	83.66	S86°44'10"E	41.96
3	90°00'00"	15.00	23.56	21.21	S46°16'48"E	15.00
4	51°42'04"	30.50	27.52	26.60	S24°34'14"W	14.78
5	273°13'37"	55.00	262.28	75.56	N86°11'33"W	
6	41°31'33"	30.50	22.11	21.62	N22°02'35"W	11.56
7	80°09'24"	15.00	20.98	19.32	N38°47'55"E	12.62
8	06°26'34"	128.00	14.39	14.39	N75°39'20"E	7.20
9	12°00'35"	472.00	98.94	98.76	N78°26'21"E	49.65
10	43°35'55"	55.00	41.85	40.85	N21°00'24"W	22.00
11	47°02'46"	55.00	45.16	43.90	N24°18'56"E	23.94
12	52°10'33"	55.00	50.09	48.37	N73°55'36"E	26.93
13	40°02'56"	55.00	38.44	37.67	S59°57'39"E	20.04
14	90°21'27"	55.00	86.74	78.02	S05°14'32"W	55.34
15	01°28'10"	528.00	13.54	13.54	N89°27'17"E	6.77
16	05°21'58"	2158.00	202.11	202.04	N63°20'07"W	101.13
17	05°31'27"	2158.00	208.06	207.98	N57°53'24"W	104.11
18	10°53'25"	2158.00	410.17	409.56	N60°34'23"W	205.71
19	07°37'06"	528.00	70.21	70.15	S86°00'05"E	35.15

TYPICAL SETBACK & P.U.E. DETAILS



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SET 5/8" REBAR & CAP (BOUNDARY)
- SET 5/8" REBAR & CAP (BOUNDARY)
- NEW STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

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

NOTES:

(1) PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT WAS GRANTED ON THE_____DAY OF_____, 20____.

(2) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.

(3) PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

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(7) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

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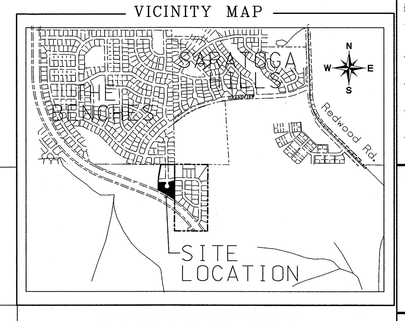
(10) ROADWAYS AND EASEMENTS DEDICATED TO THE CITY OF SARATOGA SPRINGS.

(11) THERE ARE NO AREAS WITH SLOPES GREATER THAN 30%.

VICINITY MAP



QUESTAR GAS COMPANY

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

QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____A.D. 20 _____
BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF_____A.D. 20 _____
BY COMCAST.

COMCAST CABLE
TELEVISION

QWEST

APPROVED THIS _____ DAY OF_____A.D. 20
BY QWEST.

QWEST

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE
ON THIS _____DAY OF_____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS
_____ DAY OF _____ , A.D. 20 _____

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

REVIEWED 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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 166572, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 3. TOWNSHIP 6 SOUTH. RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S 00°12'21" W ALONG THE SECTION LINE 322.63 FEET FROM THE NORTHEAST CORNER OF SECTION 3. TOWNSHIP 6 SOUTH. RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN: SAID POINT ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF LANDROCK ESTATES SUBDIVISION PLAT 1 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE: THENCE ALONG SAID BOUNDARY S 00°12'21" W 418.03 FEET: THENCE LEAVING SAID BOUNDARY LINE TO A POINT OF CURVATURE: THENCE ALONG AN ARC 412.85 FEET TO THE LEFT. HAVING A RADIUS OF 2128.00 FEET. THE CHORD BEARS N 60°07'31" W 412.20 FEET: THENCE N 01°29'07" E 188.72 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LANDVIEW DR. THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) CALLS: (1) ALONG AN ARC 83.75 FEET TO THE LEFT. HAVING A RADIUS OF 528.00 FEET. THE CHORD BEARS S 86°44'10" E 83.66 FEET: (2) N 88°43'12" E 76.47 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC 23.56 FEET TO THE RIGHT. HAVING A RADIUS OF 15.00 FEET. THE CHORD OF WHICH IS S 46°16'48" E 21.21 FEET: TO A POINT ON THE RIGHT OF WAY OF SAGE VIEW CT: THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) CALLS: (1) S 01°16'48" E 2.67 FEET TO A POINT OF CURVATURE: (2)ALONG AN ARC 27.52 FEET TO THE RIGHT. HAVING A RADIUS OF 30.50 FEET. THE CHORD BEARS S 24°34'14" W 26.60 FEET TO A POINT OF CURVATURE: (3) ALONG AN ARC 262.28 FEET TO THE LEFT. HAVING A RADIUS OF 55.00 FEET. THE CHORD BEARS S 86°11'33" E 75.56 FEET TO A POINT OF CURVATURE: (4) ALONG AN ARC 22.11 FEET TO THE RIGHT. HAVING A RADIUS OF 30.50 FEET. THE CHORD BEARS N 22°02'35" W 21.62 FEET: (5) N 01°16'48" W 15.19 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC 20.98 FEET TO THE RIGHT. HAVING A RADIUS OF 15.00 FEET. THE CHORD BEARS N 38°47'55" E 19.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LANDVIEW RD: THENCE ALONG SAID RIGHT OF WAY AND ALSO ALONG AN ARC 14.39 FEET TO THE LEFT. HAVING A RADIUS OF 128.00 FEET. THE CHORD BEARS N 75°39'20" E 14.39 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC 98.94 FEET TO THE RIGHT. HAVING A RADIUS OF 472.00 FEET. THE CHORD BEARS N 78°26'21" E 98.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.079 ACRES (90540.288 SQ. FT.) # OF LOTS: 6 LOTS

Barry Andreason *Date*

OWNERS DEDICATION

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

LANDROCK CONNECTION PLAT 3

do hereby dedicate for perpetual use of the public and/or city all parcels of land, easements, right of way, and public amenities shown on this plat as intended for public and/or city use. The owner(s) voluntarily defend, indemnify, and save harmless the city against any easements or other encumbrance on a dedicated street which will interfere with the city's use, maintenance and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the city from and damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

in witness whereof_____ have hereunto set__this_____day of_____, A.D. 20_.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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 _____signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commision expires: Notary Public residing at

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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_____ and_____ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commision expires: Notary Public residing at

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS _____ DAY OF_____ ,A.D. 20 ____

CITY MAYOR *ATTEST* CLERK/RECORDER (SEE SEAL BELOW)

LANDROCK CONNECTION PLAT 3

LOCATED MOSTLY IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

SARATOGA SPRINGS, UTAH COUNTY, UTAH

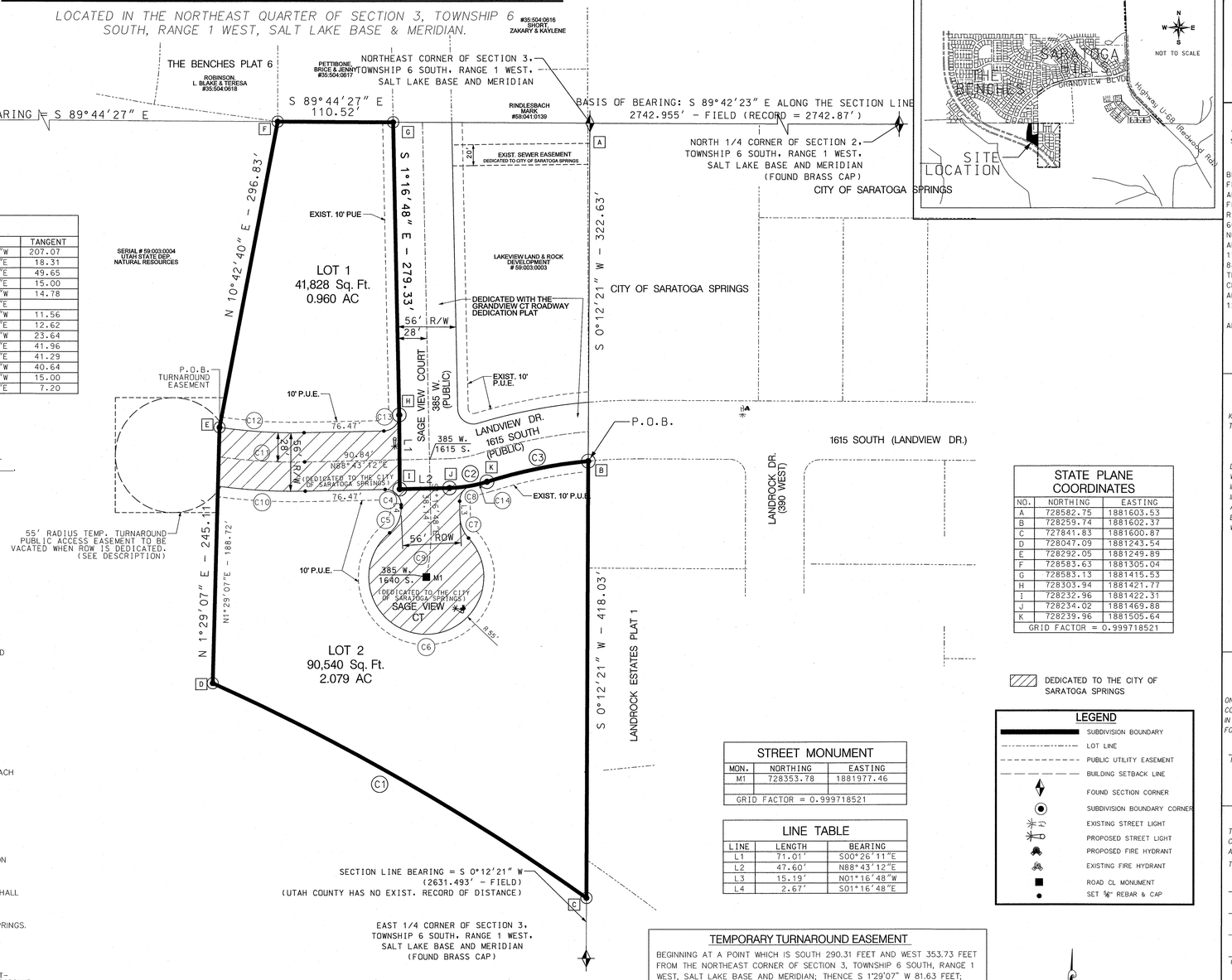
SCALE 1"= 40'

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

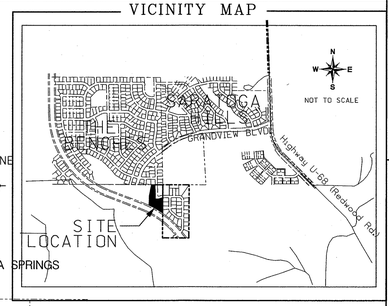
REGISTERED LAND SURVEYOR NO.166572 BARRY ANDREASON STATE OF UTAH

LANDVIEW DRIVE ROAD DEDICATION PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.



VICINITY MAP



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH BRG	TANGENT
1	11°06'57"	2128.00	412.85	412.20	N60°07'31"W	207.07
2	16°17'09"	128.00	36.38	36.26	N80°34'38"E	18.31
3	12°00'35"	472.00	98.94	98.76	N78°26'21"E	49.65
4	90°00'00"	15.00	23.56	21.21	S46°16'48"E	15.00
5	51°42'04"	30.50	27.52	26.60	S24°34'14"W	14.78
6	273°13'37"	55.00	262.28	75.56	S86°11'33"E	
7	41°31'33"	30.50	22.11	21.62	N22°02'35"W	11.56
8	80°09'24"	15.00	20.98	19.32	N38°47'55"E	12.62
9	13°28'50"	200.00	47.06	46.95	S05°27'37"W	23.64
10	09°05'16"	528.00	83.75	83.66	S86°44'10"E	41.96
11	09°26'34"	500.00	82.40	82.31	S86°33'29"E	41.29
12	09°50'29"	472.00	81.07	80.97	N86°21'33"W	40.64
13	90°00'00"	15.00	23.56	21.21	S43°43'12"W	15.00
14	06°26'34"	128.00	14.39	14.39	N75°39'20"E	7.20

NOTES:

(1) PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT WAS GRANTED ON THE _____DAY OF_____, 20____.

(2) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.

(3) PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

(4) PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.

(5) BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.

(6) ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER, AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.

(7) THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

(8) ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEONWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.

(9) ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.

(10) ROADWAYS AND EASEMENTS DEDICATED TO THE CITY OF SARATOGA SPRINGS.

(11) THERE ARE NO SLOPES GREATER THAN 30%.

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

STATE PLANE COORDINATES

NO.	NORTHING	EASTING
A	728582.75	1881603.53
B	728259.74	1881602.37
C	727841.83	1881600.87
D	728047.09	1881243.54
E	728292.05	1881249.89
F	728583.63	1881305.04
G	728583.13	1881415.53
H	728303.94	1881421.77
I	728232.96	1881422.31
J	728234.02	1881469.88
K	728239.96	1881505.64
GRID FACTOR = 0.999718521		

STREET MONUMENT

MON.	NORTHING	EASTING
M1	728353.78	1881977.46
GRID FACTOR = 0.999718521		

LINE TABLE

LINE	LENGTH	BEARING
L1	71.01'	S00°26'11"E
L2	47.60'	N88°43'12"E
L3	15.19'	N01°16'48"W
L4	2.67'	S01°16'48"E

DEDICATED TO THE CITY OF SARATOGA SPRINGS

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ROAD CL MONUMENT
- SET 5/8" REBAR & CAP

TEMPORARY TURNAROUND EASEMENT

BEGINNING AT A POINT WHICH IS SOUTH 290.31 FEET AND WEST 353.73 FEET FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 1°29'07" W 81.63 FEET; THENCE WEST 97.54 FEET; THENCE NORTH 110.00 FEET; THENCE EAST 105.03 FEET; THENCE S 10°42'40" W 28.90 FEET TO THE POINT OF BEGINNING.

SCALE (FEET)

0 60 120 180 240

(IN FEET)
1 INCH = 60 FT.

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 166572, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°12'21" WEST ALONG THE SECTION LINE 322.63 FEET FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: THENCE ALONG LANDROCK ESTATES PLAT 1 BOUNDARY SOUTH 0°12'21" WEST 418.03 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC 412.85 FEET THE LEFT, HAVING A RADIUS OF 2128.00 FEET THROUGH A CENTRAL ANGLE OF 11°06'57" THE CHORD BEARS NORTH 60°07'31" WEST 412.20 FEET: THENCE NORTH 1°29'07" EAST 245.11 FEET: THENCE NORTH 10°42'40" EAST 296.83 FEET: THENCE SOUTH 89°44'27" EAST 110.52 FEET: THENCE AND ALONG GRANDVIEW CT ROADWAY DEDICATION PLAT THE FOLLOWING FIVE (5) CALLS: (1) SOUTH 1°16'48" EAST 279.33 FEET: (2) SOUTH 0°26'11" EAST 71.01 FEET: (3) NORTH 88°43'12" EAST 47.60 FEET TO A POINT OF CURVATURE: (4) ALONG AN ARC 36.38 FEET TO THE LEFT, HAVING A RADIUS OF 128.00 FEET THROUGH A CENTRAL ANGLE OF 16°17'09". THE CHORD BEARS NORTH 80°34'38" EAST 36.26 FEET TO A POINT OF CURVATURE: (5) ALONG AN ARC 98.94 FEET TO THE RIGHT, HAVING A RADIUS OF 472.00 FEET THROUGH A CENTRAL ANGLE OF 12°00'35". THE CHORD BEARS NORTH 78°26'21" EAST 98.76 FEET TO THE POINT OF BEGINNING.

AREA = 3.526 ACRES (153587.028 SQ. FT.)

Barry Andreason *Date*

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

LANDVIEW DRIVE ROAD DEDICATION PLAT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT OF WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM AND DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF_____HAVE HEREUNTO SET_____THIS _____DAY OF_____, A.D. 20___.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___DAY OF_____, 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 _____SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISION EXPIRES: *NOTARY PUBLIC RESIDING AT*

APPROVAL BY LEGISLATIVE BODY

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

THIS _____ DAY OF_____ ,A.D. 20 ____.

CITY COUNCIL *ATTEST _____ CLERK/RECORDER (SEE SEAL BELOW)*

BENCH MARK

NORTHEAST CORNER OF SECTION 3, T6S, R1W, SALT LAKE BASE & MERIDIAN

N= 728582.75
E= 1881603.53
EL.= 4746.89 FT

QUESTAR GAS COMPANY

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

QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____A.D. 20 ____ BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF_____A.D. 20 ____ BY COMCAST.

COMCAST

QWEST

APPROVED THIS _____ DAY OF_____A.D. 20____ BY QWEST.

QWEST

MW BROWN ENGINEERING, INC

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____DAY OF_____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

FIRE CHIEF APPROVAL

APPROVED THIS _____ DAY OF_____A.D. 20____ BY THE CITY FIRE CHIEF.

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

REVIEWED THIS _____ DAY OF_____A.D. 20____ BY THE PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED THIS_____DAY OF_____A.D. 20____ BY THE CITY ENGINEER.

CITY CIVIL ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVAL AS TO FORM THIS _____ DAY OF_____ A.D. 20_____BY THE CITY ATTORNEY.

SARATOGA SPRINGS ATTORNEY

LANDVIEW DRIVE ROAD DEDICATION PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

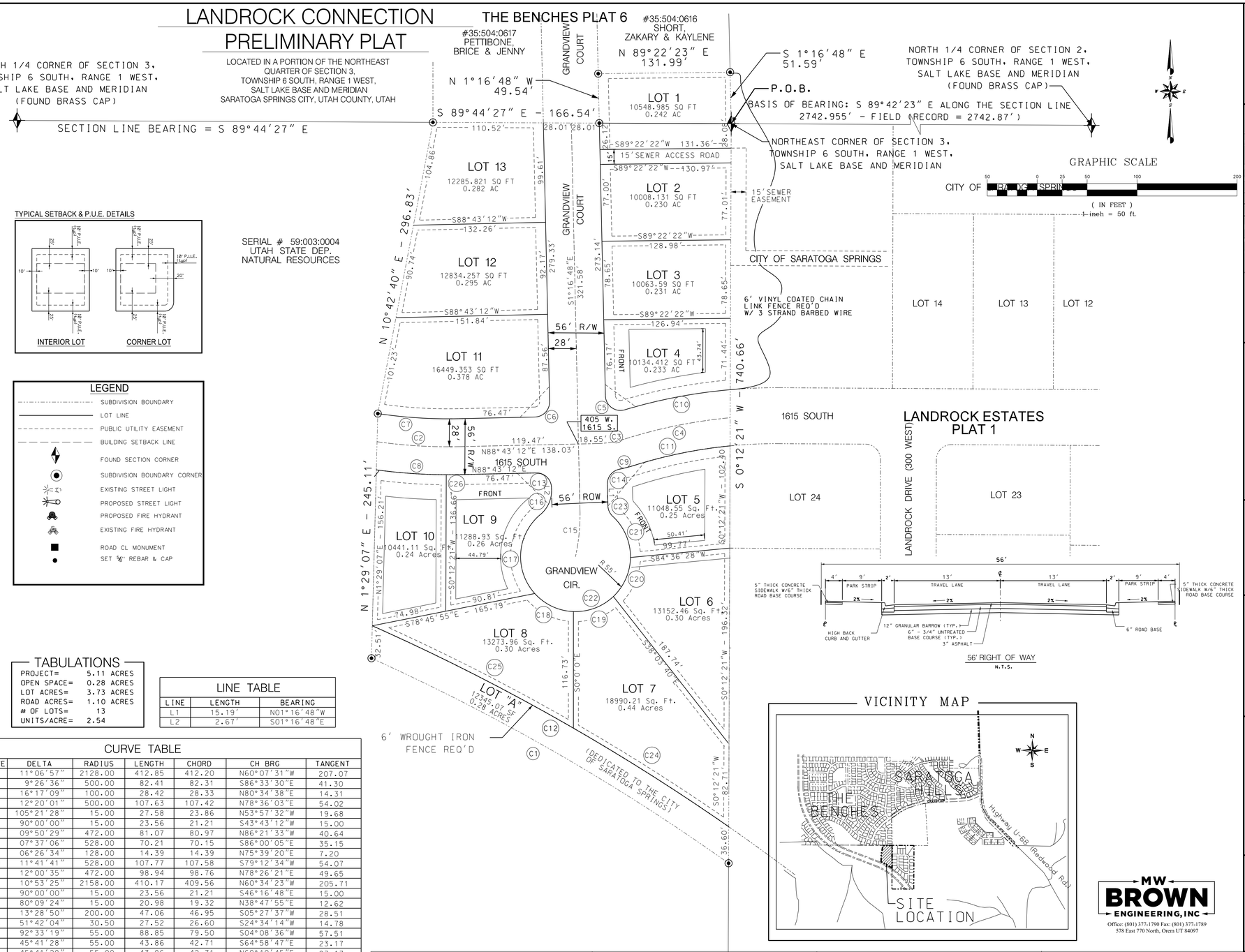
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
	REGISTERED LAND SURVEYOR NO.166572 BARRY ANDREASON State of Utah		

April 2011 Preliminary Plat

LANDROCK CONNECTION
PRELIMINARY PLAT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ROAD CL MONUMENT
- SET ⅝" REBAR & CAP

TABULATIONS

PROJECT=	5.11 ACRES
OPEN SPACE=	0.28 ACRES
LOT ACRES=	3.73 ACRES
ROAD ACRES=	1.10 ACRES
# OF LOTS=	13
UNITS/ACRE=	2.54

LINE TABLE

LINE	LENGTH	BEARING
L1	15.19'	N01°16'48"W
L2	2.67'	S01°16'48"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH BRG	TANGENT
1	11°06'57"	2128.00	412.85	412.20	N60°07'31"W	207.07
2	9°26'36"	500.00	82.41	82.31	S86°33'30"E	41.30
3	16°17'09"	100.00	28.42	28.33	N80°34'38"E	14.31
4	12°20'01"	500.00	107.63	107.42	N78°36'03"E	54.02
5	105°21'28"	15.00	27.58	23.86	N53°57'32"W	19.68
6	90°00'00"	15.00	23.56	21.21	S43°43'12"W	15.00
7	09°50'29"	472.00	81.07	80.97	N86°21'33"W	40.64
8	07°37'06"	528.00	70.21	70.15	S86°00'05"E	35.15
9	06°26'34"	128.00	14.39	14.39	N75°39'20"E	7.20
10	11°41'41"	528.00	107.77	107.58	S79°12'34"W	54.07
11	12°00'35"	472.00	98.94	98.76	N78°26'21"E	49.65
12	10°53'25"	2158.00	410.17	409.56	N60°34'23"W	205.71
13	90°00'00"	15.00	23.56	21.21	S46°16'48"E	15.00
14	80°09'24"	15.00	20.98	19.32	N38°47'55"E	12.62
15	13°28'50"	200.00	47.06	46.95	S05°27'37"W	28.51
16	51°42'04"	30.50	27.52	26.60	S24°34'14"W	14.78
17	92°33'19"	55.00	88.85	79.50	S04°08'36"W	57.51
18	45°41'28"	55.00	43.86	42.71	S64°58'47"E	23.17
19	45°41'28"	55.00	43.86	42.71	N69°19'45"E	23.17
20	45°41'28"	55.00	43.86	42.71	N23°38'17"E	23.17
21	43°35'55"	55.00	41.85	40.85	N21°00'24"W	22.00
22	273°13'37"	55.00	262.28	75.56	N86°11'33"W	-1.00
23	41°31'33"	30.50	22.11	21.62	N22°02'35"W	11.56
24	04°53'23"	2157.99	184.17	184.11	N57°34'22"W	92.14
25	06°00'02"	2158.00	226.00	225.90	N63°01'05"W	113.11
26	01°28'10"	528.00	13.54	13.54	N89°27'17"E	6.77
27	06°10'41"	2157.99	232.69	232.58	N62°55'45"W	116.46

FILE: L:\2010\026 Landrock Connection\Preliminary\PRELIM PLAT.dgn
DATE: 06/06/2011 3:42:

SURVEYOR'S CERTIFICATE

I, Barry Andreason, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 166572, 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 areas requirements of the applicible zoning ordanances.

BOUNDARY DESCRIPTION

A Parcel of land situated in the Northeast quarter of Section 3, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the Northeast Corner of Section 3, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°12'21" West along the Section line a distance of 740.66 feet; thence along an arc 412.85 feet to the left, having a radius of 2128.00 feet through a central angle of 11°06'57", the chord of which is North 60°07'31" West for a distance of 412.20 feet; thence North 1°29'07" East a distance of 245.11 feet; thence North 10°42'40" East a distance of 296.83 feet to the North Section line of said Section; thence South 89°44'27" East along the North Section line a distance of 166.54 feet thence North 1°16'48" West a distance of 49.54 feet; thence North 89°22'23" East a distance of 131.99 feet; thence South 1°16'48" East a distance of 51.59 feet to the POINT OF BEGINNING.

The above described parcel contains 5.109 acres (222553.871 sq. ft.)

Acres: 5.109 No. of Lots: 13

Barry Andreason *Date*

OWNERS 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

LANDROCK CONNECTION

to be dedicated for the perpetual use of the public all parcels of land 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 hereof ____ have hereunto set ____ this _____ day of _____, A.D. 20 __.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

On the ___day of _____, 201__, personally appeared before me, the undersigned Notary Public in and for the County of Utah is said State of Utah, the signer(s) of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commision expires: *Notary Public residing at*

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

On the ___day of _____, 201__, 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 borad of directors and said _____ and _____ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commision 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* *CLERK/RECORDER (SEE SEAL BELOW)*

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

LANDROCK CONNECTION PRELIMINARY PLAT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
SARATOGA SPRINGS, UTAH COUNTY, UTAH
SCALE 1"= 50'

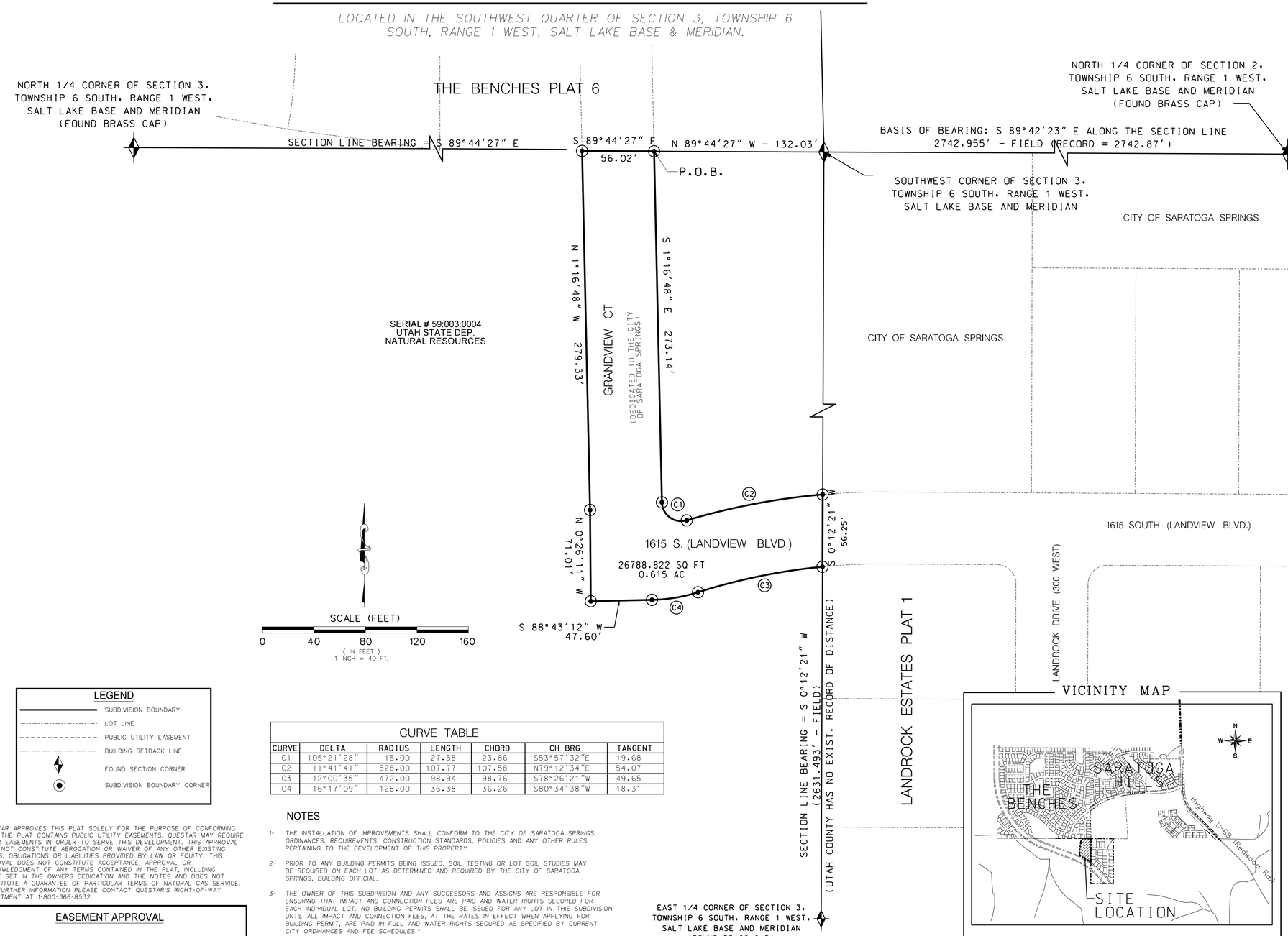
BASIS OF BEARING FROM THE NORTHEAST CORNER OF SECTION 3 TO THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN BEARING SOUTH 89°42'23" EAST

FIRE CHIEF APPROVAL	PLANNING COMMISSION APPROVAL	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY
APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE CITY FIRE CHIEF.	APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE CITY CIVIL ENGINEER.	APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D. 20_____ BY THE CITY ATTORNEY.
CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY CIVIL ENGINEER	SARATOGA SPRINGS ATTORNEY

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
	REGISTERED LAND SURVEYOR NO.166572 BARRY ANDREASON STATE OF UTAH		

GRANDVIEW CT ROADWAY DEDICATION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.



SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572, 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 AREAS REQUIREMENTS OF THE APPLICIBLE ZONING ORDANANCES.

BOUNDARY DESCRIPTION

A Parcel of land situated in the Northeast quarter of Section 3, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is N 89°44'27" W 132.03 feet from the Southhwest Corner of Section 3, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence S 1°16'48" E 273.14 feet; to a point of curvature, to the left, having a radius of 15.00 feet and a central angle of 105°21'28", thence along the arc of said curve a distance of 27.58 feet, chord of which bears S 53°57'32" E 23.86 feet; to a point of reverse curvature, to the right, having a radius of 528.00 feet and a central angle of 11°41'41", thence along the arc of said curve a distance of 107.77 feet, chord of which bears N 79°12'34" E 107.58 feet; thence S 0°12'21" W 56.25 feet; to a point of reverse curvature, to the left, having a radius of 472.00 feet and a central angle of 12°00'35", thence along the arc of said curve a distance of 98.94 feet, chord of which bears S 78°26'21" W 98.76 feet; to a point of reverse curvature, to the right, having a radius of 128.00 feet and a central angle of 16°17'09", thence along the arc of said curve a distance of 36.38 feet, chord of which bears S 80°34'38" W 36.26 feet; thence S 88°43'12" W 47.60 feet; thence N 0°26'11" W 71.01 feet; thence N 1°16'48" W 279.33 feet; thence S 89°44'27" E 56.02 feet; to the POINT OF BEGINNING;

Containing 0.6150 acres

Barry Andreason — *Date*

OWNERS 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

GRANDVIEW CT ROADWAY DEDICTAION PLAT

to be dedicated for the perpetual use of the public all parcels of land 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 hereof ___ have hereunto set ____ this _____ day of _____, A.D. 20 __.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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

My commision expires: — *Notary Public residing at*

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

On the ___day of _____, 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 borad of directors and said _____ and _____ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commision 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* — *CLERK/RECORDER (SEE SEAL BELOW)*

VICINITY MAP

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH BRG	TANGENT
C1	105°21'28"	15.00	27.58	23.86	S53°57'32"E	19.68
C2	11°41'41"	528.00	107.77	107.58	N79°12'34"E	54.07
C3	12°00'35"	472.00	98.94	98.76	S78°26'21"W	49.65
C4	16°17'09"	128.00	36.38	36.26	S80°34'38"W	18.31

NOTES

1- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.

2- PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS, BUILDING OFFICIAL.

3- THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES."

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

EASEMENT APPROVAL

QWEST — DATE

ROCKY MOUNTAIN POWER — DATE

QUESTAR GAS — DATE

COMCAST — DATE

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

FIRE CHIEF APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE CITY FIRE CHIEF.

CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE CITY CIVIL ENGINEER.

CITY CIVIL ENGINEER

SARATOGA SPRINGS ATTORNEY

APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D. 20_____ BY THE CITY ATTORNEY.

SARATOGA SPRINGS ATTORNEY

GRANDVIEW CT ROADWAY DEDICATION PLAT

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
SARATOGA SPRINGS, UTAH COUNTY, UTAH
SCALE 1"= 40'

BASIS OF BEARING FROM THE SOUTHWEST CORNER OF SECTION 3 TO THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN BEARING SOUTH 89°42'23" EAST

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
	REGISTERED LAND SURVEYOR NO.166572 BARRY ANDREASON STATE OF UTAH		

CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, February 18, 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

POLICY SESSION- Commencing at 7:10 p.m.

