Planning Commission Meeting

Thursday, October 22, 2015
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

One or more members of the Commission may participate electronically in this meeting.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE WITH THE ORDER OF THE PLANNING COMMISSION CHAIR.

Regular Session commencing at 6:30 P.M.

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing: Home Occupation for Two Little Hands Preschool & Daycare, located at 2894 S Fox Point Dr., Dana Powell Applicant. Presented by Sarah Carroll.
5. Public Hearing: Preliminary & Final Plat for Saratoga Springs Commercial Development (Turf Farm). Located at approximately 200 W Crossroads Blvd. (across from IHC), WPI (Daniel Schmidt) applicant. Presented by Kara Knighton.
6. Public Hearing: Site Plan for Tractor Supply, located approximately 200 W Crossroads Blvd. (across from IHC), WPI (Daniel Schmidt) applicant. Presented by Kara Knighton.
7. Public Hearing: Plat Amendment for Harvest Hills Plat F-A, Lots 1205, 1206, 1207, 1208, 1209, and 1210, Located at approximately Ginger Place and Bay Leaf Drive. Ridgepoint Management applicant. Presented by Jamie Baron.
8. Work Session: Discussion of Code and Vision. Presented by Kimber Gabryszak.
9. Approval of Minutes:
   1. October 8, 2015.
10. Reports of Action.
11. Commission Comments.
12. Director's Report:
    - Council Actions
    - Applications and Approval
    - Upcoming Agendas
    - Other
13. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, the deployment of security personnel, devices or systems or the physical or mental health of an individual.
14. Adjourn.

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

I, the City Recorder of City of Saratoga Springs, certify that copies for the above agenda notice was posted on this 1st day of October, 2015 on the Saratoga Springs City bulletin board, the Saratoga Springs City website www.saratogaspringscity.com, posted to the Utah State Public Notice website at www.utah.gov/pmn and sent to at least one newspaper of general circulation within the jurisdiction of the public body. Lori Yates, City Recorder

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

Home Occupation
Two Little Hands Preschool and Daycare
October 22, 2015
Public Hearing

Report Date:	Thursday, October 15, 2015
Applicant:	Dana Powell
Owner:	Dana Powell
Location:	2894 South Fox Pointe Drive
Major Street Access:	Village Parkway
Parcel Number(s) & Size:	54:226:0501, 0.216 acres
General Plan Designation:	Low Density Residential
Parcel Zoning:	R-3 PUD
Adjacent Zoning:	R-3 PUD
Current Use of Parcel:	Residential Home
Adjacent Uses:	Residential Homes
Land Use Authority:	Planning Commission
Type of Action:	Administrative
Future Routing:	None
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

The applicant, Dana Powell, is requesting approval of a preschool for children ages 2-5 in the basement of her home at 2894 South Fox Pointe Drive. In the future the applicant would like the ability to switch from preschool services to daycare services with 16 children and one employee. The home is located on a corner lot and has a basement entry that provides access to the preschool/daycare area.

Recommendation:
Staff recommends that the Planning Commission conduct a public hearing on the proposed home occupation, take public comment, discuss the application, and choose from the options in Section H of this report. Options include approval with conditions, continuance, or denial.

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

B. Background & Request:

The applicant would like approval to operate a preschool with the following parameters:

- 8 children per class
- 3 classes per day, 4 times per week
- Potential schedule:
  - 8:00-10:00 two year old class
  - 10:30-12:30 ages 3-5 years old
  - 1:00-3:00 ages 3-5 years old

In the future the applicant may switch from preschool services to daycare services and would like approval to do both. If the applicant switches to daycare services in the future the proposal is for 16 children at a time with one employee.

The services will be offered in the basement of the home which has an outside access directly to the basement and a kitchen area. The home is 4443 square feet; 748 square feet of the basement is proposed to be used for the home occupation which is less than 1/3 of total square footage.

C. Process:

The process and standards for a Home Occupation are found in Section 19.08 of the Code. Minor home occupations are approved administratively by Staff; however, if the proposal will include more than five patrons or customers, the approval body becomes the Planning Commission, which is required to hold a public hearing.

As the proposal is for 8 students per preschool class and up to 16 children for a daycare, this home occupation must be reviewed by the Planning Commission after a public hearing. Staff recommends that if the applicant switches to daycare services in the future that the preschool cease at that time.

D. Community Review:

This item has been noticed as a public hearing in *The Daily Herald*, and notice mailed to all property owners within 300 feet of the property. As of the date of this report, no public comment has been received.

E. Review: If the applicant operates a daycare in the future a state license will be required at that time.

F. General Plan: The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces.

Staff conclusion: Consistent. The proposed preschool or daycare is a home occupation and will not disrupt the residential intent nor increase the density in the neighborhood.

G. Code Criteria:

Section 19.08.02 of the Code outlines the standards for home occupations:

19.08.02. Performance Standards.

Proposed Home Occupations must be in compliance with the following performance standards to ensure that adverse impacts to others are minimized and that the residential characteristics are preserved. Home Occupations are to be clearly incidental and secondary to the residential use of the property. All Home Occupations may be allowed if approved and in compliance with the terms of this Chapter and may be revoked if these performance standards are not maintained. Performance standards include:

1. **Floor Area.** A Home Occupation may be located in any single family dwelling, or an accessory building to such a dwelling, but shall not occupy or use more than one-third of the finished square footage of the dwelling in any 24 hour period.

   Staff analysis: complies. The proposed business will utilize ~748 sq. ft. of the basement. The home is ~4443 sq. ft. Therefore, less than 1/3 of the finished square footage will be used in a 24 hour period.

2. **Building and Fire Codes.** A Home Occupation, including Home Occupations located in accessory buildings, shall comply with all applicable building and fire codes. For example, if a Home Occupation is located in a garage, approval for occupancy must be given by the Building Official and Fire Marshall.

   Staff analysis: complies. The Fire Department has inspected the home and signed off. The required fire extinguisher is in place and the home has the required egress. The Building Department has verified that a building permit was issued and finalized for the basement finish.

3. **Employees.** Home Occupations may have no more than two on-premise employees who are not members of the resident family or household.

   Staff analysis: complies. The applicant proposes one employee if she switches from a preschool to a daycare in the future. The proposed employee is the applicant's daughter and currently lives at the subject residence.

4. **Parking.** Home Occupations shall provide adequate off-street parking as required by Chapter 19.09. Vehicles used in the occupation, other than passenger cars, may not be parked on site, unless parked in the home's garage or other solid structure to shield the vehicles from view. Further, Home Occupations may not be located in required parking spaces (whether

covered or uncovered) under Chapter 19.09.

Staff analysis: complies. 19.09.11 states that parking requirements for home occupations are "same as for the dwelling, plus one stall per each employee that lives outside the home." The Home has a three-car garage, and stacking space for 3 more cars in front of the garage. The applicant's lot has 98.16′ of frontage on Fox Hollow Drive and 103.50′ of frontage on Fox Pointe Drive. The applicant proposes that parents will drop off their children along the Fox Hollow Drive frontage of the lot. The driveways for the homes across the street from the subject property do not face this home; thus, the applicant does not anticipate traffic conflicts. One half hour is proposed between preschool class times which will prevent overlapping pick-up and drop-offs.

5. **Outdoor Storage.** Outdoor storage associated with a Home Occupation shall be subject to the same performance standards governing other outdoor storage on residential lots.

   Staff analysis: complies. No outdoor storage is proposed.

6. **Outdoor Activity.** Outdoor activity may occur for a Home Occupation so long as the activity takes place in a fenced area and does not create an unreasonable disturbance to neighboring properties.

   Staff analysis: complies. The applicant is currently in the process of installing a fence around the backyard. If any activities occur outdoors, they will occur within the fenced area.

7. **Signs.** A Home Occupation may display a nameplate sign attached to the home not exceeding four square feet solely for the purpose of identifying the occupation. The design and placement of a proposed sign must receive approval from the Planning Commission or City Staff. Signs that in any manner are electronic, electric, lighted, or back-lit are strictly prohibited.

   Staff analysis: complies. No signage is proposed.

8. **Hours of Operation.** Home Occupations that receive customers, clients, or students shall operate only between 7:00 A.M. and 10:00 P.M., except for pre-schools or day care which may operate from 6:00 a.m. to 10:00 p.m.

   Staff analysis: complies. The proposed hours of operation for the preschool are from 8:00 a.m. to 3:00 p.m. The proposed hours of operation for the future daycare have not yet been determined but the applicant does not have any concerns with the hours of operation that are permitted by Code.

9. **Hazardous Materials.** No Home Occupation shall generate hazardous wastes or materials that increase the danger of fire or cause fumes or odors that may be objectionable to neighboring residents.

   Staff analysis: complies. No hazardous wastes or materials will be generated.

10. **Exterior Appearance.** No Home Occupation shall alter the exterior of the home to differ from the colors, materials, construction, or lighting of the home before it was used as a Home Occupation.

    Staff analysis: complies. The home will continue to look like a home.

11. **Retail Sales.** Service related Home Occupation may conduct incidental retail sales provided that the sales do not increase traffic or violate any other performance standard.

    Staff analysis: complies. The proposal does not include retail sales.

12. **Traffic and Utilities Use.** The Home Occupation shall not generate traffic or increase the demand for utilities that exceeds those normally associated with residential uses.

    Staff analysis: up for discussion. The applicant is proposing 8 children per class or 16 children at a time in the daycare. The pick-up and drop-off of children for these services may exceed the traffic typically anticipated with a residential use. As a possible solution, the applicant is proposing 30 minutes between preschool classes and anticipates that daycare children will arrive at different times throughout the day. Planning Commission input is requested.

13. **Business License.** A business license is required for all Home Occupations.

    Staff analysis: can comply. A business license will be required prior to operation. The applicant has submitted an application for a business license.

14. **Additional Home Occupations.** More than one Home Occupation is allowed for each lot or parcel if the combined Home Occupations meet all requirements of this Chapter as if all were one Home Occupation.

    Staff analysis: complies. Only one home occupation will operate at this address.

H. Recommendation and Alternatives:

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

Staff Recommended Option – approval
"I move to **approve** the Home Occupation for the Two Little Hands Preschool and Daycare, located at 2894 South Fox Pointe Drive, with the findings and conditions below:

Findings:

1. The application is consistent with the General Plan, as articulated in Section F of this report, which section is incorporated by reference herein.
2. The application complies with the criteria in Section 19.08.02 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. The home occupation is approved as proposed.
2. The area of the home to be used for the home occupation is approved as proposed in the Exhibits of this report.
3. The home occupation meets all Fire and Building codes, as articulated in Section "G" of the staff report.
4. If required, appropriate State license(s) shall be obtained prior to operation.
5. A business license shall be obtained prior to operation, and maintained throughout operation.
6. Any other conditions as articulated by the Planning Commission: _____

Alternative 1 – Continuance
The Planning Commission may choose to continue the item. "I move to **continue** the Home Occupation to another meeting on [DATE], with specific direction to the applicant and staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

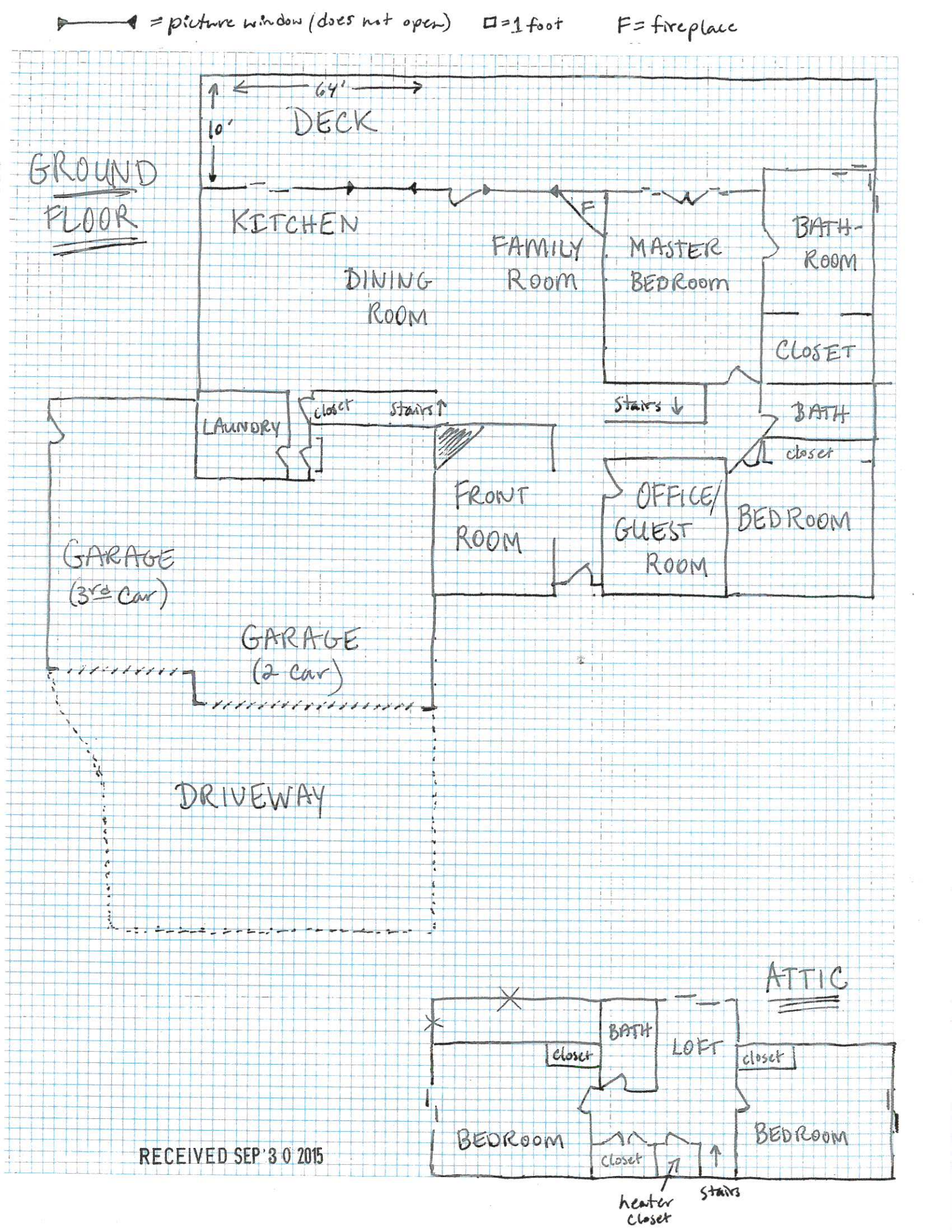
Alternative 2 – Denial
The Planning Commission may also choose to deny the application. "I move to deny the home occupation with the Findings below:

1. The home occupation is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The home occupation is not consistent with Section 19.08.02 of the Code, as articulated by the Planning Commission: _____.

H. Exhibits:

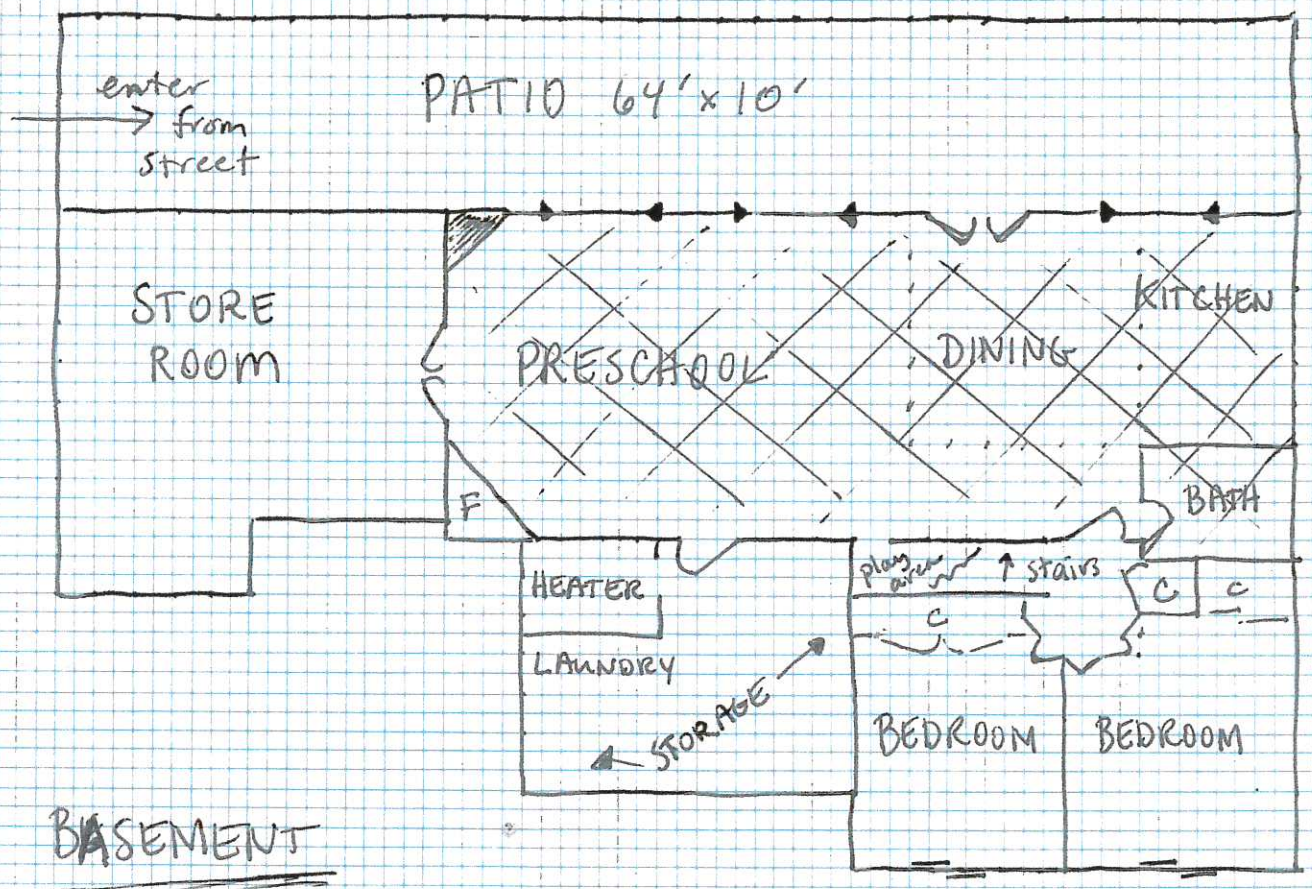
1. Location & Zone Map (page 8)
2. Applicant packet (pages 9-13)

