Planning Commission Meeting

Thursday, June 12, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

Regular Session commencing at 6:30 P.M.

Regular Meeting

1. Pledge of Allegiance.

2. Roll Call.

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

4. Continued Public Hearing: Preliminary Plat for Hillcrest Condominiums Phase 3 located at 1900 North Crest Road, Nate Hutchinson, Flagship Homes, applicant. Presented by Sarah Carroll. **CONTINUED TO JUNE 26, 2014 PLANNING COMMISSION MEETING.**

5. Continued Public Hearing: Preliminary Plat for Lake Cove located at 3168 South Spinnaker Drive, Ron Johnston, applicant. Presented by Scott Langford.

6. Continued Public Hearing: Site Plan and Conditional Use for Platinum Car Wash located at 1413 N West Commerce Drive, Gary Hadfield, applicant. Presented by Sarah Carroll.

7. Public Hearing: Preliminary Plat for Talus Ridge located at 550 North 800 West, Edge Homes, applicant. Presented by Sarah Carroll.

8. Public Hearing: Preliminary Plat for Sierra Estates located at 600 West 400 North, Patterson Homes, applicant. Presented by Sarah Carroll.

9. Concept Plan for Vista Heights located at 612 West Pony Express Parkway, Evans and Associate Architects, applicant. Presented by Sarah Carroll.

10. Public Hearings: Legacy Farm Community Plan and the Village Plan located at 400 South Redwood Road, DR Horton, applicant. Presented by Kimber Gabryszak.

11. Approval of Reports of Action.

12. Approval of Minutes:

    1. April 10, 2014.
    2. April 24, 2014
    3. May 22, 2014.

13. Commission Comments.

14. Director's Report.

16. Adjourn.

*Public comments are limited to three minutes. Please limit repetitive comments.

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 OF SARATOGA SPRINGS

Planning Commission
Staff Report

Lake Cove
Preliminary Plat
June 12, 2014
Public Hearing

Report Date:	June 5, 2014
Applicant/Owner:	Ron Johnston / Desert Peak Management Group, LLC
Location:	3618 South Spinnaker Drive
Major Street Access:	Harbor Park Way
Parcel Number(s) & Size:	452280148, -149, -150, -151, -170; 6.424 acres
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	R-3
Current Use of Parcel:	Vacant
Adjacent Uses:	R-3, Low Density Residential (north, south and west); R-3, Low Density Residential (east) Utah Lake
Previous Meetings:	Concept Plan PC – 3/13/14; CC – 4/01/14
Previous Approvals:	04/10/2007 Rezone, 09/25/2007 MDA Amendment (expired)
Land Use Authority:	City Council
Future Routing:	Public meeting with City Council
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for review of a Preliminary Plat for a proposed single-family residential development located at approximately 3618 South Spinnaker Drive. The site is comprised of a 5 existing parcels totaling 6.424 acres and is zoned R-3, Low Density Residential. The R-3 zone permits up to 3 units per acre. The Preliminary Plat proposes 14 single-family lots for an overall density of 2.18 units per acre.

Recommendation:
Staff recommends that the Planning Commission conduct a public, take public comment and discuss the proposed Preliminary Plat, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation to the City Council as recommended by staff, forwarding a positive recommendation to the City Council with additional conditions, or a motion to continue this item to allow the applicant time to provide additional material.

B. Background:

The subject property was rezoned from AG to R-3 on April 10, 2007. The property was also part of the amended Harbor Bay Master Development Agreement, which was approved in September 2007. This agreement is now expired.

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

Both the Planning Commission (3/13/2014) and City Council (4/01/2014) reviewed the Concept Plan for the proposed subdivision. The Planning Commission and City Council had positive feedback for the larger lots and the continuation of the lakeshore trail. The Planning Commission and City Council also supported the option of allowing the applicant to pursue payment in lieu of open space in order to meet the minimum 15% open space requirement for the R-3 zone.

C. Specific Request:

The Preliminary Plat has 14 single family residential lots ranging in size from 10,722 square feet up to 19,414 square feet. The Preliminary Plat also includes 0.83 acres of open space; however approximately 0.5 acres of this open space is within the 100 year flood plain and therefore designated as sensitive land.

D. Process:

Per section 19.12.03 of the City Code, all subdivisions must receive a Preliminary Plat approval. An application for a Preliminary 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 has been 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 this meeting. As of the completion of this report, the City has not received any public comment regarding this application.

F. General Plan:

The General Plan designates this area for Low Density Residential development. The Land Use Element of the General Plan defines Low Density Residential as development that has one to four units per acre. The proposed subdivision consists of 2.8 units per acre; therefore it is in compliance with the density envisioned for this area.

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 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 smallest lot shown on the Concept Plan is 10,722 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 plat 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.

Access to the proposed lots comes from Spinnaker Bay Drive, which is currently a 2,786 foot long dead-end street. The City Code has recently been amended to allow no more than 50 single family lots off of a single access. However, regardless of this code change, the proposed project cannot be held to these new standards because the applicant submitted a complete Preliminary Plat application prior to the adoption of these code changes (November 18, 2013).

Fencing: complies. 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. A 6-foot tall wrought iron style fence was constructed along the Lake Shore trail as part of the Harbor Bay development. The Preliminary Plat includes a fencing detail that states the semi-private fencing (wrought iron style with brick columns) will be continued between the private lots and open space.

Open Space: can comply. The City Code requires a minimum 15% open space; therefore this development is required to have 0.964 acres of open space. The Preliminary Plat indicates that there is 0.78 acres of open space; however, 0.505 acres of this open space is within the 100 year flood plain and therefore designated as sensitive land.

> 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 total amount of open space required for this project is 0.964 acres; therefore per the code, no more than 0.964 ÷ 2 = 0.482 acres of sensitive land can be counted toward meeting the open space requirement for this subdivision. Since only 0.482 acres of the total 0.505 acres of sensitive land can be used toward meeting the open space requirement, the overall total open space provided for the project is 0.482 + 0.275 = 0.757 acres or 11.78%. The applicant has the option

of requesting a payment in lieu of open space to make up the difference. This option was met favorably by the Planning Commission and City Council when the Concept Plan was reviewed. The applicant has indicated that they plan on pursuing this option when they submit their Final Plat application.

H. Recommendation and Alternatives:

After evaluating the required standards for Preliminary Plats located in an R-3 zone, staff recommends that the Planning Commission conduct a public hearing and choose one of the following motions:

Recommended 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 Lake Cove Preliminary Subdivision Plat on property generally located at 3618 South Spinnaker Drive as identified in Exhibit 2, with the findings and conditions below:

Findings:

1. As stated in Section G of this report, the proposed subdivision plat is 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 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 phase) 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. All requirements of the City Engineer shall be met, including but not limited to those in the attached report.
4. All requirements of the Fire Chief shall be met, including but not limited to those in the attached report.
5. 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 evidence and explanations received today and the following findings, I move that the Planning Commission forward a negative recommendation to the City Council to deny the Lake Cove Preliminary Subdivision Plat on property generally located at 3618 South Spinnaker Drive as identified in Exhibit 2. 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. Preliminary Plat Exhibits

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Lake Cove
Date: June 12, 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 / Desert Peak Management Group, LLC*
Request:	*Preliminary Plat Approval*
Location:	*3618 South Spinnaker Drive*
Acreage:	*6.424 acres - 14 lots*

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

C. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations. Temporary turn-around's shall be provided consistent with the international fire-code on any dead end roads in excess of 150'.

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 standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

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

K. Public utilities and easements, except for laterals, located outside of the ROW shall not be contained within any residential lots. Prepare and record easements to the City for all public utilities not located in a public right-of-way and provide paved access to all manholes.

L. The geotechnical report identified the presence of moisture sensitive soils on-site. This should be noted on the plat and any sensitive soils within the ROW and under foundations shall be removed and replaced with structural fill as per the engineer's recommendations.

M. Developer shall improve all open spaces and dedicate them to the HOA for ownership and maintenance.

N. Developer shall ensure that no sensitive lands are contained in any portion of any lot. Any improvements outside of lot boundaries, including the detention basin, shall not disturb wetland unless accompanied with a 404 permit.

O. The underground detention system shall comply with all detention basin requirements including but not limited to; low flows bypassing the main detention areas, emergency overflow system, and paved access roads to all manholes to storm water cleaning structures. The plat shall note that the Detention system, all open spaces, and oil/water separator shall be maintained in perpetuity by the HOA.

P. No storm water shall be detained in the public ROW nor shall any portion of the detention system be in the public ROW or in a private lot. A minimum of 10' shall be provided between the detention system and the property line to facility maintenance without encroaching upon a private lot.

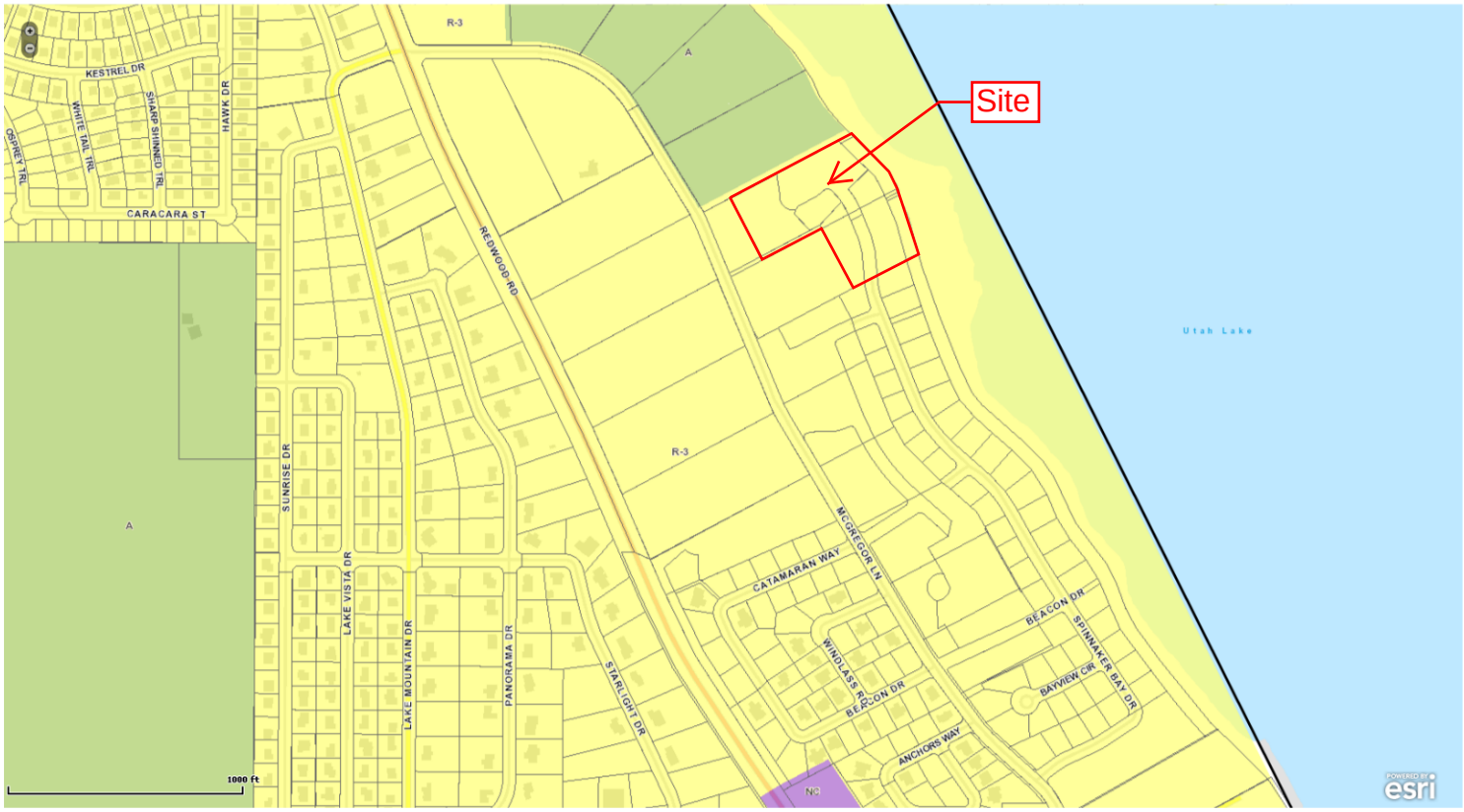
Q. Developer shall complete the Lake Shore Trail along entire length of the property line as per the City's adopted trails master plan.

R. Retaining walls over 30" require complete designs, structural calculations, and a building permit.

S. Developer shall connect to and extend master planned size waterlines through the project including a 14-inch culinary waterline and a 12-inch secondary waterline.

T. A minimum horizontal separation of 10' shall be provided between all sewer lines and culinary waterlines.

U. A maximum slope of 4:1 horizontal to vertical shall be provided within any lot.



Wed Mar 5 2014 03:39:37 PM.

Wed Mar 5 2014 03:34:24 PM.

REVISIONS			
	DESCRIPTION	DATE	SHEETS AFFECTED

SITE DEVELOPMENT CONSTRUCTION PLANS

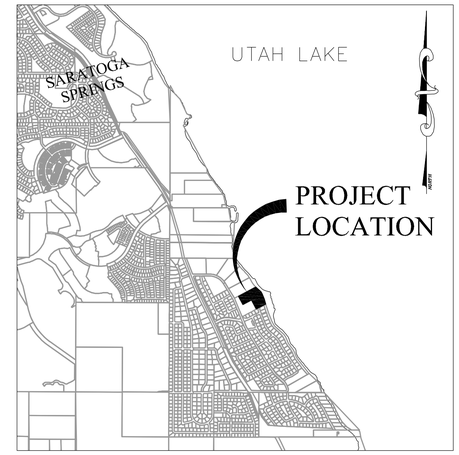
LAKE COVE SUBDIVISION

OWNER/DEVELOPER
DESERT PEAK MANAGEMEMNT
GROUP 947 South 500 East,
SUITE 100
American Fork, UT 84003
OFFICE: 801-764-9000

LOCATION

SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, STATE OF UTAH

APRIL, 2014



VICINITY MAP

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SARATOGA SPRINGS PUBLIC WORKS DEPARTMENT.

2. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SARATOGA SPRINGS CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.

3. ALL LOT DIMENSIONS AND EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF HARBOR BAY PLAT A.

4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SARATOGA SPRINGS CITY DESIGN STANDARD & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SARATOGA SPRINGS CITY.

2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SARATOGA SPRINGS CITY.

3. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SARATOGA SPRINGS CITY STANDARDS.

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

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SARATOGA SPRINGS CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.

2. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.

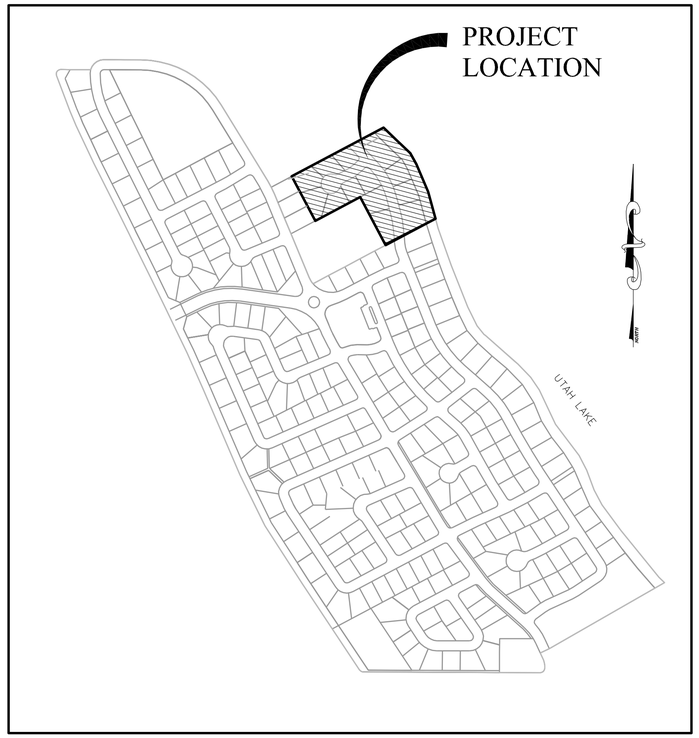
3. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SARATOGA SPRINGS CITY STANDARDS.

4. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SARATOGA SPRINGS CITY'S TECHNICAL SPECIFICATIONS.

2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.

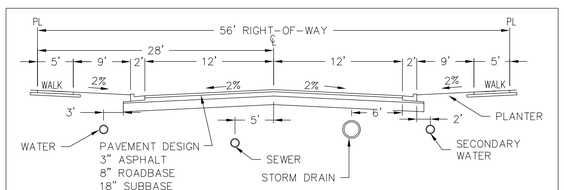


PROJECT LEGEND

- PROJECT BENCHMARK IS S 1/4 COR SECTION 18 ELEV = 4574.51
- PROPOSED SEWER MANHOLE
- WV — PROPOSED WATER VALVE
- PIV — PROPOSED PRESSURIZED IRRIGATION VALVE
- PROPOSED FIRE HYDRANT
- DRAINAGE CHANNEL/ STREET FLOW DIRECTION
- PROPOSED LIGHT POLE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- SW — CONSTRUCT 8" CULINARY WATER LINE (PVC C-900)
- 10W — CONSTRUCT 10" CULINARY WATER LINE (PVC C-900)
- SD — CONSTRUCT STORM DRAIN RCP
- SPI — CONSTRUCT 6" IRRIGATION WATER LINE (PVC C-900 PURPLE)
- SPI — CONSTRUCT 8" IRRIGATION WATER LINE (PVC C-900 PURPLE)
- S — CONSTRUCT SEWER LINE (SDR 35 SEWER PIPE)

AREA DATA TABLE

PHASE 1	6.424 Ac.
SENSITIVE LANDS	0.505 Ac.
NET AREA	5.919 Ac.
OPEN SPACE (NOT SENSITIVE)	0.365 Ac.
TOTAL NUMBER OF LOTS	13
TOTAL DENSITY	2.20 U/A
OPEN SPACE	9.6%



NEW 56' R/W TYPICAL CROSS SECTION (2013)

ABOVE DETAIL FOR REFERENCE ONLY, SEE SARATOGA SPRING DETAIL

INDEX OF PLAN SHEETS

SHEET	DESCRIPTION
1	COVER
2	PLAT - LAKE COVE SUBDIVISION PHASE 1
3	UTILITY SHEET
4	GRADING & DRAINAGE SHEET
5	SPINNAKER BAY PLAN & PROFILE
6	SPINNAKER BAY PLAN & PROFILE
7	COVE CIRCLE PLAN & PROFILE
8	STORM DRAIN TO LAKE
9	SWPP
10	DETAIL SHEETS

VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	DATE	REVISION	BY

H&H ENGINEERING & SURVEYING, INC.
233 EAST MAIN, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499
DESIGN T KENISON
DRAWN T KENISON
CHECK V HANSEN
APRVD V HANSEN

LAKE COVE SUBDIVISION
SARATOGA SPRINGS, UTAH

COVER SHEET

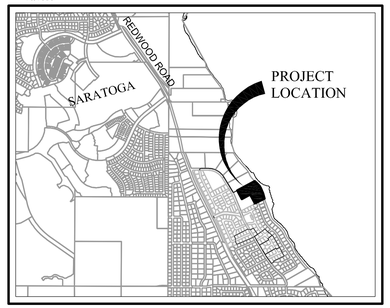
1
PROJ 13-399-07
DATE 04-07-2014
SHEET 01

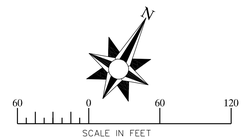
LAKE COVE SUBDIVISION

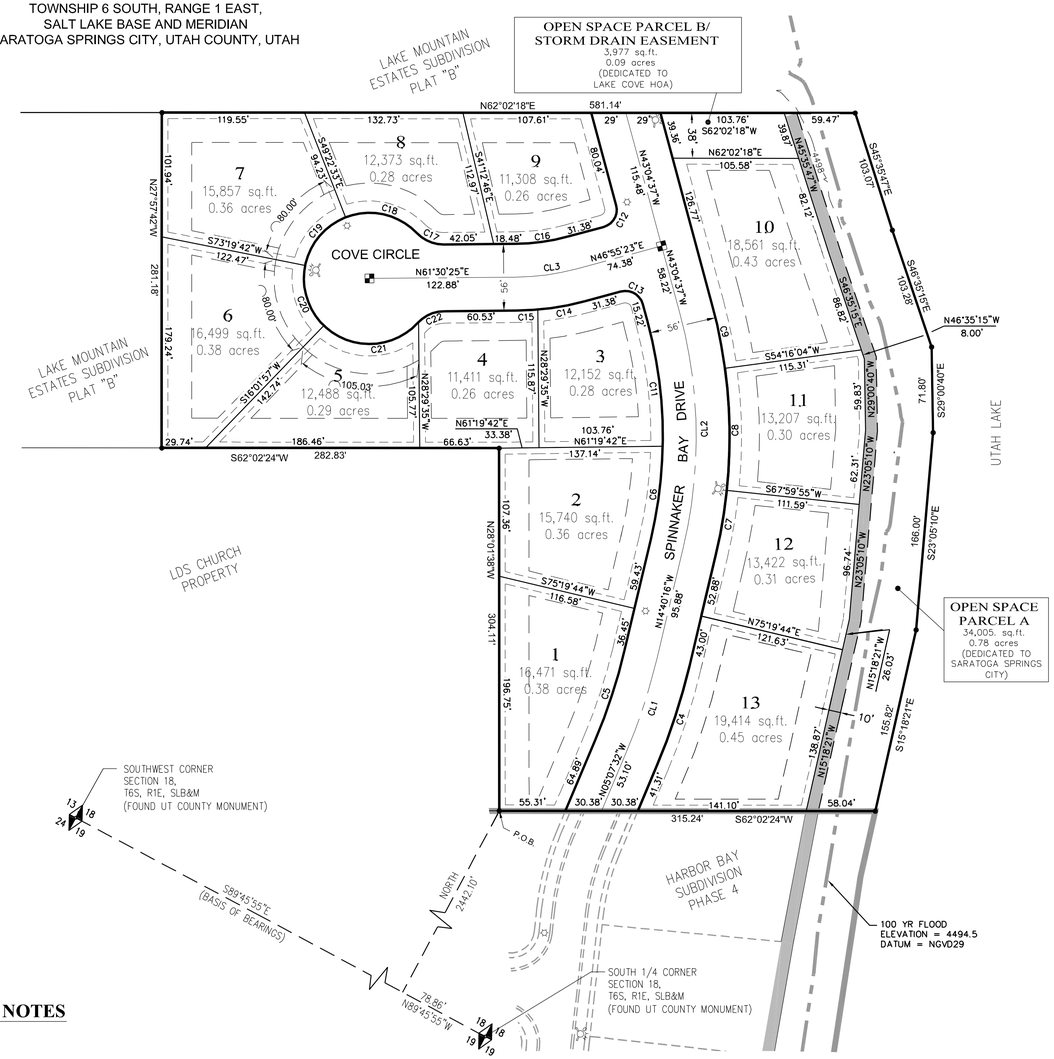
LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

VICINITY MAP

N.T.S.







LEGEND

04-07-14

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- STREET MONUMENTS (REFER TO AMERICAN CAR CARE FINAL PLAT)
- MONUMENT TO MONUMENT TIE
- PROPERTY CORNER
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS
- SENSITIVE LAND LINE
- 100 YEAR FLOOD PLAIN

CENTERLINE CURVE TABLE

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
CL1	83.30	41.75	500.00	9°32'44"	83.20	N09°53'54"W
CL2	198.31	101.24	400.00	28°24'21"	196.29	N28°52'26"W
CL3	50.91	25.59	200.00	14°35'02"	50.77	N54°12'54"E

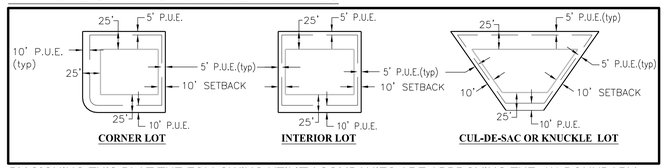
CURVE TABLE

CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C4	87.01	43.60	528.00	9°26'30"	86.91	N09°50'47"W
C5	78.64	39.41	472.00	9°32'44"	78.54	N09°53'54"W
C6	78.79	39.54	372.00	12°08'06"	78.64	N20°44'19"W
C7	54.76	27.42	428.00	7°19'49"	54.72	N18°20'10"W
C8	102.57	51.53	428.00	13°43'52"	102.33	N28°52'00"W
C9	54.86	27.47	428.00	7°20'40"	54.83	N39°24'16"W
C11	105.64	53.18	372.00	16°16'15"	105.28	N34°56'29"W
C12	23.56	15.00	15.00	90°00'00"	21.21	N01°55'23"E
C13	23.56	15.00	15.00	90°00'00"	21.21	N88°04'37"W
C14	40.05	20.08	228.00	10°03'56"	40.00	N51°57'21"E
C15	17.98	8.99	228.00	4°31'06"	17.97	N59°14'52"E
C16	43.78	22.01	172.00	14°35'02"	43.66	N54°12'54"E
C17	24.93	13.21	30.50	46°49'35"	24.24	N84°55'13"E
C18	65.00	36.90	55.00	67°42'33"	61.28	S74°28'44"W
C19	55.00	30.05	55.00	57°17'45"	52.74	S11°58'34"W
C20	55.00	30.05	55.00	57°17'45"	52.74	S45°19'10"E
C21	87.69	56.31	55.00	91°21'07"	78.69	N60°21'24"E
C22	23.88	12.59	30.50	44°51'35"	23.27	S39°04'38"W
CL1	83.30	41.75	500.00	9°32'44"	83.20	N09°53'54"W
CL2	198.31	101.24	400.00	28°24'21"	196.29	N28°52'26"W
CL3	50.91	25.59	200.00	14°35'02"	50.77	N54°12'54"E

AREA DATA TABLE

PHASE 1	6.424 Ac.
SENSITIVE LANDS	0.505 Ac.
NET AREA	5.919 Ac.
OPEN SPACE (NOT SENSITIVE)	0.365 Ac.
TOTAL NUMBER OF LOTS	13
TOTAL DENSITY	2.20 U/A
OPEN SPACE	9.6%

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 FACILITES 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

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

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 DEDICATED AND MAINTAINED BY A HOME OWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- HOA ASSOCIATION IS INVOLVED. LOTS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- COLLAPSIBLE SOILS HAVE BEEN FOUND IN THE AREA. REVIEW SOILS REPORT OF AREA.
- DRAINAGE EASEMENT AREAS ARE PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS DRAINAGE EASEMENTS FOR PURPOSES OF STORM WATER CAPTURE AND CONVEYANCE ON, OVER, UPON, AND ACROSS THE AREAS DELINEATED AS DRAINAGE EASEMENTS. EACH LOT ENCUMBERED BY A DRAINAGE EASEMENT SHALL, AT ITS SOLE COST AND EXPENSE, MAINTAIN AND KEEP ALL ABOVE AND BELOW GRADE INFRASTRUCTURE AND APPURTENANCES IN A REASONABLE CONDITION AND STATE OF REPAIR. NO OBSTRUCTIONS OR CHANGES IN GRADE SHALL BE LOCATED WITHIN THE EASEMENT AREA THAT WILL IMPEDE, DIVERT, OR CAUSE THE RUNOFF TO HAVE AN ADVERSE EFFECT ON ADJOINING PROPERTY."

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

Parcel of land situated in the South Half of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, Saratoga Springs City, Utah County, Utah, said parcel being more particularly described as follows:

Beginning at a point N89°45'55"W 78.86 feet along the Section Line and North 2442.10 feet from the south 1/4 corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, said point located on the northwesterly line of Harbor Bay Subdivision Phase 4; thence N28°01'38"W 304.11 feet; thence S62°02'24"W 282.83 feet; thence N27°57'42"W 281.18 feet; thence N62°02'18"E 581.14 feet; thence S45°35'47"E 103.07 feet; thence S46°35'15"E 103.28 feet; thence S29°00'40"E 71.80 feet; thence S23°05'10"E 166.00 feet; thence S15°18'21"E 155.82 feet; thence S62°02'24"W 315.24 feet along Harbor Bay Phase 4 to the point of beginning.

Acres: 6.424 more or less. # of Lots: 13 units.

Date _____ Victor E. Hansen
License no. _____

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

LAKE COVE SUBDIVISION PHASE 1

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_____.

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)

LAKE COVE SUBDIVISION PHASE 1

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
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

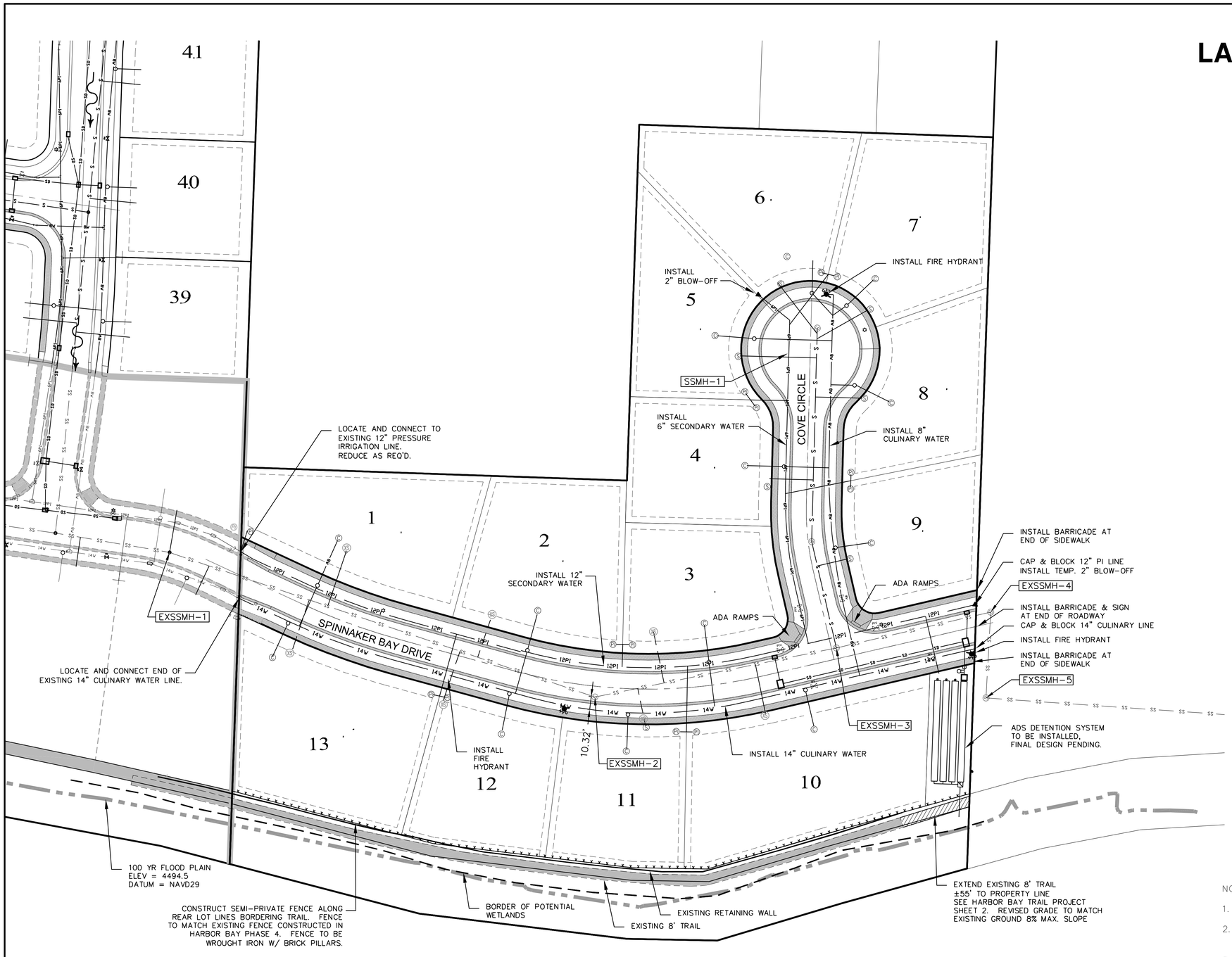
SARATOGA SPRINGS ATTORNEY
Approved by Saratoga Springs Attorney on this ___ day of _____, A.D. 20____
SARATOGA SPRINGS ATTORNEY

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

SITE DEVELOPMENT CONSTRUCTION PLANS

LAKE COVE SUBDIVISION UTILITY SHEET



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

	PROPERTY LINE
	PUBLIC UTILITY EASEMENT
8W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
6PI	EXISTING PRESSURIZED IRRIGATI
8W	PROPOSED 8" WATER LINE
S	PROPOSED 8" SEWER LINE
SD	STORM DRAIN
6PI	PROPOSED PRESSURIZED IRRIGA
OHP	OVER HEAD POWER
WV	EXISTING WATER VALVE
PP	EXISTING POWER POLE
S	EXISTING SEWER MANHOLE
T,B	EXISTING QWEST BOX
WM	EXISTING WATER METER
S	SEWER LATERAL
KS	EXISTING SEWER LATERAL
C	CULINARY WATER SERVICE
PI	PRESSURE IRRIGATION SERVICE
	FIRE HYDRANT
	DRAINAGE FLOW ARROW
	PROPOSED COMBO BOX
	PROPOSED CLEANOUT BOX
	PROPOSED INLET

NOTE:

1. LOTS 1-3 AND 10-13 HAVE EXISTING SEWER LATERALS.
2. ADA RAMPS WILL BE USED ON SIDEWALKS AT INTERSECTION OF SPINNAKER AND COVE CIRCLE.
3. ALL CULINARY LATERALS TO BE 1".
4. ALL PRESSURIZED IRRIGATION LATERALS TO BE 2".

VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	DATE	REVISION	BY

233 EAST MAIN, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

DESIGN T KENISON
DRAWN T KENISON
CHECK V HANSEN
APRVD V HANSEN

H&H ENGINEERING & SURVEYING, INC.

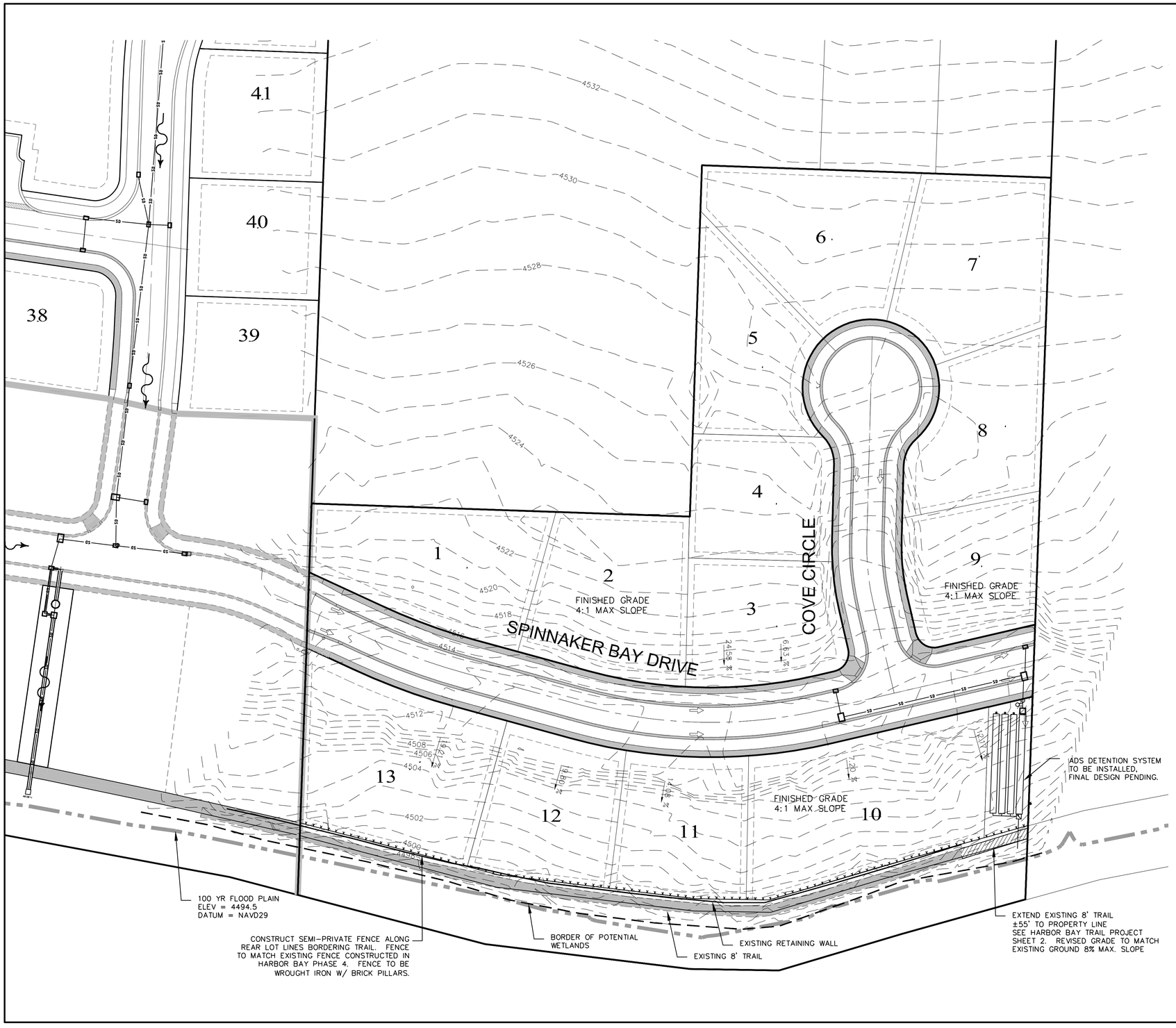
LAKE COVE SUBDIVISION
SARATOGA SPRINGS, UTAH

UTILITY SHEET

PROJ 13-399-07
DATE 04-07-2014
SHEET 03

SITE DEVELOPMENT CONSTRUCTION PLANS

LAKE COVE SUBDIVISION GRADING & DRAINAGE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- STORM DRAIN
- EXISTING COUNTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- PROPOSED COMBO BOX
- PROPOSED CLEANOUT BOX
- PROPOSED INLET

VERIFY SCALE
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NO.	DATE	REVISION	BY

DESIGN T KENISON
DRAWN T KENISON
CHECK V HANSEN
APRVD V HANSEN

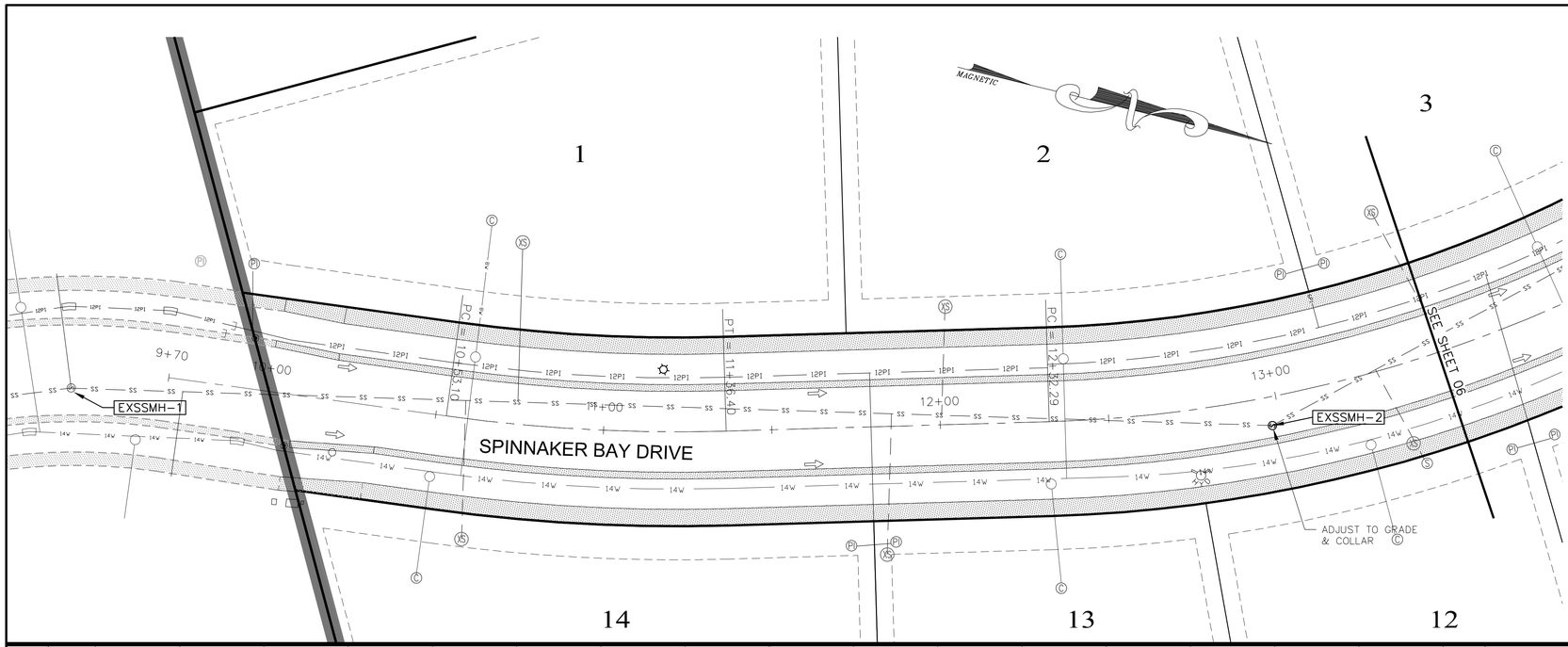
233 EAST MAIN, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

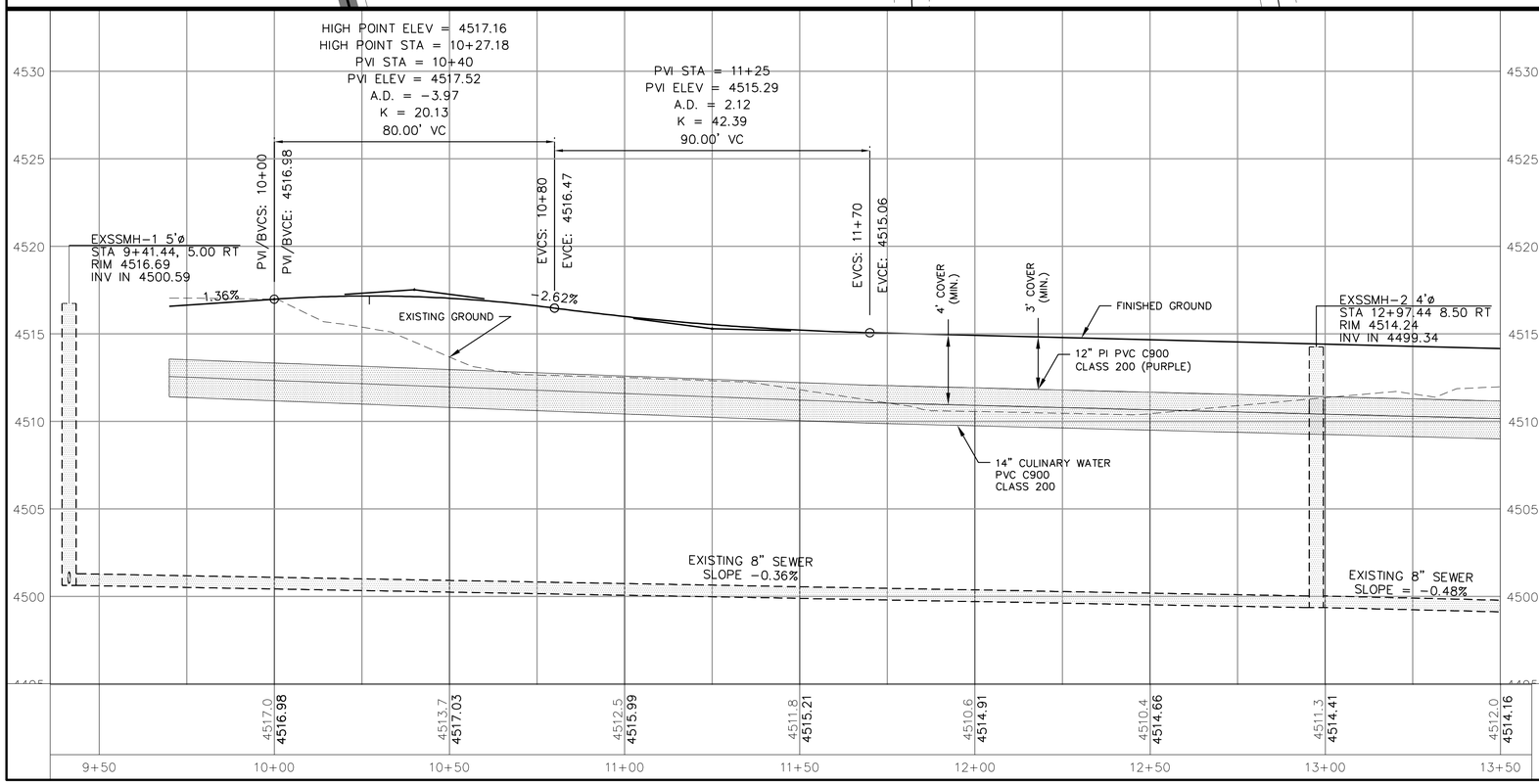
H&H ENGINEERING & SURVEYING, INC.

LAKE COVE SUBDIVISION
SARATOGA SPRINGS, UTAH

GRADING & DRAINAGE SHEET

PROJ 13-399-07
DATE 04-07-2014
SHEET 04





NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB AND GUTTER, STORM DRAIN, CHANNEL CROSSINGS, AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
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NO.	DATE	REVISION	BY

2323 EAST MAIN, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

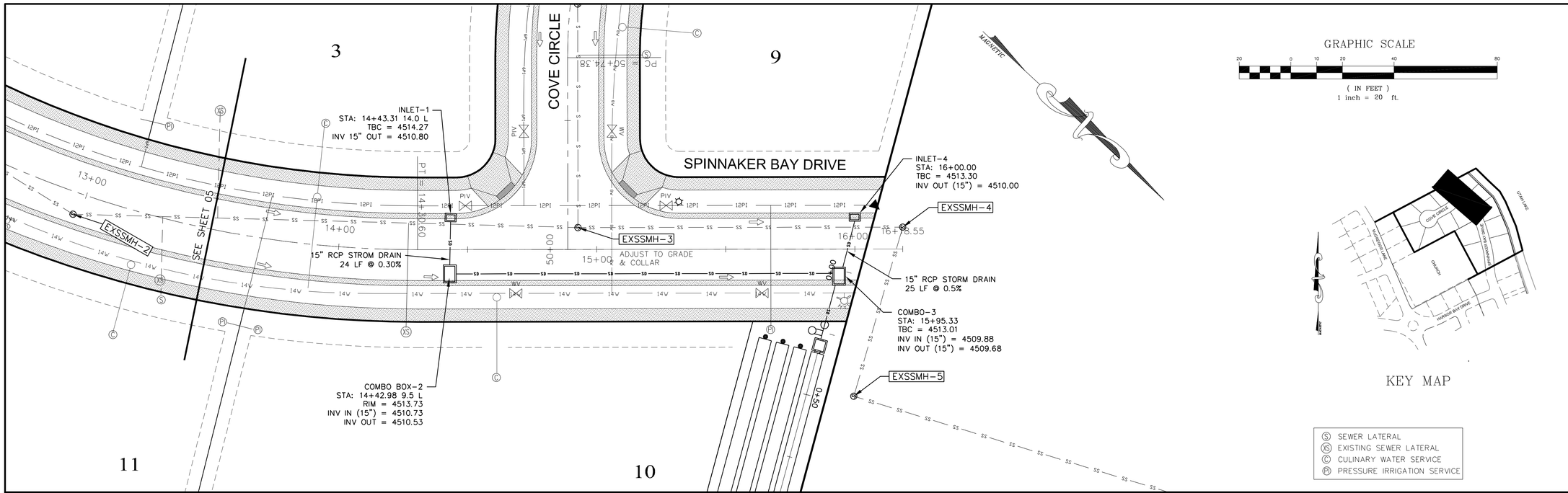
DESIGN T KEMISON
DRAWN T KEMISON
CHECK V HANSEN
APRVD V HANSEN

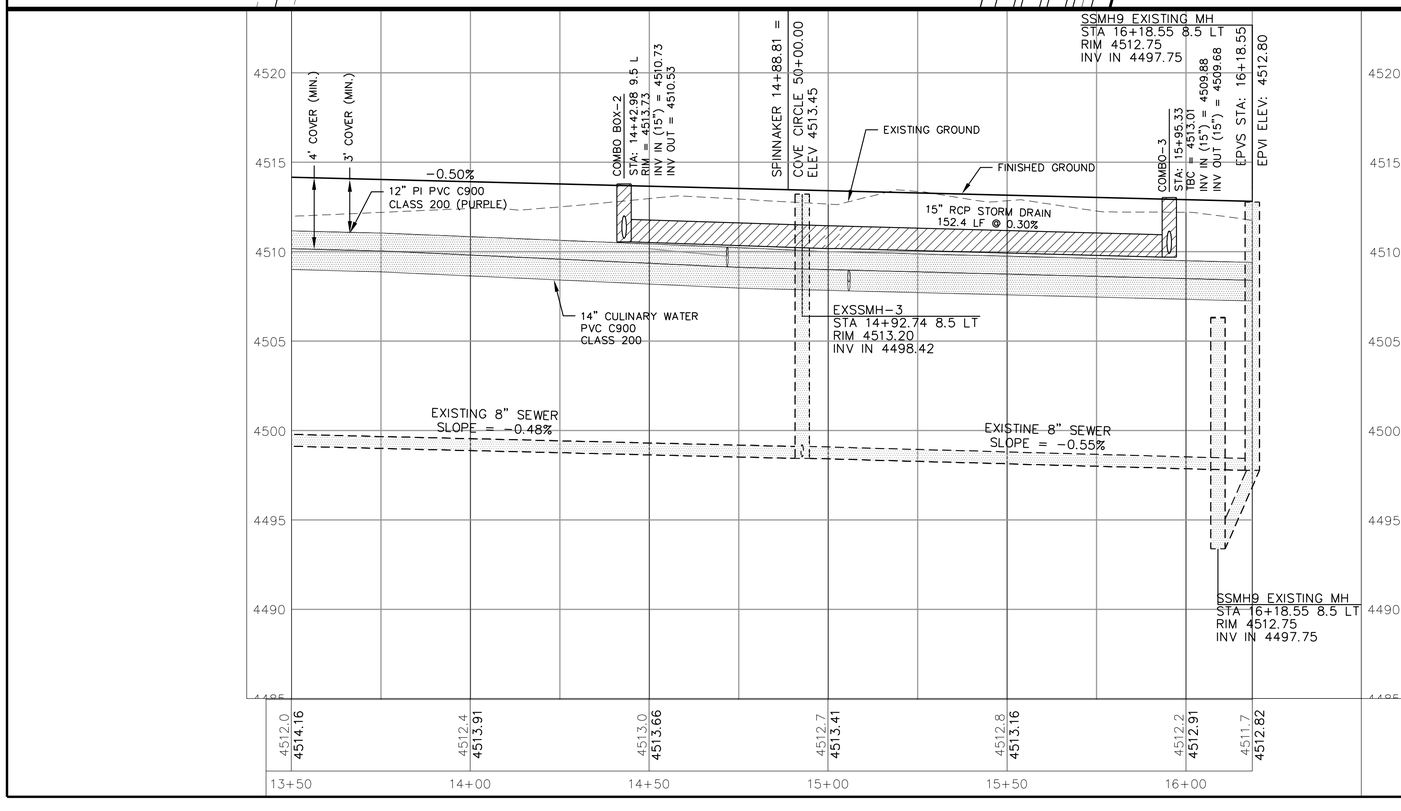
H&H ENGINEERING & SURVEYING, INC.

LAKE COVE SUBDIVISION
SARATOGA SPRINGS, UTAH

SPINNAKER PLAN & PROFILE SHEET

PROJ 13-399-07
DATE 04-07-2014
SHEET 05





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VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST

233 EAST MAIN, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-4495

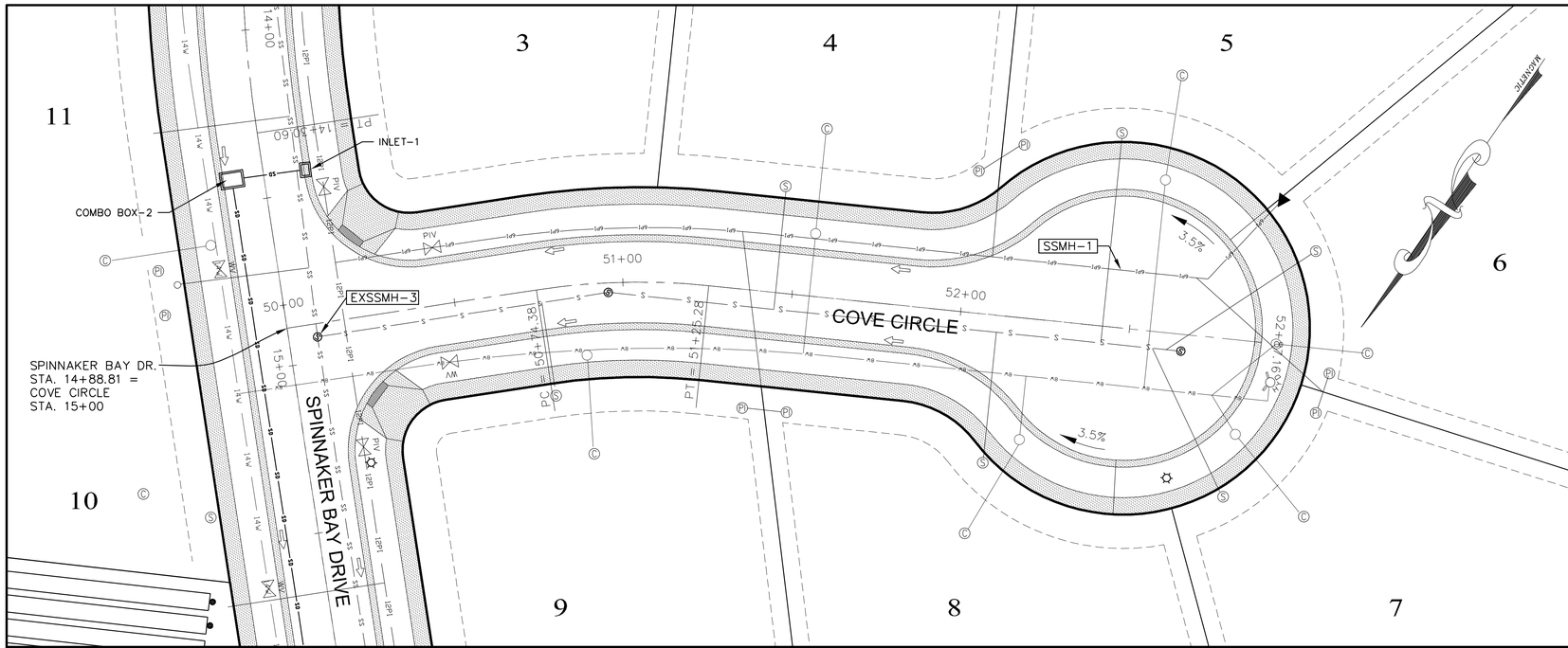
DESIGN T KENISON
DRAWN T KENISON
CHECK V HANSEN
APPR/PI

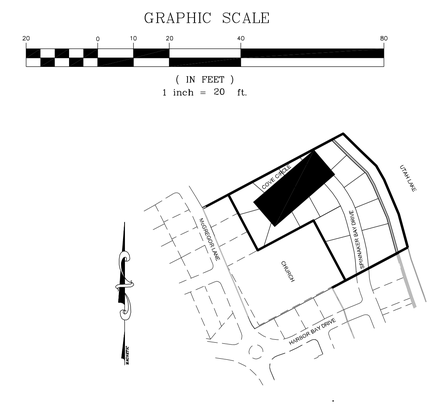
H&H ENGINEERING & SURVEYING INC.

LAKE COVE SUBDIVISION
SARATOGA SPRINGS, UTAH

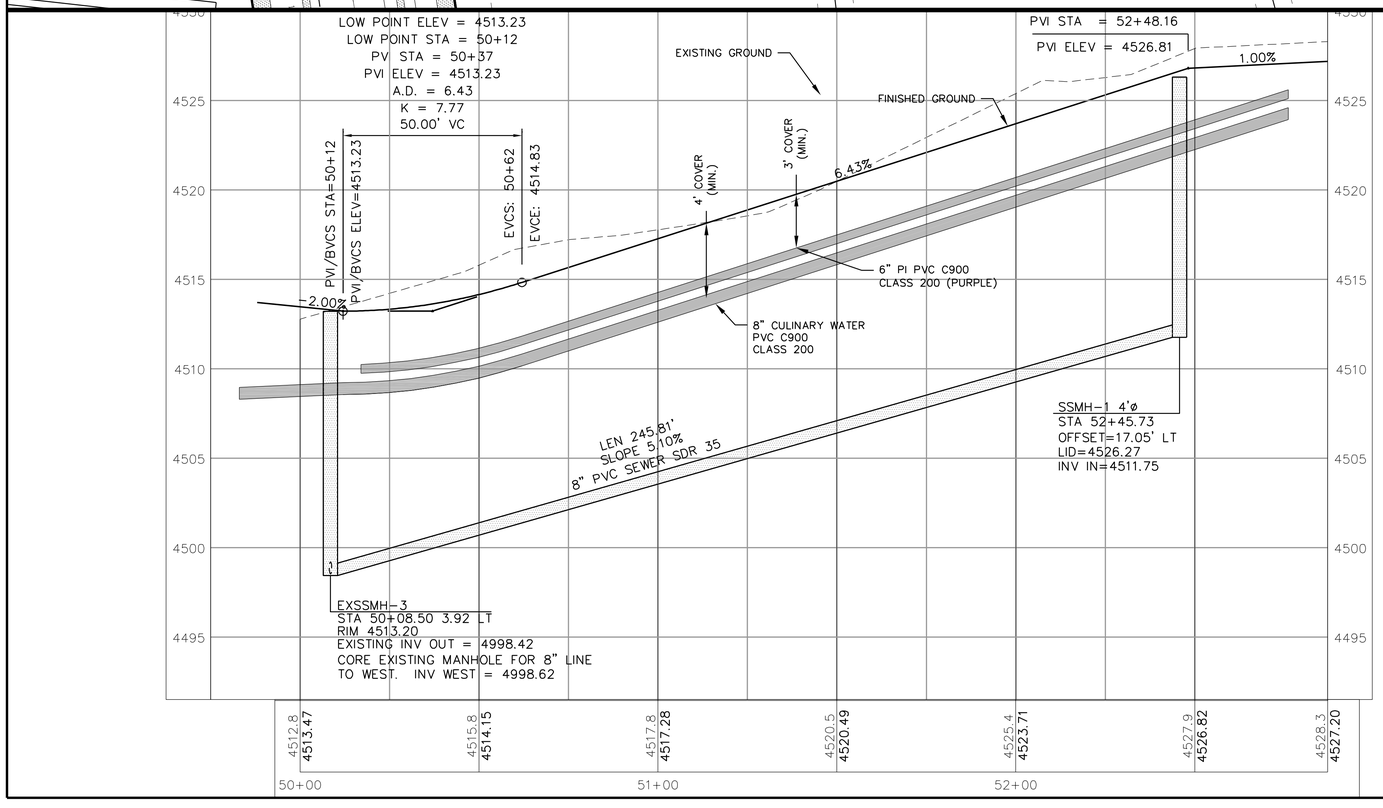
SPINNAKER PLAN & PROFILE SHEET

PROJ 13-399-0
DATE 04-07-201
SHEET 06





Ⓢ SEWER LATERAL
Ⓚ EXISTING SEWER LATERAL
Ⓒ CULINARY WATER SERVICE
Ⓟ PRESSURE IRRIGATION SERVICE



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AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-4498

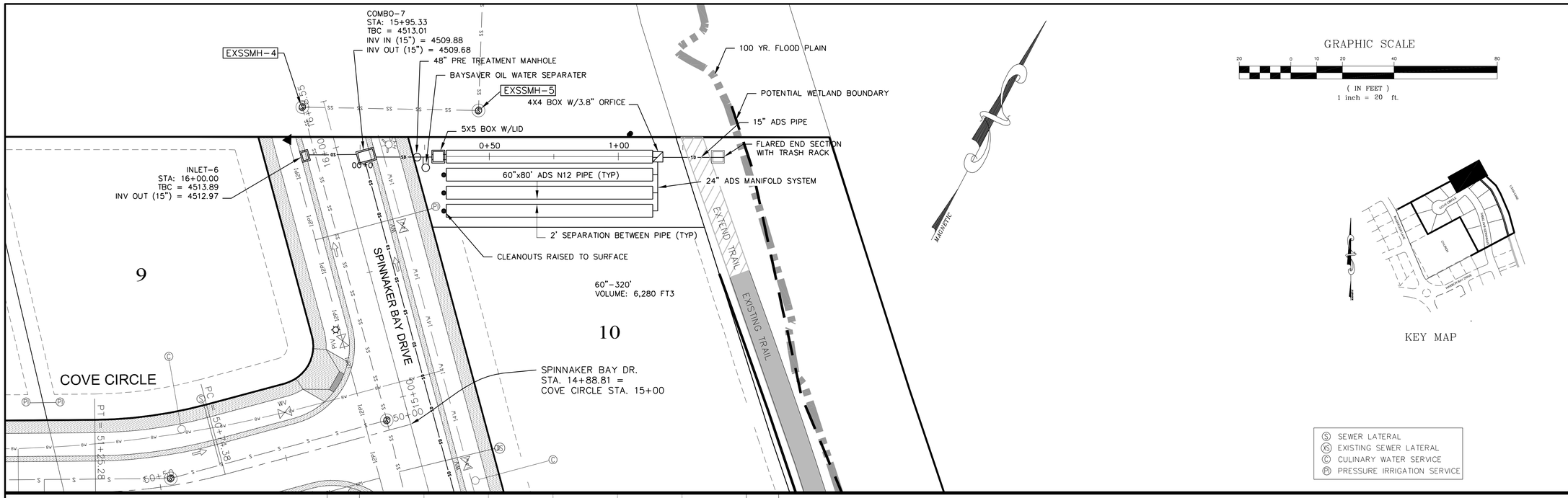
DESIGN T KENISON
DRAWN T KENISON
CHECK V HANSEN
APPR/PI

H&H ENGINEERING & SURVEYING INC.