Present:
Council Members: Mayor Miller, Councilwoman Baertsch, Councilwoman Call and Councilman McOmber, and Councilman Willden
Absent Council Members: Councilman Poduska
Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Kimber Gabryzsak, Chief Andrew Burton, Scott Langford, Sarah Carroll, Jeremy Lapin, Owen Jackson
Others: Chris Porter, Sue Alexander, Ryan Poduska, Karalyn Becraft, Jennifer Klingonsmith, Frank Morgan Laura Ault, Craig Call, Dave and Dennese Snarr, Syloanus Saltoza, Andrew Snarr, Kristie Hepworth, JD Hepworth, Mason Bartlett, Paul Watson, Robert Money, Debra Buffo

1. Consent Calendar:
a. Award of Contract for Utility work services.
b. Preliminary Plat for Landrock Connection located south of the intersection of Valley View and Granview Court, Clay Peck, applicant.
c. Preliminary Plat for Saratoga Springs Plat 16A located at 1700 South 240 East, Peter Stak, applicant.
d. Preliminary Plat for Harvest Point Commercial located located at the southwest corner of Redwood Road and Springhill Drive, Ken Berg, applicant.
e. Final Plat for Mountain View Estates

Councilwoman Call asked that the consent items 1.b, 1.c, and 1.d be pulled from the consent calendar for further discussion. The Council agreed to pull the items allow for further discussion.

Consent Calendar Item 1.b. (Preliminary Plat Landrock Connection).

Councilwoman Call thought that the frontages to these lots were 80 feet. Also would like to see that Lot 11 is noted to be a corner lot. The front of lot 9 shows to be located on the street side and not the cul-de-sac, does the Code define the location of the front door.

Scott Langford indicated that the applicant is aware that the frontage requirements must be met and a variance will not be asked for. Scott indicated that the final plat must meet the current Code requirements. The applicant has the option to choice the location of the front for lot 9 but we will talk to the applicant regarding this matter.

Councilwoman Baertsch suggested that the garage on Lot 9 face the cul-de-sac.

Councilwoman Baertsch made a motion to approve Preliminary Plat Landrock Connection located south of the intersection of Valley View and Grandview Court, Clay Peck, applicant including the staff's findings and conditions listed in the staff report dated February 18, 2014. Motion was seconded by Councilwoman Call. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman Willden, and Councilman McOmber. Motion was unanimous.

Subject to:

1. **That the Preliminary Plat shall be amended to reflect all the requirements of Code Section 19.04.13 including and not limiting to amending the lot widths in Phases 1 and 3 to meet the minimum lot width requirements of 80 feet.**

RESOLUTION NO. R14-27 (5-6-14)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Landrock Connection)

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 additional properties may be added to the special improvement district and assessed upon the conditions set out therein.

WHEREAS, the City Council has given final plat approval to Landrock Connection, (the "Subdivision") conditioned upon all lots in the Subdivision being included in the Lighting SID.

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

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

Passed this 6th day of May, 2014 on motion by

Councilor _____, seconded by Councilor _____.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Mayor Date

Attest: _____
Recorder Date

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 Landrock Connection (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 Developer wishes that the Subdivision be included within the Lighting SID in order to provide for the maintenance of street lighting within the Subdivision, and the City has conditioned such 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:

CITY OF SARATOGA SPRINGS

City Council
Staff Report

Sergeant Court Phase 3
Final Plat
May 6, 2014

Report Date:	April 22, 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. The council tabled this item on the April 15, 2014 meeting to give staff and the applicant additional time to verify code requirements.

Recommendation:
Staff recommends that the City Council conduct a public meeting and at their discretion take public comment and/or discuss the proposed Final Plat, 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.

Scott Langford, AICP, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
slangford@saratogaspringscity.com • 801-766-9793 x116 • 801-766-9794 fax

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.

During the April 15, 2014 City Council meeting the following questions regarding code compliance were raised by members of the City Council a brief answer is provided below with a detailed answer provided in section G of this report:

1. If continued in this phase, will the practice of fencing off common areas as private backyards create a development that does not meet the required minimum 25% open space?
   Answer: no
2. Does the modification to the width of the existing landscaped median at the entrance to the development and additional fire lane striping provide sufficient emergency access?
   Answer: Per the explanation of the Fire Chief during the April 15th meeting; yes
3. Are all of the garages setback the required 20 feet, in order to provide driveways of sufficient depth to park a standard vehicle?
   Answer: yes
4. Does the width of the private trail connection meet the minimum standards?
   Answer: yes. The public trail standards do not apply to private on-site paths.

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 requires 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 form 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. *All requirements of the City Engineer shall be met, including but not limited to those outlined in the attached report.*

4. *The on-site pedestrian trail shall be constructed of concrete to match the future public trail to the west.*
5. *The applicant shall work with the City Fire Chief and City Engineer to provide red painted curbs along Guardian Drive.*
6. *That the second access meets fire code requirements and that the fire chief's requirements be met."*

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 Preliminary Plat public hearing. As of the completion of this report, the City has not received any public comment regarding this Final Plat 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 advise the limitation of 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 additional 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

During the April 15th City Council meeting the following question was asked: *Are all of the garages setback the required 20 feet, in order to provide driveways of sufficient depth to park a standard vehicle?*

Upon additional review, staff has confirmed that all of the garages are setback at least 20 feet. Front porches are all a minimum of 14 feet setback from the road. The site design shown on the Final Plat indicates that this plat will comply with the minimum MU(PUD) required setbacks.

Minimum Lot Width: not applicable. Section 19.04.21(6) states there are 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.

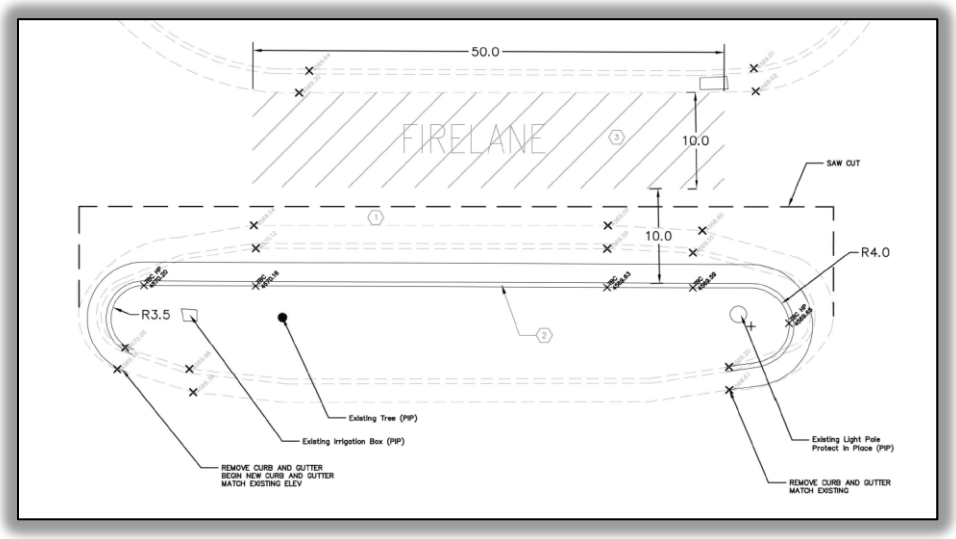
During the April 15th City Council meeting the following question was asked: *If continued in this phase, will the practice of fencing off common areas as private backyards create a development that does not meet the required minimum 25% open space?*

The applicant has provided an updated exhibit which illustrates that the total open space for Phase 3 is 35.5% open space, and if every unit within Phase 3 were to fence off their back yard the common usable open space would drop to 33.75%.

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 at 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.

Emergency Access:
During the April 15th City Council meeting the following question was asked: *Does the modification to the width of the existing landscaped median at the entrance to the development and additional fire lane striping provide sufficient emergency access?*

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 and again during the April 15, 2014 meeting. 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:



At the April 15, 2014 City Council meeting, the Fire Chief stated that the proposed modifications to the entrance of this development are sufficient to meet the requirement of the Fire Code.

Private Road Design:

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 and the May 6th City Council meeting. This code amendment must be approved by the City Council as a condition of this Final Plat approval, otherwise the applicant will have to amend the construction drawings to match the current City Standards.

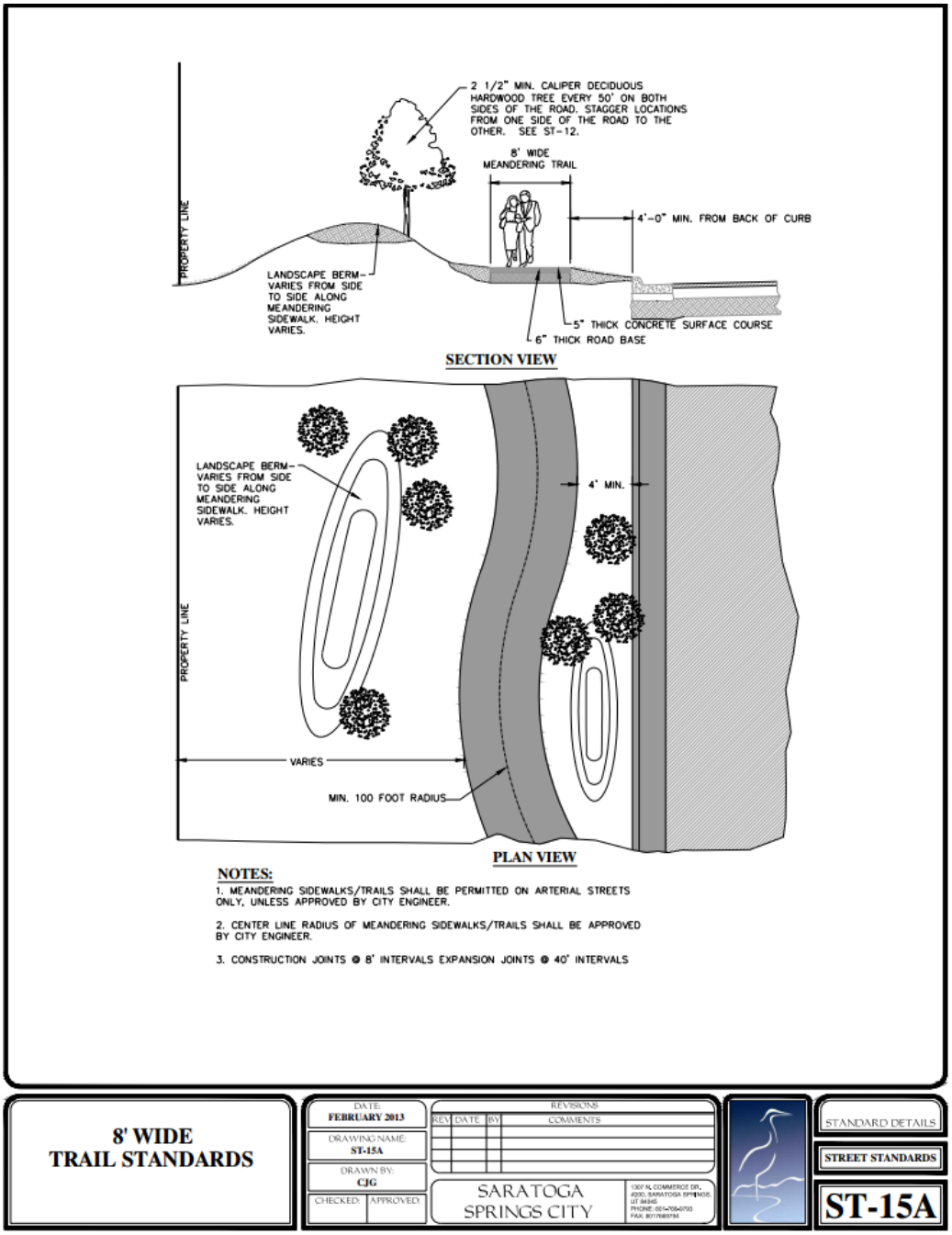
Trail Connection:

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.

During the April 15th City Council meeting the following question was asked: *Does the width of the private trail connection meet the minimum standards?*

The reason why this question was raised was that the on-site trail connection from the development to the future off-site city trail system has a section that narrows down from 8 feet

as it intersects with the sidewalk. The City Council was concerned that narrowing of this trail connection created a situation that was against City Code. Staff found that the City's Engineering "Standard Street Improvement Details" does have an "8' Wide Trail Standard; ST-15A", see below:



The City also calls out the same standards in the Parks, Recreation, Trails, and Open Space Master Plan for trails designated as regional trails.

The on-site trail shown in the southwest corner of Phase 3 will provide connection to the regional trail system, but it is not part of the official system. The trail is also not part of a required trail along an Arterial or other major city street as called out in design standard ST-15A. Therefore it appears that there is no specific trail standard for this on-site trail connector.

That said, the Preliminary Plat was approved with a pedestrian trail connection and had the following condition of approval, "*The on-site pedestrian trail shall be constructed of concrete to match the future public trail to the west.*"

The applicant agrees that a trail connection of some sort should be installed as an amenity for this development. Therefore the applicant has created a new exhibit that gives the City Council three alternatives to choose from when considering the trail connection.

Even though a specific trail standard does not apply to private trails, the City Council should look at the placement of the trail connection to make sure that it contributes to the health, safety, and general welfare of the residents who will live in this development. The exhibit showing the three options is attached to this report, but the following table provides a quick pro and con list of each option the council may consider.

Trail Connection Options		
	Pros	Cons
Option #1	The shortest most direct route; the route people will likely take regardless of what is built.	The width of the connection has to taper to fit between driveways; potential conflict with backing vehicles and pedestrians.
Option #2	The original alignment shown on the Preliminary Plat. No vehicle backing conflict. No need to taper the width of the trail connection.	Longest and most circuitous route, therefore the least likely route to be used. The route is hidden between buildings and the storage unit wall, which is a potential safety and nuisance issue.
Option #3	No vehicle backing conflict. Will connect directly with the future regional trail. No need to taper the width of the trail connection.	Not a direct route to access the school property. Kids walking to school are more likely to use a different route.

A fourth option would be to not require a trail connection and let the HOA install a trail as it is needed in the future. The code does not require a trail at this location.

Staff has provided a flexible condition of approval at the end of this report, which should be updated based on the City Council's decision of which trail connection will best support the health, safety, and general welfare of the community.

Landscaping, fencing, and signage: complies. Phase 3 provides 35.5% 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.

During the April 15th meeting, the City Council brought up a concern that residential units in the existing Phase 2 were fencing off common area. One of the concerns associated with this issue was that these actions were reducing the amount of common open space for the overall development. The applicant has provided an analysis that shows that the minimum open space (25%) will still be met even if the rear areas of each unit are fenced. That said, if the City Council still wishes to not have these areas fenced off, then staff recommends the existing note on the plat should be updated to state: "Common Area: All area not designated as private space is common area and shall not be fenced off for exclusive private use."

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. As stated in Section H of this report, the Final Plat is consistent with the General Plan and Land Development Code. All findings in Section H of this report are incorporated into these findings by this reference.

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 and be constructed in to follow the alignment of Option #___ as shown on the Sergeant Court Phase 3 Open Space Plan, which is attached to this report.
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: May 6, 2014
Type of Item: Final Plat Approval

CITY OF
SARATOGA SPRINGS

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

0 40 80
SCALE 1"=40'

LEGEND & NOTES:

1. SECTION CORNER MONUMENTS FOUND (AS NOTED)
2. 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.
3. NAIL TO BE SET (AS NOTED)
4. MONUMENTS FOUND (AS NOTED)
5. STREET MONUMENTS TO BE SET (AS NOTED)
6. PROPOSED FIRE HYDRANT LOCATION.
7. PROPOSED STREET LIGHT LOCATION.
8. EXISTING NAIL
9. EXISTING STREET MONUMENT
10. EXISTING FIRE HYDRANT LOCATION.
11. EXISTING STREET LIGHT LOCATION.
12. SETBACK LINE
13. BOUNDARY LINE
14. EASEMENT LINE
15. CENTER LINE

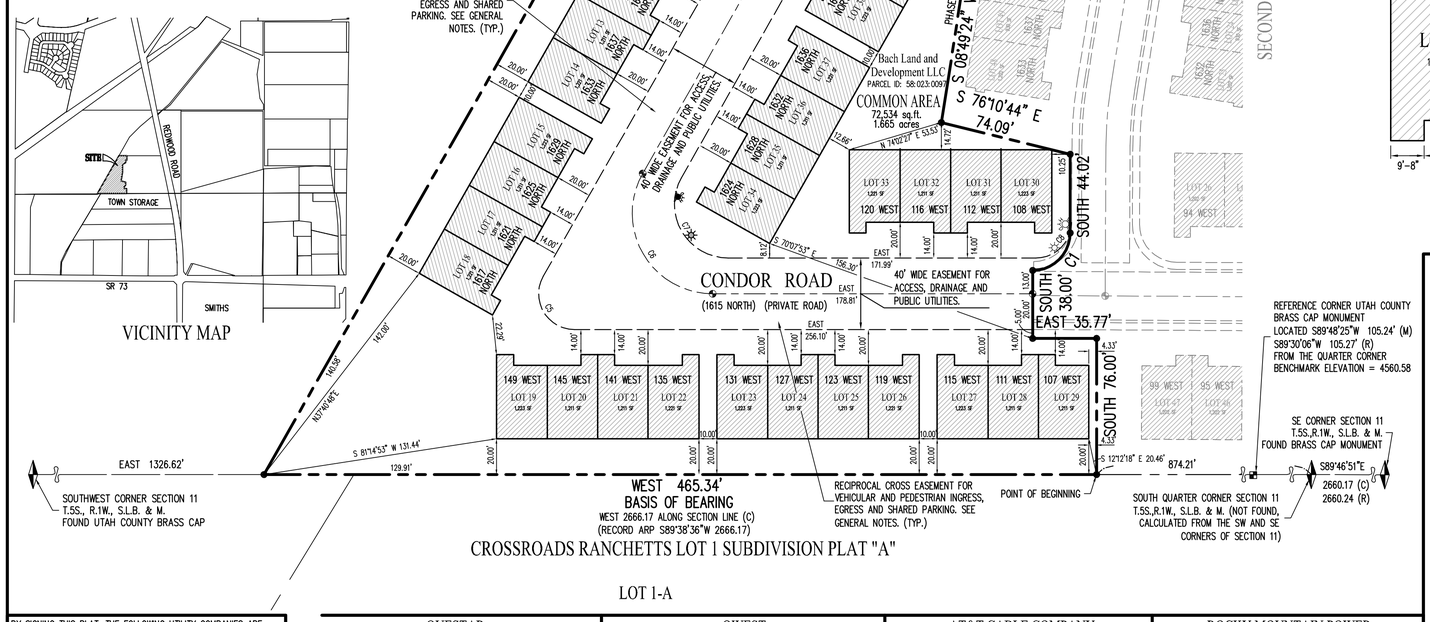
PRIVATE SPACE

COMMON AREA (NOTE: ALL AREA NOT DESIGNATED AS PRIVATE SPACE IS COMMON AREA)

(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.

CURVE TABLE						
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	11.43	5.72	11.42	N86°44'17"E

VICINITY MAP



CROSSROADS RANCHETTS LOT 1 SUBDIVISION PLAT "A"

LOT 1-A

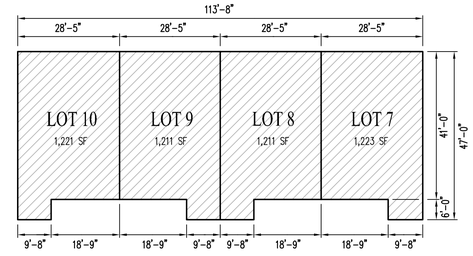
REQUIRED PLAT NOTES:

1. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT. DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION
4. 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.
5. 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.
6. 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.
7. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.
8. ANY REFERENCES HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
9. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS.
10. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.

GENERAL NOTES:

1. THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO A RECIPROCAL CROSS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND SHARED PARKING. REFERENCE SAID EASEMENT DATED JANUARY 4, 2007 AND RECORDED AS ENTRY NO. 1469:2007 WITHIN THE OFFICE OF THE UTAH COUNTY RECORDER.

2. PRIVATE ROADS AND COMMON AREAS ARE DEDICATED AS UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER, AND STORM DRAINAGE.



BUILDING DIMENSION DETAIL
SCALE 1"=20'
(TYPICAL)

APRIL 7, 2014

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 ALLRED, SHERLYN ALLRED, & SHANE ALLRED, 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 RANCHETTS LOT 1 SUBDIVISION PLAT "A" RECORDED NOVEMBER 4, 1991 AS ENTRY NUMBER 43648 AS MAP NUMBER 4326
6. CROSSROADS RANCHETTS [SIC] LOT 1 SUBDIVISION PLAT "A" RECORDED SEPTEMBER 22, 2004 AS ENTRY NUMBER 108128:2004 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 TIE SHEETS OF THE SOUTH QUARTER CORNER, THE SOUTHWEST CORNER, AND THE SOUTHEAST CORNER OF SAID SECTION 11.
9. SURVEY PLAT FOR EMCAR CONSTRUCTION PERFORMED BY TORGERSEN ENGINEERING. SURVEY NUMBER 03 233.
10. SURVEY PLAT FOR FREE & ASSOCIATES PERFORMED BY MCNEIL ENGINEERING AND LAND SURVEYING L.C. SURVEY NUMBER 00 036.

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NUMBER 4938744, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH 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 TO AND ALONG CROSSROADS RANCHETTS LOT 1 SUBDIVISION BOUNDARY LINE, 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 TO AND ALONG FOR THE NEXT 12 CALLS OF THE SECOND AMENDED PLAT OF SERGEANT COURT PHASE 2 BOUNDARY LINE, 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.

DATE

MICHAEL W. NADEAU
UTAH PLS NO. 493874

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

DO HEREBY DEDICATE FOR THE PURPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBERENCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THE SUBDIVISION.

IN WITNESS WHEREBY_____, HAVE HEREUNTO SET_____HAND THIS _____, DAY OF_____, A.D. 20____.

SHON RINDLISBACHER — SIGNATURE
SIGNATURE — SIGNATURE

OWNERS ACKNOWLEDGMENT

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_____
_____ 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 _____
ACKNOWLEDGED TO ME THAT SAID _____ , LC EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

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

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS_____DAY OF _____ A.D. 20_____.

MAYOR — ATTEST: CITY RECORDER (SEE SEAL BELOW)

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

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

MERIDIAN ENGINEERING, INC.
9217 SOUTH REDWOOD ROAD SUITE A
WEST JORDAN, UTAH 84088
PHONE (801) 569-1315 FAX (801) 569-1319

FIRE CHIEF APPROVAL
APPROVED THIS _____ DAY OF_____ A.D. 20____
BY THE FIRE CHIEF.
FIRE CHIEF AUTHORIZED AGENT

PLANNING COMMISSION REVIEW
REVIEWED 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

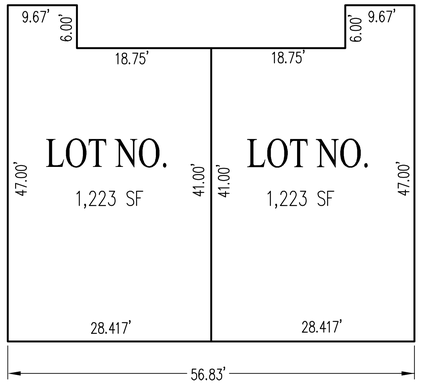
LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON
THIS DAY_____OF _____ A.D. 20____.
LEHI CITY POST OFFICE REPRESENTATIVE

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

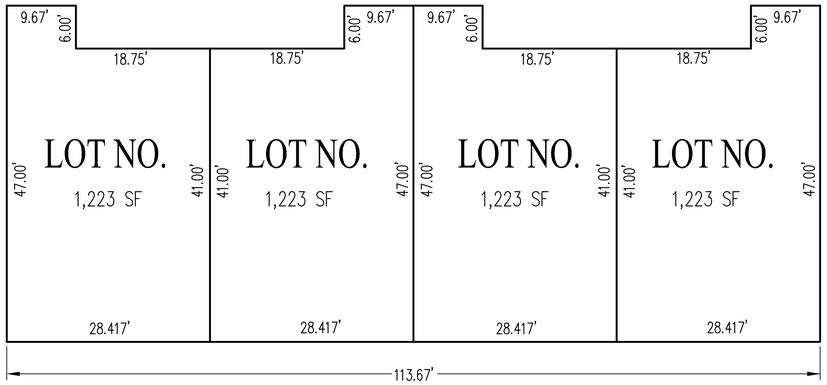
FINAL PLAT, SHEET 1 OF 3
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M.
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

SURVEYORS SEAL | NOTARY PUBLIC SEAL | CIVIL ENGINEERS SEAL | CLERK-RECORDER SEAL



2 UNIT BUILDING

SCALE: 1"=10'



4 UNIT BUILDING

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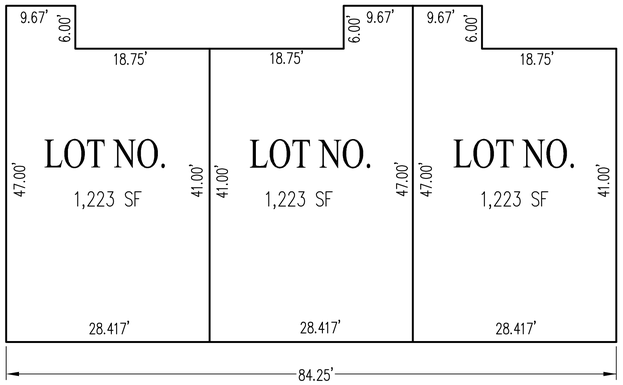


3 UNIT BUILDING

SCALE: 1"=10'

U:\13-Projects\13023-SGJ-Sergeant Court - Phase 3\13023\dwg\PHASE3\FINAL-PLAT-PH3-2.dwg Mar 04, 2014 - 2:19pm

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. _____

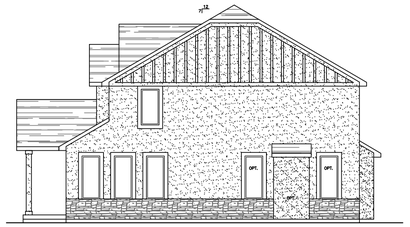
STATE OF UTAH, COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF

_____

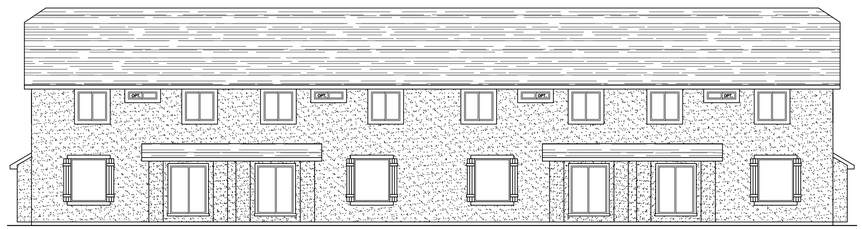
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ UTAH COUNTY RECORDER

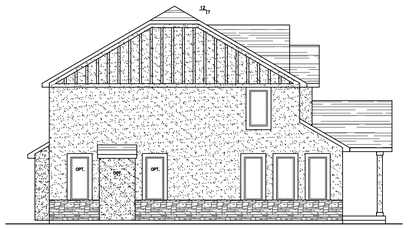
FRONT ELEVATION



RIGHT ELEVATION



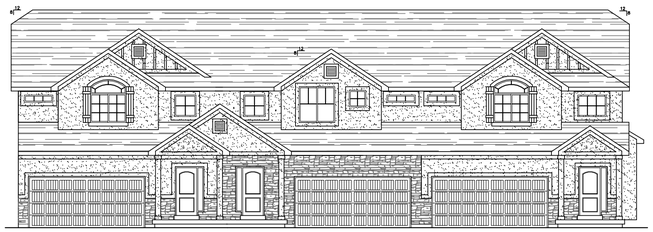
REAR ELEVATION



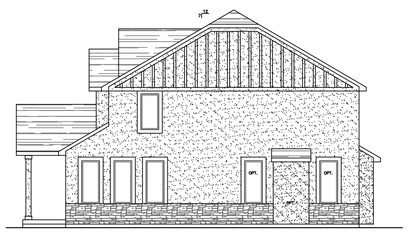
LEFT ELEVATION

4 UNIT BUILDING

SCALE: 1"=10'



FRONT ELEVATION



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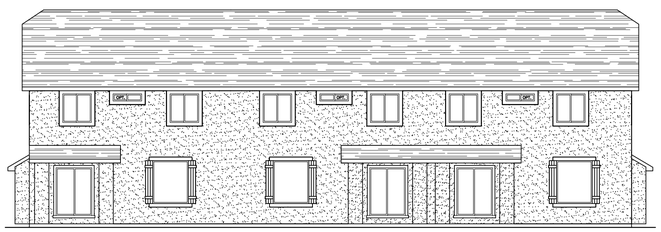

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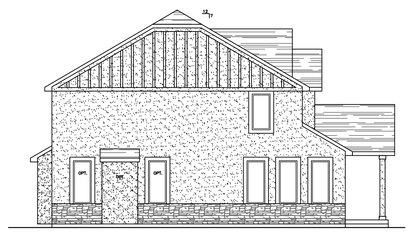
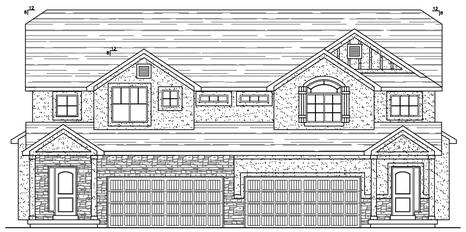


LEFT ELEVATION

3 UNIT BUILDING

SCALE: 1"=10'



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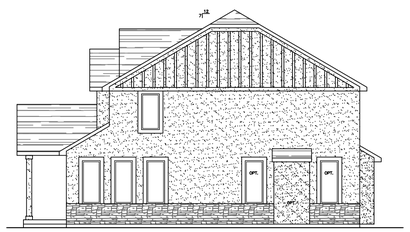

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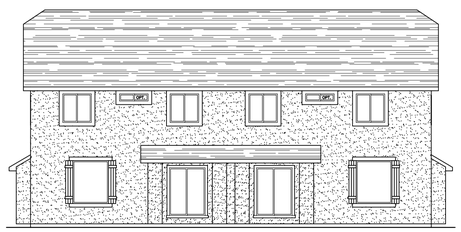

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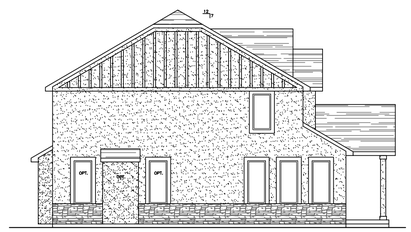


LEFT ELEVATION

2 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

U:\13-Projects\13023-SCJ-Sergeant Court - Phase 3\13023\dwg\PHASE3\FINAL-PLAT-PH3-3.dwg Mar 04, 2014 - 2:20pm

SARATOGA SPRINGS CITY GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. 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.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. ALL STATIONING IS REFERENCED TO CENTERLINE.
15. 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.
16. CONTRACTOR TO FOLLOW SARATOGA SPRINGS CITY NOISE ORDINANCE STANDARDS.
17. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
18. ALL BOUNDARY CORNERS AND LOT CORNERS SHALL BE MARKED WITH SURVEY MARKERS AS SHOWN IN THE STANDARD PLANS.
19. 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.
20. CONTRACTOR TO CONTACT BLUE STAKES FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION.
21. 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

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

6. COMPACTION TESTING WILL BE PERFORMED BY THE DEVELOPER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED
8. 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.
9. 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.

SPECIAL PROJECT NOTE

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 BEGINING ANY WORK ON SITE.

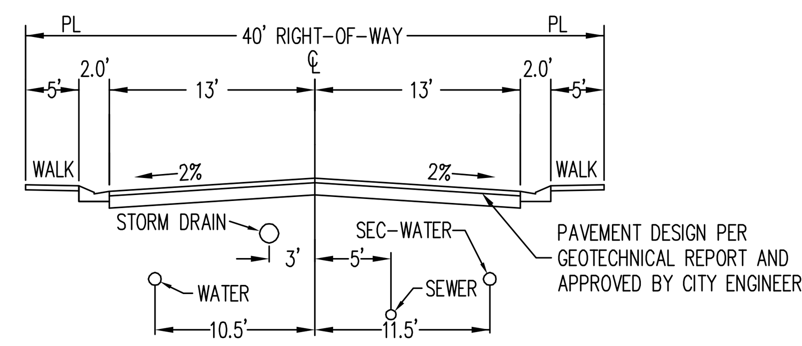
SERGEANT COURT PHASE 3

A PLANNED UNIT DEVELOPMENT AND SUBDIVISION

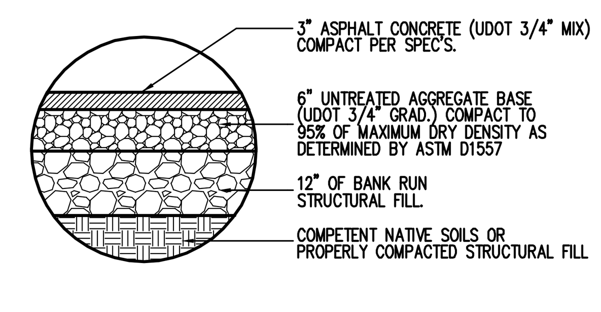
FINAL CONSTRUCTION PLANS

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

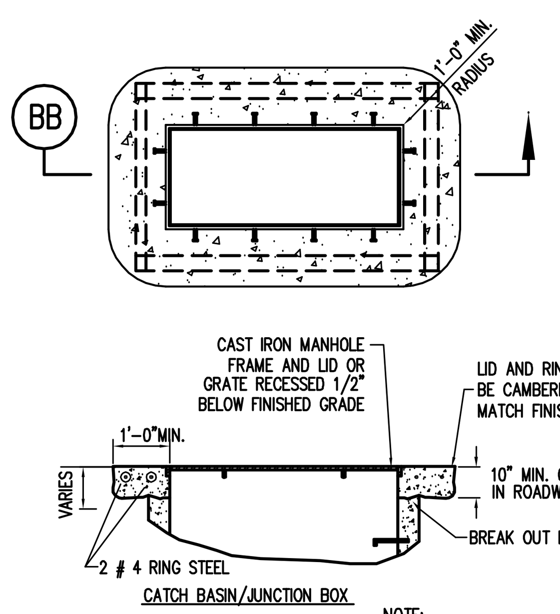
VICINITY MAP



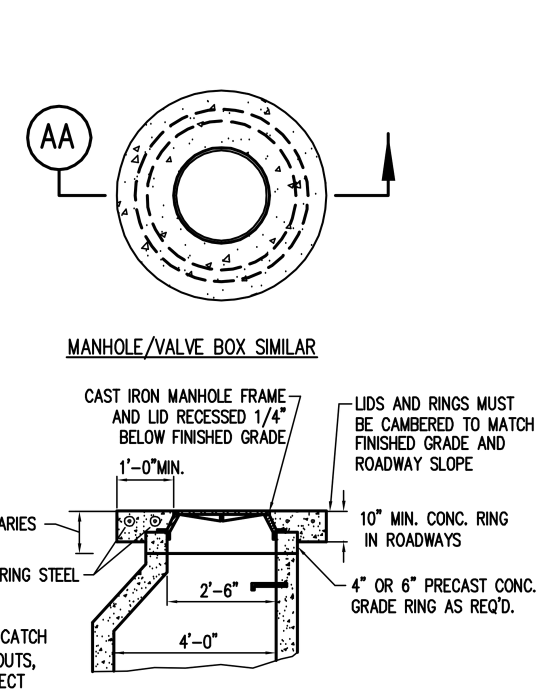
40' ROAD CROSS SECTION
APACHE ROAD AND CONDOR ROAD
NTS



LIGHT DUTY ASPHALT PAVEMENT SECTION (C)
N.T.S.