LOCATION MAP



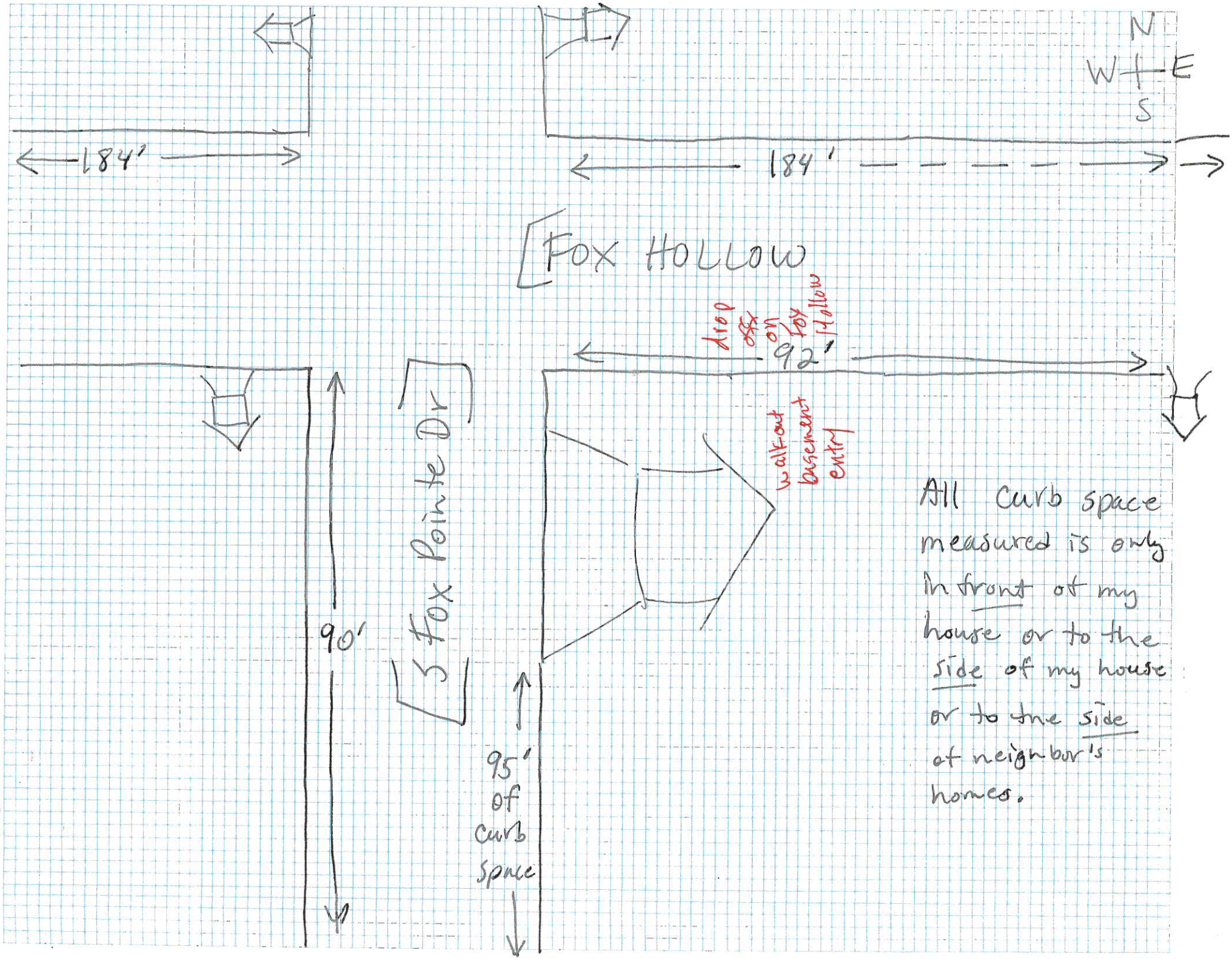
RECEIVED SEP 30 2015

C = CLOSET F = FIREPLACE



BASEMENT

= area to be used for preschool/ daycare (includes preschool, dining, kitchen, & bathroom)



All curb space measured is only in front of my house or to the side of my house or to the side of neighbor's homes.

SARATOGA SPRINGS FIRE & RESCUE

995 West 1200 North Saratoga Springs 84045 (801) 766-6505

FIRE SAFETY INSPECTION REPORT

Dana Powell

Business Name: Two Little Hands Preschool Inspection Date: 10/25/15

Business Address: 2894 Fox Point Dr. Suite: _____ Business Phone: 714 2207790

No.		Violations	No.		Cleared
		City Business License Yes X NO_____			/ /
		ACCESS			/ /
1		Maintain fire lane free of obstructions			
2		Provide address numbering which is visible from street			/ /
3		Provide Knox Box for fire dept. access			
		EXITING			
4		Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			
5		Exit door to open without a key or any special knowledge or effort			
6		Provide sign over main exit door(s)			/ /
7		Repair non-operable exit door hardware			/ /
8		Removed obstructions from door required to be closed			
9		Remove locks & latches from doors with panic hardware			/ /
10		Remove storage from attic, under-floor and concealed spaces			
11		Provide/maintain exit sign/emergency lighting			/ /
		FIRE EXTINGUISHERS			
12		Have fire extinguisher serviced and tagged			/ /
13		Provide/mount fire extinguisher as indicated			
14		Provide clear access to fire extinguisher			/ /
15		Post a sign indicating fire extinguisher location			
16		Maintain 3 foot clearance for access/use of fire appliances/equipment			/ /
		FIRE PROTECTION SYSTEMS			
17		Secure all system control valves in the open position			
18		Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps			
19		Provide annual certification for sprinkler/standpipe system			
20		Provide sprinkler coverage in unprotected areas			
21		Provide spare sprinkler heads and/or compatible wrench			
22		Hood and duct extinguishing system to be serviced and tagged			
23		Remove grease from hood, duct, and filters (keep clean)			
		FIRE ALARM SYSTEMS			
24		Maintain, repair, inspect, and/or test fire alarm system/Emergency lighting			
		FIRE SEPARATIONS			
25		Repair holes in required fire resistive construction			
26		Provide/repair self or automatic closing fire rated assemblies			
		ELECTRICAL			
27		Discontinue use of extension cords			
28		Install permanent wiring for fixed or stationary appliance			
29		Provide cover plates for all junction boxes			
30		Remove exposed wiring or protect in approved conduit			
31		Provide a clear work space at all electrical panels (30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in appro			
32		Labeling electrical rooms and breaker panel door			
		FLAMMABLE LIQUIDS – COMPRESSED GASES			
33		Provide flammable liquid storage cabinet or reduce storage			
34		Remove all fueled vehicles or equipment from buildings			
35		Secure compressed gas cylinders/ Identify product name			
		STORAGE – HOUSEKEEPING			
36		Arrange storage in an orderly manner to provide access/egress			
37		Remove combustible storage from boiler, mechanical, or electrical rooms			
38		Reduce storage to 24 " below ceiling or 18" from sprinkler heads			
39		Provide approved metal container from oily rag storage			
40		Remove waste & rubbish material from the premises daily			
41		Keep dumpster 5 ' away from buildings			
42		Clearance from ignition sources			
		MISCELLANEOUS			
43		Other violations and comments			

Passed
No Violations

Re-inspection dates		Inspector
1st	/ /	
2nd	/ /	
Refer to FM	/ /	
3rd by FM	/ /	
Hearing	/ /	
City attorney	/ /	
Final clearance	10/25/15	Kenny Johnson

You are hereby notified to correct all violations Immediately or show cause why you should not be required to Re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community.

BY ORDER OF THE FIRE CHIEF

SIGNATURE OF RECIPIENT: 10/25/15

X Owner ___ manager ___ employee ___ other

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PLANNING COMMISSION
Staff Report

Preliminary Plat
Saratoga Springs Commercial
Thursday, October 22, 2015
Public Hearing

Report Date:	October 15, 2015
Applicant:	Daniel Schmidt
Owner:	Utah Valley Turf Farm
Location:	~200 W Crossroads Blvd. (Across from IHC)
Major Street Access:	West Commerce Drive and Crossroads Blvd.
Parcel Number(s) & Size:	Portion of 58:032:0136, ~124 acres (subject application is for 8.34 acres)
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Agricultural, and Regional Commercial
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Agricultural
Previous Meetings:	General Plan, Rezone, and Concept: 2-26-2015 PC, 3-17-2015 CC
Previous Approvals	General Plan amendment and Rezone approved by City Council March 17, 2015 (and Concept Plan reviewed)
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kara Knighton, Planner I

A. Executive Summary:

This is a request for Preliminary Plat approval for the Saratoga Springs Commercial development which consists of 8.34 acres in the Regional Commercial (RC) zone. The proposed plan includes 3 lots ranging in size from .99 acres to 4.49 acres. Each lot will be required to provide a minimum of 20% landscaping at the time of site plan application.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, review and discuss the proposal, and vote to forward a positive recommendation to the City Council as outlined in Section "H" of this report. Alternatives include continuation of the item, or forwarding a negative recommendation.

B. Background:

Rezone and General Plan Amendment applications were reviewed by the Planning Commission on February 26, 2015 and approved by the City Council on March 17, 2015. The Concept Plan was reviewed at those meetings as well. The City Council approved the requested General Plan Amendment from Medium Density Residential to the Regional Commercial designation for .4 acres and approved the requested Rezone from Agriculture to Regional Commercial for 3.45 acres of property. The remainder of the property was already designated Regional Commercial on the zoning and land use maps. Minutes from those meetings are attached.

C. Specific Request:

This is a request for Preliminary Plat approval of the Saratoga Springs Commercial development which consists of 8.34 acres with 3 lots.

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: This item has been noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public input has been received.

F. General Plan:

The site is designated as Regional Commercial on the adopted Future Land Use Map.

Regional Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities. As Regional Commercial areas are to be located in close proximity to substantial roadways, careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed. Among the many tenants anticipated in these areas are large destination oriented businesses. With that in mind, individual sites shall be designed so as to make automobile access a priority. Even so, specific areas for pedestrian activity shall be designated and appropriately improved. Plazas and other features shall be provided as gathering places which should be incorporated so as to make each site an inviting place to visit. Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 5 equivalent residential units (ERU's).

Staff conclusion: consistent. The proposed commercial lots are intended to allow for the development of land uses that are allowed within the Regional Commercial zoning district. The lots range in size from .99 to 4.49 acres and will allow for various types and sizes of commercial uses. The proposed development allows for automobile access to be a priority while also allowing pedestrian activity through various sidewalks.

G. Code Criteria:

- 19.04, Land Use Zones: **Complies**
  - Zone: RC (Regional Commercial)
  - Setbacks: To be reviewed with each future site plan application
  - Minimum lot size: Complies. Code requires a minimum lot size of 20,000 sq. ft. The proposed lots are .99 acres (43,235 sq. ft.), 1.32 acres (57,677 sq. ft.) and 4.49 acres (195,623 sq. ft.)
  - Landscaping: N/A -To be reviewed with each future site plan application
  - Sensitive Lands: N/A – there are no existing sensitive lands within the plat boundaries
  - Trash: to be addressed during site plan review

- 19.11, Lighting: **Complies**. Street lights will be installed per City standards. Site lighting will be reviewed with each site plan application.

- 19.12, Subdivisions**: Complies**
  - Subdivision Layout
    - Maximum block length: complies. The block is only ~400 feet long.
    - Connectivity: complies. West Commerce Drive and a Private Drive are proposed to provide street connectivity. Trails and sidewalks along the proposed streets will provide pedestrian connections.
    - Private roads- see Engineer's Report
    - Driveway locations near arterials: complies. No driveways are proposed within 100' of the intersection of Crossroads Blvd. and West Commerce Drive.
    - Access: complies. With only three lots proposed only one access is required, but two stubs streets have been provided.
  - Lot Design: **Complies**
    - Buildable: complies. All lots are buildable as to the shape, size, terrain, etc.
    - Frontage: complies. All lots have frontage along the public street or private drive.
    - Flag lots: complies. No flag lots are proposed.
    - Public roads and rights-of-way shall not be included in lots: complies. Public roads and rights-of-way are separate from the land included in the lots. The roads are not included in the area calculation for any of the three proposed lots.
    - Side property lines: complies. The side property lines of all three proposed lots are approximate right angles to the proposed and existing streets.

- No lots are divided by a municipal or county boundary line.
- Remnants: No remnants are left that do not conform to other code requirements.
- The subdivisions along the arterial (Crossroads Blvd.) have provided a trail and park strip as required by Code. The interior roads will have sidewalks.

o Phasing: N/A - No phasing is proposed.

- 19.18: Signage: N/A - No signs proposed with the subdivision.
- Engineering Requirements and Utilities: see City Engineer's Report.

H. Recommendation and Alternatives:

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

Option 1 – Staff Recommendation, Positive Recommendation

"I move to forward a **positive recommendation** to the City Council for the Saratoga Springs Commercial (Plat "A") Preliminary Plat as shown in Exhibit 3 with the Findings and Conditions in the Staff Report:"

Findings

1. The application complies with the criteria in section 19.04, 19.11, 19.12, and 19.18 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
2. The application is consistent with the General Plan, as articulated in Section "F" of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit "1".
2. Addresses shall be approved by GIS and added to the final plat prior to recordation.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission: _____.

Alternative 1 – Continuance

The Planning Commission may also choose to continue the item. "I move to **continue** the Saratoga Springs Commercial (Plat "A") Preliminary Plat to another meeting on [Date], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – Negative Recommendation

The Planning Commission may also choose to forward a negative recommendation for the application. "I move to **Forward a Negative Recommendation** for the Saratoga Springs Commercial (Plat "A") Preliminary Plat as shown in Exhibit 3 with the Findings below:

1. The Saratoga Springs Commercial development is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The Saratoga Springs Commercial development is not consistent with Section (19.04, 19.11, 19.12, 19.18) of the Code, as articulated by the Planning Commission: _____.

I. Attachments:

1. City Engineer's Report (Pages 6-7)
2. Location & Zone Map (Pages 8)
3. Proposed Preliminary Plat (Pages 9)
4. Rezone/ Concept Plan PC minutes [2-26-2015] (Pages 10-11)
5. Rezone/ Concept Plan CC minutes [3-17-2015] (Pages 12-13)

Exhibit 1

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Saratoga Springs Commercial
Date: October 22, 2015
Type of Item: Final Plat Approval

CITY OF SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Daniel Schmidt*
Request:	*Preliminary and Final Plat Approval*
Location:	*~200 W Crossroads Blvd. (Across from IHC)*
Acreage:	*8.34 acres - 3 lots*

C. Recommendation: Staff recommends the approval of Preliminary and Final plat subject to the following conditions:

D. Conditions:

A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.

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

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

D. Submit easements for all off-site utilities not located in the public right-of-way. These easements must be recorded prior to or simultaneous with the recordation of the plat.

E. Developer is required to ensure that there are no adverse effects to existing or future property owners 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 construction drawings shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. A NOI permit must be obtained from the State prior to commencing work on the project.

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

I. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

J. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

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

L. Developer shall bury and/or relocate underground any overhead utility lines that are within or adjacent to the plat.

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

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

O. Developer shall reroute the existing irrigation system around the project. The existing ditch shall be backfilled with granular borrow and the developer shall make any other modifications necessary to keep irrigation water off the property while still maintaining flows to downstream users.

P. Developer shall furnish and install the traffic light for south leg of the intersection of Crossroads Blvd. and West Commerce Dr. as well as make any other modifications necessary to convert the existing intersection to an AASHTO and MUTCD compliant four way signalized intersection.

Q. The proposed private drive between lots 1 and 2/3 shall be completely improved and dedicated by plat or easement to the western boundary of lot 1 with this phase.

R. The final plat and plans shall incorporate all recommendations of the Traffic Impact Study (TIS) prepared by Horrocks Engineers dated September 24, 2015 including, but not limited to, constructing a 175 northbound left queue lane and a 100 foot right turn pocket on West Commerce Drive.

S. According to the Saratoga Springs Transportation Master Plan, the newly proposed extension of West Commerce Drive is classified as a Collector street. As such, the minimum required distance between full movement accesses is 500'. The first access point to the project development (intersection is private road) is approximately 250' from SR-73 and therefore does not meet access management standards. However, based on the operational analysis in the TIS, queuing is not expected to be an issue at the SR-73 intersection and thus a full movement access point should function now and in the foreseeable future. The City reserves the right to restrict intersection/access to the private road to a right in/right out in the future should this be necessary.