LAKE COVE SUBDIVISION
SARATOGA SPRINGS, UTAH

SPINNAKER PLAN & PROFILE SHEET

PROJ 13-399-0
DATE 04-07-201
SHEET 07



FINAL DETAILS WILL BE PROVIDED BY ADVANCE DRAINAGE SYSTEMS.

NOTES TO CONTRACTOR

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AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3495

DESIGN T KENISON
DRAWN T KENISON
CHECK V HANSEN
APPVD

H&H ENGINEERING & SURVEYING INC.

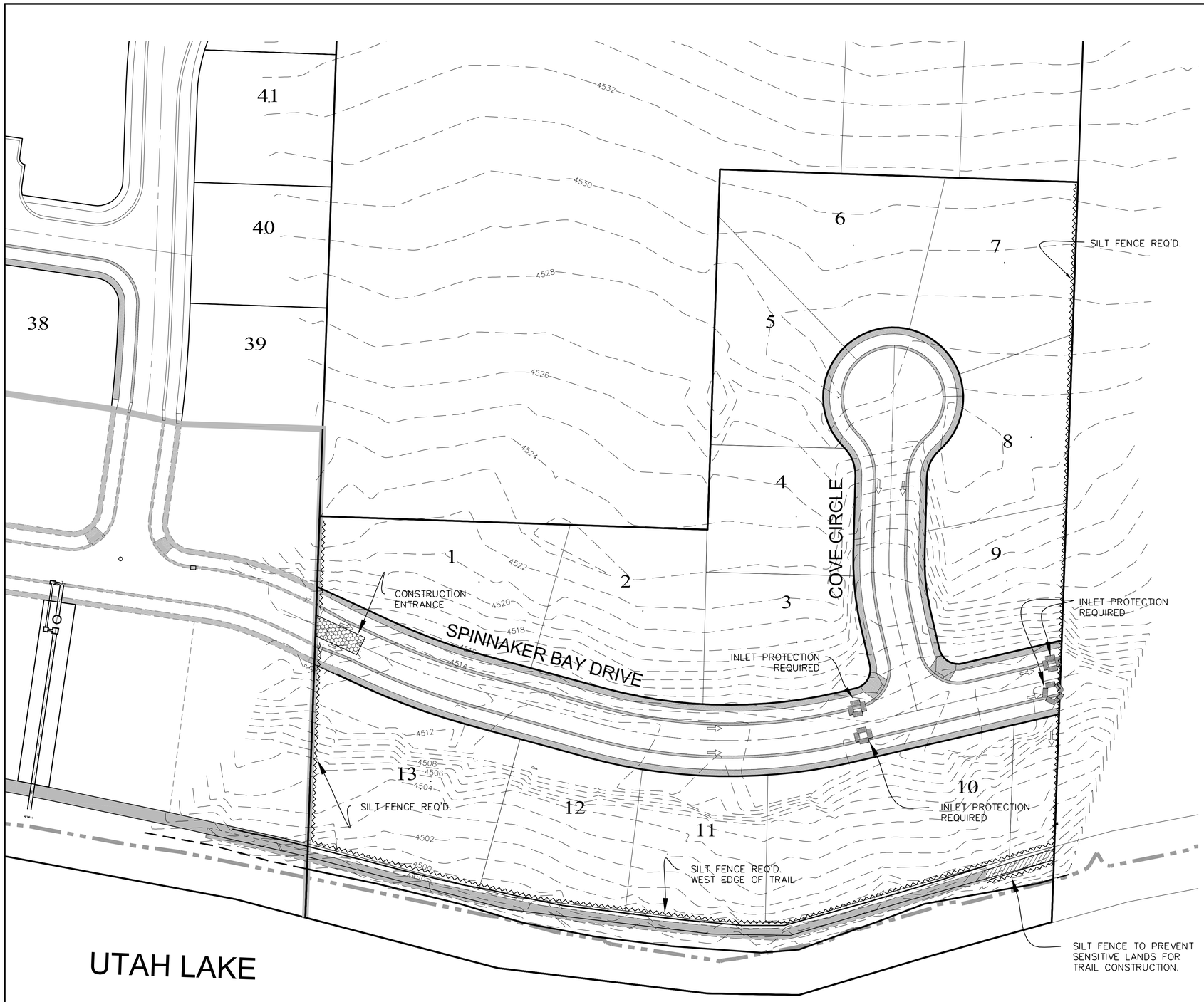
LAKE COVE SUBDIVISION
SARATOGA SPRINGS, UTAH

STORM DRAIN TO LAKE PROFILE SHEET

PROJ 13-399-0
DATE 04-07-201
SHEET 08

SITE DEVELOPMENT CONSTRUCTION PLANS

LAKE COVE SUBDIVISION
SWPP PLAN SHEET



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VERIFY SCALE
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NO.	DATE	REVISION	BY

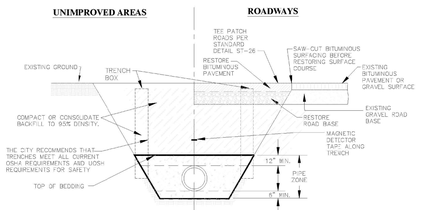
DESIGN T KENISON
DRAWN T KENISON
CHECK V HANSEN
APRVD V HANSEN

H&H ENGINEERING & SURVEYING, INC.
233 EAST MAIN, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

LAKE COVE SUBDIVISION
SARATOGA SPRINGS, UTAH

SWPP PLAN

PROJ 13-399-07
DATE 04-07-2014
SHEET 09



CROSS-SECTION: TYPICAL TRENCH

RECOMMENDED TRENCH QUANTITIES

PIPE DIAMETER (INCHES)		RECOMMENDED MAXIMUM TRENCH WIDTH FOR FILL IN PIPE ZONE		RECOMMENDED MAXIMUM WIDTH FOR FILL & SURFACING ABOVE PIPE ZONE MEASURED AT TOP OF TRENCH CENTERED ON PIPE	
inches	mm	inches	mm	inches	mm
4	101.6	72	1828.8	96	2438.4
6	152.4	72	1828.8	96	2438.4
8	203.2	72	1828.8	96	2438.4
10	254.0	72	1828.8	96	2438.4
12	304.8	72	1828.8	96	2438.4
15	381.0	72	1828.8	96	2438.4
18	457.2	72	1828.8	96	2438.4
21	533.4	72	1828.8	96	2438.4
24	609.6	72	1828.8	96	2438.4
30	762.0	84	2133.6	108	2743.2
36	914.4	84	2133.6	108	2743.2
42	1066.8	96	2438.4	120	3048.0
48	1219.2	96	2438.4	120	3048.0
54	1371.6	108	2743.2	132	3352.8
60	1524.0	120	3048.0	144	3657.6

NOTES:

1. THE CITY RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).

2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED, OR CROSSED, AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE CITY ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.

3. TESTING: ALL NEW SANITARY SEWERS TO BE "TELEVISED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. ALL LINES SHALL BE PRESSURE TESTED TO 3.5 psi MIN. FOR 5 MINUTES. A MANDREL OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO UNLESS SPECIFIED OTHERWISE. MANHOLES SHALL BE TESTED AS PER CITY STANDARDS.

4. ALL SEWER LINES TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED SEWER EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

5. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

6. MIN. DEPTH SHALL BE 4' TO TOP OF PIPE. A 2' SPACING MUST BE MAINTAINED BETWEEN ALL WATER LINE PIPE CROSSINGS AND THE TOP OF THE SEWER PIPE.

7. IN AREAS WHERE SEWER LATERALS ARE NEEDED TO SERVICE A BASEMENT 13' MIN. IS RECOMMENDED. IF THE SEWER LINE IS NOT 13' DEEP A NOTE MUST BE PLACED ON THE PLAT "SHALLOW SEWER DEPTHS. BEFORE EXCAVATING BASEMENTS, CONTRACTOR MUST VERIFY SEWER DEPTH"

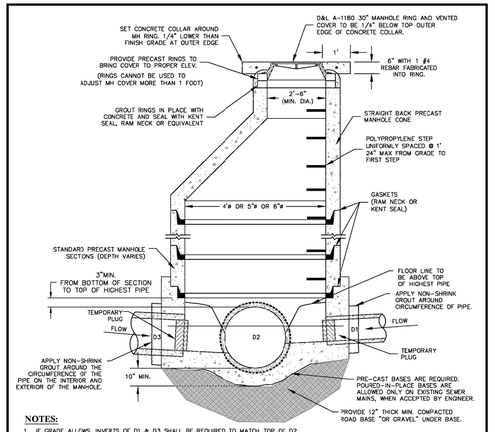
8. MAX. DEPTH SHALL BE 20' TO THE TOP OF PIPE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.

9. INSTALL MAGNETIC DETECTOR TAPE 3' ABOVE PIPE.

10. IN ROCKY SUB-GRADES A MINIMUM OF 18" CLEARANCE ON ALL SIDES OF THE PIPE SHALL BE PROVIDED.

STANDARD SEWER TRENCH

DATE: FEBRUARY 2013 | REVISIONS: REV | DATE | BY | COMMENTS | DRAWING NAME: SS-1 | DRAWN BY: CJG | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 1307 N. COMMERCE DR. SUITE 40 SARATOGA SPRINGS, UT 84045 TEL: 801-766-9793 FAX: 801-766-9794 | STANDARD DETAILS | SANITARY SEWER | **SS-1**



NOTES:

1. IF GRADE ALLOWS, INVERTS OF D1 & D3 SHALL BE REQUIRED TO MATCH TOP OF D2.

2. AFTER ALL GROUND AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE REMOVE TEMPORARY PLUGS, DEBRIS AND PLYWOOD FROM INSIDE OF MANHOLES.

3. IF MANHOLE IS TO BE POURED IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN WALL THICKNESS.

4. MANHOLES DEEPER THAN 20 FEET SHALL HAVE AN 18" THICK CONCRETE BASE.

5. CONE AND WALL SECTIONS SHALL CONFORM WITH ASTM C-478 STANDARD

6. ALL MANHOLES TO BE HS-20 RATED

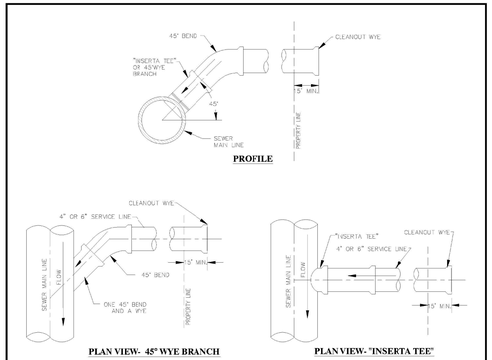
7. MANHOLES WITH SOLID LIDS MUST BE EPOXY LINED.

8. MANHOLES OUTSIDE OF ROW SHALL HAVE SOLID LOCKING LIDS.

9. FLAT CAST RINGS ARE NOT PERMITTED

SANITARY SEWER MANHOLE

DATE: FEBRUARY 2013 | REVISIONS: REV | DATE | BY | COMMENTS | DRAWING NAME: SS-2 | DRAWN BY: CJG | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 1307 N. COMMERCE DR. SUITE 40 SARATOGA SPRINGS, UT 84045 TEL: 801-766-9793 FAX: 801-766-9794 | STANDARD DETAILS | SANITARY SEWER | **SS-2**

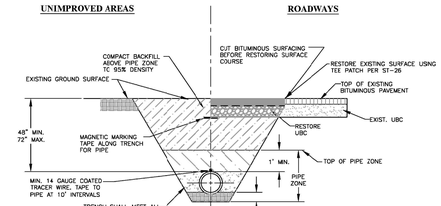


NOTES:

1. ALL RESIDENTIAL SERVICES SHALL BE 4" DIAMETER. NON-RESIDENTIAL SHALL BE 6" DIAMETER UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO PROPERTY LINES.
2. EVERY RESIDENTIAL UNIT SHALL HAVE A SEPARATE SEWER LATERAL.
3. MINIMUM GRADE SHALL BE 2% FOR SERVICE LINES.
4. ALL 90° BENDS AT CONNECTION TO MAIN MUST BE CONSTRUCTED WITH ONE 45° BEND AND A WYE.
5. DIRECT NOSE ON IS ALLOWED WHEN CONNECTING TO EXISTING MAIN LINE. USE RUBBER BOOT AS PER CITY WITH STAINLESS STEEL STRAPS, IF REQUIRED. CORE OUT EXISTING PIPE. DO NOT BREAK OUT WITH A HAMMER.
6. NOTIFY CITY 24 HOURS IN ADVANCE OF ANY CONNECTION. EVERY CONNECTION TO BE INSPECTED BY CITY.
7. CONNECTION TO USERS TO BE DONE BY OTHERS.
8. CAST IRON WYE'S ARE REQUIRED FOR ALL NON-RESIDENTIAL CONNECTIONS.

SEWER SERVICE CONNECTION

DATE: FEBRUARY 2013 | REVISIONS: REV | DATE | BY | COMMENTS | DRAWING NAME: SS-3 | DRAWN BY: CJG | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 1307 N. COMMERCE DR. SUITE 40 SARATOGA SPRINGS, UT 84045 TEL: 801-766-9793 FAX: 801-766-9794 | STANDARD DETAILS | SANITARY SEWER | **SS-3**



CROSS-SECTION: TYPICAL TRENCH

NOTES:

1. WATER LINES 12 INCHES AND LARGER SHALL BE DUCTILE IRON CLASS-51.

2. WATER LINES 10 INCHES AND SMALLER SHALL BE PVC AWWA C900 CLASS 200.

3. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.

4. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR TO NOTIFY CITY 24 HOURS IN ADVANCE OF MAKING CONNECTION.

5. PIPE ZONE SHALL BE BACKFILLED WITH BEDDING MATERIAL, OR OTHER ACCEPTABLE MATERIAL.

6. TRACING WIRE TO BE BROUGHT OUTSIDE OF BOTTOM PORTION OF VALVE BOX AND INSIDE TOP TO SURFACE.

7. FURNISH AND INSTALL POLY-WRAP ON DUCTILE IRON PIPE.

8. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).

2. MINIMUM COVER OVER TOP OF PIPE SHALL BE 48-INCHES BELOW THE FINISHED GRADE. THIS DEPTH MAY BE INCREASED AS REQUIRED TO MISS UNDERGROUND UTILITIES, STORM DRAINS, OR OTHER OBSTRUCTIONS, OR WHERE INDICATED ON THE DRAWINGS.

3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSINGS SHOWN ON THE DRAWINGS, OR AS "BLUE-STAKED."

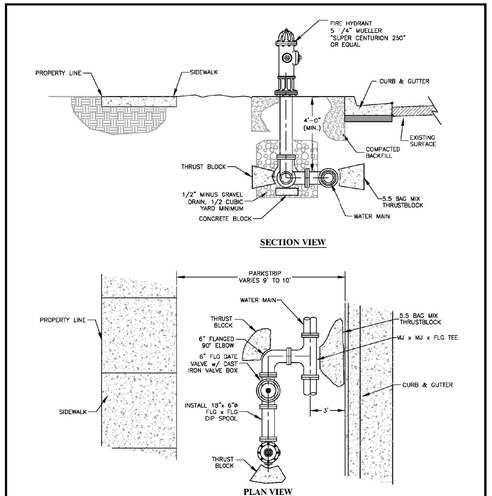
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES AND TAKE THE NECESSARY STEPS TO AVOID THEM.

5. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.

6. THE CONTRACTOR MAY, AT HIS DISCRETION, USE SLOPING WALLS IN UNIMPROVED TERRAIN.

CULINARY WATERLINE TRENCH

DATE: FEBRUARY 2013 | REVISIONS: REV | DATE | BY | COMMENTS | DRAWING NAME: WT.- | DRAWN BY: CJG | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 1307 N. COMMERCE DR. SUITE 40 SARATOGA SPRINGS, UT 84045 TEL: 801-766-9793 FAX: 801-766-9794 | STANDARD DETAILS | CULINARY WATER | **WT-1**

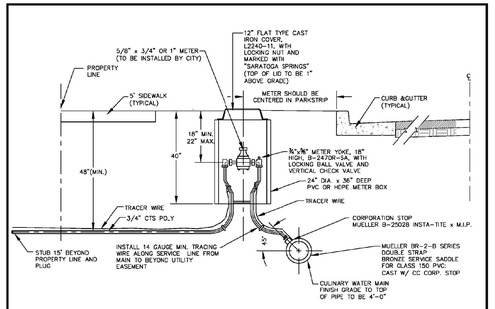


NOTES:

1. HYDRANT SHALL BE "TRAFFIC" TYPE WITH A REPLACEABLE BREAK-AWAY UNIT IMMEDIATELY ABOVE GROUND.

FIRE HYDRANT CONNECTION

DATE: FEBRUARY 2013 | REVISIONS: REV | DATE | BY | COMMENTS | DRAWING NAME: WT-4 | DRAWN BY: CJG | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 1307 N. COMMERCE DR. SUITE 40 SARATOGA SPRINGS, UT 84045 TEL: 801-766-9793 FAX: 801-766-9794 | STANDARD DETAILS | CULINARY WATER | **WT-4**



NOTES:

1. INSPECTION: METER BOX AND SERVICE LINE SHALL BE INSPECTED BY CITY PRIOR TO BACKFILLING.

2. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 95% WITH NO DENSITY TEST RESULT LESS THAN 92%.

3. CONTRACTOR TO SUPPLY ALL MATERIALS EXCLUDING METER

4. METER BOXES SHOULD BE PVC OR HDPE.

5. PVC: INSTALL MINIMUM 3/4" CTS POLY PIPE (SDR-9) FROM MAIN TO METER AND FROM METER TO BUILDING. MINIMUM 1" POLYETHYLENE PIPE TO BE USED IN COMMERCIAL AREAS. INSTALL TRACING WIRE FROM MAIN LINE TO METER.

6. PLACEMENT: ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP. MUST BE PLACED NEAR MIDPOINT OF THE LOT, AND MUST NOT BE LOCATED IN A DRIVEWAY OR IN A SIDEWALK.

7. METER YOKE TO BE MUELLER B-24208-6A, OR ACCEPTABLE EQUAL

9. SERVICE SADDLES SHALL BE MUELLER BR-2-B SERIES, OR EQUAL

11. METER LID TO BE 1" ABOVE LINE GRADE OF WALK/CURB

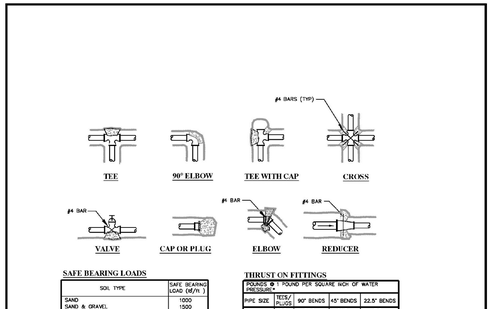
12. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.

13. WATER SERVICES SHALL BE STUBBED TO A POINT APPROXIMATELY 1' BEYOND UTILITY EASEMENT (PUE).

14. 1" METER INSTALLATION TO BE SIMILAR USING 1" METER, PIPE, AND FITTINGS.

RESIDENTIAL METER CONNECTION 3/4" x 5/8" OR 1"

DATE: FEBRUARY 2013 | REVISIONS: REV | DATE | BY | COMMENTS | DRAWING NAME: WT-5 | DRAWN BY: CJG | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 1307 N. COMMERCE DR. SUITE 40 SARATOGA SPRINGS, UT 84045 TEL: 801-766-9793 FAX: 801-766-9794 | STANDARD DETAILS | CULINARY WATER | **WT-5**



SAFE BEARING LOADS

SOIL TYPE	SAFE BEARING LOAD (lb/ft²)
SAND	1000
SAND & GRAVEL	1500
SAND & GRAVEL CEMENTED WITH CLAY	2000
SHALE	5000

SAFE BEARING LOAD FORMULA

THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET) = THRUST ON FITTING / SAFE BEARING LOAD OF SOIL

NOTES:

1. REINFORCING BARS SHALL BE EPOXY COATED

2. RESIDENT PROJECT ENGINEER WILL CALCULATE QUANTITIES OF CONCRETE NEED AND SPECIFY PLACEMENT METHODS & REQUIREMENTS; WHICH SHALL BE APPROVED BY CITY ENGINEER

3. CONCRETE SHALL BE 4000 PSI MIN.

4. POUR CONCRETE AGAINST UNDISTURBED SOIL

THRUST ON FITTINGS

POUNDS @ 1 POUND PER SQUARE INCH OF WATER PRESSURE*

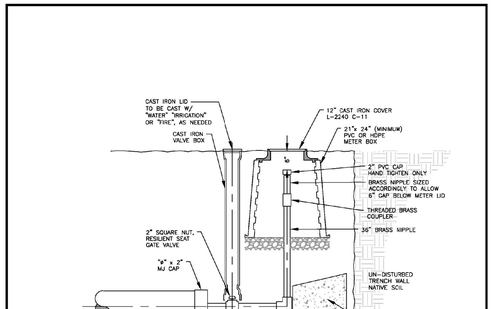
PIPE SIZE	TEES/ PLUGS	90° BENDS	45° BENDS	22.5° BENDS
4"	18.5	26.1	14.2	7.2
6"	38	53.7	29.1	14.7
8"	65.8	93	50.4	25.5
10"	107.5	152	82.4	41.7
12"	153.1	216.4	117.2	59.4
14"	215.5	304.7	164.9	84
16"	281.5	398.1	215.4	109.8
18"	356.3	503.8	272.8	139
20"	439.8	622	336.6	171.6
24"	633.3	895.6	484.7	247.1

*MULTIPLY THRUST BY MAXIMUM WATER PRESSURE

*PIPE SIZES LARGER THAN 24" SHALL BE THRUST BLOCKED AS PER ENGINEER RECOMMENDATION

CONCRETE THRUST BLOCKS

DATE: FEBRUARY 2013 | REVISIONS: REV | DATE | BY | COMMENTS | DRAWING NAME: WT-2 | DRAWN BY: CJG | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 1307 N. COMMERCE DR. SUITE 40 SARATOGA SPRINGS, UT 84045 TEL: 801-766-9793 FAX: 801-766-9794 | STANDARD DETAILS | CULINARY WATER | **WT-2**



2 INCH BLOW-OFF VALVE

DATE: FEBRUARY 2013 | REVISIONS: REV | DATE | BY | COMMENTS | DRAWING NAME: WT-13 | DRAWN BY: CJG | CHECKED | APPROVED | SARATOGA SPRINGS CITY | 1307 N. COMMERCE DR. SUITE 40 SARATOGA SPRINGS, UT 84045 TEL: 801-766-9793 FAX: 801-766-9794 | STANDARD DETAILS | CULINARY WATER | **WT-13**

DESIGN	JN				
DRAWN	JN				
CHECK	VEH				
APRVD	VEH	NO.	DATE	REVISION	BY

VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

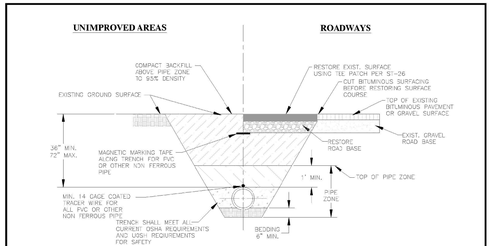
H&H ENGINEERING & SURVEYING, INC.
233 EAST MAIN ST, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

PREPARED FOR:
DESERT PEAK MANAGEMENT
947 South 500 East, STE 100
American Fork, UT 84003

LAKE COVE SUBDIVISION PHASE 1

CONSTRUCTION DETAILS

SHEET	10
DWG	SARATOGA DETAILS
DATE	MAY 28, 2014
PROJ	13-399-10



CROSS-SECTION: TYPICAL TRENCH

NOTES:

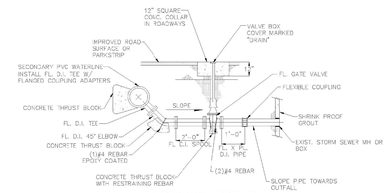
1. WATER LINES 12 INCHES AND LARGER SHALL BE DUCTILE IRON CLASS-51.
2. WATER LINES 10 INCHES AND SMALLER SHALL BE PVC AWWA C900 CLASS 200.
3. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
4. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR TO NOTIFY CITY 24 HOURS IN ADVANCE OF MAKING CONNECTION.
5. PIPE ZONE SHALL BE BACKFILLED WITH BEDDING MATERIAL, OR OTHER ACCEPTABLE MATERIAL.
6. TRACING WIRE TO BE BROUGHT OUTSIDE OF BOTTOM PORTION OF VALVE BOX AND INSIDE TOP TO SURFACE.
7. FURNISH AND INSTALL POLY-WRAP ON DUCTILE IRON PIPE. POLY-WRAP MAY BE DELETED WHERE DIRECTED BY CITY ENGINEER.
8. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

CONSTRUCTION NOTES:

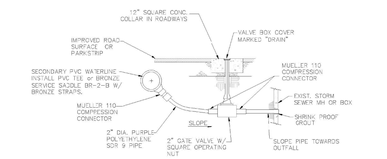
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. MINIMUM COVER OVER TOP OF PIPE SHALL BE 36-INCHES BELOW THE FINISHED GRADE. THIS DEPTH MAY BE INCREASED AS REQUIRED TO MISS UNDERGROUND UTILITIES, STORM DRAINS, OR OTHER OBSTRUCTIONS, OR WHERE INDICATED ON THE DRAWINGS.
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSINGS SHOWN ON THE DRAWINGS, OR AS "BLUE-STAKED."
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES AND TAKE THE NECESSARY STEPS TO AVOID THEM.
5. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR MAY, AT HIS DISCRETION, USE SLOPING WALLS IN UNIMPROVED TERRAIN.

SECONDARY WATERLINE TRENCH

DATE: FEBRUARY 2013 | DRAWING NAME: SW-1 | DRAWN BY: CJG | CHECKED | APPROVED
REVISIONS: REV | DATE | BY | COMMENTS
SARATOGA SPRINGS CITY
STANDARD DETAILS | SECONDARY WATER | SW-1



4" DRAIN VALVE DETAIL



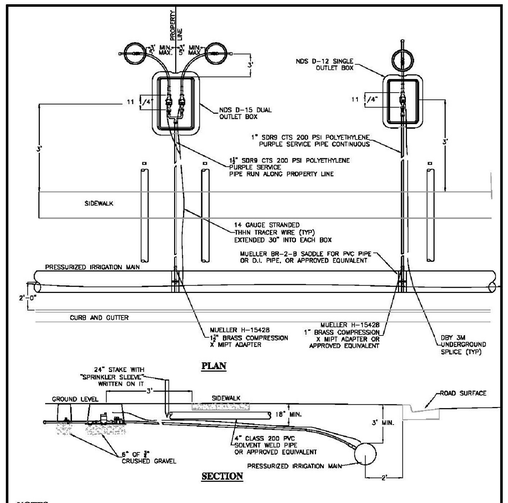
2" DRAIN VALVE DETAIL

NOTES:

1. USE 2" DRAINS ON 6" AND SMALLER PIPE LINES
2. USE 4" DRAINS ON 8" AND LARGER PIPE LINES
3. MARK "D" FOR DRAIN IN CONCRETE CURB

2" & 4" DRAIN VALVE

DATE: FEBRUARY 2013 | DRAWING NAME: SW-9 | DRAWN BY: CJG | CHECKED | APPROVED
REVISIONS: REV | DATE | BY | COMMENTS
SARATOGA SPRINGS CITY
STANDARD DETAILS | SECONDARY WATER | SW-9

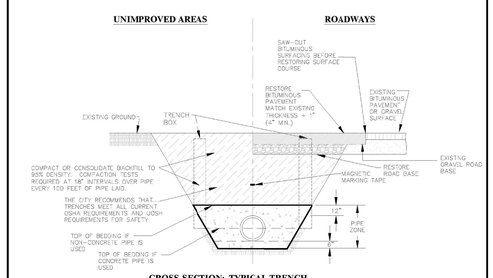


NOTES:

1. STANDARD SERVICE SIZE SHALL BE 1½" FOR DUAL SERVICES AND 1" FOR SINGLE SERVICES. SEE DETAIL PI-5A AND PI-5B FOR SERVICE BOX AND METER DETAILS
2. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. SERVICE LATERAL SHALL SLOPE TOWARDS PRESSURIZED IRRIGATION MAIN.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. 4" SLEEVE SHALL BE BURIED 1' BELOW GRADE.

1" SINGLE & DUAL PRESSURIZED IRRIGATION SERVICE LATERAL

DATE: APRIL 2014 | DRAWING NAME: PI-3 | DRAWN BY: | CHECKED | APPROVED
REVISIONS: REV | DATE | BY | COMMENTS
A | 5/21/08 | MH | ADDED NOTE
B | 8-14-12 | CJG | WE WILL REQUIRED
SARATOGA SPRINGS CITY
STANDARD DETAILS | PRESSURIZED IRR. | PI-3



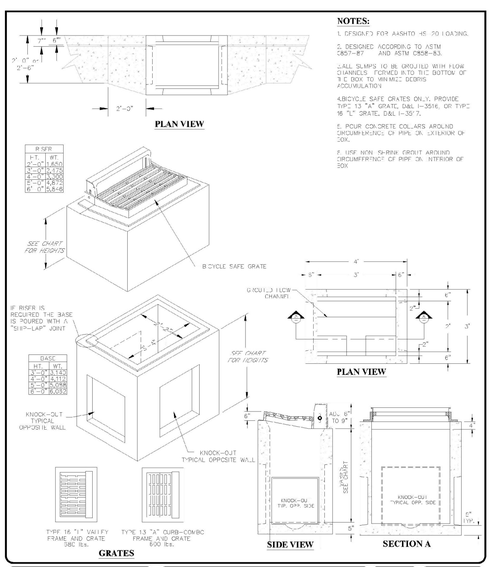
CROSS-SECTION: TYPICAL TRENCH

NOTES:

1. THE CITY RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE CITY ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.
3. TESTING: ALL STORM DRAIN LINES TO BE "VIDEOED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. A MANDREL OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO UNLESS SPECIFIED OTHERWISE.
4. ALL STORM DRAIN TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED DRAINAGE EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.
6. MIN. DEPTH OF COVER SHALL MEET MANUFACTURERS RECOMMENDATIONS.
7. IN ROCKY SUB-GRADES 18" OF CLEARANCE SHALL BE PROVIDED ON ALL SIDES OF PIPE.
8. INSTALL MAGNETIC DETECTOR "APE 3" ABOVE PIPE IN TRENCH.

STORM DRAIN TRENCH

DATE: FEBRUARY 2013 | DRAWING NAME: SD-1 | DRAWN BY: CJG | CHECKED | APPROVED
REVISIONS: REV | DATE | BY | COMMENTS
SARATOGA SPRINGS CITY
STANDARD DETAILS | STORM DRAIN | SD-1

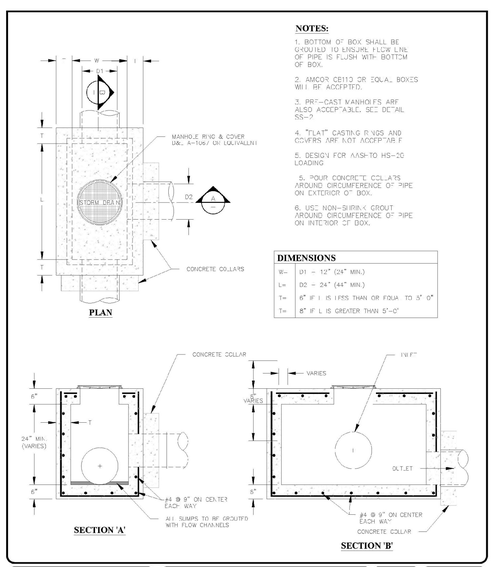


NOTES:

1. DESIGNED FOR AASHTO HS-20 LOADING.
2. DESIGNED ACCORDING TO ASTM C857-87 AND ASTM C858-83.
3. ALL SUMPS TO BE GROUTED WITH FLOW CHANNELS FORMED INTO THE BOTTOM OF THE BOX TO MINIMIZE DEBRIS ACCUMULATION.
4. BICYCLE SAFE GRATES ONLY. PROVIDE TYPE 13 "A" GRATE, D&L I-3516, OR TYPE 16 "L" GRATE, D&L I-3517.
5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.
6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX

GUTTER INLET BOX

DATE: FEBRUARY 2013 | DRAWING NAME: SD-2 | DRAWN BY: CJG | CHECKED | APPROVED
REVISIONS: REV | DATE | BY | COMMENTS
SARATOGA SPRINGS CITY
STANDARD DETAILS | STORM DRAIN | SD-2



NOTES:

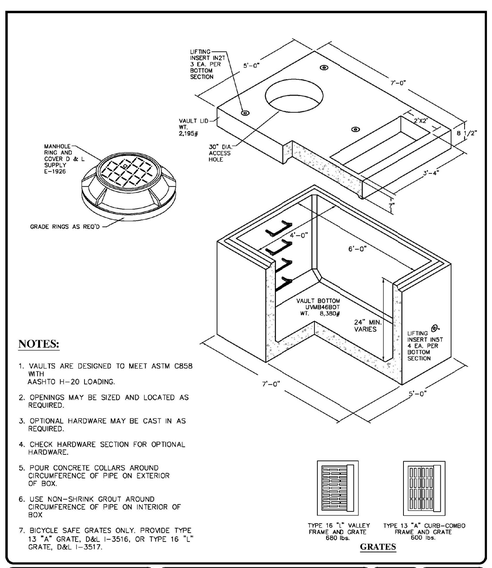
1. BOTTOM OF BOX SHALL BE GROUTED TO ENSURE FLOW LINE OF PIPE IS FLUSH WITH BOTTOM OF BOX.
2. AMCOR CB113 OR EQUAL BOXES WILL BE ACCEPTED.
3. PRE-CAST MANHOLES ARE ALSO ACCEPTABLE. SEE DETAIL SS-2
4. "FLAT" CASTING RINGS AND COVERS ARE NOT ACCEPTABLE
5. DESIGN FOR AASHTO HS-20 LOADING
5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.
6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX.

DIMENSIONS

W=	D1 = 12" (24" MIN.)
L=	D2 = 24" (44" MIN.)
T=	6" IF L IS LESS THAN OR EQUAL TO 5' 0"
T=	8" IF L IS GREATER THAN 5'-0"

CLEANOUT BOX

DATE: FEBRUARY 2013 | DRAWING NAME: SD-3 | DRAWN BY: CJG | CHECKED | APPROVED
REVISIONS: REV | DATE | BY | COMMENTS
SARATOGA SPRINGS CITY
STANDARD DETAILS | STORM DRAIN | SD-3

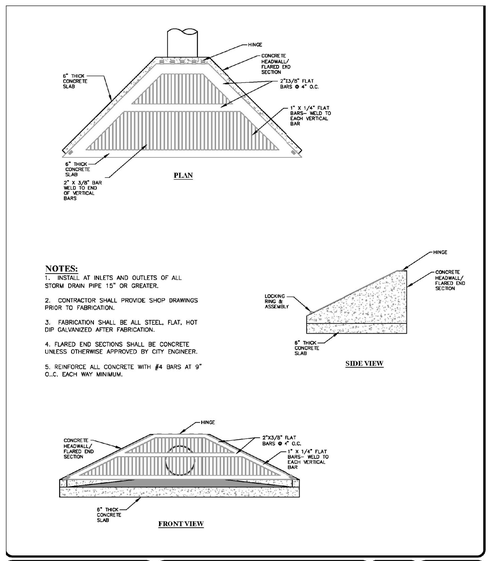


NOTES:

1. VAULTS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO H-20 LOADING.
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
3. OPTIONAL HARDWARE MAY BE CAST IN AS REQUIRED.
4. CHECK HARDWARE SECTION FOR OPTIONAL HARDWARE.
5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.
6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX
7. BICYCLE SAFE GRATES ONLY. PROVIDE TYPE 13 "A" GRATE, D&L I-3516, OR TYPE 16 "L" GRATE, D&L I-3517.

COMBINATION GUTTER INLET & CLEANOUT BOX

DATE: FEBRUARY 2013 | DRAWING NAME: SD-4 | DRAWN BY: CJG | CHECKED | APPROVED
REVISIONS: REV | DATE | BY | COMMENTS
SARATOGA SPRINGS CITY
STANDARD DETAILS | STORM DRAIN | SD-4



NOTES:

1. INSTALL AT INLETS AND OUTLETS OF ALL STORM DRAIN PIPE 15" OR GREATER.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.
3. FABRICATION SHALL BE ALL STEEL, FLAT, HOT DIP GALVANIZED AFTER FABRICATION.
4. FLARED END SECTIONS SHALL BE CONCRETE UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
5. REINFORCE ALL CONCRETE WITH #4 BARS AT 9" O.C. EACH WAY MINIMUM.

INLET/OUTLET TRASH GRATES

DATE: FEBRUARY 2013 | DRAWING NAME: SD-5 | DRAWN BY: CJG | CHECKED | APPROVED
REVISIONS: REV | DATE | BY | COMMENTS
SARATOGA SPRINGS CITY
STANDARD DETAILS | STORM DRAIN | SD-5

DESIGN	JN			
DRAWN	JN			
CHECK	VEH			
APRVD	VEH	NO.	DATE	REVISION	BY

VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

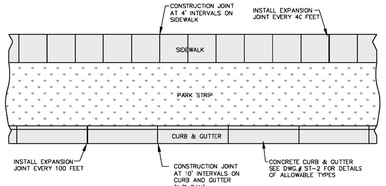
H&H ENGINEERING & SURVEYING, INC.
233 EAST MAIN ST, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

PREPARED FOR:
DESERT PEAK MANAGEMENT
947 South 500 East, STE 100
American Fork, UT 84003

LAKE COVE SUBDIVISION PHASE 1

CONSTRUCTION DETAILS

SHEET	11
DWG	SARATOGA DETAILS
DATE	MAY 28, 2014
PROJ	13-399-10



PLAN VIEW

NOTES:

1. A MINIMUM 6" DEPTH OF ROADBASE MATERIAL SHALL BE PLACED TO GRADE AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY UNDER DRIVEWAY, WATERWAY, AND CURB & GUTTER PRIOR TO PLACEMENT OF CONCRETE.

2. A MINIMUM 6" DEPTH OF ROADBASE MATERIAL SHALL BE PLACED TO GRADE AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY UNDER SIDEWALK AT ALL OTHER LOCATIONS PRIOR TO PLACEMENT OF CONCRETE.

3. WHERE CONSTRUCTION IS ADJACENT TO STATE HIGHWAY FRONTAGE, STATE HIGHWAY DEPARTMENT REQUIREMENTS SHALL GOVERN.

4. CONCRETE SHALL BE 3/4 INCH MAXIMUM AGGREGATE, 6.3 BAGS PER YARD OF TYPE 2 CEMENT WITH A MINIMUM COMMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.

5. EXPANSION JOINTS FOR CURB & GUTTER ARE TO BE SPACED NO MORE THAN 100 FT. AND SIDEWALKS SHALL BE SPACED NO MORE THAN EVERY 40 FT. (EXPANSION JOINTS SHALL BE CONSTRUCTED BY PLACING AN APPROVED MATERIAL, (TYPICALLY BITUMINOUS IMPREGNATED FIBERBOARD), THE FULL DEPTH OF THE CONCRETE. EXPANSION MATERIAL SHALL BE SET 1/2" BELOW THE FINISH LEVEL OF THE SIDEWALK.

6. CONSTRUCTION JOINT IS MADE BY SCORING THE CONCRETE WITH 1/2" RADIUS EDGING TOOL OR OTHER METHOD APPROVED BY ENGINEER.

7. SLOPE SIDEWALK TO ROADWAY AT 2% GRADE.

8. LOCATE ALL INLET GRATES 2' MINIMUM AWAY FROM THE PEDESTRIAN CROSSWALK, WITH ALL DRAINAGE INTERCEPTED BEFORE IT GETS TO THE CROSSWALK AREA.

9. THE SIDEWALK SHALL BE A MIN. 5" THICK CONCRETE.

10. IN ROCKY SUB-GRADES 18" OF BOTTOM OF TRENCH TO BOTTOM OF PIPE, MIN. OF 2' OF OUTSIDE DIAMETER.

11. INSTALL MAGNETIC DETECTOR TAPE WITH A MIN. OF 14 GAUGE COATED TRACER WIRE FOR ALL PVC OR OTHER PIPE.

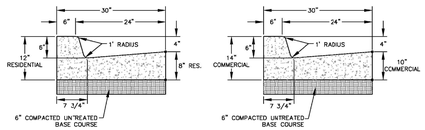
SIDEWALK, CURB & GUTTER STANDARDS

DATE	DRAWING NAME	DRAWN BY	CHECKED	APPROVED
FEBRUARY 2013	ST-1	CJG		

REVISIONS: NO. | DATE | BY | COMMENTS

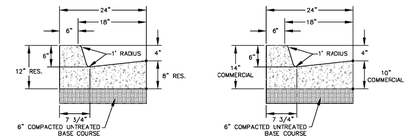
SARATOGA SPRINGS CITY — 247 N. COMMERCE DR., SUITE 4, SARATOGA SPRINGS, UT 84045; TEL: 801-766-9793; FAX: 801-766-9794

STANDARD DETAILS — STREET STANDARDS — **ST-1**



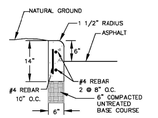
RESIDENTIAL
30" HIGH BACK CURB AND GUTTER
FOR USE ON ARTERIALS & COLLECTORS

COMMERCIAL
30" HIGH BACK CURB AND GUTTER
FOR USE ON ARTERIALS & COLLECTORS

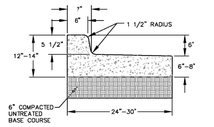


RESIDENTIAL
24" HIGH BACK CURB AND GUTTER
FOR USE IN LOCAL & MINOR COLLECTORS

COMMERCIAL
24" HIGH BACK CURB AND GUTTER
FOR USE IN LOCAL & MINOR COLLECTORS



6" CURB WALL



FALL-OUT CURB AND GUTTER

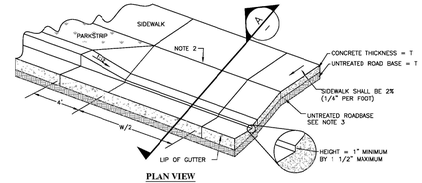
CURB & GUTTER DETAILS

DATE	DRAWING NAME	DRAWN BY	CHECKED	APPROVED
FEBRUARY 2013	ST-2	CJG		

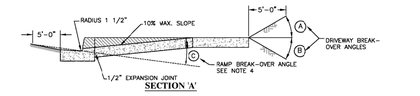
REVISIONS: NO. | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 247 N. COMMERCE DR., SUITE 4, SARATOGA SPRINGS, UT 84045; TEL: 801-766-9793; FAX: 801-766-9794

STANDARD DETAILS — STREET STANDARDS — **ST-2**



PLAN VIEW



SECTION 'A'

NOTES:

1. EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.

2. PLACE 1/2" EXPANSION JOINT BETWEEN DRIVEWAY APRON AND CURB AND IN THE DRIVEWAY CENTERLINE IF "W" IS GREATER THAN 20'. FILLER MATERIAL SHALL BE FULL DEPTH OF CONCRETE PLUS 1", WITH TOP SET FLUSH WITH TOP OF CONCRETE.

3. USE UNTREATED ROADBASE UNDER CURB, GUTTER AND SIDEWALK. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY.

4. DIFFERENCE IN SLOPE OF DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 5' FROM THE FRONT EDGE OF THE GUTTER SHALL NOT EXCEED 15%. REDUCE DRIVEWAY RAMP SLOPE, NOT GUTTER SLOPE, WHERE REQUIRED.

5. ALL CONCRETE SLABS WITH A LENGTH/WIDTH RATIO GREATER THAN 2:1 SHALL HAVE CONTRACTION JOINTS INSTALLED AS REQUIRED TO STAY WITHIN 2:1 RATIO.

6. BACK EDGE OF SIDEWALK TO BE SET AT AN ELEVATION 2% HIGHER THAN THE TOP BACK OF CURB.

7. SIDEWALK TO BE A MINIMUM OF 5 FEET WIDE UNLESS OTHERWISE SPECIFIED.

8. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY'S STANDARD SPECIFICATIONS.

DRIVE APPROACH DIMENSIONS

DIMENSION	LEGNTH ACCORDING TO ZONE
W	10'-0" MIN. RESIDENTIAL ZONES 20'-0" MAX. RESIDENTIAL ZONES 30'-0" MAX. COMMERCIAL/INDUSTRIAL ZONES
T	0'-6" RESIDENTIAL ZONES 0'-8" INDUSTRIAL/COMMERCIAL ZONES

SLOPE TABLE

DIMENSION	ZONE
(A) 12% MAX. 6% MAX.	RESIDENTIAL ZONE. INDUST. AND COMM. ZONE
(B) 3% MAX. 6% MAX.	RESIDENTIAL ZONE INDUST. AND COMM. ZONE
(C) 15% MAX. 6% MAX.	RESIDENTIAL ZONE. INDUST. AND COMM. ZONE

FLARE DRIVE APPROACH

DATE	DRAWING NAME	DRAWN BY	CHECKED	APPROVED
FEBRUARY 2013	ST-4	CJG		

REVISIONS: NO. | DATE | BY | COMMENTS

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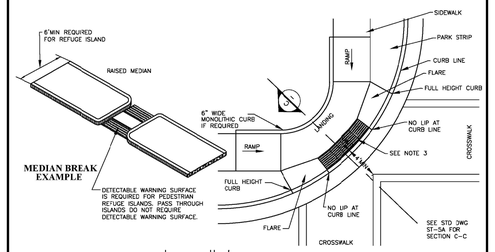
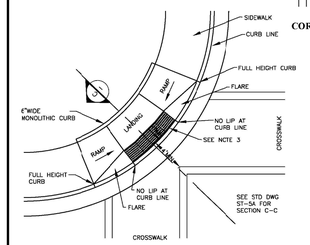
STANDARD DETAILS — STREET STANDARDS — **ST-4**



MEDIAN BREAK EXAMPLE

CORNER PEDESTRIAN RAMP EXAMPLE



CORNER PEDESTRIAN RAMP EXAMPLE

NOTES:

1. REFER TO STD DWG ST 5A FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS.

2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STD DWG ST 5A FOR DETECTABLE WARNING SURFACE DIMENSIONS.

3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE.

4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOWES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE.

5. LOCATE CURB CUT WITHIN CROSSWALK.

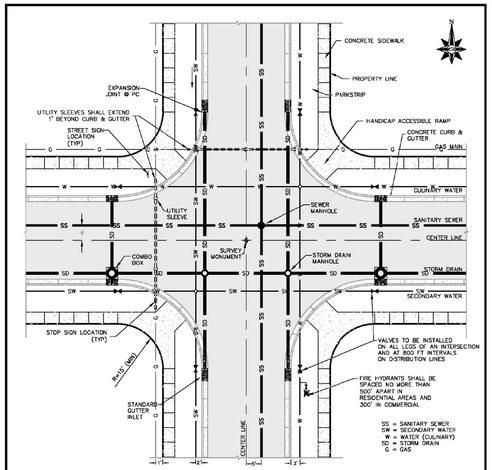
HANDICAP ACCESSIBLE RAMP

DATE	DRAWING NAME	DRAWN BY	CHECKED	APPROVED
FEBRUARY 2013	ST-5E	CJG		

REVISIONS: NO. | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 247 N. COMMERCE DR., SUITE 4, SARATOGA SPRINGS, UT 84045; TEL: 801-766-9793; FAX: 801-766-9794

STANDARD DETAILS — STREET STANDARDS — **ST-5E**



NOTES:

1. LAND DRAINS ARE UNACCEPTABLE UNLESS EXPLICITLY ALLOWED BY CITY ENGINEER. WHEN ALLOWED, PIPES SHALL NOT BE PERFORATED OR DESIGNED TO ACCEPT WATER WITHIN THE STREET RIGHT-OF-WAY.

2. CURB RADIUS ON LOCAL AND COLLECTOR RIGHT-OF-WAYS SHALL BE 25', ON MINOR ARTERIALS IT SHALL BE 35', AND ON MAJOR AND PRICIPAL ARTERIALS SHALL BE 40' AS MEASURED FROM FACE OF CURB.

3. CHECK ALL CITY STANDARDS FOR UTILITY LOCATIONS.

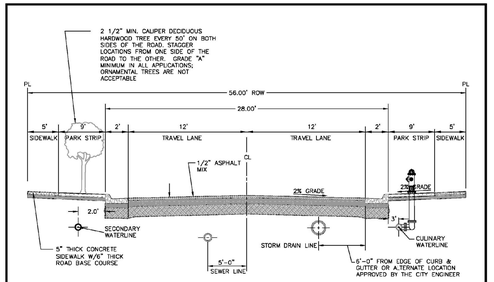
STANDARD INTERSECTION & UTILITY DETAILS

DATE	DRAWING NAME	DRAWN BY	CHECKED	APPROVED
FEBRUARY 2013	ST-7	CJG		

REVISIONS: NO. | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 247 N. COMMERCE DR., SUITE 4, SARATOGA SPRINGS, UT 84045; TEL: 801-766-9793; FAX: 801-766-9794

STANDARD DETAILS — STREET STANDARDS — **ST-7**



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

5. INSTALL TYPE 2 SLURRY SEAL AT END OF WARRANTY PERIOD.

6. HOUSES MAY FRONT ON THESE STREETS.

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	DRAWING NAME	DRAWN BY	CHECKED	APPROVED
FEBRUARY 2013	ST-8	CJG		

REVISIONS: NO. | DATE | BY | COMMENTS

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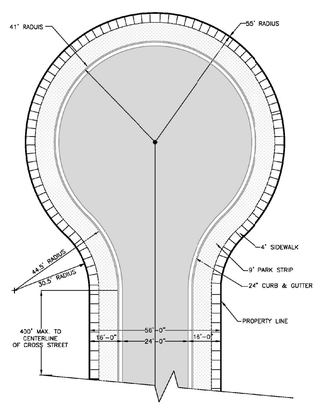
STANDARD DETAILS — STREET STANDARDS — **ST-8**



NOTE:
MAXIMUM 4.0% SLOPE IN CUL-DE-SAC IN ANY DIRECTION

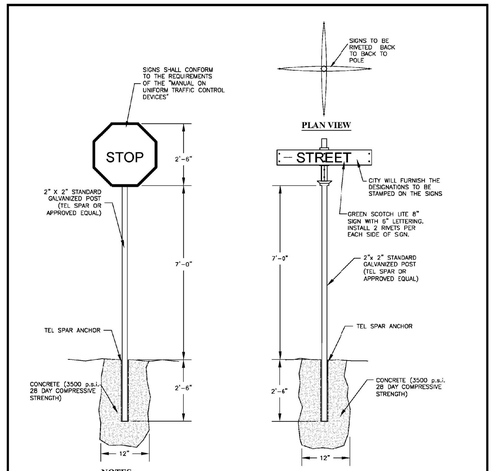
STANDARD CUL-DE-SAC

DATE	DRAWING NAME	DRAWN BY	CHECKED	APPROVED
FEBRUARY 2013	ST-16	CJG		

REVISIONS: NO. | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 247 N. COMMERCE DR., SUITE 4, SARATOGA SPRINGS, UT 84045; TEL: 801-766-9793; FAX: 801-766-9794

STANDARD DETAILS — STREET STANDARDS — **ST-16**



NOTES:

1. SECURE CITY'S APPROVAL OF SIGN FORMAT AND INSTALLATION.

2. INSTALL THE EDGE OF THE SIGN TWO FEET FROM THE VERTICAL EXTENSION OF THE BACK OF CURB AS NEAR AS POSSIBLE TO THE APPROACH CURB POINT OF CURVATURE. SIGNS SHOULD NOT OVERHANG SIDEWALK OR CURB & GUTTER.

3. ALL STREET SIGNS (STOP, SPEED, ETC.) SHALL BE 7' MINIMUM FROM GROUND TO BOTTOM OF SIGN.

4. ALL STREET SIGNS TO BE COATED WITH 3M-HIGH INTENSITY SHEETING, OR ACCEPTABLE EQUAL.

STREET AND REGULATORY SIGNS

DATE	DRAWING NAME	DRAWN BY	CHECKED	APPROVED
FEBRUARY 2013	ST-28	CJG		

REVISIONS: NO. | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 247 N. COMMERCE DR., SUITE 4, SARATOGA SPRINGS, UT 84045; TEL: 801-766-9793; FAX: 801-766-9794

STANDARD DETAILS — STREET STANDARDS — **ST-28**

DESIGN	JN
DRAWN	JN
CHECK	VEH
APRVD	VEH

NO.	DATE	REVISION	BY

VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
0 — 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

H&H ENGINEERING & SURVEYING, INC.
233 EAST MAIN ST, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

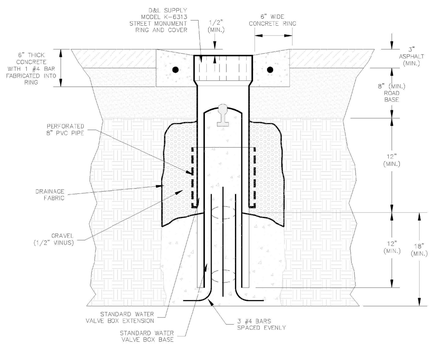
PREPARED FOR:
DESERT PEAK MANAGEMENT
947 South 500 East, STE 100
American Fork, UT 84003

LAKE COVE SUBDIVISION PHASE 1

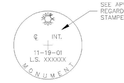
CONSTRUCTION DETAILS

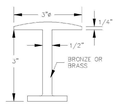
SHEET	12
DWG	SARATOGA DETAILS
DATE	MAY 28, 2014
PROJ	13-399-10

LID DETAIL

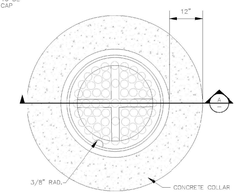


SURVEY MONUMENT	DATE: FEBRUARY 2013	REVISIONS: REV DATE BY COMMENTS	STANDARD DETAILS
	DRAWING NAME: ST-29A		STREET STANDARDS
	DRAWN BY: CJC	SARATOGA SPRINGS CITY	**ST-29A**
	CHECKED / APPROVED		

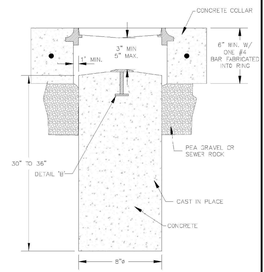




DETAIL 'B'



NOTES:
ALL WORK SHALL CONFORM TO APWA STANDARDS UNLESS OTHERWISE APPROVED BY CITY ENGINEER



SECTION 'A'

SURVEY MONUMENT TYPE 1	DATE: FEBRUARY 2013	REVISIONS: REV DATE BY COMMENTS	STANDARD DETAILS
	DRAWING NAME: ST-29B		STREET STANDARDS
	DRAWN BY: CJC	SARATOGA SPRINGS CITY	**ST-29B**
	CHECKED / APPROVED		

DESIGN	JN			
DRAWN	JN			
CHECK	VEH			
APRVD	VEH	NO.	DATE	REVISION / BY

VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

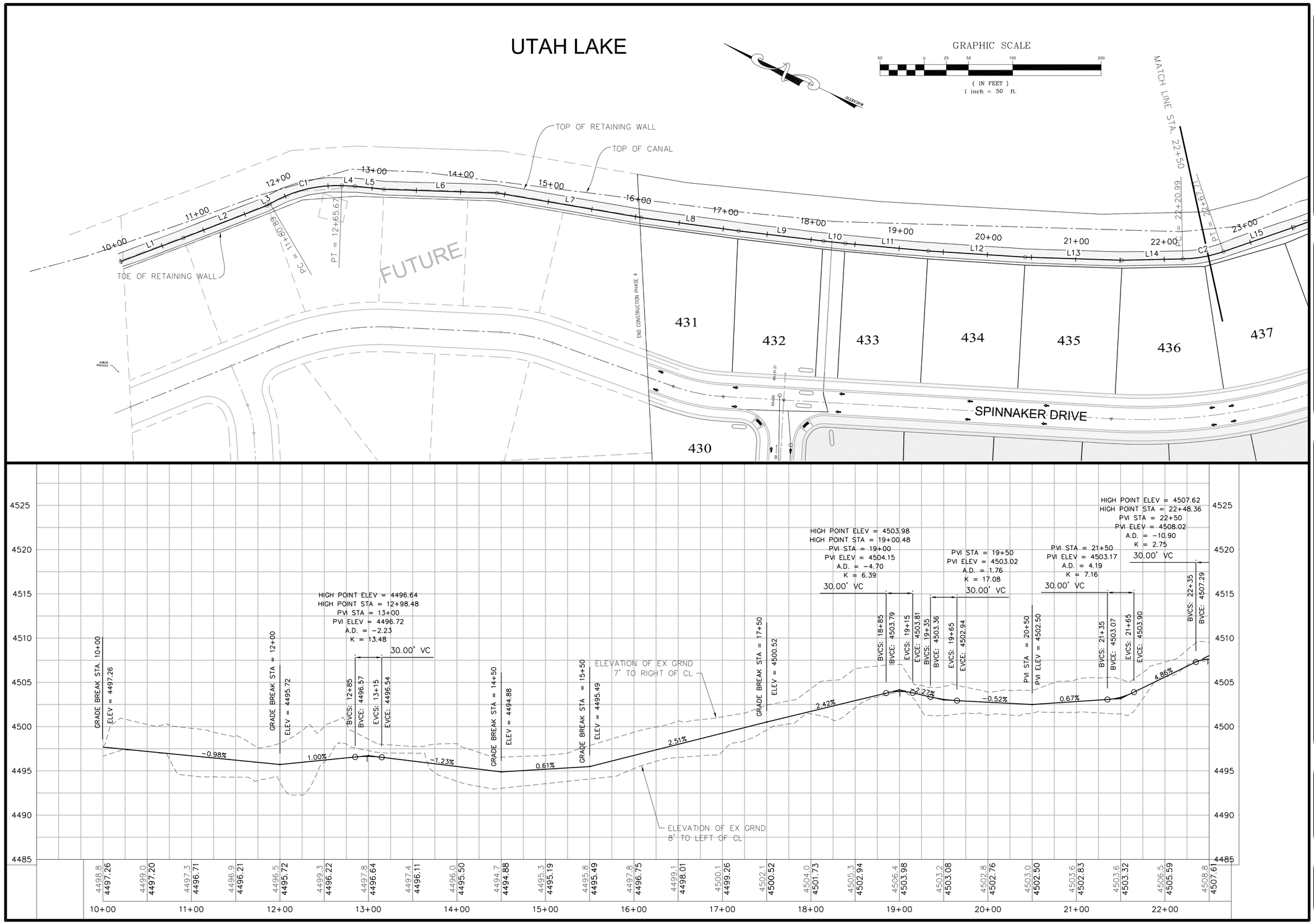
H&H ENGINEERING & SURVEYING, INC.
233 EAST MAIN ST, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

PREPARED FOR:
DESERT PEAK MANAGEMENT
947 South 500 East, STE 100
American Fork, UT 84003

LAKE COVE SUBDIVISION PHASE 1

CONSTRUCTION DETAILS

SHEET	13
DWG	SARATOGA DETAILS
DATE	MAY 28, 2014
PROJ	13-399-10



NO.	DATE	DESCRIPTION	BY

H&H ENGINEERING AND SURVEYING, INC.
796 E. PACIFIC DR. SUITE A AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

HARBOR BAY
TRAIL PROJECT
PLAN AND PROFILE
STA. 10+00 - 22+50

PROJECT NO.	5-111-04
DATE	2-05-07
HOR SCALE	1"= 50'
VER SCALE	1"= 10'
ENGINEER	VEH
DRAFTED	THK
CHECKED	VEH

SHEET
02

CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Site Plan and Conditional Use
Platinum Car Wash
June 12, 2014
Public Hearing

Report Date:	June 5, 2014
Applicant/Owner:	Gary Hadfield / Platinum Car Wash, LLC
Location:	1413 North West Commerce Drive
Major Street Access:	Commerce Drive
Parcel Number(s) & Size:	66:242:0003, portion of 66:242:0002, ~1.64 acres
Parcel Zoning:	RC, Regional Commercial
Adjacent Zoning:	RC
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Dollar Tree, Chase Bank, IHC Clinic
Previous Meetings:	Concept Plan Review with PC (3/13/14)
Previous Approvals:	Walmart Final Plat was approved 6/12/07
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for review of a Site Plan for a "Car Wash (full service)" within the RC zone, to be located at 1431 North West Commerce Drive. The site plan indicates the proposed layout for the car wash, including employee parking, service bays, office and waiting area, landscape areas, and self-serve vacuums to be located in the southeast corner of the site.