SECTION (BB)



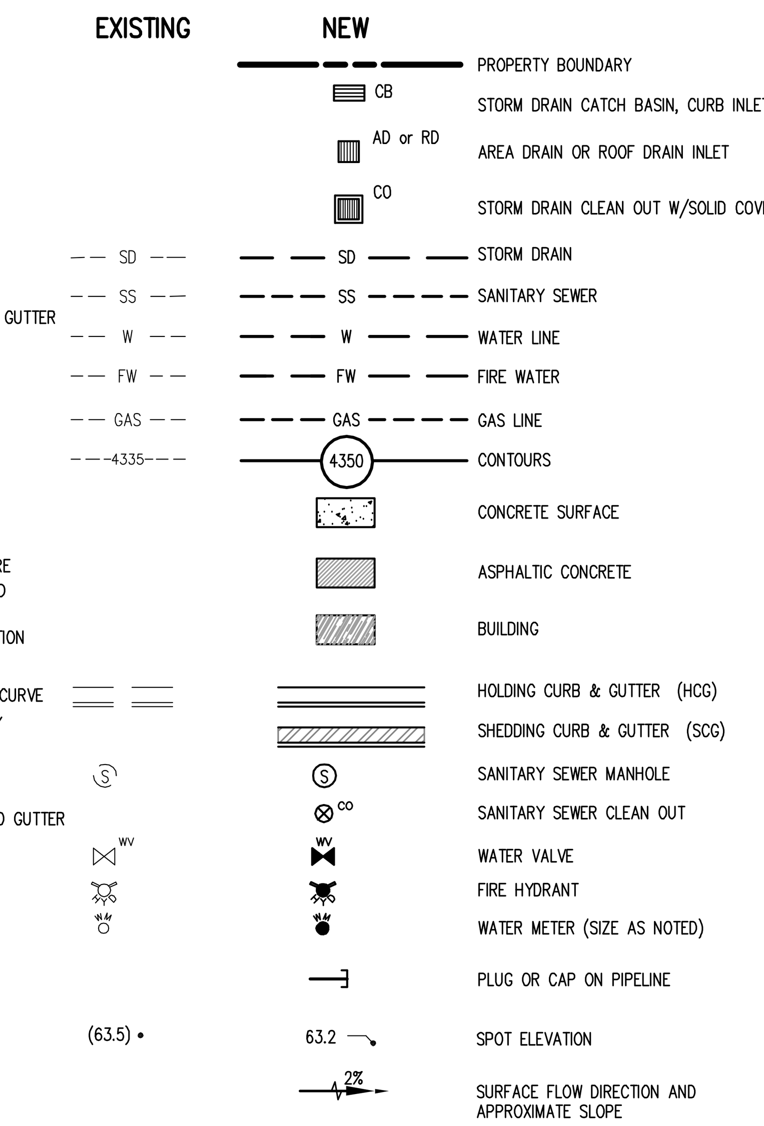
SECTION (AA)

NOTE:
1. REQUIRED FOR EXISTING OR NEW CATCH BASINS (OUTSIDE OF C&G), CLEAN OUTS, VALVES OR MANHOLES IN THE PROJECT LIMITS.
2. CONCRETE THICKNESS MUST BE 8" IN LANDSCAPE AREAS.

CONCRETE RING AROUND SURFACE UTILITY STRUCTURES (G)
N.T.S.

LEGEND & ABBREVIATIONS

CB	CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT
DET	DETAIL
E	EAST/EXISTING
EL	ELEVATION
EO	EDGE OF OIL
FS OR FS	FINISHED SURFACE
GB	GRADE BREAK
H.P. OR HP	HIGH POINT
HCG	HOLDING CURB AND GUTTER
IB	INLET BOX
INV.	INVERT
LD	LAND DRAIN
LF	LINEAR FEET
LT	LEFT
MIN	MINIMUM
MH	MAN HOLE
N	NORTH
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
REF	REFERENCE
RT	RIGHT
SCG	SHEDDING CURB AND GUTTER
S	SOUTH
SF	SQUARE FEET
SD	STORM DRAIN
SIM	SIMILAR
SLC	SALT LAKE CITY
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TOW	TOP OF WALL
TYP	TYPICAL
VPI	VERTICAL POINT OF INTERSECTION
W	WEST/WATER
W/	WITH
WV	WATER VALVE



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 SO., RANGE 1 W., SLB&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

CONSTRUCTION SET

CALL BEFORE YOU DIG
BLUE STAKES
CALL 1-800-662-4111

NO.	REVISIONS	BY	DATE

DRAWN MDC
DESIGNED SCJ
CHECKED SCJ
DATE 10-17-13

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MERIDIAN ENGINEERING, INC.
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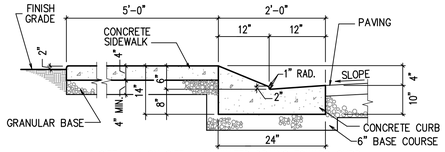
BACH HOMES
11650 SOUTH STATE STREET, SUITE 300
DRAPER, UTAH 84020

SERGEANT COURT P.U.D., PHASE 3
CONSTRUCTION PLANS
GENERAL NOTES & MISCELLANEOUS DETAILS

COMP. FILE G-1.dwg
PROJECT NO. 13023
SHEET NO. G-1

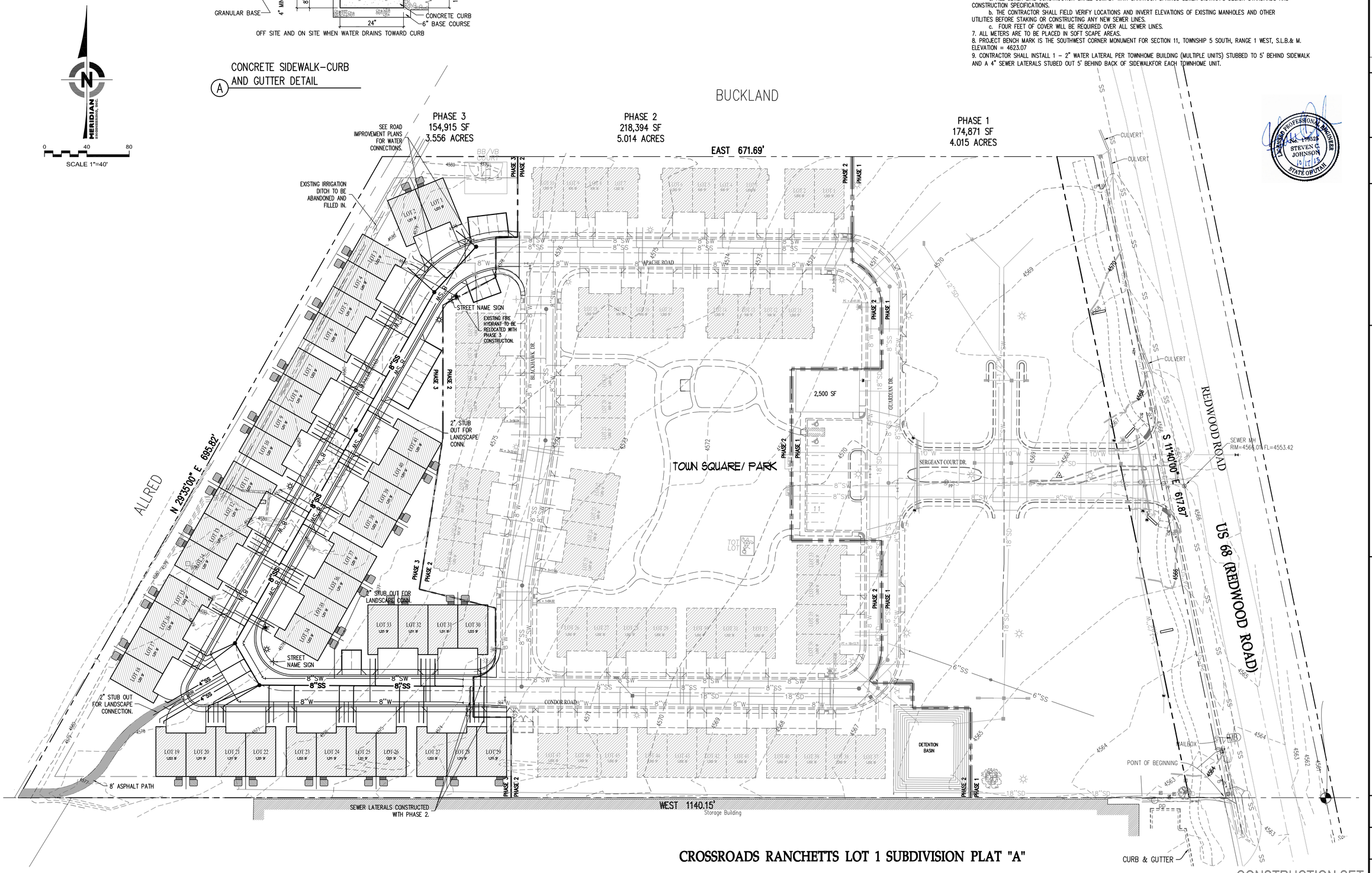


OFF SITE AND ON SITE WHEN WATER DRAINS TOWARD CURB

(A) CONCRETE SIDEWALK-CURB AND GUTTER DETAIL

UTILITY NOTES;

1. REFER TO PLAN AND PROFILE SHEETS FOR DRAINAGE INFORMATION (RIM AND INVERT ELEVATIONS).
2. SEWER CLEANOUTS ARE TO MEET SARATOGA SPRINGS SEWER DISTRICT STD'S.
3. CONSTRUCT CONCRETE COLLAR AROUND STORM DRAIN & SEWER CLEANOUTS, CATCHBASINS NOT IN CURB AND GUTTER AND VALVES. REFER TO NOTES ON SHEET G-1.
4. COORDINATES AND DIMENSIONS ARE TO THE CENTER OF AREA DRAINS, CLEANOUTS, OR FIRE HYDRANTS. COORDINATE BASIS IS ASSUMED ON THE SECTION CORNERS SHOWN ON THE PLANS. COORDINATES AND DIMENSIONS ARE AT TBC FOR CATCH BASINS IN CURB AND GUTTER AT THE CENTER OF THE BOX.
5. REFER TO SHEET G-1 FOR UTILITY GENERAL NOTES.
6. SEWER DISTRICT REQUIREMENTS:
   a. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH SARATOGA SPRINGS SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
   b. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
   c. FOUR FEET OF COVER WILL BE REQUIRED OVER ALL SEWER LINES.
7. ALL METERS ARE TO BE PLACED IN SOFT SCAPE AREAS.
8. PROJECT BENCH MARK IS THE SOUTHWEST CORNER MONUMENT FOR SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, S.L.B.& M. ELEVATION = 4623.07
9. CONTRACTOR SHALL INSTALL 1 – 2" WATER LATERAL PER TOWNHOME BUILDING (MULTIPLE UNITS) STUBBED TO 5' BEHIND SIDEWALK AND A 4" SEWER LATERALS STUBED OUT 5' BEHIND BACK OF SIDEWALKFOR EACH TOWNHOME UNIT.



CROSSROADS RANCHETTS LOT 1 SUBDIVISION PLAT "A"

CONSTRUCTION SET

NO.	REVISIONS	BY	DATE

DRAWN MDC
DESIGNED SCJ
CHECKED SCJ
DATE 10-17-13

LICENSED PROFESSIONAL ENGINEER No. 178525 STEVEN C. JOHNSON 10/17/13 STATE OF UTAH

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SERGEANT COURT P.U.D., PHASE 3
UTILITY PLAN
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11, T.5S.,R.1W., S.L.B. & M.

COMP. FILE UTILITY.DWG

PROJECT NO. 13023

SHEET NO. G-2

U:\13-Projects\13023-SCJ-Sergeant Court - Phase 3\13023.dwg\PHASE3\G-2_UTILITY.dwg Apr 04, 2014 - 1:18pm

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.

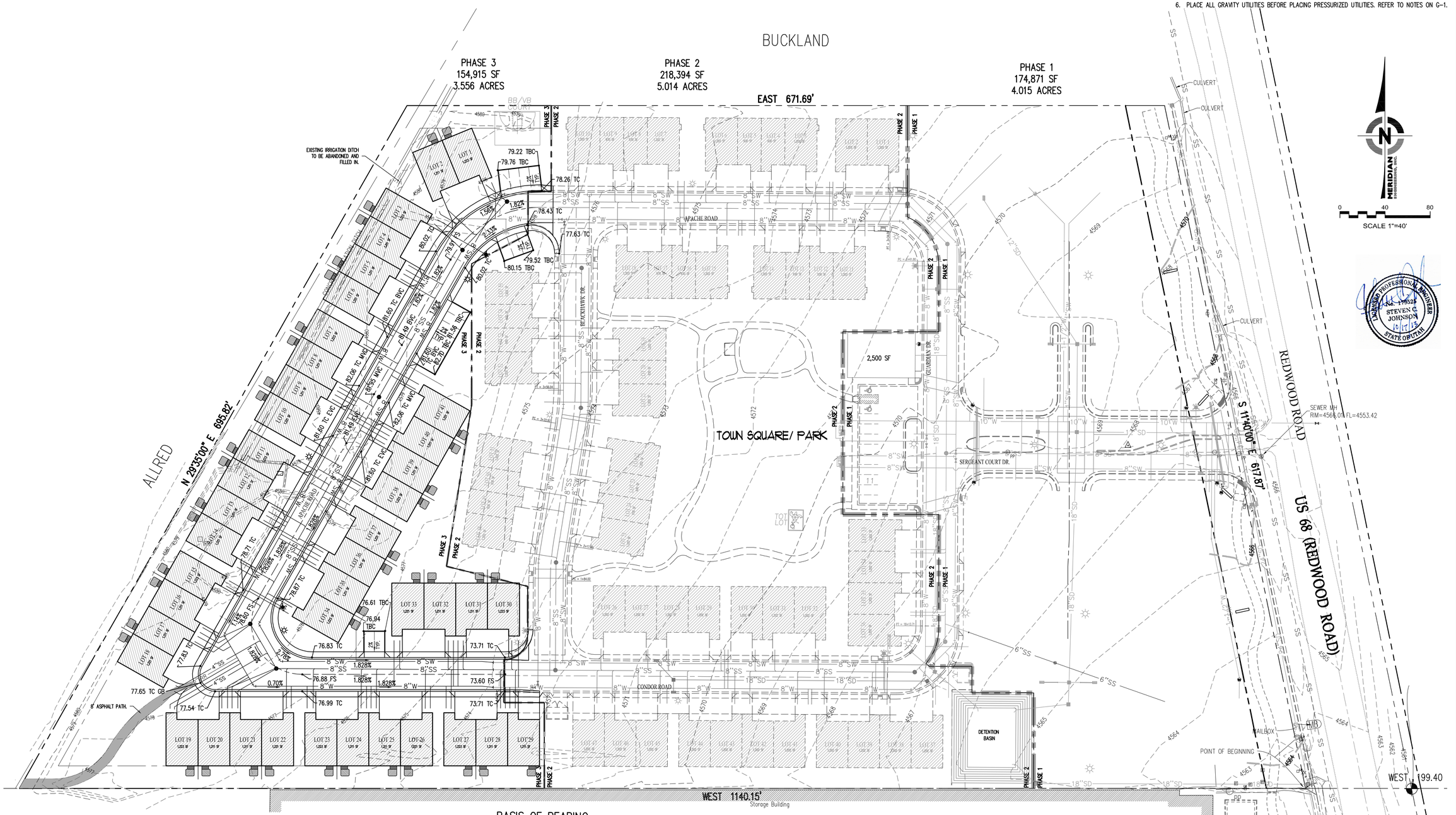
2. THE LENGTH OF PIPE SHOWN FOR STORM DRAIN LINES ARE FROM CENTER TO CENTER OF BOX. UTILIZE INVERTS TO CONTROL PIPE INSTALLATION.

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.



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

NO.	REVISIONS	BY	DATE

DRAWN MDC
DESIGNED SCJ
CHECKED SCJ
DATE 10-17-13

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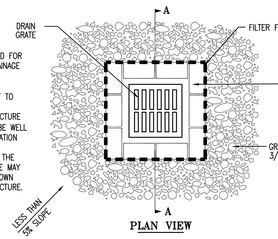
SERGEANT COURT P.U.D., PHASE 3
GRADING PLAN
SITUATED IN THE
SOUTHWEST QUARTER OF SECTION 11, T.5S.,R.1W., S.L.B. & M.

COMP. FILE
GRADING.DWG

PROJECT NO.
13023

SHEET NO.
G-3

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.



PLAN VIEW

SECTION A – A

BLOCK & GRAVEL INLET SEDIMENT BARRIER DETAIL (B)
N.T.S.

SECTION A – A

PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE DETAIL (C)
N.T.S.

SWPPP DATA:

AREA AFFECTED:

1) THE TOTAL PROJECT AREA IS 3.543 ACRES AND ALL OF IT WILL BE DISTURBED BY CONSTRUCTION ACTIVES.

SEQUENCE OF CONSTRUCTION ACTIVES:

1) FIELD MARK LIMIT OF DISTURBANCE FOR APPROVAL BY SARATOGA SPRINGS CITY INSPECTOR.

2) INSTALL SILT FENCE AND ENVIRONMENTAL FENCE AROUND PERIMETER OF PROJECT AS INDICATED ON THIS PLAN SHEET.

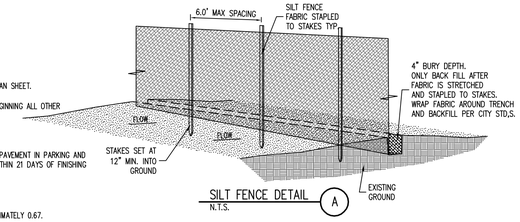
3) CONSTRUCT DETENTION BASIN AND SEDIMENT CONTROL AROUND INLETS FOR DETENTION BASINS PRIOR TO BEGINNING ALL OTHER CONSTRUCTION ACTIVITIES.

4) CONTRACTOR WILL BEGIN GRADING, EXCAVATION, AND CONSTRUCTING UTILITY SITE IMPROVEMENTS.

5) AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE STABILIZED WITH SOD IN LANDSCAPED AREAS AND PAVEMENT IN PARKING AND DRIVEWAY AREAS. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITES TO BE COMPLETED WITHIN 21 DAYS OF FINISHING AN AREA TO THE FINAL LINES AND GRADES INDICATED ON THE GRADING PLAN.

RUNOFF COEFFICIENTS AND DISCHARGE:

1) THE EXISTING RUNOFF COEFFICIENT IS ESTIMATED TO BE 0.2. THE NEW RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.67.



SILT FENCE DETAIL (A)
N.T.S.

CONSTRUCTION FLOOD AND EROSION CONTROL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE SARATOGA SPRINGS CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS DEPOSITED BY TRAFFIC FROM THE SITE.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AS INDIVIDUAL INLETS ARE INSTALLED.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. ALL WASH WATER (CONCRETE TRUCKS. VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A 6 FOOT CHAIN-LINK FENCE WITH SILT SCREEN AND SITE WATERING SHALL BE USED ID CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.

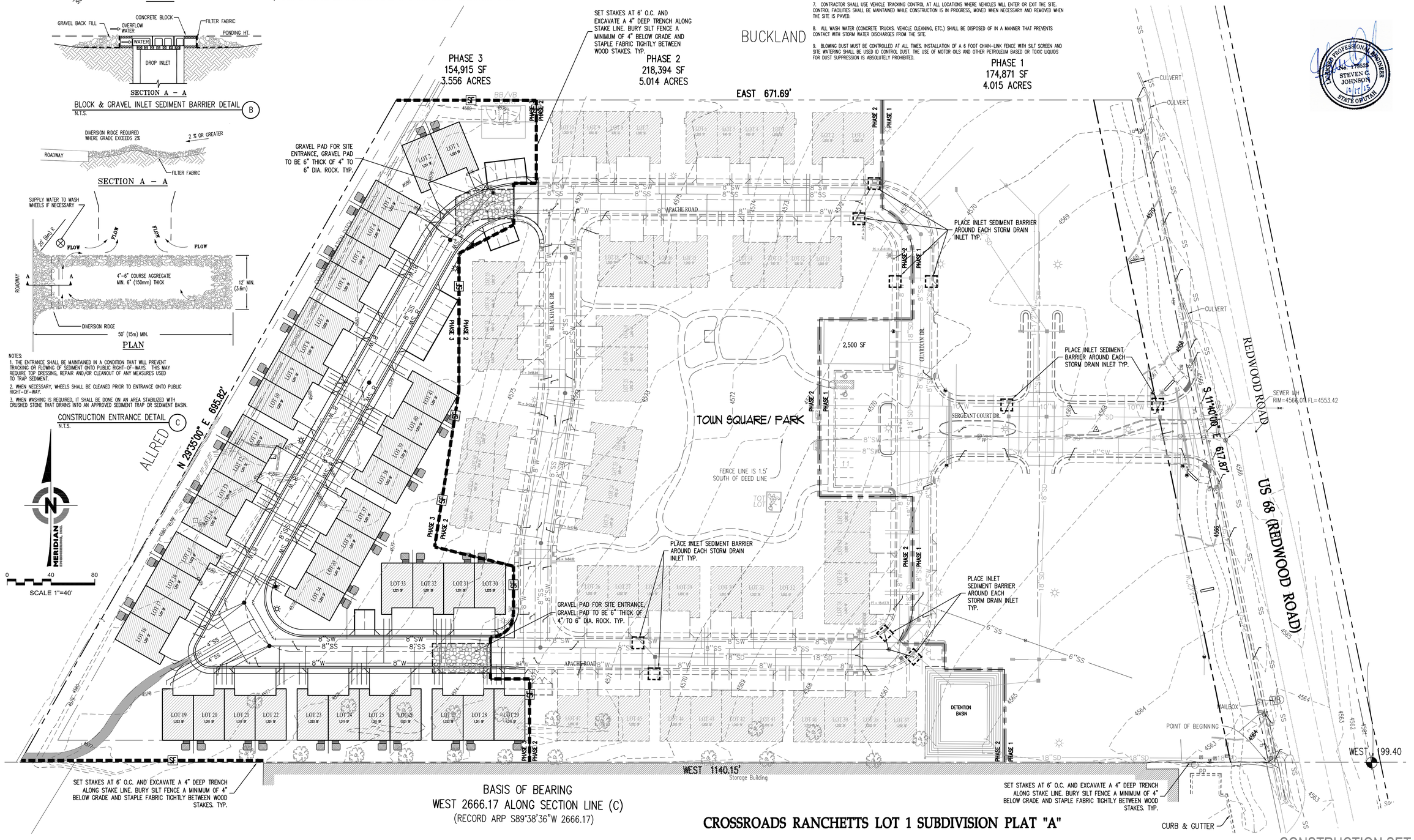
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES. STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEASE ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 20 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.

13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

14. CONTRACTOR MUST OBTAIN UPDES PERMIT FROM THE STATE OF UTAH.



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

NO.	REVISIONS	BY	DATE

DRAWN MDC
DESIGNED SCJ
CHECKED SCJ
DATE 10-7-13

LICENSED PROFESSIONAL ENGINEER
LIC. # 175525
STEVEN C. JOHNSON
10/7/13
STATE OF UTAH

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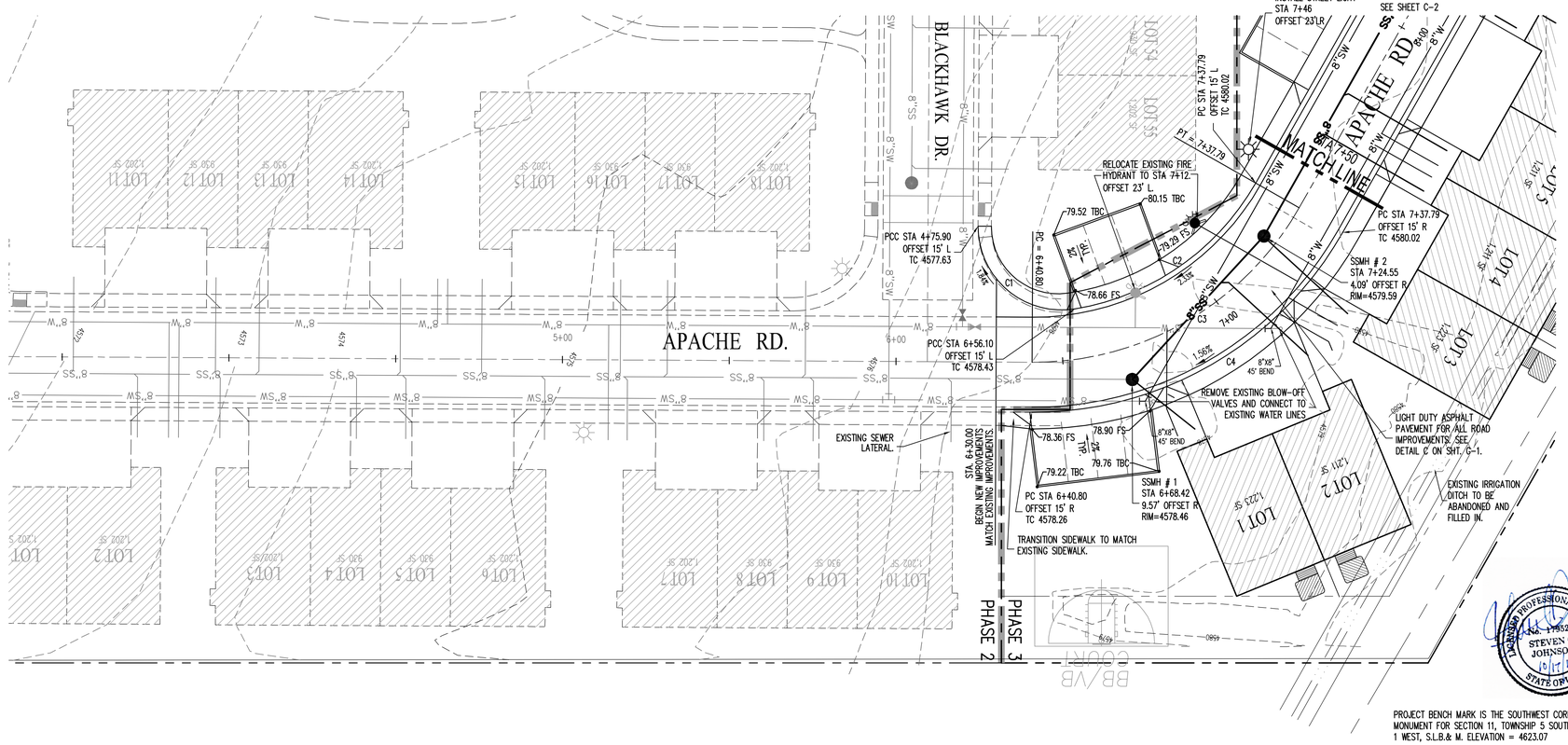
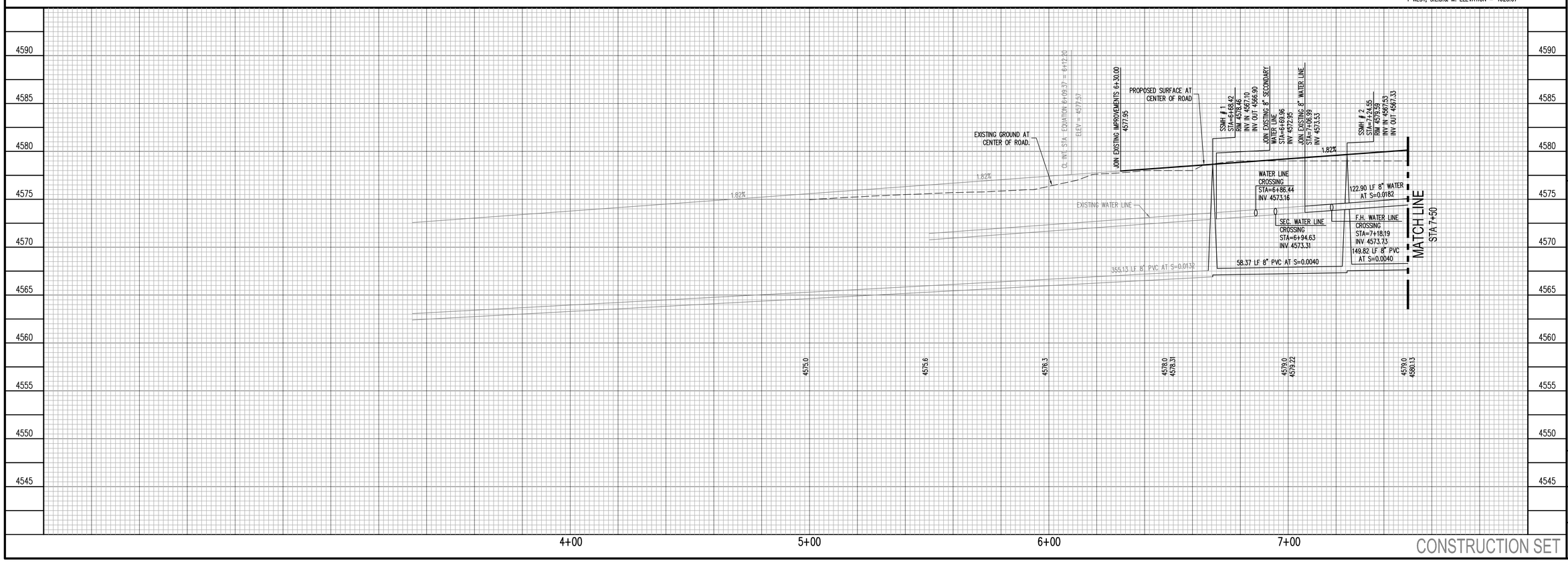
SERGEANT COURT P.U.D., PHASE 3
STORM WATER POLLUTION PREVENTION PLAN
SITUATED IN THE
SOUTHWEST QUARTER OF SECTION 11, T.5S.,R.1W., S.L.B. & M.