Exhibit 2

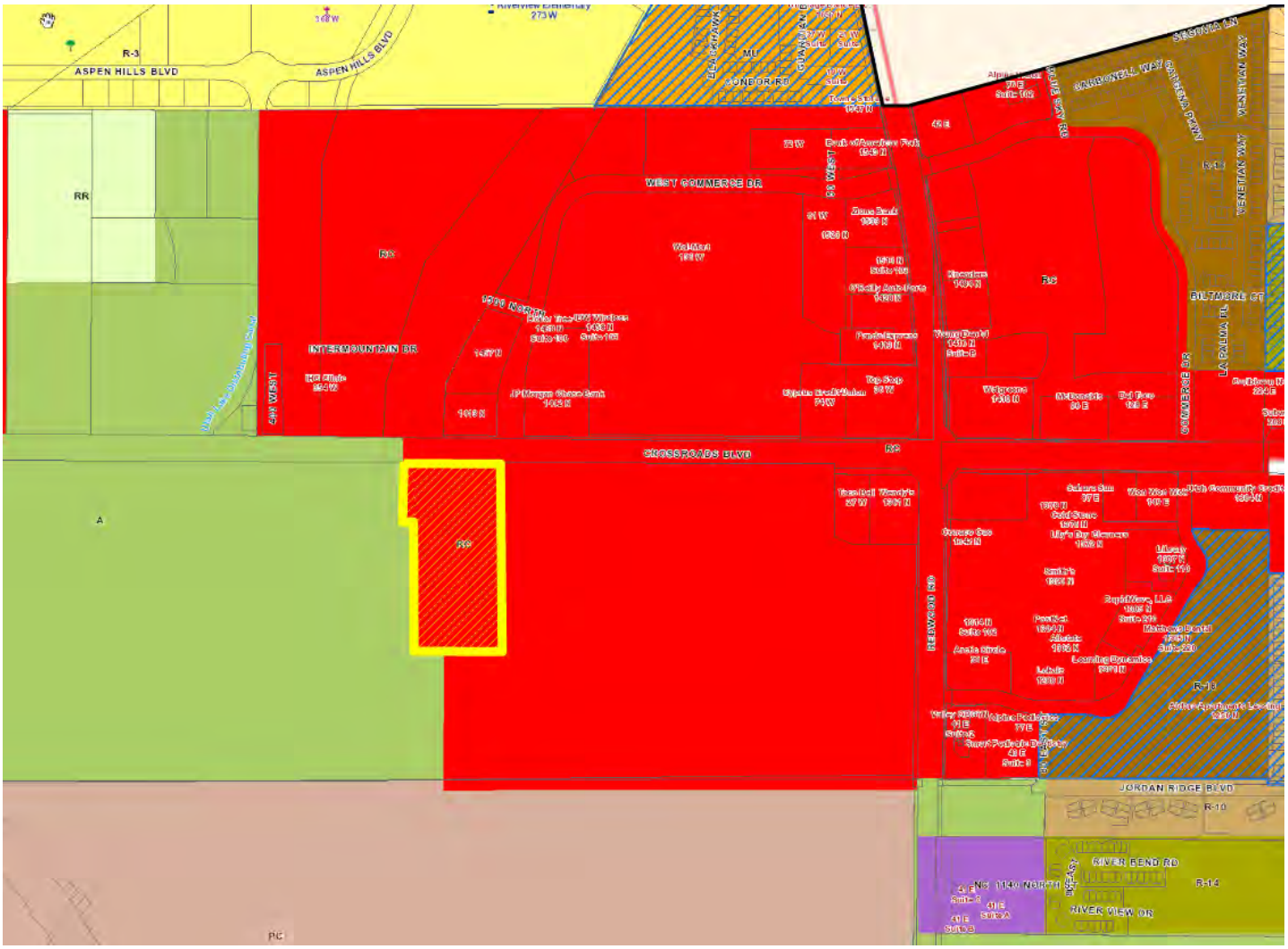
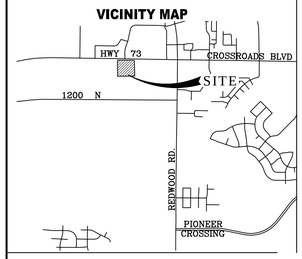
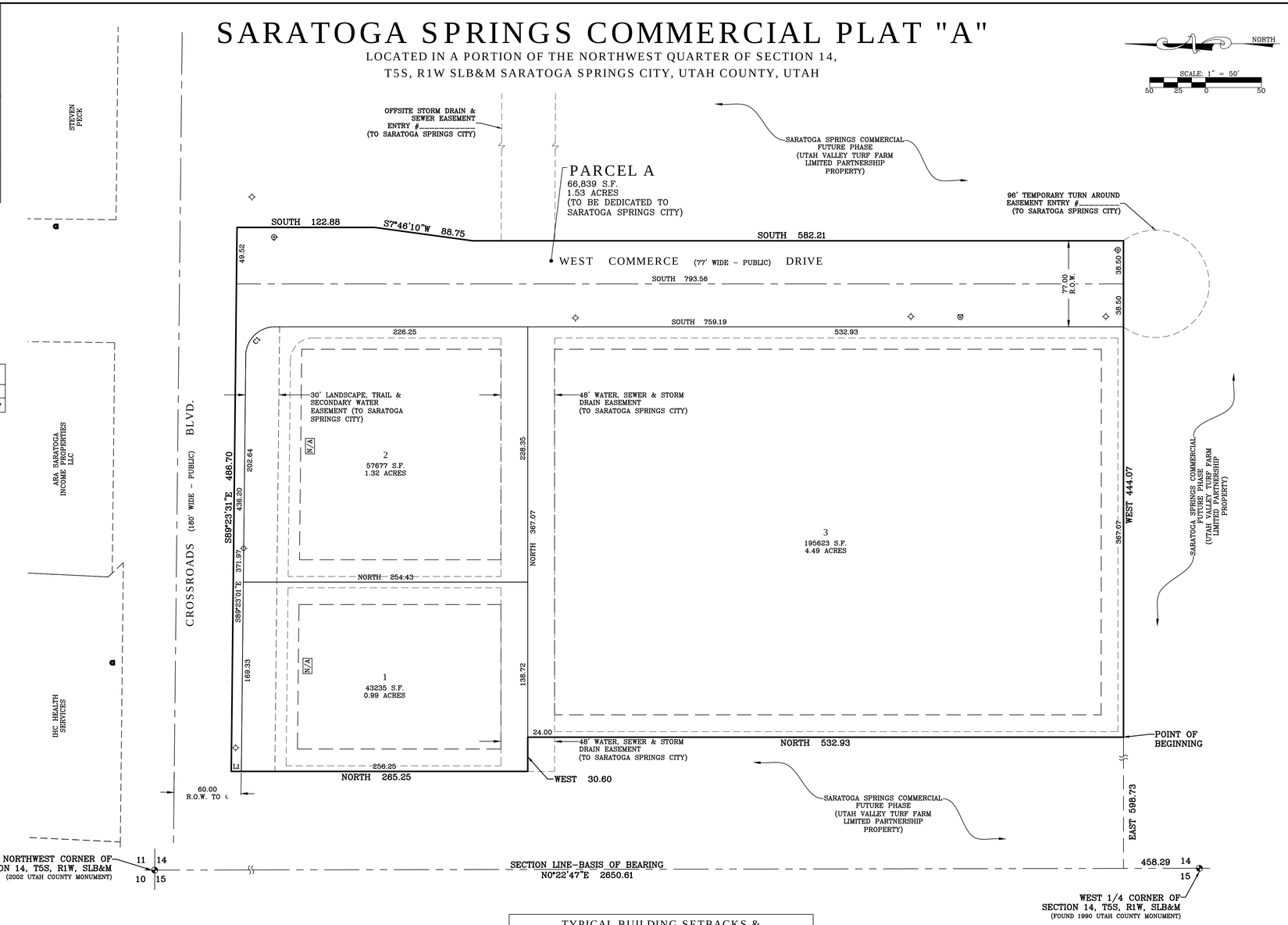

ASPEN HILLS BLVD
R-3
RR
WEST COMMERCE DR
INTERMOUNTAIN DR
CROSSROADS BLVD
JORDAN RIDGE BLVD
RIVER BEND RD
RIVER VIEW DR
CULTIVARE CT
LA PALMA PL
VENETIAN WAY
CARDINAL WAY
SIGNAL LN
R-10
R-14
A
PC

Exhibit 3

SARATOGA SPRINGS COMMERCIAL PLAT "A"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14,
T5S, R1W SLB&M SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH





LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°00'00"E	9.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	26.00	89°23'01"	40.56	N44°41'30"W 36.57

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, 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 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 TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°22'44"E 458.29 FEET ALONG THE QUARTER SECTION LINE AND EAST 598.73 FEET FROM THE NORTHWEST CORNER OF SECTION 14, T5S, R1W SALT LAKE BASE & MERIDIAN; THENCE NORTH 532.93 FEET; THENCE WEST 30.60 FEET; THENCE NORTH 265.25 FEET; THENCE S89°23'31"E 486.70 FEET; THENCE SOUTH 122.88 FEET; THENCE S7°46'10"W 88.75 FEET; THENCE SOUTH 582.21 FEET; THENCE WEST 444.07 FEET TO THE POINT OF BEGINNING.

CONTAINS ±8.34 ACRES # OF LOTS: 3

DATE

SURVEYOR'S NAME (See Seal Below)

LICENSE NO. 501182

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

SARATOGA SPRINGS COMMERCIAL

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. 20____.

CORPORATION ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE PRESIDENT OF _____, A UTAH CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

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_____.

CITY MAYOR

ATTEST_____
CLERK-RECORDER (See Seal Below)

PLAT "A"

SARATOGA SPRINGS COMMERCIAL

SARATOGA SPRINGS UTAH COUNTY, UTAH

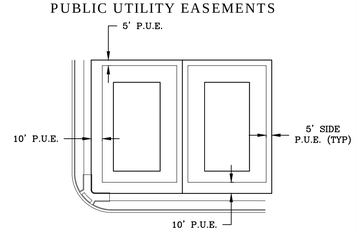
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

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

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).

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



SETBACKS PER PC ZONE

CORNER & INTERIOR LOT

TABULATIONS	
OVERALL AREA:	8.34 ACRES
ROADWAY:	1.53 ACRES
OPENSPACE:	N/A

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHT
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- N/A NO ACCESS

LEI
- An Utah S Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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____.
QWEST

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

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

This form approved by Utah County and the municipalities therein.

C S S
P C M
F 015

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

P C M

P :
Commission Members: Jeff Cochran, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North,
Staff: Kimber Gabryszak, Sarah Carroll, Scott Langford, Kevin Thurman, Nicolette Fike, Mark Christensen, Jeremy Lapin
Others: David Funk, Lindsay Gadd, Daniel Schmidt, Derek Lloyd
E Jarred Henline

C O - 6:30 p.m. by Chairman Jeff Cochran
P A - led by David Funk
R C - Quorum was present

P I O by Chairman Jeff Cochran
No input at this time.
P I C by Chairman Jeff Cochran

I

5 P H P R R G P A C P U V T F C D C B D L
Scott Langford presented the amendment and concept plan. They are requesting to rezone a portion of the property that currently falls in Agricultural into Regional Commercial. They are also requesting a General Plan amendment from Medium Density Residential designation and zone, to Regional Commercial.
Daniel Schmidt with WPI and working with the landowners was present. They look forward to developing this area. They feel the area will start to fill in quickly as they get the improvements in.

P H O by Chairman Jeff Cochran
No input at this time.
P H C by Chairman Jeff Cochran

Sandra Steele had no problem with the rezone. She had notes for their concept plan. They can only get one setback reduction as per 19.04. She addressed parking berms and landscaping of such. She also addressed landscaping and fencing abutting agricultural land. She asked about the security fencing.
Lindsay Gadd with Hixsnedeker replied they typically use a chain-link, but they haven't gotten that far in their design yet and will comply with City requirements.
Sandra Steele commented that they don't allow chain-link in the city and for this type of business they usually need to be screened fencing. She addressed the Design Guidelines for them to consider. She also told them that the city has a dark sky ordinance they would need to follow.
Hayden Williamson is in favor of the rezone.
Kirk Wilkins is fine with the rezones. He thought they could keep a smaller setback so there was more green space to beautify the city. He thought they maybe could do a nicer looking fence. He asked what the nature of the business was.
Lindsay Gadd said it was the largest tack and feed and farm supply shop in the West. The outdoor area was for the larger merchandize. The outdoor area would be closed off with a gate.

Draft

Kara North is in favor of the rezone. She wondered what the off-street parking issue was in the notes.
Scott Langford indicated as they were still early enough in the process that it shouldn't be an issue.
Jeff Cochran asked staff what the future plans for the property to the west was. If something were to come in then fencing along the west may not be required.
Scott Langford replied that it was part of the same ownership but they hadn't received any application yet, they would need to address that as it moves forward.
Jeff Cochran asked which direction the building faced.
Sandra Steele noted they hadn't addressed the food services along that road and if they were to change direction it may make sense to orient this business another way like towards Commerce Dr.
Jeff Cochran asked staff where the intent of Commerce Drive was to go.
Jeremy Lapin replied the goal was to have the rest of the circle completed.

M S S C C
G P A 0 M D R R
C R 5 51 0 01 A
R C 1 F C
S H W A S S H W C K
W K N M

P H P R S P C U VASA F
15 N R R C H

Sandra Steele wondered if they should continue this item to another time when the applicant could be present.
Kevin Thurman indicated that if they were able to determine if it met the code based on the information presented to them without the applicant here, then they were still required to act on it. But if they needed some questions answered to determine if it met code, that could not be answered without the applicant, then they would have the discretion to continue it.
Jeff Cochran thought we had an obligation to move forward as it had been noticed.

Sarah Carroll presented the Site Plan. She showed proposed elevations and signage. They are requesting a 3rd wall sign. They are requesting a setback reduction to the west where there is a detention basin.

P H O by Chairman Jeff Cochran
No input at this time.
P H C by Chairman Jeff Cochran

Kara North is open to what the rest of the commission would say about the third wall sign. She isn't sure the third sign is necessary. She likes the plan and elevations and colors.
Kirk Wilkins feels the parking is still a concern. As presented, he is ok with the third sign. He is fine with the setback.
Hayden Williamson did not have many concerns, with parking they are in compliance with code. He feels we get a lot of requests for a third sign, when we have a lot of those requests it may mean our code needs to be reviewed. As it is presented he would be in favor of the three signs. He would be in favor of the setback request.
Sandra Steele thought she would be ok with the three signs because they face 3 different roads. But she thought if they were aware of the dark sky ordinance they may want to change. They show an awning and vertical but she wondered where the vertical comes down and how far out the canopy was. It may be a code issue. She thinks they could put an access aisle in front to allow persons to access the door easier. She wanted to ask about the length of a wall on the east elevation. It wasn't scalable and may need something to break it up.
Jeff Cochran recognizes that they have made the change to the parking code but he does feel it will be under parked. He is ok with the 10' setback on the west side. He feels it should follow the sign code, in this

Draft

Kevin Thurman wanted to make sure their expectations are somewhat tempered he believes they are required to pay it.
Councilman McOmber noted people waive their rights all the time.
Councilwoman Call thinks that is a lot of money for a few coaches. She would like to see the dollar amount on a volunteer and they aren't volunteers for the whole year, are we paying the whole year for them.
Councilman Poduska congratulated Chelese on her award. She has been a great asset to the city.

Public Hearing - Opened by Mayor Miller
No comment at this time
Public Hearing - Closed by Mayor Miller

Motion made by Councilman Poduska to approve the Budget Amendments for Fiscal Year 2014-2015 and Resolution R15-9 (3-17-15): A resolution amending the City of Saratoga Springs Budget for Fiscal Year 2014 -2015 and establishing an effective date. Seconded by Councilman Willden. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

Councilman McOmber noted his Aye was reluctant.

3. Public Hearing: Rezone, General Plan Amendment and Concept Plan for Utah Valley Turf Farm located southwest of Commerce Drive and Crossroads Boulevard, WPI Enterprises/Derek Lloyd, applicant.

a. Ordinance 15-11 (3-17-15): An Ordinance of the City of Saratoga Springs, Utah adopting amendments to the City of Saratoga Springs' Official Zoning Map and General Plan Land Use Map for certain real property (Utah Turf Farm); instructing the City staff to amend the City's Zoning Map, Future Land Use Map and other Official Zoning Records of the City and establishing an effective date.

Scott Langford presented the amendment and concept plan. They are requesting to rezone a portion of the property that currently falls in Agricultural into Regional Commercial. They are also requesting a General Plan amendment from Medium Density Residential designation and zone, to Regional Commercial. The Gateway Overlay lines up with the back of the proposed building. The Overlay restricts certain uses. There is a concern that the applicant may not be able to use this as intended. The applicant does not have any specific users yet for the two north parcels.
Daniel Schmidt with WPI is working with the landowners.

Public Hearing – Opened by Mayor Miller
No comment at this time.
Public Hearing - Closed by Mayor Miller

Councilwoman Baertsch in general thought it would be a good business for the city but has issues with the code. With the Overlay the way it is now, they can't do what they want, but there are some options, this particular Overlay zone is outdated and not really what they want. Within it they can sell equipment but not an ATV, there are some big inconsistencies. This is not really the entrance to our city. This isn't our prime high traffic commercial area or architectural standard area. We need to look at this and ask if it is still the appropriate area for this Overlay. If they could rearrange it so the outdoor stuff was outside the overlay zone they could get past it. They like to front the roads with the businesses so the parking is hidden behind. Right now the narrow sides of the front parcels are facing towards the road but realistically Tractor Supply should be fronting Commerce Drive. She doesn't have a problem with the zone change. We have a lot of architectural standards that most of their stores won't pass but there are some she saw (in Fresno and Sonora CA.) that would pass. That architectural detail would need to be carried to all sides of the building.
Councilman McOmber encourages economic development. He gets why the buildings are narrow for visibility like Wendy's is, but SR 73 will continue to see a reduction in traffic. With the Overlay, if it's

really outdated and not really the gateway front he would entertain removing that. He would feel more comfortable with Regional Commercial then with an Overlay zone. We could probably solve the problem instead of them having to flip everything. If we need to fix something in Regional Commercial as a result they could also look at that.

Councilwoman Call shares some of the same feelings of benefits to the city and some of the same hesitations. She also would love to have them in the city; there will still be an agricultural component to the city for the next 30 years, plus Cedar Fort, Fairfield, and Eagle Mt. She is hesitant with the rezone right now without the kinks worked out and if we approve the rezone then we have a weird corner.

Councilman Poduska agrees with the others in regards to the Gateway Overlay. He thinks that will be able to be resolved and Commerce drive being connected will increase traffic to the business, so he feels the orientation is a toss-up. He thinks they should be able to make it work.

Councilman Willden is in favor of the rezone and GP amendment and he suggests we move forward with that today. We should move through the process as quickly as we can so we don't delay economic development in the city. He is agreeable with removing or reducing the Overlay zone. It could be discussed in the next sub-code committee.

Mayor Miller welcomed them; he liked seeing Regional Commercial and a business coming with it.

Motion made by Councilwoman Baertsch to approve the General Plan Amendment of approximately 0.4 acres from Medium Density Residential to Regional Commercial and Rezone approximately 3.45 acres of parcel 51:032:0136 from Agriculture to Regional Commercial, as identified in Exhibit 1, with the Findings and Conditions in the staff report. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

Councilman McOmber wanted to suggest that they don't include Concept plans as public hearings so as to not set precedence.

4. Consideration and Possible Approval for the Site Plan and Conditional Use for VASA Fitness located at 1523 North Redwood Road, Charlie Hammond, applicant.

Sarah Carroll presented the proposal to the Council. There is a change they need to make that a vertical post be reduced to allow room for the sidewalk. She noted condition #8 the engineer has recommended they stamp the concrete.

Kevin Hawkins had reviewed some of the impact fees and felt it was high. They paid for a lot of Infrastructure and the roads. They prepaid and improved their infrastructure and road system and they wondered if there was a way to get some reduction.

Kevin Thurman noted they could get a hearing in front of the council and they could work with them on that process.

Councilwoman Call asked about the sidewalks, do they meet ADA standards?

Jeremy Lapin did not know if it met ADA standards and although stamping can decrease the life of the concrete he was fine with it.