Recommendation:
Staff recommends that the Planning Commission conduct a public hearing, take public comment and discuss the proposed Site Plan, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation with conditions to the City Council, continuing the application, or recommending denial to the City Council.

B. Background:

The building lots were created with the "Saratoga Wal-mart Subdivision" plat that was recorded in 2007 (attached). The property is zoned RC and the site is comprised of Lots 2 and 3 in the southwest corner of this plat. The applicant is proposing to use 1.64 acres of the 2.12 acre site. This request will require a lot line adjustment application, approval and recordation prior to approval of the construction drawings. Lot line adjustments may be processed at a staff level.

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The Concept Plan was reviewed by the Planning Commission on March 13, 2014, minutes from the Planning Commission meeting are attached. The City Council reviewed this request on June 3, 2014 and supported the requested front yard landscape reduction and recommended some articulation along the west elevation.

The west elevation includes four building materials including rough face block, smooth face block, stucco headers, and stone wainscot. There are also five trees along the west property line which will help screen the west elevation of the building. If they add additional relief to this elevation they will not be able to meet other requirements, such as required landscape areas and buffers. The applicant is proposing a trellis with plants growing on it along this elevation to address this concern.

C. Specific Request:

The proposed Site Plan has a single commercial building that will provide a drive-through car wash, storage areas, detail service bays, and a waiting room. The building is a total of 10,696 square feet. The office and waiting room and associated storage room will be approximately 1,232 square feet. 29 parking stalls are proposed. 38.60 percent of the site is proposed to be landscaped and the applicant is requesting reduced landscaping within the front setback area adjacent to West Commerce Drive.

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 City Code also requires that an applicant hold a neighborhood meeting for any non-residential development proposal adjacent to developed property in a residential zone. This project is not adjacent to a residential zone.

E. Community Review:

Per 19.13.04 of the City Code, this item has been noticed in *The Daily Herald*, and each property owner within 300 feet of the subject property was sent a letter at least ten calendar days prior to this meeting. As of the completion of this report, the owner of Autosspa has expressed frustration that car washes are now allowed in the Gateway area. When Autosspa was proposed they were not allowed in the Gateway. In July of 2013 the Code was amended to allow full-service car washes in the Gateway area. However, self-service car washes are still not permitted in the Gateway area.

F. General Plan:

The Land Use Map of the General Plan designates this property for Regional Commercial uses. The Land Use Element of the General Plan states "Regional Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities."

Staff Conclusion: consistent. The site and nearby properties are currently zoned RC. Nearby uses include Chase Bank, Dollar Tree, IHC Clinic, etc. The proposed access lines up with the access for Chase Bank and Dollar Tree and is an adequate distance from the intersection of SR73 and West Commerce Drive. The City does not yet have a full-service car wash within the boundaries of the City; thus, this business will offer a service that is not currently offered. The proposed business location and proposed access location will contribute to functional conglomerations of commercial activities by providing a full-service car wash within the regional commercial zone.

G. Code Criteria:

The requirements for the RC zone are outlined in Section 19.04.22. The parking requirements are in Chapter 19.09, the Site Plan requirements are in Chapter 19.14, and the Conditional Use standards are in Chapter 19.15. Pertinent sections of these Chapters and sections are reviewed below.

Permitted or Conditional Uses: complies. Section 19.04.22 lists all of the permitted and conditional uses allowed in the RC zone. "Car wash (full-service)" is a conditional use in the RC zone. Chapter 19.02 states: "Car wash (full service)" means a car wash with facilities for the washing or waxing of automobiles, light trucks and vans, which may include drying equipment, vacuums, and other incidental uses. Full service car washes shall not include open self-service bays." In conjunction with the site plan application, the applicant is seeking conditional use approval. A review of the conditional use standards is found later in this report.

Minimum Lot Sizes: complies. The minimum lot size in the RC zone is 20,000 square feet. The proposed project is 71,396 square feet. A lot line adjustment application is required to adjust the lot lines between Lots 2 and 3. It is recommended that this be processed prior to approval of the construction drawings. The remaining parcel will be over 20,000 square feet.

Setbacks and Yard Requirements: up for discussion. Section 19.04.22 outlines the setbacks required by the RC zone. The front of the building is facing West Commerce Drive. The setback requirements are reviewed below.

Front: can comply. Not less than twenty feet is required. *The plans indicate approximately 35 feet for the front building setback. However, the applicant is requesting a reduced landscape area in the front as outlined under "development standards" later in this report.*

Sides: can comply. Twenty feet is required when adjacent to RC zones. The proposed building is setback more than 20 feet from the future property lines. They will be able to comply once the property lines have been officially amended.

Rear: complies. The RC zone requires a 20 foot rear setback. The rear property line is the west property line. The building is setback approximately 25 feet from this property line.

Other General Requirements: complies. In addition to the specific setback requirements noted above, no building shall be closer than five feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. *The applicant has added a five foot landscape buffer on the east and west sides of the building to comply with this requirement.*

The proposed building is in compliance with the required setbacks; however, an exception to the requirement for 20 feet of landscaping within the front setback is being requested and is reviewed under the "landscaping requirements" section of this report.

Structure Height: Reviewed with Site Plan application. No structure in this zone shall be taller than 50 feet. Building elevations are attached and the building complies with this requirement.

Maximum Lot Coverage: complies. The maximum lot coverage in this zone is fifty percent. The proposed site is 71,396 square feet. The proposed building is a total of is 10,696 square feet, which is 15% of the site.

Minimum Building Size: complies. Individual structures within this zone shall be a minimum of 1,000 square feet above grade. The proposed building is 10,696 square feet.

Development Standards: variation requested. Section 19.04.22(9)(b)(i) states "required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than twenty feet (or as reduced in subsection 5.b. above) as approved through the Site Plan review process." Subsection 5.b. contains no criteria for reducing the 20 ft. landscaping requirement. However, the old criteria (prior to July 2013) in 5.b. stated that the Council may reduce setbacks (front and rear) to ten feet if "the reduction provides a more attractive and efficient use of the property." Therefore, staff has determined that this is the proper standard to use for reducing the front landscaping requirement. Following are possible reasons to grant or deny the reduction:

> For: The proposed drive-aisle cannot be located where it is shown and the site will have to be redesigned.
>
> Against: 20 feet of landscaping in front of the building adds aesthetic appeal to the site.

The concept plan indicated 6.86 feet within the front setback area. The plans have been updated and now have 10 feet (rather than 20 feet) of landscaping within the front setback area.

> **Proposed Finding:** a reduction from 20 feet to 10 feet of landscaping within the front setback area provides a more attractive and efficient use of the property by allowing the drive isles that serve the business to surround the building as necessary.

Uses Within Buildings: City Council approval required. This section requires all uses to be conducted entirely within an enclosed building except for those deemed by the City Council to be customarily and appropriately conducted outside such as automobile refueling stations and gas pumps. The proposed business will include personnel who hand-dry vehicles and this will be conducted outside. The proposed business will also offer self-service vacuums, which are to be operated outside.

> **Proposed Finding:** The proposed outdoor uses such as drying and vacuuming vehicles are deemed to be customarily and appropriately conducted outside for a full-service car wash.

Trash storage: can comply. Section 19.14.04 requires trash storage areas to be comparable with the proposed building and surrounding structures. The applicant is aware of this requirement and this has been added as a condition of approval.

Buffering/Screening Requirements: complies. This section requires fencing or landscaping to buffer uses in the RC zone that abut Agricultural or residential uses. *There are not any abutting agricultural or residential uses.* This section also requires a minimum number of both deciduous and evergreen trees. *Landscape requirements are reviewed later in this report.*

Landscaping Requirements: complies. Twenty percent of the total project area is required to be landscaped and all sensitive lands shall be protected. *The plans indicate 38.6% of the site will be landscaped and there are not any sensitive lands within the project area.*

For 27,585 sq. ft. of landscaping requires: 11 deciduous trees at 2.5" caliper, 10 evergreen trees at 6', 35 shrubs and 50% turf.

The plans indicate 11 deciduous trees at 2.5" caliper, 10 evergreen trees at 6', 145 shrubs and 89% turf. The applicant is also proposing a trellis on the west elevation with plants growing on it; this has been added as a condition of approval.

Sensitive Lands: complies. Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development. Sensitive lands shall be included in protected landscaping. *This site does not have any sensitive lands other than the detention basin needed to serve this property. The detention basin will be located within the landscape areas. The RC zone does not stipulate a permitted number of ERU's per acre.*

Parking: complies. Section 19.09.11 (as approved by the City Council on June 3, 2014) requires "3 stacking stalls per bay including stall inside bay, plus 1 parking stall per bay, plus 1 stall per person employed on highest employee shift" The applicant has indicated that they will have 12-13 employees on the highest shift and an estimated total of 20 employees. A standard employee schedule is attached. The proposed plans include 29 parking stalls (including the stalls for the vacuums) along with three stacking stalls for each bay; thus, the proposed plans comply with the parking requirement.

Landscaping in Parking Areas: complies. Section 19.09.08 requires a 10 foot berm between parking areas and the public street, a landscape island every 10 stalls, and landscape boundary strips of eight feet. *The landscape area between the parking area for self-vacuuming and the West Commerce Drive right of way is a minimum depth of 11.42 feet; landscape islands are proposed as required; and, the landscape boundary strip on the west side of the property is 8 feet wide, complying with the requirements for landscaping in parking areas.*

Parking Lot Lighting: can comply. Section 19.14.04(7) requires "All streetlights and interior parking lot lights shall meet the City's adopted design standards for lighting." The applicant is proposing a parking lot light that is similar to the City's adopted design standard. The proposed light has some similarities to the City standard in that there is a bell shade. The pole and base vary from the City standard. The Planning Commission and City Council may choose to discuss this further. Condition #8 recommends that proposed bell shade be approved as proposed, but that the pole and base be more closely matched to the City standard.

Signage Review: can comply, third wall sign requires City Council approval. The applicant is requesting three wall signs and a monument sign. The request is reviewed below.

Monument sign: complies. The proposed monument sign is 7'-6" tall, with a 2 foot base constructed of materials that match the building, with a sign face of 36 square feet.

Wall signs: can comply. Wall signs are being requested on the south, east and southeast elevations of the building. The sizes comply, but the third wall sign requires Council approval. Section 19.18.08 states that for wall signs, "The total number of wall signs shall not exceed two unless otherwise approved through the site plan process for new projects."

The proposed signs are each 29.5 square feet in size and comply with Section 19.18.08 which allows a maximum letter/log height of three feet and allows one square foot of signage per lineal foot of building frontage.

The building frontage for the east elevation is 46'-2" wide and the proposed sign is 29.5 square feet. The building frontage for the southeast elevation is 56'-4" wide and the proposed sign is 29.5 square feet. The building frontage for the south elevation is 30 feet wide and the proposed sign is 29.5 square feet.

For third and fourth wall signs, these signs must be located on elevations which face a public or private street or a non-residential parking lot. These signs are not allowed on elevations which face undeveloped property, service alleys or driveways, or separate residential areas not included with a planned area. *All three signs are proposed to face the drive isles or parking areas within the site. The development across the street from the proposed signs is a commercial development.*

Conditional Use Review:

19.15.04. Determination.

1. The Planning Commission may only permit a Conditional Use to be located within zone where the particular Conditional Use is listed as a Conditional Use by the use regulations of this Title.
2. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards contained in this Chapter.
3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the standards contained in this Chapter, the conditional use may be denied.

Finding: complies. "Car Wash (full service)" is listed as a conditional use within the RC zone. The proposed car wash is located in a Commercial zone. Mitigation measures are reviewed under "General standards and Considerations Governing Conditional uses" below. The reasonably detrimental effects of the proposed conditional use are minimal and can be mitigated by meeting the site requirements for developments in the RC zone.

19.15.05. General Standards and Considerations Governing Conditional Uses.

In reviewing an application for a Conditional Use permit, the Planning Department shall apply the following considerations and standards:

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

    Staff finding: complies. The site is located in an RC zone where commercial uses are anticipated. Existing development consists of the IHC Clinic to the west which is separated from this particular building by a large detention basin, and Chase Bank and Dollar tree to the east which are separated from this site by a public road. The proposed location will allow full service car washing services in a Commercial area. The proposed outdoor activities are drying and vacuuming the cars. The proposed landscaping and required landscape berms will aid in screening these activities. The proposed building is facing West Commerce Drive, development that occurs to the north in the future will be separated from the subject use by a parking lot. The existing and future separations will aid in protecting surrounding businesses from the sounds generated by the car wash. Signs have been reviewed earlier in this report and comply with commercial signage requirements. **The request for a third wall sign requires City Council approval through the site plan process.**

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

    Staff finding: complies. The City Engineer has reviewed the site and the circulation. The existing street that will serve the proposed use is a local street that was constructed in anticipation of serving commercial traffic in this area. During the Concept Plan review it was recommended that the site be shifted to the north to allow the main access to line up with

the order window. This has taken place and this change eliminates the turning movement that would have been needed with the concept plan site design. The site includes the parking required by pending ordinance as reviewed earlier in this report. The stacking areas are in compliance with the pending ordinance requirements and contribute to the adequacy, convenience, and safety of vehicular movement through the site. The amount of traffic generated by the site varies throughout the day and throughout the seasons. The proposed site is laid out in a configuration that will accommodate the anticipated traffic.

3. The compatibility of the proposed conditional use with its environment, and in particular:
    a. the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
    b. hours of operation;
    c. adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
    d. adequacy of provisions for protection of the public against any special hazards arising from the intended use;
    e. the expected duration of the proposed building, whether temporary or permanent, and the setting of time limits when appropriate; and the degree to which the location of the particular use in the particular location can be considered a matter of public convenience and necessity.

    Staff finding: complies. The proposed full-service car wash is a compatible use in the RC zone. The proposed car wash is being proposed on an undeveloped lot/site and the resulting activity level will be comparable if not less than that of the surrounding uses. There are three sites in Salt Lake County and the operating hours are Mon-Fri 8:00 a.m. to 6:00 p.m., Sat 8:00 a.m. to 5:30 p.m., Sun 10:00 a.m. to 3:00 p.m. (weather permitting). The anticipated hours are expected to be the same or similar. These hours are within the operating hours of the surrounding uses. Landscaping, berming, and building setbacks aid in control of off-site effects such as noise and outdoor activities such as drying and vacuuming. No special hazards will arise from the proposed use. The building is expected to be permanent and the hours of operation are reasonable for a commercial business in the RC zone.

4. The Conditional Use shall meet the following standards:
    a. the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
    b. the use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use;
    c. the use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan;
    d. the use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection, schools and busing, water, sewer, storm drainage, and garbage removal; and
    e. the proposed use will conform to the intent of the City of Saratoga Springs General Plan.

    Staff finding: complies. The proposed full service car wash will not be detrimental to the health, safety, or general welfare of persons in the area but will offer a service that is not yet available in the City. The proposed site can comply with the land use ordinance requirements and regulations as reviewed earlier in this report. The proposed use will not result in a situation that is cost ineffective to the City. The proposed use will contribute to sales tax revenue for the City. The proposed use conforms to the intent of the General plan as outlined in Section R of this report.

5. When necessary, the City Council may attach conditions to ensure compatibility with the surrounding area and to mitigate harmful effects. Such conditions may include the following:
    a. additional parking;
    b. water, sewer, and garbage facilities;
    c. landscape screening to protect neighboring properties;
    d. requirements for the management and maintenance of the facilities;
    e. changes in layout or location of uses on the lot; and
    f. any other condition the City Council finds necessary to reasonably ensure that the proposed Conditional Use will comply with the standards noted above.

    Staff finding: additional mitigation is not necessary. The site plan indicates adequate parking for the proposed use, a dumpster location, landscaping and berming as required by code which will buffer the outdoor activities. The hours of operation are compatible with the surrounding businesses and will not need additional management or maintenance. The business faces West Commerce drive. Changes to the layout or location are not recommended.

6. The City Council shall make its decision based upon the facts presented for the record; expressions of support or protest alone shall not constitute the basis of approval or denial.

H. Recommendation and Alternatives:

After evaluating the required standards for developments in the RC zone and the conditional use criteria, staff recommends that the Planning Commission conduct a public hearing and make the following motion:

Recommended Motion:

"Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council for approval of the Platinum Car Wash Site Plan and Conditional Use Permit on property located at 1413 North West Commerce Drive, with the findings and conditions below:

Findings:

1. The proposed site plan and conditional use are 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 proposed site plan and conditional use 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.
3. The proposed wall signs face the drive isles or parking areas within the site. The development across the street from the proposed signs is a commercial development.

Conditions:

1. That all requirements of the City Engineer be met, including those listed in the attached staff report.
2. That all requirements of the Fire Chief be met.
3. A lot line adjustment application is required to be submitted, reviewed, approved and recorded prior to approval of the construction drawings.
4. The third wall sign is approved as proposed.
5. Provide dumpster enclosure details have not yet been included on in the plans and shall comply with Section 19.14.04.
6. The west elevation shall include a trellis with plants growing on it to provide aesthetic relief to this elevation.
7. The proposed photometric plan and lighting coverage are subject to approval by the City Engineer.

8. For parking lot lighting, the proposed bell shade shall be approved as proposed. The proposed pole and base shall be updated to more closely match the City standard.
9. 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 evidence and explanations received today and the following findings, I move that the Planning Commission forward a negative recommendation to the City Council to deny the Platinum Car Wash site plan and conditional use on property located at 1413 North West Commerce Drive. 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. 3/13/14 Planning Commission Minutes
4. Weekly Staff Schedule at Cottonwood Heights
5. Proposed Elevations
6. Site Plan
7. Landscape Plans
8. Proposed Signage
9. Proposed Lighting Plan

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Platinum Car Wash
Date: June 12, 2014
Type of Item: Site Plan Approval

CITY OF
SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Gary Hadfield / Platinum Car Wash, LLC*
Request:	*Site Plan Approval*
Location:	*1413 North Commerce Drive*
Acreage:	*1.64 acres*

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

D. Conditions:

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

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

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

D. 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 complete a Lot line adjustment to ensure the new lot matches the approved site plan limits prior to scheduling a preconstruction meeting, beginning construction or receiving a building permit.

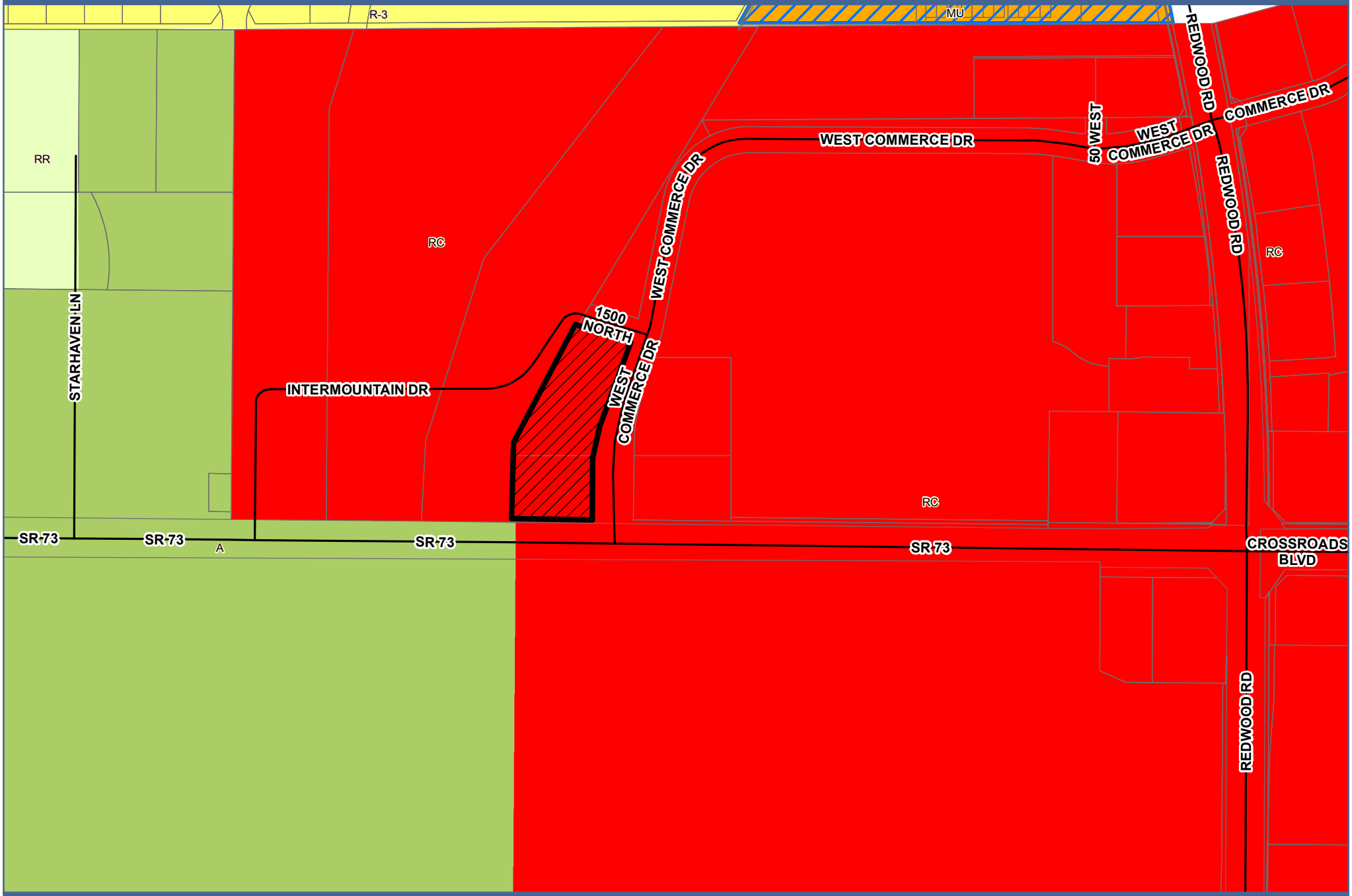
L. Developer shall be required to implement a water recycling system to ensure gallons per vehicle do not exceed what is approved and paid for with the impact fees and water fees rights. Developer shall ensure that the site plumbing is built without the ability to bypass the reclamation system.

M. Lighting fixtures and lighting intensities shall meet the lighting requirements found in the Land Development Code and Engineering Standards and Specifications, most recent editions. Fixtures shall be City standard unless otherwise approved by the City Council. All parking stalls shall have a minimum illumination of 0.5 ft-candles and spillover at the property line shall not exceed 1.0 ft-candles.

N. A cross access easement shall be provided for the adjacent lot to the north.

O. Hydrant spacing shall meet minimum spacing requirements of 300’.

Location Map



Platinum Car Wash

Planning Commission Meeting

Thursday, March 13, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

DRAFT MINUTES

Work Session 6:32 P.M.

Present:
Commission Members: Jeff Cochran, Sandra Steele, Kara North, Jarred Henline, Kirk Wilkins, Eric Reese, Hayden Williamson
Absent Members:
Staff: Lori Yates, Chantelle Rosson, Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Jeremy Lapin, Scott Langford
Others: Gary Hadfield, Brett Gardner, Susan Hadfield, Vance Twitchell, Cari Krejci, Bob Krejci, Stan Nau, Jimme Smeath, Stellin Jacobs, Jeremy Weller, Marilyn Sanford, Lee Jones, Richard Sanford, Susan Palmer, Ronald Johnston, Camilla Simonsen, Adam Naxler, Chris Carn, Troy Jenkins, Dalton Klinger, Debra Jenkins, Bruce Baird, Aaron Nielsen, Kolton Nielsen, James Jones, Halceyn Klinger

5. Concept Plan for Platinum Car Wash located at approximately 1413 North West Commerce Drive, Gary Hadfield, applicant.

Sarah Carroll presented the Concept Plan for Platinum Car Wash which included building elevations along with condition recommendations. She touched on the landscaping plan which the applicant is requesting a reduction to the width of the requirement.

Gary Hadfield, applicant indicated that cars are moving through the carwash every 30 seconds. The lot is small but we have accommodated the carwash to the size of the lot. Gary feels that the amount of parking stalls required by the code don't fit the purpose or need of the business.

Jarred Henline asked what zoning is north of this property.
Sarah Carroll stated that it's the same zoning of this property which is regional commercial.
Jarred Henline would recommend the plan be flipped which would reduce the concerns of egress and ingress. He feels that a berm is necessary. The required 55 parking stalls are unnecessary for this type of business.

Kara North asked staff if there is an island to the north on the plan.
Sarah Carroll indicated that there is one.
Kara North asked what the purpose of the island is.
Gary Hadfield indicted that the island will be shifted to the north allowing car stacking. He then briefly touched on the proposed plan
Kara North asked that there is plenty of space is allotted for stacking.
Gary Hadfield stated that a revised concept plan will show those changes.
Kara North has no problem with the proposed parking and is fine with the request setback.

Kirk Wilkins the required parking for this type of business doesn't make sense. Do we have the ability to change this Code requirement?
Sarah Carroll in order to change those requirements, revisions to the Code would need to be made.

Kirk Wilkin would support maintaining the setback on the south end of the property and decreasing the setback on the east side. The ingress and egress look larger then appears and is fine with what is being proposed.

Eric Reese has no issues with the proposed parking. He is fine with the requested setback reduction. He would like to see the building be an attractive one.

Hayden Williamson suggested allowing for 20 parking stalls. Due to the shape of the lot and size the requested setback would be more effective. He asked if it would be possible to widen the east driveway.
Gary Hadfield stated that there would be two lanes and landscaping could be expanded to 12 feet.

Sandra Steele asked how many employees would the carwash staff.
Gary Hadfield there would be approximately 20 employees per day.
Sandra Steele the current parking standards work for this particular plan and feels that more stalls might be needed. When cars are being detailed additional stalls will be used, this may cause parking to occur on Commerce Drive which causes some concern. The landscaping should remain at 20 feet and there should be a landscape buffer along the building which isn't shown on the current concept plan. Landscaping along Commerce Drive will also be necessary. Sandra isn't pleased with the proposed plan and feels that there is plenty of work that needs to be done with this project.

Jeff Cochran the parking isn't a concern; there is no need for 55 parking stalls for this type of business. This business is a great addition to the city but feels this lot might be rather tight and encouraged the developer to comply with all Code standards.

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C□□□□□□ □□d

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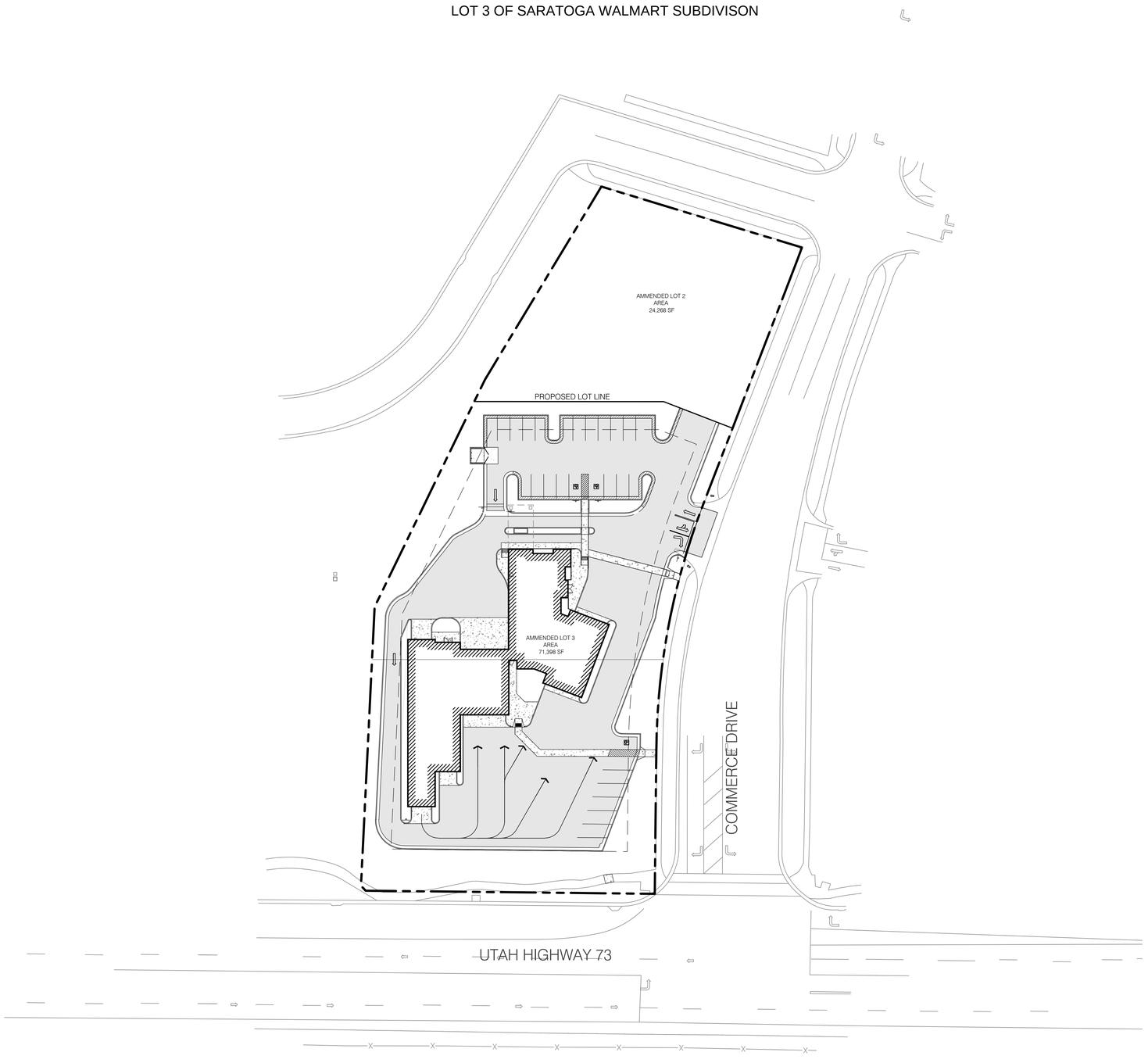
	S□□d□□	**M□□d□□**	**T□□□d□□**	**W□d□□□d□□**	**T□□r□d□□**	**□r□d□□**	**S□□□rd□□**
CASHIER							
Susan					8-6	8-6	8-6
Jill	10-3	8-6	8-6	8-6			
M□R							
Brett	10-3	10-6		8-6	8-3		8-6
Jimmie		8-3	8-6		10-6	8-6	8-6
ATTENDANTS							
Abrea	10-3	9-6	11-6	11-6			
Ben		3-6	3-6	3-6			
Crystal	10-3	9-6	9-6	9-6			
Dan	10-3	8-3	8-3				8-1
Heather	10-3				4-8	8-3	10-6
Heidi		8-4	8-3	8-3	8-3		
James		9-6			9-6	9-6	9-6
Jason				12-6	12-6	12-6	9-6
Jenn B.	10-3		12-6	3-8			1-6
Kaylie				4-8	4-8	3-8	9-2
Kimberly		8-4	8-3	8-3	8-3		
Kristal						8-4	8-1
Kristi	10-3		11-6	3-8			
Kyle	10-3	12-6				3-6	8-4
Mindy		8-4		8-3	8-3	8-3	
Montana		3-6	3-6		11-6	1-6	8-4
Nicole				8-3	8-3	8-3	10-6
Rachele					3-6	11-6	9-2
Robbie						8-4	8-4
Samantha	10-3	3-6	3-6			10-6	
Tamina	10-3	3-6	3-6	3-6			2-6
Tina				12-6	3-6	11-6	
Todd		3-6	3-6	3-6			8-1
Zach					3-6	3-6	1-6

	S□□d□□	**M□□d□□**	**T□□□d□□**	**W□d□□□d□□**	**T□□r□d□□**	**□r□d□□**	**S□□□rd□□**
S□□□□1	11	6	5	6	6	7	9
S□□□□2		10	9	10	9	9	9
T□□□□	**11**	**1□**	**14**	**1□**	**15**	**1□**	**1□**

PLATINUM CAR WASH

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

LOT 3 OF SARATOGA WALMART SUBDIVISON

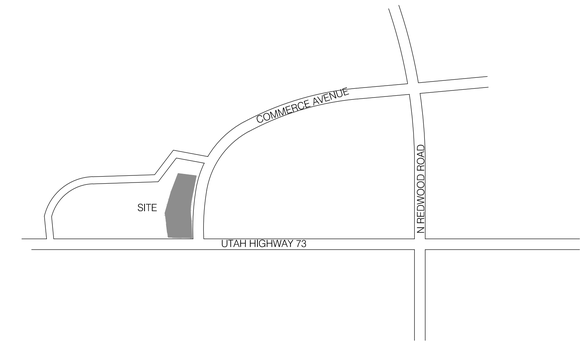


GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

NORTH



VICINITY MAP
N.T.S

OWNER/DEVELOPER: GARY HADFIELD
PLATINUM CARWASH
ADDRESS: 387 E 12300 S
DRAPER, UTAH 84020
TELEPHONE: (801) 503-0414

DRAWING INDEX

~~COVER~~	~~COVER~~ SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CPP.01	SEWER LINE PLAN AND PROFILE
CPP.02	STORM LINE PLAN AND PROFILE
CEP.01	STORM WATER POLLUTION PREVENTION
CEP.02	SWPP NOTES
CEP.03	POST CONSTRUCTION
CEP.04	BMP DETAILS & NOTES
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES
CDT.04	DETAILS & NOTES
A1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
L1.1	LANDSCAPE PLAN
L2.1	IRRIGATION PLAN
ES1	LIGHTING PLAN

CIVIL CONSTRUCTION PLANS

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LAND SURVEYING
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SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PLATINUM CAR WASH
UTAH HIGHWAY 73 COMMERCIAL DRIVE
SARATOGA SPRINGS, UTAH

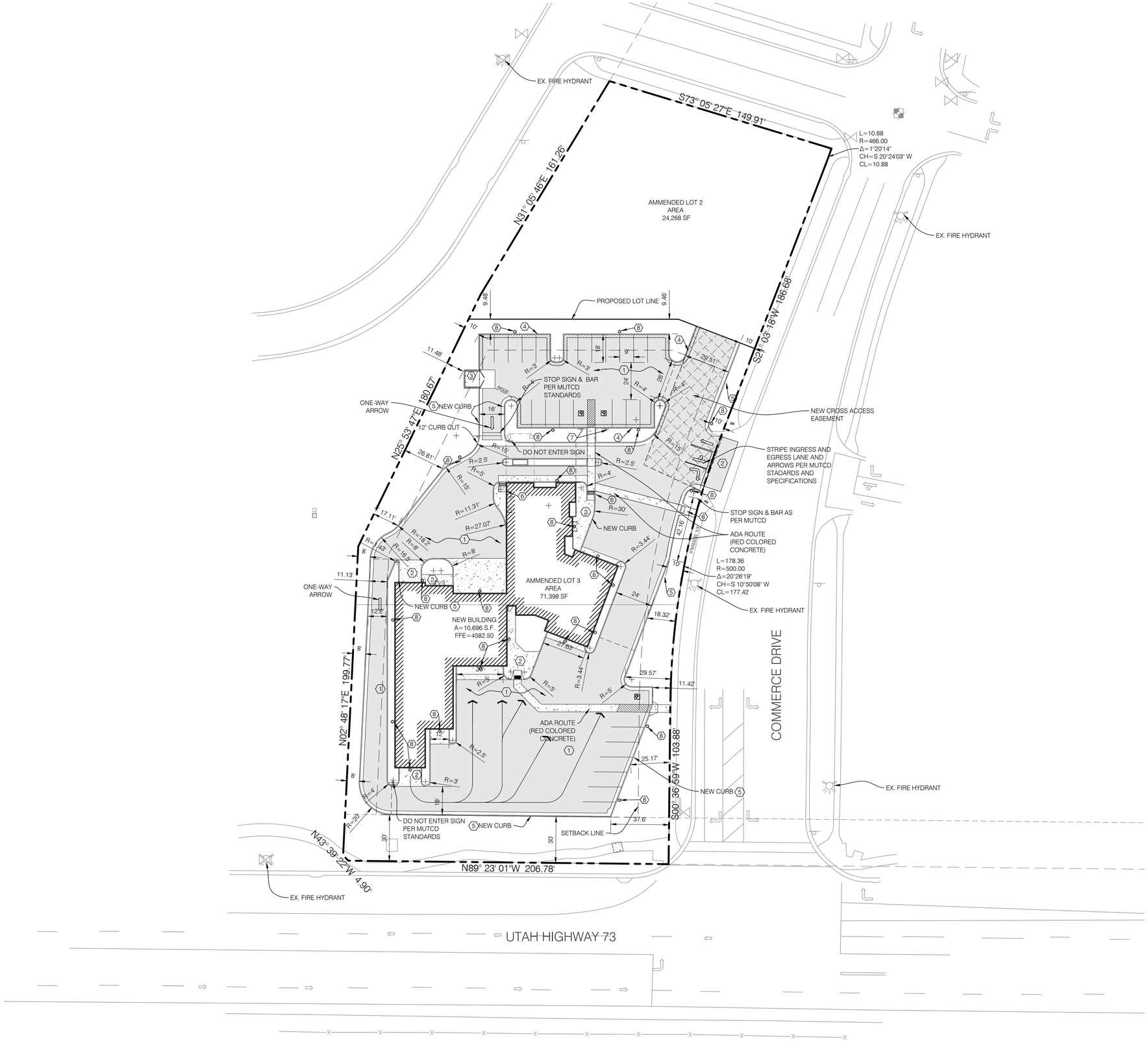
DRAFT: FBA/RPD	DESIGN: DKB	CHECK: DKB
DATE: 02/06/14	DATE: 02/06/14	DATE: 02/06/14

PROJECT NO. 1401006

No.	DATE	DESCRIPTION
1	05/07/14	REVISED SITE PER COMMENTS FROM SARATOGA SPRINGS
2	05/12/14	ADDED 10' BERM AND REVISED CURB NORTH OF CARWASH
3	05/22/14	REVISED PER SARATOGA SPRINGS CITY REDLINES

COVER

BENCHMARK ENGINEERING CONTACT: DALE K. BENNETT, PLS, PE



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE.	1/CDT.01
2	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
3	DUMPSTER	
4	FALLOUT CURB & GUTTER	6/CDT.01
5	2.5' COMMERCIAL HIGHBACK CURB & GUTTER	6/CDT.01
6	ADA RAMP	1/CDT.02
7	ADA PARKING SIGN	1/CDT.02
8	LIGHT (SEE SHEET ES1 SITE LIGHTING PLAN FOR DETAILS)	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	10,696	15.0
HARDSCAPE	33,115	46.4
LANDSCAPE	27,585	38.6
TOTAL	71,396	100

BOUNDARY DESCRIPTION:

LOTS 2 AND 3, SARATOGA WAL-MART SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

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811

No.	DATE	DESCRIPTION
1	05/07/14	REVISED SITE PER SARATOGA SPRINGS COMMENTS
2	05/12/14	ADDED BERM AND REVISED CURB NORTH OF CARWASH
3	05/22/14	REVISED PER SARATOGA SPRINGS CITY REDLINES

DRAWN BY FBA/RPD
CHECKED BY DKB
FIELD CREW SUREY
DATE 02/06/14
DWG. FILE 1401006site

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

PROFESSIONAL ENGINEER
No. 103381
DALE K. BENNETT
5-22-14
STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
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BENCHMARK CIVIL

PLATINUM CAR WASH

UTAH HIGHWAY 73 COMMERCIAL DRIVE
SARATOGA SPRINGS , UTAH

PROJECT NO. 1401006

SITE PLAN

CSP.01

STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)		C*A
Roof =	10,696		0.9	9626.4 S.F.
Pavement =	29,304		0.9	26374 S.F.
Landscaping =	26,965		0.2	5393 S.F.
Sum:	66965 S.F.		Sum:	41393 S.F.

SARATOGA SPRINGS DESIGN STORM (100 YEAR EVENT)					Allowable Discharge = 0.115 cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft)	Volume to Detain (cu.ft)
15	3.82	0.96	3294	159	3135
30	2.57	1.29	4433	318	4114
60	1.59	1.59	5485	636	**4848**
120	0.86	1.72	5919	1273	4646
180	0.57	1.72	5930	1909	4020
360	0.30	1.82	6292	3819	2473
720	0.17	2.02	6954	7637	0
1440	0.09	2.09	7202	15275	0

Revised allowable discharge: 0.115 cfs/acre

C. Existing Storm water detention:

Detention Area# 1
Area 1 (A1)= 1764 s.f. Basin Depth (H): **3.00 ft**
Area 2 (A2)= 246 s.f.
Frustum of Pyramid: V=h/3[A1+A2+ (A1*A2) ^1/2] **2669 cf**

Detention Area# 2
Area 1 (A)= 2491 s.f. Basin Depth (H): **0.50 ft**
Volume of a Pyramid: V=AH/3 = **415 cf**

Detention Area# 3
Area 1 (A)= 2293 s.f. Basin Depth (H): **1.00 ft**
Volume of a Pyramid: V=AH/3 = **764 cf**

Volume in Pipes and Boxes
Pipe Diameter (d)= 18 inches Pipe Length (l) = **547 ft**
Volume of a Pipe: V= (pi)d^2*l= **967 cf**
Volume in Boxes= **86 cf**

Total Detention Volume : 4,901 cf
Is there enough existing storm water storage? 4,848 cf **YES**

D. Orifice Design:
The storm runoff will be detained at 0.2 cfs/acre

$$Q = C_d A_o \sqrt{2gh}$$

Total acreage of development:	1.54 acres
Allowable discharge:	0.1 cfs/acre
Max head:	4.30 ft
Design diameter for new orifice:	**1.7 inch**

GRADING AND DRAINAGE KEY NOTES REFERENCE

NO	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN.	
2	18" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	STORM DRAIN INLET PER SARATOGA SPRINGS STANDARD DETAIL SD-2	5/CDT.01
4	3x3 CATCH BASIN	2/CDT.02
5	1.7"Ø ORIFICE PLATE	3/CDT.01
6	15" DIAMETER RCP CLASS III STORM DRAIN LINE	
7	INLET TRASH GRATE PER SARATOGA SPRINGS STANDARD DETAIL SD-5	2/CDT.03
8	CONTECH CDS MODEL 2015-C	3/CDT.03
9	FLARED END SECTION	1/CDT.03

TOCP= TOP OF CONCRETE PAVEMENT

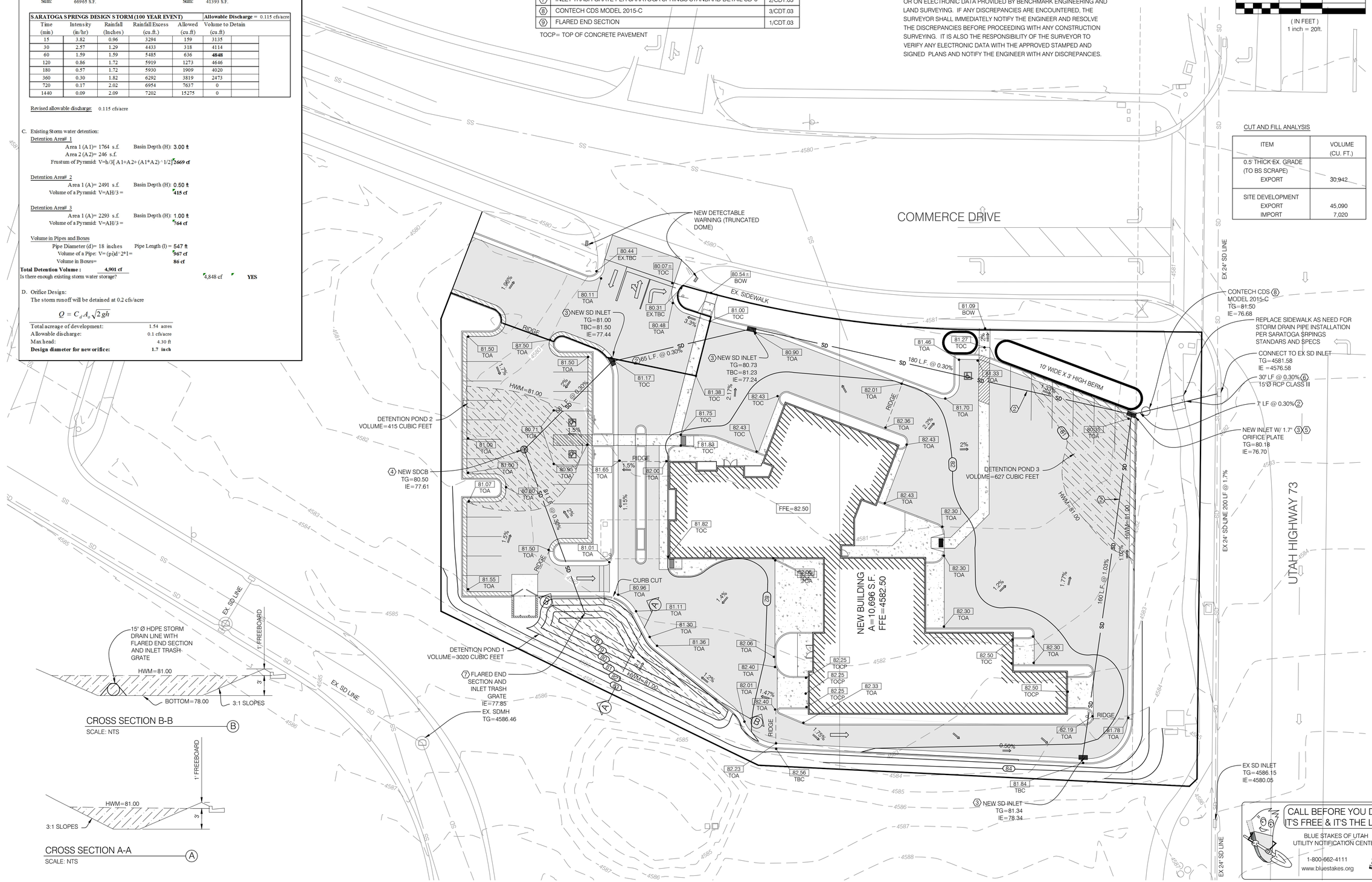
SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20ft.

CUT AND FILL ANALYSIS

ITEM	VOLUME (CU. FT.)
0.5' THICK EX. GRADE (TO BS SCRAPE) EXPORT	30,942
SITE DEVELOPMENT EXPORT	45,090
IMPORT	7,020



No.	DATE	DESCRIPTION
1	05/07/14	REVISED SITE PER SARATOGA SPRINGS COMMENTS
2	05/12/14	ADDED BERM AND REVISED CURB NORTH OF CARWASH
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DRAWN BY FBA/RPD
CHECKED BY DKB
FIELD CREW SURVEY
DATE 02/06/14
DWG. FILE 1401006site

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

PROFESSIONAL ENGINEER
No. 103381
DALE K. BENNETT
5-22-14
STATE OF UTAH

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PLATINUM CAR WASH
UTAH HIGHWAY 73 COMMERCIAL DRIVE
SARATOGA SPRINGS , UTAH

PROJECT NO. 1401006

GRADING & DRAINAGE PLAN

CGD.01
5 OF 21

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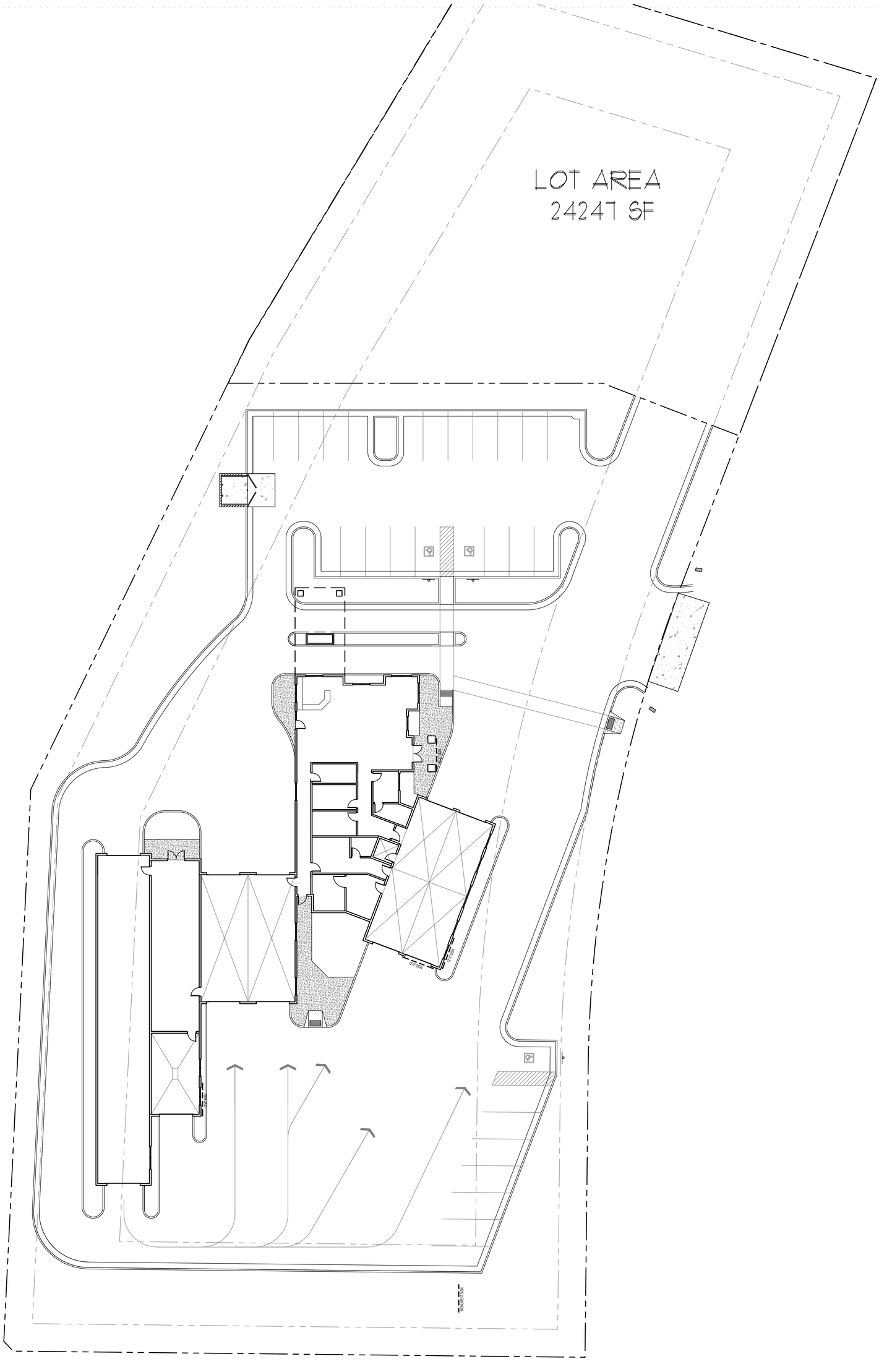


1 / A1 **FLOOR PLAN**

0 2 4 8 16'
SCALE: 1/8" = 1'-0"

NORTH

SHEET NUMBER	DATE		ARCHITECT	PROJECT/OWNER	SHEET TITLE	REVISIONS	PROJECT NUMBER
A1	FEBRUARY 11, 2014	NICHOLS • NAYLOR ARCHITECTS 1155 EAST WILMINGTON AVENUE SUITE 250 SALT LAKE CITY, UTAH 84106 (801) 487-3330		**PLATINUM CAR WASH** HIGHWAY 73 AND COMMERCE DRIVE SARATOGA SPRINGS, UTAH	FLOOR PLAN		14-07

Landscape Architect

rdl Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105

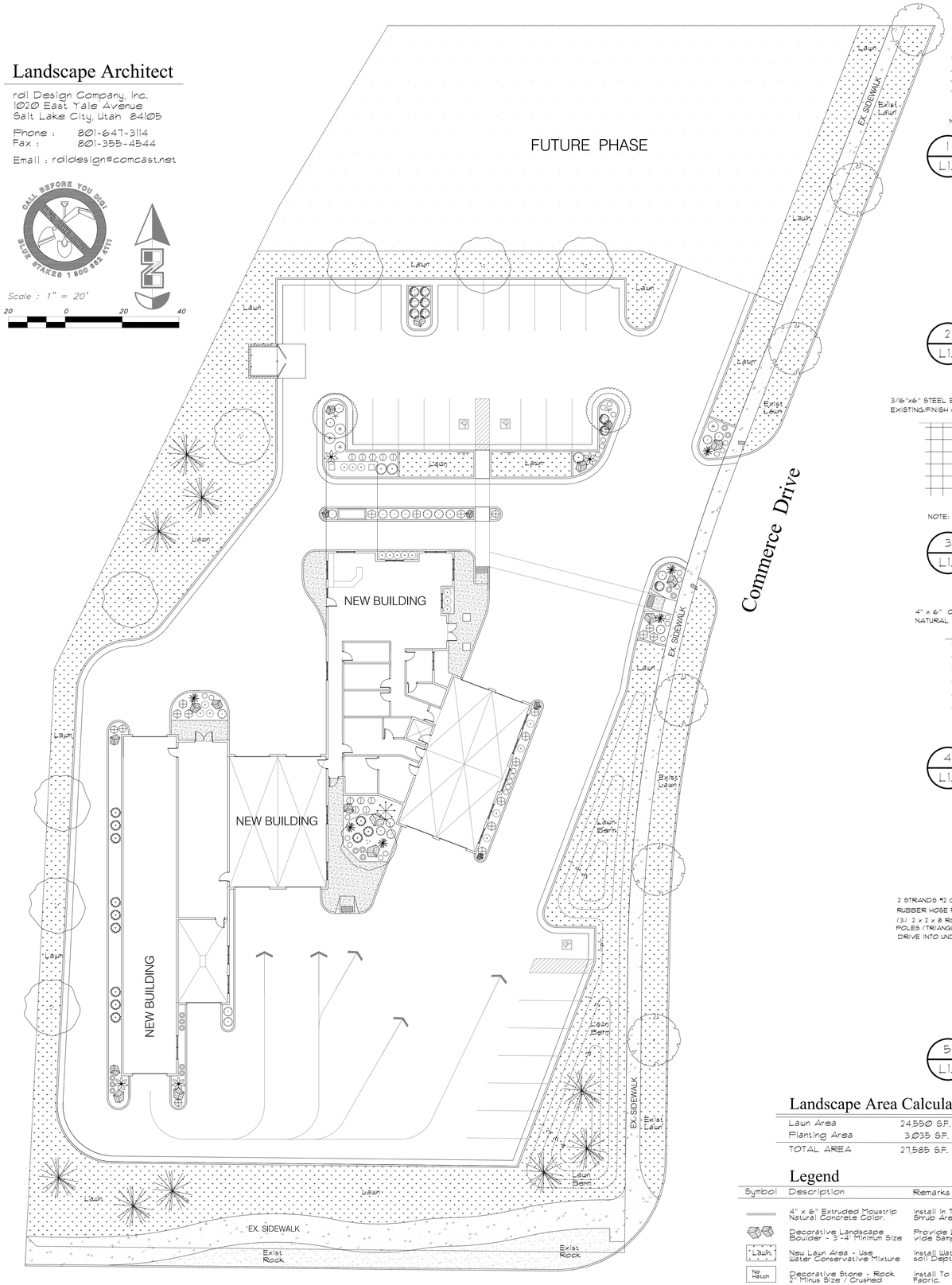
Phone : 801-647-3114
Fax : 801-355-4544

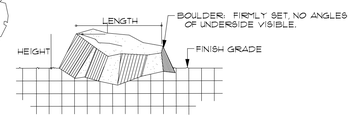
Email : rdldesign@comcast.net

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

Scale : 1" = 20'

20 0 20 40

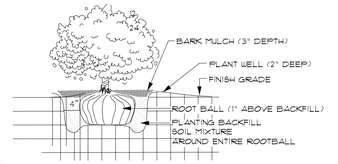




NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

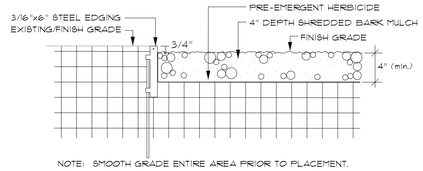
1 / L1.1 **Decorative Boulder**

N. T. S.



2 / L1.1 **Shrub Planting**

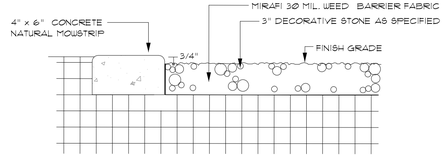
N. T. S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

3 / L1.1 **Steel Edging / Bark Mulch**

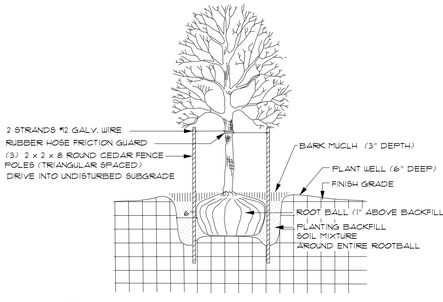
N. T. S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

4 / L1.1 **Concrete Mowstrip**

N. T. S.



5 / L1.1 **Tree Planting**

N. T. S.

Landscape Area Calculations

Lawn Area	24,550 S.F.	89 %
Planting Area	3,035 S.F.	11 %
TOTAL AREA	27,585 S.F.	100 %

Legend

Symbol	Description	Remarks
	4" x 6" Extruded Mowstrip Natural Concrete Color.	Install In True Lines, Flush To All Concrete Edges & Between All Lawn And Shrub Areas.
	Decorative Landscape Boulder - 3'-4' Minimum Size	Provide Landscape Boulder Of Similar Color As Decorative Rock / Provide Sample For Approval.
Lawn	New Lawn Area - Use Water Conservative Mixture	Install Water Conservative/Drought Tolerant Mixture Over Specified Topsoil Depth.
No Hatch	Decorative Stone - Rock 2" Minus Size / Crushed	Install To A Depth Of Four (4) Inches Over "DeWitt" Brand Weed Barrier Fabric.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2 1/2" Caliper Ø'-12' Height	Matched Heads Straight Trunks
1		Picea abies 'Cupressina'	Columnar Norway Spruce	6' Min. Height B & B	Full Width Form Specimen
9		Picea pungens	Colorado Spruce	6' Min. Height B & B	Full Width Form Specimen
2		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2 1/2" Caliper Ø'-12' Height	Matched Heads Straight Trunks
NA		Existing Trees To Remain	Several Varieties	As Installed Ø'-12' Height	Protect During Construction

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
18		Buxus microphylla 'Julia Jane'	Julia Jane Boxwood	5 Gallon	15"-18" Height
4		Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	5 Gallon	18"-24" Height
9		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	18"-24" Height
4		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	18"-24" Height
12		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
3		Rhus trilobata	Oakbrush Sumac	5 Gallon	18"-24" Height
19		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
6		Yucca filamentosa 'Gold Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES/PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
15		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
4		Helictotrichon sempervirens	Blue Oat Grass	2 Gallon	15"-18" Height
27		Lavandula 'Hidcote Blue'	Hidcote Blue Lavender	1 Gallon	12"-15" Height
15		Pennisetum a. 'Hamsin'	Dwarf Fountain Grass	2 Gallon	12"-15" Height

Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 60 days prior to the anticipated installation date. No plant material substitutions will be considered following this 60 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

Planting Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive an 8 inch depth of topsoil. In rock only areas, no topsoil shall be installed. Topsoil material is not expected to be from on-site sources, and shall be imported from approved local sources. All topsoil material used for in for landscape purposes shall be of a sandy loam mix.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer.
3. All lawn areas shall be sodded using high grade material of a water conservative mixture, and shall be composed of turf type "Tall Fescue" and/or Bluegrass. Prior to installation, all areas shall receive a starter fertilizer applied at the rate recommended by the manufacturer.
4. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
5. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
6. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
7. All trees located in lawn areas shall receive an "Arbor Guard" trunk protector, or equal, and have a 36 inch diameter soil-free ring. All trees shall be staked for wind protection, unless indicated.
8. Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over 30 mil. weed barrier fabric. Provide sample for each type of stone specified. The different rock sizes shall be of various colors, but in the "earth tones" to match the building. All stone material shall be of a clean and/or a "washed" product.
9. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
10. Landscape maintenance shall be required for a period of 30 days, or two mowings of the lawn, and shall include mowing, weeding, pruning and a minimum of one fertilizations of the lawn.
11. The project shall be swept clean of dirt and debris prior to completion of the project, and on a daily basis, if required, as determined by the Owner/contractor.
12. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

Planting General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
2. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below the topof all surrounding walks, curbs, etc.
3. The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular spaced.
4. The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner decision will be final.
7. The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
8. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of root balls shall be planted flush with finish grade.
9. The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
10. The contractor shall maintain all work until all work is complete and accepted by the Owner, but in no case less than 30 days following the date of substantial completion. Maintenance shall include mowing, weeding, pruning, fertilizing, cleaning, insecticides, herbicides, etc. and all other necessary for a complete service of project.
11. It shall be the contractors responsibility to ensure that any damaged or disturbed landscaping from the construction of this project is to be returned to as good or better condition.
12. It shall be the responsibility of the property owner to maintain all landscaping and irrigation facilities after construction at the end of the contractor warranty period.