COMP. FILE
SWPP.DWG

PROJECT NO.
13023

SHEET NO.
G-4





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

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DESIGNED	SCJ
CHECKED	SCJ
DATE	10-17-13

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SERGEANT COURT P.U.D. PHASE 3
APACHE ROAD PLAN AND PROFILE
STA. 6+52.20 TO STA. 7+50.00

COMP. FILE
CLDWG

PROJECT NO.
13023

SHEET NO.
C-1

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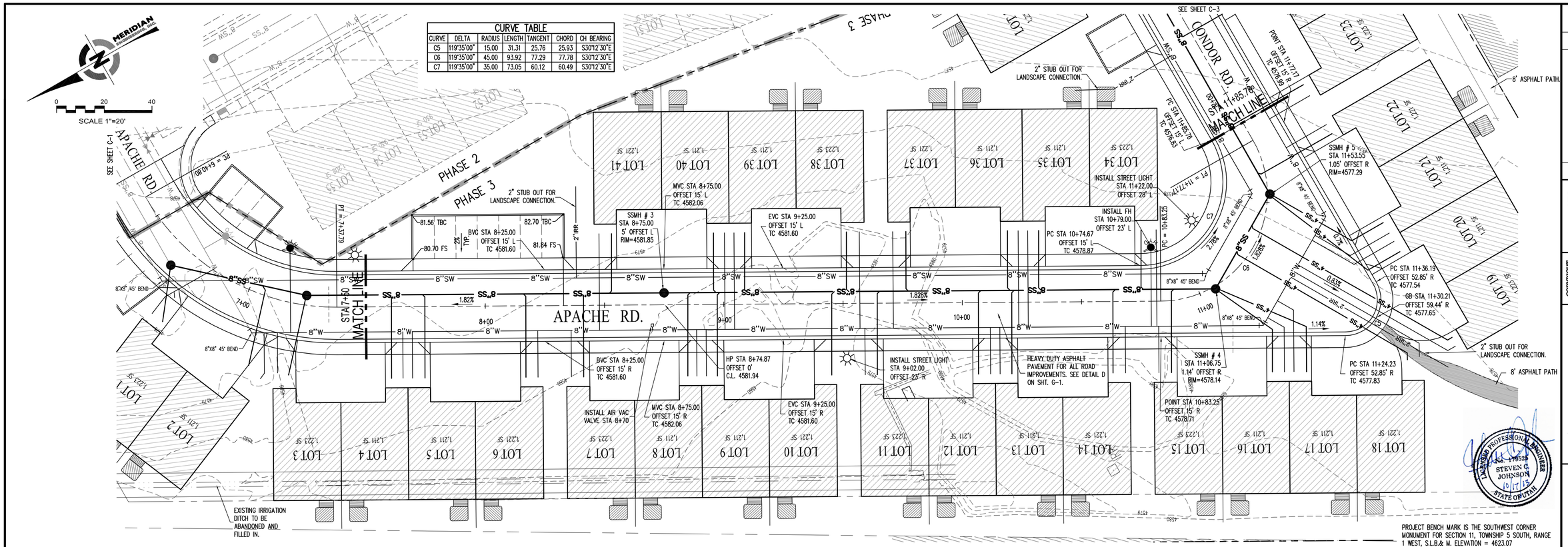
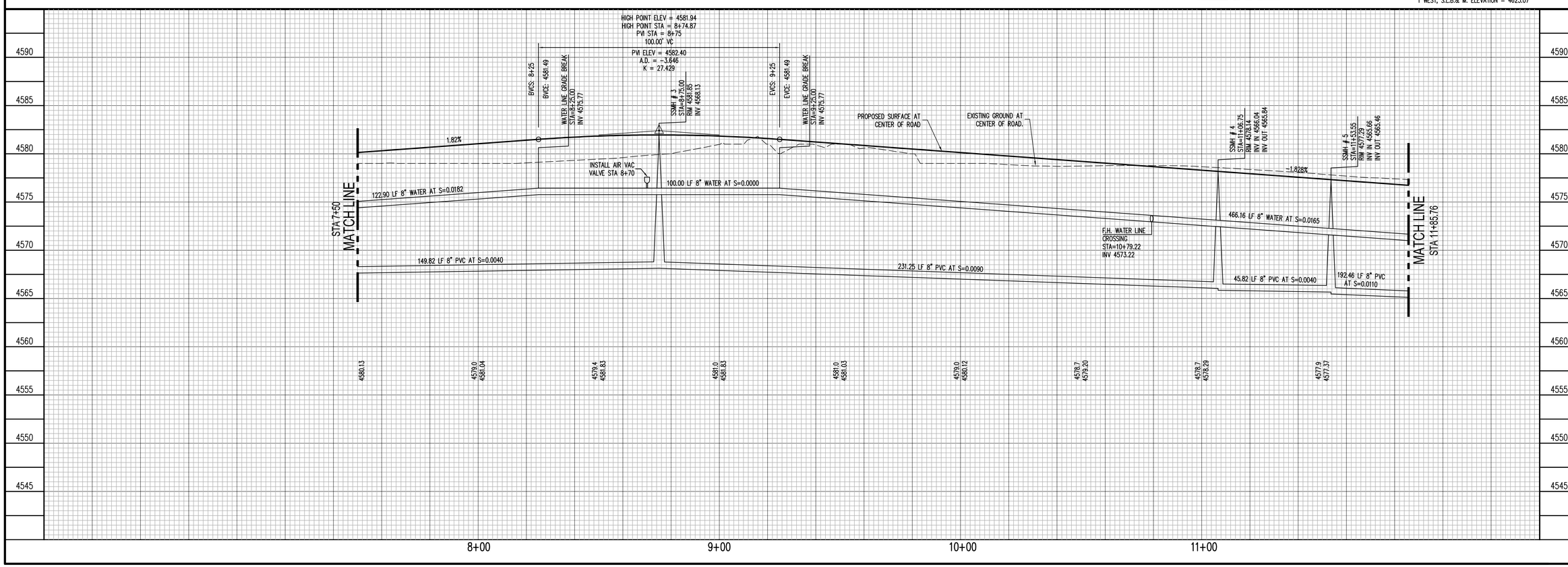
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C5	119°35'00"	15.00	31.31	25.76	25.93	S30°12'30"E
C6	119°35'00"	45.00	93.92	77.29	77.78	S30°12'30"E
C7	119°35'00"	35.00	73.05	60.12	60.49	S30°12'30"E





NO.	REVISIONS	BY	DATE

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DESIGNED SCJ
CHECKED SCJ
DATE 10-17-13

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SERGEANT COURT P.U.D. PHASE 3
APACHE ROAD PLAN AND PROFILE
STA. 7+50.00 TO STA. 11+85.76

COMP. FILE C2.DWG

PROJECT NO. 13023

SHEET NO. C-2

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SEE SHEET C-2

APACHE RD.

BLACKHAWK DR.

CONDOR RD.

LOT 33 1,221 SF
LOT 32 1,211 SF
LOT 31 1,211 SF
LOT 30 1,223 SF
LOT 35 1,211 SF
LOT 34 1,221 SF
LOT 21 1,211 SF
LOT 22 1,221 SF
LOT 23 1,223 SF
LOT 24 1,211 SF
LOT 25 1,211 SF
LOT 26 1,221 SF
LOT 27 1,223 SF
LOT 28 1,211 SF
LOT 29 1,211 SF
LOT 26 1,202 SF
LOT 27 1,202 SF
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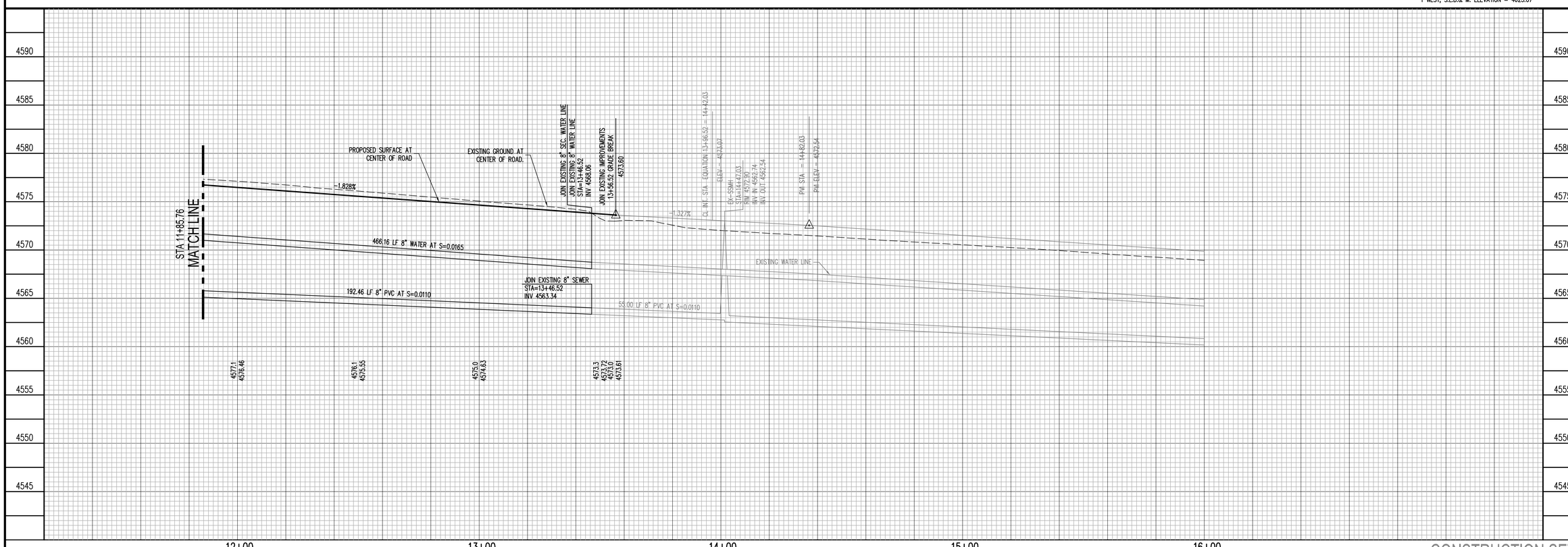
LOT 46 1,202 SF
LOT 45 1,202 SF
LOT 44 1,202 SF
LOT 43 1,202 SF
LOT 42 1,202 SF
LOT 41 1,202 SF
LOT 40 1,202 SF
LOT 39 1,202 SF

PC = 10+83.25
PT = 11+77.17
PC = 1+84.02
PC STA 11+85.76 OFFSET 15' L TC 4576.83
2" STUB OUT FOR LANDSCAPE CONNECTION.
76.61 TBC
76.94 TBC
75.75 FS
76.08 FS
REMOVE PLUG AND CONNECT TO EXISTING SEWER LINE.
PC STA 13+56.75 OFFSET 15' L TC 4573.71
PC STA 1+40.97 OFFSET 15' L TC 4573.77
STA. 13+56.52 END IMPROVEMENTS. MATCH EXISTING IMPROVEMENTS.
EX-SSMH STA 14+47.03 6' OFFSET L RIM=4572.90
STA 11+85.76 MATCH LINE
-1.828%
-1.327%
13+35.98
REMOVE EXISTING BLOW-OFF VALVES, AND CONNECT TO EXISTING WATER LINES
POINT STA 11+77.17 OFFSET 15' L TC 4576.99
HEAVY DUTY ASPHALT PAVEMENT FOR ALL ROAD IMPROVEMENTS. SEE DETAIL D ON SHT. C-1.
POINT STA 13+56.52 OFFSET 15' R TC 4573.71
POINT STA 13+68.73 OFFSET 15' R TC 4573.55
EXISTING SEWER LATERALS.
TRANSITION SIDEWALK, CURB AND GUTTER TO MATCH EXISTING IMPROVEMENTS.
PHASE 3
PHASE 2
Storage Building

SCALE 1"=20'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C8	89°40'59"	25.00	39.13	24.86	35.26	N45°09'31"E

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



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NO.	REVISIONS	BY	DATE

DRAWN MDC
DESIGNED SCJ
CHECKED SCJ
DATE 10-27-13

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SERGEANT COURT P.U.D. PHASE 3
CONDOR ROAD PLAN AND PROFILE
STA. 11+85.76 TO STA. 16+00

COMP. FILE C3.DWG

PROJECT NO. 13023

SHEET NO. C-3

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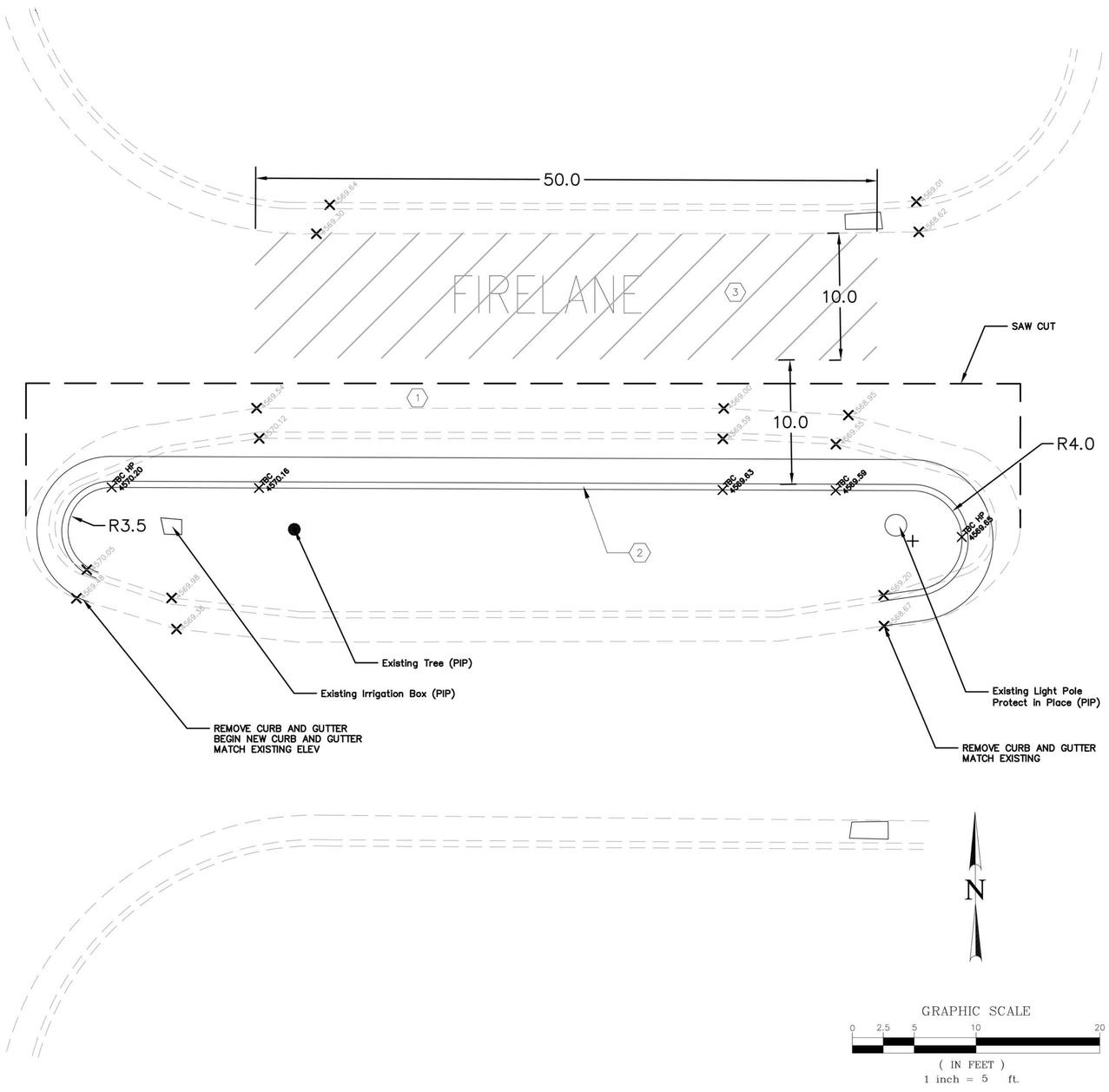
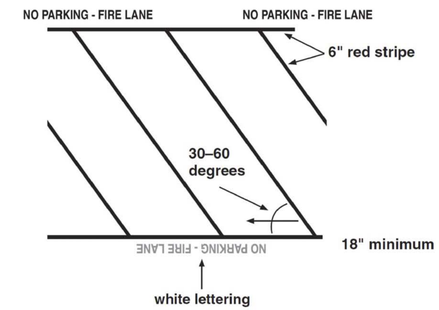
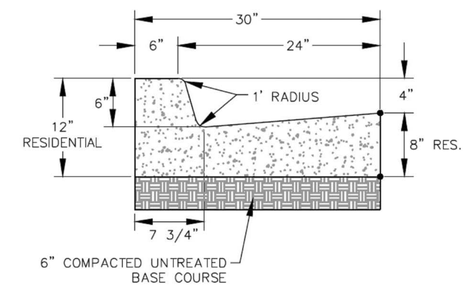




1 PAINT STRIPING DETAIL
N.T.S.



RESIDENTIAL
30" HIGH BACK CURB AND GUTTER
FOR USE ON ARTERIALS & COLLECTORS

2 CURB AND GUTTER DETAIL
N.T.S.

1. REPLACE ASPHALT WITH 3" ASPHALT AND 7" UNTREATED BASE COURSE.
2. CURB AND GUTTER
3. 6 INCH PAVEMENT MARKING PAINT SEE DETAIL THIS SHEET

No.	Revisions	By	Date

Project Number	PM
Filename	Plot Date
Designed By	Drawn By
K. Norton	K. Norton
Checked By	Date
V. Godfrey	JAN. 2014
Scale	Date Issued
AS NOTED	

LICENSED LANDSCAPE ARCHITECT
LARS DONALD ANDERSON
No. 19519-5301
ELECTRONIC SEAL
STATE OF UTAH

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

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

Sheet Number
DT 1.0

DEVELOPMENT CALCULATIONS

TOWNHOME UNITS	41 UNITS
PARKING:	
PRIMARY RESIDENT PARKING (2 STALLS PER UNIT)	82 STALLS
VISITOR PARKING	16 STALLS

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%
TOTAL OPEN SPACE WITH FENCED PATIOS:	52,322 S.F.
% OF OPEN SPACE WITHOUT PATIOS:	33.75%

TRAIL OPTIONS

OPTION 1:	SOUTHWEST CORNER "S"	1,382 S.F
OPTION 2:	SOUTH SIDE "L"	1,913 S.F.
OPTION 3:	WEST SIDE	486 S.F.
OPTION 4:	NO TRAIL	

GRAPHIC SCALE

0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

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1-800-662-4111
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No.	Revisions	By	Date

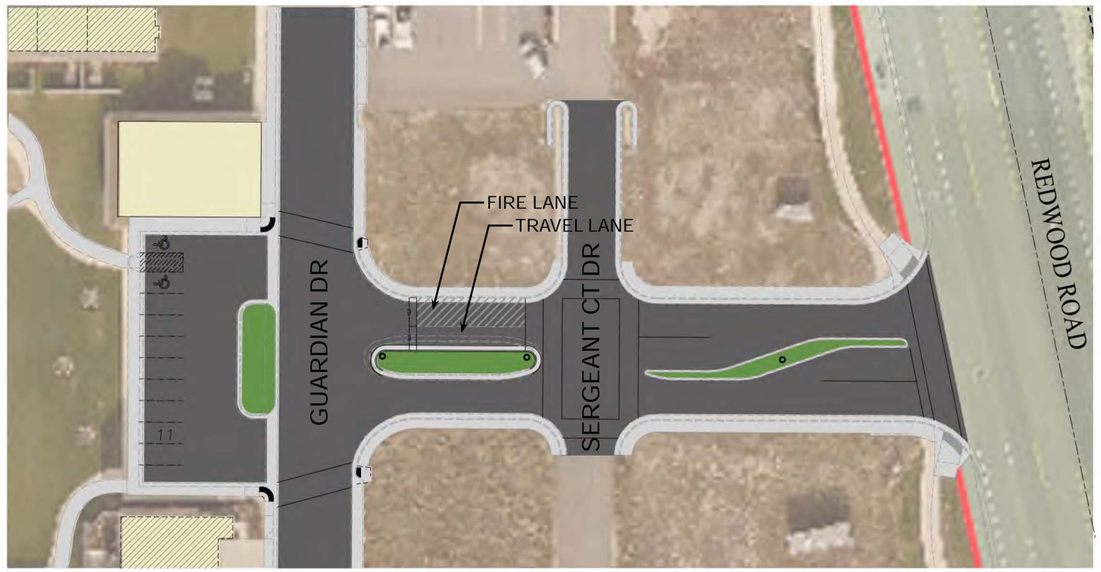
Project Number	PM
Filename	LDA
Plot Date	04/24/2014
Designed By	Drawn By
LDA/JWN	JWN
Checked By	Date
LDA	04/24/2014
Scale	Date Issued
1" =60'	04/24/2014

LICENSED LANDSCAPE ARCHITECT
LARS DONALD ANDERSON
No. 4-9519-5301
04/24/2014
REGISTERED SEAL
STATE OF UTAH

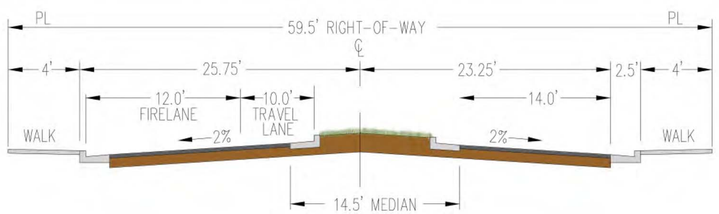
PROJECT ENGINEERING CONSULTANTS
986 West 9000 South
West Jordan, Utah, 84088
Tel. (801) 495-4240
Fax.(801) 495-4244
www.pecutah.com

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

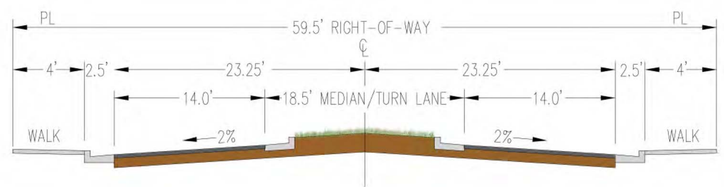
Sheet Number
DT 1.0



SERGEANT COURT ENTRY



SERGEANT COURT PROPOSED
59.5' ROAD CROSS SECTION
NTS



SERGEANT COURT EXISTING
59.5' ROAD CROSS SECTION
NTS

Project Number PM
Filename Plot Date
Designed By Drawn By
K. Norton K. Norton
Checked By Date
V. Godfrey JAN. 2014
Scale Date Issued
AS NOTED

No. Revisions By Date

LICENSED LANDSCAPE ARCHITECT
LARS DONALD ANDERSON
No. 9519-5301
ELECTRONIC SEAL
STATE OF UTAH

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West Jordan, Utah, 84088
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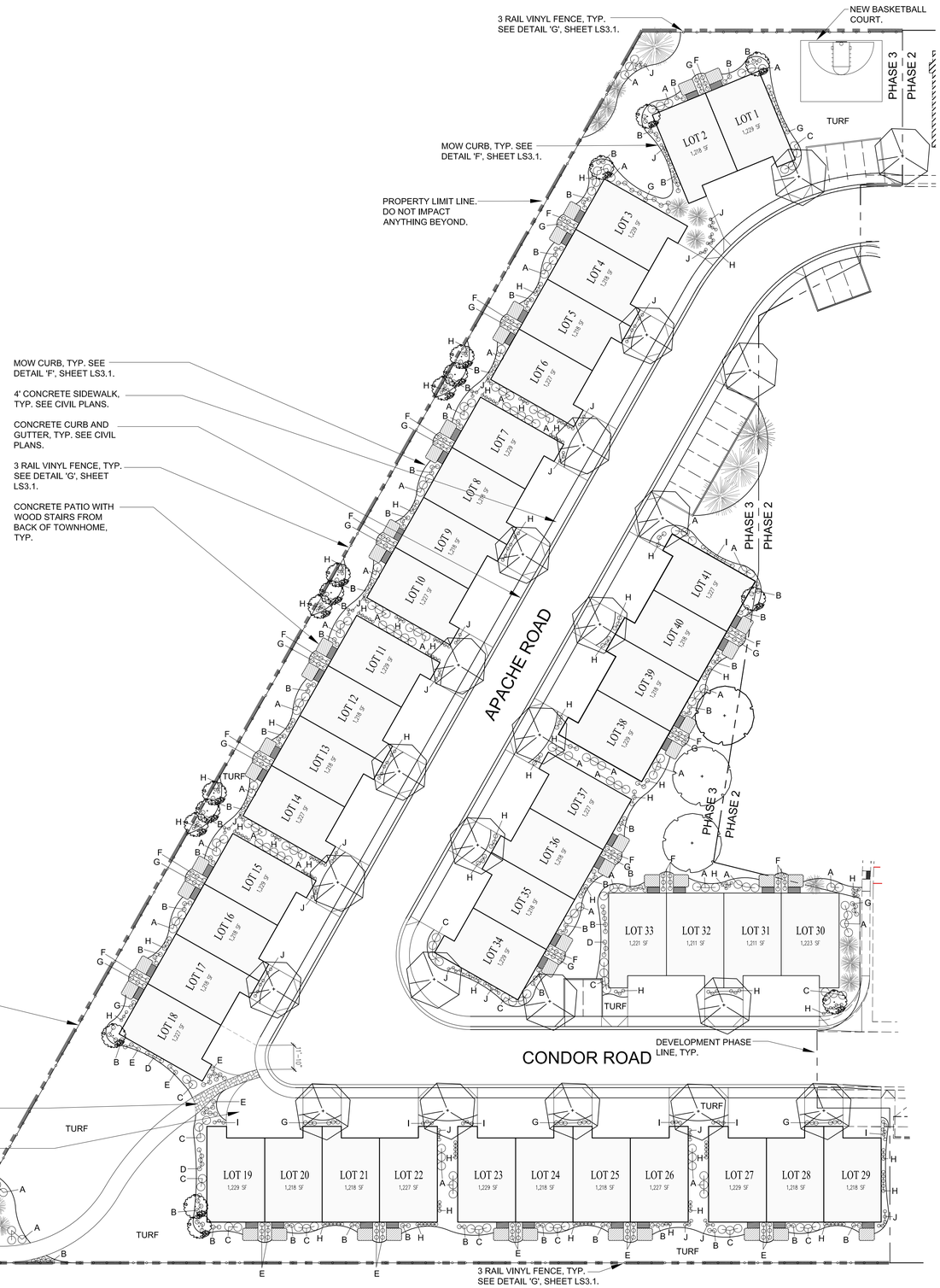
SGT. COURT PHASE 3
ENTRANCE MODIFICATION
N. BLACKHAWK DR. & W. CONDOR RD.
SARATOGA SPRINGS, UT, 84045

Sheet Number
DT 1.2



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 DOGWWOD	135	5 GALLON
B	CORNUS SERICEA 'KELSEYI' 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:

1. ALL PLANTER AREAS SHALL HAVE A 4" DEPTH OF SHREDDED BARK MULCH. SEE DETAIL 'E', SHEET LS3.1.
2. SEE CIVIL PLANS FOR ALL GRADING AND DRAINAGE INFORMATION.
3. SEE CIVIL PLANS FOR ALL HARDSCAPE DRAWINGS.
4. SEE ARCHITECTURAL PLANS FOR ALL BUILDING INFORMATION.
5. 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%

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

No.	Revisions	By	Date

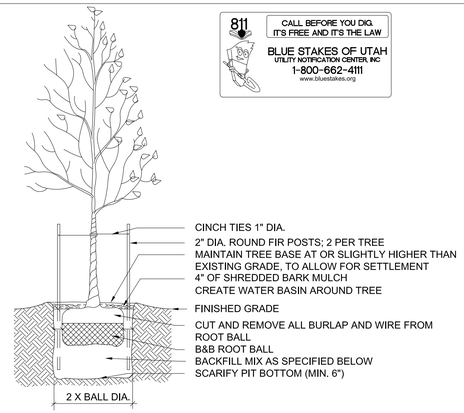
Project Number	PM LDA
Filename	Plot Date 04.10.2014
Designed By	Drawn By JWN
LDA / JWN	Checked By LDA
Scale 1" = 30'	Date Issued 04.10.2014

LICENSED LANDSCAPE ARCHITECT
LARS DONALD ANDERSON
No. 9519-5301
04/10/2014
ELECTRONIC SEAL
STATE OF UTAH

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

Sheet Number
LS1.1

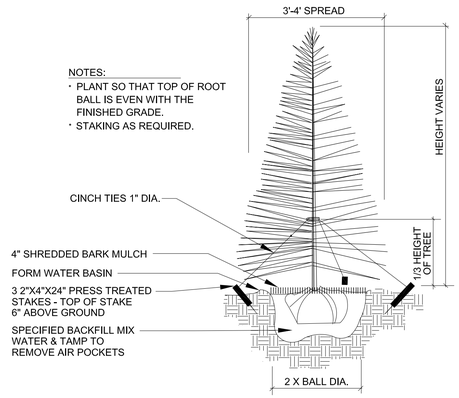


BACKFILL SPECIFICATIONS:

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



NOTES:

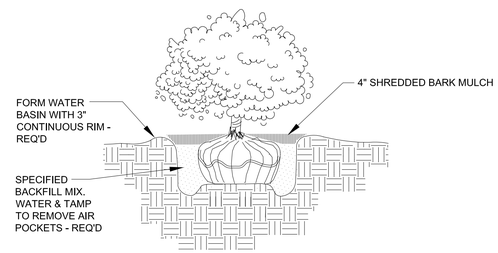
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
- STAKING AS REQUIRED.

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:

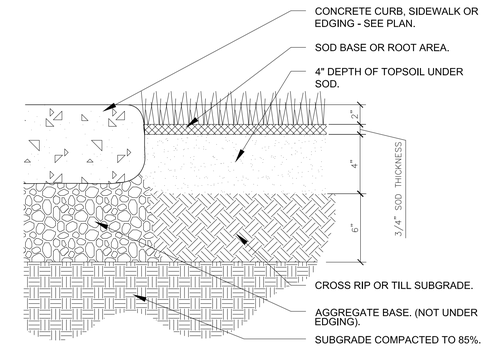
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL. PRIOR TO PLANTING.

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

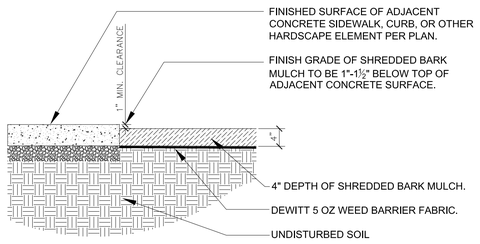


NOTES:

1. ENSURE FINISH GRADE IS 1"- 2" BELOW TOP OF CURB, WALK, OR EDGING.
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 ½" -3".

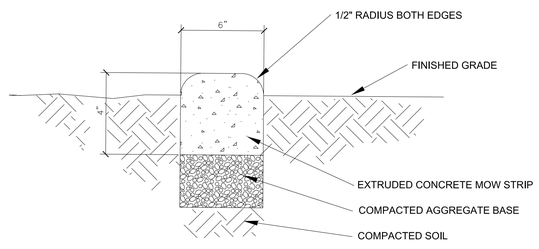
D SOD LAYING DETAIL

NTS



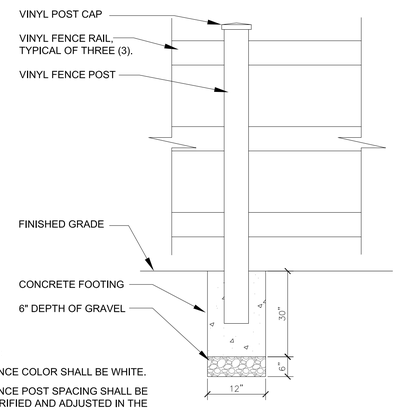
E MULCH DETAIL

NTS



F CONCRETE MOWCURB DETAIL

NTS

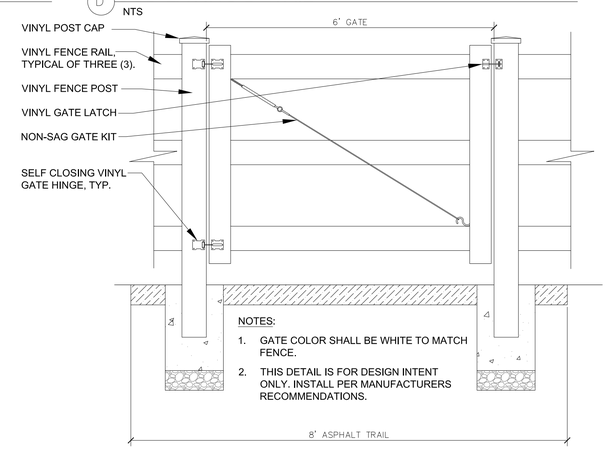


NOTES:

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

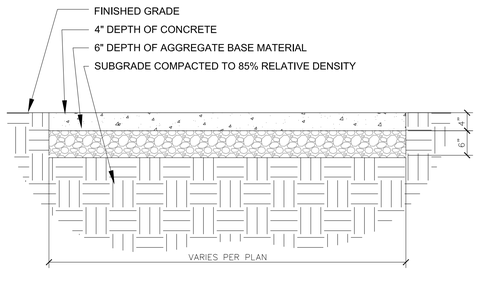


NOTES:

1. GATE COLOR SHALL BE WHITE TO MATCH FENCE.
2. THIS DETAIL IS FOR DESIGN INTENT ONLY. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

H 3 RAIL FENCE GATE DETAIL

NTS

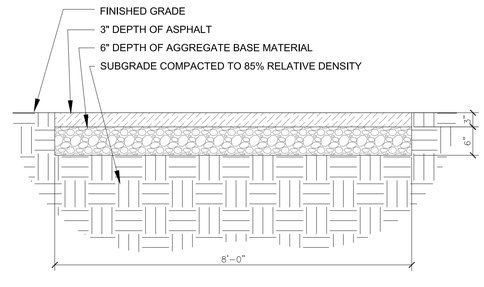


NOTES:

1. STAMPED CONCRETE WILL BE BROWN IN COLOR.
2. USE AN ASHLAR STAMP PATTERN FOR STAMPED AREAS SHOWN ON PLAN.
3. SUBMIT A SAMPLE TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

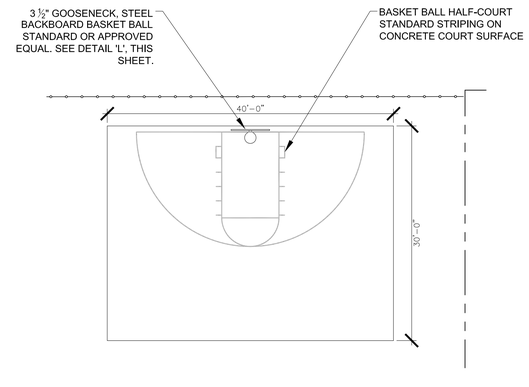
I STAMPED CONCRETE DETAIL

NTS



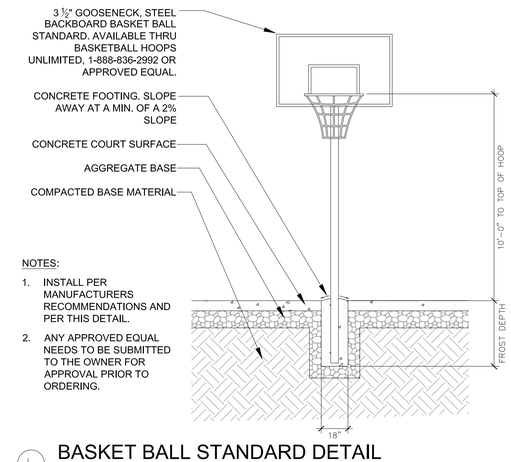
J ASPHALT TRAIL DETAIL

NTS



K BASKET BALL COURT DETAIL

SCALE: 1"=10'-0"



NOTES:

1. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND PER THIS DETAIL.
2. ANY APPROVED EQUAL NEEDS TO BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING.