Councilman Poduska felt the program had come in smoothly. He had no further questions.

Councilman Willden did not have any particular concerns. He is fine with the third sign request.

Councilwoman Baertsch is fine with the setback reduction. She feels they should maintain the stamp to be consistent in the development, unless it didn't meet ADA standards. She is fine with the third sign.

Councilman McOmber is fine with the two signs and appreciates their willingness to reduce the vertical. He is fine with the setback reduction. He doesn't think the stamped is a problem with ADA standards unless it is actually cobblestones. He likes the look of the stamps.

Motion made by Councilman Willden for Approval for the Site Plan and Conditional Use for VASA Fitness located at 1523 North Redwood Road, Charlie Hammond, with the findings and conditions in the Staff Report. And modify condition #8 that it states it match existing concrete patterns. Seconded by Councilman Poduska.

PLANNING COMMISSION
Staff Report

Site Plan
Tractor Supply Company
Thursday, October 22, 2015
Public Hearing

Report Date:	Thursday, October 15, 2015
Applicant:	HSC Saratoga Springs, LLC
Owner:	Utah Valley Turf Farm
Location:	~200 W Crossroads Blvd. (Across from IHC)
Major Street Access:	West Commerce Drive and Crossroads Blvd.
Parcel Number(s) & Size:	Portion of 58:032:0136, ~124 acres (application is for 4.49 acres)
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Agricultural, and Regional Commercial
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Agricultural
Previous Meetings:	Rezone, GP, and Concept; 2-26-2015 PC, 3-17-2015 CC
Previous Approvals:	General Plan amendment and Rezone approved by city Council March 17, 2015 (and Concept Plan reviewed)
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicant is requesting approval of a Site Plan for a 21,930 sq. ft. commercial building, along with outdoor display areas, on a portion of the ~124 acre parcel at ~200 W Commerce Drive. A Rezone and General Plan Amendment to change the property to Regional Commercial was approved on March 17, 2015; a Concept Plan for the proposed use was also reviewed at that time.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, review and discuss the proposal, and vote to forward a positive recommendation to the City Council as outlined in Section "H" of this report. Alternatives include continuation of the item, or forwarding a negative recommendation.

B. Background:

A General Plan Amendment, rezone, and a concept plan were submitted to the City on January 22, 2015. The Rezone and General Plan Amendment applications for the property were reviewed by the Planning Commission on February 26, 2015 and approved by the City Council on March 17, 2015. The City Council approved the requested General Plan Amendment from Medium Density Residential to the Regional Commercial designation for 0.4 acres and approved the requested Rezone from Agriculture to Regional Commercial for 3.45 acres of property. The remainder of the property was already designated Regional Commercial on the zoning and land use maps. Minutes from those meetings are attached.

Concept Plan

The Planning Commission reviewed a concept plan for the proposed commercial building on February 26, 2015 and the City Council reviewed the plan on March 17, 2015. The City Council also approved a General Plan amendment and a Rezone to designate the property Regional Commercial to facilitate the proposed use. Minutes from these meetings are attached.

UDC

The Urban Design Committee first reviewed the application on July 27, 2015. Their comments are below:

1. Overall, not too impressed with the architecture. They pulled up existing Tractor Supply stores on the web and compared those elevations to the one proposed in Saratoga Springs. The following items are recommendations that will be forwarded to the Planning Commission and City Council:
    a. Provide more detail (examples) of what will be placed in the outdoor display areas next to the store and out in the parking area.
    b. The stone wainscot should wrap on at least the north and the east elevations due to their high visibility.
    c. The faux shutter element and metal awnings should be repeated on the east elevation.
    d. The wall signs do not appear to meet the sign ordinance. Please review Code Section 19.18 to ensure compliance.
    e. Upon reviewing the building elevations of other Tractor Supply stores and to avoid the violation of the General Design Standards (3) listed in the Architectural Standards, the committee recommends the incorporation of windows on the north and east building elevations. If true windows are not feasible due to interior storage, etc. then the use of spandrel glass may be used.
    f. The UDC also would like to encourage the use of stronger contrasting earth toned colors for stronger visual interest. The Committee liked the Tractor Supply stores with a white tower entry feature. They felt it created a stronger presence and a more distinct entrance.

A resubmittal was received on September 28, 2015. The Urban Design Committee reviewed the resubmitted elevations on September 29, 2015. Their comments are below.

1. On the elevations show the Forage Feed Building and the outdoor fenced area at its full length.
2. Submit a sample of the mesh that will be installed on the fencing.
3. Please provide a general list of the items to be stored in the outdoor display area.
4. An opaque screening wall around the mechanical equipment next to the dumpster shall be provided instead of the aluminum fencing with the mesh to comply with the Architectural Design Standards.
5. Clarify what the dashed lines on the rear elevation represent.
6. The rear elevation of the building shall have more articulation or other treatment per Section 3.3 of the Architectural Design Standards. Consider focusing on the corners of the building rather than the middle section so as not to confuse the front with the back of the building.

The UDC also recommends that the Planning Commission and the City Council consider the following in their approval.

1. If the outdoor display area is primarily for vehicles and equipment, it is recommended that the outdoor display area not be included in the gross square footage when calculating parking requirements.
2. It is recommended that the roof over the outdoor display area not be necessary.
3. It is recommended that the outdoor display be found to be customarily and appropriately conducted outside.
4. It is recommended that the south and west end of the outdoor display area have an opaque screening wall rather than the mesh fencing.

New elevations were submitted on October 5, 2015 addressing the majority of the Urban Design Committee's comments. They have not yet provided a sample of the mesh screening and did not change the outdoor display area screening to a wall. Elevations are attached.

C. Specific Request:

The Site Plan proposal is for a 21,930 sq. ft. commercial building and a 15,000 sq. ft. fenced outdoor display area with a Forage Feed Building, measuring 1250 sq. ft. enclosed within the outdoor display area. Two permanent display areas are proposed in front of the outdoor display area measuring 915 sq. ft. and 1210 sq. ft. Two smaller display areas are also proposed in front of the main building at 761 sq. ft. A Permanent trailer and equipment display area is proposed on the North side of the parking lot along the proposed private drive measuring 3,000 sq. ft.

"Retail Sales" is a permitted use in the Regional Commercial zone.

D. Process:

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

E. Community Review: "This item has been noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public input has been received.

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

Regional Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities. As Regional Commercial areas are to be located in close proximity to substantial roadways, careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed. Among the many tenants anticipated in these areas are large destination oriented businesses. With that in mind, individual sites shall be designed so as to make automobile access a priority. Even so, specific areas for pedestrian activity shall be designated and appropriately improved. Plazas and other features shall be provided as gathering places which should be incorporated so as to make each site an inviting place to visit. Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 5 equivalent residential units (ERU's).

Staff conclusion: Consistent. The proposed project is considered a designation oriented business and as such the automobile access is a priority; the main connection is with Crossroads Blvd and Commerce Drive. Sidewalks and pathways are provided for pedestrian activity.

G. Code Criteria:

- 19.04, Land Use Zones: **Can Comply with Conditions**
  - Zone: RC (Regional Commercial)
  - Use: **Permitted**. Retail Sales.
  - Setbacks: **Complies**.
    - The RC zone requires 20' front setbacks. The front setback is approximately 190'.
    - 30' side setbacks required when adjacent to an Agricultural zone (the property to the west is zoned Agricultural). The side setbacks are approximately 105' to the east and 50' to the west (measured to the forage feed building).
    - 30' rear setbacks when adjacent to an Agricultural zone (the property to the south is zoned Agricultural and Regional Commercial). The rear setback is approximately 160'.

- Minimum lot size: **Complies**. Code requires a minimum lot size of 20,000 sq. ft. The proposed lot is 195,623 sq. ft.
- Lot coverage: **Complies**. The main building and the Forage Feed Building combined cover 11.8% of the lot. For arguments sake if we combine all of the outdoor display areas together the total comes to 21,647 sq. ft. By combining the main building, the Forage Feed Building, and all of the outdoor display areas the total coverage comes to 58,577 sq. ft. for a total coverage of 30%. The RC zone allows a maximum building coverage of 50%.
- Building size: **Complies**. The building size exceeds the 1,000 sq. ft. requirement above grade.
- Height: **Complies**. 29.5' top of gable & 20.8' top of masonry. 50' maximum allowed.
- Uses within buildings: **Can Comply**. The City Council will need to deem the proposed outside storage as customarily and appropriately conducted outside.
- Landscaping percentage: **Complies**. The proposed landscape area is 35%.
- Buffering and screening: **Up for discussion**. Section 19.04.22 states that, "A wall, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an agricultural or residential use." The detention basin is adjacent to the southern property line and provides a 100' landscape buffer adjacent to the Agricultural zone. Along the western property line there is a 20' wide landscape strip and a 2.5'-4' tall retaining wall.
- Sensitive Lands: N/A
- Trash: **Complies**. Provided

- 19.06, Landscaping and Fencing: **Can Comply**
  - General Provisions
    - Automatic irrigation required
    - Sight triangles must be protected
    - All refuse areas (including dumpsters) must be screened
    - Tree replacement required if mature trees removed
  - Landscaping Plan: **Complies**. Provided.
  - Completion: Assurances – Bond required for public improvements prior to recordation.
  - Planting Standards & Design: **Can Comply**.
    - Tree size: complies. 2" caliper deciduous, 6' height evergreen.
    - Shrub size: complies. All of the shrubs are 5 gallon, exceeding the requirement for 25% to be 5 gallon.
    - Turf: complies. The turf area complies with the 25% minimum and the 70% maximum. The proposed amount of turf is 47,321 sq. ft. The data table does not accurately represent the updated plan and still shows the turf area to be 62,869 (92%). The data table will need to be updated.
    - Water conservation: can comply. A number of drought tolerant species are proposed, and the turf area has been reduced and replaced with rock.

        - Rock: complies. Rock mulch is proposed on the landscape plan both in the detention basin and in the shrub beds. In the shrub bed the proposed rock mulch is to be a minimum of two colors and vary in size. The rock at the bottom of the detention basin is to be a minimum of two colors with a size range of 3-4".
        - Planting and Shrub beds: complies. Concrete edging is proposed around shrub beds to separate planting beds from lawn areas. Rock mulch is proposed in the shrub beds as discussed above.
        - Artificial turf: complies. No artificial turf is proposed.
        - Evergreens: complies. Evergreens are incorporated into the landscape.
        - Softening of walls and fences: complies. Plants are place against long expanses of buildings.
    - Amount: **Complies**.
        - Deciduous Trees: 7 for 15,000 sq. ft. plus 1 per additional 3,000 sq. ft. of landscaped area.
            - 48,905 sq. ft. = 7 + 11.3 = 19 deciduous required
            - 31 provided
        - Evergreen Trees: 5 for 15,000 sq. ft. plus 1 per additional 3,000 sq. ft. of landscaped area.
            - 48,905 sq. ft. = 5 + 11.3 = 17 evergreens required
            - 17 provided
        - Shrubs: 25 for 15,000 sq. ft. plus 1 per additional 3,000 sq. ft. of landscaped area.
            - 48,905 sq. ft. = 25 + 11.3 = 37 required
            - 475 provided
        - Turf: complies. Minimum of 25% required, maximum 70%. The data table shall be updated to reflect the correct amount of turf area.
        - Planting and shrub beds: maximum of 75%. 7% provided.
    - Additional Requirements: **Complies**. Turf and trees are proposed in the park strip.
    - Fencing & Screening: **Up for discussion**. Section 19.06.09 states that perimeter fencing may be required when development abuts undeveloped property. Agricultural zoning is to the west and south. No fencing is proposed on the perimeter of the property however on the west side of the site there is a 20' landscape strip and a 2.5'-4' retaining wall and on the south side of the site there is a 100' deep landscape area for the detention basin.
    - Clear Sight Triangle: **Complies**. No trees, tall shrubs, etc., are proposed in clear sight triangles.

- 19.09, Off Street Parking: **Items to be discussed**
    - General Provisions: **Complies**. The proposed parking lot is to be paved in asphalt. Automobiles will not back across a sidewalk to gain access onto a public street. A lighting plan is provided and the parking lot is within 600' of the main entrance.

- Parking Requirements / Design: **Up for discussion**. Based on the building footprint of 21,930 sq. ft. 88 stalls are required. Proposed parking is based on the main buildings gross square footage. If the City Council decides to enclose the outdoor display area, 60 more spaced would be required.
- Dimensions: **Complies** (9x18)
- Accessible: **Complies**. Four accessible stalls are provided and one is van accessible.
- Landscaping: **Can comply**. Landscaped bermed areas are proposed between the sidewalk and the parking lot. On the east side, the trees are spaced at thirty-foot intervals. There are no trees proposed on the north side of the project abutting the private drive, due to the adjacent display area, trees are not proposed in this location along the private.
- Curbs: **Complies**. It appears that all boundary landscaping is separated by a concrete curb.
- Parking islands: **Complies**. Islands are proposed every 10 stalls for single rows of parking and every 20 stall for doubled rows of parking. Two trees are provided in the islands on doubled rows of parking. One tree is provided in the islands on single rows of parking.
- Pedestrian Walkways & Accesses: **Complies**. A delineated pedestrian walkway is provided.
- Shared Parking: **Complies**. No shared parking is proposed.
- Minimum Requirements: **Up for discussion.** Retail sales require 4 stalls per 1000 sq. ft. The main building consists of 21,930 sq. ft. requiring 88 parking stalls; 88 stalls are provided. If the City Council deems the outdoor display area is to be covered by a permanent roof structure an additional 60 parking stalls will be required.

- 19.11 Lighting: **Can comply.**
  - General Standards: **Can comply**.
    - Material: Complies. Proposed lights are metal.
    - Base: Can comply. Drawings of the base shall be provided.
    - Type: Can comply. All exterior lighting shall meet IESNA full-cutoff criteria. Provide manufacture specifications to show that fixture type “K1” complies.
    - Angle: Complies. All fixtures are directed downward.
    - Lamp: Can comply. The Luminaire schedule calls out 4K on the Catalog number, however the lamp indicated is Cool White which is 55K. The lamp shall be Neutral White (4K) to comply.
    - Drawings: Complies. Pole locations are indicated on the site plan.
  - Nonresidential Lighting: **Can comply**.
    - Wall mounted lights shall not be mounted above 16’: Can comply. The wall mounted lights to illuminate the signs are mounted at 19’. All other wall mounted lights are mounted at 14’.
    - Intermittent lighting must be “motion sensor”: Complies. None proposed.
    - Trespass lighting: Complies. Trespass lighting does not exceed one-foot candle.

        - Freestanding lighting fixtures shall be black: Can comply. The note under the pole fixture indicates black, but the Catalog number calls out bronze.
        - Pole design: Complies. The pole design incorporates an arm and bell shade for the freestanding light fixtures.
        - Parking lot poles: Complies. The site is not within 200' of a residential zone so the maximum height is 20'. The proposed pole height is 18'
        - Full cutoff: Can comply. All exterior lighting shall meet IESNA full-cutoff criteria. Provide manufacture specifications to show that fixture type "K1" complies.
    - Outdoor Sign Lighting: **Can comply**. See analysis below.
    - Lighting Plan: **Complies**. Provided with required details.

- 19.14.03, Site Plan Development Standards: **Can Comply**
    - Entire site included in site plan: **complies**.
    - Buffering and screening: **Up for discussion**. Section 19.14.03 states, "Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design." Agricultural zoning is to the west and south. No fencing is proposed on the perimeter of the property however on the west side of the site there is a 20' landscape strip and a 2.5'-4' retaining wall and on the south side of the site there is a 100' deep landscape area for the detention basin. The commercial development abuts agricultural to both the west and the south.
    - Access requirements: **Complies**. Access spacing and circulation has been reviewed by the City Engineer. Interconnection to adjacent sites is provided via West Commerce Drive and the private street.
    - Utilities: See City Engineer's report.
    - Grading and drainage: See City Engineer's report.
    - Secondary Water System: See City Engineer's report.
    - Piping of Irrigation Ditches: See City Engineer's report.

- 19.14.04, Urban Design Committee: **Can comply**
    - Process: Urban Design committee review shall be done prior to the first Planning Commission meeting. **Complies**.
    - Mechanical equipment shall be located or screened. **Up for discussion.**
    - Windows may be used as accents and trim; untreated metal prohibited. **Complies** as no untreated metal proposed.
    - Building lighting shielded and downward directed and no light trespass: C**omplies**.
    - Trash enclosure location, design, and shielding: **Complies**.
    - Exterior materials of high quality: **Complies**.
    - Landscaping shall comply with 19.06. **Can comply**. **See analysis above.**

- Parking lot, Building, and Street Lighting shall comply with 19.11: **Can comply. See analysis above.**

- 19.18, Signs. **Can comply**.
  - Signage Plan Review Required: **Can comply**. Scaled building elevations showing the location, size, and exterior illumination of all proposed building signs are provided. Scaled drawings for the proposed monument sign are provided, but the type of illumination has not been provided; this is a condition of approval.
  - Sign Design: **Complies**. The proposed signs are consistent with the overall quality, and character of the structure. The signs are of a rectangular shape. Landscaping is proposed at the base of the permanent ground sign.
  - Sign Placement: **Complies**.
    - General Location: Complies. No proposed signs will interfere will fire escapes, windows, etc. The ground sign is not located in the public utility easement.
    - Clear Sight Triangle: Complies. No proposed sign is placed within the clear sight triangle.
    - Traffic Safety: Complies. No proposed sign shall be constructed or installed which may be confused with a traffic control device.
    - Right-of-way: Complies. The sign is located on private property.
    - Setbacks: Complies. Vertical setback is met as no sign is proposed near communication or electrical power lines. The side setback from the proposed monument sign is 20’ from the side property line. The proposed monument sign is more than three feet from the back of the sidewalk.
  - Sign Illumination: **Can comply**. The proposed building signs are to be externally illuminated. The type of illumination for the monument sign shall be provided.
  - Monument signs: **Can comply**.
    - Number and Location: complies. One monument sign is proposed at the corner of Commerce Drive and the proposed private drive.
    - Size: can comply. The monument sign is allowed to be 7’6” and the proposed is 8’. The area of the sign shall not exceed 45 sq. ft. and the proposed sign is 75 sq. ft.
    - Design: complies. A minimum base of 2’ is required. The proposed base matches the building and is 2’10”.
    - Illumination: can comply. Lighting information shall be and shall comply with all other requirements in Section 19.18, including size and illumination requirements.
  - Wall signs: For the 21,930 sq. ft. building one wall sign is permitted per elevation. **Complies**.
    - Number: Complies. One wall sign is proposed on the North and East elevations.
    - Sign Area: Can comply. The north façade sign is allowed to be 127 sq. ft. and the proposed sign is ~ 60 sq. ft. The Eastern façade is allowed to be 172 sq. ft. and the proposed sign is ~33 sq. ft.