Planting Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as rock/boulders, decorative stone, bark mulches, weed barrier fabric, soil ammendments & import topsoil in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Sub-Grade Requirements

1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a 4 inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
2. SHRUB AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an 8 inch depth of topsoil along with a four inch depth of bark mulch or decorative stone mulch over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
3. ROCK (ONLY) AREAS : Five (5) inches below finish grade. This will allow for a four inch depth of decorative rock over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.

PROJECT NUMBER
14-07

REVISIONS

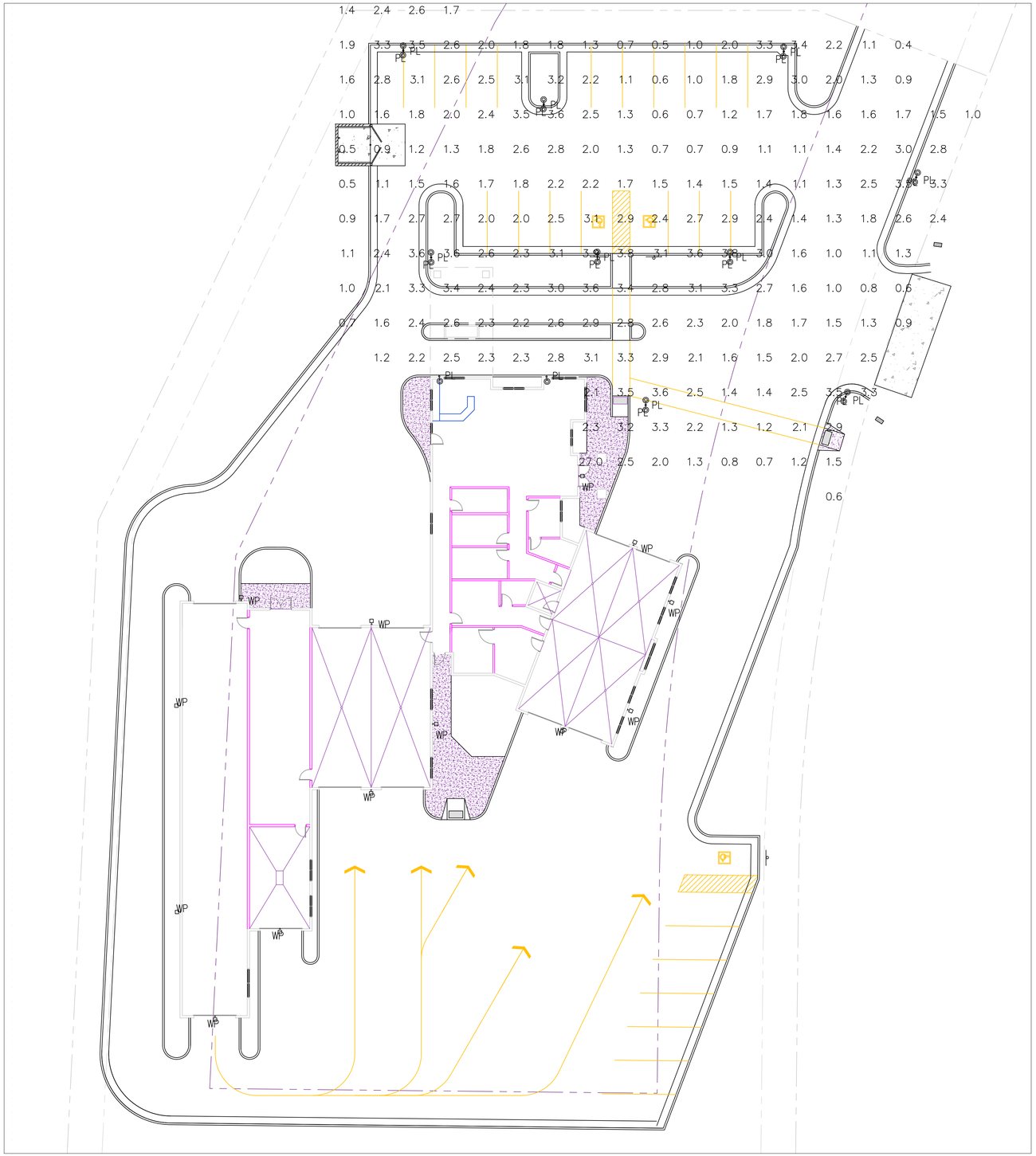
SHEET TITLE
LANDSCAPE PLAN

PROJECT/OWNER
PLATINUM CAR WASH
HIGHWAY 73 AND COMMERCE DRIVE
SARATOGA SPRINGS, UTAH

ARCHITECT
NICHOLS • NAYLOR
A R C H I T E C T S
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

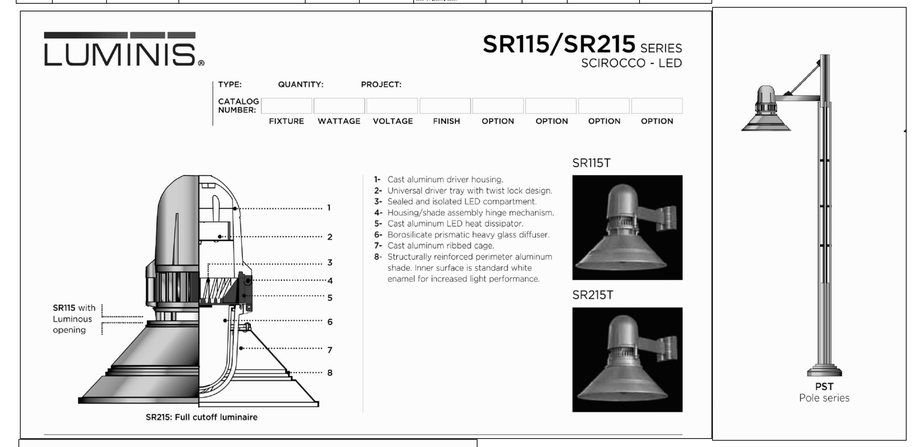
DATE
MAY 12, 2014

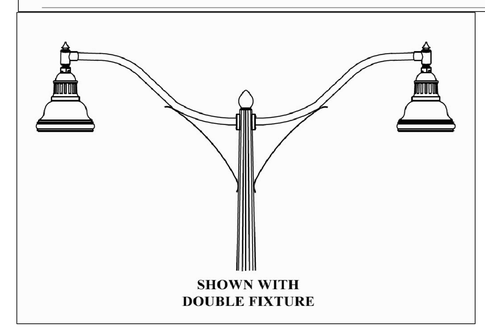
SHEET NUMBER
L1.1



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1	NOTE 2
PL	▶	(1) 15W LED	LUMINIS SCIROCCO SERIES LED LUMINAIRE WITH TRANSLUCENT JAR REFRACTOR AND CAST ALU WHITE BASE	ELECTRONIC	POLE	LUMINIS CANADA POINTE CLAIRE, QUEBEC, SCIRO-LCMS, 30LED	53.2	480/PLE	CNS WHITE, HIGHLY LED, LUMEN OUTPUT = 2500 LMS.	TWO ARMS ON DECORATIVE POLE TO MEET SITE STANDARDS
WP	●	(96) 1.5LEW LED	40 LED 25 Degree EDGE Fixed 350mm	ELECTRONIC	CEILING	RETROFIT, 2 Fixtures at Roof Lighting, Model: RFT-LED-40-25-350-WH or Equal CRI>=70 (350mA) 3000K	75.3	480/PLE	SATIN WHITE LEAF EMITTING DIODES (LEDS), VERTICAL BASE-UPWARDS.	





1 ES1

ELECTRICAL

SITE LIGHTING CALCS

0 16'-0" 32'-0"

SCALE: 1" = 16'-0"

NORTH

PROJECT NUMBER

14-07

REVISIONS

SHEET TITLE

SITE LIGHTING PLAN
SITE PLAN

PROJECT/OWNER

PLATINUM CAR WASH
HIGHWAY 73 AND COMMERCE DRIVE
SARATOGA SPRINGS, UTAH

ARCHITECT

REGISTERED PROFESSIONAL ENGINEER
No. 152313
JOSEPH S. HANCOCK
STATE OF UTAH

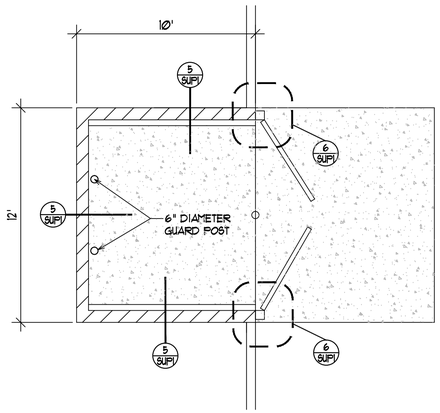
NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE

FEBRUARY 11, 2014

SHEET NUMBER

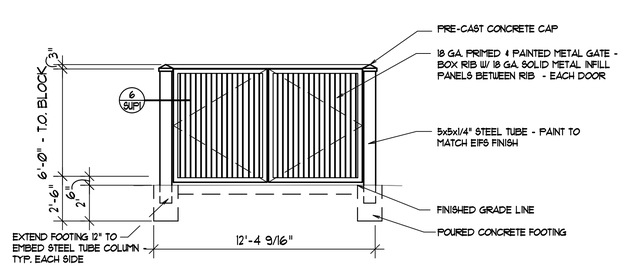
ES1



1 A3 TRASH ENCLOSURE PLAN

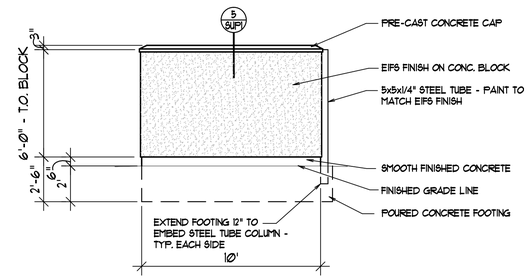
SCALE: 1/4" = 1'-0"

NORTH



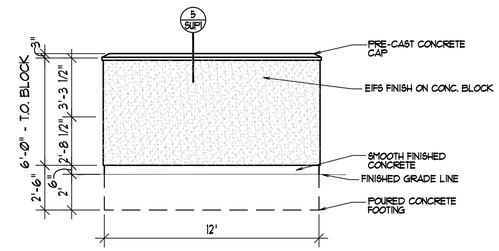
2 A3 TRASH ENCLOSURE TYPICAL FRONT ELEVATION

SCALE: 1/4" = 1'-0"



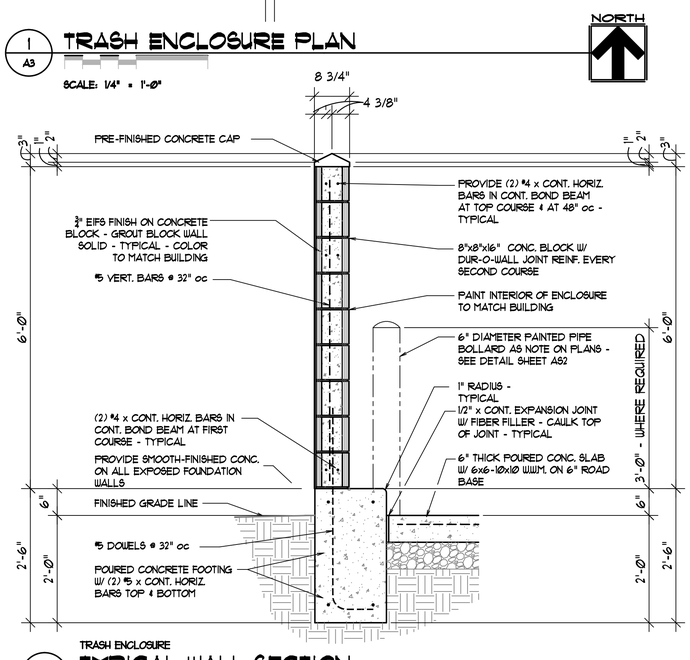
3 A3 TRASH ENCLOSURE TYPICAL SIDE ELEVATION

SCALE: 1/4" = 1'-0"



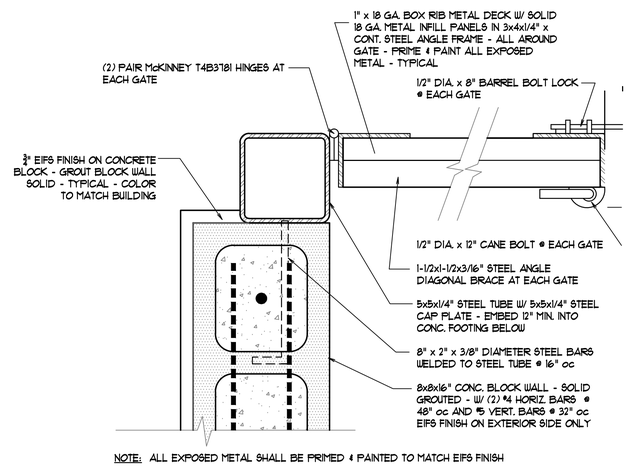
4 A3 TRASH ENCLOSURE TYPICAL REAR ELEVATION

SCALE: 1/4" = 1'-0"



5 A3 TRASH ENCLOSURE TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



NOTE: ALL EXPOSED METAL SHALL BE PRIMED & PAINTED TO MATCH EIFS FINISH

6 A3 TRASH ENCLOSURE TYPICAL JAMB DETAIL

SCALE: 3" = 1'-0"

PROJECT NUMBER

14-07

REVISIONS

SHEET TITLE

DUMPSTER DETAILS

PROJECT/OWNER

PLATINUM CAR WASH
HIGHWAY 73 AND COMMERCE DRIVE
SARATOGA SPRINGS, UTAH

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE

FEBRUARY 11, 2014

SHEET NUMBER

A3

RECEIVED APR 08 2014

SHEET TITLE

PROJECT/OWNER

PLATINUM CAR WASH
HIGHWAY 73 AND COMMERCE DRIVE
SARATOGA SPRINGS, UTAH

ARCHITECT

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SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE

FEBRUARY 11, 2014

EAST ELEVATION

SYNTHETIC STONE VENEER	20%
STUCCO	45%
STOREFRONT GLASS/OVERHEAD DOORS	20%
CMU BLOCK	5%

NORTH ELEVATION

SHEET TITLE

PROJECT/OWNER

PLATINUM CAR WASH
HIGHWAY 73 AND COMMERCE DRIVE
SARATOGA SPRINGS, UTAH

ARCHITECT

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1155 EAST WILMINGTON AVENUE SUITE 250
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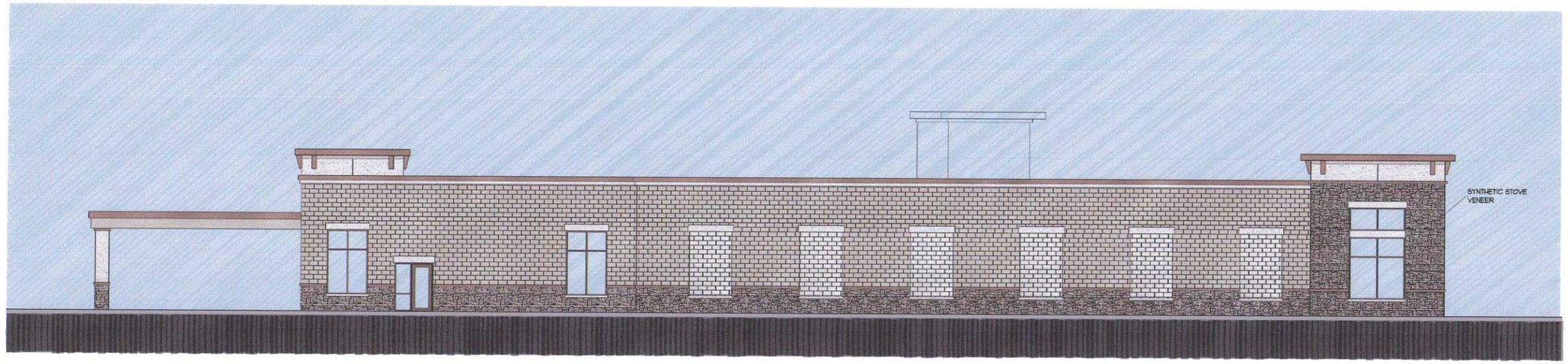
DATE

FEBRUARY 11, 2014



WEST ELEVATION

SYNTHETIC STONE VENEER:	20%
STUCCO:	45%
STOREFRONT GLASS/OVERHEAD DOORS:	20%
CMU BLOCK:	15%

SOUTH ELEVATION

SHEET TITLE

PROJECT/OWNER

PLATINUM CAR WASH
HIGHWAY 73 AND COMMERCE DRIVE
SARATOGA SPRINGS, UTAH

ARCHITECT

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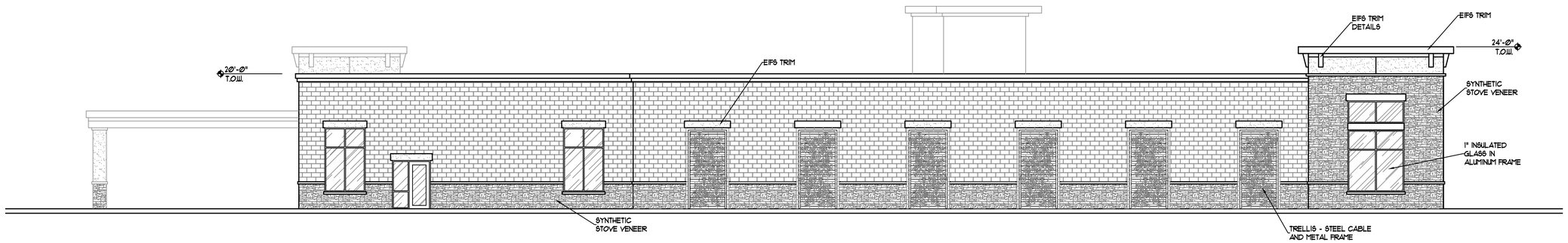
FEBRUARY 11, 2014

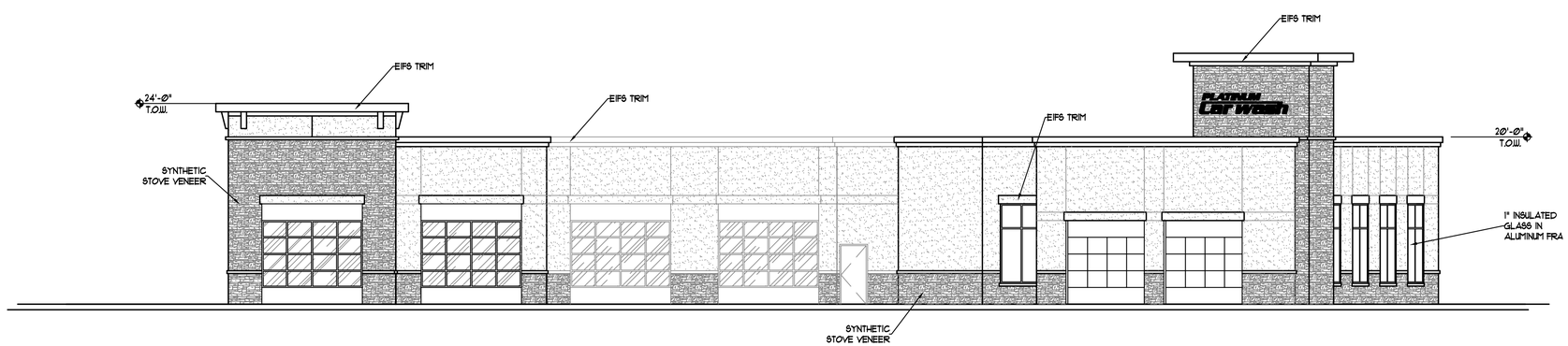


1
A3

WEST
EXTERIOR ELEVATIONS

0 2 4 6 8 16'
SCALE: 1/8" = 1'-0"

SYNTHETIC STONE VENEER:	20%
STUCCO:	45%
STOREFRONT GLASS/OVERHEAD DOORS:	20%
C.M.U. BLOCK:	15%



2
A3

SOUTH
EXTERIOR ELEVATIONS

0 2 4 6 8 16'
SCALE: 1/8" = 1'-0"

PROJECT NUMBER
14-07

REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT/OWNER
PLATINUM CAR WASH
HIGHWAY 73 AND COMMERCE DRIVE
SARATOGA SPRINGS, UTAH

ARCHITECT

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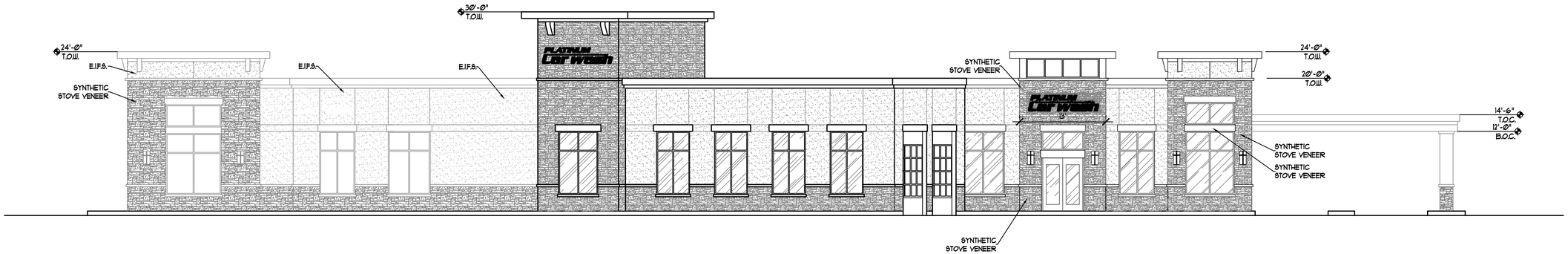
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

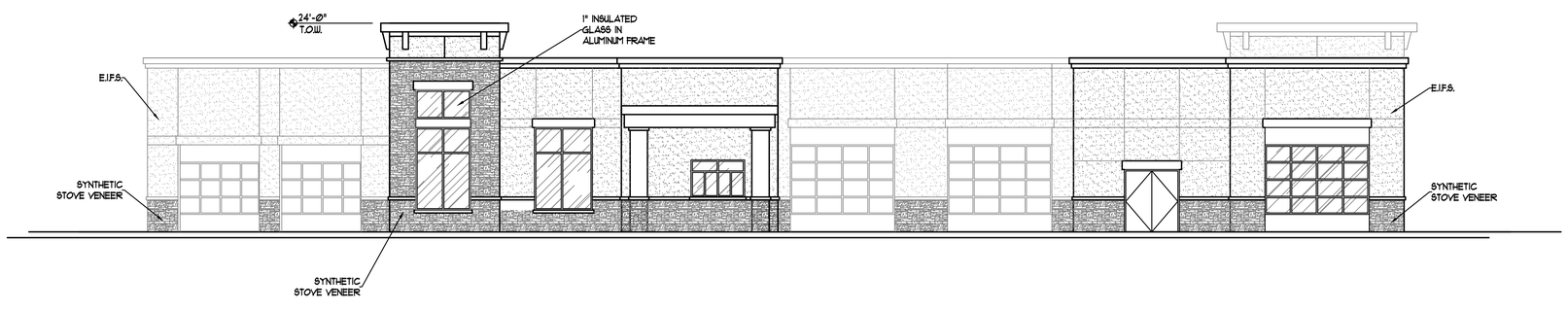
DATE
FEBRUARY 11, 2014

SHEET NUMBER
A2.2



1 / A2.1 EAST
EXTERIOR ELEVATIONS
0 2 4 6 8 16'
SCALE: 1/8" = 1'-0"

SYNTHETIC STONE VENEER:	20%
STUCCO:	45%
STOREFRONT GLASS/OVERHEAD DOORS:	20%
CMU BLOCK:	15%



1 / A2.1 NORTH
EXTERIOR ELEVATIONS
0 2 4 6 8 16'
SCALE: 1/8" = 1'-0"

PROJECT NUMBER
14-07

REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT/OWNER
PLATINUM CAR WASH
HIGHWAY 73 AND COMMERCE DRIVE
SARATOGA SPRINGS, UTAH

ARCHITECT

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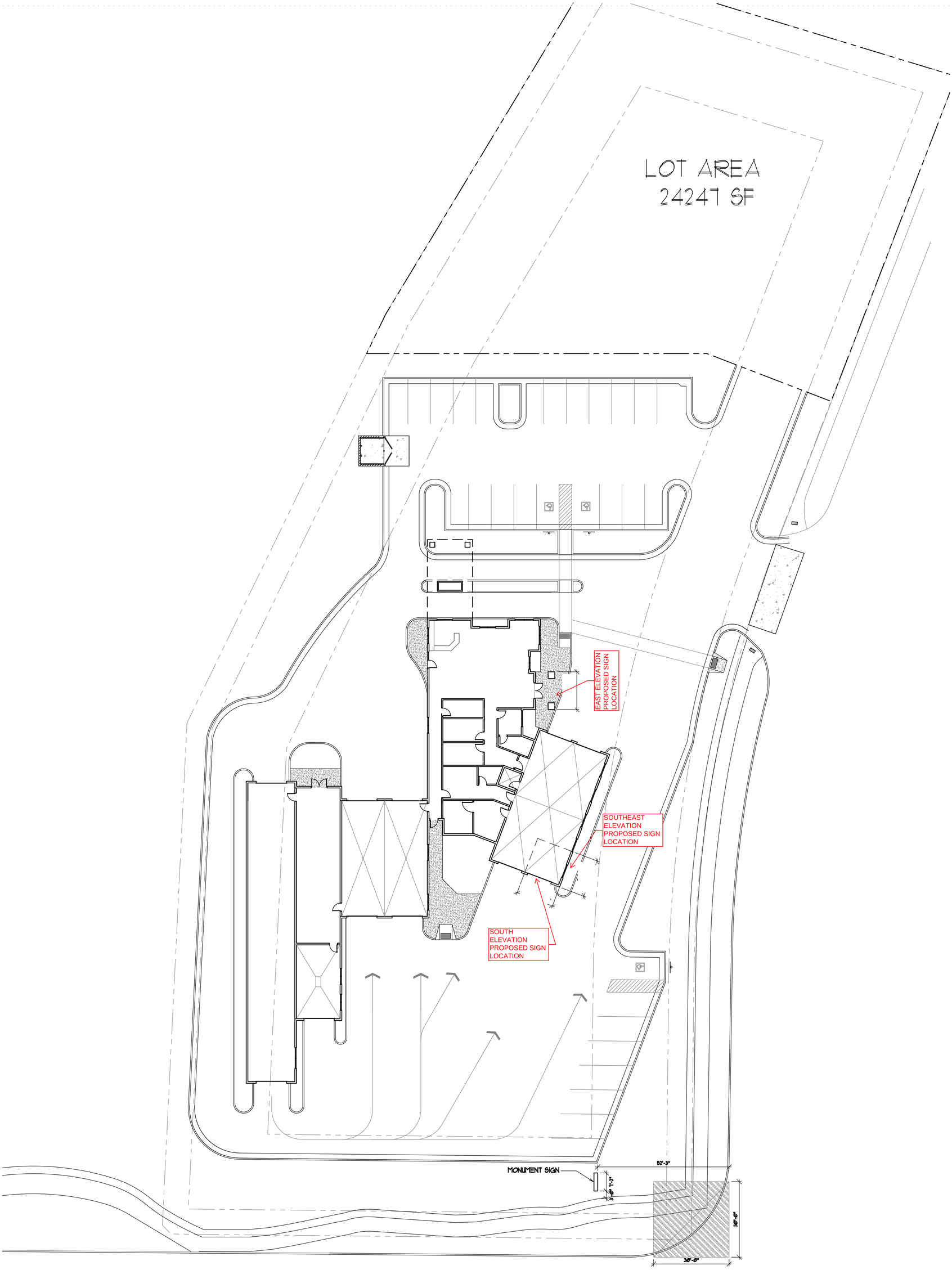
DATE
FEBRUARY 11, 2014

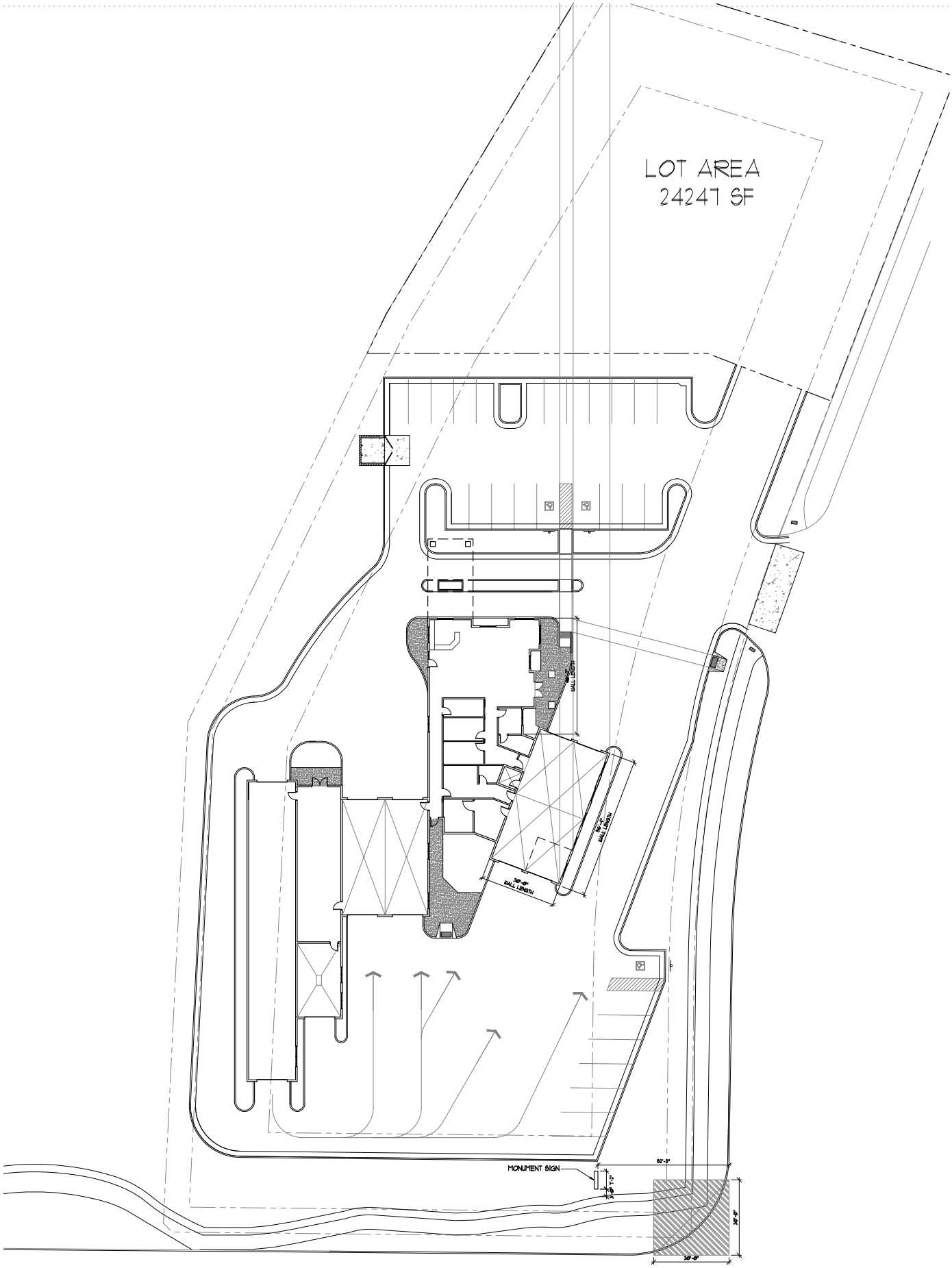
SHEET NUMBER
A2.1



1 A51 **SITE PLAN**

0 4 8 12 16 32 FT
SCALE: 1/16" = 1'-0"

SHEET NUMBER A1	DATE FEBRUARY 11, 2014	NICHOLS • NAYLOR ARCHITECTS 1155 EAST WILMINGTON AVENUE SUITE 250 SALT LAKE CITY, UTAH 84106 (801) 487-3330	ARCHITECT	**PLATINUM CAR WASH** HIGHWAY 73 AND COMMERCE DRIVE SARATOGA SPRINGS, UTAH	PROJECT/OWNER	FLOOR PLAN	SHEET TITLE	REVISIONS	PROJECT NUMBER 14-07



1 A61 SITE PLAN

SCALE: 1/16" = 1'-0"

NORTH

SHEET NUMBER A1	DATE FEBRUARY 11, 2014	NICHOLS • NAYLOR ARCHITECTS 1155 EAST WILMINGTON AVENUE SUITE 250 SALT LAKE CITY, UTAH 84106 (801) 487-3330	ARCHITECT	PLATINUM CAR WASH HIGHWAY 73 AND COMMERCE DRIVE SARATOGA SPRINGS, UTAH	PROJECT/OWNER	FLOOR PLAN	SHEET TITLE	REVISIONS	PROJECT NUMBER 14-07

PLATINUM CAR WASH - MONUMENT SIGN

MANUFACTURE AND INSTALL (1) D/F MONUMENT SIGN

- **A** FACES: TRANS WHITE SG PLEX WITH V1 APPLIED
  VANDAL COVER: CLEAR LEXAN
- **B** MAIN SIGN BODY: ALL ALUMINUM CONSTRUCTION PAINTED P1
- **C** RETAINERS: .090 ALUMINUM 2" PAINTED P1
- **D** PYLON COVER: ALL ALUMINUM CONSTRUCTION PAINTED P2
- **E** ILLUMINATION: VERTICAL T12 LAMPING
- **G** BALLAST: HOUSED IN CABINET
- **H** SUPPORT/EMBEDMENT: 6" DIA PIPE, 1-6" DIA X 6'-0" DEEP
  (SEE ENGINEERING FOR SPECS)

• DISCONNECT SWITCH AT SIGN

PAINT SCHEDULE
(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)

- P1: LT. BEIGE
- P2: FINE STUCCO (TBD)

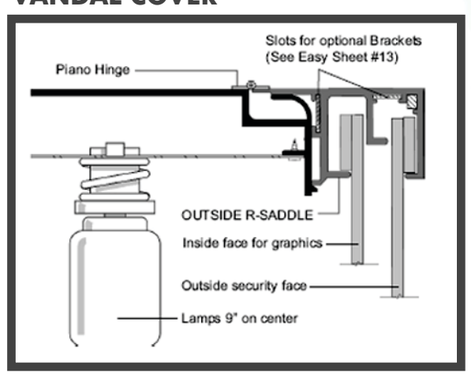
VINYL SCHEDULE
(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)

- V1: 3M BLACK 230-22
- V2: 3M RED 230-33
- V3: 3M SILVER GREY 230-61

	PROPOSED SIGN		
SIGN B	PLATINUM CAR WASH & DETAIL		
	HEIGHT	WIDTH	AREA
MONUMENT	7'-6"	7'-2"	36.66 SF

ALLOWED SIGN AREA	45 SF
PROPOSED TOTAL WALL SIGN AREA	36.66 SF

VANDAL COVER



PROPOSED ELEVATION
SCALE: 3/4"=1'0"

Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:23778 • Idaho:RCE-29969

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED.

ALLIED ELECTRIC SIGN & Awning
Signs that build business!

UTAH COUNTY:
1852 N. Parkway Court
Springville, UT 84663
(801) 489-3645
WWW.ALLIED-SIGN.COM

DRAWING STEPS
- ☐ CONCEPT
- ☐ ESTIMATING
- ☐ PERMIT/LANDLORD
- ☐ PRODUCTION

DRAWING REVIEW NAME
PRODUCTION REVIEW NAME

Client: Platinum Car Wash
Address: Highway 73 Commerce Drive
Saratoga Springs, UT
Date: 02-20-2014

SALES APPROVAL:
Designer: Richard
Sales: Chris
File: Platinum Car Wash - Monument - 2-20-2014

CUSTOMER APPROVAL:

SALT LAKE CITY: 1920 S 900 W, SLC, UT 84104 • (801) 972-5503 **OGDEN:** 2924 Pennsylvania Avenue • (801) 621-4612

PLATINUM CAR WASH - PCL

MANUFACTURE AND INSTALL (3) SETS OF CHANNEL LETTERS

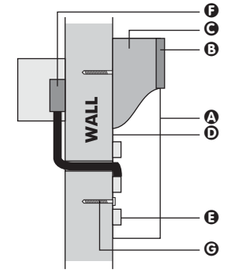
- Ⓐ FACES: 3/16" TRANS RED SG PLEX
- Ⓑ TRIM: 1" BLACK TRIMCAP
- Ⓒ RETURNS: .040 ALUMINUM 5" DEEP PAINTED P1
- Ⓓ BACKS: .063 ALUMINUM STOCK COLOR
- Ⓔ ILLUMINATION: WHITE CAO LEDs
- Ⓕ POWER SUPPLY: REMOTE HOUSED IN POWER SUPPLY BOX
- Ⓖ FLUSH MOUNTED TO FASCIA (SEE ATTACHMENT DETAIL)
- Ⓗ FCO LETTERS: .125 ALUMINUM PAINTED P2, P3

* 120V SERVICE SUPPLIED BY OTHERS
* DISCONNECT SWITCH AT SIGN

PAINT SCHEDULE
(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)

- P1: SEMI GLOSS WHITE
- P2: SEMI GLOSS RED
- P3: GLOSS BLACK

POWER REQUIREMENTS
(1) 20 AMP CIRCUIT
120 VOLTS



TYPICAL SECTION VIEW
NTS

	PROPOSED SIGN		
SIGN A	PLATINUM CAR WASH & DETAIL		
	HEIGHT	WIDTH	AREA
C/L	3'-6"	11'-0"	29.5 SF

PROPOSED TOTAL WALL SIGN AREA	97.51 SF

PROPOSED LAYOUT
SCALE: 1"=1'0"

Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:23778 • Idaho:RCE-29969

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WWW.ALLIED-SIGN.COM

DRAWING STEPS
- ☐ CONCEPT
- ☐ ESTIMATING
- ☐ PERMIT/LANDLORD
- ☐ PRODUCTION

DRAWING REVIEW NAME
PRODUCTION REVIEW NAME

Client: Platinum Car Wash	SALES APPROVAL:	CUSTOMER APPROVAL:
Address: Highway 73 Commerce Drive	Designer: Richard	
Saratoga Springs, UT	Sales: Chris	
Date: 02-20-2014	File: Platinum Car Wash - Monument - 2-20-2014	

SALT LAKE CITY: 1920 S 900 W, SLC, UT 84104 • (801) 972-5503 **OGDEN:** 2924 Pennsylvania Avenue • (801) 621-4612

CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Talus Ridge
Preliminary Plat
June 12, 2014
Public Hearing

Report Date:	June 5, 2014
Applicant/Owner:	Edge Homes
Location:	Approximately 550 North 800 West
Major Street Access:	800 West
Parcel Number(s) & Size:	58:034:0065, 58:034:0373, a portion of 58:034:0324; ~88.80 acres
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	A, RR and R-3
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Low Density Residential, Rural Residential, Agricultural
Previous Meetings:	2/13/14 and 2/27/14, PC review of Concept Plan and Rezone request 3/25/14, CC review of Concept Plan and Rezone request
Previous Approvals:	None
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary: This is a request for preliminary plat approval for the Talus Ridge Development which consists of 88.80 acres in the R-3 zone. The proposed plans indicate 216 lots ranging in size from 9,000-23,436 square feet. The average lot size is 10,696 square feet. The plans indicate 13.36 acres (15.04%) of open space.

Recommendation:
Staff recommends that the Planning Commission conduct a public hearing, take public comment and discuss the proposed preliminary plat, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation with conditions to the City Council, continuing the item, or forwarding a recommendation for denial to the City Council.

B. Background: The concept plan was reviewed, along with a rezone request, by the Planning Commission and City Council in February and March of this year. At that time the applicant was requesting a rezone from R-3 to R-4. The rezone request was denied; however, support was given for the proposed concept plan which indicated a minimum lot size of 9,000 square feet.

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

The City Council supported the requested lot size reductions because: the canal will be buried and a trail will be installed, the developer will construct a 77 foot wide right of way running east/west through the property, two of the open spaces are large parks that have a wide public frontage which is an enhancement to park space, the western-most open space may provide a location for a Zone 1 irrigation pond and tank in the future, the developer will be installing master planned storm drain lines and culinary and secondary water lines.

The Planning Commission and City Council also recommended that future buyers be notified of the neighboring agricultural rights. This has been included as a condition of approval. During the concept review it was also recommended that the cul-de-sac in the northwest corner become a stub street to provide additional access to the west. The current plans show this as a stub street.

The Concept Plan proposed 216 single family lots, of which 102 were in the 9,000-9,999 square foot range. This plan indicated 13.35 acres of open space.

The attached Preliminary Plat proposes 216 single family lots, of which 81 (37.7%) are in the 9,000-9,999 square foot range. The Preliminary Plat indicates 13.36 acres of open space.

C. **Specific Request:** This is a request for Preliminary Plat approval of the Talus Ridge Development which consists of 88.80 acres and includes 216 single family lots, and 13.6 acres of open space.

D. **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.

Staff finding: complies. *After a public hearing with the Planning Commission the application will be forwarded to the City Council.*

E. **Community Review:** Per 19.13.04 of the City Code, this item has been 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 this meeting. 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."

Finding: consistent. The proposed preliminary plat indicates 2.48 units per acre and is consistent with the general plan.

G. **Code Criteria:** The following criteria are pertinent requirements that the Planning Commission and City Council shall consider when reviewing a preliminary plat in the R-3 zone (Section 19.04.13).

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 preliminary plat will provide residential building lots that will support single family homes, which are permitted uses in the R-3 zone.

Minimum Lot Sizes: reduction requested. 19.04.13(4) states that the minimum lot size in the R-3 zone is 10,000 square feet. The City Council may approve a reduction based on compliance with specific criteria as evaluated below. Lot 95 is a corner lot and is required to be 10% larger than the minimum lot size and shall be increased to 9,900 square feet.

b. Residential lots may be proposed that are less than 10,000 square feet as indicated in this Subsection.
   i. The City Council may approve a reduction in the lot size if it finds that such a reduction serves a public or neighborhood purpose such as:
      1. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;
      2. the creation of significant amenities that may be enjoyed by all residents of the neighborhood;
      3. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see the definition of "open space" in § 19.02.02); or
      4. any other public or neighborhood purpose that the City Council deems appropriate.
   ii. In no case shall the overall density in any approved project be increased as a result of an approved decrease in lot size pursuant to these regulations.
   iii. In making its determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.
   iv. In no case shall the City Council approve a residential lot size reduction greater than ten percent notwithstanding the amenities that are proposed.

Finding: complies.

i. The requested reduction serves a neighborhood purpose as it is directly related to the installation of the following improvements: the canal will be buried and a trail will be installed, the developer will construct a 77 foot wide right of way running east/west through the property, two of the open spaces are large parks that have a wide public frontage which is an enhancement to park space, the western-most open space may provide a location for a Zone 1 irrigation pond and tank in the future, the developer will be installing master planned storm drain lines and culinary and secondary water lines.
ii. The overall density has not been increased due by the request for a lot size reduction. The overall density is proposed to be 2.48 units per acre and does not exceed the density allowed in the R-3 zone.
iii. The requested reduction in lot sizes are not considered a development right or a guarantee of approval. The City Council has the sole discretion to grant this approval with respect to the criteria in the Code.
iv. The requested minimum lot size is 9,000 square feet which is 10% smaller than the R-3 zone minimum of 10,000 square feet.

Setbacks and Yard Requirements: can comply. Section 19.04.22(5) outlines the setbacks required by the R-3 zone. These requirements are:

Front: Twenty-five feet.
Sides: 8/16 feet (minimum/combined)
Rear: Twenty feet
Corner: Front 25 feet; Side abutting street 20 feet

The typical lot setback detail will need to be updated to comply with these requirements. This has been included as a condition of approval.

Minimum Lot Width: complies. Every lot in this zone shall be 70 feet in width at the front building setback. The proposed lots are a minimum of 70 feet wide at the front building setback.

Minimum Lot Frontage: complies. Every lot in this zone shall have at least 35 feet of frontage along a public street. The proposed lots comply with this requirement.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: can **comply.** No structure in the R-3 zone shall be taller than 35 feet. Maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space above grade. These requirements will be reviewed by the building department with each individual building permit application.

Open Space: The R-3 zone requires 15% of the total project area to be installed as open space to be either public or common space not reserved in individual lots. Such open space shall meet the definition in Section 19.02.02 which states:

> **"Open space":**
>
> a. means an open, landscaped, and improved area that:
> i. is unoccupied and unobstructed by residential or commercial buildings, setbacks between buildings, parking areas, and other hard surfaces that have no recreational value;
> ii. provides park or landscaped areas that meet the minimum recreational needs of the residents of the subdivision;
>
> b. includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, entry features, or other amenities that facilitate the creation of more attractive neighborhoods;
>
> c. may include hard surfaced features such as swimming pools, plazas with recreational value, sports courts, fountains, and other similar features with recreational value, as well as sensitive lands with recreational value, subject to the limitations stated in the definition of sensitive lands, within a development that have been designated as such at the discretion of the Planning Commission and City Council; and
>
> d. may not include surplus open space located on another lot unless such surplus open space was previously approved as part of an overall site plan, development agreement, or plat approval.
>
> **Finding: can comply.** The open space plans have not yet been developed or submitted for this project, but must include improved parks and recreational amenities to meet the "minimum recreational needs of the residents" to meet the Code requirements. The open space plans will be required with the final plat application.

Sensitive Lands: complies. Sensitive lands shall not be included in the base acreage when calculating density. All sensitive lands shall be placed in protected open space. 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 shall be comprised of sensitive lands.

The sensitive lands in this project are the proposed detention basins which are a total of 1.53 acres (11.45% of the total open space). The base density was calculated after subtracting the land that will be used for detention basins and results in a density of 2.48 units per acre. The proposed detention basins are located within future parks. No more than 50% of the required open space is comprised of sensitive lands.

Trash Storage: complies. Each future home will have an individual garbage can.

Second Access: can comply. Section 19.12.06(1)(e) requires two separate means of vehicular access onto a collector road whenever the total number of dwelling units served by a single means of access will exceed 50. A phasing plan has not yet been proposed. However, there is a collector road running east to west through the proposed project. When the applicant develops a phasing plan, it must comply with this requirement.

Phasing: can comply. Section 19.12.02(6) requires City Council approval of phasing plans. The phasing plan has not yet been developed. However, it is anticipated that this development will occur in phases. A phasing plan will be required with the final plat application. The phasing plan shall include a proportionate share of open space and amenities in each phase and shall meet second access requirements.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the Preliminary Plat and select from the options below.

Recommended Motion:

"I move that the Planning Commission forward a positive recommendation to the City Council to approve the Talus Ridge Preliminary Plat, located at approximately 550 North 800 West, with the findings and conditions 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 proposed preliminary plat 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.
3. The proposed preliminary plat 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 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. Notification of the neighboring Agricultural rights shall be placed on the title to notify future buyers of these uses.
4. Lot 95 is a corner lot and is required to be 10% larger than the minimum lot size and shall be increased to 9,900 square feet.
5. That 81 (37.7%) of the lots may be in the 9,000-9,999 square foot size range because: the canal will be buried and a trail will be installed, the developer will construct a 77 foot wide right of way running east/west through the property, two of the open spaces are large parks that have a wide public frontage which is an enhancement to park space, the western-most open space may provide a location for a Zone 1 irrigation pond and tank in the future, the developer will be installing master planned storm drain lines and culinary and secondary water lines.
6. The typical lot setback detail will need to be updated to comply with the R-3 zone setback requirements.
7. Open Space plans will be required with the final plat application and shall comply with the Code.
8. Phasing plans will be required with the final plat application and shall comply with second access requirements. A proportionate share of open space and amenities shall be included in each phase.
9. Any other conditions as articulated by the Planning Commission:

   _____

Alternative Motions:

Alternative Motion A
"I move to **continue** the preliminary plat 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 Planning Commission forward a negative recommendation to the City Council to deny the Talus Ridge Preliminary Plat, generally located at 550 North 800 West."

List findings for denial:

_____
_____
_____

I. Exhibits:

1. Engineering Staff Report
2. Zoning / Location map
3. Preliminary Plat

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Talus Ridge
Date: June 12, 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:	*Edge Homes*
Request:	*Preliminary Plat Approval*
Location:	*Approximately 550 North 800 West*
Acreage:	*88.78 acres – 216 lots*

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 all overhead utility distribution lines that are within this plat and adjacent to this project.

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 end of road and end of sidewalk signs per MUTCD at all applicable locations.

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

F. Developer shall provide plans for and complete all improvements within pedestrian corridors and open spaces.

G. 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.

H. 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.

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

J. 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 standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

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

L. This property appears to contain a historic railroad corridor and berm that may contain potentially hazardous materials. Developer shall mitigate all potential impacts to the existing and future residents. It is possible a professional environmental scientist will need to evaluate the berm and provide recommendations for the project.

M. Several master planned culinary, secondary, sewer, and storm drain facilities are planned on this property. Developer shall coordinate with the City's master plans to accommodate the required infrastructure.

N. A collector road is shown on the City's adopted Transportation Master Plan. This 77' ROW needs to be incorporated into the project and access shall comply with the City's standards. Note that driveways are discouraged on Collector roads.

O. This project contains one or more natural drainages. Developer shall preserve the drainage and ensure that proposed development does not encroach into the 100-year flow corridor while providing a minimum of 2' of freeboard. Conveyance shall be provided for the drainage outfall to a location acceptable to the City Engineer. Lots may not contain any portion of a natural drainage or any other sensitive land.

A. Developer shall coordinate with City to determine what areas within the project can be serviced by the existing Zone 2 culinary and secondary water system. It is possible that the existing culinary and secondary water systems may not be able to provide adequate pressure to the entire project area. No lots shall be recorded in areas without adequate (does not meet the City's minimum standards) culinary or secondary water pressure.

P. Developer shall incorporate a plan to protect all homes and structures from upland flows.

Q. Developer shall submit and receive approval from the canal company for the piping of the Canal and for any other improvements within their ROW.

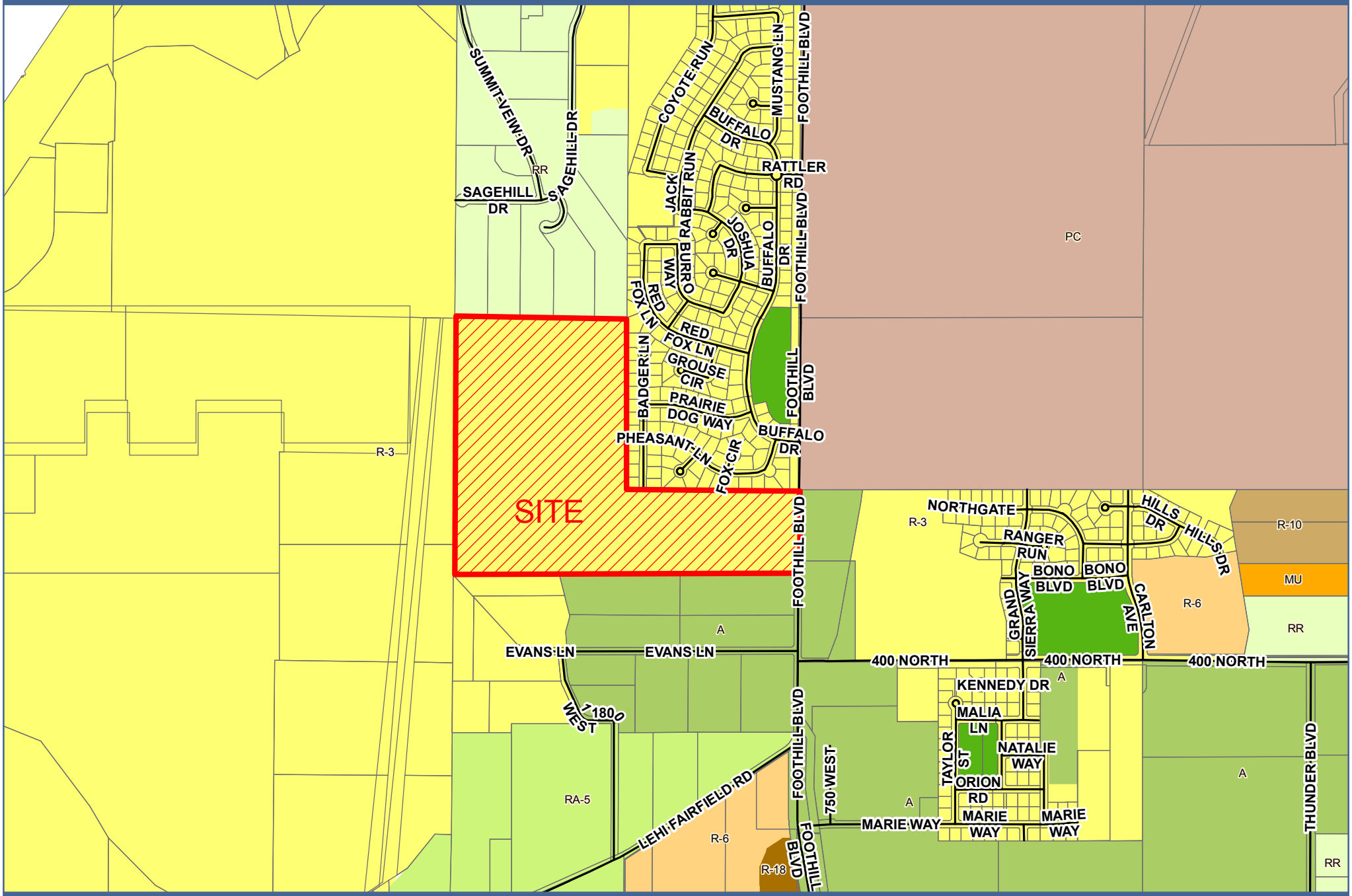
R. Developer shall provide a comprehensive traffic study that is consistent with the proposed project and number of lots. Traffic study shall meet all requirements of the standards provided in the City's adopted transportation master plan.

S. Developer shall ensure no lots are recorded within any existing or proposed power line easements or canal easements and that no lots contain sensitive lands including natural drainages.

T. Developer shall ensure adequate open space is provided behind lots 61-66 for the City's master planned Zone 1 Culinary storage tank and Zone 1 Irrigation reservoir.

U. Developer shall incorporate setbacks and landscape areas as necessary to ensure the project complies with the City's Wildland Urban Interface Code.