L BASKET BALL STANDARD DETAIL

NTS

No.	Revisions	By	Date

Project Number	PM
	LOA
Filename	Plot Date
	04.10.2014
Designed By	Drawn By
JWN	JWN
Checked By	Date
Scale	Date Issued
NTS	04.10.2014

LICENSED LANDSCAPE ARCHITECT
LARS DONALD ANDERSON
No. 339519-5301
04/10/2014
ELECTRONIC SEAL
STATE OF UTAH

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

Sheet Number
LS3.1

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

Sarah Carroll said this was rezoned to low density; it matches the concept layout at the rezone. This gives easement to the city on Ring Road.
Councilman McOmber noted that a developer was again reducing density.

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

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

Scott Langford said this is the third phase of a project with 41 townhomes which will finish the project. One issue that came up during the concept planning was the joining of driveways. They have modified the design to curve those driveways. There is a proposed trail between the units on Condor Road; the city is still working on the design for that trail system and plan to construct it of concrete. The fire marshal is requiring adequate access through easements for a temporary connection west of the office building with red striping of the curb in front of the dance studio.
Councilman Poduska said that if the second access as recommended will be sufficient, then he is satisfied.
Councilman Miller said that as long as they maintain the width and striping he's okay.
Councilman McOmber wanted to ensure that the fire chief was okay with this. He feels the garbage can and cars are a concern; they narrow the road. He would love it if they moved the garbage can.
Councilwoman Call said for lots 18 and 19, she still doesn't like the driveways. She said we're cleaning up from previous approvals and there is too much commercial at the front of a residential development.
Councilwoman Baertsch said she had spoken with Chief Campbell and she's not sure the findings are what he wants. The road base must be sufficient for his vehicles. We have to have easements. She isn't comfortable with the second access; we would have to remove the trash enclosure and parking slots.
Jeremy Lapin noted that there is nothing in the engineering standards.
Councilwoman Baertsch said she doesn't think this meets width of road standards. She feels having the second access onto Redwood is useless; it should go to Aspen Boulevard. She would prefer to table this until Chief Campbell is here.
Jeremy Lapin said that it could be approved with requiring that they meet international fire standards.
Councilwoman Baertsch said she still has a problem with the access to Redwood Road.
Jeremy Lapin said it doesn't violate anything.
Mayor Love asked if this could be discussed with staff.
Mark Christensen said they would be available next week.
Mayor Love wondered what is the impact would be if Council tabled this to next week.
Developer said it would put them even farther behind. They lost 2 units through this process and have lost a paving season. They are pretty upset.
Mayor Lover said she didn't feel we have everything in a row; we're not really prepared.
Developer said they measured the width of the dumpster to the striping and it was 26.5' feet.
Jeremy Lapin said that Chief Campbell said this was acceptable.
Councilman Poduska wondered what the point would be in delaying if everything meets the standards.
Councilwoman Baertsch wondered about the easements.
Jeremy Lapin said that can be a condition of approval and then they can secure those easements.
Kevin Thurman agreed that they can make that a condition of approval.

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

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

Scott Langford that in July 2008, the city had approved 10 commercial buildings. They are going from 10 to 8. The acreage 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 Commission spent most of the time reviewing access to Redwood Road.

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

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

Adjourned at 10:00pm by Mayor Love.

RESOLUTION NO. R14-28 (5-6-14)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY 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 additional properties may be added to the special improvement district and assessed upon the conditions set out therein.

WHEREAS, the City Council has given final plat approval to 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 benefit the Subdivision by maintaining street lighting improvemnts, after installation of such by the developer of the Subdivision, which is necessary for public safety, and will not adversely affect the owners of the lots already included within the Lighting SID.

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

Passed this 6th day of May, 2014 on motion by

Councilor _____, seconded by Councilor _____.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Mayor Date

Attest: _____
Recorder Date

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 Developer wishes that the Subdivision be included within the Lighting SID in order to provide for the maintenance of street lighting within the Subdivision, and the City has conditioned such 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:

City Council
Staff Report

Site Plan
West Saratoga Transportation Hub
May 6, 2014
Public Meeting

Report Date:	April 29, 2014
Applicant/Owner:	Alpine School District
Location:	Approximately 200 West and 400 North
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	66:290:0003, approximately 12.39 acres
Parcel Zoning:	Public School Bus Lot, PSBL
Adjacent Zoning:	Agricultural, Rural Residential, Low Density Residential, Medium Density Residential
Current Use of Parcel:	Undeveloped
Adjacent Uses:	High School, Girls School, Agricultural Property
Previous Meetings:	January 7, 2014 concept plan review and rezone to PSBL approved
Previous Approvals:	Rezone from A to PSBL approved 1/7/14
Land Use Authority:	City Council
Future Routing:	None
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

The proposed site plan is for a bus lot for the Alpine School District. The bus lot includes parking spaces for the buses with canopies over those spaces, an employee parking lot, a solid decorative pre-cast conctrete wall around the site, landscaping between the public right of way and the solid decorative wall, and wrought iron style see-through gates at the access points. The plans (Sheet LS1.0) indicate the locations where a see-through fence and gate are needed for safety and visibility and provide details for the wall and gates/fencing.

Recommendation:

Staff recommends that the City Council conduct a public meeting, take public comment, discuss the Site Plan, and select from the options in Section "I" of this report. Options include approval with conditions, continuing the item, or denial based on non-compliance with findings of specific criterion.

B. Background: After several public hearings and public meetings to create the PSBL Zone, and then modify the PSBL zone, and also to review the concept plan, the City Council approved the request to rezone this property to the PSBL zone on January 7, 2014. Comments from the Planning Commission and City Council had been incorporated into the concept plan that was presented at that meeting, thus the City Council felt comfortable approving the rezone to the PSBL zone. The attached site plan matches the concept plan that was proposed at the January 7, 2014 meeting with only one minor change; the wall will not step down for

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visibility purposes and see-through gates and fencing are proposed instead. The previously discussed step-down brought the wall down to 4'-6" near the access points. The applicant is proposing 6'-0" tall decorative see-through gates and fencing (Sheet LS1.0, detail 2) rather than the step-down at the access points. For security purposes, they need a height of 6'-0" (rather than 4'-6"), but still need visibility at the access points.

C. **Specific Request:** This is a request for site plan approval for the West Saratoga Transportation Hub (12.39 acres) for the Alpine School District, located at approximately 200 West 400 North. The attached plans include a site plan, canopy details, landscape plans and fencing details. The Transportation Hub will allow the school to park 120 buses on this site. The plans also include an employee parking lot. The bus parking area will be surrounded by an eight foot tall decorative pre-cast concrete wall to aid in mitigating the impacts the bus yard will create in this area. Landscaping will be placed between the pre-cast concrete wall and the public sidewalk. Canopies are also being provided as required by Code to protect the buses. Future phases will include a maintenance building, an administration building, and a CNG station.

D. **Process:** Section 19.13.04 of the City Code states that Site Plans require City Council approval after the Planning Commission holds a public hearing and forwards a recommendation. The Planning Commission held a public hearing on April 24, 2014.

E. **Community Review:** This item was noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet prior to the public hearing with the Planning Commission. No public input was offered at that meeting. During the rezone process the City received public comment during the public hearings. As of the date of this report, public comment has not been received regarding the proposed site plan. The resident directly east of this site came in to the City offices to view the plans, but did not provide comments.

F. **Planning Commission Review:** The Planning Commission reviewed the proposed site plan on April 24, 2014. The attached report of action outlines the discussion and decision from that meeting. Questions were asked about the thickness of the concrete wall, whether or not the canopies would retain some of the pollution, how noise complaints would be handled if they arose, and the expected start and end times for the buses.

The applicant responded to these questions: The concrete wall will be four inches thick; the canopies will not help hold in pollution; the buses may start around 5:30 a.m.; during the coldest months the buses are started around 4:30 a.m. to allow them to warm up; this may be later now that they won't be traveling from American Fork; the end times will depend on when kids are brought back after sporting events; they have not had complaints about noise at their American Fork location and there are homes in that area.

The Planning Commission recommended approval with two additional conditions which have been added to section I of this report. These conditions were regarding the concrete wall and the City standard light.

G. **General Plan:** The "public school bus lot" land use has not been specifically identified in the General Plan. However, Land Use Goal 1.0 is to "Provide for orderly and efficient development that is compatible with both the natural and built environment by developing a land-use map that includes all projected land in the community."

Staff finding: consistent. *The property was rezoned from A to PSBL earlier this year (January 7, 2014) to allow a public school bus lot to be constructed at this location. Currently the buses are coming from American Fork. Locating a bus lot within Saratoga Springs will enhance the efficiency of the travel time and expenses for the School District that serves Saratoga Springs.*

H. **Code Criteria:** Section 19.04.28 outlines the requirements within the PSBL zone is evaluated below.

Permitted or Conditional Use: complies. "Bus lot" is a permitted use in the PSBL zone.

Minimum Lot Size: complies. The minimum lot size for any use in this zone is 10 acres. The proposed development is 12.39 acres. The size complies with the minimum lot size requirements.

Setbacks/Yard Requirements: complies. The PSBL zone requires front setbacks of 50 feet and side and rear setbacks of 50 feet when adjacent to residential zones and 40 feet when adjacent to all other zones. The proposed plans indicate that the side and rear setbacks for the canopies are 40.75' and 50.18'. The front setbacks far exceed the requirement.

Maximum Height of Structures: complies. The maximum building and parking lot coverage in this zone is 80%. The plans indicate a hard surface are of 6.65 acres or 51%. The current proposal does not exceed this requirement. In the future when buildings are constructed this requirement will be reviewed with each phase of development. 20% landscaping is required so it is not possible to exceed this requirement and still meet the landscape requirements.

Development Standards:

a. **Architectural Review: complies.** The Urban Design Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.

   No buildings are proposed at this time.

b. **Canopies. complies.** Canopy structures shall be required to cover the bus parking stalls. The design and materials of the canopies shall be reviewed by the Urban Design Committee during the Site Plan application process based on the criteria in Section 19.14.04 and any standards adopted pursuant to Section 19.13.05. The Urban Design Committee shall determine that the canopies are constructed of metal and that they cover the proposed bus parking stalls. In the event that project phasing is proposed, canopies shall be required with the first phase of development.

   The proposed canopies are constructed of metal and they cover the parking stalls. The Urban Design Committee reviewed the proposed canopies on April 21, 2014. The Committee made two comments:

   - *If they chose to use a shorter fascia on the canopies they would be fine with that. They are wondering if the fascia hangs low to help shade the buses or if this is to help shield the view of the structure beyond. –applicant said it is to shield the view.*
   - *Since the exact wall will be selected in the future, a condition that the wall have a decorative rock pattern and be an earth-tone color is recommended.*

c. **Parking. complies.** Chapter 19.09, Off-street parking requirements, shall apply to the employee parking lot, but shall not apply to the bus parking lot. The bus parking lot shall be designed as necessary to accommodate the proposed buses.

   The employee parking lot has a landscape buffer that is at least 8 feet wide and has landscape islands every 10 parking stalls. The proposed stalls meet the size requirements of 9'x18' for 90 degree parking. The amount of parking required for a bus lot is "to be determined by the Planning Commission." The proposed bus lot includes 120 bus stalls, and 123 employee parking stalls (including 5 accessible stalls, of which 3 are van accessible stalls). The school district has stated that the amount of stalls provided will meet their needs.

Uses Within Buildings: complies. All uses in the Public School Bus Lot Zone shall be conducted entirely within a fully enclosed building except those uses deemed by the City Council to be customarily and

appropriately conducted outside. Such outdoor uses include bus and vehicle storage, fueling stations, and other associated accessory uses.

The uses proposed include bus parking and employee parking, along with a covered fuel tank.

Buffering/Screening Requirements: up for discussion. A solid wall shall be required to effectively screen the borders of any public school bus lot. A solid decorative precast concrete wall that is 8 feet in height is required. The wall may be stepped down to 4'-6" at access points to accommodate for clear sight triangles as necessary. Fifteen feet of landscaping shall be required between any public right of way and the eight foot wall. Such landscaping shall be complete prior to using the site to park buses. Such eight foot solid wall, and landscaping shall be maintained in good condition with no advertising thereon. Landscape berms shall also be incorporated into the fifteen foot landscape buffer that is located between the public right of way and the eight foot wall. The fifteen foot landscape buffer between the public right of way and the solid eight foot wall shall include both deciduous and evergreen trees and shrubs. The site shall also comply with the requirements of Chapter 19.06, Landscaping and Fencing.

Solid wall: complies. A solid 8 foot tall decorative wall is proposed around the site. The detail for this wall is shown on Sheet LS1.0, Detail 2. Condition #4 in Section "I" of this report requires "That the precast concrete wall will be provided around the perimeter as shown on the plans and shall be a decorative, earth-tone, rock patterned, precast concrete wall."

Clear Sight Triangles: complies. After further discussion, the School District would like the gates and wall to be a minimum of 6'-0" tall for security purposes. At access points where visibility is needed, the applicant has proposed a semi-private decorate fence, shown in Detail 2 on Sheet LS1.0. The purpose of the see-through fence is to allow the bus drivers to safely see around the solid wall. The see-through gate and fence are shown in two locations. At the east access there is a see-through decorative metal electronic gate that is approximately 48 feet wide; this is where the buses will enter. At the north access there is a see-through gate along with a see-through fence for a distance of approximately 151.5'; this is where the buses will exit. This location is also visually screened by a solid wall at the perimeter. The solid wall is shown as a line with small circles in it. The see-through decorative fence is shown as a dashed line with x's in it.

15 feet of landscaping between wall and public right of way: complies. The plans show at least 15 feet of landscaping in this location. All of the required plantings have been placed in this location to aid in buffering the site.

No advertising on the wall: complies. No advertising is proposed for the wall.

Landscape berm: complies. Berming is shown within the 15 foot landscaping requirement, between the public right of way and the eight foot wall and includes both evergreen and deciduous trees.

Landscaping: complies. The landscape requirements found in 19.06 are reviewed later in this report.

Landscaping Requirements: complies.

1. There shall be a minimum of 20% of the total project area to be used for landscaping. The landscaping buffer in the "buffering/screening requirements" above may be counted towards the 20% requirement.
2. All sensitive lands shall be protected as part of the landscaped area of any development.
3. Subject to the discretion of the City Council, credit towards meeting minimum landscaping requirements may be given for sensitive lands defined in Chapter 19.02. However, no more than 50% of the required landscaping area shall be comprised of sensitive lands or detention areas.

The landscape plans indicate that the total site area is 539,845 square feet and that 107,969 square feet (20%) will be landscaped. The landscape buffer outlined in the in the "buffering/screening requirements" is included in this total. Sensitive lands include the detention basin, which is being landscaped with turf. No more than 50% of the required landscaping is comprised of sensitive lands (the detention basin). The total landscaping including the detention basin is 143,703 square feet; half of the detention basin is 35,734 square feet, reducing the total to 107,969 which meets the requirement.

Chapter 19.06.07 outlines specific plant counts based on the amount of landscaping being provided. For 107,969 square feet of landscaping, the code requires 44 deciduous trees, 36 evergreen trees, 137 shrubs and 50% grass. The plans indicate 44 deciduous trees, 36 evergreen trees, 137 shrubs and 51% turf. All of the required plant material has been placed outside of the wall to soften the appearance of the site and wall from the public view.

Site Lighting: complies. Section 19.14.04.7.b.iii. requires all streetlights and interior parking lot lights to meet the City's adopted design standards for lighting.

The proposed electrical plan indicates that the City standard light will be used.

I. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public meeting, discuss any public input received, and select from the options below:

Recommended Motion:

"I move to approve the proposed West Saratoga Transportation Hub Site Plan, located at approximately 200 West 400 North, subject to the findings and conditions listed below:"

Findings:

1. The Site Plan is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.
2. The Site Plan meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.

Conditions:

1. That all of the requirements of the City Engineer are met, including those listed in the attached report.
2. That all requirements of the Fire Chief are met.
3. The project lighting shall comply with Section 19.14.04.7.
4. That the precast concrete wall will be provided around the perimeter as shown on the plans and shall be a decorative, earth-tone, rock patterned, precast concrete wall.
5. That the City Standard light shall be installed.
6. Any other conditions as articulated by the Planning Commission:
   _____
   _____

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 analysis in the Staff Report and information received from the public, I move to **deny** the Site Plan for the West Saratoga Transportation Hub, located at approximately 200 West and 400 North. Specifically, I find the application **does not** meet the following requirements of the Code or General Plan.

I also move to continue the final decision to the next meeting, on [date], and direct Staff to return with official Findings as outlined in my motion."

J. Exhibits:

A. City Engineer's Report
B. Location & Zone Map
C. Planning Commission "Report of Action"
D. Project Plans

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: West Saratoga Transportation Hub
Date: April 24, 2014
Type of Item: Site Plan Approval

Description:

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

B. Background:

Applicant:	*Alpine School District*
Request:	*Site Plan Approval*
Location:	*Southwest Corner of 400 North and 200 West (Thunder Blvd.)*
Acreage:	*12.48 Acres*

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

D. Conditions:

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

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

C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code. All applicable impact fees and connection fees shall be paid prior to commending construction.

D. Submit easements for all public utilities not located in the public right-of-way.

E. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of these plats.

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

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

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. Developer shall provide a photometric plan that complies with all Engineering Standards and specifications and complies with the Land Development code.

L. Parking lot lighting shall be City Standard or similar as approved by council and be full cut off as per IESNA standards.

M. Water ways are not permitted. New Access locations shall have inlet boxes located on the up gradient side of the curb return.

N. Developer shall provide a full construction design of the proposed rock retaining wall including calculations from a licensed engineer.

O. Developer shall comply with all Federal, State and Local regulations pertaining to the proposed diesel fuel tank.

P. Developer shall provide long term stabilization plans for future building pads and all other disturbed areas not covered by the landscaping plan.

Q. Developer shall provide hydraulic storm drain calculations verifying adequate detention capacity and pipe capacity for the storm drain system. Storm water must be treated to remove all oils and floatables and at least 80% of the total suspended solids 50 microns or larger.

R. Storm water may not be retained on site. Existing retention pond shall be converted to a detention pond by providing a discharge to the City storm drain in 400 North. Maximum discharge shall be 0.2 cfs per acre. Developer shall pay all applicable storm drain impact fees.

S. Developer shall provide verification the existing retention pond has adequate

capacity for both the existing and proposed uses.

T. All storm drain pipe in the public ROW shall be RCP with a minimum size of 15”.

U. The existing overhead power lines along 400 North must be buried per the City’s Land Development Code. Developer shall provide plans for the relocation of the overhead power underground.

V. Developer shall provide a geotechnical report for the site. Pavement design shall meet City standards based on a CBR value.

W. Developer shall provide an Erosion Control plan with BMP details compliant with all NPDES, UPDES, and local standards.

X. Developer shall mitigate all upland flows from their adjacent undeveloped property.

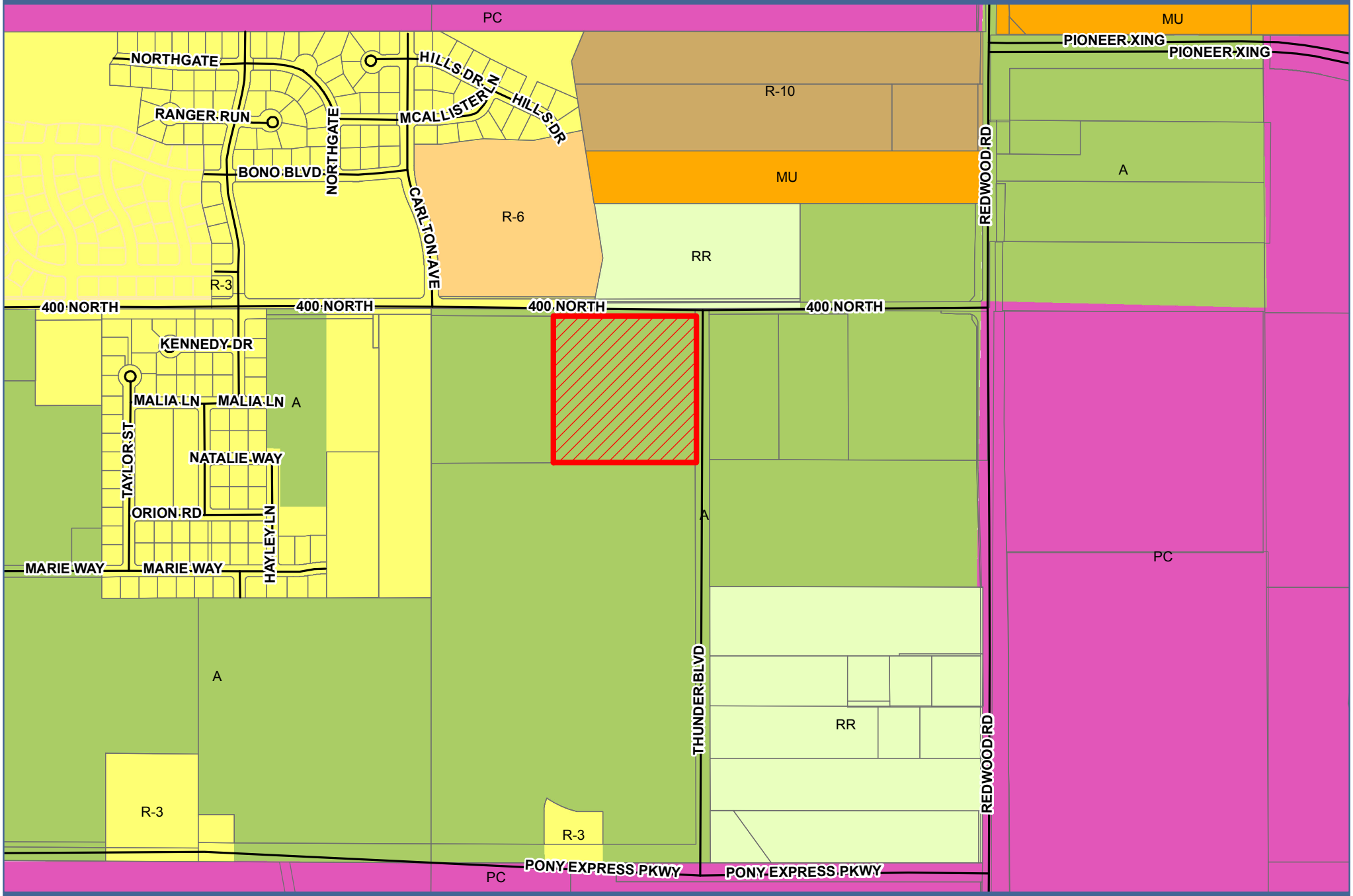
Y. Developer shall provide separate culinary water and sanitary sewer laterals to each proposed building pad.

Z. All secondary water points of connection shall be metered as per City standards.

AA. Developer shall provide complete frontage improvements along 400 North as per the City’s transportation master plan and as per City standards and specifications.

BB. Developer shall provide complete irrigation plans for all landscaped areas.

Location Map



West Saratoga Transportation Hub

0 275 550 1,100 Feet

Saratoga Springs City
Planning Commission

Report of Action

TYPE OF ITEM	
Concept Discussion	
Preliminary Plat	
For Discussion Only	
Site Plan	X
Rezone	
Ordinance	
General Plan	
Code Amendment	
Plat Amendment	
Road Vacation	
Conditional Use	
Development Agmt.	
Minor Subdivision	
Other	

Meeting Date: April 24, 2014

ITEM #5. West Saratoga Transportation Hub Site Plan

Jeff Cochran was present as Chair.

ACTION OF PLANNING COMMISSION

The following action was taken by the Planning Commission on the above-described item:

Positive Recommendation with Conditions

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- See Staff Report
- Additional comments from the UDC added

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in verbal comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- No comment.

APPLICANT PRESENTATION

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- No presentation.
- Answered Commission questions as they arose (see Commission discussion).

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Kara North
  - Noted that applicants have incorporated the feedback given throughout the long process.

- Only comment is recommendation to include lighting condition and the UDC recommendations.

- Kirk Wilkins
  - Asked about the wall thickness. (Applicant stated 4", precast)
  - Hours of operation question. (Not restricted by the City, but applicants stated earliest is 5:30am.)
  - Asked where nearest residence is located, and applicant's plans for addressing neighbor complaints. (Applicant stated complaints mostly revolve around parking not noise.)
- Hayden Williamson
  - Pollution concern.
- Sandra Steele
  - Still thinks not the proper place, but can only apply the Code.
  - Ensure the fascia and canopy shield the lights.
- Eric Reese
  - Happy with the plan and that it appears to meet Code.
- Jeff Cochran
  - How does noise ordinance impact this use? (The wall will limit dB and ensure compliance. Noise information was provided during the process.)
  - Asked applicant how would manage noise. (Applicant stated no noise issues at current facilities, and buses not as loud as one would think.)
  - Also asked applicant to review phasing, and stated he is happier with the current phasing plan.

MOTION

Commissioner **Sandra Steele** made the following motion: "I move to recommend approval of the proposed West Saratoga Transportation Hub Site Plan, located at approximately 200 West 400 North, subject to the findings and conditions listed in the staff report, with the addition of 2 more conditions:"

Findings:

1. The Site Plan is consistent with the General Plan as explained in the findings in Section "F" of the Staff report, which findings are incorporated herein by this reference.
2. The Site Plan meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "G" of the Staff report, which findings are incorporated herein by this reference.

Conditions:

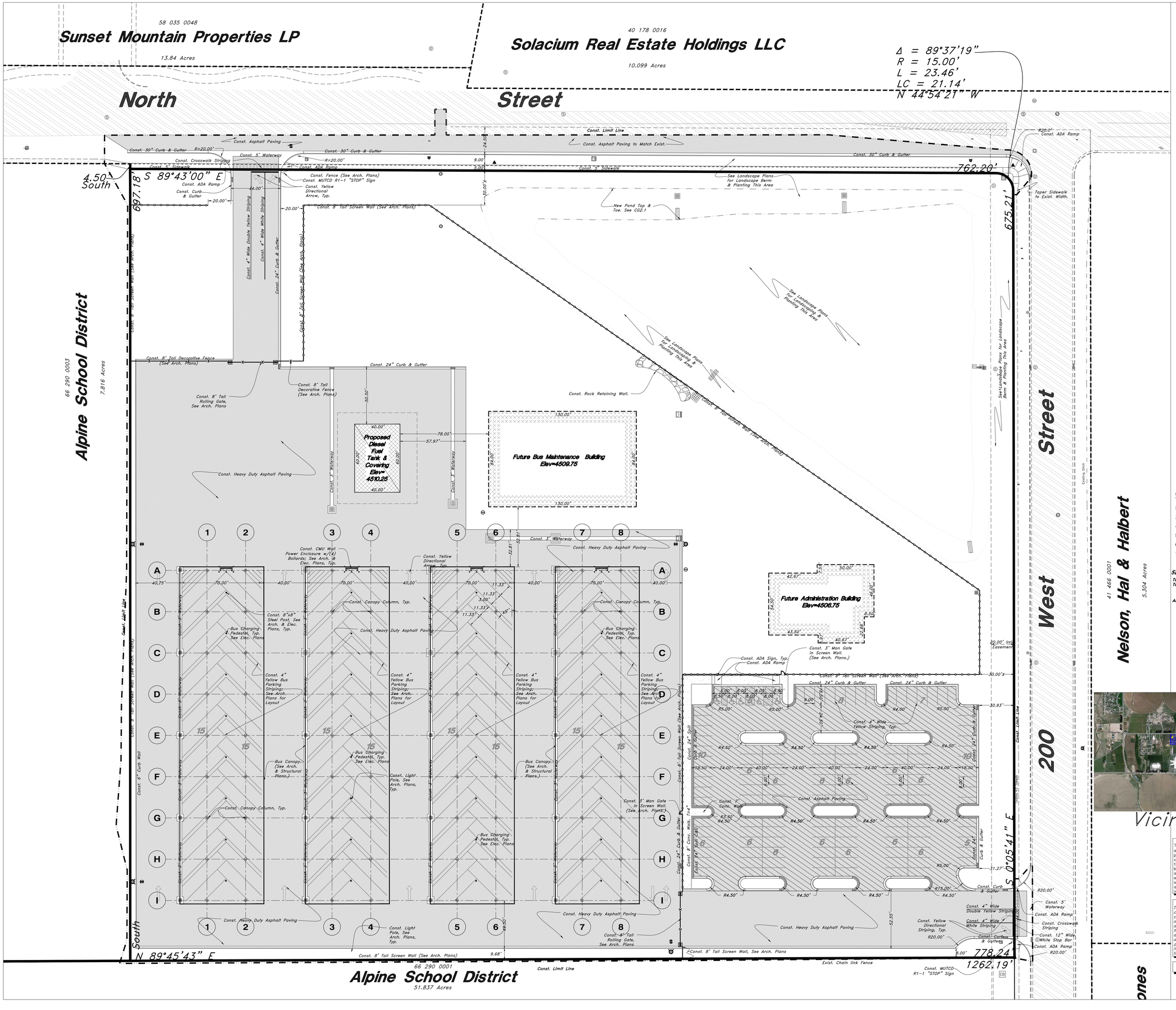
1. That all of the requirements of the City Engineer are met, including those listed in the attached report.
2. That all requirements of the Fire Chief are met.
3. The project lighting shall comply with Section 19.14.04.7.
4. Decorative, earth tone, rock patterned, cast concrete wall will be provided on the perimeter as shown on the plan.
5. City standard light fixtures will be installed.

Commissioner **Hayden Williamson** seconded the motion.

VOTE (6 TO 0)

Jeff Cochran	**AYE**
Eric Reese	**AYE**
Sandra Steele	**AYE**
Kara North	**AYE**
Jarred Henline	**ABSENT**
Hayden Williamson	**AYE**
Kirk Wilkins	**AYE**

Saratoga Springs City Planning Commission - Chairman



30" x 42" Sheet Scale: 1" = 30'

24" x 36" Sheet Scale: 1" = 40'

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	D
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	F F F F
Screen Wall	
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.3STA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Heavy Duty Asphalt	
New Asphalt	
Concrete	
Spill	
Curb & Gutter	
Demo Tree	

General Site Notes:

1. All applicable elements of the Saratoga Springs Ordinance section 19.09.07 shall be adhered to.
2. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
3. Fire lane markings and signs to be installed as directed by the Fire Marshall.
4. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
5. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
6. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
7. All dimensions are to back of curb unless otherwise noted.

SITE DATA TABLE

Total Bus Parking = 120 Stalls
Total Car Parking = 123 Stalls
Total ADA Parking = 5 Stalls
ADA Van Parking = 3 Stalls
Alpine School District Property = 20.28 Acres
Bus Facility Property = 12.46 Acres
Total Disturbed Area = 569,823 SF (13.08 Acres)
Landscaping Area = 261,207 SF (6.00 Acres) 46%
Hard Surface Area = 289,723 SF (6.65 Acres) 51%
Diesel Fuel Tank = 2,400 SF (0.06 Acres) 0.50%
Bus Garage/Wash = 10,920 SF (0.25 Acres) 1.5%
Future Building = 5,573 SF (0.13 Acres) 1%

Vicinity Map

CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

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

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

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Orem, UT 84058
Phone: 801.229.0088 Fax: 801.229.0089
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No. 166484
MARK EUGENE BABBITT
4-3-14

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

WEST TRANSPORTATION FACILITY PHASE 1

ALPINE SCHOOL DISTRICT
200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	April 3, 2014
DRAWN BY	HA
CHECKED BY	MB
SHEET DESCRIPTION	Site Plan
SHEET NUMBER	CS1.1

ALPINE SCHOOL DISTRICT
WEST TRANSPORTATION FACILITY
PHASE I

CITY SITE SUBMITTAL PACKAGE, APRIL 3, 2014

200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

sandstrom | associates
ARCHITECTURE, P.C.