- Height: Complies. Each wall sign is allowed to be 4' in height. The north façade sign is 4' in height and the proposed East façade sign is 3' in height.
- It appears to be externally illuminated by lights above the signs.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application, and then choose from the options outlined below:

Option 1 – Staff Recommendation, Positive Recommendation

"I move to forward a **positive recommendation** to the City Council for the Tractor Supply Company Site Plan as shown in Exhibits 3 and 4 with the Findings and Conditions in the Staff Report:"

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit "1".
2. The data table on page LP100 shall be modified to reflect the correct amount of turf area.

3. The roof shall be extended over the display areas in the front of the store.
4. The photometric and lighting plan shall comply with Section 19.11 of the Land Development Code and with Engineering Standards and Specifications:
    a. Full cut-off lighting is required. Provide cut-sheets for each fixture to verify compliance. (Staff has verified that P1, P2a, P2b, and K are full cut-off, but could not find cut-off information for K1)
    b. The parking lot lights require a decorative base. Provide details for the base on the lighting plan, in compliance with Section 19.18.
    c. Bulbs exceeding 4000k are prohibited; update the luminaire schedule to match the lamp specification to the catalog number which indicates 4k (Neutral White).
5. The monument sign shall comply with the size and lighting requirements outlined in Chapter 19.18 of the Land Development Code.
6. The outdoor display area along the west side of the building [shall/ shall not] be fully enclosed.
    a. If enclosed, the parking requirement [shall/shall not] be increased by the outdoor display area square footage.
7. All other Code requirements shall be met.
8. Any other conditions or changes as articulated by the Planning Commission: _____.

Alternative 1 - Continuance
The Planning Commission may also choose to continue the item. "I move to **continue** the Site Plan to another meeting on [Date], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____

Alternative 2 – Negative Recommendation
The Planning Commission may also choose to forward a negative recommendation to the City Council for the Tractor Supply Company Site Plan "I move to forward a negative recommendation to the City Council the Tractor Supply Company Site Plan with the Findings below:

1. The Tractor Supply Company Site Plan does not comply with Section (19.04, 19.06, 19.09, 19.11, 19.13, 19.14) of the Code, as articulated by the Planning Commission: _____.

I. Attachments:

1. City Engineer's Report (Pages 12-13)
2. Location & Zone Map (Pages 14)
3. Site Plan (Pages 15)
4. Landscape Plan (Pages 16)
5. Elevations (Pages 17)
6. Renderings (Pages 18-20)
7. Monument Sign Rendering (Pages 21-22)
8. Rezone/ Concept Plan PC minutes [2-26-2015] (Pages 23-24)
9. Rezone/ Concept Plan CC minutes [3-17-2015] (Pages 25-26)

Exhibit 1

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Tractor Supply Company
Date: October 22, 2015
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:	*HSC Saratoga Springs, LLC*
Request:	*Site Plan Approval*
Location:	*~200 W Crossroads Blvd. (Across from IHC)*
Acreage:	*4.49 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. A NOI permit must be obtained from the State prior to commencing any work on the site.

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. All storm drain pipe in the right-of-way shall be RCP Class III.

L. The proposed improvements shall match what is shown on the Saratoga Springs Commercial Final Plat and Construction drawings including, but not limited to, the location and type of drive approaches and the location and sizes of utilities.

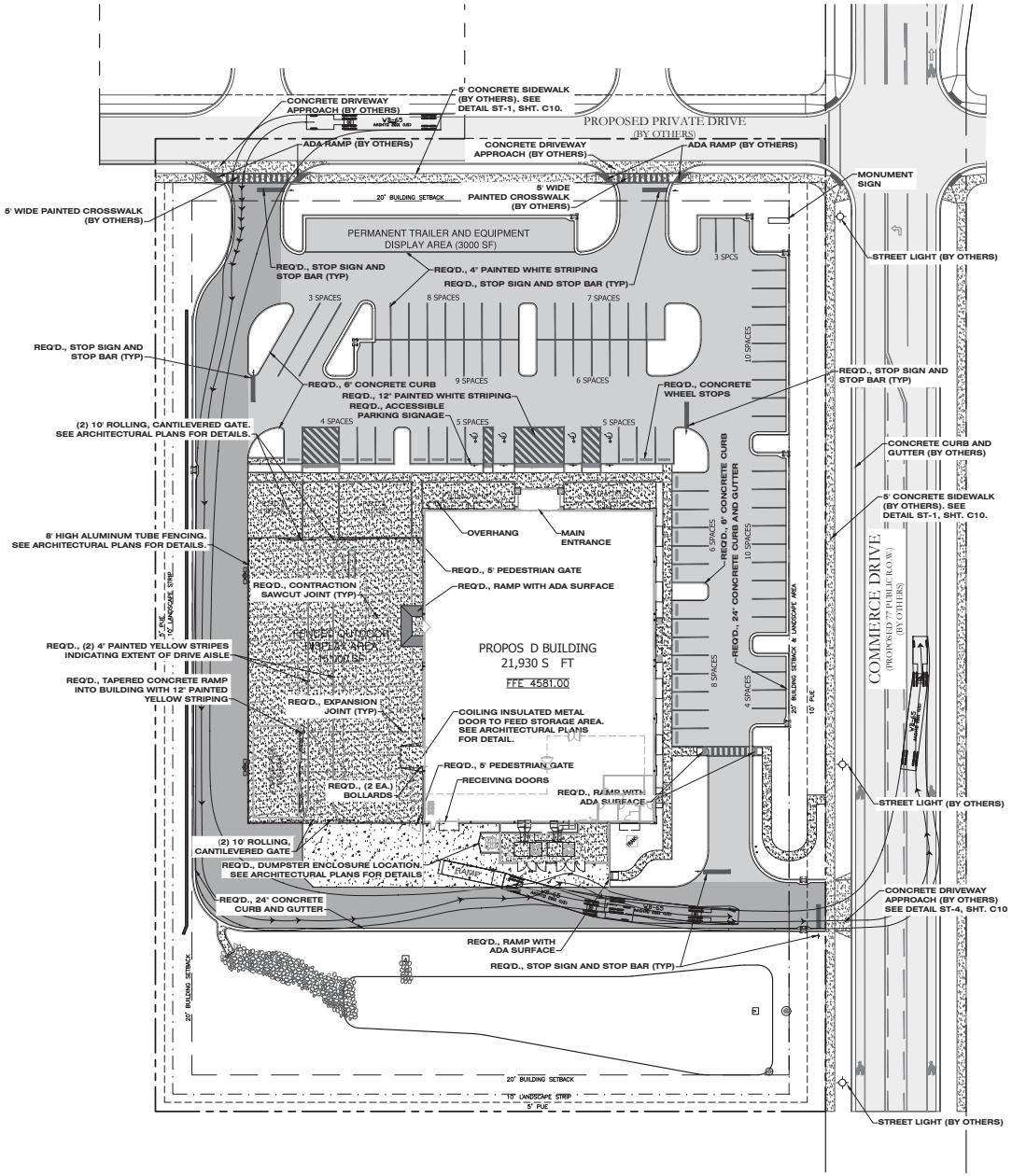
M. Parking lot lighting shall be compliant with the City's Land Development Code and Engineering Standards and Specifications.

N. FDC shall be equipped with 2.5" Knox FDC Plug.

Exhibit 2

INTERMOUNTAIN DR
CROSSROADS BLVD
REDWOOD RD
400 W 2ND ST
Wal-Mart
O'Reilly Auto Parts
Panda Express
Walgreens
JP Morgan Chase Bank
Wendy's
Smiths
Walgreens

Exhibit 3



PR PAR D FOR:

HSC SARATOGA SPRINGS, LLC
RON YA G R
PO BO 130
DAPHN , AL 36547-2227
251-243-0708 (T L)
251-252-9898 (FA)

GRAPHIC SCALE
30 0 30
(IN FEET)
1 inch = 30 ft.

L G ND

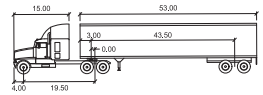
R.O.W.	RIGHT-OF-WAY
	PROPERTY LINE
	SETBACK LINE
	EXIST. SANITARY SEWER MANHOLE
	EXIST. FIRE HYDRANT
	EXIST. STORM DRAIN MANHOLE
	EXIST. WATER VALVE
	PROPOSED LIGHT-DUTY CONCRETE (BROOM FINISH)
	PROPOSED HEAVY-DUTY CONCRETE (BROOM FINISH)
	PROPOSED ASPHALT (BY OTHERS)
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED 6" CONCRETE HEADER CURB

PROPOS D JOINT LAYOUT

	PROPOSED EXPANSION JOINT
	PROPOSED CONTRACTION/SAW CUT JOINT

STAT OF UTAH
COUNTY OF UTAH
CITY OF SARATOGA SPRINGS

TOTAL PROJ CT AR A:	4.49 ACR S
TOTAL NUMB R OF LOTS:	1
TOTAL NUMB R OF BUILDINGS:	1
S UAR FOOTAG OF BUILDING:	21,930 S.F.
PARKING R UIR D:	4 SPAC S/1000 S.F. GROSS FLOOR AR A 21,930 S.F. 88 SPAC S R UIR D
PARKING PROVID D:	88 SPAC S (INCLUDING 4 H/C)



WB-65 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 28.40
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

NOTES

1. ALL N W WORK SHOWN IN TH S PLANS SHALL COMPLY WITH APPLICABL STAT , F D RAL AND LOCAL BUILDING AND UTILITY INSTALLATION COD S.

2. NO WORK SHALL COMM NC , INCLUDING D MOLITION, UNTIL ALL APPLICABL ROSION CONTROL M ASUR S HAV B N INSTALL D, INSP CT D BY TH PROJ CT NGIN R, AND APPROV D.

3. ROSION CONTROL D VIC S AR TO B INSTALL D PRIOR TO ANY CL ARING OR ARTHWORK OP RATIONS AND SHALL B MAINTAIN D THROUGHOUT CONSTRUCTION AND UNTIL P RMAN NT GROUND COV R IS STABLISH D IN ALL DISTURB D AR AS.

4. ALL TRAFFIC STRIPING AND MARKING SHALL B TH RMOPLASTIC WITHIN UDOT RIGHT OF WAY.

5. ALL CONSTRUCTION WITHIN TH UDOT RIGHT-OF-WAY SHALL CONFORM TO TH MOST CURR NT UDOT STANDARD (INCLUDING SUPPL M NTAL) DRAWINGS AND SP CIFICATIONS, FOUND AT udot.utah.gov/go/2012standards.

6. IT MS NOT D AS BY OTH RS AR TO B CONSTRUCT D/WITHIN TH SCOP OF CONSTRUCTION OF TH SUBDIVISION D V LOP R.

JADE CONSULTING, LLC
Jinright & Associates Development Engineers
206 Greene Road North Hoover, Alabama 35226
P.O. Box 370 Fairhope, Alabama 36533
251.928.3443(tel) 251.928.3665(fax)
CA #8906484-0161 jadeengineers.com

PLANS FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

OXFORD ARCHITECTURE
1205 Paris Avenue
Suite 205
Nashville, TN 37212
Architecture
Planning
Interior Architecture

REGISTERED PROFESSIONAL ENGINEER
No. 8946175
JENNIFER L. JINRIGHT
STATE OF UTAH

TSC

TRACTOR SUPPLY COMPANY

SARATOGA SPRINGS, UTAH

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Job Number:

Date: 07.07.2015

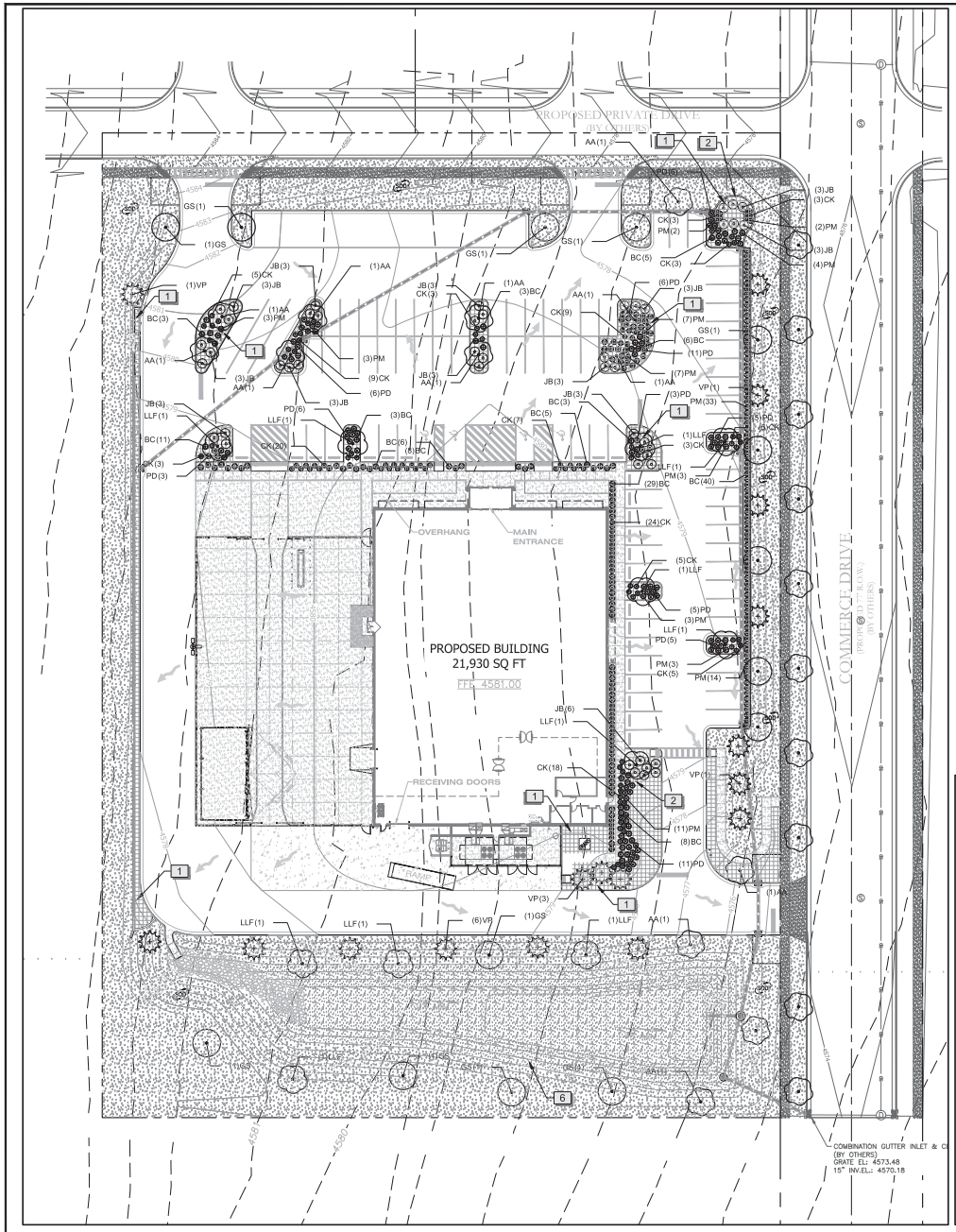
Revisions:

Revisions: REVISIONS PER CITY 10.02.2015

Revisions: REVISIONS PER CITY 08.26.2015

C4.0
Site Plan
Sheet Number:

Exhibit 4



1 LANDSCAPE PLANTING PLAN
Scale: 1"= 30'

0 30 60

WATKINS ACY STRUNK
landscape architecture and planning landscaping
1304 Antoichus Pole, Alabama 36535
Mobile: 251.948.2181 Facsimile: 251.981.8522
www.wsdesign.com

Jimright & Associates Development Engineers
208 Greenco Road North Fairhope, Alabama 36532
P.O. Box 1929 Fairhope, Alabama 36533
251.928.2231 251.928.2232 251.928.2233
CA #4996484411(6) jadeengineers.com

JADE CONSULTING, LLC

PLANS FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

LIFT OF SARASOTA SPRINGS LANDSCAPE ORDINANCE REQUIREMENTS

Total Site		Total Provided	Total % Provided	
Min. Landscape Area (25%)				
Required Item	Requirements	Site Requirements	Total Requirements	Total Provided
Minimum Deciduous Trees				
Minimum Evergreen Trees				
Minimum Shrubs				
Minimum Percentage of Required Turf				
Percentage of Required Planting and Shrub Beds				
Required Parking Trees				

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	1 1/2"-3" OQUIRRH GRAVEL varying in size w/weed barrier fabric - 3.5" Depth Sorensen Sand and Gravel 7382 W New Bingham Hwy 801.569.2327 - Gravel to be a min. of two colors	93.91 cy	
2	Concrete Edging for Shrub Beds	335 lf	
6	3-4" OQUIRRH COBBLE w/weed barrier fabric - 6" Depth Sorensen Sand and Gravel 7382 W New Bingham Hwy 801.569.2327 - Gravel to be a min. of two colors	243.84 cy	

PLANT SCHEDULE

DECIDOUS SHADE TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	AA	23	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	2"Cal	50'x40'	Speciman Quality
	GS	14	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2"Cal	45'x50'	
	LLF	11	Tilia cordata	Littleleaf linden	30 gal	2"Cal	40'x35'	

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	VP	17	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	B & B	6'-8' Ht	25'x15'	

DECIDOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	BC	134	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal	3' X 3'	36" o.c.	
	PD	67	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal	3' X 3'	33" o.c.	

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	JB	45	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	8" x 7'	60" o.c.	
	PM	96	Pinus mugo 'Mops'	Mugo Pine	5 gal	3' X 3'	36" o.c.	

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	CK	133	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	30"	30" o.c.	

SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	SOD	47,321 sf	Chanshare Imperial Blue	Imperial Blue Sod	sod		http://www.chanshare.com

OXFORD ARCHITECTURE
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Architecture
Planning
Interior Architecture

STATE OF UTAH
NATHAN E. SEAL
8019532
REGISTERED LANDSCAPE ARCHITECT

TSC

TRACTOR SUPPLY COMPANY

SARATOGA SPRINGS, UTAH

LANDSCAPE PLANTING PLAN

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action

Job Number:

Date: 07.07.2015

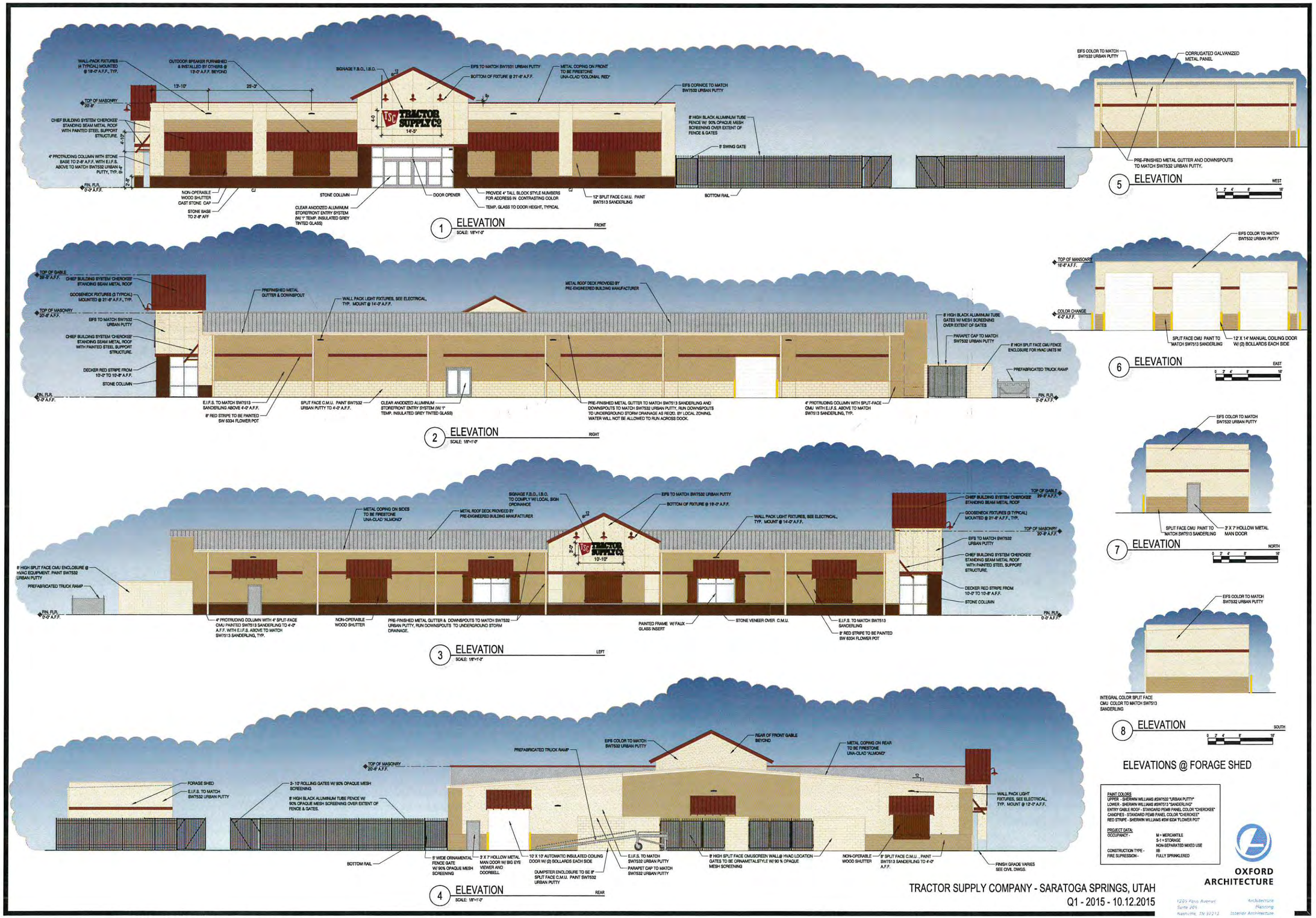
Revisions: 10.02.2015

Revisions:

Revisions:

LP100

Sheet Number:


WALL-PACK FIXTURES (4 TYPICAL) MOUNTED @ 18'-0" A.F.F., TYP.
OUTDOOR SPEAKER FURNISHED & INSTALLED BY OTHERS @ 13'-0" A.F.F. BEYOND
SIGNAGE F.B.O., I.B.O.
EIFS TO MATCH SW7551 URBAN PUTTY
BOTTOM OF FIXTURE @ 21'-8" A.F.F.
METAL COPING ON FRONT TO BE FIRESTONE UNA-CLAD 'COLONIAL RED'
EIFS CORNICE TO MATCH SW7532 URBAN PUTTY
TOP OF MASONRY 20'-8"
CHIEF BUILDING SYSTEM 'CHEROKEE' STANDING SEAM METAL ROOF WITH PAINTED STEEL SUPPORT STRUCTURE.
4" PROTRUDING COLUMN WITH STONE BASE TO 2'-8" A.F.F. WITH E.I.F.S. ABOVE TO MATCH SW7532 URBAN PUTTY, TYP.
FIN. FLR. 0'-0" A.F.F.
8' HIGH BLACK ALUMINUM TUBE FENCE W/ 90% OPAQUE MESH SCREENING OVER EXTENT OF FENCE & GATES
8' SWING GATE
NON-OPERABLE WOOD SHUTTER
CAST STONE CAP
STONE BASE TO 2'-8" AFF
STONE COLUMN
CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM (W/ 1" TEMP. INSULATED GREY TINTED GLASS)
DOOR OPENER
PROVIDE 4" TALL BLOCK STYLE NUMBERS FOR ADDRESS IN CONTRASTING COLOR
TEMP. GLASS TO DOOR HEIGHT, TYPICAL
12" SPLIT FACE C.M.U. PAINT SW7513 SANDERLING
BOTTOM RAIL
TRACTOR SUPPLY CO.
1 ELEVATION FRONT
SCALE: 1/8"=1'-0"
EIFS COLOR TO MATCH SW7532 URBAN PUTTY
CORRUGATED GALVANIZED METAL PANEL
PRE-FINISHED METAL GUTTER AND DOWNSPOUTS TO MATCH SW7532 URBAN PUTTY.
5 ELEVATION WEST
TOP OF GABLE 29'-9" A.F.F.
CHIEF BUILDING SYSTEM 'CHEROKEE' STANDING SEAM METAL ROOF
GOOSENECK FIXTURES (3 TYPICAL) MOUNTED @ 21'-8" A.F.F., TYP.
TOP OF MASONRY 20'-8" A.F.F.
EIFS TO MATCH SW7532 URBAN PUTTY
CHIEF BUILDING SYSTEM 'CHEROKEE' STANDING SEAM METAL ROOF WITH PAINTED STEEL SUPPORT STRUCTURE.
DECKER RED STRIPE FROM 10'-0" TO 10'-8" A.F.F.
STONE COLUMN
FIN. FLR. 0'-0" A.F.F.
PREFINISHED METAL GUTTER & DOWNSPOUT
WALL PACK LIGHT FIXTURES, SEE ELECTRICAL, TYP. MOUNT @ 14'-0" A.F.F.
METAL ROOF DECK PROVIDED BY PRE-ENGINEERED BUILDING MANUFACTURER
8' HIGH BLACK ALUMINUM TUBE GATES W/ MESH SCREENING OVER EXTENT OF GATES
PARAPET CAP TO MATCH SW7532 URBAN PUTTY
8' HIGH SPLIT FACE CMU FENCE ENCLOSURE FOR HVAC UNITS W/
PREFABRICATED TRUCK RAMP
E.I.F.S. TO MATCH SW7513 SANDERLING ABOVE 4'-0" A.F.F.
8" RED STRIPE TO BE PAINTED SW 6334 FLOWER POT
SPLIT FACE C.M.U. PAINT SW7532 URBAN PUTTY TO 4'-0" A.F.F.
CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM (W/ 1" TEMP. INSULATED GREY TINTED GLASS)
PRE-FINISHED METAL GUTTER TO MATCH SW7513 SANDERLING AND DOWNSPOUTS TO MATCH SW7532 URBAN PUTTY, RUN DOWNSPOUTS TO UNDERGROUND STORM DRAINAGE AS REQD. BY LOCAL ZONING. WATER WILL NOT BE ALLOWED TO RUN ACROSS DOCK.
4" PROTRUDING COLUMN WITH SPLIT-FACE CMU WITH E.I.F.S. ABOVE TO MATCH SW7513 SANDERLING, TYP.
2 ELEVATION RIGHT
SCALE: 1/8"=1'-0"
EIFS COLOR TO MATCH SW7532 URBAN PUTTY
TOP OF MASONRY 18'-8" A.F.F.
COLOR CHANGE 4'-0" A.F.F.
SPLIT FACE CMU PAINT TO MATCH SW7513 SANDERLING
12' X 14' MANUAL COILING DOOR W/ (2) BOLLARDS EACH SIDE
6 ELEVATION EAST
EIFS COLOR TO MATCH SW7532 URBAN PUTTY
SPLIT FACE CMU PAINT TO MATCH SW7513 SANDERLING
3' X 7' HOLLOW METAL MAN DOOR
7 ELEVATION NORTH
8' HIGH SPLIT FACE CMU ENCLOSURE @ HVAC EQUIPMENT. PAINT SW7532 URBAN PUTTY
PREFABRICATED TRUCK RAMP
FIN. FLR. 0'-0" A.F.F.
METAL COPING ON SIDES TO BE FIRESTONE UNA-CLAD 'ALMOND'
METAL ROOF DECK PROVIDED BY PRE-ENGINEERED BUILDING MANUFACTURER
SIGNAGE F.B.O., I.B.O. TO COMPLY W/ LOCAL SIGN ORDINANCE
EIFS TO MATCH SW7532 URBAN PUTTY
BOTTOM OF FIXTURE @ 19'-0" A.F.F.
WALL PACK LIGHT FIXTURES, SEE ELECTRICAL, TYP. MOUNT @ 14'-0" A.F.F.
TOP OF GABLE 29'-9" A.F.F.
CHIEF BUILDING SYSTEM 'CHEROKEE' STANDING SEAM METAL ROOF
GOOSENECK FIXTURES (3 TYPICAL) MOUNTED @ 21'-8" A.F.F., TYP.
TOP OF MASONRY 20'-8" A.F.F.
EIFS TO MATCH SW7532 URBAN PUTTY
CHIEF BUILDING SYSTEM 'CHEROKEE' STANDING SEAM METAL ROOF WITH PAINTED STEEL SUPPORT STRUCTURE.
DECKER RED STRIPE FROM 10'-0" TO 10'-8" A.F.F.
STONE COLUMN
4" PROTRUDING COLUMN WITH 4" SPLIT-FACE CMU PAINTED SW7513 SANDERLING TO 4'-0" A.F.F. WITH E.I.F.S. ABOVE TO MATCH SW7513 SANDERLING, TYP.
NON-OPERABLE WOOD SHUTTER
PRE-FINISHED METAL GUTTER & DOWNSPOUTS TO MATCH SW7532 URBAN PUTTY, RUN DOWNSPOUTS TO UNDERGROUND STORM DRAINAGE.
PAINTED FRAME W/ FAUX GLASS INSERT
STONE VENEER OVER C.M.U.
E.I.F.S. TO MATCH SW7513 SANDERLING
8" RED STRIPE TO BE PAINTED SW 6334 FLOWER POT
3 ELEVATION LEFT
SCALE: 1/8"=1'-0"
EIFS COLOR TO MATCH SW7532 URBAN PUTTY
INTEGRAL COLOR SPLIT FACE CMU COLOR TO MATCH SW7513 SANDERLING
8 ELEVATION SOUTH
PREFABRICATED TRUCK RAMP
EIFS COLOR TO MATCH SW7532 URBAN PUTTY
REAR OF FRONT GABLE BEYOND
METAL COPING ON REAR TO BE FIRESTONE UNA-CLAD 'ALMOND'
TOP OF MASONRY 20'-8" A.F.F.
FORAGE SHED
E.I.F.S. TO MATCH SW7532 URBAN PUTTY
2- 10' ROLLING GATES W/ 90% OPAQUE MESH SCREENING
8' HIGH BLACK ALUMINUM TUBE FENCE W/ 90% OPAQUE MESH SCREENING OVER EXTENT OF FENCE & GATES.
WALL PACK LIGHT FIXTURES, SEE ELECTRICAL, TYP. MOUNT @ 12'-0" A.F.F.
BOTTOM RAIL
9' WIDE ORNAMENTAL FENCE GATE W/ 90% OPAQUE MESH SCREENING
3' X 7' HOLLOW METAL MAN DOOR W/ BIG EYE VIEWER AND DOORBELL
10' X 10' AUTOMATIC INSULATED COILING DOOR W/ (2) BOLLARDS EACH SIDE
DUMPSTER ENCLOSURE TO BE 8' SPLIT FACE C.M.U. PAINT SW7532 URBAN PUTTY
E.I.F.S. TO MATCH SW7532 URBAN PUTTY
PARAPET CAP TO MATCH SW7532 URBAN PUTTY
8' HIGH SPLIT FACE CMU SCREEN WALL @ HVAC LOCATION GATES TO BE ORNAMETAL STYLE W/ 90 % OPAQUE MESH SCREENING
NON-OPERABLE WOOD SHUTTER
8' SPLIT FACE C.M.U. , PAINT SW7513 SANDERLING TO 4'-0" A.F.F.
FINISH GRADE VARIES SEE CIVIL DWGS.
4 ELEVATION REAR
SCALE: 1/8"=1'-0"
ELEVATIONS @ FORAGE SHED
PAINT COLORS
UPPER - SHERWIN WILLIAMS #SW7532 "URBAN PUTTY"
LOWER - SHERWIN WILLIAMS #SW7513 "SANDERLING"
ENTRY GABLE ROOF - STANDARD PEMB PANEL COLOR "CHEROKEE"
CANOPIES - STANDARD PEMB PANEL COLOR "CHEROKEE"
RED STRIPE - SHERWIN WILLIAMS #SW 6334 "FLOWER POT"
PROJECT DATA:
OCCUPANCY - M = MERCANTILE
S-1 = STORAGE
NON-SEPARATED MIXED USE
CONSTRUCTION TYPE - IIB
FIRE SUPRESSION - FULLY SPRINKLERED
OXFORD ARCHITECTURE
1205 Papa Avenue
Suite 204
Nashville, TN 37212
Architecture
Planning
Interior Architecture
TRACTOR SUPPLY COMPANY - SARATOGA SPRINGS, UTAH
Q1 - 2015 - 10.12.2015

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TRACTOR SUPPLY COMPANY - SARATOGA SPRINGS, UT
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Interior Architecture

TSC TRACTOR SUPPLY Co.
TRACTOR SUPPLY COMPANY - SARATOGA SPRINGS, UT
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1205 Paris Avenue
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Q1 - 2015 - 09.24.2015

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ARCHITECTURE

1205 Paris Avenue
Suite 205
Nashville, TN 37212

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Exhibit 7

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SUPPLY Co
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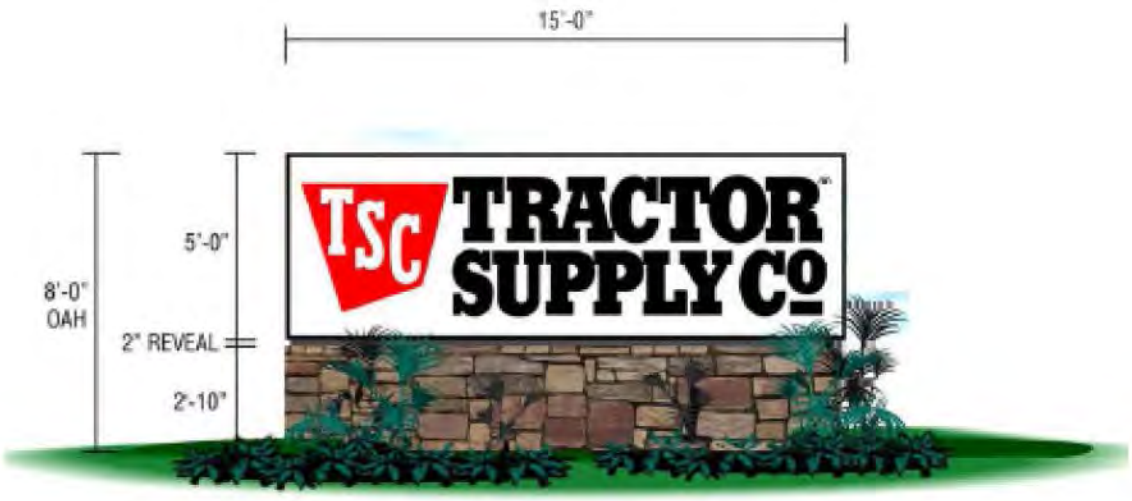
OXFORD
ARCHITECTURE



PROPOSED MONUMENT SIGN @ SITE ENTRY

C S S
P C M
F 015

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

P C M

P :
Commission Members: Jeff Cochran, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North,
Staff: Kimber Gabryszak, Sarah Carroll, Scott Langford, Kevin Thurman, Nicolette Fike, Mark Christensen, Jeremy Lapin
Others: David Funk, Lindsay Gadd, Daniel Schmidt, Derek Lloyd
E Jarred Henline

C O - 6:30 p.m. by Chairman Jeff Cochran
P A - led by David Funk
R C - Quorum was present

P I O by Chairman Jeff Cochran
No input at this time.
P I C by Chairman Jeff Cochran

I

5 P H P R R G P A C P U V T F C D C B D L
Scott Langford presented the amendment and concept plan. They are requesting to rezone a portion of the property that currently falls in Agricultural into Regional Commercial. They are also requesting a General Plan amendment from Medium Density Residential designation and zone, to Regional Commercial.
Daniel Schmidt with WPI and working with the landowners was present. They look forward to developing this area. They feel the area will start to fill in quickly as they get the improvements in.