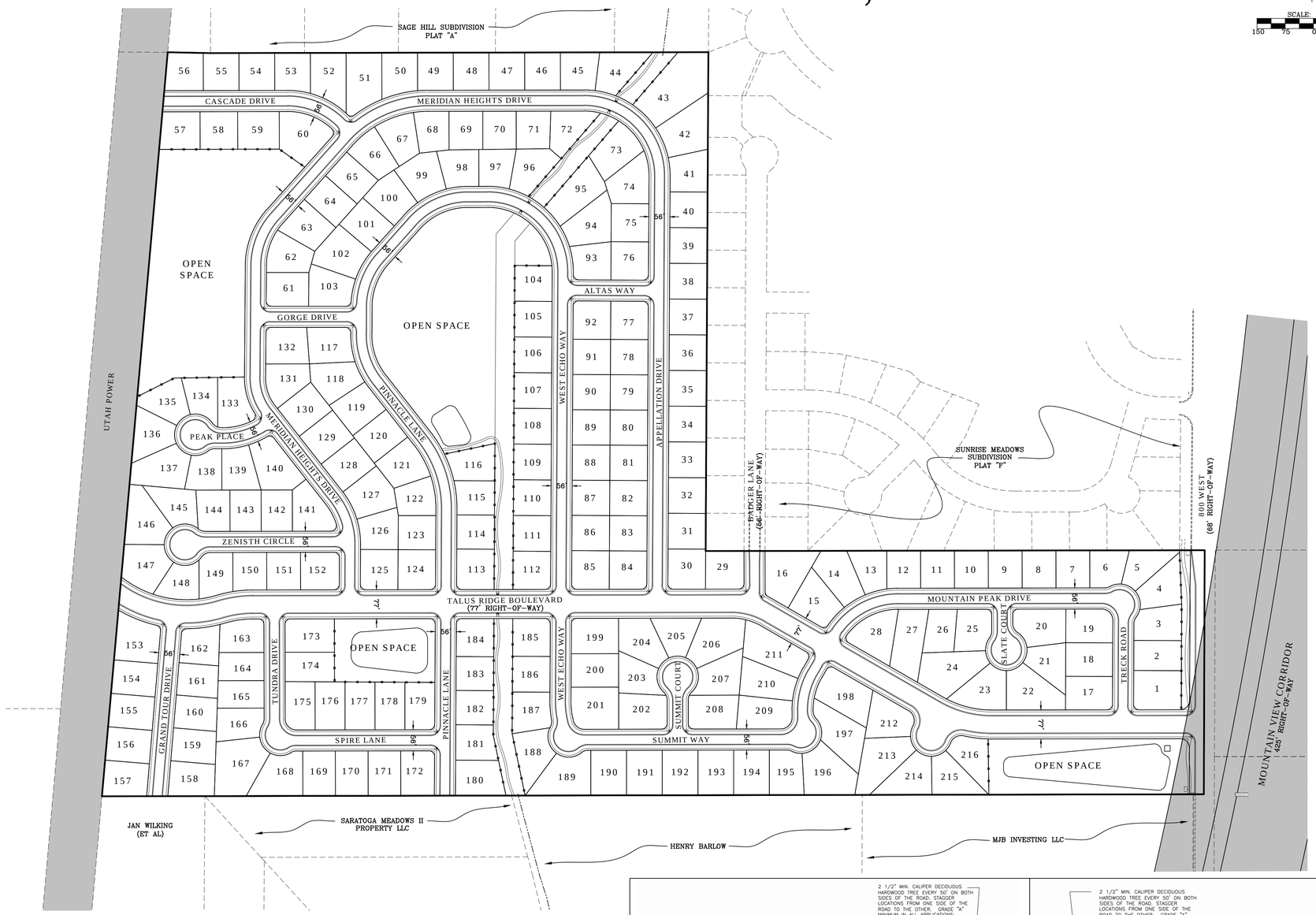
Location Map

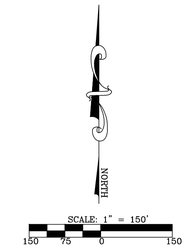


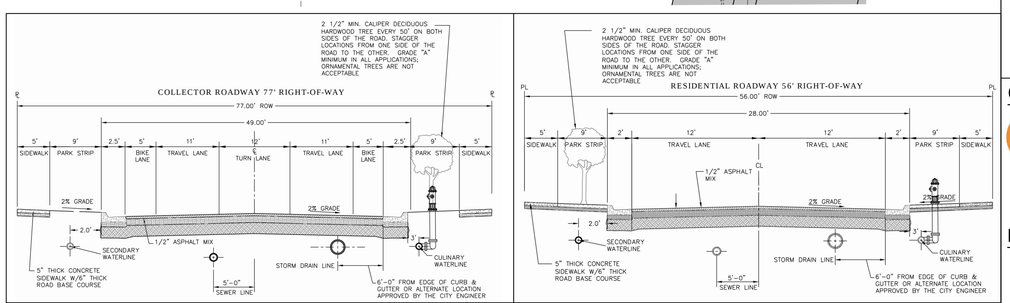
Talus Ridge

0 435 870 1,740 Feet

TALUS RIDGE
PRELIMINARY PLAN
SARATOGA SPRINGS, UTAH

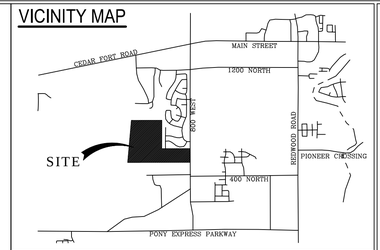






ROAD CROSS SECTIONS

VICINITY MAP



TABULATIONS

–SINGLE FAMILY LOTS	216 DU	
Average Lot Size	10,696 SF	
Smallest Lot Size	9,000 SF	
Largest Lot Size	23,436 SF	
TOTAL AREA ±88.80 AC		
–OPEN SPACE AREA	13.36 ACRES	(15.04%)
–MOUNTAIN VIEW CORRIDOR	0.44 ACRES	(0.50%)
–LOT AREA	53.29 ACRES	(60.01%)
–ROAD AREA	21.71 ACRES	(24.45%)
–DENSITY	2.43 UNITS/ ACRE	
ZONING – R-3		

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PLAT SHEET 1 OF 5	OVERALL LAYOUT
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PLAT SHEET 5 OF 5	CURVE TABLES

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SEWER LINES TO BE 8" UNLESS OTHERWISE NOTED.
4. ALL CULINARY WATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
5. ALL PRESSURIZED IRRIGATION LINES TO BE 6" UNLESS OTHERWISE NOTED.
6. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
7. ALL FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
8. STORM DRAIN SIZING TO BE VERIFIED @ FINAL WITH FINAL DRAINAGE PLAN & REPORT.
9. FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SARATOGA SPRINGS CITY FIRE MARSHALL @ FINAL PLAT REVIEW. FIRE HYDRANTS MAY BE MOVED AND OR ADDITIONAL FIRE HYDRANTS REQUIRED DEPENDING ON PHASING.
10. WATER AND SECONDARY WATER VALVE LOCATIONS TO BE APPROVED WITH FINAL PLAT IMPROVEMENTS.
11. NO FLOOD PLAINS OR WETLANDS INDICATED BY FEMA WITHIN SITE LIMITS.
12. ALL OPEN SPACE TO BE IMPROVED BY THE DEVELOPER, DEDICATED TO THE CITY, & MAINTAINED BY THE CITY OF SARATOGA SPRINGS.
13. ALL LOTS MUST DRAIN TO RIGHT OF WAY OR TO A SWALE/YARD DRAIN SYSTEM, LOTS MAY NOT DRAIN TO ADJACENT LOTS.
14. ALL LOTS BORDERING OPEN SPACE TO HAVE 6' SEMI PRIVATE VINYL FENCE.

LEGEND

- CENTERLINE
- SEWER
- PRESSURIZED IRRIGATION
- STORM DRAIN
- CULINARY WATER
- 6' SIMI-PRIVATE VINYL FENCE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- 30"X4' CURB INLET
- EXISTING WATER METER
- LIGHT POLE
- MONUMENT
- FLOW ARROWS
- EXISTING SEWER MH
- EXISTING STORM DRAIN MH
- EXISTING CURB INLET

OWNER / DEVELOPER

EDGEhomes
480 WEST 800 NORTH
OREM, UTAH 84057
(801)494-0150

ENGINEER

LEI CONSULTING ENGINEERS
AND SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

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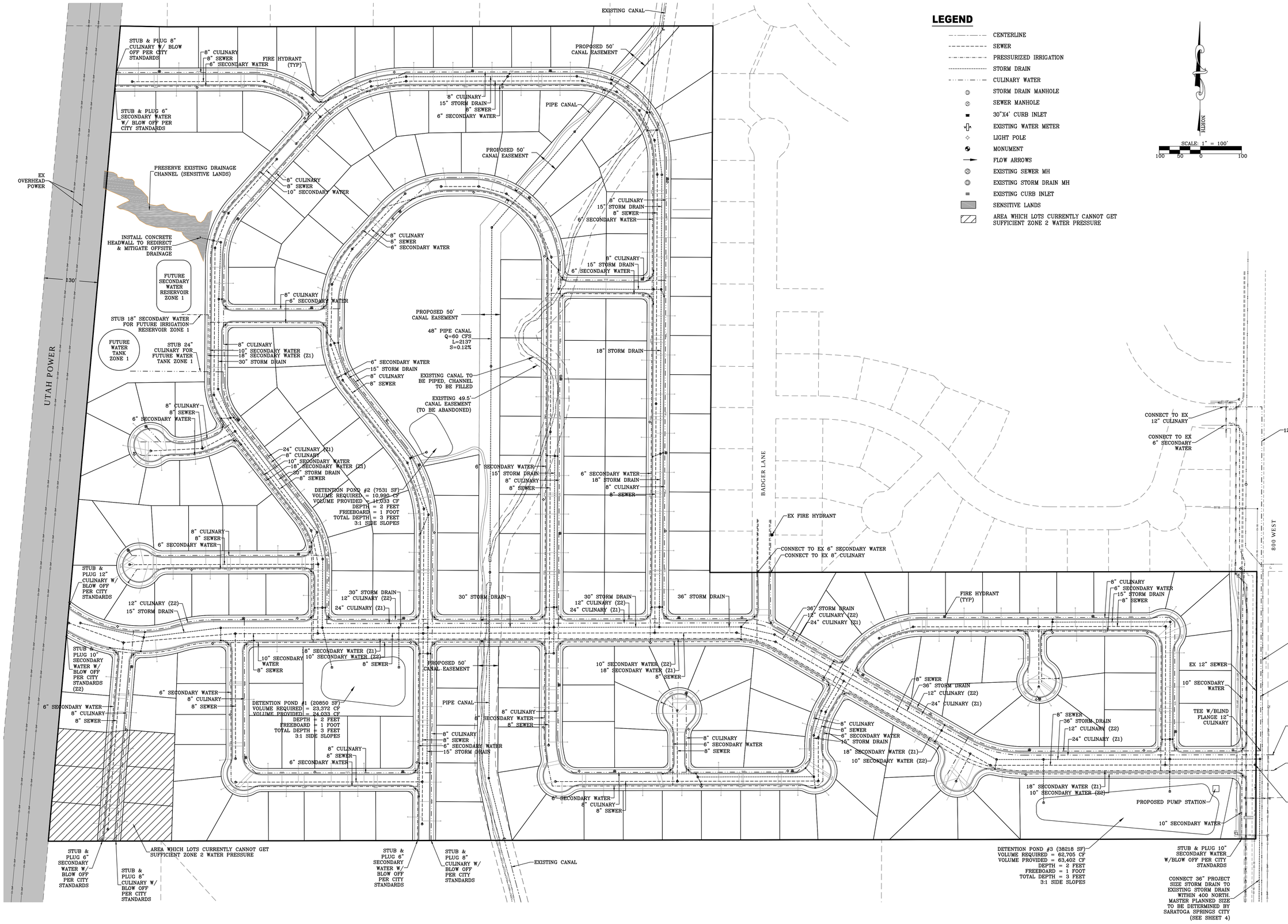
www.lei-eng.com

TALUS RIDGE PRELIMINARY
SARATOGA SPRING, UTAH
COVER & GENERAL LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" 150
DATE: 5/14/2014
SHEET 1



LEGEND

- CENTERLINE
- SEWER
- PRESSURIZED IRRIGATION
- STORM DRAIN
- CULINARY WATER
- STORM DRAIN MANHOLE
- SEWER MANHOLE
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- LIGHT POLE
- MONUMENT
- FLOW ARROWS
- EXISTING SEWER MH
- EXISTING STORM DRAIN MH
- EXISTING CURB INLET
- SENSITIVE LANDS
- AREA WHICH LOTS CURRENTLY CANNOT GET SUFFICIENT ZONE 2 WATER PRESSURE

NORTH

SCALE: 1" = 100'

100 50 0 100

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TALUS RIDGE PRELIMINARY

SARATOGA SPRING, UTAH

UTILITY LAYOUT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795

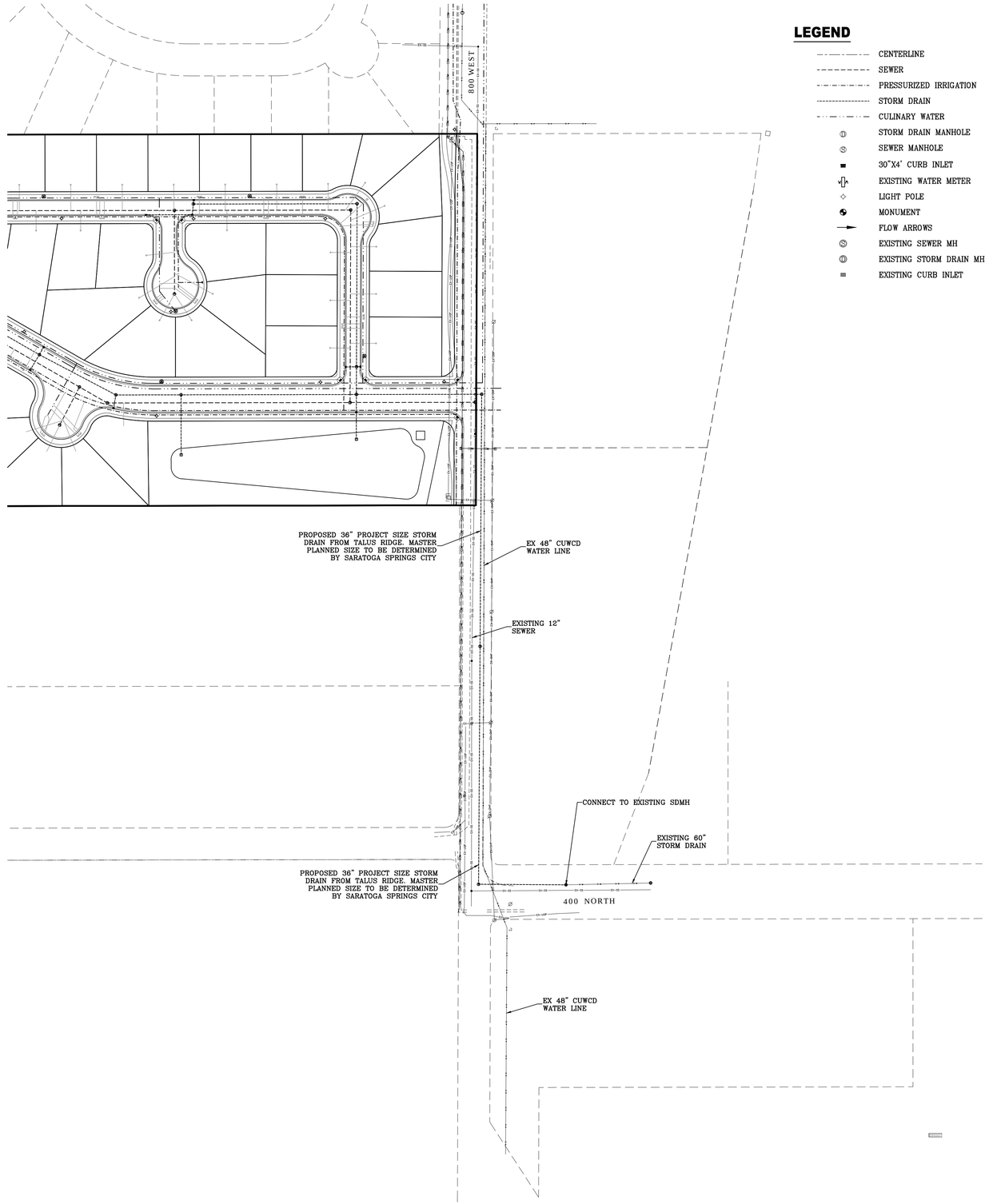
DRAWN BY: BLS

CHECKED BY: NKW

SCALE: 1" = 100

DATE: 5/14/2014

SHEET 3



LEGEND

- CENTERLINE
- SEWER
- PRESSURIZED IRRIGATION
- STORM DRAIN
- CULINARY WATER
- STORM DRAIN MANHOLE
- SEWER MANHOLE
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- LIGHT POLE
- MONUMENT
- FLOW ARROWS
- EXISTING SEWER MH
- EXISTING STORM DRAIN MH
- EXISTING CURB INLET

NORTH

SCALE: 1" = 100'

100 50 0 100

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TALUS RIDGE PRELIMINARY

SARATOGA SPRING, UTAH

UTILITY OFFSITE STORM DRAIN PLAN

REVISIONS

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3 -
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LEI PROJECT #: 2013-1795

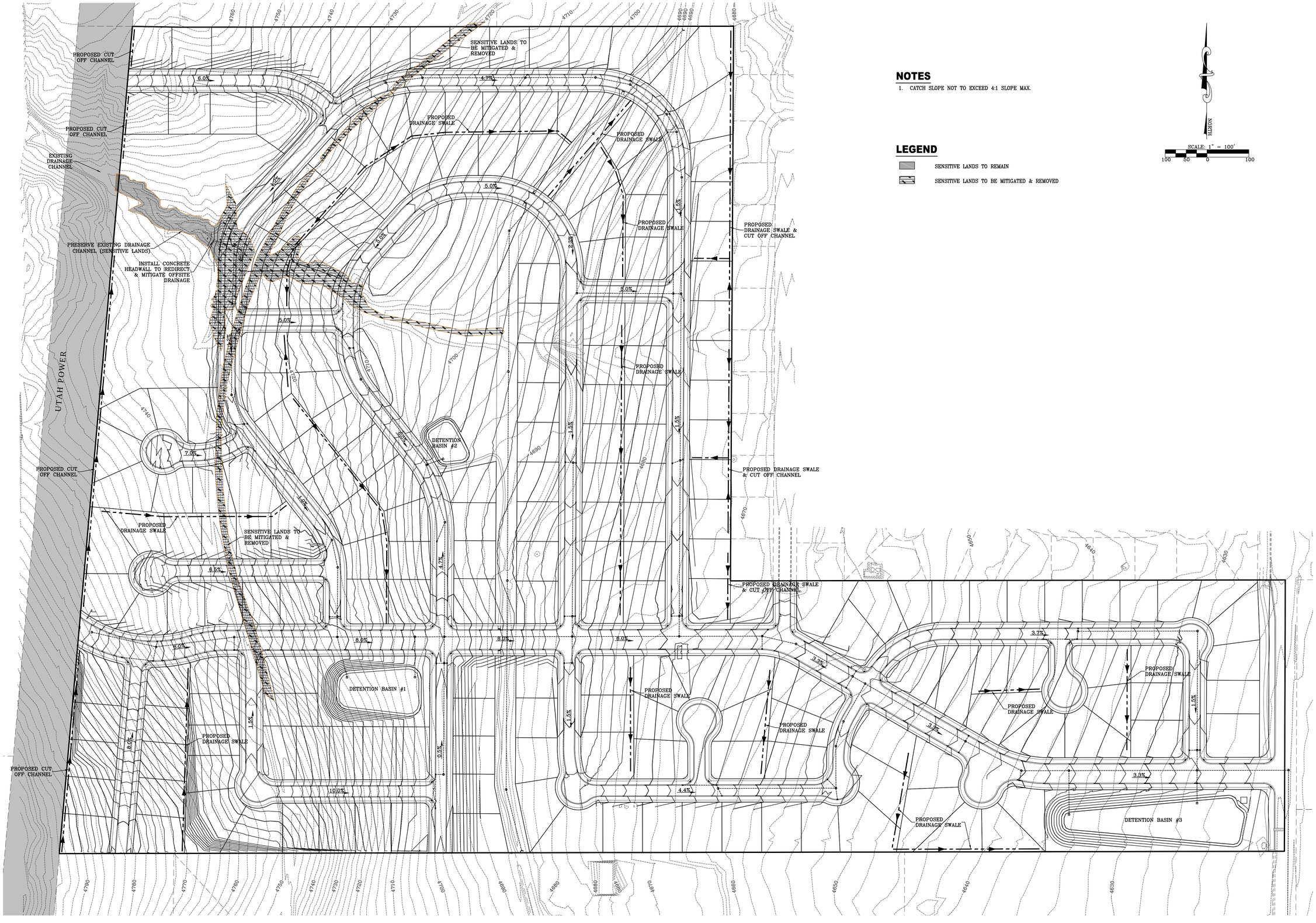
DRAWN BY: BLS

CHECKED BY: NKW

SCALE: 1" = 100'

DATE: 5/14/2014

SHEET 4



NOTES

1. CATCH SLOPE NOT TO EXCEED 4:1 SLOPE MAX.

LEGEND

SENSITIVE LANDS TO REMAIN

SENSITIVE LANDS TO BE MITIGATED & REMOVED

HEBRON

SCALE: 1" = 100'

100 50 0 100

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TALUS RIDGE PRELIMINARY

SARATOGA SPRING, UTAH

GRADING & DRAINAGE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795

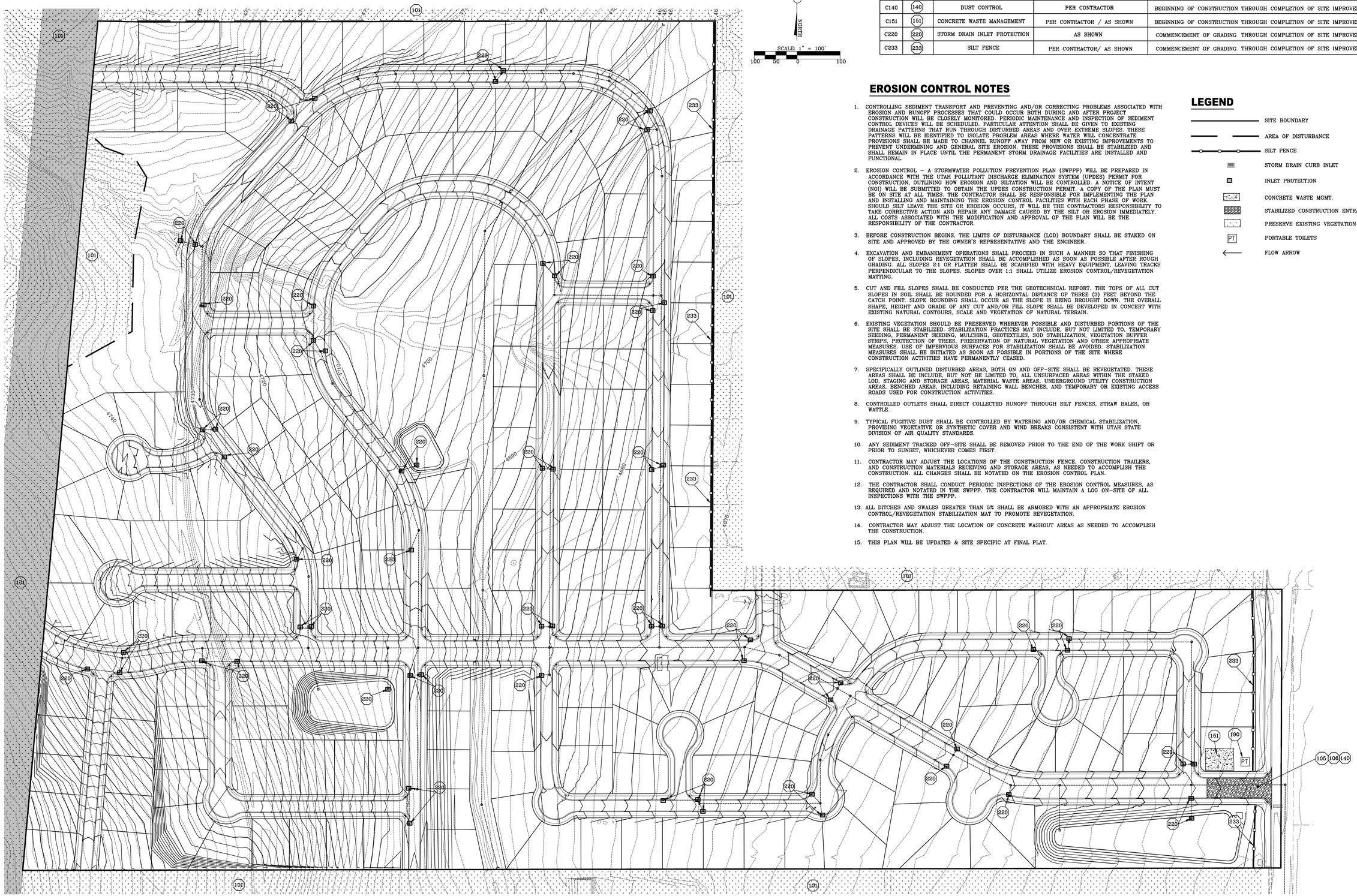
DRAWN BY: BLS

CHECKED BY: NKW

SCALE: 1" = 100'

DATE: 5/14/2014

SHEET 5



CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C106	106	WHEEL WASH	AS NECESSARY	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C140	140	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR / AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	PER CONTRACTOR/ AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.

9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

15. THIS PLAN WILL BE UPDATED & SITE SPECIFIC AT FINAL PLAT.

LEGEND

- SITE BOUNDARY
- AREA OF DISTURBANCE
- SILT FENCE
- STORM DRAIN CURB INLET
- INLET PROTECTION
- CONCRETE WASTE MGMT.
- STABILIZED CONSTRUCTION ENTRANCE
- PRESERVE EXISTING VEGETATION
- PORTABLE TOILETS
- FLOW ARROW

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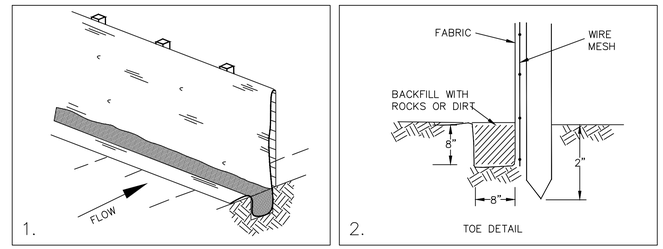
TALUS RIDGE PRELIMINARY

SARATOGA SPRING, UTAH

EROSION CONTROL PLAN

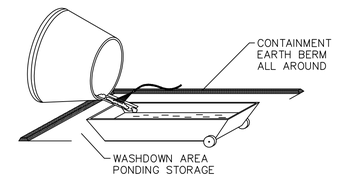
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 100'
DATE: 5/14/2014
SHEET

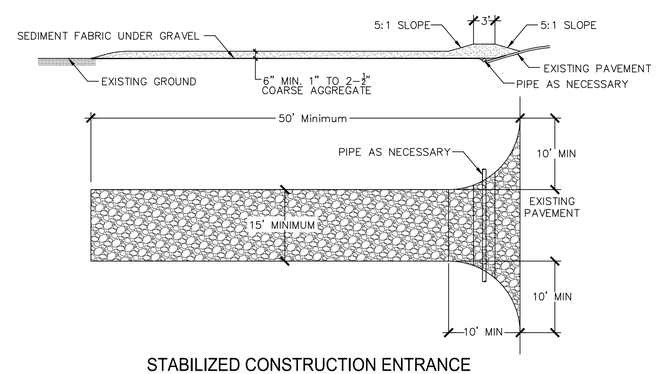


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20–FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

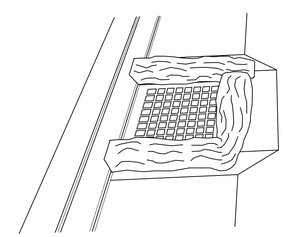


CONCRETE WASTE MANAGEMENT



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED.



INLET PROTECTION

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TALUS RIDGE PRELIMINARY
SARATOGA SPRING, UTAH

EROSION CONTROL PLAN DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

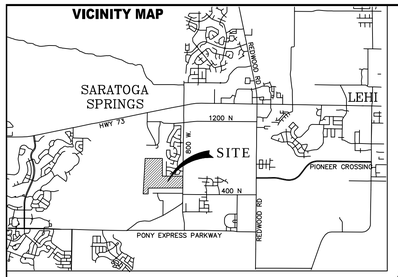
LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: NONE
DATE: 5/14/2014

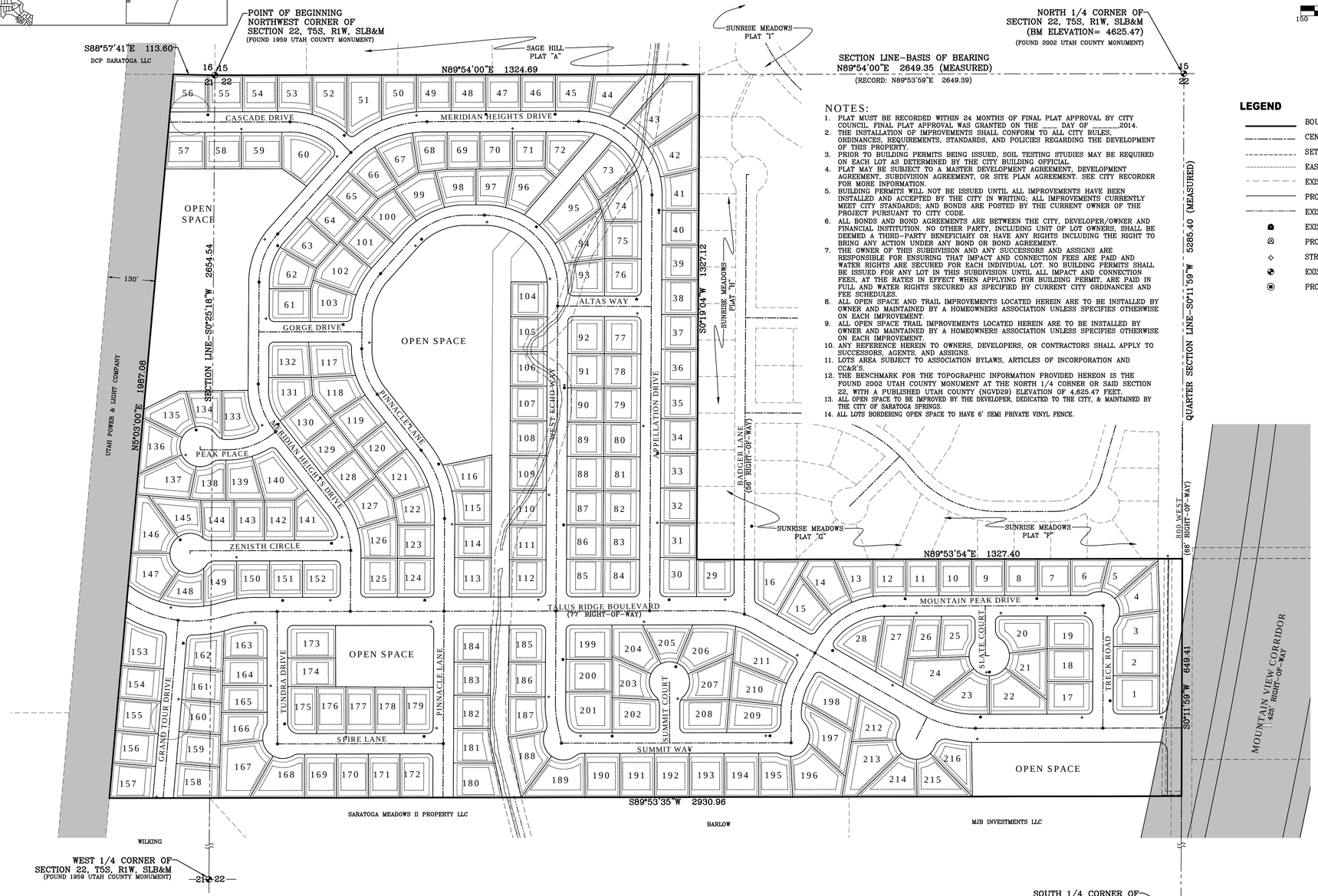
SHEET
7

TALUS RIDGE

SARATOGA SPRINGS, UTAH

A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SLB&M





NORTH

SCALE: 1" = 150'

150 75 0 150

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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 OF 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.
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10. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
11. LOTS AREA SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
12. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OR SAID SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
13. ALL OPEN SPACE TO BE IMPROVED BY THE DEVELOPER, DEDICATED TO THE CITY, & MAINTAINED BY THE CITY OF SARATOGA SPRINGS.
14. ALL LOTS BORDERING OPEN SPACE TO HAVE 6' SEMI PRIVATE VINYL FENCE.

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING WATERWAY
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STREET LIGHT
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17–23–17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°54'00"E ALONG THE SECTION LINE 1324.69 FEET TO THE WESTERLY LINE OF PLAT "I", SUNRISE MEADOWS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EXTERIOR BOUNDARIES OF PLATS "I, H, G & F" OF SUNRISE MEADOWS SUBDIVISIONS THE FOLLOWING TWO (2) COURSES S0°19'04"W 1327.12 FEET; THENCE N89°53'54"E 1327.40 FEET TO THE QUARTER SECTION LINE; THENCE S0°11'59"W ALONG THE QUARTER SECTION LINE 649.41 FEET;

THENCE S89°53'35"W 2930.96 FEET TO THE EASTERLY LINE OF THE UTAH POWER & LIGHT COMPANY PROPERTY, THENCE N5°03'00"E ALONG SAID EASTERLY LINE 1987.08 FEET TO THE SECTION LINE; THENCE S88°57'41"E ALONG THE SECTION LINE 113.60 FEET TO THE POINT OF BEGINNING

CONTAINS: 88.80 ACRES

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

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 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. 2014.

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

PRINTED FULL NAME OF NOTARY

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS 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_____.

APPROVED BY MAYOR

ATTEST_____
CLERK–RECORDER
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS_____

CITY–COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF _____ , A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR–SECRETARY

CHAIRMAN, PLANNING COMMISSION

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 THE UTAH CODE SECTION 10–9A–603(4)(C)(ii).

QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, A.D. 20____. QUESTAR GAS COMPANY	APPROVED THIS _____ DAY OF _____, A.D. 20____. ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	**QWEST**
APPROVED THIS _____ DAY OF _____, A.D. 20____. COMCAST CABLE TELEVISION	APPROVED THIS _____ DAY OF _____, A.D. 20____. QWEST

FIRE CHIEF APPROVAL	PLANNING COMMISSION REVIEW	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE
APPROVED BY THE FIRE CHIEF ON THIS DAY OF _____, A.D. 20____.	REVIEWED BY THE PLANNING COMMISSION ON THIS DAY OF _____, A.D. 20____.	APPROVED BY THE CITY ENGINEER ON THIS DAY OF _____, A.D. 20____.	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____.
CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE REPRESENTATIVE

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TALUS RIDGE

SUBDIVISION

SARATOGA SPRINGS UTAH COUNTY, UTAH

SCALE: 1" = 150 FEET SHEET 1 OF 5

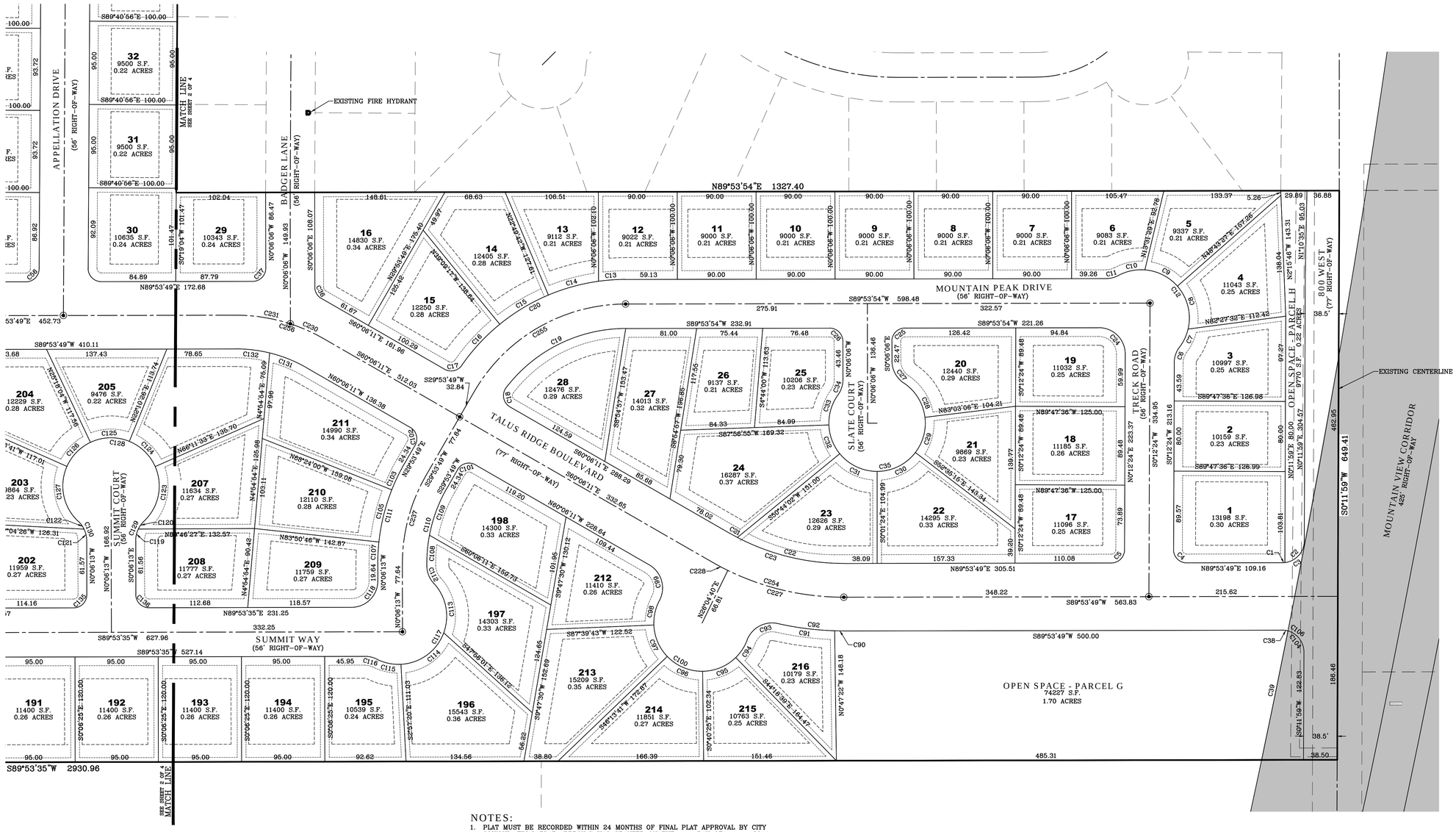
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	COUNTY–RECORDER SEAL

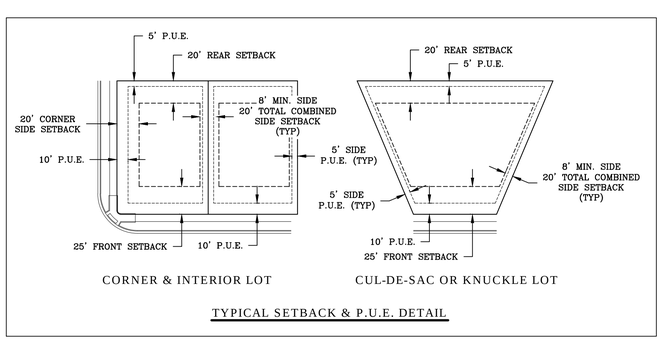
This form approved by Utah County and the municipalities therein.

TALUS RIDGE

SARATOGA SPRINGS, UTAH

A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SLB&M





TYPICAL SETBACK & P.U.E. DETAIL

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TALUS RIDGE

SUBDIVISION

SARATOGA SPRINGS UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET SHEET 2 OF 5

TALUS RIDGE

SARATOGA SPRINGS, UTAH
A PORTION OF SECTION 22 &
SECTION 21, T5S, R1W SLB&M

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- EXISTING WATERWAY
- EXISTING FIRE HYDRANT
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- PROPOSED STREET MONUMENT

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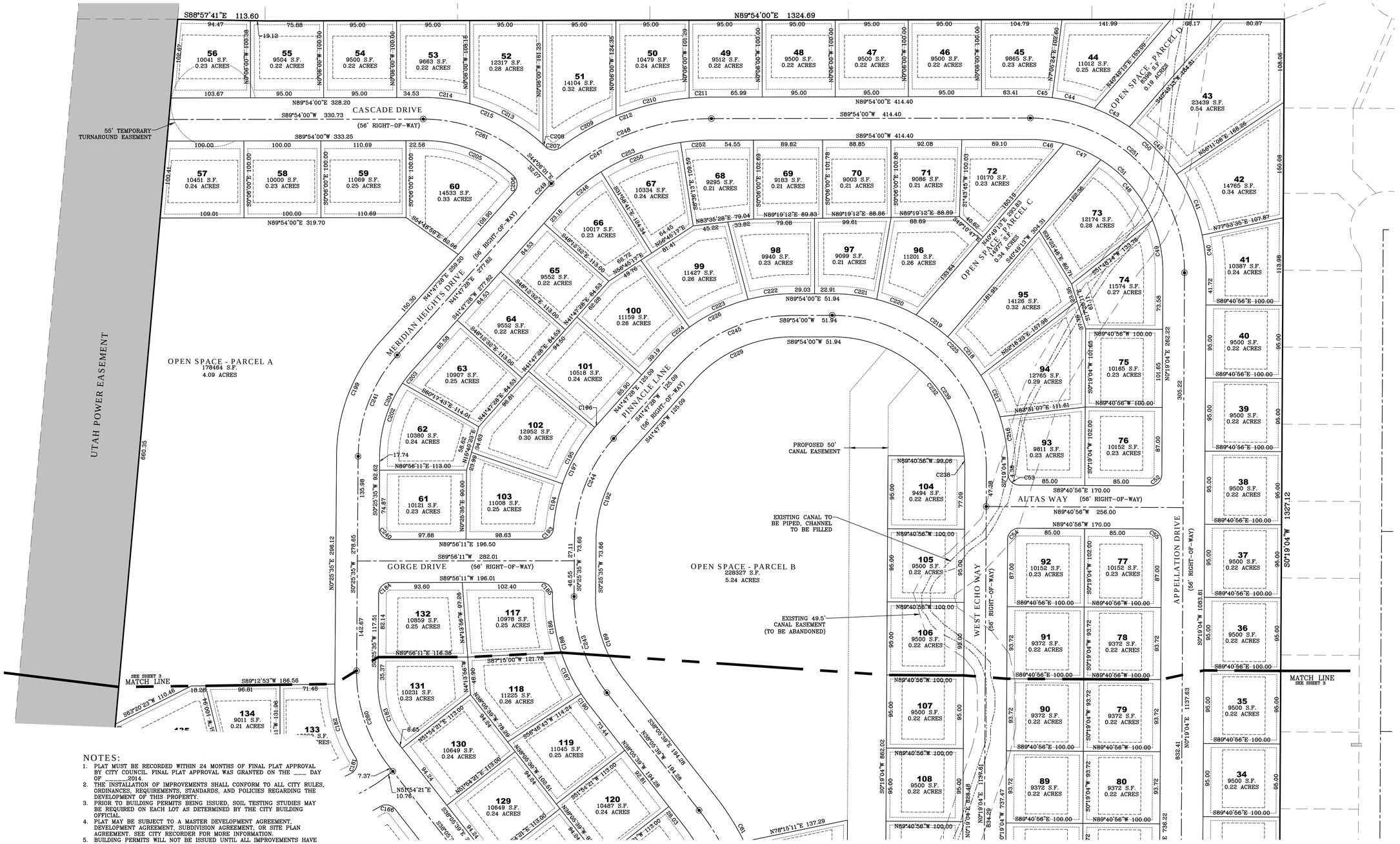
SUBDIVISION

SARATOGA SPRINGS UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET SHEET 3 OF 5

TALUS RIDGE

SARATOGA SPRINGS, UTAH
A PORTION OF SECTION 22 &
SECTION 21, T5S, R1W SLB&M



LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING WATERWAY
- EXISTING FIRE HYDRANT
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____2014.
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 OF 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. ALL OPEN SPACE TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.
10. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
11. LOTS AREA SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
12. ALL OPEN SPACE TO BE IMPROVED BY THE DEVELOPER, DEDICATED TO THE CITY, & MAINTAINED BY THE CITY OF SARATOGA SPRINGS.
13. ALL LOTS BORDERING OPEN SPACE TO HAVE 6' SEMI PRIVATE VINYL FENCE.

LEI
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SURVEYORS
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TALUS RIDGE

SUBDIVISION

SARATOGA SPRINGS UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET SHEET 4 OF 5

TALUS RIDGE

SARATOGA SPRINGS, UTAH

A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SLB&M

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	6°20'13"	2.76	N86°43'43"E 2.76
C2	25.00	83°21'37"	36.37	N41°52'48"E 33.25
C3	25.00	89°41'50"	39.14	N45°02'54"E 35.26
C4	15.00	90°18'35"	23.64	S44°56'53"E 21.27
C5	15.00	89°41'25"	23.48	N45°03'06"E 21.16
C6	30.00	36°52'12"	19.31	S16°38'30"W 18.97
C7	55.00	23°45'45"	22.81	N25°11'43"E 22.65
C8	55.00	54°35'23"	52.40	N13°58'51"W 50.44
C9	55.00	44°17'28"	42.52	N63°25'17"W 41.47
C10	55.00	32°36'30"	31.30	S78°07'44"W 30.88
C11	30.00	28°04'25"	14.70	N75°51'41"E 14.55
C12	55.00	155°15'07"	149.03	N40°32'58"W 107.44
C13	228.00	7°46'57"	30.97	S86°00'26"W 30.95
C14	228.00	14°56'39"	59.47	S74°38'38"W 59.30
C15	228.00	16°19'36"	64.97	S59°00'30"W 64.75
C16	228.00	16°04'15"	63.95	S42°48'35"W 63.74
C17	15.00	85°07'22"	22.29	N77°20'08"E 20.29
C18	15.00	97°33'43"	25.54	S11°19'20"E 22.57
C19	172.00	52°26'22"	157.42	S63°40'43"W 151.98
C20	228.00	55°07'27"	219.36	S62°20'11"W 211.00
C21	261.50	2°20'09"	10.66	S61°16'16"E 10.66
C22	261.50	27°39'51"	126.26	S76°16'16"E 125.04
C23	261.50	30°00'00"	136.92	S75°06'11"E 135.36
C24	30.00	90°18'30"	47.29	N44°56'51"W 42.54
C25	15.00	90°00'00"	23.56	S44°53'54"W 21.21
C26	15.00	90°00'00"	23.56	N45°06'06"W 21.21
C27	30.50	56°08'06"	29.88	S28°10'09"E 28.70
C28	55.00	49°17'18"	47.31	N31°35'33"W 45.87
C29	55.00	44°21'40"	42.58	N15°13'56"E 41.53
C30	55.00	52°33'51"	50.46	N63°41'41"E 48.71
C31	55.00	50°45'26"	48.72	S64°38'41"E 47.15
C32	55.00	37°12'53"	35.72	S20°39'31"E 35.10
C33	55.00	37°44'17"	36.23	S16°49'04"W 35.57
C34	30.50	35°47'18"	19.05	N17°47'33"E 18.74
C35	55.00	271°55'24"	261.03	N79°43'30"E 76.47
C36	15.00	60°00'05"	15.71	S30°06'08"E 15.00
C37	15.00	89°59'55"	23.56	N44°53'52"E 21.21
C38	25.00	15°48'31"	6.90	N82°11'56"W 6.88
C39	12905.40	0°39'59"	150.11	N11°32'37"E 150.11
C40	228.00	12°25'29"	49.44	N5°53'41"W 49.35
C41	228.00	21°42'26"	86.38	N22°57'38"W 85.87
C42	228.00	21°59'12"	87.49	N44°48'28"W 86.96
C43	228.00	12°55'38"	51.44	N62°15'53"W 51.33
C44	228.00	14°10'55"	56.43	N75°49'09"W 56.29
C45	228.00	7°11'23"	28.61	N86°30'18"W 28.59
C46	172.00	14°35'23"	43.80	N82°48'18"W 43.68
C47	172.00	17°32'18"	52.65	N66°44'28"W 52.44
C48	172.00	35°01'57"	105.17	N40°27'20"W 103.54
C49	172.00	23°15'26"	69.82	N11°18'39"W 69.34
C50	228.00	90°25'04"	359.80	N44°53'28"W 323.61
C51	172.00	90°25'04"	271.43	N44°53'28"W 244.13
C52	15.00	90°00'00"	23.56	N45°19'04"E 21.21
C53	15.00	90°00'00"	23.56	S44°40'56"E 21.21
C54	15.00	90°00'00"	23.56	S45°19'04"W 21.21
C55	15.00	90°00'00"	23.56	N44°40'56"W 21.21
C56	15.00	89°34'45"	23.45	N45°06'27"E 21.14
C57	15.00	90°25'15"	23.67	S44°53'33"E 21.29
C58	15.00	89°34'45"	23.45	N45°06'27"E 21.14
C59	328.00	13°17'31"	76.09	N6°19'37"W 75.92
C60	328.00	13°07'43"	75.16	N19°32'14"W 74.99
C61	328.00	11°59'34"	68.65	N32°05'52"W 68.53
C62	328.00	38°24'48"	219.90	N18°53'15"W 215.81
C63	272.00	18°45'18"	89.04	N9°03'30"W 88.64
C64	272.00	19°39'30"	93.32	N28°15'54"W 92.87
C65	15.00	89°34'40"	23.45	N45°06'29"E 21.13
C66	15.00	90°25'20"	23.67	S44°53'31"E 21.29
C67	15.00	90°25'20"	23.67	S44°53'31"E 21.29
C68	228.00	17°17'26"	68.80	N8°19'34"W 68.54
C69	228.00	20°27'30"	81.41	N27°12'02"W 80.98
C70	228.00	0°39'52"	2.64	N37°45'43"W 2.64
C71	228.00	38°24'48"	152.86	N18°53'15"W 150.01
C72	15.00	90°25'20"	23.67	N44°53'31"W 21.29
C73	15.00	108°12'53"	28.33	N35°47'23"E 24.30
C74	172.00	19°46'35"	59.37	N28°12'21"W 59.07
C75	30.50	39°36'35"	21.09	S70°17'54"E 20.67

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C76	55.00	75°25'47"	72.41	N88°12'30"W 67.29
C77	55.00	53°43'32"	51.57	S27°12'50"W 49.70
C78	55.00	57°17'45"	55.00	S28°17'48"E 52.74
C79	55.00	75°42'49"	72.68	N85°11'55"E 67.51
C80	55.00	10°43'01"	10.29	N41°59'00"E 10.27
C81	30.50	53°16'20"	28.36	S63°15'39"W 27.35
C82	55.00	272°52'54"	261.95	S6°56'03"E 75.80
C83	328.00	9°07'34"	52.24	S85°20'00"W 52.19
C84	328.00	7°36'52"	43.59	S76°57'47"W 43.56
C85	328.00	16°44'26"	95.83	S81°31'34"W 95.49
C86	278.70	9°59'47"	48.63	N78°09'15"E 48.56
C87	278.70	25°38'31"	124.73	S84°01'36"E 123.69
C88	278.70	19°43'20"	95.93	S61°20'41"E 95.46
C89	278.70	55°21'38"	269.29	S79°09'50"E 258.93
C90	338.50	1°47'32"	10.59	S89°12'25"E 10.59
C91	338.50	11°02'51"	65.27	S82°47'14"E 65.17
C92	338.50	11°02'51"	65.27	S82°47'14"E 65.17
C93	30.50	81°52'25"	43.58	S61°47'59"W 39.97
C94	55.00	24°49'34"	23.83	N33°16'34"E 23.65
C95	55.00	43°38'14"	41.89	N67°30'28"E 40.88
C96	55.00	46°54'06"	45.02	S67°13'22"E 43.78
C97	55.00	41°26'02"	39.77	S23°03'18"E 38.91
C98	55.00	30°13'23"	29.01	S12°46'25"W 28.68
C99	30.50	87°59'17"	46.84	N16°06'32"W 42.37
C100	55.00	187°01'19"	179.53	S65°37'33"E 109.79
C101	15.00	90°00'00"	23.56	S74°53'49"W 21.21
C102	15.00	90°00'00"	23.56	N15°06'11"W 21.21
C103	228.00	8°17'49"	33.02	S25°44'54"W 32.99
C104	25.00	74°29'39"	32.50	N37°02'51"W 30.26
C105	228.00	15°26'45"	61.46	S13°52'37"W 61.28
C106	25.00	90°18'10"	39.40	N44°57'06"W 35.45
C107	228.00	6°15'27"	24.90	S3°01'31"W 24.89
C108	172.00	11°45'05"	35.28	S4°52'53"W 35.22
C109	172.00	19°08'24"	57.46	S20°19'37"W 57.19
C110	172.00	30°53'29"	92.73	S14°27'05"W 91.62
C111	228.00	30°00'02"	119.38	S14°53'48"W 118.02
C112	30.00	41°46'31"	21.87	S21°52'56"E 21.39
C113	55.00	62°56'18"	60.42	N11°18'02"W 57.42
C114	55.00	66°52'34"	64.20	N53°36'23"E 60.61
C115	55.00	29°42'55"	28.52	S78°05'52"E 28.21
C116	30.00	26°52'00"	14.07	N76°40'25"W 13.94
C117	55.00	159°31'47"	153.14	N36°59'42"E 108.25
C118	30.00	89°59'48"	47.12	N44°53'41"E 42.43
C119	30.50	25°43'14"	13.69	S12°45'24"W 13.58
C120	30.50	21°06'21"	11.24	S36°10'12"W 11.17
C121	30.50	25°43'34"	13.69	N12°58'00"W 13.58
C122	30.50	21°06'02"	11.23	N36°22'47"W 11.17
C123	55.00	70°31'49"	67.70	N11°27'28"E 63.51
C124	55.00	44°01'07"	42.25	N45°49'00"W 41.22
C125	55.00	47°28'31"	45.57	S88°26'11"W 44.28
C126	55.00	40°48'37"	39.18	S44°17'37"W 38.35
C127	55.00	70°49'07"	67.98	S11°31'15"E 63.74
C128	55.00	273°39'10"	262.69	S89°53'47"W 75.26
C129	30.50	46°49'35"	24.93	S23°18'35"W 24.24
C130	30.50	46°49'35"	24.93	N23°31'01"W 24.24
C131	161.50	16°11'10"	45.62	N68°11'46"W 45.47
C132	161.50	13°48'50"	38.94	N83°11'46"W 38.84
C133	222.00	12°12'35"	47.31	S5°47'13"E 47.22
C134	30.00	78°12'54"	40.95	S50°59'58"E 37.85
C135	15.00	89°59'48"	23.56	N44°53'41"E 21.21
C136	15.00	90°00'12"	23.56	S45°06'19"E 21.21
C137	15.00	89°34'45"	23.45	S45°06'27"W 21.14
C138	15.00	90°25'15"	23.67	N44°53'33"W 21.29
C139	30.00	37°57'50"	19.88	S70°54'40"W 19.52
C140	55.00	74°28'46"	71.50	N89°10'08"E 66.57
C141	55.00	78°38'36"	75.49	S14°16'11"E 69.70
C142	55.00	2°54'46"	2.80	S26°30'30"W 2.80
C143	30.00	38°18'59"	20.06	N8°48'23"E 19.69
C144	278.00	10°40'10"	51.77	S5°01'01"E 51.69
C145	55.00	156°02'08"	149.78	S50°03'11"E 107.60
C146	15.00	89°34'40"	23.45	S45°06'29"W 21.13
C147	15.00	89°34'26"	23.45	N45°06'22"E 21.13
C148	15.00	90°25'34"	23.67	N44°53'38"W 21.29
C149	30.00	30°48'55"	16.13	S74°29'08"W 15.94
C150	55.00	60°06'15"	57.70	N89°07'48"E 55.09

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C151	55.00	54°41'12"	52.50	S33°28'29"E 50.53
C152	55.00	36°50'23"	35.36	S12°17'19"W 34.76
C153	30.00	30°48'55"	16.13	N15°18'03"E 15.94
C154	55.00	151°37'50"	145.55	S45°06'25"E 106.65
C155	30.00	90°00'00"	47.12	S45°06'25"E 42.43
C156	15.00	90°00'14"	23.56	S44°53'42"W 21.21
C157	15.00	89°59'46"	23.56	N45°06'18"W 21.21
C158	261.73	16°14'42"	74.21	S81°25'34"W 73.96
C159	355.70	14°14'56"	88.46	N82°40'44"E 88.23
C160	355.70	2°15'15"	13.99	N74°25'38"E 13.99
C161	355.70	16°30'12"	102.45	N81°33'06"E 102.10
C162	15.00	85°00'12"	22.25	S47°18'06"W 20.27
C163	15.00	81°40'08"	21.38	N36°02'04"W 19.62
C164	355.70	17°31'06"	108.76	S68°06'35"E 108.33
C165	15.00	89°34'40"	23.45	N45°06'29"E 21.13
C166	15.00	82°22'31"	21.57	N79°16'54"W 19.76
C167	228.00	13°16'17"	52.81	N66°09'59"E 52.69
C168	228.00	17°05'42"	68.03	N81°20'58"E 67.77
C169	228.00	30°21'59"	120.84	N74°42'50"E 119.43
C170	30.50	37°44'44"	20.09	S71°01'27"W 19.73
C171	55.00	49°09'13"	47.18	N76°43'42"E 45.75
C172	55.00	54°42'14"	52.51	S51°20'34"E 50.54
C173	55.00	50°39'28"	48.63	S1°20'17"W 47.06
C174	55.00	49°26'09"	47.45	S51°23'05"W 46.00
C175	55.00	68°30'24"	65.76	N69°38'39"W 61.91
C176	30.50	35°13'59"	18.76	S53°00'26"E 18.46
C177	30.50	19°28'45"	10.37	S80°21'48"E 10.32
C178	55.00	272°27'28"	261.54	S8°22'49"W 76.10
C179	30.50	54°42'44"	29.12	S62°44'49"E 28.03
C180	172.00	26°34'40"	79.79	N76°36'29"E 79.07
C181	15.00	95°05'20"	24.89	N15°46'29"E 22.13
C182	178.00	32°11'47"	100.02	S15°40'18"E 98.71
C183	122.00	38°31'19"	82.02	S18°50'04"E 80.49
C184	15.00	89°30'36"	23.43	S45°10'53"W 21.12
C185	15.00	90°29'24"	23.69	N44°49'07"W 21.30
C186	228.18	19°25'46"	77.38	S8°30'47"E 77.01
C187	228.18	14°59'25"	59.70	S25°43'22"E 59.53
C188	228.18	19°25'46"	77.38	S8°30'47"E 77.01
C189	172.00	38°31'14"	115.64	S18°50'02"E 113.47
C190	228.18	4°52'08"	19.39	S35°39'09"E 19.38
C191	272.00	38°24'48"	182.36	N18°53'15"W 178.96
C192	172.00	41°21'53"	124.18	S21°06'32"W 121.50
C193	15.00	85°50'49"	22.47	N47°00'46"E 20.43
C194	228.00	14°58'00"	59.56	S11°34'22"W 59.39
C195	228.00	21°17'26"	84.72	S29°42'04"W 84.24
C196	228.00	1°26'41"	5.75	S41°04'08"W 5.75
C197	228.00	37°42'06"	150.03	S22°56'25"W 147.34
C199	228.00	41°21'53"	164.60	S21°06'32"W 161.05
C202	172.00	33°44'27"	101.29	S17°17'49"W 99.83
C203	172.00	7°37'26"	22.89	S37°58'45"W 22.87
C204	172.00	41°21'53"	124.18	S21°06'32"W 121.50
C205	172.00	42°49'05"	128.54	N68°41'28"W 125.57
C206	15.00	89°04'25"	23.32	N2°44'44"W 21.04
C207	15.00	80°51'55"	21.17	S86°28'26"E 19.46
C208	228.00	1°04'05"	4.25	N46°34'31"W 4.25
C209	328.00	14°35'31"	83.53	S60°23'22"W 83.31
C210	328.00	17°08'26"	98.12	S76°15'20"W 97.76
C211	328.00	5°04'27"	29.05	S87°21'47"W 29.04
C212	328.00	36°48'24"	210.71	S71°29'48"W 207.10
C213	228.00	27°36'40"	109.87	N60°54'54"W 108.81
C214	228.00	15°22'46"	61.20	N82°24'37"W 61.02
C215	228.00	44°03'31"	175.32	N68°04'14"W 171.04
C216	228.00	17°43'25"	70.53	N8°32'38"W 70.25
C217	228.00	14°54'22"	59.32	N24°51'31"W 59.15
C218	228.00	16°38'29"	66.22	N40°37'57"W 65.99
C219	228.00	12°39'44"	50.39	N55°17'03"W 50.29
C220	228.00	13°47'23"	54.87	N68°30'36"W 54.74
C221	228.00	14°41'42"	58.48	N82°45'09"W 58.32
C222	228.00	14°35'01"	58.03	S82°36'30"W 57.88
C223	228.00	21°17'23"	84.72	S64°40'18"W 84.23
C224	228.00	12°14'09"	48.69	S47°54'32"W 48.60
C225	228.00	90°25'04"	359.80	N44°53'28"W 323.61
C226	228.00	48°06'32"	191.44	S65°50'44"W 185.87
C227	300.00	26°10'51"	137.08	S77°00'46"E 135.89
C228	300.00	3°49'09"	20.00	S62°00'46"E 19.99

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C229	172.00	48°06'32"	144.42	S65°50'44"W 140.22
C230	200.00	11°50'01"	41.31	N66°01'11"W 41.23
C231	200.00	18°09'59"	63.41	N81°01'11"W 63.15
C232	172.00	84°26'21"	253.48	N47°52'49"W 231.16
C233	317.20	50°43'51"	280.86	S81°20'05"E 271.77
C234	317.20	23°26'07"	129.74	N85°01'03"E 128.84
C235	317.20	27°17'44"	151.11	S69°37'01"E 149.69
C236	250.00	12°12'35"	53.27	S5°47'13"E 53.17
C237	200.00	30°00'02"	104.72	S14°53'48"W 103.53
C238	172.00	5°58'42"	17.95	N2°40'17"W 17.94
C239	172.00	90°25'04"	271.43	N44°53'28"W 244.13
C240	15.00	90°29'24"	23.69	S44°49'07"E 21.30
C241	200.00	41°21'53"	144.39	S21°06'32"W 141.27
C242	300.00	38°24'48"	201.13	N18°53'15"W 197.39
C243	200.00	38°31'14"	134.46	S18°50'02"E 131.94
C244	200.00	41°21'53"	144.39	S21°06'32"W 141.27
C245	200.00	48°06'32"	167.93	S65°50'44"W 163.04
C246	272.00	16°13'50"	77.05	S49°54'23"W 76.79
C247	300.00	48°06'32"	251.90	S65°50'44"W 244.56
C248	300.00	43°58'59"	230.29	S67°54'31"W 224.68
C249	300.00	4°07'34"	21.60	S43°51'15"W 21.60
C250	272.00	23°22'29"	110.97	S69°42'33"W 110.20
C251	200.00	90°25'04"	315.62	N44°53'28"W 283.87
C252	272.00	8°30'13"	40.37	S85°38'54"W 40.33
C253	272.00	48°06'32"	228.39	S65°50'44"W 221.74
C254	300.00	30°00'00"	157.08	S75°06'11"E 155.29
C255	200.00	60°00'05"	209.44	S59°53'52"W 200.00
C256	200.00	30°00'00"	104.72	N75°06'11"W 103.53
C257	300.00	16°35'49"	86.90	S81°35'55"W 86.60
C258	200.00	38°24'48"	134.09	N18°53'15"W 131.59
C259	200.00	37°59'28"	132.61	N70°54'05"E 130.20
C260	200.00	38°31'14"	134.46	S18°50'02"E 131.94
C261	200.00	45°59'59"	160.57	N67°06'00"W 156.29

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TALUS RIDGE

SUBDIVISION

SARATOGA SPRINGS UTAH COUNTY, UTAH

Planning Commission
Staff Report

Preliminary Plat
Sierra Estates
June 12, 2014
Public Hearing

Report Date:	June 5, 2014
Applicant/Owner:	Scott Dunn / Patterson Homes Inc.
Location:	Approximately 600 West 400 North
Major Street Access:	400 North
Parcel Number(s) & Size:	58:034:0496, 28.28 acres
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	R-3, PC, A
Current Use of Parcel:	Vacant, undeveloped
Adjacent Uses:	Low Density Residential, Planned Community Zone, Agricultural
General Plan Designation:	Low Density Residential
Previous Meetings:	MDA reviewed by PC 2-27-14
Previous Approvals:	MDA approved by CC 3-25-14
Land Use Authority:	City Council
Future Routing:	Public meeting with City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for review of the Sierra Estates Preliminary Plat located at approximately 600 West 400 North. The site is comprised of approximately 28.28 acres and is zoned R-3, Low Density Residential. The preliminary plat proposes 94 single family lots ranging in size from 9,000-14,456 square feet.