CIVIL
GREAT BASIN
ENGINEERING INC.
5746 SOUTH 1475 EAST
OGDEN, UTAH 84403
PHONE: 801.394.4515 FAX: 801.392.7544

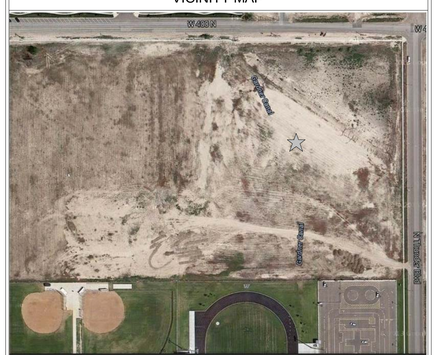
LANDSCAPE
IN-SITE
DESIGN GROUP
17 NORTH 470 WEST
AMERICAN FORK, UTAH 84003
PHONE: 801.756.5043 FAX: 801.756.5279

ELECTRICAL
NIELSON ENGINEERING,
INC.
156 NORTH 12TH AVENUE
POCATELLO, IDAHO 83201
PHONE: 208.232.2577 FAX: 208.234.0918

GRAPHIC SYMBOLS

ENGINEERED FILL	CONCRETE MASONRY UNIT (CMU)	RIGID / SPRAY INSULATION
CONCRETE	EIFS	FINISHED HARDWOOD
BRICK MASONRY	BATT INSULATION	BLOCKING
99'-0" T.O.S. NEW SPOT ELEVATION	EARTH	GLASS
99'-0" T.O.S. EXISTG. SPOT ELEVATION	METAL STUDS	1 A2.1 EXTERIOR ELEVATION
PROPERTY LINE	GYPSUM BOARD	1 A2.1 SECTION
A MARKER/TACK BOARD	A WINDOW TYPE	7 A4.1 DETAIL / ENLARGED PLAN
101 DOOR NUMBER	A 9'-0" CEILING TYPE/HEIGHT	A A2.1 B C D INTERIOR ELEVATION
05 SHEET NOTE	ELEVATION MARKER	1 WALL TYPES

VICINITY MAP



200 WEST 400 NORTH, SARATOGA SPRINGS, UT. 84045

north

ABBREVIATIONS

ALUM	ALUMINUM	MID	MIDDLE
BO/ BOT	BOTTOM	MIN	MINIMUM
CFMF	COLD FORMED METAL FRAMING	N.I.C.	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
DTL	DETAIL	OSB	ORIENTED STRAND BOARD
ELECT	ELECTRICAL	PRE-ENG	PRE-ENGINEERED
EXP BOLT	EXPANSION BOLT	PT	PRESSURE TREATED
EXP MTL	EXPANDED METAL	SIM	SIMILAR
FTG	FOOTING	SPECS	SPECIFICATIONS
FNDN	FOUNDATION	STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	TO	TOP OF
GYP BD	GYPSUM WALLBOARD	TYP	TYPICAL
HOR	HORIZONTAL	VERT	VERTICAL
MAX	MAXIMUM	VIF	VERIFY IN FIELD
MECH	MECHANICAL	W/	WITH
MFR	MANUFACTURER	WR	WATER RESISTANT

SHEET INDEX

CIVIL

CD0.1	DEMOLITION PLAN
CS1.1	SITE PLAN
CG2.1	GRADING & DRAINAGE PLAN
CU3.1	UTILITY PLAN
CD4.1	ON-SITE CONSTRUCTION DETAIL SHEET
CD4.2	CITY CONSTRUCTION DETAIL SHEET (IMPROVEMENTS IN ROW)
CP5.1	400 NORTH STREET PLAN & PROFILE

LANDSCAPING

LS1.0	OVERALL SITE PLAN
LS1.1	LANDSCAPE PLAN
LS1.2	LANDSCAPE PLAN
LS1.3	LANDSCAPE PLAN
LS1.4	LANDSCAPE PLAN

ARCHITECTURAL

A0.0	COVER
A1.1	SITE PLAN
A1.2	ROOF PLAN
A2.1	ELEVATIONS, SECTIONS & DETAILS

ELECTRICAL

E1.1	SITE PLAN - LIGHTING
E1.2	SITE PLAN - POWER
E2.1	POWER RISER
E2.2	PANEL SCHEDULE

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WEST TRANSPORTATION FACILITY PHASE I

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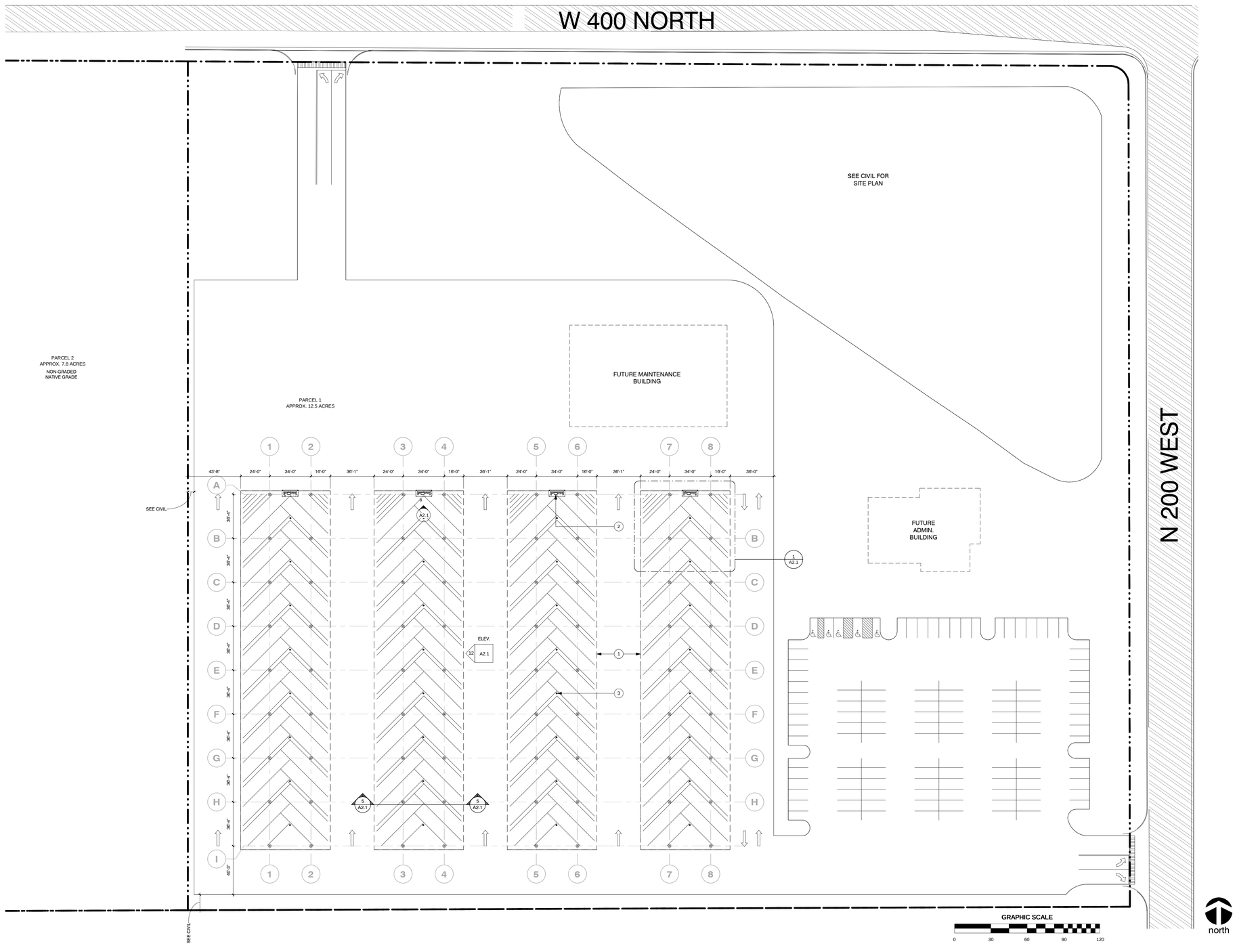

BUS PARKING & CANOPY PLAN LAYOUT 1
SCALE: 1" = 30'-0"

GENERAL NOTES

A. FOR ALL SITE CIVIL, SEE ATTACHED CIVIL DRAWINGS
B. FOR ALL SITE LANDSCAPING, SEE ATTACHED LANDSCAPING PLANS
C. FOR ALL SITE & CANOPY POWER & LIGHTING , SEE ATTACHED ELECTRICAL PLANS

SHEET NOTES

1 DASHED LINE DENOTES CANOPY ROOF OVERHANG ABOVE
2 CMU POWER STATION LOCATION SEE ENLARGED PLAN & DETAILS.
3 POWER PLUG-INS FOR BUSES, SEE DETAILS

NOTE:
SCALE ON THIS SHEET IS ACCURATELY BASED FOR 30" X 42" SHEETS ONLY

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WEST TRANSPORTATION FACILITY PHASE I

ALPINE SCHOOL DISTRICT
200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	JHB
CHECKED BY	GDK
SHEET DESCRIPTION	SITE PLAN
SHEET NUMBER	A1.1

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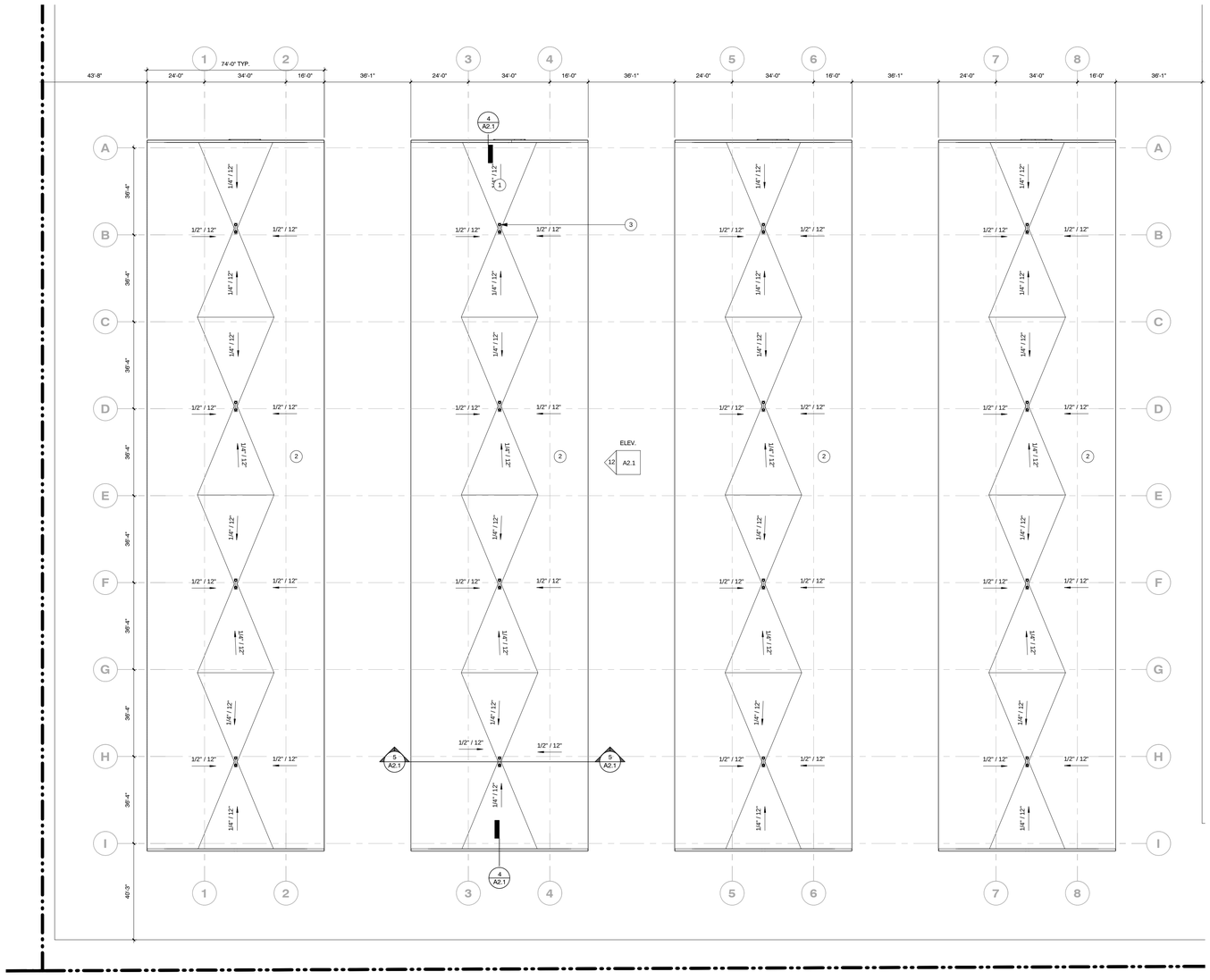

GRAPHIC SCALE

0 20 40 60 80

north

ROOF PLAN
SCALE: 1" = 20'-0" | 1

NOTE:
SCALE ON THIS SHEET IS ACCURATELY BASED FOR 30" X 42" SHEETS ONLY

GEN. NOTES

A. CONTRACTOR TO VERIFY CANOPY LAYOUT WITH CIVIL DRAWINGS

SHEET NOTES

1 FIELD CONTOURED INSULATION ROOFING CRICKETS. SLOPE FOR DRAIN LOCATIONS ONLY. SEE ROOF PLAN
2 SINGLE-PLY MEMBRANE ROOFING SYSTEM. SEE SPECIFICATIONS
3 ROOF DRAINS.

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WEST TRANSPORTATION FACILITY PHASE I

ALPINE SCHOOL DISTRICT
200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	JHB
CHECKED BY	GDK

SHEET DESCRIPTION:
ROOF PLAN

SHEET NUMBER
A1.2

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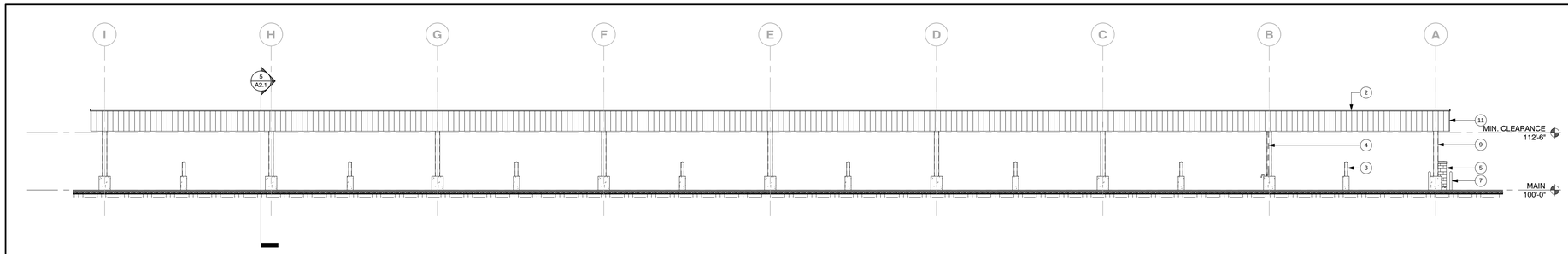
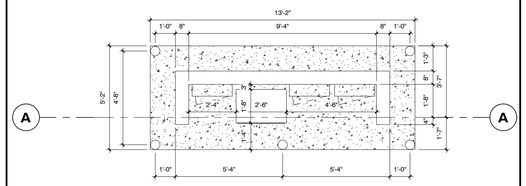
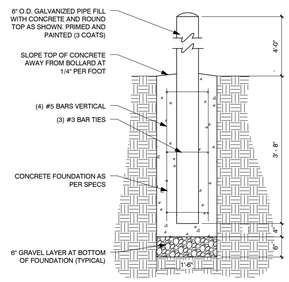


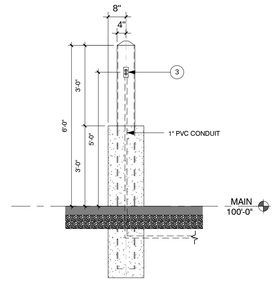
TYP. CANOPY ELEVATION 12
SCALE: 1" = 10'-0"



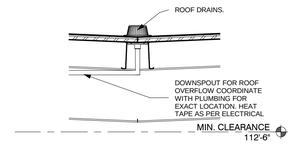
POWER STATION PLAN 11
SCALE: 3/8" = 1'-0"



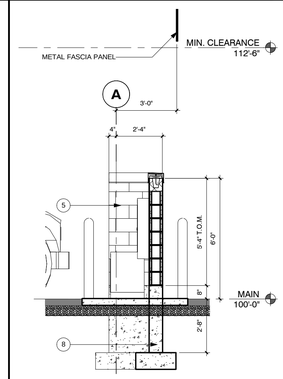
BOLLARD DETAIL 10
SCALE: 3/4" = 1'-0"



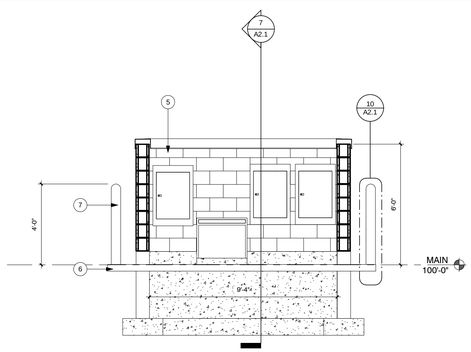
POWER IN BOLLARD 2 9
SCALE: 1/2" = 1'-0"



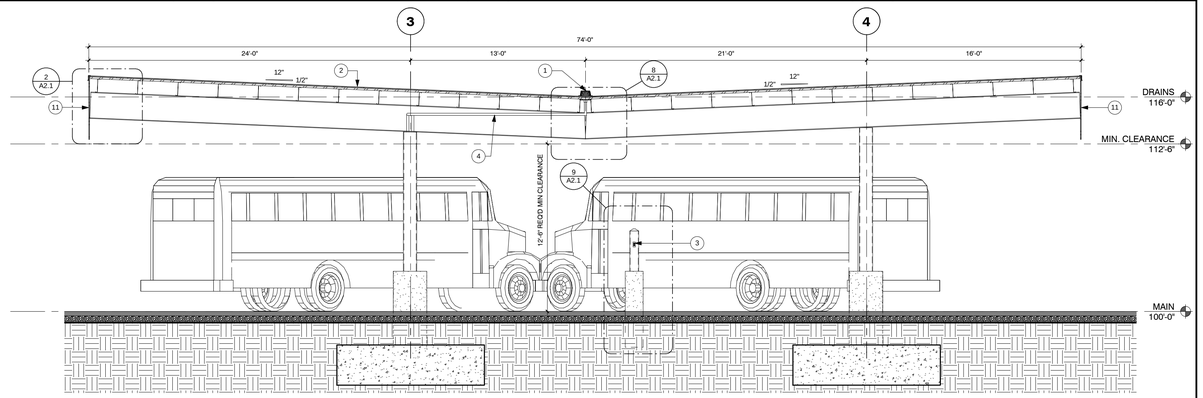
CANOPY DRAIN SECTION 8
SCALE: 1/2" = 1'-0"



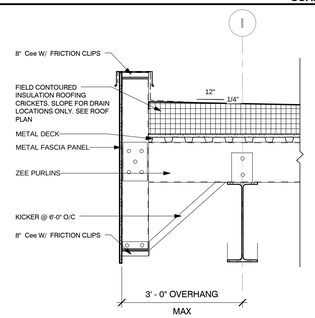
POWER ENCLOSURE SECTION 1 7
SCALE: 3/8" = 1'-0"



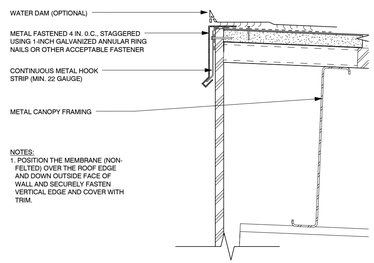
POWER ECLOSURE ELEV. 6
SCALE: 3/8" = 1'-0"



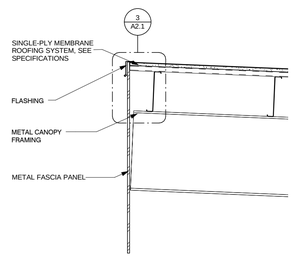
CANOPY SECTION 5
SCALE: 1/4" = 1'-0"



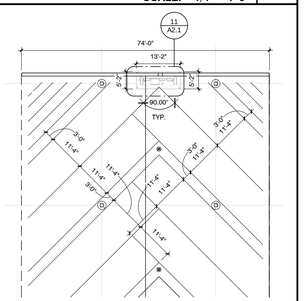
RAKE DETAIL 4
SCALE: 3/4" = 1'-0"



FLASHING SECTION 3
SCALE: 3" = 1'-0"



EAVE DETAIL 2
SCALE: 3/4" = 1'-0"



TYP. BUS PARKING STRIPING 1
SCALE: 1/16" = 1'-0"

NOTE:
SCALE ON THIS SHEET IS ACCURATELY BASED FOR 30" X 42" SHEETS ONLY

GEN. NOTES

A. CONTRACTOR TO VERIFY CANOPY LAYOUT WITH CIVIL DRAWINGS

SHEET NOTES

1 ROOF DRAINS.
2 SINGLE-PLY MEMBRANE ROOFING SYSTEM, SEE SPECIFICATIONS
3 POWER PLUG-INS FOR BUSES, SEE DETAILS
4 DOWNSPOUT FOR ROOF OVERFLOW COORDINATE WITH PLUMBING FOR EXACT LOCATION. HEAT TAPE AS PER ELECTRICAL
5 CMU WALL ENCLOSURE FOR ELECTRICAL PANELS AND POWER.
6 4"CONCRETE SLAB OVER 4" FREE DRAINING GRAVEL AND CIVIL
7 PIPE BOLLARDS (TYP.)
8 CONCRETE FOOTING AND FOUNDATION
9 TUBE STEEL COLUMN (PAINTED).
10 METAL DECK
11 METAL FASCIA PANEL
12 ZEE PURLINS

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WEST TRANSPORTATION FACILITY PHASE I

ALPINE SCHOOL DISTRICT
200 W. 400 N.
SARATOGA SPRINGS, UTAH 84045

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	JHB
CHECKED BY	GDK

SHEET DESCRIPTION:
ELEVATIONS, SECTIONS & DETAILS

SHEET NUMBER
A2.1

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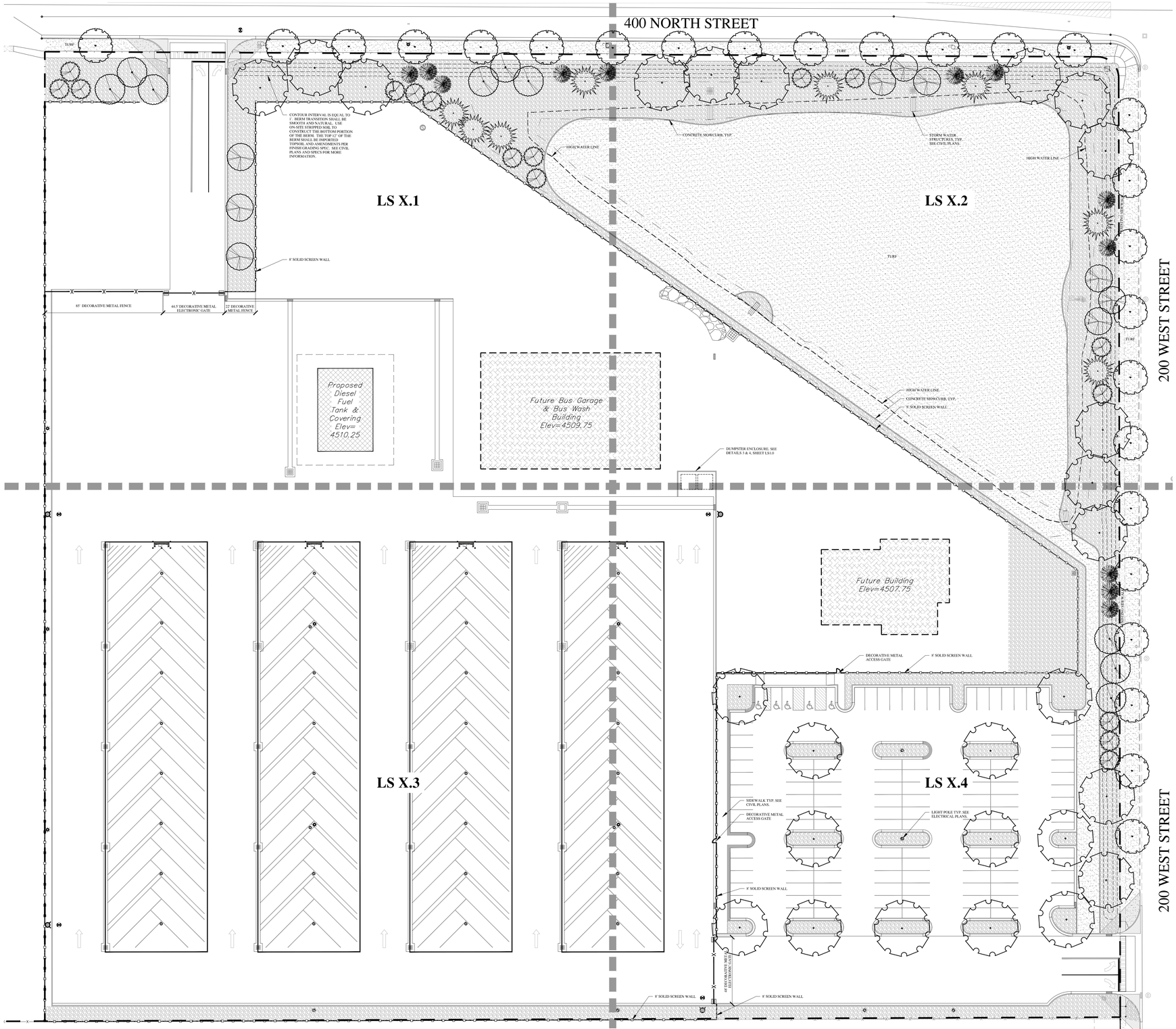
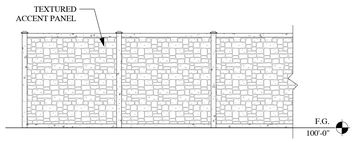
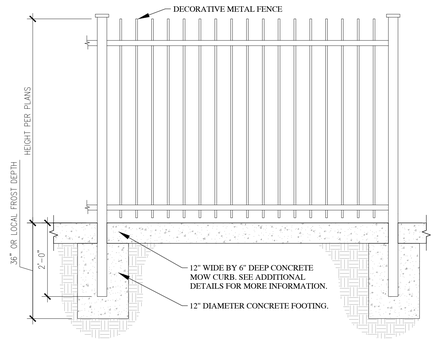




NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY. EXACT MATERIAL, COLOR AND STYLE TO BE DETERMINED BY OWNER.
2. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS.

1 8' SOLID SCREEN WALL DETAIL

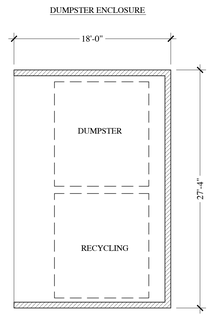
SCALE: NTS



NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY. EXACT MATERIALS, COLOR AND STYLE TO BE DETERMINED BY OWNER.
2. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWING.

2 DECORATIVE METAL FENCE

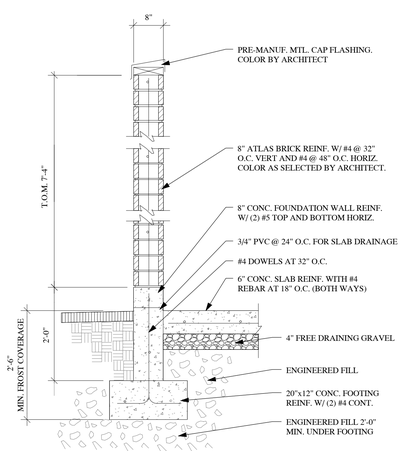
SCALE: NTS



NOTES:
1. FOR WALL INFORMATION, SEE DUMPSTER ENCLOSURE WALL SECTION THIS SHEET.
2. THIS DETAIL IS FOR DESIGN INTENT ONLY. EXACT MATERIAL, COLOR AND STYLE TO BE DETERMINED BY OWNER.
3. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS.

3 DUMPSTER ENCLOSURE DETAIL

SCALE: NTS



4 DUMPSTER ENCLOSURE WALL SECTION

SCALE: NTS

LANDSCAPE TABULATIONS

TOTAL SITE AREA	539,845 SF	
REQUIRED LANDSCAPE AREA	107,969 SF	(20% OF TOTAL SITE AREA)
PROPOSED LANDSCAPE AREA	143,703 SF	(INCLUDES DETENTION BASIN)
-50% DETENTION BASIN	-35,734 SF	
TOTAL LANDSCAPE AREA PROVIDED	107,969 SF	
LAWN AREA REQUIRED	71,851 SF	(50% OF PROPOSED LANDSCAPE AREA REQUIRED)
LAWN AREA PROVIDED	73,198 SF	51%

PLANTING REQUIREMENTS

PLANT TYPE	QTY. REQUIRED	QTY. PROVIDED	QTY. WATERWISE	% WATERWISE
DECIDUOUS TREES	44	44	26	59%
EVERGREEN TREES	36	36	36	67%
SHRUBS	137	137	73	53%
TOTAL	217	217	123	57%

GENERAL NOTES

1. SEE CIVIL PLANS FOR ALL GRADING, DRAINAGE, CURB, GUTTER, SIDEWALKS, ETC.
2. SEE LANDSCAPE SHEETS LS1.1 THROUGH LS1.4 FOR PLANT SPECIES AND QUANTITIES.

CITY SUBMITTAL
NOT FOR CONSTRUCTION

30' 0 30' 60' 90'

SCALE: 1"=30'-0" ON 30 X 42 SHEET

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WEST TRANSPORTATION FACILITY PHASE I

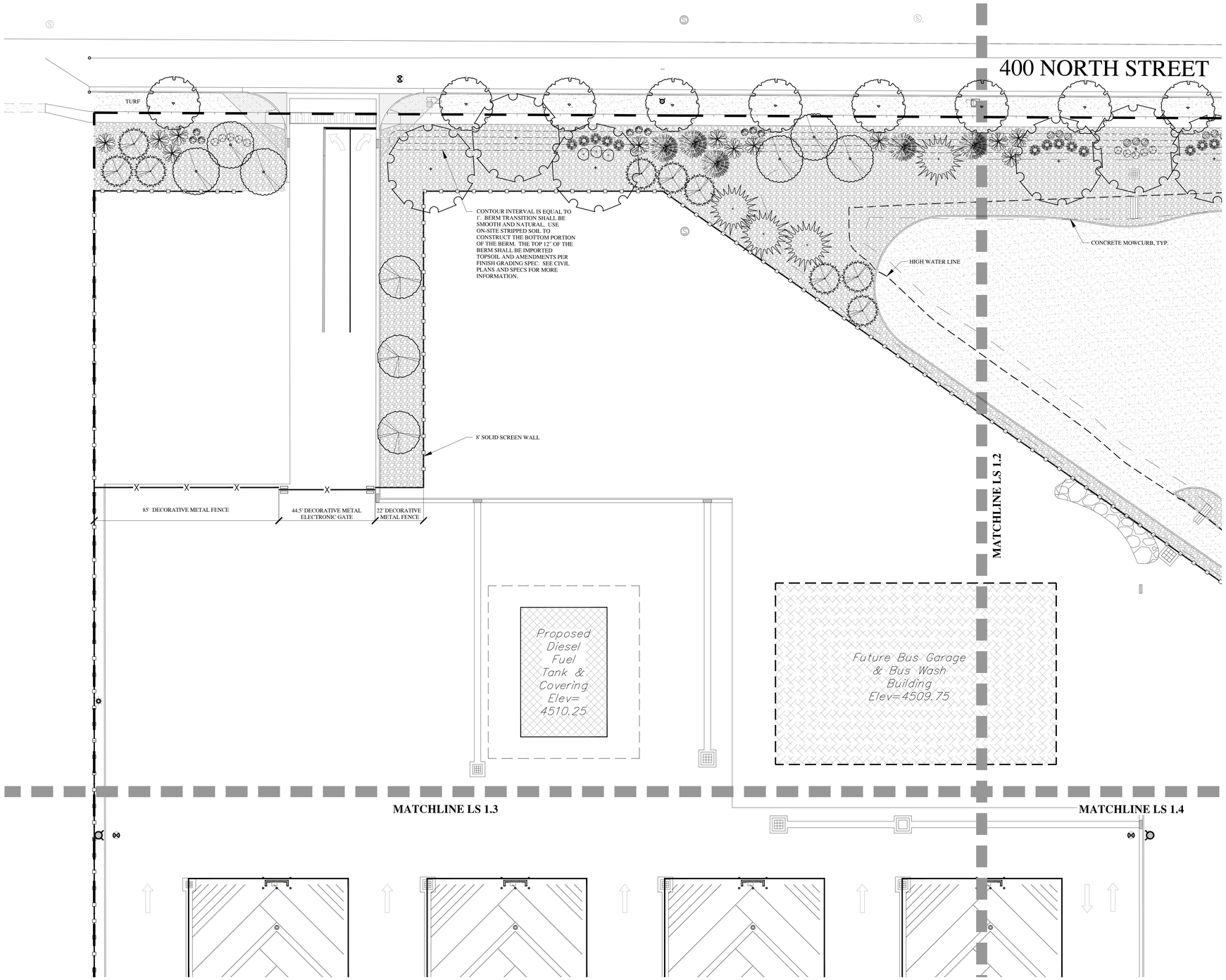
ALPINE SCHOOL DISTRICT
200 WEST 400 NORTH
SARATOGA SPRINGS, UTAH

DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	AJN
CHECKED BY	CBW

SHEET DESCRIPTION
OVERALL LANDSCAPE PLAN

SHEET NUMBER
LS1.0



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	FRAXINUS PENN. 'AUTUMN APPLAUSE' AUTUMN APPLAUSE ASH	2.1/2" CALIPER	26
	MALUS SP. 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.1/2" CALIPER	9
	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	1.1/2" CALIPER	9
	ZELKOVA SERRATA 'VILLAGE GREEN' ** VILLAGE GREEN ZELKOVA	2.1/2" CALIPER	26

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	PINUS EDULIS PINON PINE	6' TALL	16
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID VANDERWOLF'S PYRAMID PINE	6' TALL	12
	PINUS NIGRA ** AUSTRIAN BLACK PINE	6' TALL	8

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	CORNUS ALBA 'ELEGANTISSIMA' VARIEGATED DOGWOOD	1 GALLON	19
	PHYSOCARPUS OPULUS 'DIABLO' ** DIABLO NINEBARK	1 GALLON	25
	RHUS AROMATICA 'GRO-LOW' ** GRO-LOW SUMAC	1 GALLON	6
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	1 GALLON	9
	SPIREA BUMALDA 'LIMEMOUND' LIMEMOUND SPIREA	1 GALLON	5
	SYMPHORICARPOS X CHENAQULTII 'HANCOCK' ** HANCOCK CORALBERRY	1 GALLON	12
	VIBURNUM TRILOBUM 'ALFREDO' ** ALFREDO CRANBERRY	1 GALLON	5