P H O by Chairman Jeff Cochran
No input at this time.
P H C by Chairman Jeff Cochran

Sandra Steele had no problem with the rezone. She had notes for their concept plan. They can only get one setback reduction as per 19.04. She addressed parking berms and landscaping of such. She also addressed landscaping and fencing abutting agricultural land. She asked about the security fencing.
Lindsay Gadd with Hixsnedeker replied they typically use a chain-link, but they haven't gotten that far in their design yet and will comply with City requirements.
Sandra Steele commented that they don't allow chain-link in the city and for this type of business they usually need to be screened fencing. She addressed the Design Guidelines for them to consider. She also told them that the city has a dark sky ordinance they would need to follow.
Hayden Williamson is in favor of the rezone.
Kirk Wilkins is fine with the rezones. He thought they could keep a smaller setback so there was more green space to beautify the city. He thought they maybe could do a nicer looking fence. He asked what the nature of the business was.
Lindsay Gadd said it was the largest tack and feed and farm supply shop in the West. The outdoor area was for the larger merchandize. The outdoor area would be closed off with a gate.

Draft

Kara North is in favor of the rezone. She wondered what the off-street parking issue was in the notes.
Scott Langford indicated as they were still early enough in the process that it shouldn't be an issue.
Jeff Cochran asked staff what the future plans for the property to the west was. If something were to come in then fencing along the west may not be required.
Scott Langford replied that it was part of the same ownership but they hadn't received any application yet, they would need to address that as it moves forward.
Jeff Cochran asked which direction the building faced.
Sandra Steele noted they hadn't addressed the food services along that road and if they were to change direction it may make sense to orient this business another way like towards Commerce Dr.
Jeff Cochran asked staff where the intent of Commerce Drive was to go.
Jeremy Lapin replied the goal was to have the rest of the circle completed.

M S S C C
G P A 0 M D R R
C R 5 51 0 01 A
R C 1 F C
S H W A S S H W C K
W K N M

P H P R S P C U VASA F
15 N R R C H

Sandra Steele wondered if they should continue this item to another time when the applicant could be present.
Kevin Thurman indicated that if they were able to determine if it met the code based on the information presented to them without the applicant here, then they were still required to act on it. But if they needed some questions answered to determine if it met code, that could not be answered without the applicant, then they would have the discretion to continue it.
Jeff Cochran thought we had an obligation to move forward as it had been noticed.

Sarah Carroll presented the Site Plan. She showed proposed elevations and signage. They are requesting a 3rd wall sign. They are requesting a setback reduction to the west where there is a detention basin.

P H O by Chairman Jeff Cochran
No input at this time.
P H C by Chairman Jeff Cochran

Kara North is open to what the rest of the commission would say about the third wall sign. She isn't sure the third sign is necessary. She likes the plan and elevations and colors.
Kirk Wilkins feels the parking is still a concern. As presented, he is ok with the third sign. He is fine with the setback.
Hayden Williamson did not have many concerns, with parking they are in compliance with code. He feels we get a lot of requests for a third sign, when we have a lot of those requests it may mean our code needs to be reviewed. As it is presented he would be in favor of the three signs. He would be in favor of the setback request.
Sandra Steele thought she would be ok with the three signs because they face 3 different roads. But she thought if they were aware of the dark sky ordinance they may want to change. They show an awning and vertical but she wondered where the vertical comes down and how far out the canopy was. It may be a code issue. She thinks they could put an access aisle in front to allow persons to access the door easier. She wanted to ask about the length of a wall on the east elevation. It wasn't scalable and may need something to break it up.
Jeff Cochran recognizes that they have made the change to the parking code but he does feel it will be under parked. He is ok with the 10' setback on the west side. He feels it should follow the sign code, in this

Draft

Kevin Thurman wanted to make sure their expectations are somewhat tempered he believes they are required to pay it.
Councilman McOmber noted people waive their rights all the time.
Councilwoman Call thinks that is a lot of money for a few coaches. She would like to see the dollar amount on a volunteer and they aren't volunteers for the whole year, are we paying the whole year for them.
Councilman Poduska congratulated Chelese on her award. She has been a great asset to the city.

Public Hearing - Opened by Mayor Miller
No comment at this time
Public Hearing - Closed by Mayor Miller

Motion made by Councilman Poduska to approve the Budget Amendments for Fiscal Year 2014-2015 and Resolution R15-9 (3-17-15): A resolution amending the City of Saratoga Springs Budget for Fiscal Year 2014 -2015 and establishing an effective date. Seconded by Councilman Willden. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

Councilman McOmber noted his Aye was reluctant.

3. Public Hearing: Rezone, General Plan Amendment and Concept Plan for Utah Valley Turf Farm located southwest of Commerce Drive and Crossroads Boulevard, WPI Enterprises/Derek Lloyd, applicant.

a. Ordinance 15-11 (3-17-15): An Ordinance of the City of Saratoga Springs, Utah adopting amendments to the City of Saratoga Springs' Official Zoning Map and General Plan Land Use Map for certain real property (Utah Turf Farm); instructing the City staff to amend the City's Zoning Map, Future Land Use Map and other Official Zoning Records of the City and establishing an effective date.

Scott Langford presented the amendment and concept plan. They are requesting to rezone a portion of the property that currently falls in Agricultural into Regional Commercial. They are also requesting a General Plan amendment from Medium Density Residential designation and zone, to Regional Commercial. The Gateway Overlay lines up with the back of the proposed building. The Overlay restricts certain uses. There is a concern that the applicant may not be able to use this as intended. The applicant does not have any specific users yet for the two north parcels.
Daniel Schmidt with WPI is working with the landowners.

Public Hearing – Opened by Mayor Miller
No comment at this time.
Public Hearing - Closed by Mayor Miller

Councilwoman Baertsch in general thought it would be a good business for the city but has issues with the code. With the Overlay the way it is now, they can't do what they want, but there are some options, this particular Overlay zone is outdated and not really what they want. Within it they can sell equipment but not an ATV, there are some big inconsistencies. This is not really the entrance to our city. This isn't our prime high traffic commercial area or architectural standard area. We need to look at this and ask if it is still the appropriate area for this Overlay. If they could rearrange it so the outdoor stuff was outside the overlay zone they could get past it. They like to front the roads with the businesses so the parking is hidden behind. Right now the narrow sides of the front parcels are facing towards the road but realistically Tractor Supply should be fronting Commerce Drive. She doesn't have a problem with the zone change. We have a lot of architectural standards that most of their stores won't pass but there are some she saw (in Fresno and Sonora CA.) that would pass. That architectural detail would need to be carried to all sides of the building.
Councilman McOmber encourages economic development. He gets why the buildings are narrow for visibility like Wendy's is, but SR 73 will continue to see a reduction in traffic. With the Overlay, if it's

really outdated and not really the gateway front he would entertain removing that. He would feel more comfortable with Regional Commercial then with an Overlay zone. We could probably solve the problem instead of them having to flip everything. If we need to fix something in Regional Commercial as a result they could also look at that.

Councilwoman Call shares some of the same feelings of benefits to the city and some of the same hesitations. She also would love to have them in the city; there will still be an agricultural component to the city for the next 30 years, plus Cedar Fort, Fairfield, and Eagle Mt. She is hesitant with the rezone right now without the kinks worked out and if we approve the rezone then we have a weird corner.

Councilman Poduska agrees with the others in regards to the Gateway Overlay. He thinks that will be able to be resolved and Commerce drive being connected will increase traffic to the business, so he feels the orientation is a toss-up. He thinks they should be able to make it work.

Councilman Willden is in favor of the rezone and GP amendment and he suggests we move forward with that today. We should move through the process as quickly as we can so we don't delay economic development in the city. He is agreeable with removing or reducing the Overlay zone. It could be discussed in the next sub-code committee.

Mayor Miller welcomed them; he liked seeing Regional Commercial and a business coming with it.

Motion made by Councilwoman Baertsch to approve the General Plan Amendment of approximately 0.4 acres from Medium Density Residential to Regional Commercial and Rezone approximately 3.45 acres of parcel 51:032:0136 from Agriculture to Regional Commercial, as identified in Exhibit 1, with the Findings and Conditions in the staff report. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

Councilman McOmber wanted to suggest that they don't include Concept plans as public hearings so as to not set precedence.

4. Consideration and Possible Approval for the Site Plan and Conditional Use for VASA Fitness located at 1523 North Redwood Road, Charlie Hammond, applicant.

Sarah Carroll presented the proposal to the Council. There is a change they need to make that a vertical post be reduced to allow room for the sidewalk. She noted condition #8 the engineer has recommended they stamp the concrete.

Kevin Hawkins had reviewed some of the impact fees and felt it was high. They paid for a lot of Infrastructure and the roads. They prepaid and improved their infrastructure and road system and they wondered if there was a way to get some reduction.

Kevin Thurman noted they could get a hearing in front of the council and they could work with them on that process.

Councilwoman Call asked about the sidewalks, do they meet ADA standards?

Jeremy Lapin did not know if it met ADA standards and although stamping can decrease the life of the concrete he was fine with it.

Councilman Poduska felt the program had come in smoothly. He had no further questions.

Councilman Willden did not have any particular concerns. He is fine with the third sign request.

Councilwoman Baertsch is fine with the setback reduction. She feels they should maintain the stamp to be consistent in the development, unless it didn't meet ADA standards. She is fine with the third sign.

Councilman McOmber is fine with the two signs and appreciates their willingness to reduce the vertical. He is fine with the setback reduction. He doesn't think the stamped is a problem with ADA standards unless it is actually cobblestones. He likes the look of the stamps.

Motion made by Councilman Willden for Approval for the Site Plan and Conditional Use for VASA Fitness located at 1523 North Redwood Road, Charlie Hammond, with the findings and conditions in the Staff Report. And modify condition #8 that it states it match existing concrete patterns. Seconded by Councilman Poduska.

Planning Commission
Staff Report

Plat Amendment
Harvest Hills Plat F-A
October 22, 2015
Public Hearing

Report Date:	October 15, 2015
Applicant:	Ridge Point Management Group, LLC
Owner:	Jason & Kerry Coe (Lot 1205)
	Craig & Ketra Remund (Lot1206)
	Michael & Stephanie Follett (Lot 1207)
	Paul & Tiffany Barney (Lot 1208)
	Ted & Jennifer Turcsanski (Lot 1209)
	Quinten & Jennifer Klingonsmith (Lot 1210)
Location:	Bay Leaf Drive & Ginger Place
Major Street Access:	Harvest Hills Blvd
Land Area:	Area amended 2.687 acres
Parcel Number(s) & Size:	41:528:0218 - .534148 acres (Lot 1205)
	41:528:0206 - .307 acres (Lot 1206)
	41:528:0207 - .455 acres (Lot 1207)
	41:528:0208 - .336 acres (Lot 1208)
	41:528:0209 - .255 acres (Lot 1209)
	41:528:0210 - .251 acres (Lot 1210)
	Total – 2.138148 acres
Parcel Zoning:	R-3 PUD, Low Density Residential
Adjacent Zoning:	R-3, R-3 PUD
Current Use of Parcel:	Existing Single Family Homes
Adjacent Uses:	Single Family Residential, Vacant, Public Park
Previous Meetings:	N/A
Previous Approvals:	Final Plat Approval – 2002 (Plat F)
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	None
Author:	Jamie Baron, Planner I

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

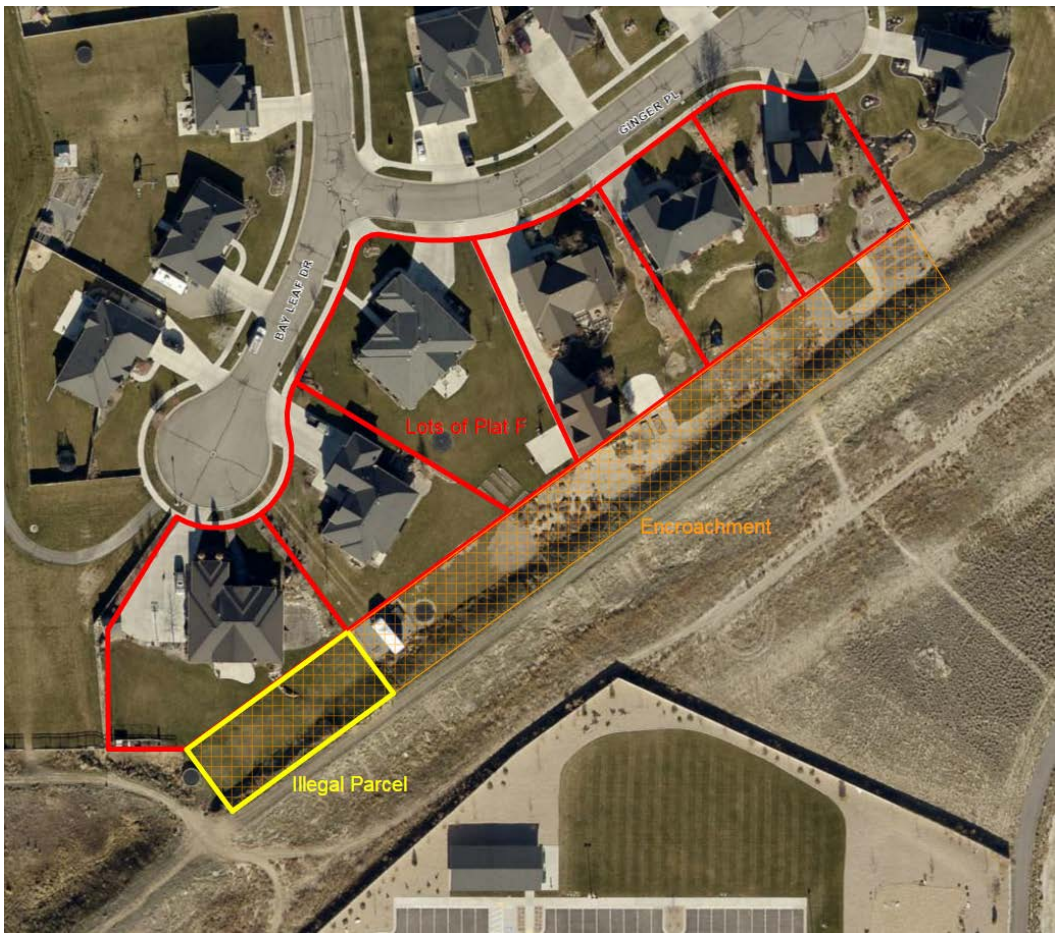
A. Executive Summary:

This is a request for a plat amendment to correct an illegal parcel and encroachment by the property owners on to abutting property. The proposed plat amendment affects six lots in Harvest Hills Plat F; lots 1205, 1206, 1207, 1208, 1209, and 1210.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the Harvest Hills Plat F-A Plat Amendment, take public comment, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include a motion for approval with conditions, a motion to continue the item to gather additional supportive information, or a motion for a denial based on non-compliance with findings of specific criterion.

B. Background: Harvest Hills Plat F was recorded on February 7, 2003 (attached). After building permits were issued and the homes built, the property owners encroached on the parcel to the south, as shown below. The encroachments include landscaping, gardens, and a building on Lot 1208. In 2014 an illegal parcel was created by Warranty Deed and ownership was transferred from Western Hills 1 LLC to Jason & Kerry Coe for the property in the encroachment area. The property owner to the South, Western Hills 1 LLC, has applied for Preliminary and Final Subdivision Plat approval for a separate development called Western Hills Phase 2. The correction of the illegal parcel and encroachment issues must be completed prior to Preliminary Plat approval for Western Hills Phase 2.



C. Specific Request:

The applicant is requesting a plat amendment to Harvest Hills Plat F for Lots 1205 – 1210 to correct an illegal parcel and encroachments by the owners of the lots involved.

D. Process:

Section 19.12.06(6) states that the Planning Commission is the Land Use Authority for plat amendments affecting a public utility easement (PUE). The proposed plat amendment also modifies the PUEs between Lots; thus the Planning Commission is the deciding body.

E. Community Review:

Per 19.12.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*, and each residential property within 300 feet of the subject property was sent a letter at least ten calendar days prior to the Planning Commission meeting. 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 as Low Density Residential. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre.

Staff conclusion: Consistent*. The proposed plat amendment does not increase the density within the subject development (Harvest Hills).*

G. Code Criteria: The following criteria are pertinent requirements that the Planning Commission shall consider when reviewing a plat amendment. Please see the attached "Planning Review Checklist" for addition details.

Section 19.04.13 requires the setbacks to comply with the R-3 zone. Harvest Hills is a PUD development and setback variations were granted at the time of final plat approval for Harvest Hills Plat F. The setbacks on the recorded plat are 5' side yards and 25' front and rear yards.

Staff Finding: Can Comply. *The setbacks and PUEs shall be changed to match those that were recorded on Harvest Hills Plat F; this is a condition of approva**l.***

Section 19.12.03(4)(h)(ix,x,xiv,xxi) requires the following:

ix. A tie to a permanent survey monument at a section corner.

x. The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.

xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.

xxi. Location of any flood plains, wetlands, and other sensitive lands

***Staff Findings: Can Comply**. The dimension that ties the Point of Beginning to the section corner is incorrect, placing the Point of Beginning ~ 399 feet to the North of the actual location. This dimension shall be corrected on the plat and in the legal description. There is a berm included in the proposed plat amendment which is considered a sensitive land due to a grade of more than 30%. The berm shall be identified as Sensitive Lands on the plat. These items are included as conditions of approval.*

Section 19.12.09 of the City Code states:

1. **Plat Amendment.** The City shall follow the process outlined in Utah Code Chapter 10-9a for the vacation of any public street, right-of-way, easements, or alley.

2. **Applicability.** Owners may petition to vacate or amend a recorded subdivision plat if the petition seeks to:

a) join two or more of the petitioning fee owner's lots; or

b) adjust internal lot lines between two or more of the petitioning fee owner's lots; or

c) vacate or alter private streets, rights-of-way, easements, or alleys, or

d) adjust internal restrictions subject to the standards of this Title and applicable conditions of approval for the original plat, or

e) adjust the boundary of the plat to include adjacent property to one or more lots in the existing subdivision, subject to the limitations of State Code.

***Staff Finding: Complies**. The proposed Plat amendment is to adjust the boundary of the lots to include adjacent property to six lots in the existing Harvest Hills subdivision.*

3. **Standards.** Plat amendments may be approved if:

a) no new dwelling lot or dwelling results from the plat amendment; and
b) the number of lots or parcels does not increase; and
c) the amendment does not result in remnant land that did not previously exist; and
d) the amendment does not violate conditions of approval for the original plat; and
e) the amendment does not result in a violation of applicable zoning requirements; and
f) if all requirements of Utah Code Chapter 10-9a are met.

***Staff Finding: Complies.** The proposed plat amendment does not create any new lots, parcels, or remnant land and is consistent with the approvals for the current plat, zoning ordinances, and the Utah State Code requirements.*

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed plat amendment, hold a public hearing, discuss any public input received, and choose from the following options.