Recommendation:
Recommendation:
Staff recommends that the Planning Commission conduct a public hearing, take public comment and discuss the proposed preliminary plat, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation with conditions to the City Council, continuing the item, or forwarding a recommendation for denial to the City Council.

B. Background:

An extension to the Sierra Estates Master Development Plan and Agreement (MDA) was approved by the City Council on March 25, 2014. That agreement granted approval of a lot size reduction for the proposed 9,000 square foot lots. The open space requirements for this development have already been met by the dedication of Neptune Park and other requirements as outlined in the

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MDA. During those discussions it was recommended that future buyers be notified of the neighboring agricultural rights. This has been included as a condition of approval.

C. Specific Request:

This is a request for approval of the Sierra Estates Preliminary Plat located at approximately 600 West 400 North. The site is comprised of approximately 28.28 acres and is zoned R-3, Low Density Residential. The preliminary plat includes 94 single family lots ranging in size from 9,000-14,456 square feet.

Park strip along 400 North: discussion item. The applicant is requesting that the City accept long term maintenance responsibilities for the park strip along 400 North. The proposed lots back 400 North since this is a collector road and driveways are to be limited on collector roads. The developer will install a fence along the back of these lots to avoid dissimilar fencing by the residents. If the City is not willing to accept maintenance of this parkstrip an HOA will have to be formed just for this purpose.

D. 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.

Staff finding: complies. *After a public hearing with the Planning Commission the application will be forwarded to the City Council.*

E. Community Review:

Per 19.13.04 of the City Code, this item has been 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 this meeting. 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."

Finding: consistent. The R-3 zoned portion of the Sierra Estates development is a total of 188 units on 74.58 acres; resulting in a density of 2.52 units per acre. This phase of development is 28.28 acres with 94 lots; resulting in a density of 3.32 units per acre. These densities are consistent with the general plan for low density residential development.

G. Code Criteria:

The following criteria are pertinent requirements that the Planning Commission and City Council shall consider when reviewing a preliminary plat in the R-3 zone (Section 19.04.13).

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 preliminary plat will provide residential building lots that will support single family homes, which are permitted uses in the R-3 zone.

Minimum Lot Sizes: complies. 19.04.13(4) states that the minimum lot size in the R-3 zone is 10,000 square feet. The City Council may approve a reduction based on compliance with specific criteria. These criteria were evaluated during the MDA review and the City Council approved a reduction to 9,000 square feet for the proposed lots.

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

Front: Twenty-five feet.
Sides: 8/16 feet (minimum/combined)
Rear: Twenty feet
Corner: Front 25 feet; Side abutting street 20 feet

The typical lot setback detail on the plans indicates compliance with these requirements. The corner lot setback is shown at 25 feet on that detail and may be reduced to 20 feet.

Minimum Lot Width: complies. Every lot in this zone shall be 70 feet in width at the front building setback. The proposed lots are a minimum of 70 feet wide at the front building setback.

Minimum Lot Frontage: complies. Every lot in this zone shall have at least 35 feet of frontage along a public street. The proposed lots comply with this requirement.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: can **comply.** No structure in the R-3 zone shall be taller than 35 feet. Maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space above grade. These requirements will be reviewed by the building department with each individual building permit application.

Open Space: complies. The open space requirements were agreed to with approval of the MDA. The open space requirements for this phase of the Sierra Estates development have already been fulfilled.

Sensitive Lands: complies. Sensitive lands shall not be included in the base acreage when calculating density. All sensitive lands shall be placed in protected open space. 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 shall be comprised of sensitive lands. *There are no sensitive lands within this phase of development.*

Trash Storage: complies. Each future home will have an individual garbage can.

Second Access: can comply. Section 19.12.06(1)(e) requires two separate means of vehicular access onto a collector road whenever the total number of dwelling units served by a single means of access will exceed 50. A phasing plan has not yet been proposed. However, 400 North is a collector road that is adjacent to the development. When the applicant develops a phasing plan, it must comply with this requirement.

Phasing: can comply. Section 19.12.02(6) requires City Council approval of phasing plans. The phasing plan has not yet been developed. However, it is anticipated that this development will occur in phases. A phasing plan will be required with the final plat application.

Fencing: can comply. Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties. Staff recommends privacy fencing along the west and south boundary of this project (along the Agricultural zones and 400 North) to provide consistency in fencing materials and a buffer from the Agricultural uses. A fencing plan will be required with the final plat application.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the Preliminary Plat and select from the options below.

Recommended Motion:
"I move that the Planning Commission forward a positive recommendation to the City Council to approve the Talus Ridge Preliminary Plat, located at approximately 550 North 800 West, with the findings and conditions 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 proposed preliminary plat 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.
3. The proposed preliminary plat 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 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. Notification of the neighboring Agricultural rights shall be placed on the title to notify future buyers of these uses.
4. A fencing plan will be required with the final plat application. Fencing is recommended along the west and south boundaries of this project.
5. Any other conditions as articulated by the Planning Commission:
   _____

Alternative Motions:

Alternative Motion A
"I move to **continue** the preliminary plat 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 Planning Commission forward a negative recommendation to the City Council to deny the Talus Ridge Preliminary Plat, generally located at 550 North 800 West."

List findings for denial:

_____
_____
_____

I. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Preliminary Plat Plans

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Sierra Estates
Date: June 12, 2014
Type of Item: Preliminary Plat Approval

CITY OF
SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Scott Dunn / Patterson Homes Inc.*
Request:	*Preliminary Plat Approval*
Location:	*Approximately 600 West 400 North*
Acreage:	*28.28 acres - 94 lots*

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 end of road and end of sidewalk signs per MUTCD at all applicable locations.

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

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

G. 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.

H. 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.

I. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way. No portion of a Utility main, including sewer and storm drain, shall be located within a private lot. Sewer and storm drain lines shall be a minimum of 10' away from private lot lines to facilitate room for future maintenance without encroaching into lots.

J. 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 standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

K. Developer shall ensure project shall comply with all ADA standards and requirements.

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.

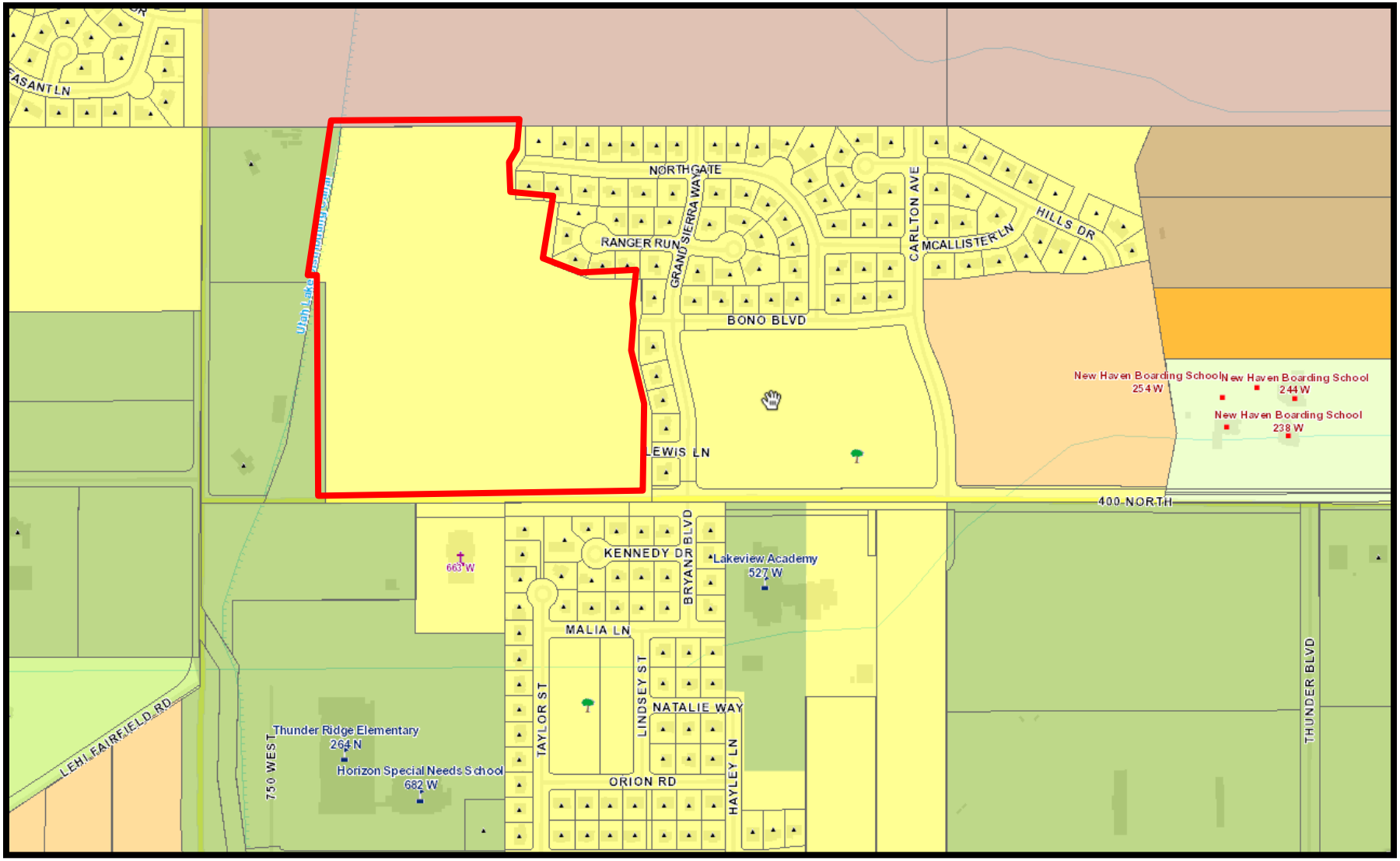
M. Developer shall improve and dedicate 400 North to a Collector road standard as per the City's adopted transportation master plan. Street lights shall be the City standard collector style at all intersections and at 300' spacing.

N. Developer shall loop internal waterlines back to the existing 14" culinary main in 400 North at all access points.

O. Developer shall provide 55' radius temporary turn-around's as per city standards on all dead end roads.

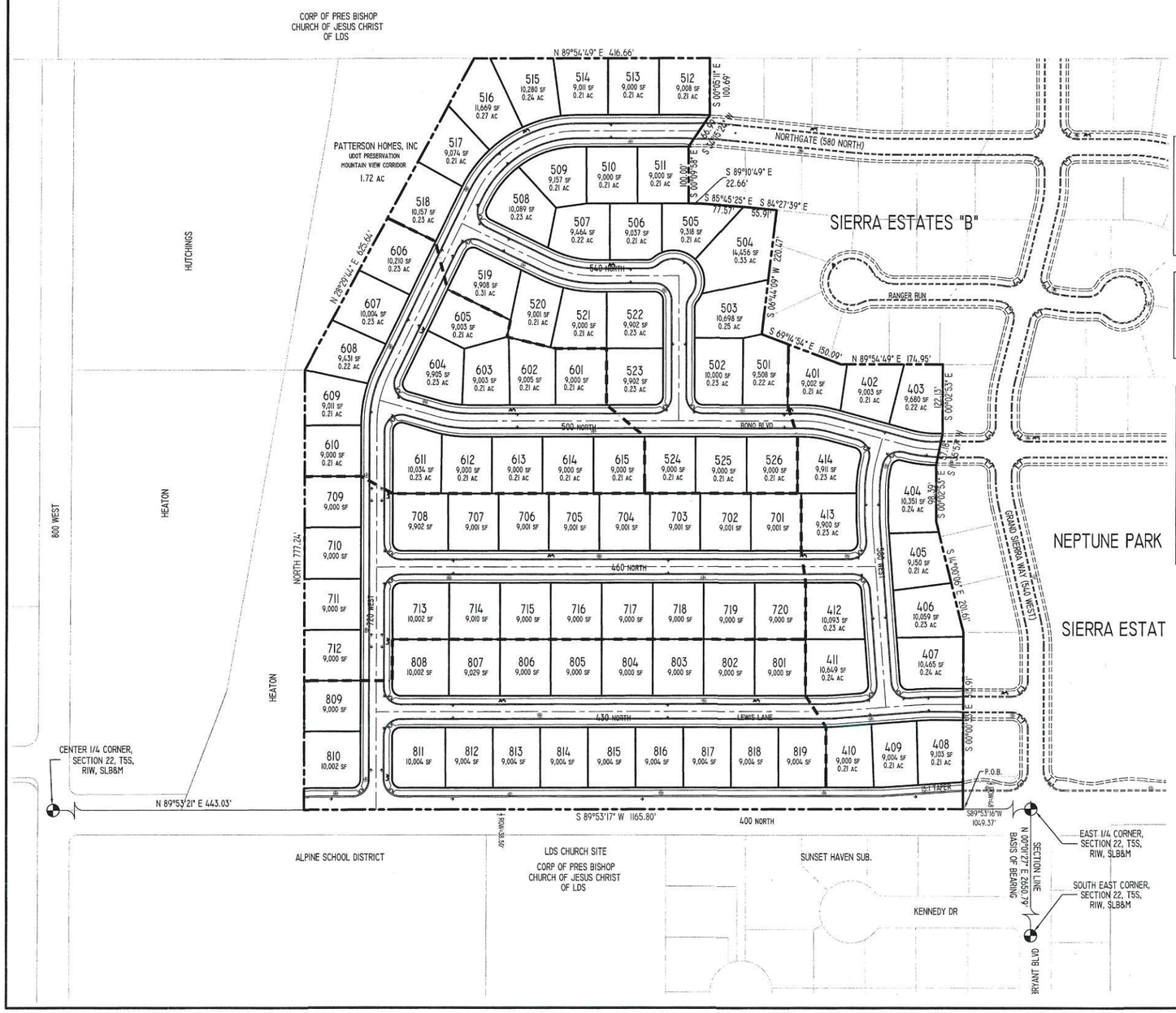
P. Developer shall construct cut off ditch for the conveyance of up gradient irrigation water around the subdivision to protect future lot owners from potential flooding. All irrigation water shall be detained in a sedimentation pond to remove sediment prior to discharge into the City's storm drain system.

Q. Developer shall locate all fire hydrants, blow-offs and street lights on lot lines. Placement of hydrants and blow-offs shall be at the end of main lines.



ZONING/LOCATION MAP

SIERRA ESTATES

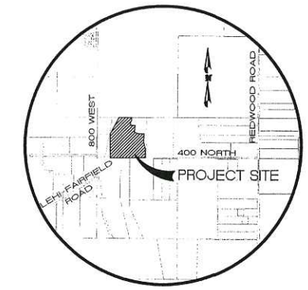


LEGEND:

- FOUND SECTION CORNER MONUMENT
- EXISTING & PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

SHEET INDEX

C1	COVER SHEET
C2	GRADING & DRAINAGE PLAN
C3	OVERALL SEWER PLAN
C4	OVERALL WATER PLAN
PLAT	PRELIMINARY PLAT



VICINITY SKETCH

NOT TO SCALE

DATA TABLE

TOTAL PHASE ACREAGE	=	28.28 acres	100%
SENSITIVE LANDS	=	0.00 acres	0%
NET PROJECT AREA	=	28.28 acres	100%
TOTAL OPEN SPACE REQUIRED (= 15% OF TOTAL PHASE AREA)	=	4.24 acres	15%
EXISTING NEPTUNE PARK		10.87 acres	

LOTS

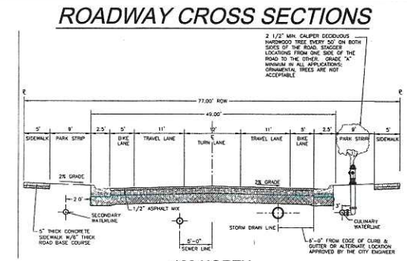
RANGE	#	%
9,000 to 9,400	66	54%
9,400 to 10,000	9	27%
10,000+	19	19%

AVE LOT SIZE	9,400 sf	
TOTAL LOTS	94	
PHASE DENSITY	94/28.28	3.32 DU/AC
PREVIOUS PHASE DEDICATED ALL OPEN SPACE REQ'D ALLOWED		3.00 DU/AC
AREA OF ROADWAYS	9.65 ac	20%

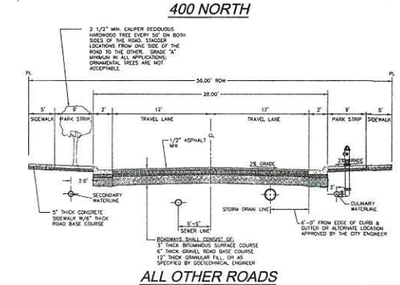
NOTES

1. NO SLOPES GREATER THAN 10% ONSITE
2. NO WETLANDS ON-SITE
3. NO FLOOD PLAINS ON-SITE
4. UDOT REVIEW AND APPROVAL IS NOT REQUIRED FOR THIS SITE.
5. ALL SENSITIVE LANDS INCLUDING EXISTING STORM DRAINAGE BASIN WITHIN NEPTUNE PARK HAVE BEEN INCLUDED IN OPEN SPACE PARCELS.
6. NO PROMINENT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, WOODLANDS, STEEP SLOPES EXIST ON THIS PARCEL. THIS PARCEL HAS BEEN IN THE PRODUCTION OF ALFALFA FOR MANY YEARS.
7. NO SENSITIVE LANDS EXISTING ON SITE AND THEREFORE NO PRESERVATION OR PROTECTION IS PROPOSED.
8. THE ADJOINING PATTERSON HOMES, INC PARCEL LABELED UDOT PRESERVATION FOR MOUNTAIN VIEW CORRIDOR HAS BEEN IDENTIFIED AND RESERVED FOR FUTURE SALE TO UDOT FOR ROADWAY PURPOSES.
9. NO NEW PROJECT FENCING IS BEING PROPOSED AT THIS TIME .

ROADWAY CROSS SECTIONS



400 NORTH



ALL OTHER ROADS

DEVELOPMENT

SIERRA ESTATES

DEVELOPER

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(801) 642-0119

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0 50 100 200 300
SCALE: 1"= 100'

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cell (801) 616-1677

SURVEYOR

AZTEC ENGINEERING

CITY COUNCIL APPROVAL

PRELIMINARY APPROVAL GRANTED THIS____ DAY OF_____ A.D. 20____, BY THE SARATOGA SPRINGS CITY COUNCIL

MAYOR

PLANNING COMMISSION APPROVAL

PRELIMINARY APPROVAL GRANTED THIS____ DAY OF_____ A.D. 20____, BY THE SARATOGA SPRINGS PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

ACTION	DATE
PRELIMINARY PLAN	4/24/14

PROJECT

SIERRA ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
COVER SHEET	C1

p:\2014\sierra estates\preliminary submittal\se-01 layout.dwg

RECEIVED MAY 0 1 2014

SIERRA ESTATES

GRADING NOTES

1. NO AREAS OF SUBSTANTIAL EARTH MOVING ARE PROPOSED.
2. ALL ROADWAY IMPROVEMENTS WILL BE WITHIN 0.5 TO 1.5 FEET OF EXISTING GROUND.
3. AN EXISTING TAILWATER DITCH HAS BEEN CONSTRUCTED WITH PREVIOUS PHASES TO PROTECT EXISTING HOMES FROM TAIL WATER. THIS DITCH AND SEDIMENTATION POND PROVIDES EROSION CONTROL MEASURES FOR THE SITE.

NOTES

1. NO SLOPES GREATER THAN 10% ONSITE
2. NO WETLANDS ON-SITE
3. NO FLOOD PLAINS ON-SITE INCLUDING 100-YEAR HIGH WATER MARKS FOR LAKES, RIVERS OR STREAMS.
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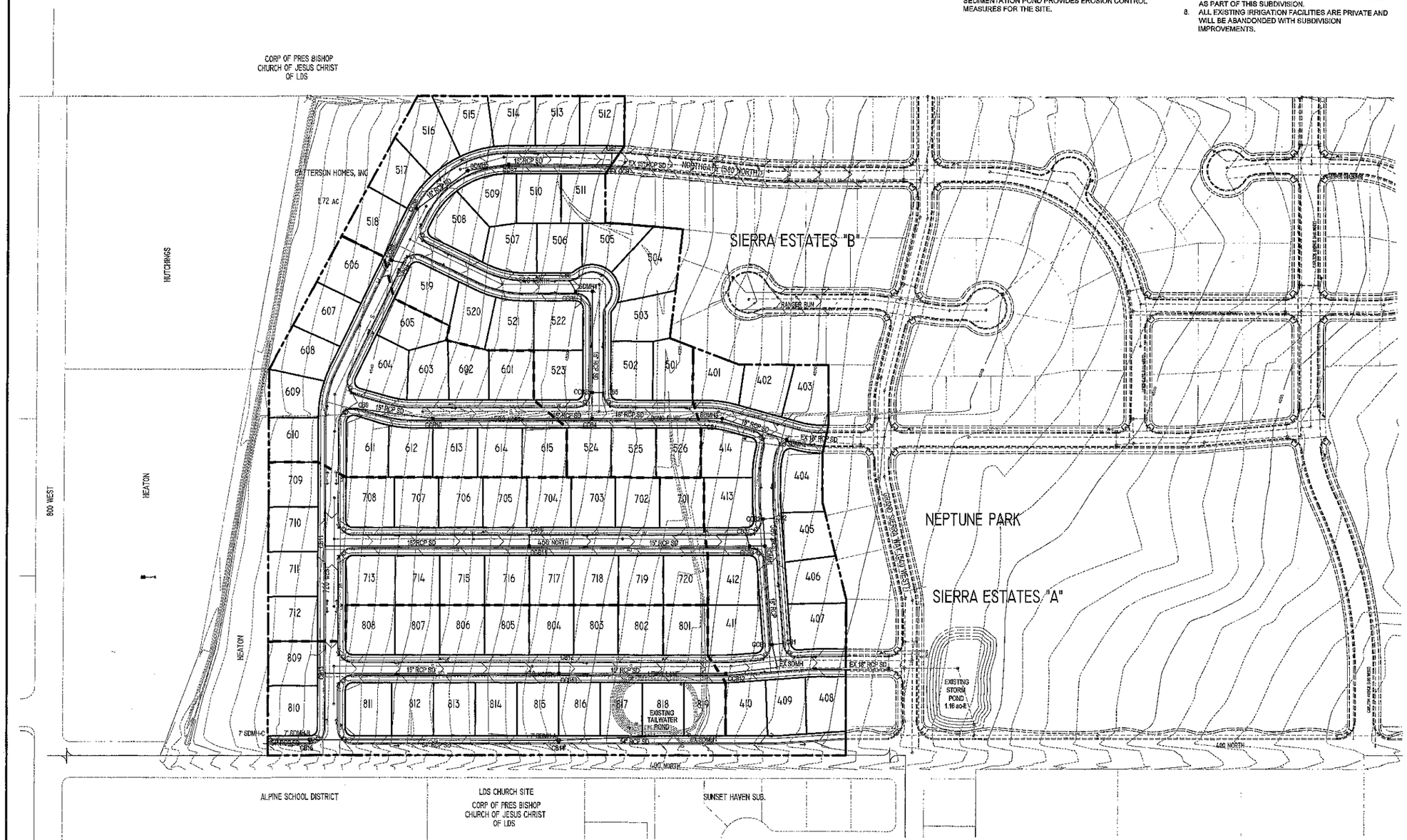
6. NO SENSITIVE LANDS EXISTING ON SITE AND THEREFORE NO PRESERVATION OR PROTECTION IS PROPOSED.
7. NO EXISTING WATER COURSES, CANALS, DITCHES, SPRINGS, WELLS, CULVERTS NEED TO BE MAINTAINED AS PART OF THIS SUBDIVISION.
8. ALL EXISTING IRRIGATION FACILITIES ARE PRIVATE AND WILL BE ABANDONDED WITH SUBDIVISION IMPROVEMENTS.



DEVELOPMENT

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SCALE: 1"= 100'

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REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SEAL

PROFESSIONAL ENGINEER 343602 Kenneth Ray Berg STATE OF UTAH

ACTION	DATE
PRELIMINARY PLAN	4/24/14

PROJECT

SIERRA ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	*C2*

SIERRA ESTATES

NOTES

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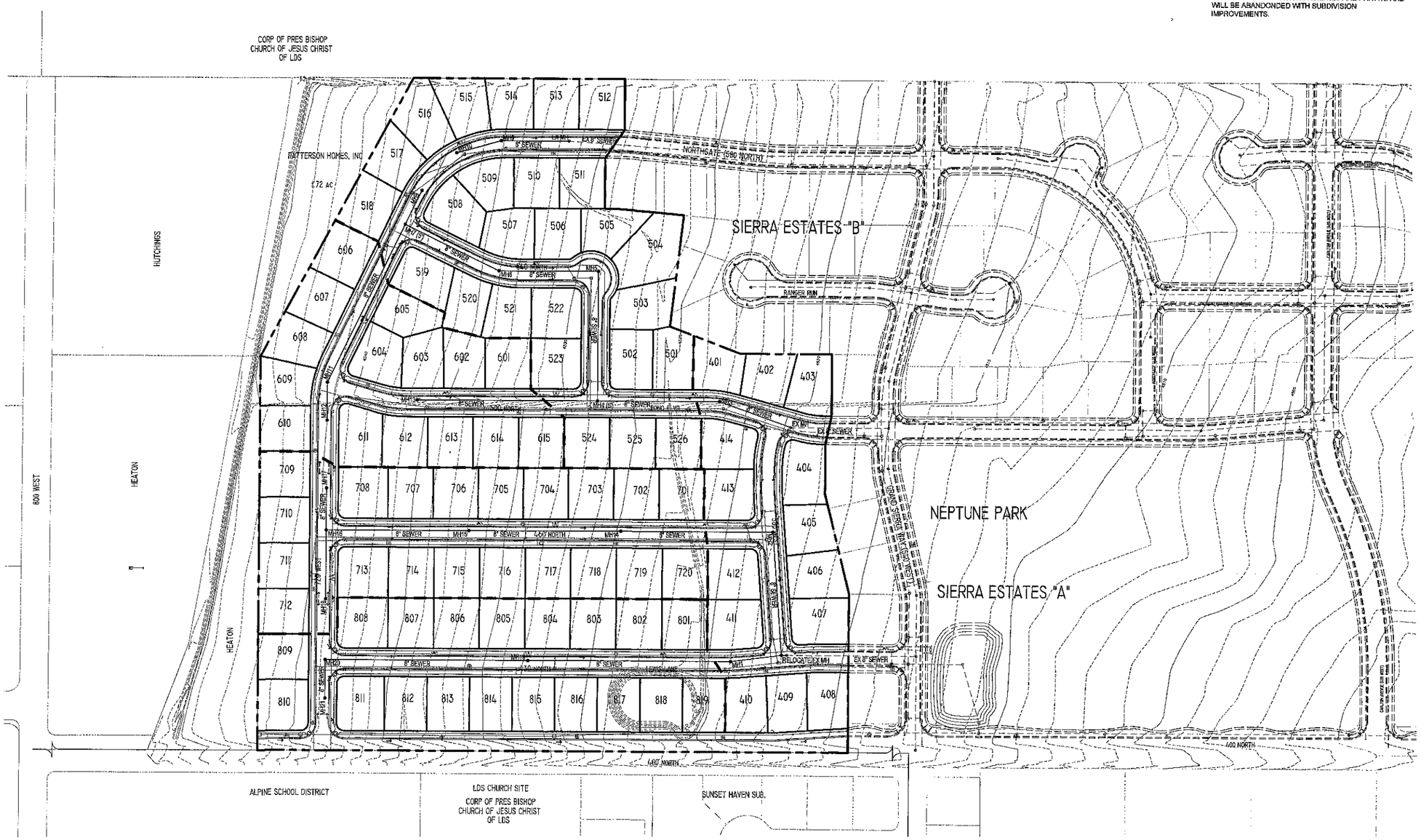
8. ALL EXISTING IRRIGATION FACILITIES ARE PRIVATE AND WILL BE ABANDONDED WITH SUBDIVISION IMPROVEMENTS.

SEWER NOTES

1. ALL SEWER MANHOLES ARE 4' IN DIAMETER EXCEPT AS NOTED.



DEVELOPMENT

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SCALE: 1"= 100'

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cell (801) 816-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SEAL

PROFESSIONAL ENGINEER 383602 Kenneth Ray Berg STATE OF UTAH

ACTION	DATE
PRELIMINARY PLAN	4/24/14

PROJECT

SIERRA ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
SEWER	*C3*

c:\2014\sierra estates\preliminary sets\sheet\ae-C3 sewer.dwg

SIERRA ESTATES

NOTES

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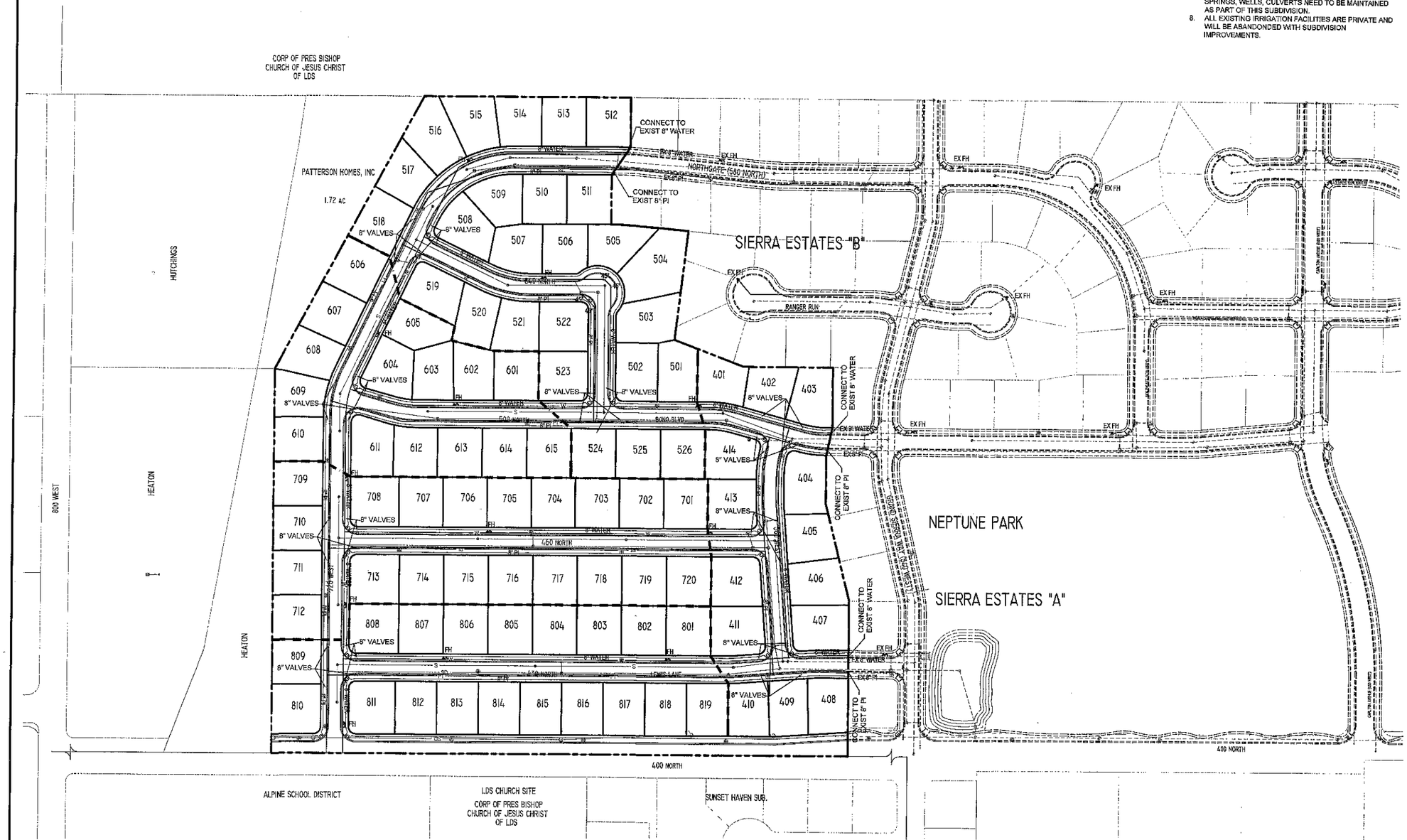
6. NO SENSITIVE LANDS EXISTING ON SITE AND THEREFORE NO PRESERVATION OR PROTECTION IS PROPOSED.
7. NO EXISTING WATER COURSES, CANALS, DITCHES, SPRINGS, WELLS, CULVERTS NEED TO BE MAINTAINED AS PART OF THIS SUBDIVISION.
8. ALL EXISTING IRRIGATION FACILITIES ARE PRIVATE AND WILL BE ABANDONDED WITH SUBDIVISION IMPROVEMENTS.

WATER NOTES

1. ALL PROPOSED FIRE HYDRANTS ARE ABLE TO PRODUCE THE REQUIRED 2000 GPM WITH A RESIDUAL SYSTEM PRESSURE OF 20 PSI.



DEVELOPMENT

SIERRA ESTATES

DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 815-1677

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SEAL: PROFESSIONAL ENGINEER 343602 Kenneth Ray Berg STATE OF UTAH

ACTION	DATE
PRELIMINARY PLAN	4/24/14

PROJECT

SIERRA ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CULINARY IRRIGATION	*C4*

z:\2014\sierra estates\preliminary submittal\se-04 water.dwg

SIERRA ESTATES – PRELIMINARY PLAT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 5 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 APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20 ____.
2. THE INSTALLATION OF ALL 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 THE MASTER DEVELOPMENT AGREEMENT, DEVELOPER 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 INDIVISUAL 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 PUBLIC OPEN SPACE AND PUBLIC TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY A CITY.
9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATIONS AND CC&R'S

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	220.00	15.19	04°22'06"	15.19	S87°48'53"W
C2	200.00	14.83	04°16'58"	14.83	S87°45'49"W
C3	200.00	15.05	04°18'58"	15.05	N02°12'17"W
C4	200.00	53.69	15°17'58"	53.25	N07°30'06"E
C5	200.00	53.69	15°17'58"	53.25	N22°23'04"W
C6	200.00	53.93	15°21'48"	53.47	N37°25'49"W
C7	200.00	54.79	15°41'42"	54.62	N52°15'37"W
C8	200.00	42.25	12°06'03"	42.15	N66°52'32"E
C9	200.00	47.92	13°43'39"	47.80	N80°57'45"E
C10	200.00	90.64	25°56'16"	89.77	N71°08'35"W
C11	200.00	223.71	64°08'17"	212.23	N57°15'11"E
C12	800.00	16.99	01°04'26"	16.99	S89°32'58"E
C13	172.00	13.67	04°32'08"	13.06	S87°48'53"W
C14	228.00	16.91	04°14'58"	16.91	S87°45'48"W
C15	15.00	23.59	90°06'43"	21.23	N45°03'22"W
C16	15.00	23.53	89°53'17"	21.19	N44°56'38"E
C17	15.00	23.59	90°06'43"	21.23	N45°03'22"W
C18	172.00	12.76	04°14'58"	12.75	N87°45'48"E
C19	15.00	23.56	90°00'00"	21.21	N44°59'39"E
C20	15.00	23.56	90°00'00"	21.21	S45°27'41"E
C21	228.00	17.32	04°21'08"	17.31	N87°48'53"E
C22	15.00	22.65	86°45'03"	20.61	N47°14'32"W
C23	15.00	23.53	89°53'17"	21.19	S44°56'38"W
C24	15.00	23.59	90°06'43"	21.23	S45°03'22"E
C25	15.00	26.67	101°54'58"	21.99	N42°12'48"E
C26	228.00	17.16	04°18'48"	17.16	N02°12'17"W
C27	172.00	12.95	04°18'48"	12.95	N02°12'17"W
C28	172.00	42.63	14°12'03"	42.52	N07°03'39"E
C29	15.00	23.85	91°05'54"	21.42	N59°42'07"E
C30	228.00	60.88	15°17'58"	60.70	S82°23'54"E
C31	228.00	68.06	16°35'23"	67.80	N67°14'48"E
C32	15.00	23.36	89°17'25"	21.08	N32°05'52"W
C33	172.00	46.82	15°34'18"	46.68	N82°28'49"W
C34	228.00	47.59	11°57'29"	47.50	N86°10'58"W
C35	228.00	76.91	19°00'11"	76.90	N75°59'08"W
C36	15.00	27.97	106°56'57"	24.09	S53°22'28"W
C37	15.00	23.53	89°53'17"	21.19	N44°56'38"E
C38	228.00	72.81	18°17'46"	72.50	N59°08'53"E
C39	228.00	29.96	07°31'46"	29.94	N72°03'39"E
C40	228.00	2.58	00°38'54"	2.58	N68°08'59"E
C41	228.00	80.99	20°20'07"	80.55	N56°38'54"E
C42	228.00	78.98	17°50'17"	78.70	N35°44'33"E
C43	228.00	78.98	17°50'17"	78.70	N17°54'16"E
C44	228.00	29.56	07°25'50"	29.48	N06°12'10"E
C45	828.00	33.76	02°20'10"	33.76	S88°55'06"E
C46	172.00	82.06	27°19'47"	81.26	S71°16'38"W
C47	172.00	80.33	26°45'35"	79.60	S53°12'09"W
C48	15.00	23.56	90°00'00"	21.21	S01°32'21"E
C49	15.00	23.56	90°00'00"	21.21	S78°45'52"W
C50	15.00	26.24	100°14'13"	23.02	S43°17'43"E
C51	200.00	53.40	8°59'50"	53.50	S60°22'23"E
C52	200.00	53.40	03°50'55"	11.55	S88°11'16"E
C53	200.00	53.40	90°00'00"	21.21	N44°53'17"E
C54	200.00	53.40	90°00'00"	21.21	N45°06'43"W
C55	200.00	53.40	15°32'00"	57.68	N82°52'14"W
C56	200.00	53.40	11°32'15"	45.31	N62°35'35"W
C57	200.00	53.40	23°56'15"	77.70	S77°08'35"E
C58	200.00	53.40	4°07'13"	10.45	N60°29'46"E
C59	200.00	53.40	15°11'43"	18.39	N58°43'25"E
C60	200.00	53.40	66°50'22"	60.32	S78°21'03"E
C61	200.00	53.40	68°09'13"	64.65	S41°06'15"E
C62	200.00	53.40	17°12'09"	16.99	S33°03'36"W
C63	200.00	53.40	4°07'13"	10.45	S22°55'54"W
C64	200.00	53.40	98°20'00"	21.21	S65°06'43"E
C65	200.00	53.40	15°27'48"	60.95	S62°25'40"E
C66	200.00	53.40	16°17'58"	45.79	S82°23'54"E

SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. _____ 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 DESCRIVED 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 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S 89°53'17" W 1049.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

THENCE S 89°53'17" W 1165.80 FEET; THENCE NORTH 777.24 FEET; THENCE N 28°27'44" E 625.64 FEET; THENCE N 89°54'49" E 416.66 FEET TO A POINT ALONG THE WESTERN BOUNDARY OF SIERRA ESTATES PLAT "B"; THENCE ALONG SAID BOUNDARY THE FOLLOWING NINE (9) COURSES: S 00°09'11" E 100.69 FEET, S 34°15'24" W 66.99 FEET, S 00°09'58" E 100.00 FEET, S 89°10'49" E 22.66 FEET, S 85°45'25" E 77.57 FEET, S 84°27'39" E 55.91 FEET, S 06°44'09" W 220.47 FEET, S 69°14'54" E 150.09 FEET, AND N 89°54'49" E 174.95 FEET TO A POINT ALONG THE WESTERN BOUNDARY OF SIERRA ESTATES PLAT "A"; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: S 00°02'53" E 122.13 FEET, S 11°35'57" W 57.18 FEET, S 00°02'53" E 98.39 FEET, S 14°00'06" E 201.61 FEET, AND S 00°00'33" E 313.91 FEET TO THE POINT OF BEGINNING.

CONTAINS: 28.28 ACRES

OF LOTS: 94

BASIS OF BEARING: SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 22 T5S, R1W, SLB&M BEARING S 00°01'27" W 2650.79 FEET.

DATE _____ SURVEYOR'S NAME _____
LICENSE NO. _____

OWNER'S 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

SIERRA ESTATES

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 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 HEREOF, _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D. 20 ____.

_____ _____
_____ _____
_____ _____

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 COMMISSION EXPIRES _____
NOTARY PUBLIC RESIDING AT
(SEE SEAL BELOW)

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 PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. ____.

_____ _____
_____ _____
_____ _____
_____ _____

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

LEGEND:

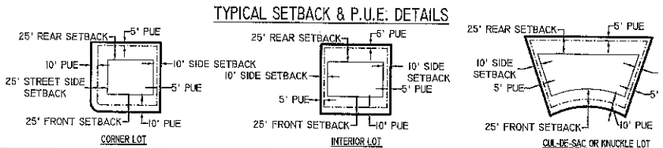
- FOUND SECTION CORNER MONUMENT.
- EXISTING SUBDIVISION SURVEY MONUMENT
- PROPOSED SUBDIVISION SURVEY MONUMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

VICINITY SKETCH

100 0 100 200 300

SCALE 1"=100'

TYPICAL SETBACK & P.U.E. DETAILS



BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPLANIES 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 WITH THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITH THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii).

QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS ____ DAY OF _____ A.D. 20___	APPROVED THIS ____ DAY OF _____ A.D. 20___
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	**CENTURY LINK**
APPROVED THIS ____ DAY OF _____ A.D. 20___	APPROVED THIS ____ DAY OF _____ A.D. 20___
COMCAST CABLE TELEVISION	CENTURY LINK

PROFESSIONAL ENGINEER — Kenneth Ray Berg — 4-28-14 — STATE OF UTAH

APR 2014

PRELIMINARY PLAT
SIERRA ESTATES

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY ____, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

Berg CIVIL ENGINEERING
15246 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1877

AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057

FIRE CHIEF APPROVAL	PLANNING COMMISSION REVIEW	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____ A.D. 20_____	REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 20_____	APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF _____ A.D. 20_____	APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____ A.D. 20_____	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____ A.D. 20_____
CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE REPRESENTATIVE

CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Concept Plan
Vista Heights (LDS Church Building)
June 12, 2014
Public Meeting

Report Date:	June 5, 2014
Applicant/Owner:	Evans and Associates Architecture
Location:	612 West Pony Express Parkway
Major Street Access:	Pony Express Parkway
Parcel Number(s) & Size:	66:300:0009 (~4.59 acres)
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	A, PC
Current Use of Parcel:	Vacant
Adjacent Uses:	Middle School, Agricultural
Previous Meetings:	Minor Subdivision review by PC, 6-9-11
Previous Approvals:	Minor Subdivision approved by CC, 7-5-11
Land Use Authority:	Review by Planning Commission and City Council is required
Future Routing:	Public meeting with City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for review of a Concept Plan for the Vista Heights Stake Center, located at 612 West Pony Express Parkway.

Recommendation:

Staff recommends that the Planning Commission 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 this report provides direction to the applicant from the Development Review Committee (DRC). The Planning Commission and City Council will also provide direction at the public meetings.

This lot was created in 2011 through the Minor Subdivision process. Additional right of way dedications may be necessary for the dedication of Pony Express Parkway right of way.

C. Specific Request:

This is a request for concept plan review of the proposed LDS church to be located at 612 West Pony Express Parkway. The site includes a church building and associated parking and landscaping. The applicant is requesting feedback on the proposed site lighting and landscape

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

plan. In the past the City has allowed fixtures that differ from the City standard (attached) and has allowed less than 50% turf. The plans indicate 35.7 % turf. In place of turf, the applicant is requesting large planter beds and the proposed plant count far exceeds the Code requirements.

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 DRC, 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. General Plan:

The General Plan designates this area for Institutional/Civic development and states "Activities in the institutional areas will vary greatly and shall include schools, libraries, hospitals, public buildings or facilities and other land-uses that provide essential services to the general public."

Finding: consistent. The proposed plan consists of a church building which will offer religious services to the general public.

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 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. Churches are a conditional use in the R-3 zone. A conditional use application will be required in conjunction with the site plan application.

Minimum Lot Sizes: complies. 19.04.13(4) states that the minimum lot size for non-residential uses is one acre. The subject property is 4.59 acres. Some of the property will be dedicated towards the Pony Express Parkway right of way, but this will not result in a lot that is less than one acre in size.

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 setbacks indicated on the plans exceed these requirements.

Parking: can comply. Section 19.09.11 requires outlines the parking requirements for churches in the R-3 zone and states "to be determined by Planning Commission (see 19.09.05(6)."

Section 19.09.05(6) states:

6. Where no comparative land use standard for parking is found in Section 19.09.11, Required Parking by Zone, the City Development Review Committee, Planning

Commission, or City Council shall determine an appropriate requirement using the following criteria:

a. the intensity of the proposed use;
b. times of operation and use;
c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
d. whether there is shared parking agreement in accordance with Section 19.09.10 below—if there is a shared parking agreement, a reduction may not be granted;
e. the number of employees;
f. the number of customers and patrons;
g. trip generation; and
h. peak demands.

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

The applicant will need to supply data with the site plan application to indicate that they have proposed adequate parking.

Fencing: can comply. Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties. Staff recommends that the applicant provide fencing around the site since the abutting property is undeveloped.

Open Space: complies. The City Code requires a minimum 15% open space. This church will be serving nearby residents and park space has already been provided within the nearby developments. The proposed plans indicate 35.45% landscaping.

Sensitive Lands: complies. No sensitive lands exist on the site.

Access: up for discussion. This type of development requires two points of access to meet Fire Code Requirements. However, the access locations do not meet access spacing requirements for full-movement accesses on Arterial roadways (see Engineering report). The City reserves the right to construct an island in the Center of Pony Express Parkway in the future, which could reduce one of the access points to right in/right out movements only.

Landscaping: up for discussion. The landscape plans indicate 66,798 square feet of landscaping which requires 27 deciduous trees at 2.5" caliper, 23 evergreen trees at 6 feet in height, 195 shrubs, and 50% turf. The code states "The City Council shall have the authority to adjust these standards as circumstances dictate."

The applicant is requesting the sod requirement be reduced to 35.7% sod for this site. In exchange for this reduction they are willing to exceed all of the plant count requirements and are proposing: 104 deciduous trees at 2" caliper, 29 evergreen trees at 7'-8' height, and 460 five-gallon shrubs.

Staff recommends that at least 27 of the deciduous trees be increased in size to 2.5" caliper.

Lighting: up for discussion. Section 19.14.04(7)(iii) states "All streetlights and interior parking lot lights shall meet the City's adopted design standards for lighting." In the past the City has approved the attached light for institutional development. However, a code amendment will be proposed in the future that requires alternatives to the City standard to have the same components such as: a bell shade, a fluted or round pole, a decorative base, and be black in color.

H. Recommendation and Alternatives:

No official action should be taken. The Planning Commission should provide general direction and input to help the developer prepare for formal subdivision application.

Staff recommends:

1. That all requirements of the City Engineer be met, including those listed in the attached staff report.
2. That all requirements of the Fire Chief be met.
3. A conditional use application is required in conjunction with the site plan application.
4. Appropriate dedications for the Pony Express Parkway right of way will be required.
5. That the Planning Commission and City Council provide the applicant with feedback on the proposed lights and landscaping.

I. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Proposed Conceptual Site Plan
4. Proposed Landscaping
5. Proposed lights

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Vista Heights
Date: June 12, 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:	*Evans and Associates Architecture*
Request:	*Concept Plan*
Location:	*612 West Pony Express Parkway*
Acreage:	*4.59 acres*

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.

B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design.

C. 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.

D. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.

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

F. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way. Sewer and Storm Drain requires 20' wide

easements centered on the pipeline and waterlines require 10’ wide easements.

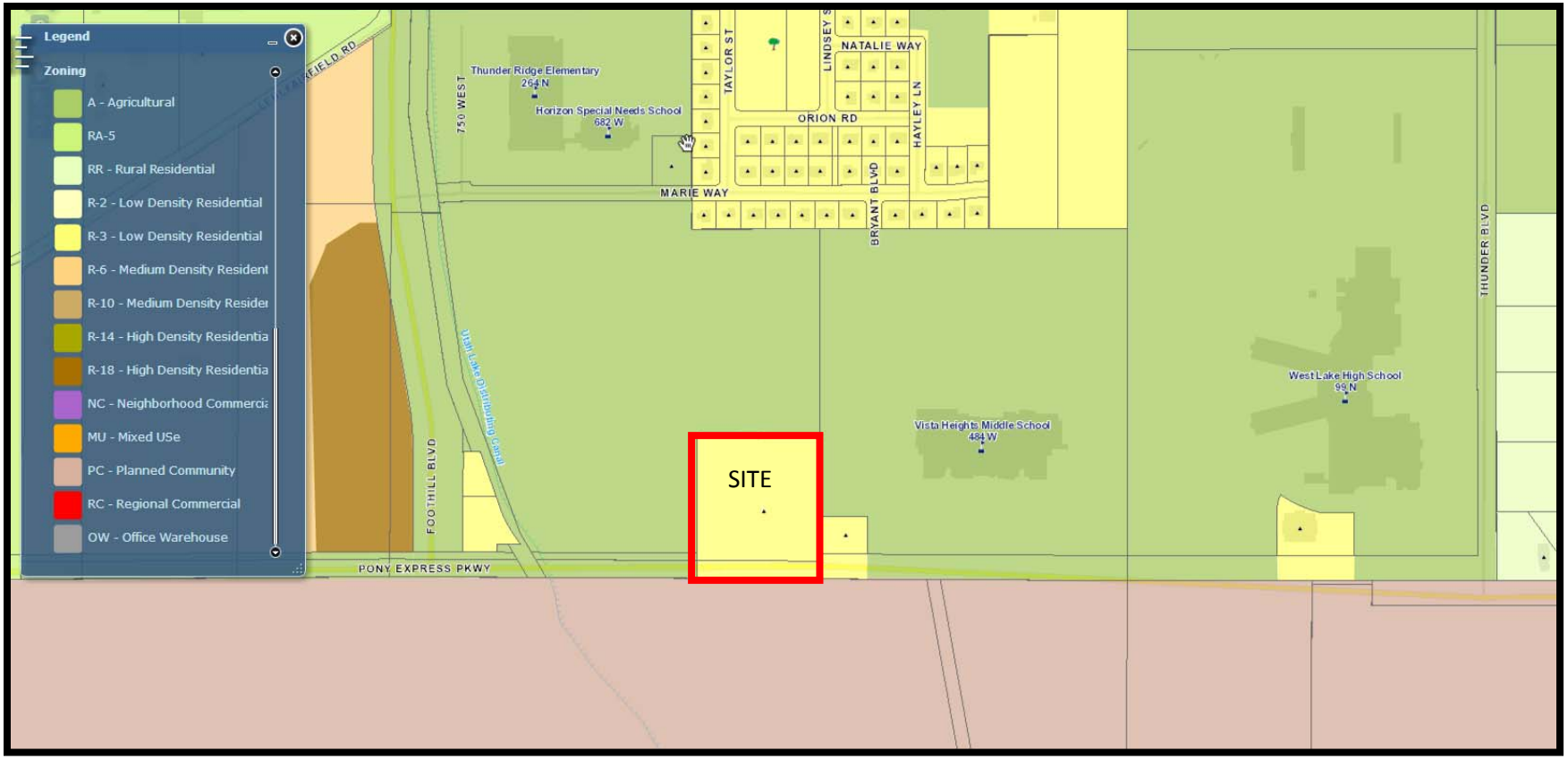
G. Developer is required to ensure that there are no adverse effects to adjacent property owners due to the grading and construction practices employed during completion of this project.

H. Culinary water system shall be designed in a manner that provides for minimum fire flows while minimizing the possibility of stagnant water. Fire flow calculations will be required for all on site hydrants to ensure they meet the City’s minimum requirements.

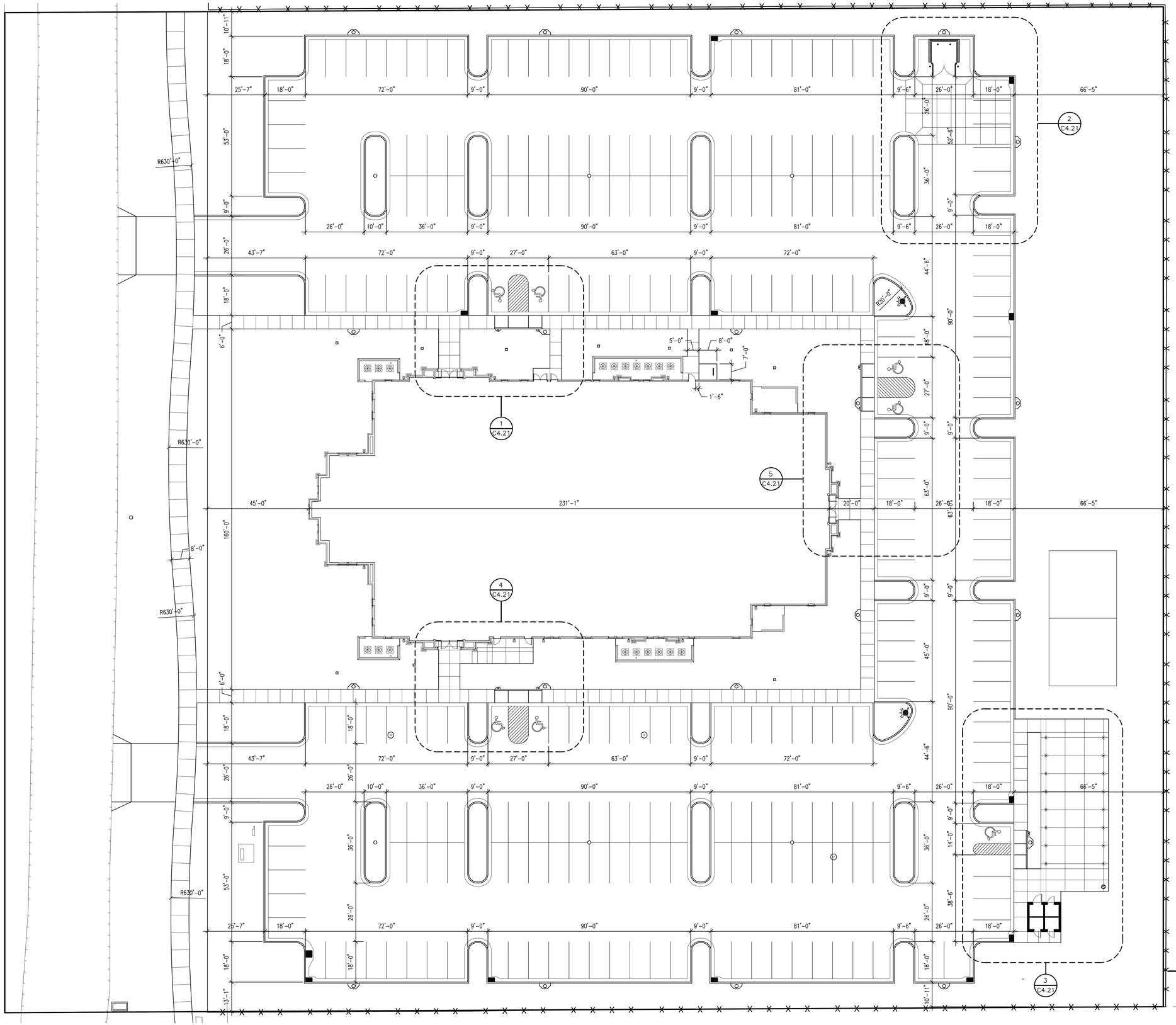
I. The dedication of the 90’ ROW width and the full frontage improvements of Pony Express Parkway will be required. Access spacing along Pony Express Parkway shall meet City standards. Interconnection for the future seminary building to the east of the project site should be incorporated into the design.

J. Site lighting will need to meet City standards including a minimum illumination of 0.5 ft-candles at all parking stalls while meeting standards for uniformity.