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	MAHONIA AQUIFOLIUM COMPACTA ** COMPACT OREGON GRAPE	1 GALLON	16
	PINUS M. MUGUS 'PUMILIO' ** SHRUBBY SWISS MOUNTAIN MUGO	1 GALLON	9
	TAXUS MEDIA 'DARK GREEN SPREADER' DARK GREEN SPREADER YEW	1 GALLON	31

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY.
TURF	KENTUCKY BLUE GRASS BLEND SEED OR SOD PER OWNER AND/OR CITY.	86,341 SF

INERT LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY.
	3" DEPTH OF 3/4" TO 1" SCREENED CRUSHED ROCK (. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAIL 'C', SHEET LS3.1 FOR ADDITIONAL INSTALLATION NOTES. BID ALTERNATE #1: PROVIDE 6" DEPTH OF 2"-4" COBBLE ROCK INSTEAD OF 3" DEPTH OF COBBLE NOTED ABOVE. INSTALL A 1" LAYER OF 3/4" SCREENED ROCK TO COVER FABRIC AND THEN A 5" LAYER OF 2"-4" ROCK. PROVIDE ADDITIONAL EXCAVATION AS REQUIRED.	PER PLAN

LANDSCAPE NOTES

1. ALL SITE LAYOUT INFORMATION WAS OBTAINED FROM ARCHITECT AND CIVIL ENGINEER. REFER TO ARCHITECTS AND CIVIL ENGINEERS DRAWING IF ANY DISCREPANCY ARISE. ADJUST LOCATION OF TREES, TURF AND IRRIGATION COMPONENTS ACCORDINGLY.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
3. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
4. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALL PER PLANS. SEE IRRIGATION PLANS FOR EXACT LAYOUT.
5. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. EXCAVATE AND REMOVE EXISTING SOILS AS NECESSARY. RE-GRADE TO CREATE NEW LANDSCAPE BERMS. SEE CIVIL ENGINEERS DRAWINGS FOR MORE INFORMATION.
6. IMPORTED TOPSOIL TO BE IMPLEMENTED AT RATES INDICATED IN THE SPECIFICATIONS. INSTALL SOIL AMENDMENTS PER THE SPECS.
7. ALL LANDSCAPE AREAS WITHIN THE PROJECT LIMIT LINES SHALL BE CLEARED AND GRUBBED (INCLUDING THE SIDES AND BOTTOM OF THE DETENTION POND) OF ALL WEEDS AND OTHER DEBRIS. THE LANDSCAPE CONTRACTOR SHALL APPLY A HERBICIDE TO THE WEEDS MIN. OF 72 HRS. PRIOR TO GRUBBING. REMOVE ALL GRUBBED MATERIAL FROM THE SITE. SEE CIVIL PLANS AND SPECS FOR ADDITIONAL INFORMATION REGARDING SITE CLEARING REQUIREMENTS.
8. THE TOP OF THE COBBLE ROCK SHALL BE CONSIDERED THE FINISHED GRADE OF THE BERM (NOT THE TOP OF THE AMENDED SOIL). ADJUST AMOUNT OF SOIL REQUIRED DEPENDING ON WHETHER THE COBBLE ROCK IS INSTALLED AT 3" DEPTH OR 6" DEPTH.
9. ** *INDICATES WATER-WISE PLANTS IN TREE AND SHRUB LEGENDS.*

LANDSCAPE TABULATIONS

TOTAL SITE AREA	539,845 SF	
REQUIRED LANDSCAPE AREA	107,969 SF	(20% OF TOTAL SITE AREA)
PROPOSED LANDSCAPE AREA	143,703 SF	(INCLUDES DETENTION BASIN)
-50% DETENTION BASIN	-35,734 SF	
TOTAL LANDSCAPE AREA PROVIDED	107,969 SF	
LAWN AREA REQUIRED	71,851 SF	(50% OF PROPOSED LANDSCAPE AREA REQUIRED)
LAWN AREA PROVIDED	73,198 SF	51%

PLANTING REQUIREMENTS

PLANT TYPE	QTY. REQUIRED	QTY. PROVIDED	QTY. WATERWISE	% WATERWISE
DECIDUOUS TREES	44	44	26	59%
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TOTAL	217	217	123	57%

CITY SUBMITTAL
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20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30 X 42 SHEET

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WEST TRANSPORTATION FACILITY PHASE I

ALPINE SCHOOL DISTRICT
200 WEST 400 NORTH
SARATOGA SPRINGS, UTAH

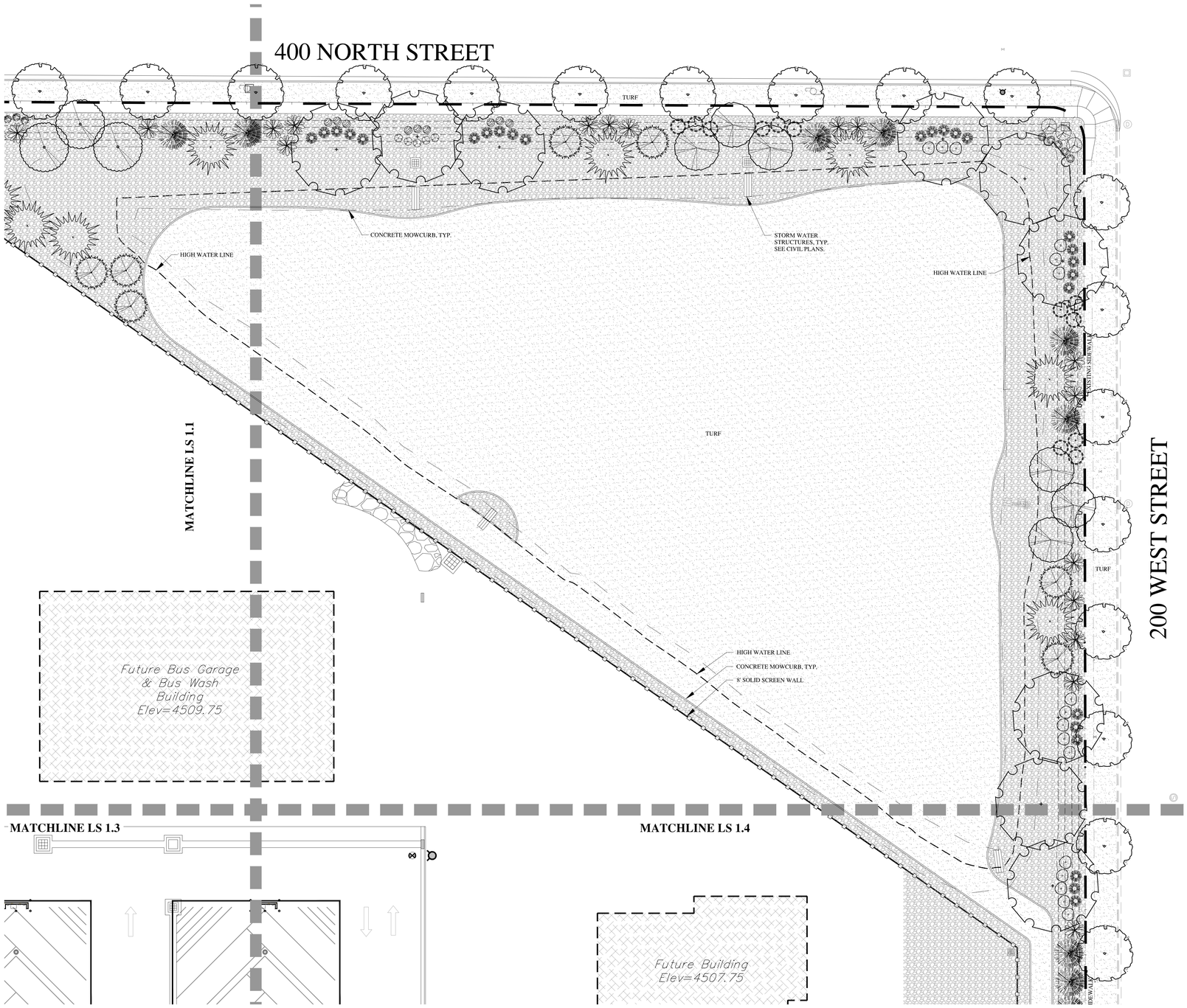
DATE	ISSUE/REVISION

PROJECT NO.	SA-0906
DATE	APRIL 3, 2014
DRAWN BY	AJN
CHECKED BY	CBW

SHEET DESCRIPTION
LANDSCAPE PLAN

SHEET NUMBER

LS1.1



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SYMBOL	BOTANICAL NAME/COMMON NAME	QTY.
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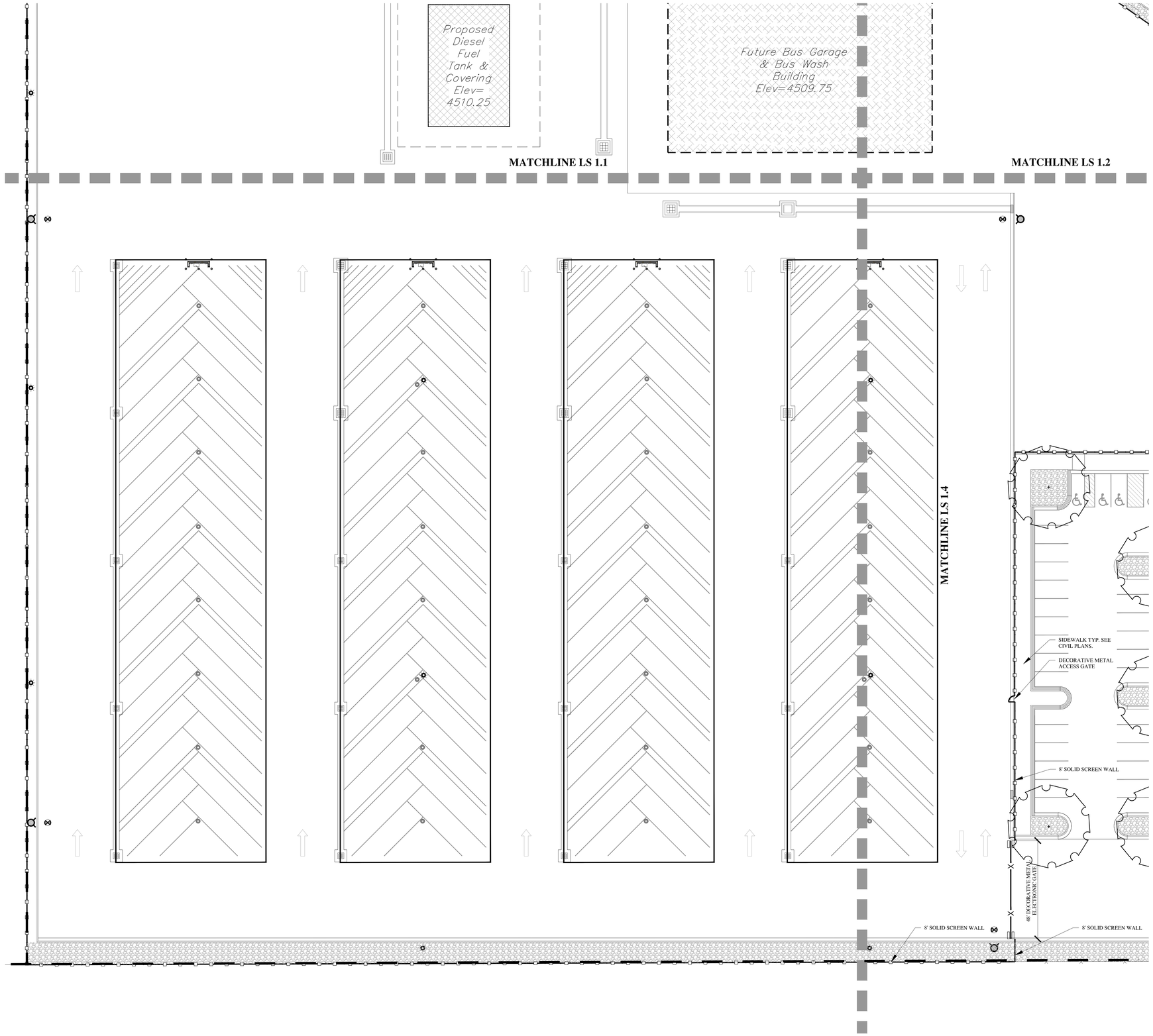
SHEET NUMBER
LS1.2



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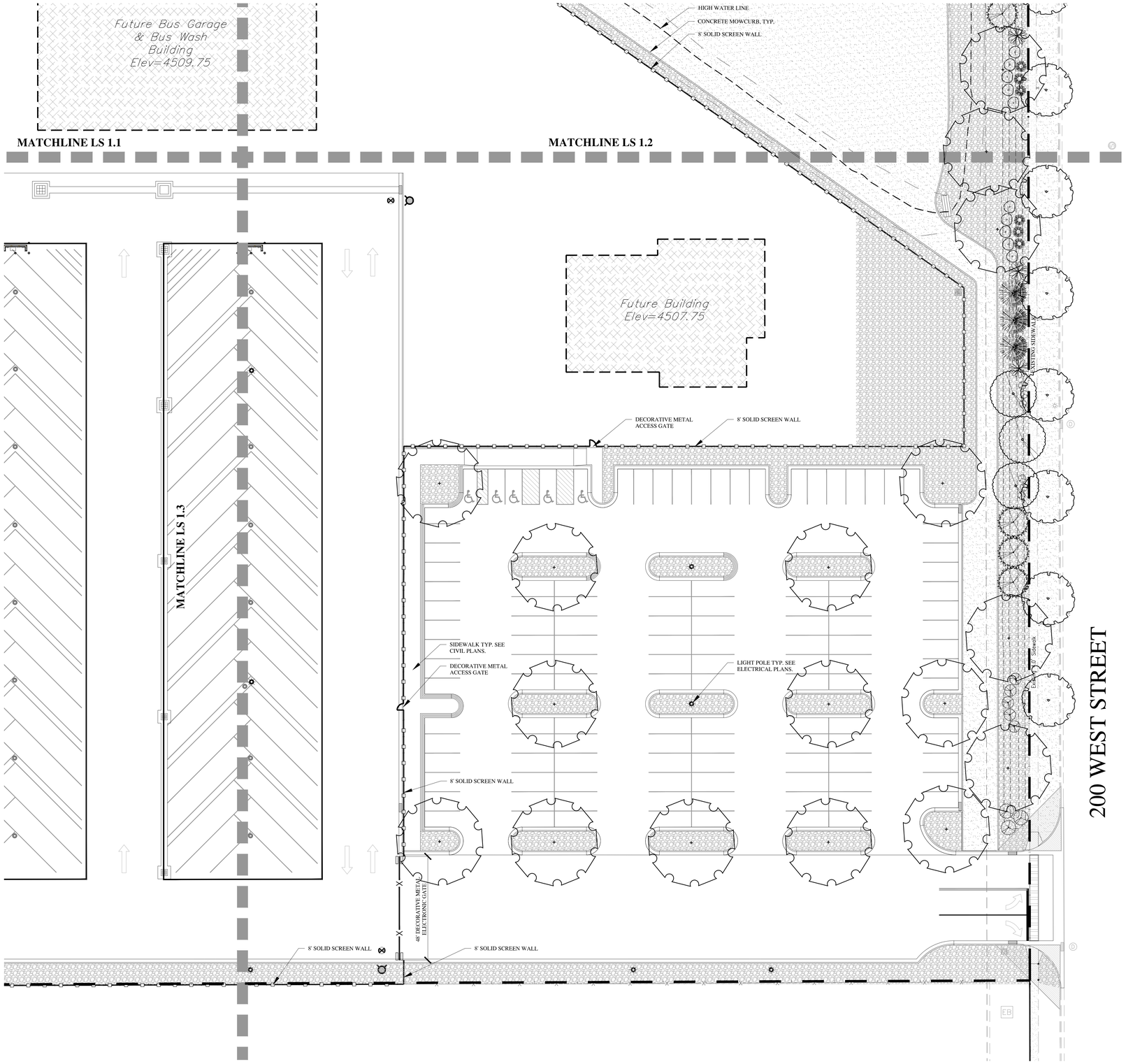
LS1.3



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SHEET NUMBER
LS1.4

MASTER LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUF.	CATALOG #	VOLTS	MOUNTING	LAMPS	WATTS	CONTROL
T-1	LED ROUND PARKING GARAGE PENDANT ALUMINUM, 0.125" ACRYLIC LENS, 5-YEAR WARRANTY, 66 WATT, 5900 LUMENS, COLOR BY ARCHITECT, BIRD SHROUD, PROGRAMMABLE OCCUPANCY SENSOR	KIM	PGL71W/E3560L4K277/0-10V/CC/PB2PS/SCP	277	6" PENDANT	INCLUDED	66 W	MOTION SENSOR
T-2	CITY OF SARATOGA LED COMMERCIAL STREET LIGHT POLE WITH 5'-0" ARM ON STANDARD BASE. SEE CITY STANDARD DETAIL LP-2 FOR STANDARD POLE AND 5'-0" ARM SPECIFICATION. SEE CITY STANDARD DETAIL LP-2B FOR CONCRETE BASE SPECIFICATION. CALL TED MAESTAS FOR LUMINAIRE QUOTE (801.673.5289 OR 801.268.4879) - NO EXCEPTIONS. "480V" FORWARD THROW, 8600 LUMENS, IP66 RATED, 80 LEDS	HADCO	CXF1580A4NB3NSF LUMINAIRE SPECIFICATION ONLY	480	20' ROUND POLE	INCLUDED	85 W	LIGHTING CONTACTOR
T-2A	SAME AS T-2 EXCEPT DOUBLE HEAD TYPE 5 DISTRIBUTION (TWO 5'-0" ARMS). SEE CITY STANDARD DETAIL LP-2 FOR POLE AND 5'-0" DOUBLE ARM SPECIFICATION.						170 W	LIGHTING CONTACTOR
T-3	CITY OF SARATOGA STANDARD COMMERCIAL STREET LIGHT POLE ON STANDARD BASE. SEE CITY STANDARD DETAILS LP-2A AND LP-2C FOR LUMINAIRE, 5'-0" ARM, AND POLE SPECIFICATION. SEE CITY STANDARD DETAIL LP-2B FOR CONCRETE BASE SPECIFICATION. SEE CITY STANDARD DETAIL LP-5 FOR WIRING SPECIFICATION. CALL TED MAESTAS FOR LUMINAIRE QUOTE (801.673.5289 OR 801.268.4879) - NO EXCEPTIONS	HADCO	SARATOGA SPRINGS CITY DETAILS (LP-2A; LP-2B; LP-2C; LP-5)	120	20' ROUND POLE	175W MH	202 W	PHOTOCELL

ELECTRICAL SYMBOL & OUTLET SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING HEIGHT *	WIRING DEVICE	NOTES
	CEILING LIGHT OUTLET/FIXTURE	CEILING	SEE LUMINAIRE SCHEDULE	(1)
	POLE LIGHT (SINGLE, DOUBLE, TRIPLE, ETC.)	(AS NOTED)	SEE LUMINAIRE SCHEDULE	(1)
WP	WEATHERPROOF GFI CONVENIENCE OUTLET & COVER	24"	HUBBELL #WSR3826WTR/ AWSH5HBBRC	(2)
J	JUNCTION BOX (CEILING, FLOOR OR EQUIPMENT)	(AS NOTED)		
D	DISCONNECT SWITCH ("F" = FUSED)	+5'-0"	SQUARE "D" GENERAL DUTY	
	ELECTRICAL PANEL BOARD	TOP @ 6'-6"	SEE SCHEDULE	

STANDARD MOUNTING HEIGHT, UNLESS NOTED OTHERWISE (ON PLANS)

	ARROWHEAD DENOTES HOME RUN TO PANEL TWO WIRE
	FOUR WIRE DEDICATED NEUTRAL
	SIX WIRE DEDICATED NEUTRAL
	CONDUIT RUN (A) IN WALL OR CEILING, (B) IN FLOOR OR GROUND
	CONDUIT (A) - UP, CONDUIT (B) - DOWN

CONDUIT SHALL BE INSTALLED AS DIAGRAMMED ON THE PLANS, EXCEPT WRITTEN AUTHORIZED CHANGES ARE ISSUED BY THE DESIGNER.

(1) SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING, AND WATTAGE

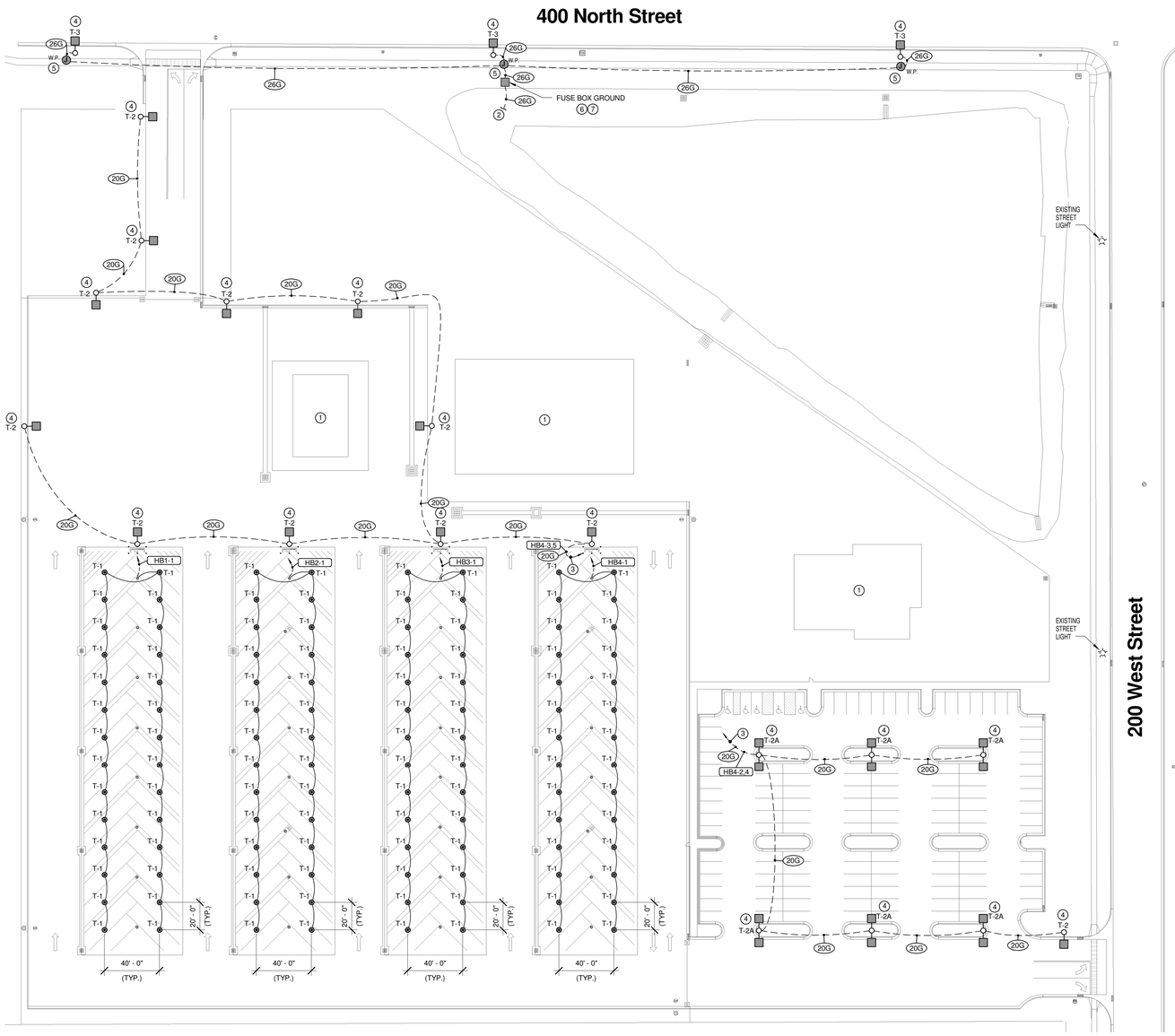
(2) EQUALS OF 'BRYANT', 'P&S', OR 'HUBBELL', ARE ACCEPTABLE

ABBREVIATIONS

E.C.-	ELECTRICAL CONTRACTOR
M.C.-	MECHANICAL CONTRACTOR
P.C.-	PLUMBING CONTRACTOR
G.C.-	GENERAL CONTRACTOR
T.C.-	TEMP. CONTROL CONTR.
A.F.F.-	ABOVE FINISHED FLOOR
A.F.G.-	ABOVE FINISHED GRADE
B.F.G.-	BELOW FINISHED GRADE
P.O.C.-	POINT OF CONNECTION
P.O.S.-	POINT OF SALES
A.I.C.-	AMPS INTERRUPTING CAPACITY
S.C.A.-	SHORT CIRCUIT AMPS
V.I.F.-	VERIFY IN FIELD

GENERAL NOTES

1. THE ELECTRICAL NETWORKS DESIGNED HEREIN ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS. POWER, LIGHTING, AUXILIARIES, ETC. SHALL BE BID AND INSTALLED WITH THIS INTENT AND PURPOSE. THE CONTRACTOR AND THE EQUIPMENT SUPPLIER SHALL VISIT THE SITE AND READ ALL THE RELEVANT DOCUMENTS (ARCHITECTURAL, MECHANICAL AND ELECTRICAL) AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PURPOSE FOR WHICH THE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED; AS THE PLANS AND SPECIFICATIONS TOGETHER COVER AND DEFINE THE INSTALLATION OF EACH SYSTEM AND THE TOTAL FACILITY. FOLLOW THE DOCUMENTS WITH THE INTENT AND PURPOSE TO PRODUCE A COMPLETE AND OPERABLE ELECTRICAL FACILITY. SHOULD ANY ERROR, OMISSION OR CONFLICT EXIST IN EITHER OR BOTH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE SUBMITTING HIS BID PRICE SO A CHANGE CAN BE ISSUED BEFORE THE BID DATE. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIER SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL A COMPLETE AND OPERABLE SYSTEM AT THEIR OWN EXPENSE. WHEN AN ELECTRICAL NETWORK IS COMPLETE, TESTS SHALL BE MADE TO ESTABLISH THIS CONDITION. ANY INCOMPLETE SYSTEM SHALL BE MADE OPERABLE.
2. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NEC CODES. IF AT ANYTIME DURING CONSTRUCTION OR THEREAFTER, SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THE "STATED CODES", IT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL GROUND THE ELECTRICAL NETWORK IN STRICT ACCORDANCE WITH LOCAL AND NATIONAL CODES. SEE DETAIL 2/E2.1.
4. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIPMENT, MATERIALS AND LABOR FOR THE CONNECTION OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, ETC.
5. EQUIPMENT MAY MOVE AS MUCH AS 10 FEET FROM INDICATED LOCATION. THIS CHANGE SHALL BE MADE AT NO COST TO THE PROJECT.
6. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (GROUND, CEILINGS, ETC.), THEY SHALL RECEIVE THE APPROVAL OF THE INSPECTING OFFICER (INSPECTOR). THE COST OF UNCOVERING AND REPLACEMENT OF THE ELECTRICAL WORK FOR INSPECTION PURPOSES WILL BE AT THE COST OF THE ELECTRICAL CONTRACTOR.
7. ELECTRICAL CONTRACTOR SHALL PROVE MINIMUM CODE (NEC 110-16a) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS AT HIS EXPENSE IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS IMPOSSIBLE, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY IN WRITING. HE SHALL ALSO PROTECT THE SPACE ABOVE THE PANEL IN STRICT ACCORDANCE WITH NEC ARTICLE 110-16 (F).
8. WHEN THE ADDITION IS COMPLETE AND BEEN IN FULL OPERATION FOR 10 DAYS, THE "ELECTRICAL CONTRACTOR" SHALL RECORD THE UTILITY DEMAND READING AND VOLTAGE AND AMMETER (EACH PHASE) ON THE MAIN AND SUB-FEEDERS. MECHANICAL EQUIPMENT (SHOWN IN THE MECHANICAL EQUIPMENT SCHEDULE), ETC. AND RECORD AND SEND TO ENGINEER OF RECORD.
9. ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATIONS OF POWER COMPANY SUPPLIED TRANSFORMER BEFORE INSTALLING SERVICE CONDUIT.
10. CONFIRM ROUTING AND SIZE OF TELEPHONE SERVICE CONDUIT AND THE EXACT LOCATION OF THE MAIN TELEPHONE DEMARC WITH THE TELEPHONE COMPANY.
11. UNDERGROUND CONDUIT FOR PARKING LOT LIGHTS SHALL BE BURIED 24" B.F.G AND SHALL HAVE ONE(1) #10 THWN GREEN GROUND CONDUCTOR TO GROUND ALL LUMINAIRES.
12. ELECTRICAL CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF UTILITY (POWER, TELEPHONE, ETC.) SERVICE POINT, PRIOR TO ELECTRICAL ROUGH-IN.



E-1.1 KEY NOTES

1	DO NOT ROUTE CONDUIT BELOW FUTURE BUILDING/FUEL PADS.
2	COORDINATE INSTALLATION OF T-3 LUMINAIRES WITH THE CITY OF SARATOGA AND ROCKY MOUNTAIN POWER. (REF. CITY DETAILS/STANDARDS "LP-2, LP-2B, LP-2C, LP-5; 05530).
3	ROUTE CIRCUIT THROUGH TIME CLOCK AND PHOTOCELL ADJACENT TO PANEL "HB4".
4	PROVIDE AND INSTALL POLE BASE PER SARATOGA SPRINGS CITY DETAIL "LP-2B".
5	PROVIDE AND INSTALL A WEATHER-PROOF GROUND BOX NEAR EACH POLE BASE AS REQUIRED IN SARATOGA SPRINGS CITY DETAIL "LP-5" AND STANDARD "05530".
6	PROVIDE AND INSTALL A WEATHER-PROOF FUSE BOX NEAR POWER POINT OF CONNECTION PER SARATOGA SPRINGS CITY DETAIL "LP-5" AND STANDARD "05530".
7	BOND NEUTRAL AND LEAVE 5FT. PIGTAIL PER SARATOGA SPRINGS CITY STANDARD (REF. 05530).

north

SITE PLAN - LIGHTING
1" = 40'-0"

1

sandstrom | associates
ARCHITECTURE, P.C.

845 South 220 East
Orem, UT 84058
801.229-0088 801.229-0089 fax
www.sandstromarchitecture.com

REGISTERED PROFFS NAL ENGINEER
MICHAEL S. INSKEEP
No.5931691
-2202
State of Utah
3/31/2015

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

Nielson Engineering, Inc.
Consulting Engineers
156 North Twelfth Avenue
Pocatello, Idaho 83201
PHONE (208) 232-2577
FAX (208) 234-0918

OWNERSHIP OF DOCUMENTS

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West Transportation Facility Phase I

Alpine School District
200 W. 400 N.
Saratoga Springs, UT 84045

DATE	ISSUE/REVISION

PROJECT NO.	1321
DATE	April 16, 2014
DRAWN BY	TPH
CHECKED BY	MSI

SHEET DESCRIPTION:
SITE PLAN - LIGHTING

SHEET NUMBER
E1.1

4/23/2014 8:30:54 AM C:\Users\mike\Documents\ALPINE DISTRICT WEST SARATOGA TRANSPORTATION HUB - NEI CENTRAL FILE_mike.rvt

CITY OF SARATOGA SPRINGS

City Council
Staff Report

Concept Plan
Lakeside Estates
May 6, 2014
Public Meeting

Report Date:	April 29, 2014
Applicant/Owner:	Curtis Leavitt
Location:	Approximately 2800-3000 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16:001:0018 (33.365 acres); 59:012:0022 (38 acres); 59:012:0007 (2.31 acres); abandoned parcel under negotiation, located between Beverly Bay LLC ownership parcels near Redwood Road (~1.475): 75.15 total acres
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	R-3
Current Use of Parcel:	Vacant
Adjacent Uses:	Lakeside SSD Master Plan (north), Fox Hollow Master Plan (west), Utah Lake (east), undeveloped R-3 zoning (south)
Previous Meetings:	This property received preliminary plat approval for a project called Lakeside II in 2007; that approval has expired
Previous Approvals:	All previous approvals have expired
Land Use Authority:	City Council
Future Routing:	Preliminary Plat application required
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for review of a Concept Plan for a proposed single-family residential development located at approximately 2800-3000 South Redwood Road. The site is comprised of four existing parcels totaling 75.15 acres and is zoned R-3, Low Density Residential. The R-3 zone permits up to 3 units per acre. The Concept Plan proposes 183 single-family lots and an overall density of 2.75 units per acre.

Recommendation:
Staff recommends that the City Council conduct a public meeting and provide informal direction to the applicant and staff regarding the conceptual subdivision. No official motion or recommendation is provided for Concept Plans.

B. Background:

The concept plan has been reviewed by staff and the attached plan reflects comments received from the Development Review Committee.

Sarah Carroll, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
scarroll@saratogaspringscity.com • 801-766-9793 x 106 • 801-766-9794 fax

C. Specific Request:

The Concept Plan has 183 lots that are 10,000 square feet or larger and indicates 4.3 acres of open space made up of the Redwood Road trail, the Lakeshore trail, the natural drainage in the northwest corner and two park spaces near the lakeshore trail. The applicant is proposing a trailhead and parking lot in the northeast corner of the project. The plans indicate that the open space is made up of 36.7% sensitive lands, including the lakeshore below the 100 year flood elevation, a portion of the drainage channel, and the detention basins. The sensitive lands may not be considered when calculating base density. The density of 2.75 units per acre is based on 183 lots on 66.44 acres.