K. All off Site utility mains and laterals shall be located on the adjacent Jr. High School property.



ZONING/LOCATION MAP



KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN AND C5.13
2. CONCRETE WALK – SEE D/C5.12
3. COMBINATION CONCRETE SIDEWALK–CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
4. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
5. EXISTING ASPHALT PAVING TO REMAIN – PROTECT DURING CONSTRUCTION
6. CLEAN OUT TO GRADE – SEE E/C5.12 AND GRADING AND DRAINAGE PLAN
7. ASPHALT PAVEMENT – SEE C/C5.12
8. 4" WIDE PAINTED PARKING STRIPS – TYPICAL
9. CONCRETE DRIVE APPROACH – SEE ST-4/C5.11
10. PROPERTY LINE
11. 6'-0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP – SEE J/C5.12
12. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES – SEE F/C5.13
13. LIGHT POLE – SEE ELECTRICAL
14. CONCRETE WALK – PER SARATOGA SPRINGS CITY STANDARDS
15. YARD DRAIN – SEE B/C5.13 AND GRADING AND DRAINAGE PLAN
16. FIRE HYDRANT – SEE UTILITY PLAN
17. STREET LIGHT – SEE ELECTRICAL
18. TRANSFORMER – SEE ELECTRICAL
19. METER BASE – SEE ELECTRICAL
20. CT CABINET – SEE ELECTRICAL

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. PARKING STALLS ARE 9'-0" X 18'-0" UNLESS NOTED OTHERWISE.
5. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

SITE INFORMATION

	SQ. FT.	ACRES	
ON SITE IMPROVMENTS			
TOTAL PARCEL AREA	188,444	4.326	100%
BUILDING AREAS			
CHAPEL	23,975		
STORAGE BUILDING	190		
IMPERVIOUS AREAS			
CONCRETE – WALKS, PADS, APRONS	11,892	0.273	6.31%
CONCRETE CURB & GUTTER (LF)	3,444		
ASPHALT	79,943	1.835	42.42%
TOTAL LANDSCAPE AREA	66,798	1.533	35.45%
OFF SITE IMPROVMENTS			
CONCRETE – WALKS, PADS, APRONS	–	–	
CONCRETE CURB & GUTTER (LF)	0		
ASPHALT	0	0	
OFF SITE LANDSCAPE AREA	–	–	
TOTAL PARKING SPACES PROVIDED			
REGULAR	254 STALLS		
ACCESSIBLE	2 STALLS		
VAN ACCESSIBLE	5 STALLS		
TOTAL SPACES PROVIDED	261 STALLS		

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-9272
fax 801-553-9273

Stamp

A New Meetinghouse for:
Vista Heights &
Saratoga Springs UT Crossroads Stake
600 West Pony Express Parkway
Saratoga Springs, Utah

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions

Mark	Date	Description

Project Number
14-06

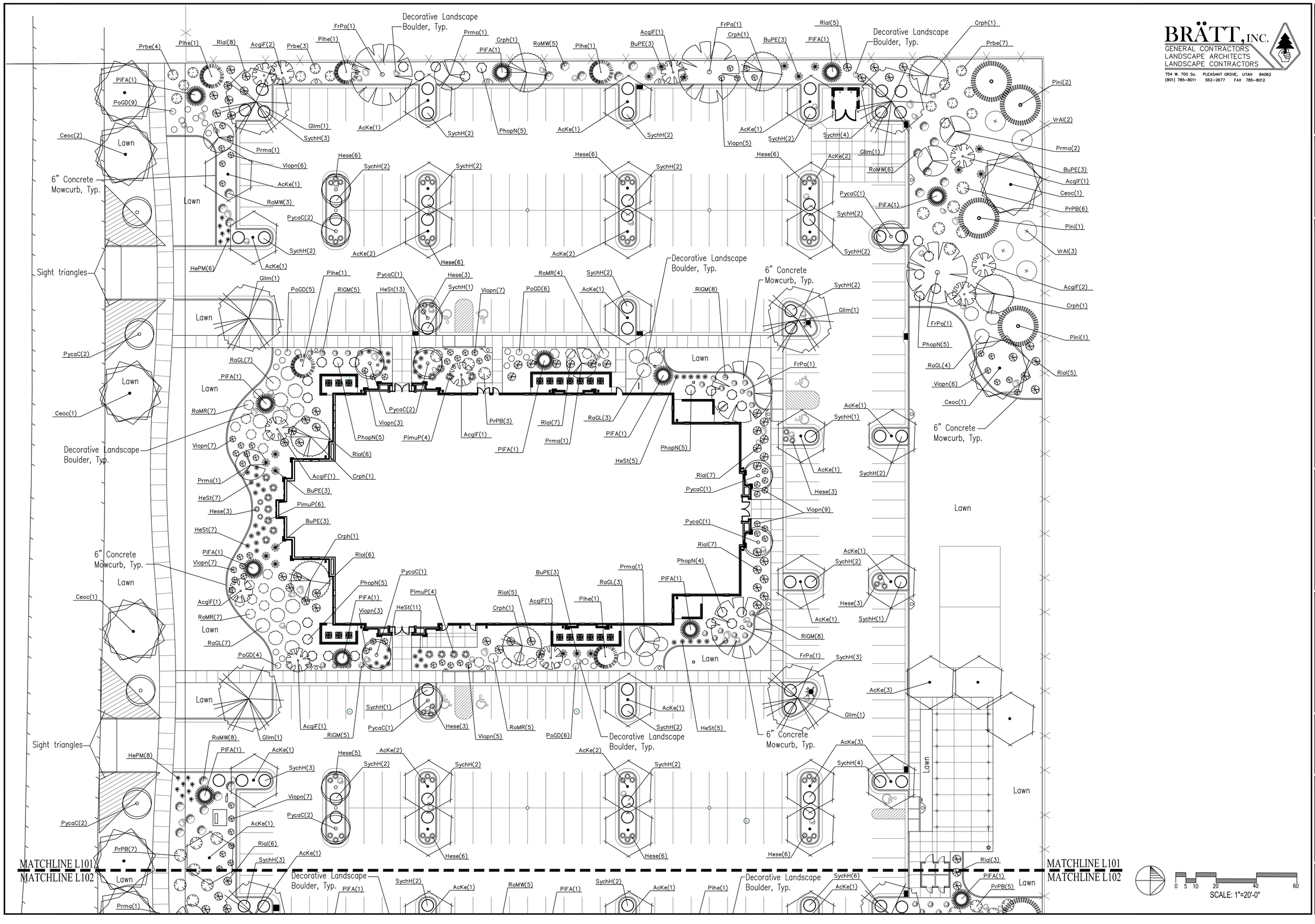
Plan Series
HET-SAS-09-04 (Style A)

Property Number
500-4730

Date
February 1, 2014

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C4.11



BRÄTT, INC.
GENERAL CONTRACTORS
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
754 W. 700 So. PLEASANT GROVE, UTAH 84062
(801) 785-8011 562-2677 FAX 785-8012

evans + associates architecture
p.o. box 1748 lehi, utah 84043
phone: 801-553-8272 fax: 801-553-8273

Stamp

STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

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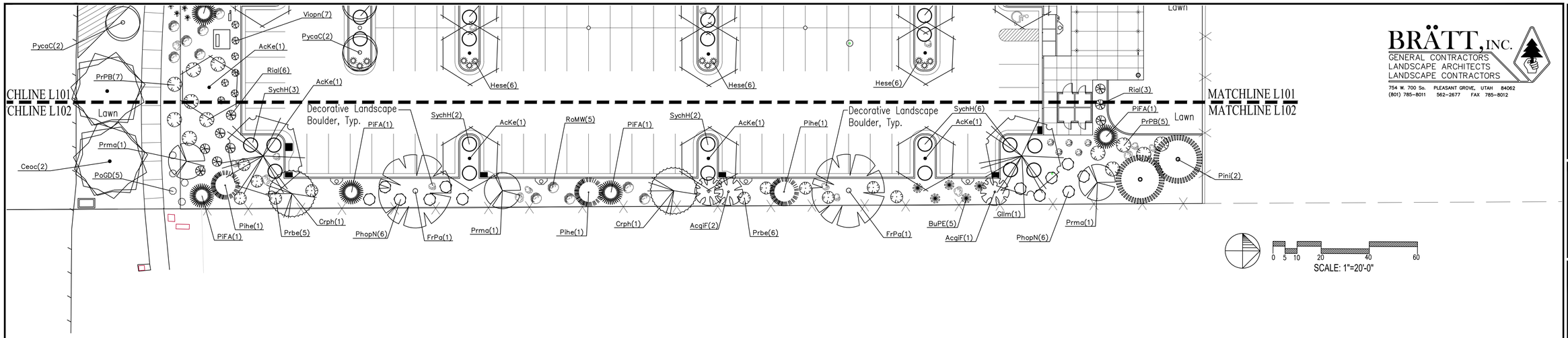
Project Number	14-06
Plan Series	HET-SAS-09-04 (Style A)
Property Number	500-4730
Date	February 1, 2014

Sheet Title
LANDSCAPE PLAN

Sheet
L101



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PLANTING SCHEDULE

Broadleaf Deciduous

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	AcgiF	Acer ginnala 'Flame' (multi-stem)	Flame Amur Maple (clump)	6'-8' Ht.	14
	AcKe	Acer x truncatum 'Warrenred'	Pacific Sunset Maple	2"-Cal	33
	Ceoc	Celtis occidentalis	Common Hackberry	2"-Cal	8
	Crph	Crataegus phaenopyrum	Washington Hawthorn	2"-Cal	9
	FrPa	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	2"-Cal	7
	Gllm	Gleditsia triancanthos 'Imperial'	Imperial Honeylocust	2"-Cal	7
	Prma	Prunus mackii	Amur Chokecherry	2"-Cal	10
	PycaC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2"-Cal	16

Conifer Evergreen

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	PiFA	Picea pungens 'Fat Albert'	Fat Albert Spruce	7'-8' Ht.	15
	Pihe	Pinus heldrichii leucodermis	Bosnian Redcone Pine	7'-8' Ht.	8
	Pini	Pinus nigra	Austrian Pine	7'-8' Ht.	6

Perennial

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	HePM	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1-Gal	14
	HeSt	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	1-Gal	48

Grass

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Hese	Helictrotrichon sempervirens	Blue Oat Grass	1-Gal	62

Shrub

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	BuPE	Buddleia davidii 'Purple Emperor'	Purple Emperor Butterfly Bush	5-Gal	23
	PhopN	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5-Gal	41
	PimuP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5-Gal	14
	PoGD	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5-Gal	35
	Prbe	Prunus besseyi	Western Sand Cherry	5-Gal	25
	PrPB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5-Gal	21
	RaGL	Rhus aromatica 'Grow Low'	Grow Low Sumac	5-Gal	24
	Rial	Ribes alpinum	Alpine Currant	5-Gal	65
	RiGM	Ribes alpinum 'Green Mound'	Green Mound Currant	5-Gal	26
	RoMR	Rosa 'Meidiland Red'	Meidiland Red Rose	5-Gal	23
	RoMW	Rosa 'Meidiland White'	Meidiland White Rose	5-Gal	27
	SychH	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	5-Gal	66
	Viopn	Viburnum opulus nanum	Dwf. European Cranberry	5-Gal	65
	VrAl	Viburnum x rhytidophlloides 'Alleghany'	Leatherleaf Viburnum	5-Gal	5

DESIGN CRITERIA

Climate	U.S. Hardiness Zone 5
Zoning Ordinance	Saratoga Springs City
Water Availability	NA
Soil Type	See Soils Report
Solar Orientation	See North Arrow
Utilities	See Utility Plan
Slopes	See Grading Plan
Site Layout	Road bordered
Wind	South Prevailing
Setbacks/Easements	NA
Microclimates	NA
Soil ph	See Soils Report
Lawn Area	35.7% of Total Landscape (24,676 sq. ft.)*

* Park Strip landscape of 9,859 sq. ft. NOT included in this total

CNA INFORMATION

Total Site Area	4.3 acres*
Shrubs/Groundcover	44,348 sq. ft.
Total Landscape Area	69,024 sq. ft. (37%)*
Trees On Site	123

* Park Strip landscape of 9,859 sq. ft. NOT included in this total

PLANT COVERAGE TABLE

	Shrub-Mature Coverage	Tree-Coverage Intent
Street Frontage	-% (25-50%)	Frame Building
Primary Entries	-% (30-55%)	Frame Entry
Building Perimeter	-% (25-45%)	Accent Building
Perimeter Sides	-% (10-25%)	Screen Lot
Perimeter Rear	-% (10-25%)	Screen Lot

CITY REQUIREMENTS

Landscape Element	Required	Per Plan
Deciduous Trees	--	94
Evergreen Trees	--	29
Shrubs (incl. Grasses & Perennials)	--	584
Drought Tolerant	Recommended	707 Total Plants(98%)

NOTES:

1) Screened Top Soil to be implemented in all new planting areas at the following depths: 12" in all shrub beds, 5" in all lawn areas.
2) Lawn to be a Kentucky Bluegrass Blend (min. 3 varieties) and be implemented as sod.
3) 6"x6" flat concrete curbing to be implemented between all shrub bed and lawn areas as shown on plan.
4) Cobble Rock Mulch to be 1-1/2" size "South town" from Nephi Sandstone, Nephi, Utah. Implement Cobble Rock in planter beds at a 3" depth over weed barrier fabric.
5) Cobble Rock Mulches to be clean and free of debris, placed at uniform depth, and raked smooth.
6) DeWitt #5 Landscape Fabric to be implemented in all shrub beds prior to cobble rock implementation. Follow manufactureres installation instructions.
7) Trees in lawn areas to have a 36" diameter grass free ring around the trunk and have a 2" depth of shredded bark mulch implemented.
8) Landscape Boulders to be 3'-4' size and match color of cobble rock mulch. Bury boulders minimum 6" in ground. (51 Total)
9) No landscaping or other obstruction in excess of 3 feet above finished grade shall be implemented in clear view triangles.

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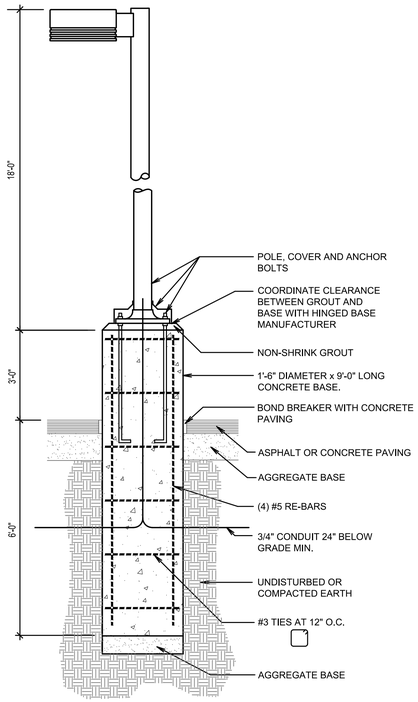
Project Number
14-06
Plan Series
HET-SAS-09-04 (Style A)
Property Number
500-4730
Date
February 1, 2014

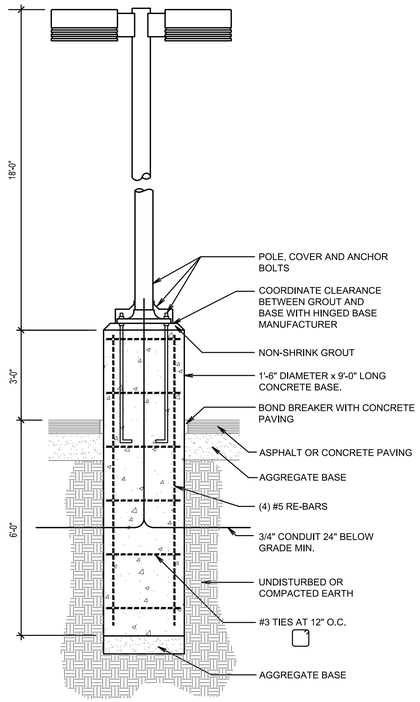
Sheet Title
LANDSCAPE PLAN

Sheet
L102



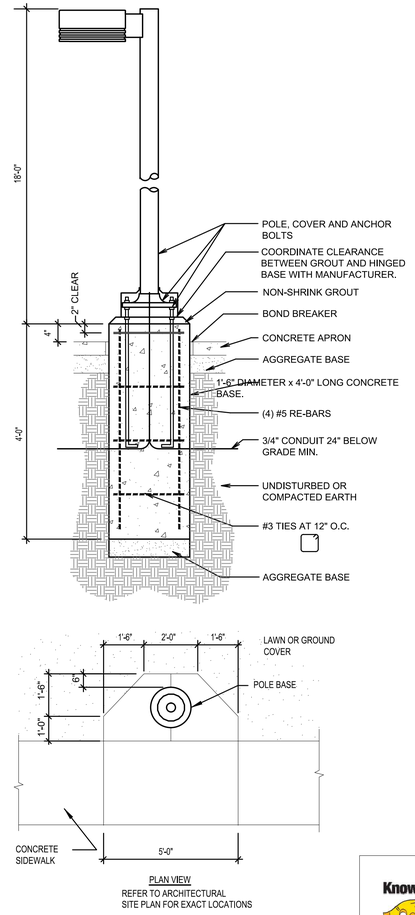
4 TYPICAL POLE BASE DETAIL
SCALE: NONE

NOTE:
REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL POLE BASE INFORMATION.



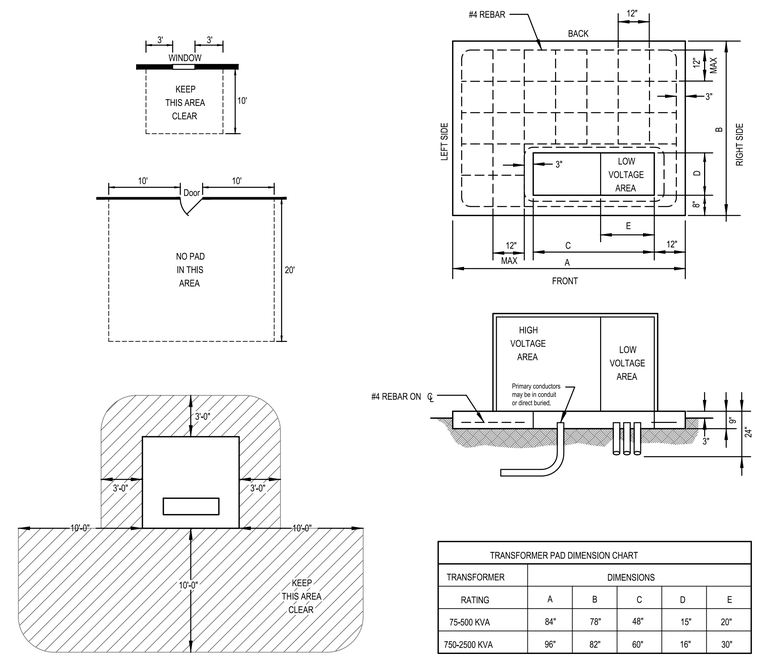
3 TYPICAL POLE BASE DETAIL
SCALE: NONE

NOTE:
REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL POLE BASE INFORMATION.



PLAN VIEW
REFER TO ARCHITECTURAL SITE PLAN FOR EXACT LOCATIONS

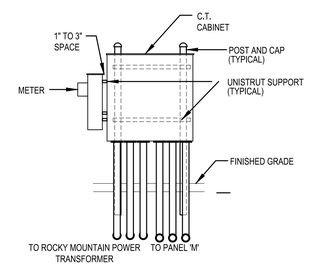
2 TYPICAL POLE BASE DETAIL
SCALE: NONE



TRANSFORMER PAD DIMENSION CHART					
TRANSFORMER	DIMENSIONS				
RATING	A	B	C	D	E
75-500 KVA	84"	78"	48"	15"	20"
750-2500 KVA	96"	82"	60"	16"	30"

COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER. REFER TO THE CURRENT ESR MANUAL FOR ALL PAD AND CLEARANCE REQUIREMENTS.

1 ROCKY MOUNTAIN POWER TRANSFORMER PAD DETAIL
SCALE: NONE



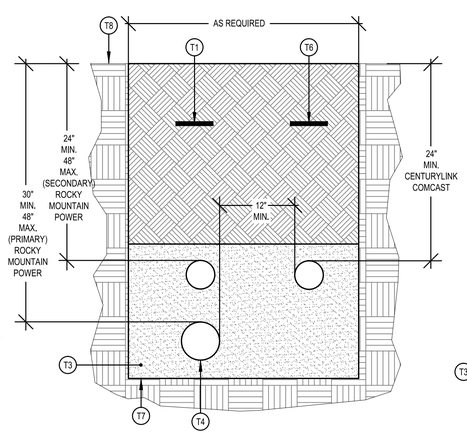
5 CT CABINET/METER MOUNTING DETAIL
SCALE: none

TRENCHING KEYED NOTES: (T#)

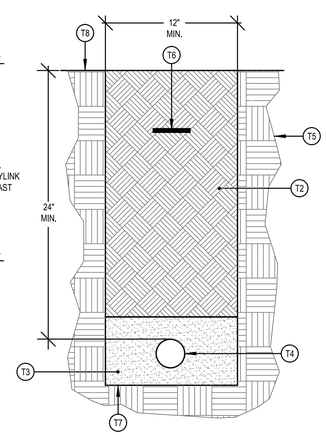
1. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
2. CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
3. BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
4. ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
5. UNDISTURBED EARTH.
6. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
7. TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
8. FINISHED GRADE.

TRENCHING GENERAL NOTES:

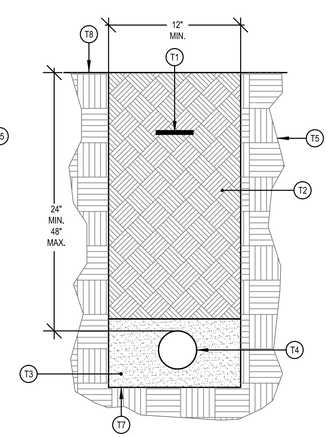
1. PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
5. VERIFY ALL REQUIREMENTS WITH CENTURYLINK AND COMCAST PRIOR TO TRENCHING.



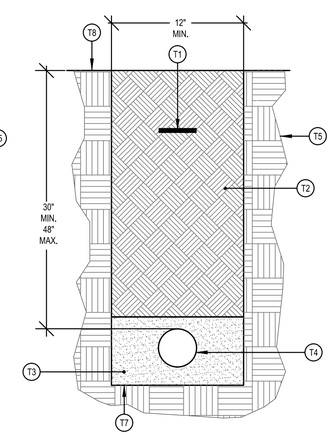
9 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / CENTURYLINK / COMCAST (JOINT USE)



8 TRENCH DETAIL
SCALE: NONE CENTURYLINK / COMCAST



7 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (SECONDARY POWER)



6 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (PRIMARY POWER)

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500-4730
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Sheet Title
ELECTRICAL SITE PLAN DETAILS

Sheet
C3.03

Planning Commission
Staff Report

Community Plan and Village Plan
Legacy Farms
Thursday, June 12, 2014
Public Hearings

Report Date:	Thursday, June 5, 2014
Applicant:	D.R. Horton
Owner:	Corporation of Presiding Bishopric Church of Jesus Christ of LDS
Location:	SE corner intersection of Redwood and 400 south, extending to Saratoga Dr.
Major Street Access:	Redwood Road and 400 South
Parcel Number(s) & Size:	66:058:0007, 176.44 acres; 58:041:0185, 5.497 acres Total: 181.937 acres
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC and Low Density Residential (R-3)
Current Use of Parcel:	Agriculture
Adjacent Uses:	Agriculture, Residential
Previous Meetings:	PC Work Sessions December 12, 2013 and January 9, 2014 CC Work Session January 14, 2014 PC Public Hearings February 13, 2014 PC Work Session April 24, 2014 CC Work Session May 6, 2014
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010)
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kimber Gabryszak, Planning Director

A. EXECUTIVE SUMMARY

The applicants are requesting approval of a Community Plan and Village Plan pursuant to Section 19.26 of the Land Development Code (Code) and the City Center District Area Plan (DAP). The proposal allocates a maximum of 1000 units of density to ~182 acres within the DAP.

The Community Plan lays out the broader guidelines for the development while the Village Plan provides the specifics for the first phase of development. The application proposes the use of Form Based Code to implement specific standards for blocks, subzones, unit layout and type, transition of density, building setbacks, architecture, roadways, open space, landscaping, lighting, and other applicable standards.

The Planning Commission held public hearings on the Community Plan and Village Plan on February 13, 2014, and voted on the proposals. Due to significant changes in the layout stemming from the relocation of the school site, the applicants have requested additional hearings on the revised plans. For the convenience of the Commission, significant changes to this report since the previous hearings are highlighted in yellow.

Kimber Gabryszak, AICP, Planning Director
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

Staff recommends that the Planning Commission conduct two public hearings, take public comment, review and discuss the proposed Community Plan and Village Plan 1, and choose from the options in Section I of this report. Options include forwarding a positive or negative recommendation on either or both the Community Plan and Village Plan as proposed, forwarding recommendations with changes as directed by the Commission, or continuing the hearing to another date with specific direction to the applicant on information or changes needed for the Commission to make recommendations.

B. BACKGROUND

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres is approved and vested for 16,000 residential units and 10,000,000 square feet of non-residential density:

Land Use Table

Type of Land Use	Quantity
Residential Housing	16,000 Units
Non-residential Area	10 million sq. ft.
Equivalent Residential Units	20,620 Units

The DAP has also approved Place Types ranging in density from 5-75 dwelling units per acre:

Place Types	Dwelling Unit Density Range	Range of FAR *
Urban Center	14-75	0.39–2.34
Transit Oriented Development	8–75	1.25–2.4
Town Neighborhood	6–34	0.36–1.82
Business Park	0	0.39–0.93
Office Warehouse	0	0.39–0.93
Neighborhood Commercial	5–14	0.39–1.5
Regional Retail	0	0.36–0.47
Traditional Neighborhood	5 –32	0.47–1.04
Master Planned Subdivision	4–14	0.35–0.50
Resort/Hospitality	6–8	.36–.93

* FAR = Floor Area Ratio

(Note: the complete DAP can be found by visiting www.saratogaspringscity.com/planning and clicking on "Master Plans" and then "City Center District Area Plan.")

While the DAP includes several conceptual scenarios for the distribution of various place types, both the DAP and Code allow the place type for individual developments to be identified and finalized at the time of Community Plan approval.

The DAP does not specify how to allocate the 16,000 Residential and 10,000,000 s.f. of non-residential development (total of 20,620 Equivalent Residential Units, or ERUs) to each phase, however there are several methods that may act as guidelines:

- The Traditional Neighborhood Place Type under the DAP would permit a range of 900-5760 units.
- Utilizing a "fair share" approach, imagining that the combined 20,620 residential and commercial ERUs were allocated evenly across the entire DAP, the ~182 acre Community Plan would be eligible for up to approximately 1300 units, a density of over 7 units per acre. (Note: the DAP does not require density to be evenly allocated across the property. Some phases will be denser while others are less dense.)
- The Community Plan proposes block-specific limits for densities, further decreasing the potential density range to 842-1782.
- The applicants are requesting a maximum of 1055 ERUs, consisting of a maximum of 1000 residential units and 55 non-residential unit equivalents in the school and church sites.

C. SPECIFIC REQUESTS

Community Plan

The Community Plan covers the entire ~182 acre project, and the applicants are proposing the Traditional Neighborhood place type for the entire Community Plan.

The applicants are proposing a maximum limit of 1000 residential units on the entire property, governed by the Community Plan. The 1000 unit limit is well below the maximums achievable in the Traditional Neighborhood place type and with the proposed Block Types. The applicants are proposing a layout and distribution of units would result in approximately 900 residential units, but could be increased to 1000.

Village Plan 1

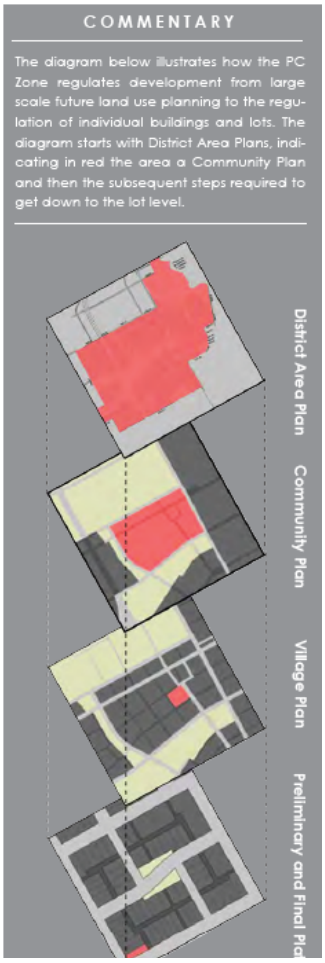
Village Plan 1 covers the western blocks of the Community Plan and contains ~50 acres. Within this first Village Plan, the applicants are proposing a maximum of 309 residential units. Village Plan 1 contains several higher density blocks closer to Redwood and 400 South, and therefore contains a higher proportion of the density than the remaining Village Plans to come. As the project moves away from Redwood Road, future Village Plans will transition to a lower density. In no case will more than 1000 residential units be permitted in the entire Community Plan area.

The layout presented to the Commission on February 13, 2014 showed a school in the northeastern portion of the development. Due to concerns of the school district based upon recent experiences developing in Lehi, the district has requested that the school site be relocated internally to the development. As a result, the unit layout has changed significantly. The applicant is proposing that an age-restricted senior community replace the area formerly occupied by the school.

D. PROCESS / HOW IT WORKS

Section 19.26 of the Code describes development in the PC zone, and the graphic to the right shows the hierarchy of the different plans:

1. For a large-scale planned community district, an overall governing document is first approved, known as the District Area Plan (Section 19.26.13).
    - *The City Center DAP was approved in 2010.*



2. A Community Plan is then proposed and approved (Sections 19.26.03-19.26.08). The Community Plan lays out the more specific guidelines for a sub-district within the DAP.
    - *The Legacy Farms Community Plan will govern only the ~182 acres of the Legacy Farms development.*

3. Following and / or concurrently with the Community Plan, a Village Plan is proposed and approved (Sections 19.26.09 – 19.26.10). The Village Plan is the final stage in the Planned Community process before final plats, addressing such details specific to the sub-phase as open space, road networks, and lots for a sub-phase of the Community Plan.
    - *The applicants are currently proposing Village Plan 1 for the westernmost blocks (47.95 acres) of the Community Plan.*

The approval process for the Community Plan and Village Plan 1 includes:

1. A public hearing and recommendation by the Planning Commission
2. A public hearing and final decision by the City Council (19.26 states that the process is per Section 19.17, which is Code amendments / rezones, and requires hearings with the Council.)

E. COMMUNITY REVIEW

These items were noticed as public hearings in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet.

A community open house was also held at which time neighbors and City residents had the opportunity for an initial look at the proposed development, and previous hearings were held by the Commission on February 13, 2014. Work sessions were held with the Commission and Council on this revised layout in April and May 2014.

The public hearings with the City Council have been scheduled and noticed for June 17, 2014.

F. REVIEW

Place Type

The Community Plan designates the entire ~182 acre Legacy Farms development as Traditional Neighborhood, which is described in the DAP as follows:

TRADITIONAL NEIGHBORHOOD

Range of Average Dwelling Units/Acre	5–32 du/ac
Range of Average FAR	0.47–1.04
Range of Open Space	18 - 24%

Open Space Types:

- Plaza
- Entrance park
- Pocket park
- Neighborhood park
- Community park
- Regional park
- School park
- Sports complex
- Special use
- Community garden
- Parkway (Boulevard)
- Greenway

Traditional neighborhoods in this district are medium-density residential areas typically comprised of many small lot single-family dwellings, some townhomes and small scale apartments. Houses in these neighborhoods are close enough to the street to encourage interaction among neighbors and create a "front porch" culture. Houses are closer together and on smaller lots than in a master planned subdivision. There are small neighborhood serving parks and connections to trails. Street connectivity is relatively favorable, allowing for a walkable environment and transit options. On-street parking slows traffic and creates a buffer between traffic and pedestrians on the sidewalks.

Density
The Community Plan proposes a maximum of 1000 residential units, and 55 non-residential unit equivalents, which results in an average of ~5.8 units per acre. The distribution of units is not even, however, with some blocks containing larger lots and other blocks containing small lots, twin homes, and townhomes. Such a varied distribution is allowed and contemplated by the DAP.

The densities of adjacent existing residential properties (to the south) contain approximately 3.5 – 5 units per acre. To transition density appropriately within the Legacy Farms development, the Community Plan and Village Plan propose 10,000 s.f. and 8,000 s.f. lots in the blocks closest to these existing neighborhoods, with lot size decreasing and densities increasing as the blocks move north and farther away from these existing neighborhoods.

Unit Type
Legacy Farms proposed a mixture of large-lot single family homes, small-lot and cottage single family homes, twin homes, and several types of townhomes. The DAP anticipated and permitted this type of development. While also permitted by the DAP, "small scale apartments" have been removed from the proposal.

Traffic and Infrastructure
The applicants have provided a traffic study and infrastructure plans, which were previously reviewed by the City Engineer. Due to the changes, a revised traffic study is required. (See Engineer's report.)

Form Based Code / Development Standards
City Staff has been working with the applicants on the governing standards and principles of the project, which are contained in the Community Plan and Village Plan 1.

The Community Plan contains the general standards for the entire ~182 acre project:

- Community Plan Process
- Place Type Designation
- Block Types
- Transition in density from existing residential development
- Equivalent Residential Unit (ERU) allocation
- Thoroughfare Plans (street / road standards)
    - Frontage Types
    - Utility Easements
    - Turning Radii
    - Pedestrian Crossings
    - Planting Information
- Parking
- Lighting Standards
- Architectural Styles
- Open Space types and conceptual layout
- Landscape Guidelines
- Signage Standards
- Fencing Standards
- Phasing
- Infrastructure
- Constraints

- Traffic Study
- Definitions

Village Plan 1 contains additional standards to implement the Community Plan on a particular sub-phase. While these topics were addressed at a higher level in the Community Plan, the information in the Village Plan is more specific and applies only to the 47.95 acres contained in the Village Plan:

- Village Plan Process
- Sub-districts
- Private Frontages
- Conceptual Lotting Plan (lot layout)
- Product types (10,000 s.f. lots, 8,000 s.f. lots, 6,000 s.f. lots, cottages and rear lane cottages, twin homes, and several townhome types)
- Thoroughfares
- Street Names
- Pedestrian Plan
- Architectural details / materials
- Color Palette
- Open space
- Phasing
- Infrastructure and Utilities

Staff Review

Several remaining items identified by Staff need to be corrected or clarified prior to final signature of the CP and VP. These include items such as the following:

- Typos such as incorrect numbers, and percentages and acreages that do not add up to 100%
- Clarifications on where on-street parking is encouraged and prohibited
- Protection of clear-view triangles on corner lots
- Shared-lane townhomes that access on a main street need to access a shared lane
- Other clarifications and minor edits

More detail on the standards above are found in the proposed Legacy Farms Community Plan and Village Plan 1, obtained by visiting www.saratogaspringscity.com/planning, and clicking on "pending applications". Both the original version and the new proposals are available.

G. GENERAL PLAN

The General Plan Land Use map identifies this area as Planned Community, which states:

> k. **Planned Community.** The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate. Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. The proposed Community Plan includes trail connections and parks in compliance with the related master plans.

H. CODE CRITERIA

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-sections.

19.26.04 – Uses Permitted within a Planned Community District

- The application includes multi-family and single family homes, school and church sites, parks, and trails. All of these uses are permitted in the PC zone.

COMMUNITY PLAN CODE REQUIREMENTS

Section 19.26.06 – Guiding Standards of Community Plans

The standards for a Community Plan are below:

1. Development Type and Intensity. The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the Community Plan.

   Staff finding: complies. *Subdivision plats and building permits will be reviewed for compliance with the Community Plan.*

2. Equivalent Residential Unit Transfers.

   Staff finding: complies. *The Community Plan contains a maximum of 1000 units, and a provision for density to be transferred between Village Plans in the development.*

3. Development Standards. Guiding development standards shall be established in the Community Plan.

   Staff finding: complies. *The Form Based Code in the Community Plan has established common standards and architectural guidelines, and will be the governing standards for the development. Any conflicts between the Code and the Community Plan will be governed by the Community Plan, while any topics not addressed in the Community Plan will be governed by applicable regulations and standards of the City. A discussion of private vs. semi-private fencing along trail corridors and open space was not fully resolved at the Commission hearing and work sessions with the Commission and Council.*

4. Open Space Requirements.

   Staff finding: complies. *While the Code currently requires 30% open space, it allows DAPs to include a lower range. The City Center DAP is the governing document for the proposed Community Plan, and the proposed open space meets the standards and range of 18-24% as identified in the DAP.*

5. No structure (excluding signs and entry features) may be closer than twenty feet to the peripheral property line of the Planned Community District boundaries.
   a. The area within this twenty foot area is to be used as a buffer strip and may be counted toward open space requirements, but shall not include required back yards or building set back areas.

b. The City Council may grant a waiver to the requirement set forth in this Subsection upon a finding that the buffer requirement will result in the creation of non-functional or non-useable open space area and will be detrimental to the provision of useful and functional open space within the Project.

Staff finding: up for discussion. *The applicants have requested a waiver to this requirement to allow them to provide a trail corridor along Sherwood Drive instead of a buffer at the back of homes. The Commission was split in their discussion of this request during the February 13, 2014 hearing, and also the Council at the most recent work session.*

19.26.07 – Contents of Community Plans

The items summarized below are required to be part of a Community Plan:

1. Legal Description. ***Provided***
2. Use Map. ***Provided***
3. Buildout Allocation. ***Provided***
4. Open Space Plan. ***Provided***
5. Guiding Principles. ***Provided***
5. Utility Capacities. ***Provided***
6. Conceptual Plans. Other elements as appropriate - conceptual grading, wildlife mitigation, open space management, hazardous materials remediation, fire protection. ***Provided***
8. Additional Elements.
    a. responses to existing physical characteristics of the site ***Provided***
    b. findings statement ***Provided***
    c. environmental issues ***Provided***
    d. means to ensure compliance with standards in Community Plan ***Provided***
9. Application and Fees. ***Provided***

19.26.05 – Adoption and Amendment of Community Plans

The criteria for adoption of a Community Plan are below:

a. is consistent with the goals, objectives, and policies of the General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;

Staff finding: complies. *See Section G of this report.*

b. does not exceed the number of equivalent residential units and square footage of nonresidential uses of the General Plan;

Staff finding: complies. *The General Plan does not identify ERUs or square footage, however the DAP does. The project is well below the maximum allowed per the DAP.*

c. contains sufficient standards to guide the creation of innovative design that responds to unique conditions;

Staff finding: complies. *The proposed standards are innovative and will permit the proposed densities and maintain quality of design.*

d. is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;

Staff finding: complies. *Adjacent developed residential properties contain similar densities to those densities proposed along the southern edge of the development, and the proposal transitions into higher density only once no longer adjacent to existing residential areas.*

e. includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;

Staff finding: complies. *The applicants have provided information to staff for review, however finalization of the utility plan is awaiting finalization of the Tickville Wash floodplain remediation and determination with FEMA. The applicants request that the Commission consider forwarding a motion with conditions concerning the utilities and floodplain. Staff has worked out sufficient detail, and is confident that remaining details will be finalized prior to preliminary plat approvals.*

f. is consistent with the guiding standards listed in Section 19.26.06; and

Staff finding: up for discussion. *The application complies with standards 1-4, however the project is requesting an exemption from standard 5.*

g. contains the required elements as dictated in Section 19.26.07.

Staff finding: complies. *The application contains the minimum required items.*

VILLAGE PLAN CODE REQUIREMENTS

19.26.03.2 – Additional Village Plan Requirements

Additional requirements for a Village Plan are summarized below:

a. A detailed traffic study - ***Provided. Revised study needed due to plan changes.***
b. A map and analysis of backbone infrastructure systems - ***Provided.***
c. Detailed architectural requirements and restrictions - ***Provided***
d. If applicable, details regarding the creation of an owners' association, master association, design review committee, or other governing body. - ***Provided.***

19.26.09 – Village Plan Approval

The criteria for a Village Plan approval are summarized below:

a. is consistent with the adopted Community Plan;

Staff finding: mostly complies. *The Village Plan has been reviewed for compliance with the densities, uses, block types, conceptual layout, and standards of the Community Plan. Some of the shared lane townhomes do not access a shared drive and need to be modified.*

b. does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;

Staff finding: complies. *The proposed density for Village Plan 1 is a maximum of 309 units. This falls within the density ranges contemplated in the Community Plan for the Block Types in the Village plan. Regardless, in no case may the density in the entire Community Plan exceed 1000 residential unit equivalents, 1055 including the nonresidential portion.*

c. for an individual phase, does not exceed the total number of equivalent residential units dictated in the adopted Community Plan unless transferred per the provisions of the Community Plan;

Staff finding: complies. *The densities within the phases also comply with the density ranges for the Block Types of each phase.*

d. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;

Staff finding: can comply. *The street layout and utility plans are consistent with the plans provided in the Community Plan. Staggered intersections may need minor modification. The drainage and storm water plans are still being finalized.*

e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; and

Staff finding: complies. *The project properly integrates utility and infrastructure; discussion was held on pedestrian and bicycle systems and the integration of such systems with adjacent properties and they were found to be consistent. Most parks and open spaces are intended for the Legacy Farms community and are not public.*

f. contains the required elements as dictated in Section 19.26.10.

Staff finding: in process. *See below. Nearly all required topics have been included, and remaining topics are being prepared by the applicant.*

19.26.10 – Contents of a Village Plan

The required contents of a Village Plan are summarized below:

1. Legal Description - ***Provided***
2. Detailed Use Map - ***Provided***
3. Detailed Buildout Allocation - ***Provided***
4. Detailed Development Standards - ***Provided***
5. Design Guidelines - ***Provided***
6. Owners' / Governing Associations - ***Provided***
7. Phasing Plan - ***Provided***
8. Lotting Map - ***Provided***
9. Landscaping Plan - ***Provided***
10. Utility Plan - ***Pending***
11. Vehicular Plan - ***Provided***
12. Pedestrian and Bicycle Plan - ***Provided***
13. Additional Detailed Plans. Other elements as necessary (grading plans, storm water drainage plans, wildlife mitigation plans, open space management plans, sensitive lands protection plans, hazardous materials remediation plans, and fire protection plans) **-** ***Provided***
14. Site Characteristics - ***Provided***
15. Findings Statement - ***Provided***
16. Mitigation Plans. (Protection and mitigation of significant environmental issues) - ***Pending***
17. Offsite Utilities - ***Pending***
18. Development Agreement – ***Pending (draft provided to applicants for revision)***

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct two public hearings, take public comment, review and discuss the proposed Community Plan and Village Plan 1, and choose from the options below.

Note that the Commission may choose to select the same option for both the Community Plan and Village Plan or may choose to take separate actions on each application. For example, the Commission could choose Option 1 and make a recommendation on only the Community Plan and choose Option 2 and continue only the Village Plan, or choose Option 2 and continue both the Community and Village Plans, or make other combinations of the Commission's choice.

Option 1 – Positive Recommendations
"I move to forward a **positive** recommendation to the City Council for the Legacy Farms Community Plan with the Findings and Conditions below:"

Findings

1. The application complies with the City Center District Area Plan (DAP). Specifically, the neighborhood type, required contents, density, and unit type are as permitted in the DAP.
2. With appropriate modifications, the application complies with Section 19.26.05 of the Development Code as outlined in Section H of the Staff report, which section is incorporated by reference herein. Particularly:
    a. The application is consistent with the goals, objectives, and policies of the General Plan, through particular emphasis placed upon policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;
    b. The 1055 units maximum does not exceed the number of equivalent residential units and square footage of nonresidential uses of the General Plan;
    c. The application contains sufficient standards to guide the creation of innovative design that responds to unique conditions;
    d. The application is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;
    e. The application includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;
    f. The application is consistent with the guiding standards listed in Section 19.26.06; with the exception of an approved exemption from standard 5.
    g. The application contains the required elements as dictated in Section 19.26.07.

Conditions:

1. All requirements of the City Engineer shall be met.
2. All requirements of FEMA shall be met.
3. The Community Plan shall be edited as directed by the Commission, including correction of typos and inconsistencies as identified by Staff.
4. Any additional conditions articulated by the Commission: _____.

"I also move to forward a positive recommendation to the City Council for the Legacy Farms Village Plan 1 with the Findings and Conditions below:"

Findings

1. The application is consistent with the guiding standards in the Legacy Farms Community Plan. Specifically, the density, unit types, block types, thoroughfares, and other standards are expressly as contained in the Community Plan.
2. The application complies with the criteria in section 19.26.09 of the Development Code, as articulated in Section H of the Staff report, which section is incorporated by reference herein. Particularly:
    a. With appropriate modifications, the application is consistent with the adopted Community Plan;
    b. The range of density in the application does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;
    c. For an individual phase, the density will not exceed the total number of equivalent residential units dictated in the adopted Community Plan unless transferred per the provisions of the Community Plan;
    d. The application is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts.
    e. The application properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties**;** and
    f. The application contains the required elements as dictated in Section 19.26.10.

Conditions:

1. All requirements of the City Engineer shall be met.
2. All requirements of FEMA shall be met.
3. The Village Plan shall be amended as directed by the Planning Commission, including correction of typos and inconsistencies as identified by Staff.
4. Any other conditions as articulated by the Commission_____.

Option 2 - Continuance

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

1. _____
2. _____
3. _____

Option 3 – Negative Recommendation

"I move to forward a negative recommendation to the City Council for the Legacy Farms Community Plan with the Findings below:

1. _____
2. _____
3. _____

"I also move to forward a negative recommendation to the City Council for the Legacy Farms Village Plan with the Findings below:

1. _____

2. _____
3. _____

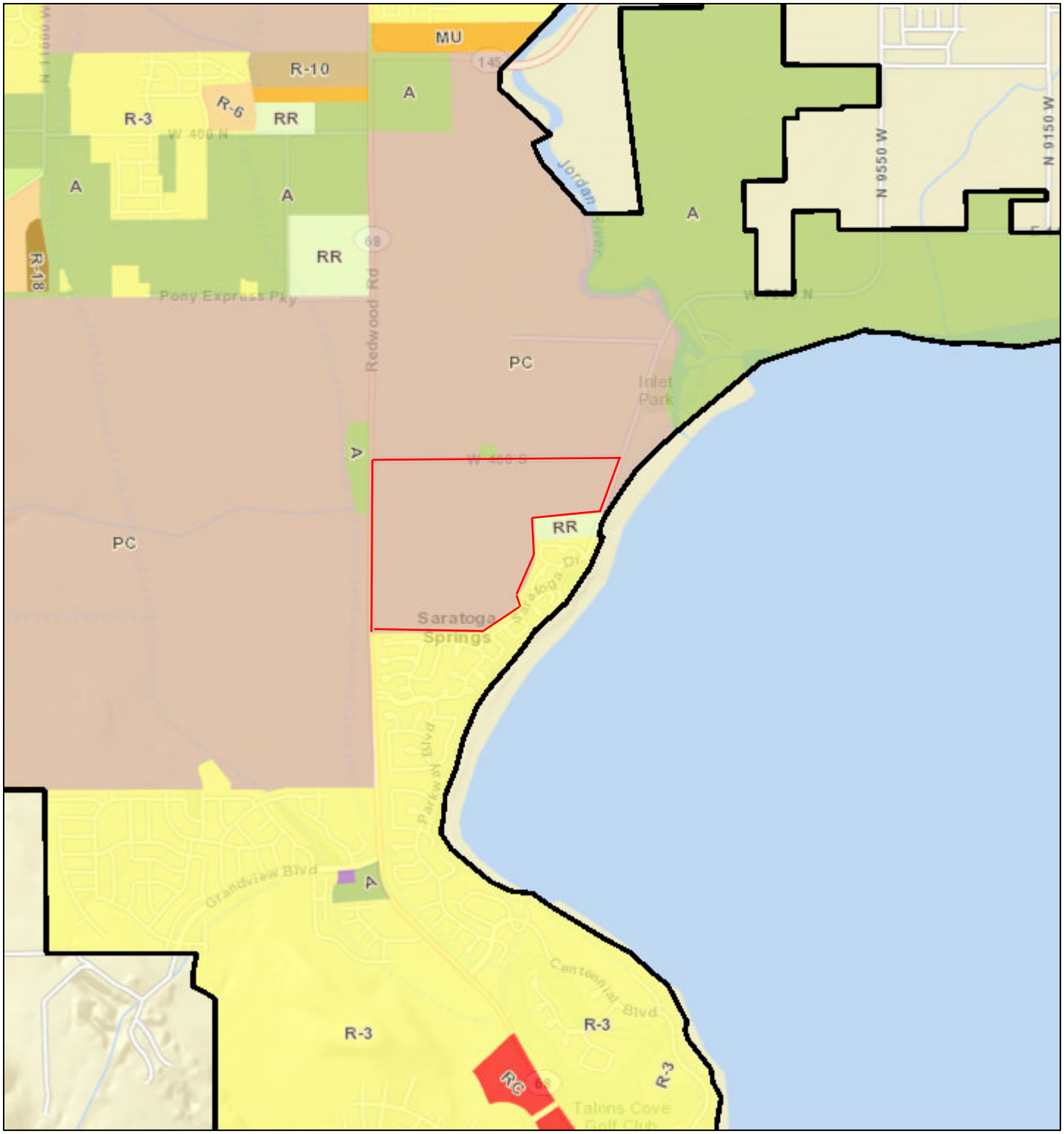
I also move to continue the final decisions to a future meeting, on June 26th, and direct Staff to return with official Findings as outlined in my motion."

J. Attachments:

A. Location & Zone Map (page 14)
B. Aerial Photo (page 15)
C. City Engineer's Report dated June 5, 2014 (pages 16-20)
D. City Engineer's Traffic Report dated April 8, 2014 (pages 21-24)
E. February, 2014 Community Plan Layout (page 25)
F. May, 2014 Revised Community Plan Layout (page 26)
G. February, 2014 Village Plan Layout (page 27)
H. May, 2014 Revised Village Plan Layout (page 28)
I. Community Plan: www.saratogaspringscity.com/planning, then "Pending Applications"
J. Village Plan: www.saratogaspringscity.com/planning, then "Pending Applications"

Zoning & Planning

Exhibit A



February 11, 2014

1:36,112

City Boundary

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

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

SaratogaSprings

Exhibit B

Exhibit C

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Legacy Farms Community/Village Plan
Date: June 12, 2014
Type of Item: Community/Village Plan Approval

CITY OF SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*D.R. Horton*
Request:	*Community and Village Plan Approval*
Location:	*Area east of Redwood Road and South 400 South*
Acreage:	*181.937 acres*

C. Recommendation: Staff recommends the approval of community plan subject to the following findings and conditions:

D. Conditions:

1) The developer shall comply with all UDOT access permitting requirements. A permit for all points of access along Redwood Road shall be obtained from UDOT. Redwood Road is a Category 4 roadway and as such all access points, signalized or other, must meet UDOT's standards for that roadway classification. Developer shall complete the half-width improvements along Redwood Road (Principal Arterial) and 400 South (Collector) as per the City's Transportation Master Plan (TMP) and Engineering standards and specifications.

2) The submitted Traffic Impact study prepared by Hales Engineering dated August 2013 needs to be updated to reflect changes to the plan that have occurred since it was completed including, but not limited to, the new school location and the senior living community. Furthermore it identifies that the intersection of 400 South and Redwood road will require a signal in the future to mitigate the traffic impacts from this project. This intersection is not currently identified on the cooperative agreement between UDOT and Saratoga Springs dated October 28, 2008 (Federal ID # 870575087). This agreement needs to be modified to include a signal at the 400 south and Redwood road intersection.

3) The proposed location of the elementary school may require improvements to the

adjacent roads beyond their standard cross sections to accommodate ingress, egress, and queuing. These modifications shall be based on the amended traffic study and the final site layout of the school.

4) In Figure 3 (page 13) of the Traffic Impact study prepared by Hales Engineering dated August 2013, the numbers do not match the numbers in the Trip Generation section or the Trip Distribution and Assignment section of the report. These errors appear to be due to rounding but represent, in some cases, a difference of more than 5% from the intended distribution. This report shall be updated to ensure that the study intersections do not exceed thresholds with the revised distribution.

5) The project shall comply with the recommendations of the Traffic Study Memorandum from Hales Engineering dates 4-2-2014 including providing left turn lanes for the elementary school. If the road is to be constructed before the location of the accesses are known, a left turn lane shall be provided for the entire primary frontage and extend a sufficient distance past the frontage to provide adequate queuing lenghts.

6) While the existing utility systems (culinary water, pressurized irrigation, storm drain and sewer) currently have adequate capacity for the City's current rate of growth, the adoption of the community plan does not represent a reservation of capacity in any of the systems. Capacity is available on a first come, first serve basis and final verification of system capacity will need to be determined prior to the recordation of plats. At the time of plat recordation, Developer shall be responsible for the installation and dedication to City of all onsite and offsite improvements sufficient for the development of Developers' Property in accordance with the current City regulations. While the anticipated improvements required for the entire Property are set out in the community plan, that is only the City's best estimate at this time as to the required improvements and is not intended to be an exhaustive list. The required improvements for each plat shall be determined by the City Engineer at the time of plat submittal and shall primarily be based on the exhibits in the Community plan but may be adjusted in accordance with current City regulations. The infrastructure anticipated to be needed for the build out of this project shall be provided for in the community plan and includes, but is not limited to, the following:

- Connections to CUWCD turnout vaults at Redwood Road/Pioneer Crossing and at 800 West/Pony Express Parkway.
- A staging pond, filter station, and booster pump station on the Welby Jacob Canal and a 16" waterline connecting this new source to the existing secondary water system.
- A 14" secondary waterline in 400 South from Saratoga Road to Redwood Road.
- A 6" secondary waterline in Saratoga Road from 400 south extending south to the existing secondary water system in SSD.

- A 12” secondary waterline in Redwood Road from 400 south and connecting to the existing 8” secondary waterline in Parkway Blvd.
- A 16” waterline in Redwood Road from Parkway Blvd extending to and connecting to the existing 16” secondary waterline in Grandview Blvd.
- An 8” sewer main in 400 South from approximately the existing power substation extending east to the Inlet Park lift station.
- A 24” sewer main along the south eastern boundary of the property sufficient to bypass the last segment of the existing sewer main in SSD.
- Upgrades to the existing Inlet Park lift station.
- On site storm drainage and detention sufficient to meet city standards.
- Comprehensive Tickville Wash improvements sufficient to convey the 100-yr storm event to the lake compliant with all City, County, State, and FEMA requirements.
- Frontage improvements along Redwood Road compliant with the City’s transportation master plan and its Engineering standards and specifications.
- Frontage improvements along 400 South compliant with the City’s transportation master plan and its Engineering standards and specifications.

7) A map revision will be required through FEMA before any lots can be recorded in any area currently shown within the FEMA 100-yr flood plain including Zone “A” which is identified as those areas having a 1% annual chance flood event with no defined base flood elevation.

8) The developer shall obtain an Army Corp of Engineers (ACOE) 404 permit for any portion of the project that may disturb wetlands and must comply with all local, state, and federal laws.

9) Developer shall bury and/or relocate all overhead distribution power lines that are within this project.

10) Developer shall provide a geotechnical report and hydrologic/hydraulic storm drainage calculations for the overall project. Detention areas and volumes shall be identified as well as all proposed outfall locations. The project shall comply with all City, UPDES and NPDES storm water pollution prevention requirements. Storm water release shall not exceed 0.2 cfs/acre and must be cleaned to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

11) All roads shall comply with the City’s TMP be designed and constructed to City and AASHTO standards, and shall incorporate all geotechnical recommendations as per the applicable soils report. Road cross sections shall match either the ones in the City’s adopted Engineering Standards and Specifications or the Community Plan and must also comply with international fire code requirements. Intersection spacing along 400 south and on all internal roads shall comply with the spacing standards

identified in the City's adopted TMP. The Community Plan shall include the required improvements to Redwood Road and 400 South in the Thoroughfare network plan as per the TMP and the City's engineering standards and specifications.

12) Road names and coordinates shall comply with current city ordinances and standards.

13) Project shall comply with the City's adopted Parks, Recreation, Trails, and Open Space Master Plan. Trail and open space designs shall comply with all City standards and specifications.

14) Park strips less than 9' in width shall only be planted with trees appropriate for narrow areas and that will not damage the sidewalk as they grow.

15) Open Space areas that will maintained by the City must be designed in accordance with City Standards and the City's Engineering Standards and Specifications.

16) Developer shall prepare and submit signed easements for all public facilities not located in the public right-of-way. Sewer and storm drains shall be provided with a minimum of 20' wide easements and water and irrigation lines a minimum of 10' wide easements centered on the facility. Utility lines may not be closer than 10' apart from each other or from any structure. Developer shall provide 12' paved access roads and 20' wide access easements to any location where access is required outside the ROW such as sewer or storm drain manholes.

17) All street lighting and any other lighting proposed to be dedicated to and maintained by the City shall comply with the current City standards and specifications. All lighting shall be full-cutoff style and meet all other City and IESNA standards.

18) Project shall comply with all ADA standards and requirements.

19) Utilities including water, irrigation, sewer and storm drain and shall not be located within any lot residential lot boundary (except for laterals).

20) Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.

21) Phasing plan within the Community Plan shall illustrate the phasing of the frontage improvements along 400 south and Redwood Road.

22) Secondary and Culinary Water Rights must be secured from or dedicated to the City with each plat proposed for recordation compliant with current City Code. Prior to acceptance of water rights proposed for dedication, the City shall evaluate the rights proposed for conveyance and may refuse to accept any right that it determines to be insufficient in annual quantity or rate of flow or has not been

approved for change to municipal purposes within the City or has not been approved for diversion from City-owned waterworks by the State Engineer.

Exhibit D

HALES ENGINEERING
innovative transportation solutions

MEMORANDUM

Date: April 8, 2014

To: Krisel Travis, DR Horton

From: Ryan Hales, P.E., PTOE, AICP
Jeremy Searle, P.E.

Subject: Eval[illegible] [illegible]r S[illegible]T[illegible]r L[illegible] [illegible] S[illegible]r [illegible]d R[illegible]d

UT13-488

This memorandum analyzes the impact of moving the proposed school site on the DR Horton development to Sherwood Road. Specifically, this memorandum will look at the necessity of a two-way left-turn lane (TWLTL) on Sherwood Road.

T[illegible]-[illegible] L[illegible]-[illegible]r L[illegible]

Previously, Sherwood Road was planned as a Collector Road, which is defined as a 3-lane cross section (two travel lanes and a center TWLTL). However, as detailed in a previous memorandum by Hales Engineering, dated August 30, 2013, the projected traffic on the roadway is approximately 2,000 vehicles per day. The memo concluded that downgrading Sherwood road from collector to local street status will not have a detrimental effect on the surrounding roadway network.

The City of Saratoga Springs Transportation Master Plan, adopted September 2012, identifies the capacity of a 2-lane street at level of service (LOS) C as 9,700 vehicles per day. The projected traffic on Sherwood Road is well below this threshold. In the previous According to ITE *Trip Generation (9th Edition, 2012),* the addition of the elementary school will add approximately 1,000 daily trips to the roadway, increasing the average daily traffic to approximately 3,000 vehicles per day. According to the City of Saratoga Springs Transportation Master Plan, this is still well below the capacity of a 2-lane roadway.

P[illegible] H[illegible]r Tr[illegible]

Although the number of daily trips is well below the capacity of a 2-lane roadway, it is recommended that turn lanes be provided for an elementary school at this location. Schools generate a significant amount of traffic in a very short time period (when school starts and ends) which can create delays during those periods of the day. Therefore, a left-turn pocket at the school access is recommended to reduce delay during the busy periods of the day. A full TWLTL along the length of the roadway is not necessary.

O□-S□□□ C□r□□□□□□□□□

When the elementary school site is designed, it is recommended that sufficient on-site storage be provided to accommodate drop-off / pick-up vehicles. Assuming the on-site storage is sufficient, queuing should not significantly affect traffic on the roadway. Site design should also consider the proposed school boundaries and locate accesses so as to encourage right-turns into and out of the site.

C□□□□□□□□□□ □□d R□□□□ □ □□d□□□□□

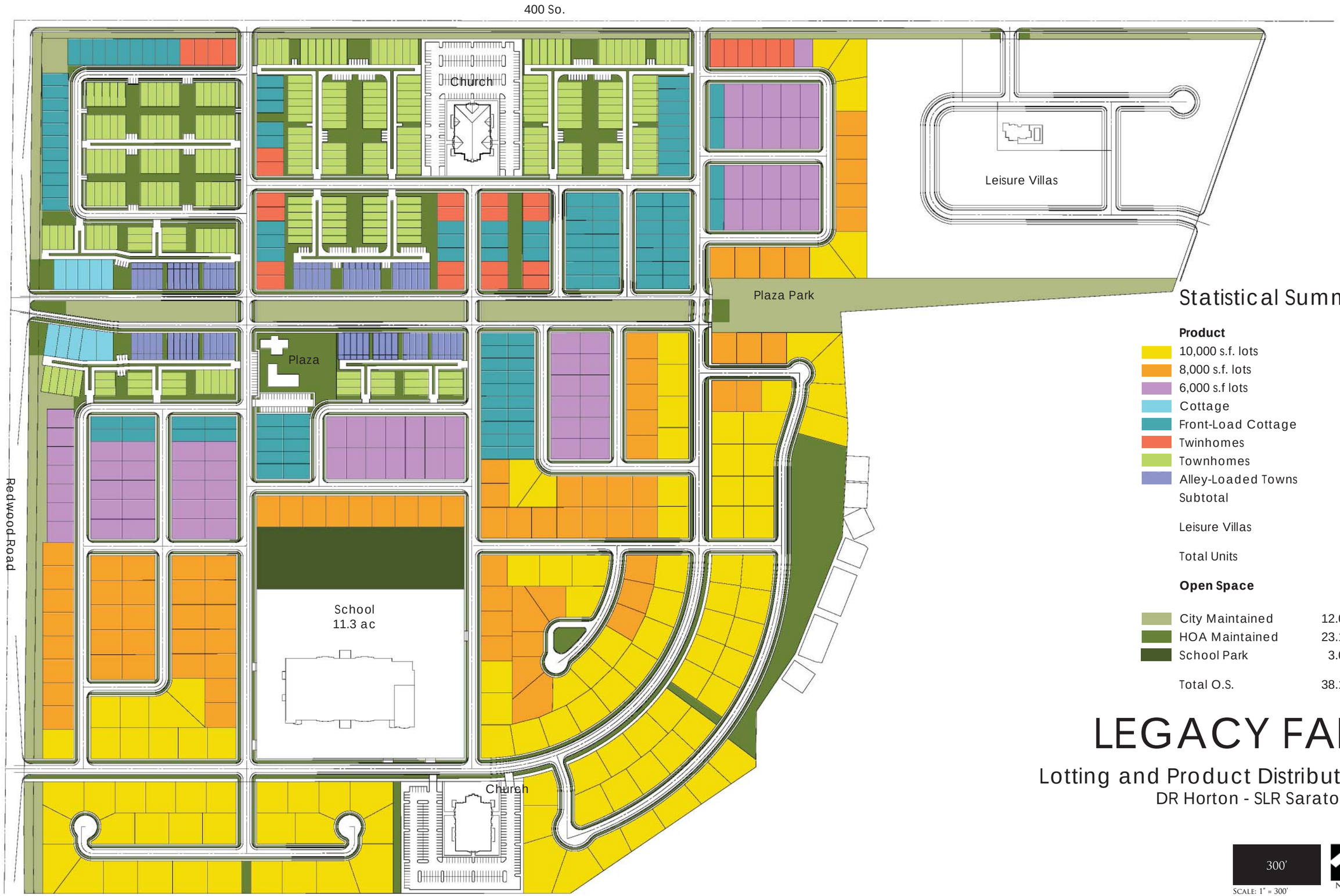
The following is a summary of conclusions and recommendations:

- A TWLTL is not necessary along Sherwood Road.
- Left-turn pockets are recommended at the proposed elementary school accesses.
- The elementary school site design should include adequate storage for drop-off / pick-up vehicles and should encourage right-turns into and out of the site.

If you have any questions regarding this memo, please feel free to contact us.

APPENDI□

Site Plan



Statistical Summary

Product	Units
10,000 s.f. lots	110
8,000 s.f. lots	83
6,000 s.f lots	74
Cottage	10
Front-Load Cottage	115
Twinhomes	28
Townhomes	254
Alley-Loaded Towns	66
Subtotal	740
Leisure Villas	116
Total Units	856

Open Space

City Maintained	12.0 acres
HOA Maintained	23.1 acres
School Park	3.0 acres
Total O.S.	38.1 acres (20.9%)

LEGACY FARMS

Lotting and Product Distribution Plan

DR Horton - SLR Saratoga Springs

April 7, 2014

300'

SCALE: 1" = 300'

NORTH

GT DESIGN

Exhibit E - February 2014

LEGACY FARMS

Community Plan

Block Type	Acres	% (181.9 ac.)	ERU's
BT-1	25.8	14.2	
BT-2	39.3	21.6	
BT-3	46.9	25.8	**1,000 (Residential)** **55 (Non-Residential)**
BT-4	22.8	12.5	**Total Maximum = 1,055 ERUs**
Civic Space	17.0	9.3	
Community Open Space	16.9		

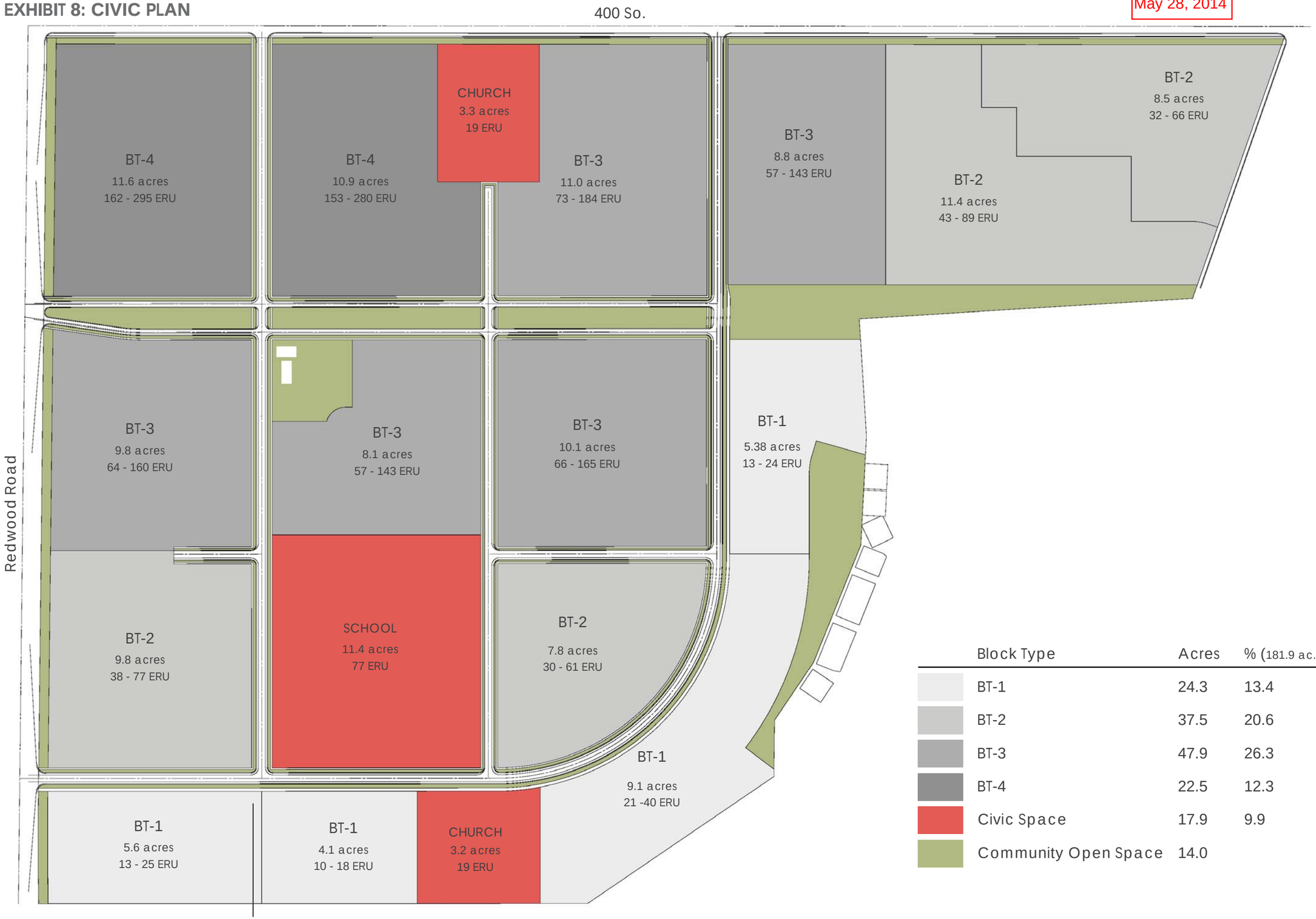
EXHIBIT 7: COMMUNITY PLAN

EXHIBIT 8: CIVIC PLAN

Exhibit F - May 28, 2014

LEGACY FARMS

Community Plan



NORTH

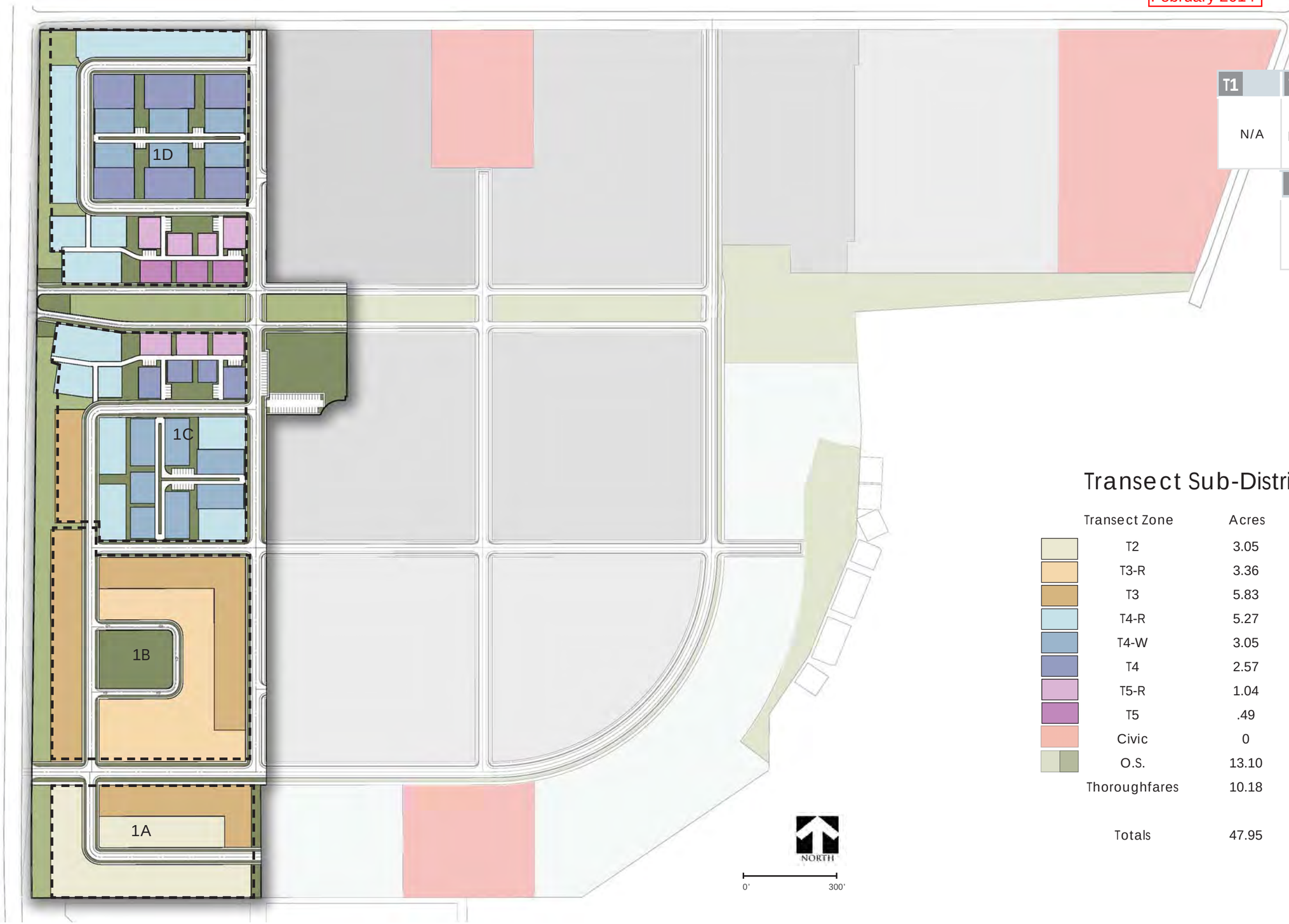
0' 300'

Block Type	Acres	% (181.9 ac.)	ERU's
BT-1	24.3	13.4	
BT-2	37.5	20.6	
BT-3	47.9	26.3	**1,000 (Residential)** **55 (Non-Residential)**
BT-4	22.5	12.3	**Total Maximum = 1,055 ERUs**
Civic Space	17.9	9.9	
Community Open Space	14.0		

Exhibit G
Village Plan 1
February 2014

LEGACY FARMS

Village Plan 1



T1	T2	T3	T4	T5
N/A	4 ERU per gross acre	10 ERU per gross acre	24 ERU per gross acre	34 ERU per gross acre

T3R	T4R	T5R
8 ERU per gross acre	12 ERU per gross acre	28 ERU per gross acre

T4W
24 ERU per gross acre

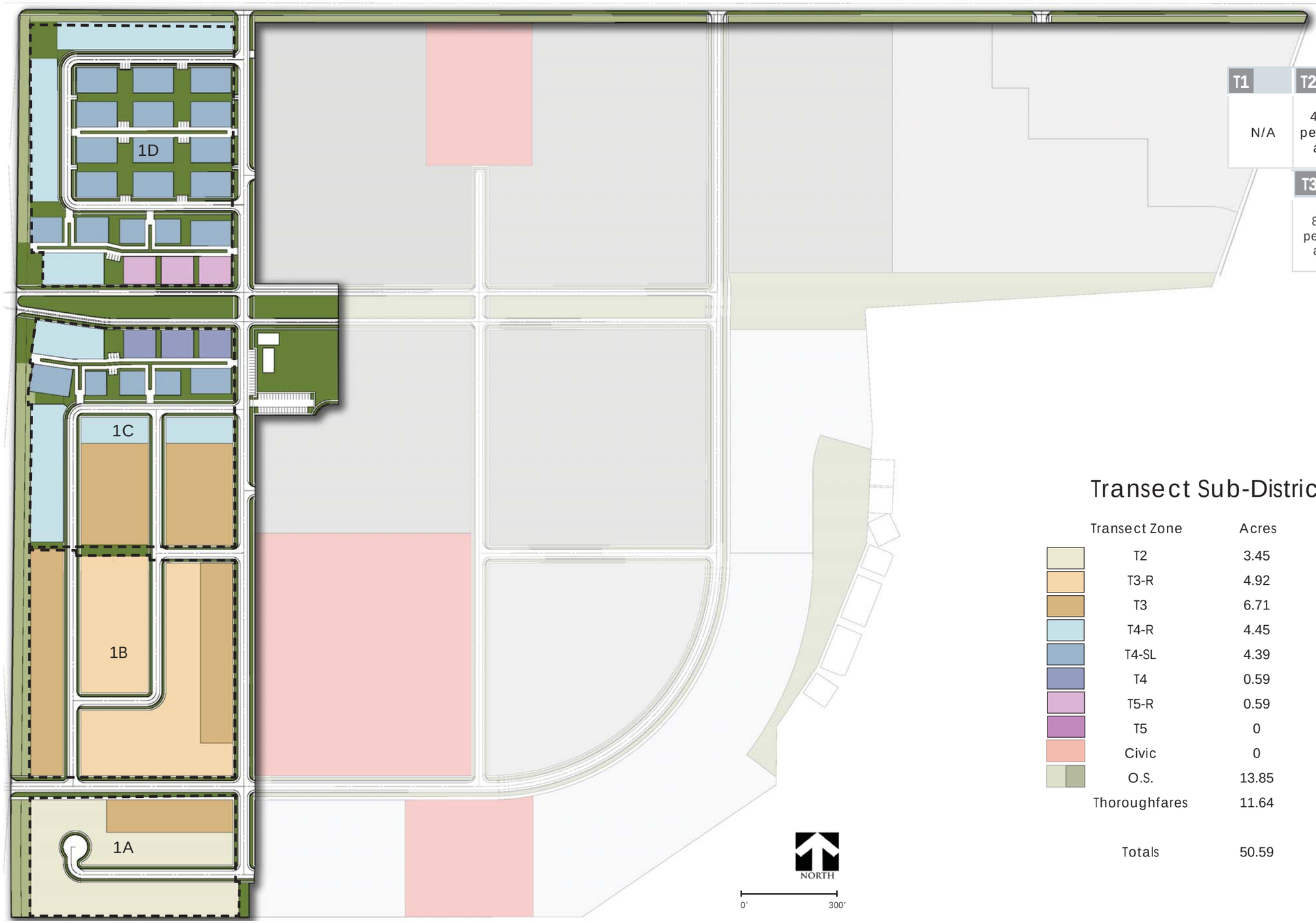
Transect Sub-District Assignments

Transect Zone	Acres	% of Gross Area	Max. ERU
T2	3.05	6%	12
T3-R	3.36	7%	27
T3	5.83	12%	58
T4-R	5.27	11%	63
T4-W	3.05	6%	73
T4	2.57	5%	62
T5-R	1.04	2%	29
T5	.49	1%	17
Civic	0	0%	
O.S.	13.10	26%	
Thoroughfares	10.18	21%	
Totals	47.95	100%	341

Exhibit H
Village Plan 1
May 2014

LEGACY FARMS

Village Plan 1



T1	T2	T3	T4	T5
N/A	4 ERU per gross acre	10 ERU per gross acre	24 ERU per gross acre	34 ERU per gross acre

T3R	T4R	T5R
8 ERU per gross acre	12 ERU per gross acre	28 ERU per gross acre

T4W
24 ERU per gross acre

Transect Sub-District Assignments

Transect Zone	Acres	% of Gross Area	Max. ERU
T2	3.45	7%	14
T3-R	4.92	10%	39
T3	6.71	13%	67
T4-R	4.45	9%	53
T4-SL	4.39	9%	105
T4	0.59	1%	14
T5-R	0.59	1%	17
T5	0	0%	
Civic	0	0%	
O.S.	13.85	27%	
Thoroughfares	11.64	23%	
Totals	50.59	100%	309

Planning Commission Meeting

Thursday, April 10, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

DRAFT MINUTES

Work Session 6:33 P.M.

Present:
Commission Members: Jeff Cochran, Kara North, Jarred Henline, Kirk Wilkins, Sandra Steele and Hayden Williamson
Absent Commission Member: Eric Reese
Staff: Chantelle Rosson, Kimber Gabryszak, Sarah Carroll, Kevin Thurman
Others: Vance Twitchell, Rob Haertel, Wendy Amendola, Chris Norman, Carolyn Norman, Bruce Baird, Cari Krejci, Bob Krejci, Larry Johnson, Stuart Collyer, LeeAnn Galloway, Marilyn Sanford, Dick Sanford, Chuck Golden, Connie Golden, Dolan Sorenson

Pledge of Allegiance led by Bob Nyborg

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

4. Sign Permit for Young Family Dental and Kemp Chiropractic located at 1416 North Redwood Road, Young Family Dental, applicant.

Sarah Carroll stated that the Site Plan was approved last year with the conditions that the applicant would be back for sign approval. The applicant for the dental office is requesting 3 wall signs and the applicant for the chiropractic is requesting 2 wall sign. There will be a monument sign that will have both businesses name on that sign as well. All of the proposed signs meet the commercial sign requirements. Staff recommends a positive recommendation with the listed conditions in the staff report.

LeeAnn Galloway, applicant asked the Planning Commission if the monument sign could be moved and located in the northwest corner of the parcel.

Sandra Steele has an issue with granting exceptions from the Code the Code doesn't allow wall signs for office use. Is it possible to place a larger address sign on the building? The proposed monument sign does not completely meet the code. Dentist's, doctor's lawyers are not really impulse stops, they are destinations. Her opinion is that they don't need quite as much signage. Small buildings and commercial signage don't fit. She feels that the brick on the building presents a busy appearance. She suggested that if the Planning Commission is willing to allow the signage, she would suggest having the two companies match colors or font – otherwise it is going to be too busy. She would prefer not to see so many signs on a small building. The Code committee suggested a tenant signage could be put above the door.

Hayden Williamson asked if wall signs may be approved on a case by case basis – and if signs complete noncommercial Code, he feels that they comply.
Sarah Carroll said if you choose to approve the standards within the code, then they comply.
Kevin Thurman when we have a standard that says wall signs are not permitted, but there are exceptions. Our sign Code isn't very good as the commercial speech is when we start favoring one type of commercial speech over another. Young Family Dental has as much right to advertise as Burger King does, our code is set up in a way that our Planning Commission can make decisions.
Hayden Williamson has a hard time by not letting one company have the benefit to have the signs, and not another. He will allow all three signs.

Kirk Wilkins it's noble for our city to be business friendly and having great signage brings new clients to that business, however we do have a Code in place to keep the City beautiful. He believes the signs are nice and appreciates the applicants offer to remove the third sign. He would support being business friendly.

Kara North would recommend that the monument sign have the address place on it. She would recommend a positive recommendation to have the monument sign meet the standards with respect to the distances and height. Appreciates the recommendations from the Urban Design Committee regarding the height of the signs. Would recommend only 2 signs on the building.

Jarred Henline favors the two wall signs on the north and south side of the building along with the recommendation by the Urban Design Committee.

Jeff Cochran there is a variety of opinions to what is appropriate for signs. We need to be mindful of others companies and be consistent. Two wall signs would be appropriate.

Sandra Steele asked if it is possible that the applicant is more consistent with their color and brick choices.

Jarred Henline made a motion to forward a positive recommendation to the City Council for the approval of the Sign permit for Young Family Dental and Kemp Chiropractic located at 1416 North Redwood Road, Young Family Dental, applicant, including staff's findings and conditions listed in the staff report dated April 10, 2014, size limitation to the text and logo height for the wall signs, and denial of the third wall sign for Young Family Dental. Kara North seconded the motion. Aye: Jarred Henline, Kara North, Kirk Wilkins, Hayden Williamson and Jeff Cochran. Nay: Sandra Steele. Motion passed.

Sandra Steele asked what the height of the Kemp sign is. Staff indicated that sign is 3 feet.

Sarah Carroll indicated that staff's recommendation would be to approve as shown. The Planning Commission would be approving what is being shown. The logo layout is different hence the size difference.

5. Public Hearing: Preliminary Plat for Green Springs located at approximately 1855 South Centennial Boulevard, Capital Assets, applicant.

Sarah Carroll presented the Preliminary Plat for Green Springs explaining what is being requested by the applicant.

Kevin Thurman mentioned that the original Master Development Agreement has expired. They have an amended one that only extends the original one. Originally the golf course did meet the open space requirement. There are versions of our code that are missing. It was permissible under the code at the time. The golf course is about 50% of the development; therefore the development exceeds the 15 percent required open space. Kevin explained to the Commission the equitable tolling of the development agreement. Is it fair to grant that equitable tolling even though it has expired, he feels it is fair to allow the development agreement to be tolled.

Jeff Cochran thanked the attorney for the history with this plat. He then asked if the applicant was present and if they had any comments at this time.
Rob Haertel is present to answer any questions if necessary.

Jeff Cochran opened the public input.

Larry Johnson, President of HOA, commended the Commissioner for their personal time. He indicated that it would be nice if the property could follow the pattern of the rest of the properties. Trails were people can walk down by lake to centennial. With 40 units being proposed there will be a lot of children, which could be a hazard. He recommends a trail along the property consisting of a 6ft wide asphalt trail. They are comfortable with the proposed lots sizes. Not in favor of the underground detention basin he feels this may be hard to service. He feels that it isn't necessary for a sub association. He would like to see the setbacks for the corner lots be 25 feet and make those a part of the recommendations.

Bob Krejci would like to see a trail be located on this plat, it could be tied with the trails that connects to the existing amenities. It makes a lot of sense to have trails in areas with easy access. Open space is a concern. When the application was submitted the golf course did not meet the open space requirement, which is one of the reasons the original open space was rejected. The proposed holding basin is located on the golf course, who will maintain that? He assumes that the golf course owns the property and does not maintain the grass which has currently turned into weeds. The drainage basin is an area that has seen flooding and is concerned with the proposed location.

Connie Golden has moved into the area, and has seen that the children play soccer and ride their bikes in the street. The golf course shouldn't be considered green space there is danger that comes from that. She feels that the children and she are in danger.

Carolyn Krejci is concerned with the safety of kids. She doesn't want to see anyone get hurt. The children are consistently playing in the street. Five years ago someone was killed and doesn't want this to happen again. She suggested that the developer take one of the lots and turn it into a park. Amendments 14 and 15 of the Constitution is safety, she asked that the Commissioners consider the residents safety.

Stuart Collyer understand the legal ramifications, it seems there are no requirements for the developer to put any additional green space in. Asked if the developer would consider adding additional green space which would provide an attractive feature along with make it easier to sell the proposed lots.

Bruce Baird indicated that the HOA issues are separate from zoning issues. There is no underground detention. The corner yard setbacks do comply, they have to comply with current CC&R's. The dedicated detention basin will be maintained by the HOA. A internal trail wouldn't lead to anywhere, and would be pointless. The City Council was in agreement in the staff's analysis. Kevin has done an excellent job explaining the open space; there has been no inactivity by the developer. They have done everything possible to progress. His client has done a very good job in complying with the staffs comments and appreciates staffs efforts. He feels they comply with all approvals and standards, the only issue was the trail, that it is inappropriate in this location. The developer can't be responsible for the children playing in the streets. It is an issue with the parents allowing their children playing in the street. This is not an issue of the Green Springs plat. He feels they are entitled to approval.

Kimber Gabryszak said they do meet current setbacks of 20 feet and 25 feet on the corner lots.

Sarah Carroll noted that if a trail is added, it would damage the current golf course property. The City doesn't make requirements for a sub association. The applicant would be the best one to address that.
Larry Johnson asked if the HOA could require stricter setbacks from what is currently required.
Sarah Carroll said yes.

Jeff Cochran closed the public input.

Jarred Henline appreciates the comments made by the residents. He feels that the reduction of 77 units to 40 units will bring down the number of children to the neighborhood but in the end there will be children no matter the reduction.

Kara North understands that the green space is the many issue with the development and understands the frustration from residents, but the developer is entitled to the initial approval. Cleaning up detention area, will be a benefit. She likes the plat map as it exists. She doesn't think having a trail close to the golf course would be safe.

Kirk Wilkins would like to see that both parties are happy. There is a trail that already exists east of Centennial. The plat map is an excellent alternative.

Hayden Williamson appreciated the opinions of neighbors and residents. His role is to review all matters ensuring the project complies, he doesn't see any legal way he could deny the applicant. He agrees that there are safety issues with speed along Centennial. The developer has met the standards and code from when the process began.

Sandra Steele indicated that other plats have recently approved detention basins, but the City has not taken that responsibility correct?
Sarah Carroll said that was correct.
Sandra Steele asked if any of the detention basins or open space be anything other than natural grasses.
Vance Twitchell noted that the detention will be maintained by the HOA and the basin will consist of native grasses.
Sandra Steele lives in a subdivision where they have sidewalks on both sides, but the children still choose to play in the streets.

Jeff Cochran most of his comments have been addresses. Even if they wanted to have a trail, there would be no connectivity. He golf's a lot and sees a lot of children on 4 wheelers, but the concerns of the children exist now. The developer has done what he needs to do and they comply with the city. He feels it meets the requirements based on the city code.

Sandra Steele made a motion to forward a positive recommendation to the City Council to approve the Preliminary Plat for Green Springs located at approximately 1855 South Centennial Boulevard, Capital Assets, applicant including staffs findings and conditions listed in the staff report dated April 10, 2014. Kirk Wilkins seconded the motion. Aye: Sandra Steele, Kirk Wilkins, Kara North, Hayden Williamson, Jarred Henline and Jeff Cochran. Motion passed.

6. Sign Permit for Matthews Dental located at 1305 North Commerce Drive, Keith Johnson, Sign City, applicant.

Kimber Gabryszak this application has come before the Planning Commission previously which was for a sign permit review. The Planning Commission had concerns with lighting and sign standards. At that time, the Planning Commission elected to table to item. There are no pending ordinances in place. Office signs are not necessarily guaranteed. The sign is already installed without appropriate permits. The Planning Commission has the options to approve the request with conditions or simple deny the permit.

Keith Johnson with Sign City the sign is up because Dr Matthews put the sign up. With that said, he understands both sides of the story with the City and Dr. Matthews. The sign is built to compliance. Dr. Matthews feels he is entitled to put his sign up.

Sandra Steele feels it is the best looking sign in the City, wishes other signs look that good. However, this space is residential; it is a lit sign that faces apartments. After reviewing the Young Family Dental signs not sure how we can deny this application. Is it possible to put a time limit on the lighting of the sign, or stop the lighting?

Kimber Gabryszak read the Code which stated nothing prohibiting signs facing a residential area.

Sandy Steele would approve of the sign, but not where it current is which faces residential. She feels there to be an issue with the applicant not showing his presents at the meeting. Given what we have already done with previous signs, she could support signs on the parking lot side with the lighting or facing the apartments with no lighting.

Hayden Williamson doesn't like that the applicant put the sign up already which has been 6 months from initial application. He would approve it as they have allowed wall signs on other properties. He agrees with Sandra about the sign facing the residential area. There is no reason why they should deny it.

Kirk Wilkins noted that the City's Code enforcement has asked the applicant to comply with the sign is that correct?

Kimber Gabryszak indicated that the sign was put up shortly after the Planning Commission table this item the first time it was presented. Code Enforcement went out following the installment of the sign and the owners were told that they were in violation of the sign being installed.

Kirk Wilkins expressed concern that the applicant was not in attendance tonight.

Kara North asked if we have a requirement that the applicant must be in attendance.

Kimber Gabryszak said no. The applicant is here as the sign company which is listed on the application.
Kara – if we overlook the issues here, other people will feel the same. The sign is not very bright; it is a softer light, not too bright and is a pretty sign. She is not too pleased that the applicant put the sign up without approval/permission.

Jarred Heniline feels powerless on the Commission, asked Kevin Thurman if it's arbitrary and capricious to deny the sign as they did not follow the rules.

Kevin Thurman the Planning Commission has to have credible factual support for every element and decision. Arbitrary and capricious is different in legal terms as it is in the common wording.
The City's Code enforcement needs to go out and issue a citation for failing to get a permit from the City.

Jarred Henline wouldn't recommend the sign facing the residential area. Would rather approve it and have the applicant pay per day until the sign is permitted. Recommends approval but requesting that Code Enforcement to make sure they comply.

Sandra Steele the original sign is different to the one now, which was a different color. Do we know that the sign was constructed to city standards?
Kimber Gabryszak they would still need to have a building permit and have it checked for compliance.

Jeff Cochran the code states that generally wall signs are not permitted. If he lived across the street, he wouldn't like to see ay lighted signs. Can the Planning Commission deny it on that request?
Kimber Gabryszak indicated that the Planning Commission could deny based on the fact that it does not comply with the lighting sign requirements.

Jeff Cochran asked why we would not allow it here, when we approved a sign permit earlier. His concern is the intensity of any illumination is not reasonable, when facing a residential area.

Kara North doesn't feel that it's too bright.

Sandra Steele made a motion to deny the Sign Permit for Matthews Dental located at 1305 North Commerce Drive, Keith Johnson, Sign City, applicant. Motion died due to a lack of a second on the motion.

Kara North motioned to approve the Sign Permit for Matthews Dental located at 1305 North Commerce Drive, Keith Johnson, Sign City, applicant based on the findings and conditions listed in the staff report dated April 10, 2014. Seconded by Hayden Williamson. Aye: Kara North, Hayden Williamson, Kirk Wilkins and Jarred Henline. Nay: Sandra Steele and Jeff Cochran. Motion passed.

Subject to:
1. That the City's Code Enforcement follow-up with any appropriate citation issues.

7. Public Hearing: Revisions to the City of Saratoga Springs Land Development Code. (Sections 19.04, Lot Frontage Width)

Kimber Gabryszak reviewed the revision to Section 19.04, Lot Frontage Width with the Planning Commission.

Jeff Cochran opened the public input.

No public input at this time.

Jeff Cochran closed the public input.

Sandra Steele feels that the R-3 zone is inconsistent. The Code reads that any use on R3 requires 10,000 square feet and in another section of the R-3 reads that the minimum lot size is 1 acre. She asked staff to fix this issue; all of the zones have similar issues. She is concerned with the R-3 zone at this time.
Kimber Gabryszak showed the Commission the conflict that was address by Sandra and will make those corrections.

Staff and the Commission discussed the changes and how this would affect all sections of the Code.

Kevin Thurman there will always be things to fix in the code. It's an ongoing project, unless we get to a point where we have unlimited staff and time, we will always have issues.

Sandra Steele motioned to forward a positive recommendation to the City Council the Revisions to the City of Saratoga Springs Land Development Code. (Sections 19.04, Lot Frontage Width). Motion was seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jarred Henline, Kara North, Kirk Wilkins and Jeff Cochran.

8. Approval of Minutes:
   1. February 14, 2014.
   2. February 27, 2014.

Sandra Steele asked that the minutes be table due to some typo errors.

Jeff Cochran mentioned that the minutes be tabled until the next Planning Commission meeting.

9. Commission Comments.

Sandra Steele asked if once a project and or building is completed does the Planning Department look at anything other than landscaping.
Kimber Gabryszak indicated that parking, lighting and landscaping is inspected by the Planning Department,

Jeff Cochran mentioned to staff that is would be helpful to address the sign code and the current flexibility that it has. It makes it hard to deny an application when there are lose ends in the Code.

10. Director's report.

Kimber Gabryszak reviewed with the Commission of current and prior approved projects.

Motion to adjourn at 8:34 p.m. was unanimous.

_____ _____
Date Lori Yates, City Recorder

City of Saratoga Springs
Planning Commission Meeting
May 22, 2014
Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Draft Planning Commission Minutes

Present:
Commission Members: Jeff, Cochran, Jarred Henline, Kirk Wilkins, Sandra Steele, Eric Reese, Hayden Williamson
Staff: Lori Yates, Sarah Carroll, Nicolette Fike, Scott Langford
Others: James Jones, Mike Helmantoler, Aric Jensen, Tami Buckland, Chris Raver, Joe Hitzeman, Cornell Brown, Joel Darby, Satt Jenson, Miranda Jensen, Ryan Bybee, Arnold Hansen, Paul Watson, Jeff Nielsen, Jeremy Weller, Jim Wherler, Jennifer Hansen, Steve Sowby
Excused: Kara North

Call to Order - 6:36 p.m. by Eric Reese, Vice Chairman
Pledge of Allegiance - led by Hayden Williamson
Roll Call - Quorum was present

Input was called for from the Commission, no comments were given at this time.

Public Input Open by Eric Reese

Michael Helmantoler -, wanted to know who was responsible for upkeep on the area on the north side of Jordan Ridge Blvd. which is currently full of weeds. Also, on Riverbend, are there plans for water access? Sarah Carroll – replied that Jordan Ridge Development was responsible, and no there are not plans for water access. She would speak with him later on his questions outside of the meeting.

Meeting turned over to Commission Chair Jeff Cochran.
Public Input Closed by Jeff Cochran

4. Public Hearing: Preliminary Plat for Lake Cove located at 3168 South Spinnaker Drive, Ron Johnston, applicant.
CONTINUED TO JUNE 12, 2014 PLANNING COMMISSION MEETING.

5. Public Hearing: Preliminary Plat for Hillcrest Condominiums Phase 3 located at 1900 North Crest Road, Nate Hutchinson, Flagship Homes, applicant.
CONTINUED TO JUNE 12, 2014 PLANNING COMMISSION MEETING.

6. Public Hearing: Site Plan and Conditional Use for Platinum Car Wash located at 1413 N West Commerce Drive, Gary Hadfield, applicant.
CONTINUED TO JUNE 12, 2014 PLANNING COMMISSION MEETING.

Motion by Sandra Steel to continue the Public Hearing: Preliminary Plat for Lake Cove located at 3168 South Spinnaker Drive, And Preliminary Plat for Hillcrest Condominiums Phase 3 located at 1900 North Crest, And the Site Plan and Conditional Use for Platinum Car Wash located at 1413 N West Commerce Drive, to the meeting of June 12, 2014. Second by Kirk Wilkins. Aye: Sandra Steele, Hayden Williamson, Kirk Wilkins, Jarred Henline, Eric Reese and Jeff Cochran. Motion passed unanimously.

7. Public Hearing: Master Development Agreement Extension and Revision for the Riverbend development located at approximately 900 North Redwood Road, Knowlton General, applicant.

Sarah Carroll – presented the item. Applicants are requesting to renew and extend and modify the existing MDA. Applicant would like to request the same road layout to utilize existing utility lines and to continue the same road widths as already started. Staff recommends they keep basketball half court, 5 areas with concrete pad and picnic table 16'x20' pavilion and one medium size playground. She made note of the wetland area and what would be needed to comply to build there. She reviewed Staff findings and conditions and recommended adding a condition related to the amenities.

Aric Jensen, for applicant – they are pleased with what staff has presented and are willing to move forward quickly when approved.

Public Input Open by Jeff Cochran

Cornell Brown, HOA president for Riverbend – noted that in these developments the amenities seem to get lost in the modifications of the plats. Parking with the smaller streets is becoming a problem and safety issue. Kids are playing in the streets because parks have not been developed yet. Breaking up into smaller lots is advantageous for them.

Tami Buckland – parking has become a significant issue, with the size of the units, many units have multiple cars (passed a picture of parking to commission) and not enough parking. Emergency vehicles cannot access units and it's unsafe for children. She has witnessed accidents almost happening because of vehicles parked in odd places. She recommends adding several more parking spaces in the new plan. The park they currently have was paid for by HOA and not developer. It's not designed for older children, but they use it and it gets destroyed.

Sarah Carroll – on Riverside drive it is a public road and city does not recommend any stalls that back on to it. Staff did recommend amenities for the new phase.

Jennifer Hansen – has a problem with one medium size park in the proposed amenities for children with that large of an age gap. She feels it is important to have a tot lot. What they have is not enough for the little children, the bigger kids are taking over and it's a dangerous condition. The park is also in horrible repair. And she also agrees they need more parking.

Joe Hitzeman – also feels there is not enough parking, people parking in field and out of stalls. He also mentioned unsafe conditions for kids with them playing in the street because of no amenities for them to use. Feels he was promised things when he moved in and nothing has been built yet.

Arnold Hansen – echo's what others have said about amenities and parking. He would like the developer to improve the curb appeal on Redwood Road. He feels the complex is nice but the entrance doesn't reflect well on development or city.

Chris River – seconds what everyone else has said. Parking has been a huge problem, it's a safety hazard for kids in street, and parking in muddy field.

Public Input Closed by Jeff Cochran

Sandra Steele – has no problems with setbacks as long as driveways are a minimum of 20ft. She has issues with leaving the road the way the project started out, she feels a modified curb would work better and is concerned about undulation of driveways.

Jeff Cochran – said it would be difficult to put a high back curb and gutter in with this space.
Scott Langford – showed the new plan was a modified curb and gutter. Their intent is to continue the existing cross section.
Sarah Carroll – indicated they could have the developer change the detail.
Sandra Steele – is concerned about the parking, she would ask the developer if they could please add more parking and disperse it throughout development. Asked on garage size –
Aric Jensen - said old phase is one car garages and new phase is two.
Sandra Steele - asked about engineer's requests being met, specifically with roads and turn-arounds meeting all standards. (Item 6 in engineer report.)
Staff and Developer - replied that the design today meets what engineer has asked.
Sarah Carroll – indicated that it would be fair to add that sentence, that the existing cross-section could be continued.
Sandra Steele – agreed that amenities were a must. She would leave it up to staff to work with developer as to what kind of playground is required.

Hayden Williamson – asked which phase Riverside drive would be installed
Sarah Carroll – answered that it would be all three phases, they all have portions.
Hayden Williamson – in doing that in all 3 phases will it still meet fire code requirements?
Sarah Carroll – replied that it would be reviewed with each plat as they would need to provide turn-arounds.
Hayden Williamson – feels that adding a condition concerning this issue of Riverside drive would be good. Feels developer should sit down with residences to see what they need and bring it back to the city for review.

Eric Reese – encourages adding parking where possible and having HOA work with developer on amenities. He feels curb appeal will be addressed and that it should look nice coming into the development.

Kirk Wilkins – directed questions to staff on the option of city if the MDA application expires.
Sarah Carroll – if MDA expires they don't have a way to continue similar setbacks and any new plan would have to meet current city codes.
Kirk Wilkins – said the setbacks weren't a concern. He doesn't have problems with road extension. Would echo comments earlier on amenities that developer work with city and create amenities that will help solve problems. Question on why the roads were 2' narrower as noted in the packet.
Sarah Carroll – explained that recently the City Council adopted new road cross sections that are 2 feet wider. If they increase current plat to current code then they can't have 20' drives.
Kirk Wilkins – question on the unit in the flood plain, if the wetland is replaced where would it be?
Sarah Carroll – replied that the developer would have to come up with a plan to replace it and if it can't be done then the developer would not be able to build lots in that area in later phases.
Scott Langford – they may have an option to buy areas outside at a ratio of 7 to 1 that is expensive and a long process.

Jarred Henline – does see the concerns with parking and amenities but this is really a review for an extension and sees the issues coming up later at preliminary plat. He is not sure how to put those conditions in without being specific. He asked why 7 years on the extension? He feels it should be shorter.
Sarah Carroll – something in code about the time allowed, 7-10 years but you could approve a shorter time frame.
Jarred Henline – he does understand the residences concerns and feels there are options to work out with developer, but our focus today is if we are going to continue this extension or not and for how long and then perhaps other problems like park and parking may come after that.

Jeff Cochran – thanked public for their comments. The Master Development Agreement is in place for 7 years and things change, if we give them a long time it may not be consistent with current city standards. He

concurs with Mr. Henline. He asked for clarification on item in the report about utility placements currently laid out in future roads and if they really needed to be moved.
Sarah Carroll – if they didn't move them it would fall under driveways or things like that. The city engineer prefers they are in right of ways.
Jeff Cochran – feels they could meet the new standards and keep utilities in roadways. He asked developer to address that.
Aric Jensen – they did a layout that took into account all current standards. When they did that the utilities were falling under drive pads and things like that. They filed a variance application with new layout. At that time Kimber did not prefer asking for the variance and asked them to come with MDA extension instead.
Jeff Cochran – are there conditions they could put on MDA?
Sarah Carroll – we are giving up something by extending setbacks; things are given to them so we can ask for things from them. It would have to be run by the City Attorney.
Aric Jensen – does not disagree with what neighbors have said. He is new to the firm, has identified places they can add some parking stalls. With the wetland issues they are aware of them and the process they would need to go through. In terms of landscaping out front they have already contacted their landscaper to work on it. He feels they can address all the issues brought forward and doesn't have a problem going to City Council with these conditions.

Jeff Cochran – reviewed thoughts from commission on the roadway being completed early, amenities and working with neighborhood HOA, roadway widths and keeping them the same.
Sandra Steele – is concerned with length of time for extension. When they grant extensions how long do they let MDA's go? Do we continue to give extensions and then things will never get up to city standard.
Eric Reese – suggested adding playground issue, language to allow HOA to suggest something.
Kirk Wilkins – perhaps add ratios concerning parking.
Hayden Williamson – concerned with adding ratios, but we could put something in to address additional parking.
Jarred Henline – should we table this and have the City Attorney look at it first and have developer bring it up to our standards first before we send it on to city council? He is not comfortable with suggesting items on parking or amenities and come up with good wording on the fly. We shouldn't give up something without getting what we want. He doesn't think legally we could come up with a good solution tonight.
Hayden Williamson – if we tabled this could we hear it before it expires in June?
Scott Langford - indicated that the City Council will get a copy of the planning recommendations and it would be hard to continue it longer with deadlines. We could tighten it with developer before we go to City Council.
Sandra Steele - could we extend it for a few months to be able to continue more discussions?
Sarah Carroll – we have extended other MDA's while they worked on revising it. If they decide to table or continue it they could take a request to extend the existing MDA to City Council to get a short extension while they work it out.
Aric Jensen – said when we have a fixed date the contract expires on that date. If the City Council takes action on it to extend it then they are comfortable that the Council has taken action but contract law in the state is pretty explicit, if it is tabled and no action is taken then their contract will run out. His concern is that if it's tabled and council doesn't hear it and take action then they are back to variance process. He is good with Commission adding all the recommendations to take to Council.

Motion by Hayden Williamson to forward a positive recommendation to the City Council for the Riverbend MDA extension and modification with Findings and Conditions found in the staff report with language added that the developer work with the city and current residents to address concerns regarding parking, to address concerns regarding amenities, and to work with the city with concerns regarding the timing for Riverside drive. Seconded by Eric Reese.

Jeff Cochran – asked a question on the motion - would Mr. Williamson consider that applicant also work with city staff to consider putting the current roadway width in.

Hayden Williamson – he would not, he is in favor of keeping the roadway consistent with the project.

Aye: Sandra Steele, Hayden Williamson, Eric Reese, Kirk Wilkins. Nay: Jarred Henline and Jeff Cochran.

8. Concept Plan for Sierra Estates Senior Housing located at 350 West 400 North, Ross Welch, applicant.

Sarah Carroll – presented the plan and reviewed staff recommendations.

Steve Sowby, for Applicant – appreciated the opportunity to come back with improved plan. They have implemented all suggestions previously given by commission. They ask for approval tonight and agree with all staff recommendations.

Sandra Steele – for van accessible spot for employee parking, suggests applicant make sure access space is on passenger side. She asked previously that they comply with state statutes and that the statutes changed this past April.

Hayden Williamson - likes the new plan and parking.

Eric Reese – likes the plan.

Kirk Wilkins – looks like they have done everything asked, good job.

Jarred Henline – thinks it looks good.

Jeff Cochran – indicated his thanks for listening to the commission and coming back with improved plan.

9. Public Hearing: Preliminary Plat for North Saratoga Center Plat A located at 2175 North Stagecoach Drive, Ryan Bybee, applicant.
10. Public Hearing: Site Plan and Conditional Use permit for Unique Autobody located at 2175 North Stagecoach Drive, Andrew Bollschweiler, applicant.

Jeff Cochran asked that we listen to items 9. and 10. Together and hear public comment together for them.

Scott Langford – presented the items.

9. Applicant has applied for preliminary and final plat approval as it goes to City Council. This is the only office/warehouse zone in the city.
10. Showed overlays and touched on unique needs of business. Applicant raised a question of dumpster location, they feel best spot would be enclosed within building and have planned for that. As you approve site plan it includes signage, that won't be a separate item. No additional signage is requested for storage unit.

Ryan Bybee, Applicant – one comment on road for fire access, they had discussion about road extension of Stage Coach Blvd. that would be developed in future, he suggested for access that perhaps building it now would be a better option than making a temporary turn-around.

Public Input Opened by Jeff Cochran
No public input at this time.
Public Input Closed by Jeff Cochran

Jarred Henline – he is good with item 9. On 10, if they change their minds on the garbage cans and decide they need more what would happen.
Scott Langford – they would have to comply with code and provide enclosure for that.
Jarred Henline – on the sign, they need to pick one of the options.

Kirk Wilkins – wanted to know what style of fence on west side.
Scott Langford – applicant has submitted plan for 6' rod iron style.
Kirk Wilkins –has a concern that cars would be parked there that could be seen from main road.
James Jones, Architect – the building is larger to have cars parked inside, so they should not be parked outside at all.
Kirk Wilkins – expressed concern with trash inside and possibly containing bio hazards and other potential hazards.
Scott Langford – this is a conditional use permit; Commission could put an additional condition to make sure cars were not stored in NW portion of lot.
Kirk Wilkins – would like to add a condition that no broken down cars are parked along North and West side. Also pick one of the sign options.

Eric Reese – doesn't have any concerns, but wanted more detail on improving road for fire access.
Ryan Bybee – showed where it was on the overlay and the problems with a temporary turn.
James Jones – said the road is already dedicated so they have talked with staff to see what was needed to get it in this year.
Eric Reese – would support condition of no cars being worked on stored outside. Would let applicant do what they have planned with dumpsters.

Hayden Williamson – likes the look of it. He would support condition of no cars on NW sides.
Jeremy Weller – said no cars would be out front and exposed, adding there are no doors on front of building.

Sandra Steele – concern with parking, there are 4 spaces provided for storage units, is there an onsite manager?
Scott Langford – yes there is an onsite manager and they do live there. Manager indicated that parking was never an issue. Extra cars usually park on Stagecoach or further in near units.
Sandra Steele – thinks there should be separate parking for manager and that there should be a Van Accessible space that meets standards in width. She suggested a condition about if additional garbage containers would be needed that they install surrounds as in code.

Jeff Cochran – reviewed comments for item 9. Handicap parking spot. Item 10. Condition that no parking on N. and W. side and discussion on signs and discussion on trash container
Sandra Steele – feels more parking should be added for item 9.
Jarred Henline – also feels more parking would be good.
Ryan Bybee – noted that there is space inside the facility for manager to park if he needs to use it.

Motion by Jarred Henline to recommend approval to the City Council of the North Saratoga Center Plat A Preliminary Plat, located at approximately 2175 North Redwood Road, based on the findings and conditions in the report and add two additional conditions that they come into compliance with statutory code regarding handicap parking, and maybe meet in the middle that during business hours no employee can park in customer spaces. Second by Sandra Steele. Aye: Sandra Steele, Kirk Wilkins, Jarred Henline, Eric Reese and Jeff Cochran. Nay: Hayden Williamson.

Hayden Williamson – voted nay because he is uncomfortable with attaching stipulations regarding existing parking based on approval to add more units. They know their business better than we do. He feels it's not the proper role of government to force them to have adequate customer parking. The handicap one does have a little weight with him but tends to go with the spirit of the law on that.

Motion (withdrawn) by Jarred Henline that 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 Amended Site Plan for the North Saratoga Center Office Warehouse Development (Phase 2B) on property located at approximately 2148 North Stagecoach Drive, with the findings and conditions found in the report and also an added condition that cars on the property to be serviced should be parked within the structure and not on the outside. Second by Kirk Wilkins

Hayden Williamson – understood on the stipulation on parking, that cars being serviced would be allowed to be parked on the east side.
Scott Langford – commented that it might be better to tie that condition to the use plan, not on the site plan.
Jarred Henline - Motion withdrawn without objection.

Motion by Jarred Henline: 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 Amended Site Plan for the North Saratoga Center Office Warehouse Development (Phase 2B) on property located at approximately 2148 North Stagecoach Drive, with the findings and conditions in the report. Second by Eric Reese. Aye: Sandra Steele, Kirk Wilkins, Eric Reese, Jarred Henline and Jeff Cochran, Hayden Williamson. Motion passed unanimously.

Jeff Cochran – notes items discussed for use plan of cars not on North or West, signage to choose one, and trash containers.

Motion by Jarred Henline Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve a Conditional Use Permit to allow "Automotive Repair, major" on the west 1.66 acres of property located within the North Saratoga Center Office Warehouse development (Phase 2B), located at approximately 2148 North Stagecoach Drive, with the findings and conditions found in the report and added conditions being that cars on the property being serviced should be parked within the structure or on the East side only, and that they may only have one sign not two. Second by Eric Reese.

Hayden Williamson – on the parking would Mr. Henline be willing to substitute to say "cars cannot be parked outside of the fenced area," because they have 5 stalls on the North side of the building that are behind fenced area and it would be protected by fence?
Jarred Henline – answered no, he is good the way it was stated.

Aye: Sandra Steele, Kirk Wilkins, Jarred Henline and Jeff Cochran, Eric Reese, Hayden Williamson. Motion passed unanimously.

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

Scott Langford – presented this item and staff findings and recommendations. There are some questions on culinary and secondary water in the area and fire protection zone. Applicant would be required to submit a fire protection plan and assurance that homes would be protected. Chief Campbell indicated an additional study would need to be made.

Paul Watson, Applicant – they will work out issues with water with staff; they know where the problems are and feel it will be ok. They agree with staff recommendations. They would not like to bring collector all the way down to Redwood Road. UDOT is ok with the accesses.

Public Input Open by Jeff Cochran

Scott Jensen – water pressure is definitely a concern. Also with retention ponds, there is an existing ditch that helps prevent flooding, will that be maintained?
Scott Langford – said in phase one they will be diverting water into retention ponds.
Paul Watson – with 100 flood plain two basins are needed, and they are putting them in phase one.
Scott Jensen – with added access will Redwood Road be adding lanes, as in a turn lane?
Scott Langford – they would be required to improve the frontage.
Scott Jensen – wanted to make sure lot sizes were consistent with current neighborhood.
Scott Langford – replied the average lot size was around 10,000 ft.

Miranda Jensen – worried about traffic coming in during first phase through the existing neighborhood because of the traffic currently there. There are children playing in the street and would there be construction access.
Jeff Cochran – construction access is required that are not through the neighborhood.
Miranda Jensen – wanted to know if all new traffic for residences was going to be routed through current roads.
Scott Langford - they would use existing roads for phase one and then phase two would complete the access to Redwood Road.

Public Input Closed by Jeff Cochran
Jarred Henline – access on open space, some of it is steep hill?
Scott Langford - yes they will need to specify sensitive land on the plat, only 50% is allowed by code for open space.
Jarred Henline – asked Paul to address water issues.
Paul Watson – later phases will bring new pipelines and they feel it will have sufficient pressure. They will make sure existing homes have pressure
Scott Langford - staff leaning towards rezone being conditioned upon preliminary plat approval, and those issues being resolved.

Kirk Wilkins – asked about the elevation difference between some lots and once the detention basin is full and water follows little river, he is concerned the houses would be impacted.
Paul Watson– reviewed different elevations, and said the channel is about 12 feet wide and 8' deep. Models have been done and engineering, it's sized to handle the drainage.
Kirk Wilkins – would suggest that there isn't a rezone without conditions. He agrees corner lots need to be increased in size to meet code. He is still concerned with water pressure.

Eric Reese – likes the trail system and would echo what others have said about the MDA.

Hayden Williamson – also concerned about 3 lots backing on to collectors especially about the one close to Redwood Road.
Paul Watson – we could put a restriction on plat that forces a turn on the driveway.
Hayden Williamson – Concerned about fire access during phase1 before phase with main access is built. Could temporary emergency access be put in place?
Paul Watson – replied that he would have to work it out with UDOT.
Hayden Williamson – he would like to see that added as a note. He would like to see approval based upon recording of preliminary plat.

Sandra Steele – this is the last R2 in the city. She is concerned with fire issue and defensible area, and upkeep of defensible area. She is concerned with water pressure issues. She doesn't like 60 lots in phase 1 all driving through the current neighborhood. She feels it's too premature to come to commission tonight and would not support a rezone now.

Jeff Cochran – is struggling with the R4 zone, thinks R3 may be more acceptable within the city. He is a little concerned with the collector road. He thinks water issues could be worked out in time.
Paul Linford– pointed out that 100 ft. south the area is zoned between R10 and R20 and feels the R4 zone would help with that transition from this area to that.

Jarred Henline – feels added traffic in existing neighborhood for phase 1 might be too much.
Eric Reese – asked staff if the traffic was a valid concern?
Scott Langford – referred to engineers report and his expertise.
Hayden Williamson – on a condition to tie into Redwood road, would we make it a condition of rezone or on a condition for final plat approval.
Scott Langford – thought it would benefit everyone best if it was articulated it in a condition.

Motion made by Hayden Williamson, 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 rezoning of approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road from the R-2 to the R-4 zone, with the findings and conditions listed in the staff report, with the additional conditions that rezone does not happen until "final" plat is recorded, and that collector road to Redwood Road is included in phase one. Second by Eric Reese.

Eric Reese – a MDA had been talked about?
Scott Langford – that would be the third option in staff report, condition in report for this motion is that it doesn't take effect until preliminary plat. That is so there is some entitlement at that point and developer could post bonds and start construction.
Jeff Cochran – believes the question is would Mr. Williamson accept the MDA option?
Hayden Williamson – his goal was to make sure that the city is able to determine the final product and not just rezoning it.
Scott Langford - recommends second option listed in staff report on option 2, conditions on page 6.
Hayden Williamson – does not accept MDA as part of his motion.

Nay: Sandra Steele, Kirk Wilkins, Jarred Henline and Jeff Cochran, Eric Reese, Hayden Williamson. Motion **failed** unanimously.

Motion was made by Hayden Williamson that: 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 rezone of approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road from the R-2 to the R-4 zone, with the findings and conditions listed below in the staff report, specifically pointing out That the rezone shall take effect after the Applicant obtains Preliminary Plat approval. And the Preliminary Plat shall be substantially consistent with the attached Concept Plan. And that the primary access to Redwood Road be connected in phase one. Second by Eric Reese Aye: Kirk Wilkins, Hayden Williamson, Eric Reese. Nays: Sandra Steele, Jarred Henline, Jeff Cochran .

At 9:25p.m. a break was taken by Commission.
Meeting resumed at 9:31p.m.

12. Revision to the City of Saratoga Springs Land Development Code. (Section 19.05—Temporary Uses).
Continued discussion from May 08, 2014 Planning Commission, possible recommendation.

Scott Langford – reviewed the revision and discussion at last meeting. Revisions included removal of the parking requirement for all TUP's, replace with a requirement for approval of business within 300'. Added garbage standards. Creation of a separate section for mobile food vendors and incorporating additional

clarifying standards such as duration and separation from residential areas. Prohibitions on operation as a drive-through, prohibiting in park strips, and other standards. Reduction of the bond requirements to $250 on private property and $500 on public property, and creating an allowance for an annual bond for mobile food vendors.

Jarred Henline – numbering on pages 7 and 8 needs to be fixed. In paragraph 3a on page 8 says it has to be hosted by brick and mortar business, he would add that maybe they could be at a park "or in a public place, permission by the city." He feels the bond is still high but likes that they can choose a yearly option.
Eric Reese – what exempts a kid going out to the curb, like a lemonade stand.
Scott Langford – indicated most codes they had looked at were silent about the issue.
Hayden Williamson – thought they had discussed some wording about if on a private property it would be exempt.
Jarred Henline – recalled the discussion that they just didn't apply with this code, there is nothing that prevents them from doing so with this code.
Hayden Williamson – he thought they had talked about on the bond requirement that if they were in good standing that they could have that reduced.
Jeff Cochran – likes Commissioner Henline's thought that they have to be hosted by brick and mortar or a public place in the city.
Sandra Steele – doesn't think the city would allow it at any other time than civic events.
Hayden Williamson - if required to be hosted by brick and mortar only then why have a public property bond?
Sandra Steele - believes that fee would be for civic event times to clean up the park.
Hayden Williamson – the problem with requiring only brick and mortar business to invite or host the vendors is that it doesn't make sense for civic events like the splash?
Sandra Steele – then thinks there should be some phrasing that they would be allowed to go to public places during city events.
Jarred Henline – doesn't think the city should say to not do something (like allowing vendors at a public location) when the residences wanted it. Should let free market reign
Jeff Cochran – currently how it is written they cannot go to park, or public place for any event.
Kirk Wilkins – he has heard people say our city is hard to do business with, too many restrictions. He feels we should make changes to make it easier to deal with. Make easier restrictions.
Hayden Williamson – on second item 3b, he can see situation where they could be there longer than 8 hours and suggests allowing them to be here longer.
Jarred Henline – would agree to that.
Sandra Steele – noted that at another meeting it was set up for 12 hours a day, and others said no, only 8 hours. We need to move forward with this tonight, because there are other items waiting on this down the pipeline.

Motion by Jarred Henline to forward a positive recommendation to the City Council for the proposed amendments to Section 19.05 with the Findings and Conditions found in the report: with the added conditions: no. 1, that numbering from the two subparagraph 3's be corrected; That subparagraph 3a on page 8 be changed to also include (A mobile food vendor shall be permitted only when hosted by an existing brick-and-mortar business) "or upon public property with permission from the city." ; 3b, mobile food vendors shall not be parked for more than 8 hours a day in any location without first being given express permission from the city; And paragraph 10, the bond paragraph be changed to that after 6 months of good behavior the bond be reduced by half for those vendors who have been found to be in compliance to code. Second Hayden Williamson. Aye: Sandra Steele, Kirk Wilkins, Jarred Henline and Jeff Cochran, Eric Reese, Hayden Williamson. Motion passed unanimously.

13. Approval of Reports of Action

2 reports to act on

Riverbend and Temporary uses.

Scott confirmed recommendations.

Motion by Hayden to approve report of action on Master Development Agreement and Revision for the Riverbend development located at approximately 900 North and Redwood. Second by Sandra Steele. Aye: Sandra Steele, Kirk Wilkins, Jarred Henline and Jeff Cochran, Eric Reese, Hayden Williamson. Motion passed unanimously.

Motion by Hayden Williamson to approve the plan of action for the revisions to the City of Saratoga Springs Land Development Code, section 19.05 Temporary Uses. Second by Kirk Wilkins. Aye: Sandra Steele, Kirk Wilkins, Jarred Henline and Jeff Cochran, Eric Reese, Hayden Williamson. Motion passed unanimously.

14. Approval of Minutes:

1. March 13, 2014.

Motion by Eric Reese to approve minutes from March 13, 2014. Second by Kirk Williams. Aye: Sandra Steele, Kirk Wilkins, Jarred Henline and Jeff Cochran, Eric Reese, Hayden Williamson. Motion passed unanimously.

15. Commission Comments – no comments given at this time

16. Director's Report

Scott Langford – indicated that the next meeting will be a full agenda. Reported on items that had been forwarded to City Council.

Meeting adjourned by Jeff Cochran

Adjourn 10:05 pm