D. Process:

Per section 19.13.04(6) of the City Code, a Concept Plan application shall be submitted before the filing of an application for Subdivision or Site Plan approval.

The Concept Plan review involves an informal review of the plan by the Planning Commission and City Council. The developer shall receive comments from the Planning Commission and City Council to guide the developer in the preparation of subsequent applications.

E. Community Review:

There is no requirement to notice concept plans because the comments received from the Planning Commission or City Council are not binding. Formal community interaction will occur once a public hearing is scheduled as part of the subdivision review.

F. Planning Commission Review:

The Planning Commission reviewed the proposed concept plan on April 24, 2014 and expressed concern over the future driveway locations for the lots that are nearest to the main access points off of Redwood Road. One commissioner recommended combining the two lots closest to the northern access to create one lot and requiring the driveway access to be from the east of the lot. For the lots near the southern access point it was recommended that the driveway access be from the east side of the lots. These recommendations received support by other Commissioners.

G. General Plan:

The General Plan designates this area for Mixed Lakeshore development; however, the property is zoned R-3, Low Density Residential. Residential uses are allowed within the Mixed Lakeshore development. The General Plan states that Mixed Lakeshore developments will "maintain and enhance public access to the lakeshore and associated facilities (trails, beaches, boardwalks)."

Finding: consistent. The General Plan allows residential development within Mixed Lakeshore land use and encourages developments that provide public access to the lakeshore. The proposed development is residential and provides access to the lakeshore, along with a lakeside trail.

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 Preliminary 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 Concept Plan shows 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 data table indicates that the smallest lot on the Concept Plan is 10,000 square feet.

Setbacks and Yard Requirements: can comply. 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

This requirement will be reviewed in greater detail when the Preliminary Plat is submitted. A setback detail is required to be included on the Final Plat.

Parking, vehicle and pedestrian circulation: can comply. 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.

Access to the proposed subdivision comes from Redwood Road. A phasing plan will be required with the preliminary plat application and must meet secondary access requirements. Two access points are shown onto Redwood Road and cross-connection to future abutting developments is also shown.

Fencing: can comply. Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. The Code also states that in an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private. Staff recommends that the applicant include fencing details with their Preliminary Plat showing semi-private fencing between the private lots and open space.

Open Space: can comply. The City Code requires a minimum 15% open space. The Concept Plan indicates that there is approximately 11.7 acres (17.6%) open space, of which 4.3 acres (36.7%) is sensitive lands.

Sensitive Lands are defined in Section 19.02.02 as,
"land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas."

Credit toward meeting the open space requirement may be given for sensitive lands per the following code criteria:

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.

The concept plan designates sensitive lands as the "lakeshore between normal and high water mark". Any lakeshore property below the 100 year flood elevation is also sensitive lands. The sensitive lands will be verified with the Preliminary plat application. Detention basins and drainage channels (up to the high water mark) are also sensitive lands.

I. Recommendation and Alternatives:

No official action should be taken. The City Council should provide general direction and input to help the developer prepare for formal subdivision application.

The Planning Commission provided the following recommendations:

1. Combining the two lots closest to the northern access to create one lot and requiring the driveway access to be from the east of the lot.
2. That the driveway access for the lots near the southern access point be from the east side of the lots.

J. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Concept Plan

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Lakeside Estates – Concept Plan
Date: April 24, 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:	*Curtis Leavitt*
Request:	*Concept Plan*
Location:	*Approximately 2800 – 3000 South Redwood Road*
Acreage:	*75.15 acres - 183 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. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.

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

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

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

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

L. 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.

M. Developer shall ensure that no lots contain sensitive lands including keeping lots out of 100 year FEMA flood line, wetlands, natural drainages and 30% slopes. A preliminary jurisdictional wetland delineation shall be provide prior to preliminary plat.

N. Developer is to construct a continuous lakeside trail per City's trail master plan through development. The lakeside trail is to be above the 100-yr flood plain.

O. Sanitary sewer service for this development will be provided through the use of lift station #7. There is a reimbursement agreement for this lift station and each dwelling unit will be required to pay it's prorate share in accordance with ordinance # 06-14 (8-15-06).

P. Redwood Road improvements will be required along the entire frontage of the property. This will include the construction and dedication of 60-feet of UDOT R.O.W and the construction and dedication of a 30-foot landscaping and trail easement to the City. This landscaped area is to be improved by the developer and maintained by an HOA.

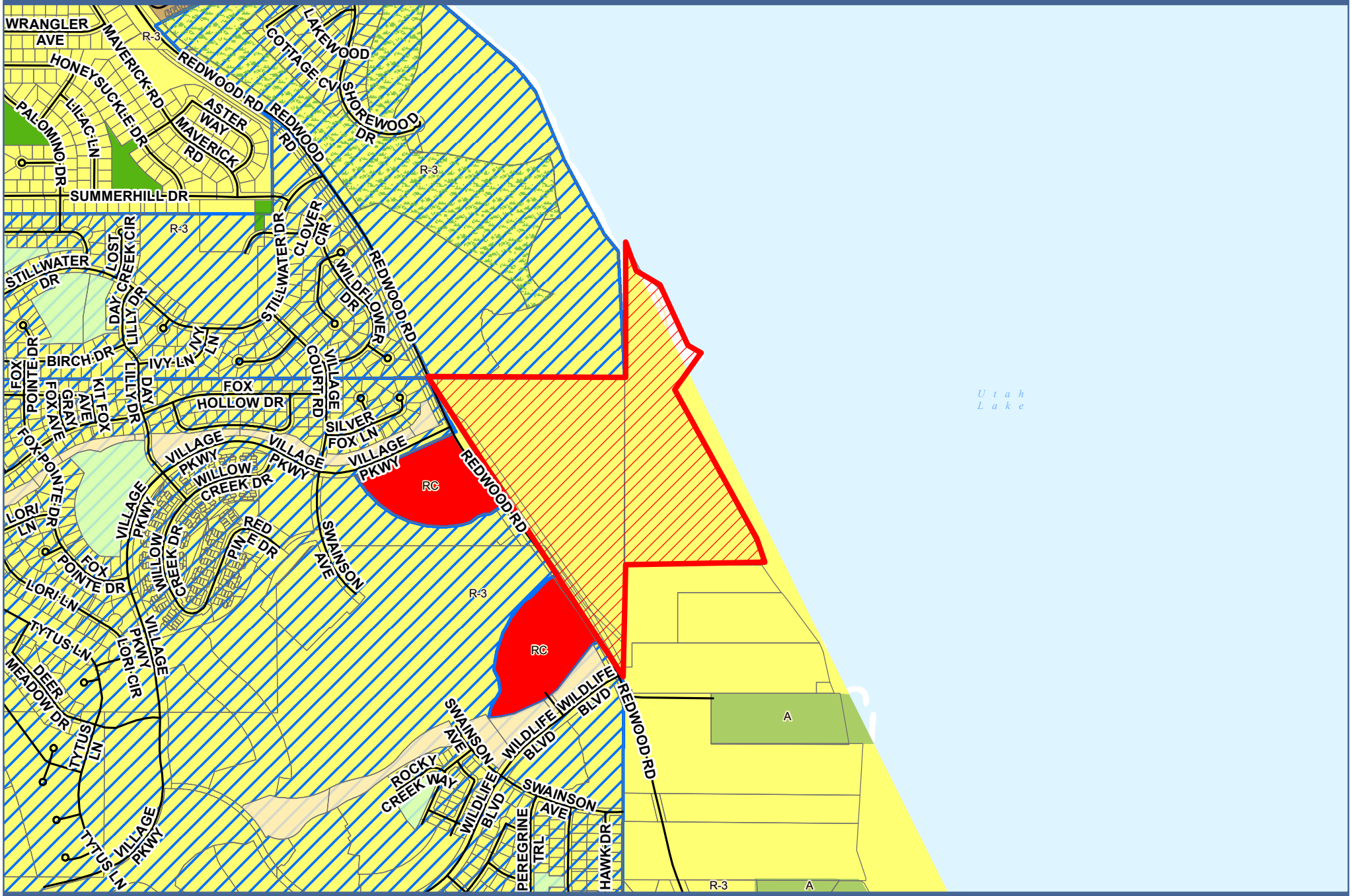
Q. Access locations onto Redwood Road must be approved by UDOT Region 3 and the City of Saratoga Springs.

R. All storm drainage discharges to the lake must be treated to the City Design Standards prior to discharge.

S. The project will need to incorporate all master planned utility alignments and sizes including culinary water, secondary water, sewer and storm drain.

T. 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 may be necessary to mitigate flows from all upland contributing drainage basins. . The developer is responsible to install all improvements and to obtain any necessary easements.

Location Map



Lakeside Estates

0 450 900 1,800 Feet

TRAIL HEAD / DETENTION BASIN
12,500 C.F.

DISCHARGE

S48°00'21"E 199.20'

S44°35'15"E 193.92'

S25°07'19"E 485.17'

S62°07'26"E 130.16'

S38°10'25"W 358.06'

SHORELINE

PARK / DETENTION BASIN
23,000 C.F.

HIGH WATER MARK

SENSITIVE LANDS
± 3.5 ACRES

NORMAL LAKE LEVEL

S28°26'03"E 1452.55'

30 FT TRAIL CORRIDOR
- 12 FT WIDE CONCRETE TRAIL
± 7.0 ACRES / ± 2700 LF TRAIL

S05°23'09"E 116.73'

N00°08'57"E 955.01'

1.4%

DISCHARGE

1.5%

0.4%

0.9%

4.5%

0.7%

56' ROW TYPICAL

1.9%

8.7%

N89°59'12"W

1094.74'

3.4%

1500.38'

1.5%

50' ROW TYPICAL

55' ROW TYPICAL

0.5%

15' TRAIL EASEMENT

2.1%

N89°49'52"E

0.7%

5.7%

5.3%

70' ROW

0.2%

1.2%

56' ROW TYPICAL

0.5%

S00°13'19"W

87.9.18'

70' ROW

30 FT TRAIL CORRIDOR
± 2.3 ACRES / ± 2600 LF TRAIL

D=10°13'15"
R=3307.04'
L=589.94'

N23°52'14"W 180.36'

N37°07'45"W 256.07'

REDWOOD ROAD

N35°05'15"W 1120.43'

D=13°22'39"
R=2831.79'
L=661.17'

WARDLEY/MDF-AY, LLC

OLD TOWNE SQUARE, LLC

BURGESS, GEORGE DALE AND AFTON

CARDINAL LAND HOLDINGS IV, LLC

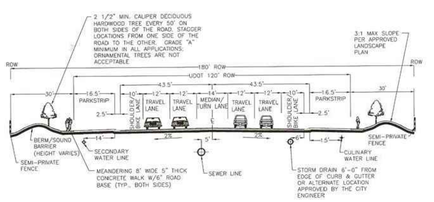
SENSITIVE LANDS
- DRAINAGE CHANNEL
± 0.5 ACRES

DRAINAGE EASEMENT
OPEN SPACE
± 2.1 ACRES

Site Summary

. Lakeside Estates . Saratoga Springs, Utah . Holmes Homes

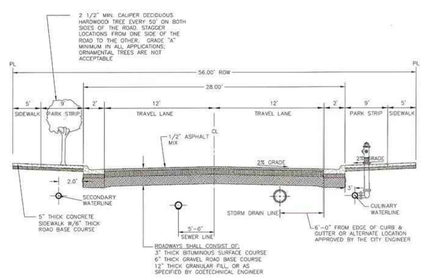
Site:		± 75.15 Acres	
Area dedicated for Redwood Road:	± 1.75 Acres		
Area normally under Utah Lake:	± 1.56 Acres		
Net Area used to calculate open space %:		± 71.84 Acres	
Area of lake shore between normal water line and high water level:	± 5.4 Acres		
Net Area used to calculate density:		± 66.44 Acres	
Lots: Minimum: 10,000 S.F. Average: ± 10,700 S.F.		183 Lots	
Density:		2.75 Units/Acre	
Open Space: (15 % required)		± 12.0 Acres	16.7 %
Waterfront and trail incl. trail head	± 7.0 acres		
Park / Detention basin	± 0.4 acres		
Drainage easement	± 2.1 acres		
Trail corridor at Redwood Rd	± 2.2 acres		
Sensitive Lands:		± 4.6 Acres	38.5 %
Lake shore between normal and high water	± 3.5 acres		
Drainage channel	± 0.5 acres		
Detention basins	± 0.3 acres		
Sensitive lands are 36.7% of the total open space shown			
Streets: ± 11,500 L.F.		± 15.03 Acres	



MAJOR ATERIAL ROADWAY 180' RIGHT-OF-WAY

DATE: FEBRUARY 2013 | REVISIONS: DATE | BY | COMMENTS | DRAWING NAME: ST-11 | DRAWN BY: CRC | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 125 S. CAMBRIDGE ST. SPAN, SARATOGA SPRINGS, UTAH 84045 PHONE: 801.766.9793 FAX: 801.766.9794

STANDARD DETAILS | STREET STANDARDS | ST-11



RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY

DATE: FEBRUARY 2013 | REVISIONS: DATE | BY | COMMENTS | DRAWING NAME: ST-8 | DRAWN BY: KSH | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 125 S. CAMBRIDGE ST. SPAN, SARATOGA SPRINGS, UTAH 84045 PHONE: 801.766.9793 FAX: 801.766.9794

STANDARD DETAILS | STREET STANDARDS | ST-8

VICINITY PLAN

NOT TO SCALE

North 1" = 100 Feet

100 50 0 100 200

Revised 23 April 2014
Revised 9 April 2014
22 MARCH 2014
Concept Plan

LAKESIDE ESTATES

Saratoga Springs, Utah

HOLMES HOMES . 126 WEST SEGO LILY DRIVE, SUITE 250 . SANDY, UTAH

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING · LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955

City Council
Staff Report

CITY OF
SARATOGA SPRINGS

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Award of Contract for the Shoreline Wetland and Cultural Resource Study
Date: May 6, 2014
Type of Item: Amendment of Contract with SWCA

Description:

A. Topic:

This item is for the approval to amend the contract to SWCA Environmental Consultants Shoreline Wetland and Cultural Resources Study to include the Jordan River Corridor.

B. Background:

In coordination with the Department of Fire, Forestry, and State Lands (FFSL) as well as the Jordan River Commission, Staff has identified the need to add the Jordan River to the existing study. SWCA has provided the City a proposal that will delineate waters of the U.S. within a 100 foot buffer on both banks of the Jordan River. This scope of work includes project administration, coordination with Saratoga Springs, safety oversight, fieldwork, reporting, land owner access and a site verification visit. Using the U.S. Army Corps of Engineers' (USACE) Arid West Delineation Manual and Ordinary High Water Mark guidance, SWCA will delineate boundaries of jurisdictional waters should they exist within the study area.

C. Analysis:

Staff feels that there is cost savings in completing this additional work now while the environmental scientists and archeologists are already mobilized in the area for the existing shoreline study. Furthermore both the Jordan River Commission and FFSL have indicated they may contribute toward the cost of the Jordan River addition to the study.

<u>Proposed Cost</u>
Delineation of Waters of the U.S. $3,650
Cultural Resources Inventory $4,126
<u>Landowner Access $436</u>
Total $8,212

Recommendation:
Staff recommends that the City Council approve adding a wetland and cultural resource survey of the Jordan River to the existing study in the amount of $8,212 to SWCA

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

Salt Lake City Office
257 East 200 South, Suite 200
Salt Lake City, Utah 84111
Tel 801.322.4307 Fax 801.322.4308
www.swca.com

April 11, 2014

Jeremy Lapin
City of Saratoga Springs
1307 North Commerce Drive
Saratoga Springs, Utah 84092

Re: Scope of Work and Cost Estimate for Wetland and Cultural Resource Surveys of the Jordan River for the City of Saratoga Springs

Dear Mr. Lapin,

SWCA Environmental Consultants (SWCA) appreciates the opportunity to provide you with the following scope of work and cost estimate for the completion of additional wetland and cultural resource survey of the Jordan River (hereafter referred to as survey area) in Utah County, Utah (see Figure 1).

SCOPE OF WORK

A cost estimate and scope of work are provided separately for each task below. This work for the Jordan River survey area is a separate and distinct activity from the Saratoga Springs Shoreline Wetland and Cultural Resources Survey project, although fieldwork and reporting will be done in conjunction with that project. SWCA will provide the results of the Jordan River resource surveys as a separate section in the Saratoga Springs Shoreline Wetland and Cultural Resources Survey report.

Task 1: Delineation of Waters of the U.S.

SWCA will delineate waters of the U.S. within a 100 foot buffer on both banks of the Jordan River as illustrated in Figure 2. This scope of work includes project administration, coordination with Saratoga Springs, safety oversight, fieldwork, reporting, and a site verification visit. Using the U.S. Army Corps of Engineers' (USACE) Arid West Delineation Manual and Ordinary High Water Mark guidance, SWCA will delineate boundaries of jurisdictional waters should they exist within the study area. As illustrated in the attached figure, it is likely that wetlands and other waters of the U.S. are present within the study area. Data collected in the field will be geo-referenced using a Trimble GPS unit with sub-meter accuracy and conditions recorded with a digital camera.

Data gathered in the field will be presented as findings in a document that meets or exceeds the minimum standards of the USACE. SWCA will incorporate findings into the delineation report being prepared for the Saratoga Springs Shoreline Wetland and Cultural Resources Survey project, however results such as wetland acreage will be separate from those of the Shoreline study area. The report

will include field data forms, site location information, and a description of hydrology or other relevant indicators. SWCA will also include pertinent information on interstate commerce. SWCA will provide Saratoga Springs with GIS shapefiles of potential waters of the U.S. found on the site.

Task 2: Cultural Resources Inventory

SWCA will conduct a Class III cultural resources inventory of the survey area. The inventory will help fulfill consultation requirements under Section 106 of the National Historic Preservation Act, as well as requirements that may apply under Section 9-8-404 of the Utah State Code. The inventory will be conducted according to the standards and guidelines of Utah Division of Forestry, Fire, and State Lands (FFSL) and the Utah State Historic Preservation Office (SHPO), and it will consist of the following sub-tasks.

Cultural Resources File Search

As required by the SHPO and FFSL, before beginning fieldwork SWCA will conduct a literature review (file search or Class I inventory) of prior cultural resources projects and previously documented archaeological sites and historic buildings and structures in the vicinity of the survey area. The file search will cover the survey area plus a 1-mile buffer surrounding the survey area. A search will be conducted of both the online and the physical records maintained by the Antiquities and Preservation Sections of the Utah Division of State History (UDSH). SWCA will also review historical General Land Office plat maps of the survey area. From these data sources, SWCA will identify known cultural resources within the survey area, such as archaeological sites, historic homes, roads, trails, railroads, and irrigation works. Other published or non-published material will be consulted, as appropriate. Based on a review of UDSH's online records, SWCA will need to acquire no more than 40 records from UDSH.

Cultural Resources Fieldwork

Based on a review of UDSH's online records, it appears that a large majority of the project has been previously surveyed for cultural resources. It is reasonable to assume that the FFSL will not require resurvey of these areas. Therefore, SWCA will only survey portions of the survey area that have not been previously surveyed (approximately 20 acres). Prior to starting the field survey, SWCA will obtain the appropriate permit from FFSL for cultural resource survey of State lands. The inventory will be conducted at an intensive level by surveying parallel pedestrian transects spaced no more than 15 meters apart across the inventory area. Based on a review of UDSH's online records, one previously recorded historic archaeological site and four historic buildings are located in the survey area. SWCA will visit these sites to document their current condition. SWCA assumes that a full site documentation will not be required for sites that have been previously recorded. Based on a review of UDSH's online records, it is anticipated that no new archaeological sites or architectural resources will be found during fieldwork.

Report

SWCA will incorporate the cultural resources inventory findings into the delineation report being prepared for the Saratoga Springs Shoreline Wetland and Cultural Resources Survey project.

Task 3: Landowner Access

SWCA will develop, produce, and mail a postcard that alerts landowners of this wetland and cultural resources survey project. SWCA will mail two rounds of up to 100 postcards prior to both the wetland and cultural resources fieldwork. SWCA assumes that the City will provide contact information for landowners within the project area in a format that can be printed on labels and attached to the postcard. We also assume that the City will be responsible for receiving comments, addressing any landowner concerns, and alerting SWCA to those properties that we are not authorized to visit.

COST ESTIMATE AND ASSUMPTIONS

Our proposed cost for the scope of work described above is presented in the table below.

Table 1. Proposed Cost

Task	Cost
Delineation of Waters of the U.S.	$3,650
Cultural Resources Inventory	$4,126
Landowner Access	$436
Total	**$8,212**

Our cost estimate is based upon the following assumptions:

- SWCA will coordinate directly with Saratoga Springs, and Saratoga Springs will be responsible for communicating project results to the Jordan River Commission.
- SWCA's ability to conduct fieldwork will be unimpeded by weather, road construction, landowner restrictions, *force majeure*, or any other factor(s) outside of SWCA's control.
- SWCA will be able to work their preferred schedule, and no overtime will be required.

We appreciate the opportunity to present this scope of work and cost estimate to you and thank you for considering SWCA. If you have any questions or need additional information, please feel free to contact me by e-mail (bnicholson@swca.com) or by phone (801-322-4307).

Sincerely,

Brian Nicholson

Brian Nicholson
Project Manager

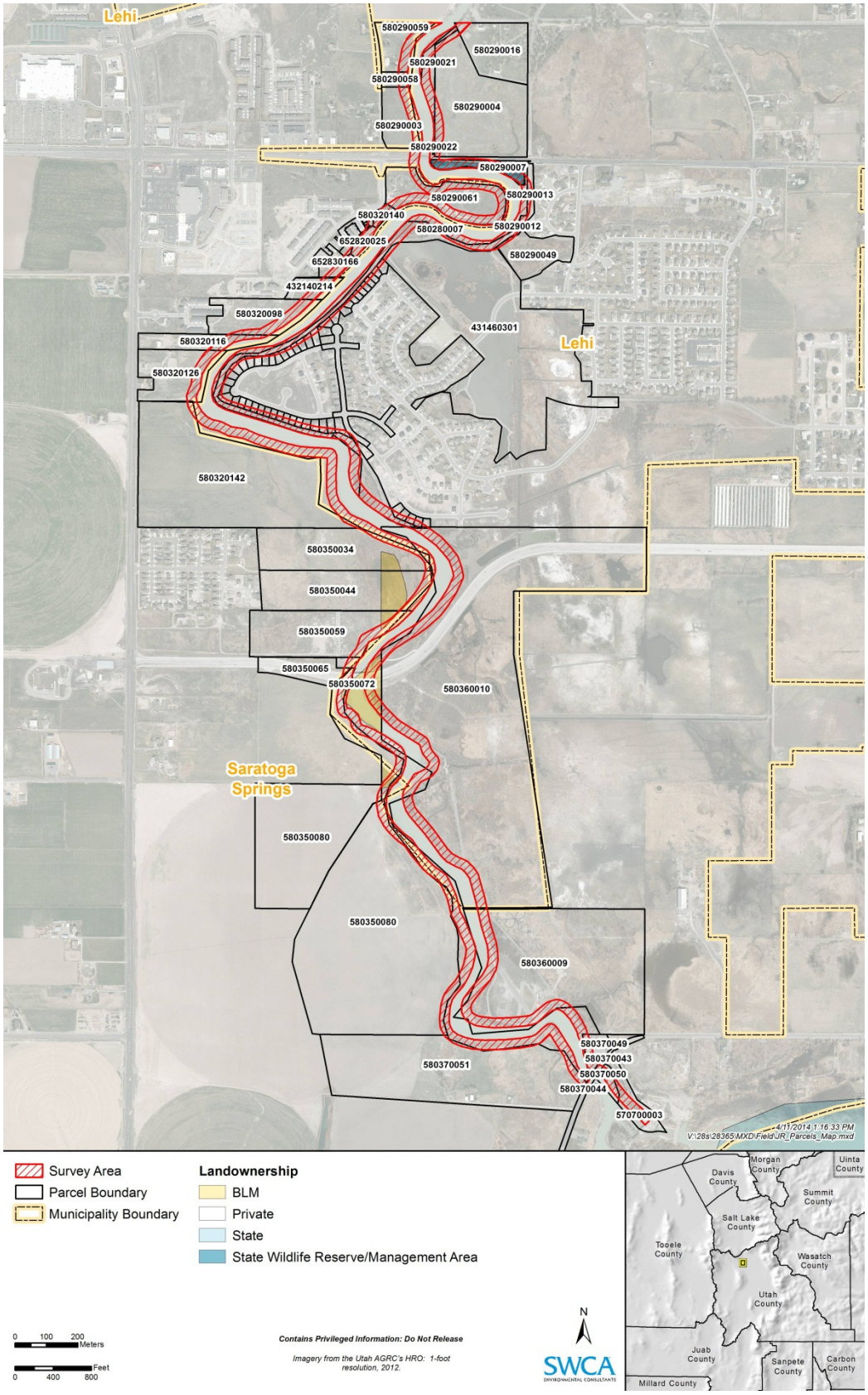


Figure 1. Jordan River Survey Area.

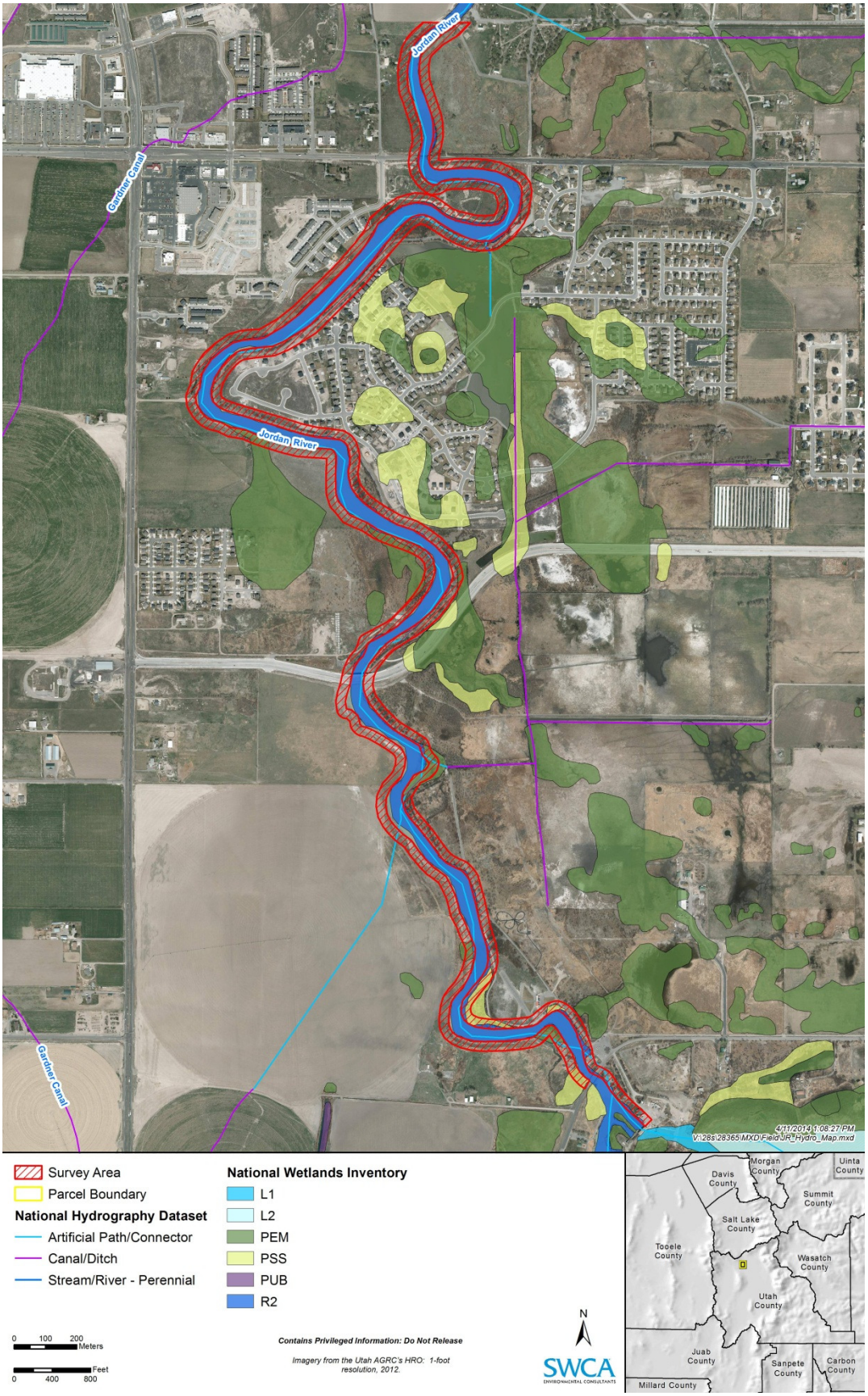


Figure 2. Waters of the U.S. Hydro Data for the Survey Area.

CITY OF
SARATOGA SPRINGS

City Council Staff Report

Authors: **Kevin Thurman, City Attorney**
Subject: **Amendment to Development Agreement with SCP Fox Hollow, LLC**
Date: **May 6, 2014**
Type of Item: **Legislative, Policy Decision**

Summary Recommendation: Staff recommends that the Council consider the attached First Amendment to Development Agreement with SCP Fox Hollow, LLC ("Developer").

Description:

A. Topic: Amendment to Development Agreement with SCP Fox Hollow, LLC ("Developer").

B. Background: In November 2012, the City entered into a reimbursement and development agreement ("Agreement") with Developer. The Agreement was signed before the Second Master Development Agreement for the Villages at Saratoga Springs ("MDA") was signed on April 30, 2013. Developer also signed the MDA. The obligations of the Agreement are separate to and in addition to the obligations under the MDA.

Developer and its assigns and successors own 495 lots in the Fox Hollow subdivision, 195 of which are in Zone 3. The Agreement provided that Developer would construct the secondary water pump station improvements for Zone 3 and begin construction on Swainson Avenue and on a secondary pond in Zone 3 by May 28, 2014. In return, the City would grant up to 195 building permits in Zone 3 to Developer or its assigns and successors that could be serviced by Zone 2's existing capacity. The Agreement provided a mechanism to allow Developer to obtain building permits in Zone 3 without having all of the Zone 3 improvements installed. The City benefitted from the Agreement because Developer agreed to complete the Zone 3 secondary water improvements including the pump station and secondary pond, which improvements benefit all properties in Zone 3.

C. Analysis: Developer has completed the secondary pump station improvements and is on track to begin the Swainson Avenue construction by the deadline. However, Developer is having difficulties obtaining the necessary permits from the State of Utah for the secondary pond improvements. Developer will not be able to begin construction on the secondary pond by May 28, 2014 but will be able to begin by September 1, 2014. This agreement will grant

an extension to the time limit to begin construction. All other requirements under the Agreement remain in place.

Staff has also learned that, as required by the Agreement, Developer has not been depositing in escrow the $3,750 per lot that was required for the 66 lots owned by Developer. The $3,750 per lot was to be held in escrow as an assurance that the secondary pond improvements would be installed. Therefore, Staff recommends that, should the Council approve the amendment, the Council condition approval on Developer depositing in escrow any outstanding amounts that are due per the Agreement.

Recommendation: Staff recommends that the City Council approve the attached agreement and authorize the City Manager to sign with the condition that Developer deposit in escrow any outstanding amounts due per the Agreement.

Staff Review: Kevin Thurman, Mark Christensen, and Jeremy Lapin

Attachments: First Amendment to the Development Agreement.

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO THE DEVELOPMENT AND REIMBURSEMENT AGREEMENT (this "Amendment") is made as of the day of May ___, 2014, by and between the CITY OF SARATOGA SPRINGS (the "City") and SCP FOX HOLLOW, LLC, a Utah limited liability company (the "Developer"). Defined terms used and not otherwise defined herein shall have the meanings set forth in the Development Agreement (as defined below).

RECITALS

A. City and Developer are parties to that certain Development and Reimbursement Agreement, dated November 13, 2012 (the "Development Agreement"), pursuant to which Developer and City agreed to certain development requirements of the Fox Hollow Subdivision located in Saratoga Springs, Utah.

B. City and Developer desire to amend the Development Agreement as provided herein.

NOW, THEREFORE, in consideration of the agreements and obligations set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Extension of Secondary Pond Timeframe. Section 5 of the Development Agreement is hereby amended such that Developer shall post a performance bond and begin construction of the Secondary Pond improvements on or before September 1, 2014.

2. Estimated Construction Timeframes of the Secondary Pond. Developer agrees to use commercially reasonable efforts to complete the Secondary Pond in accordance with the schedule set forth on Exhibit A hereto.

3. Development Agreement Affirmed. Except as specifically set forth herein the Development Agreement is hereby affirmed and deemed to continue in full force and effect.

4. Incorporation by Reference. The terms of the Development Agreement (as amended hereby) are hereby incorporated herein by this reference.

5. Counterparts. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this First Amendment to the Development Agreement as of the date first written above.

DEVELOPER:

SCP FOX HOLLOW, LLC,
a Utah limited liability company

_____
Name: Chad Bessinger
Its: Manager

State of Utah
County of _____

The foregoing instrument was acknowledged before me this ___ day of _____ 20__ by _____ of _____.

_____
Notary Public

By: _____

Its:_____

CITY:

CITY OF SARATOGA SPRINGS

_____
By: _____
Mayor

ATTEST:

_____
City Recorder

FOX HOLLOW IRRIGATION POND DESIGN
PROPOSED SCHEDULE

		2014					
Ph	Description	Mar	Apr	May	Jun	Jul	Aug
1	Site Investigations & Conceptual Design						
2	Geotechnical Investigation & Report						
3	Preliminary Design & Dam Breach Analysis						
4	Final Design, Technical Specs & State Application						
5	State Review & Comments						
6	Revisions and Coordination with State						
7	Bidding of Pond						