Option 1 – Staff Recommendation, Approval
"I move to approve the proposed plat amendment for Harvest Hills Plat F-A, located at Bay Leaf Drive and Ginger Place as outlined in Exhibit 3 with the Findings and Conditions in the Staff Report dated October 15, 2015:"

Findings

1. The application complies with the criteria in section 19.12. of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
2. The application is consistent with the General Plan, as articulated in Section "F" of the staff report, which section is incorporated by reference herein.
3. Prior to the Planning Commission review of the amended 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.
4. The proposed plat amendment will correct an illegal parcel and encroachment issues on the property to the south.

Conditions:

1. The Harvest Hills Plat F-A is approved as shown in the attachment to the Staff report in Exhibit 3.
2. The survey and legal description shall be corrected.
3. The plat notes shall match the recorded notes on Harvest Hills Plat F.
4. H.O.A. details shall be included in the plat notes.
5. The setbacks and PUEs shall match what is shown on the recorded copy of Harvest Hills Plat F.
6. Sensitive Lands shall be indicated on the Plat.
7. Any other conditions or changes as articulated by the Planning Commission: _____.

Alternative 1 - Continuance
The Planning Commission may also choose to continue the item. "I move to **continue** the Harvest Hills Plat F-A Plat Amendment to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

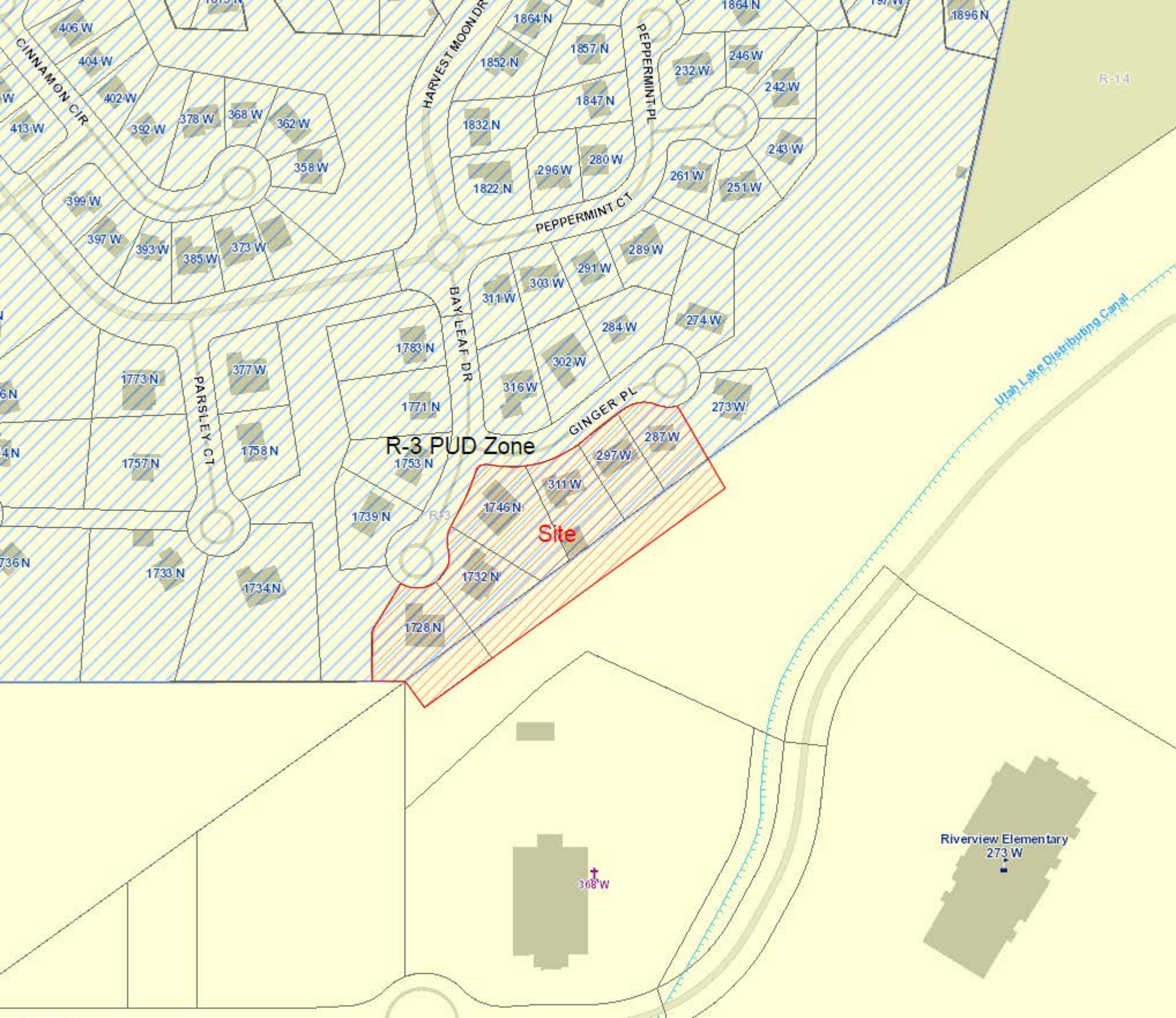
1. _____
2. _____

Alternative 2 – Denial
The Planning Commission may also choose to deny the application. "I move to deny the proposed plat amendment for Harvest Hills Plat F-A, located at Bay Leaf Drive and Ginger Place, based on the Findings below:

1. The Harvest Hills Plat F-A Plat Amendment is not consistent with the General Plan, as articulated by the Planning Commission:
   _____, and/or,
2. The Harvest Hills Plat F-A Plat Amendment is not consistent with Section 19.12 of the Code, as articulated by the Planning Commission:
   _____, and/or
3. The Harvest Hills Plat F-A Plat Amendment does not comply with the Harvest Hills MDA, as articulated by the Planning Commission:
   _____.

I. Attachments:

1. Location & Zone Map
2. Planning Review Checklist
3. Plat Amendment
4. Harvest Hills Plat F


R-3 PUD Zone
Site
CINNAMON CIR
HARVEST MOON DR
PEPPERMINT PL
PEPPERMINT CT
BAYLEAF DR
GINGER PL
PARSLEY CT
Utah Lake Distributing Canal
Riverview Elementary
273 W
368 W
R-3
R-14
406 W
404 W
402 W
413 W
392 W
378 W
368 W
362 W
358 W
399 W
397 W
393 W
385 W
373 W
377 W
1773 N
1758 N
1757 N
1733 N
1734 N
736 N
1783 N
1771 N
1753 N
1739 N
1746 N
1732 N
1728 N
1864 N
1857 N
1852 N
1847 N
1832 N
1822 N
1896 N
232 W
246 W
242 W
243 W
261 W
251 W
296 W
280 W
289 W
291 W
303 W
311 W
284 W
274 W
302 W
316 W
273 W
287 W
297 W
311 W

APPLICATION REVIEW CHECKLIST

0 01 F

A I

D R	September 22, 2015
P N	Harvest Hills Plat F-A
P R T	Plat Amendment
B	Planning Commission
M T	**P H PC**
A	Ridge Point Management Group
O	Jason & Kerry Coe
	Craig & Ketra Remund
	Michael & Stephanie Follett
	Paul & Tiffany Barney
	Ted & Jennifer Turcsanski
	Quinten & Jennifer Klingonsmith
L	Bay Leaf Dr and Ginger Place
M S A	Harvest Hills Blvd
P N	41:528:0218 - .534148 acres
	41:528:0206 - .307 acres
	41:528:0207 - .455 acres
	41:528:0208 - .336 acres
	41:528:0209 - .255 acres
	41:528:0210 - .251 acres
	Total – 2.138148 acres
G P D	Low Density Residential
	R-3 PUD
A	R-3, R-3 PUD
C U	Low Density Residential
A U	Single family residential, vacant, public park
P M	Final Plat Approval - 2002
L U A	Planning Commission
F R	None
P	Jamie Baron, Planner I

S 1 1 A S

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

S 1 1 0 P

- DRC:
  - 9/28/2015
    - No comments
  - 10/12/2015
    - Plat note: semi-private fence required on rear yard if installed prior to developer installing it.
- UDC: N/A
- Neighborhood Meeting: N/A
- PC: Scheduled for October 22, 2015
- CC: N/A

G R

B D

- No comments

F D

- No comments

GIS A

- Comments: The legal description needs to be corrected. The point of beginning places the boundary about 399 feet too far to the north.

A R

- Include the HOA information on the Plat.
- Adjust Plat Scale to a more usable increment, such as 5’ or 10’. Each mark is currently 6.25’.

C R

- 19.04, Land Use Zones
  - Zone: R-3 PUD
  - Use: Low Density Residential
  - Density: **C** The proposed Plat amendment does not increase the density of the current plat.
  - Setbacks: **C C** . All setbacks are required to match the current plat, which are as follows:
    - Setbacks
      - 25’ Front
      - 25’ Rear
      - 5’ Side
      - 20’ Street Side (Corner Lots)
    - PUEs
      - 10’ Front

        - 10’ Rear
        - 5’ Side
        - 10’ Street Side (Corner Lots)
        - 10’ Where adjacent to open space
    - Lot width: **C** . The proposed plat amendment is to add land to the rear of the current lots and will not alter the current lot widths at the front building setback.
    - Size: **C** . The proposed plat amendment is adding land to the rear of the current lots, which will increase the size of each of the lots.
    - Coverage: **C** The proposed plat amendment is creating additional land to the current lots, which will decrease the total coverage of each lot.
    - Sensitive Lands: Can Comply. The proposed plat amendment will include land where there is a steep slope. The sensitive lands shall be indicated on the Plat and include the topographic information.

- 19.12, Subdivisions
    - Final Plat Requirements apply. 19.12.03(4).
        - Can Comply. The proposed plat meets all requirements expect as indicated below.
            - Indicate sensitive lands on the Plat.
            - March setbacks on recorded plat
            - Add HOA note
            - Add note: If the property owners install fencing along the rear yard, it shall be semi-private and maintained by the property owner.
    - Plat amendment 19.12.09

1. **P A** The City shall follow the process outlined in Utah Code Chapter 10-9a for the vacation of any public street, right-of-way, easements, or alley.

2. **A** Owners may petition to vacate or amend a recorded subdivision plat if the petition seeks to:

a. join two or more of the petitioning fee owner’s lots; or

b. adjust internal lot lines between two or more of the petitioning fee owner’s lots; or

c. vacate or alter private streets, rights-of-way, easements, or alleys, or

d. adjust internal restrictions subject to the standards of this Title and applicable conditions of approval for the original plat, or

e. adjust the boundary of the plat to include adjacent property to one or more lots in the existing subdivision, subject to the limitations of State Code.

Complies*. The proposed Plat amendment is to adjust the boundary of the lots to include adjacent property to six lots in the existing Harvest Hills subdivision.*

3. **S** Plat amendments may be approved if:

a. no new dwelling lot or dwelling results from the plat amendment; and

b. the number of lots or parcels does not increase; and

c. the amendment does not result in remnant land that did not previously exist; and

d. the amendment does not violate conditions of approval for the original plat; and

e. the amendment does not result in a violation of applicable zoning requirements; and

f. if all requirements of Utah Code Chapter 10-9a are met.

Complies. *The proposed plat amendment does not create any new lots, parcels, or remnant land and is consistent with the approvals for the current plat, zoning ordinances, and the Utah State Code requirements.*

6. **L U A**

a. The Planning Director is hereby designated as the land use authority for plat amendments involving only lot combinations or lot line adjustments, plat amendments required to formalize a variance that has been granted by the Hearing Examiner, and all other plat amendments and vacations that do not affect public or private roads or easements or conditions of approval.
b. The Planning Commission is hereby designated as the land use authority for all other plat amendments and vacations that do not affect a public road.
c. The City Council is hereby designated as the land use authority for all plat amendments and vacations that affect a public road, per Section 19.12.10.

Complies. *The proposed plat will relocate the Public Utility Easements (PUE). The Planning Commission is the Land Use Authority.*

HARVEST HILLS
PLANNED UNIT DEVELOPEMENT PLAT "F-A"

AMENDING LOTS 1205–1210 OF HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT "F." LOCATED IN THE SOUTHWEST QUARTER SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

VICINITY MAP

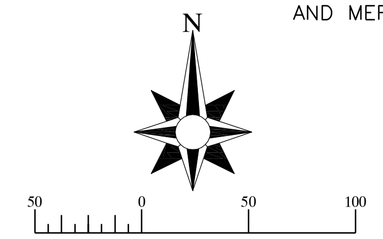
N.T.S.

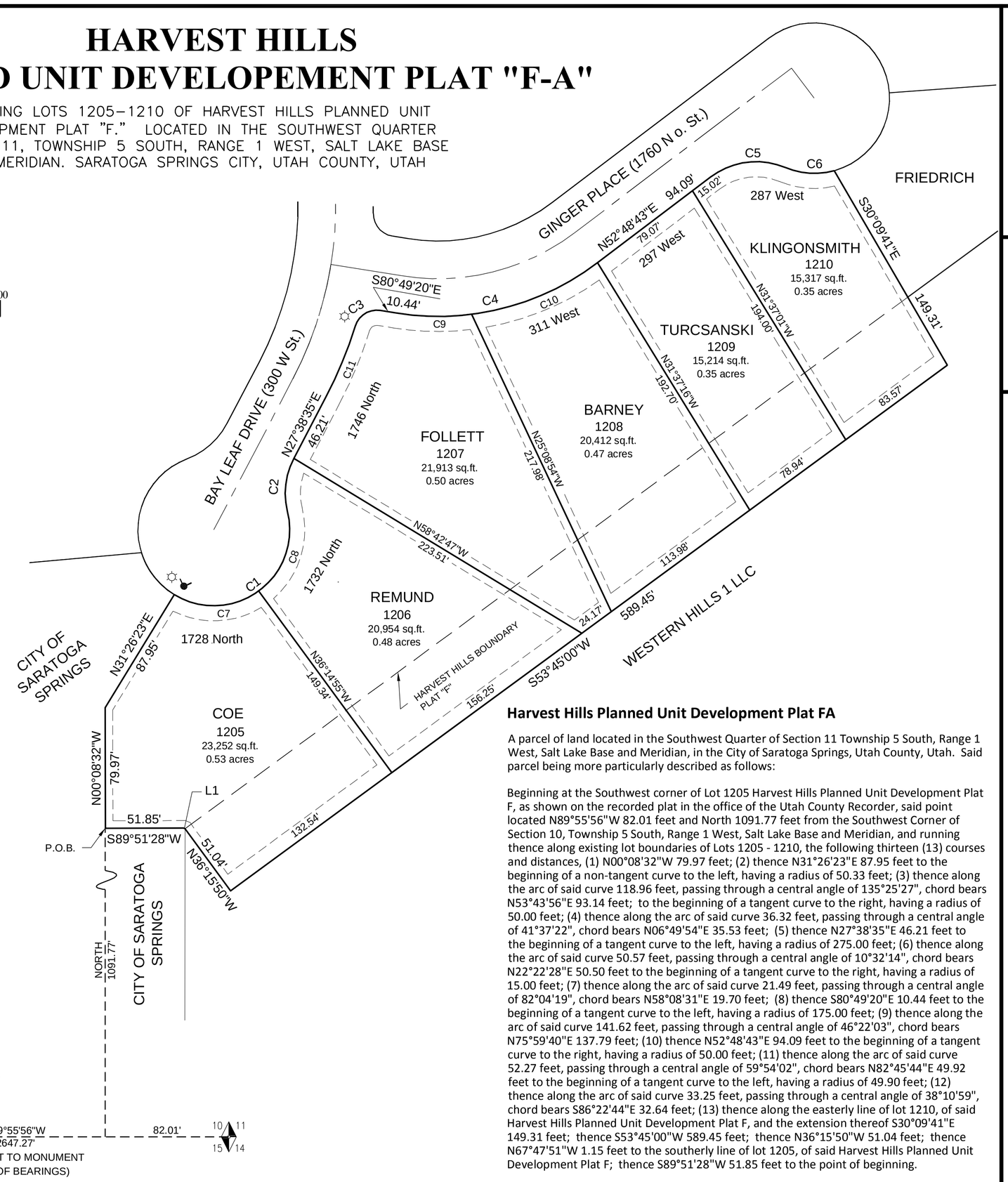
SARATOGA SPRINGS

LEGEND

07-07-15

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

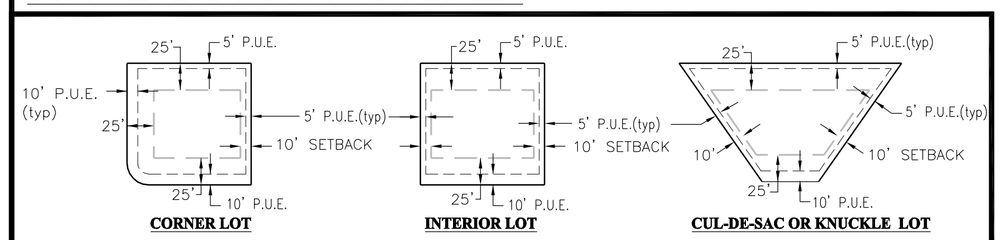




LINE TABLE		
LINE	LENGTH	BEARING
L1	1.15	N67°47'51"W

CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	118.96	122.79	50.33	135°25'27"	93.14	N53°43'56"E
C2	36.32	19.00	50.00	41°37'22"	35.53	S06°49'54"W
C3	21.49	13.06	15.00	82°04'19"	19.70	S58°08'31"W
C4	141.62	74.95	175.00	46°22'03"	137.79	N75°59'40"E
C5	52.27	28.81	50.00	59°54'02"	49.92	S82°45'44"W
C6	33.25	17.27	49.90	38°10'59"	32.64	S86°22'44"E
C7	59.46	33.75	50.33	67°41'37"	56.07	N87°35'51"E
C8	59.50	33.78	50.33	67°43'50"	56.09	N19°53'08"E
C9	50.34	25.35	175.00	16°29'00"	50.17	S89°03'48"E
C10	91.28	46.70	175.00	29°53'03"	90.24	N67°45'11"E
C11	50.57	25.36	275.00	10°32'14"	50.50	N22°22'28"E

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

Harvest Hills Planned Unit Development Plat FA

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

Beginning at the Southwest corner of Lot 1205 Harvest Hills Planned Unit Development Plat F, as shown on the recorded plat in the office of the Utah County Recorder, said point located N89°55'56"W 82.01 feet and North 1091.77 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence along existing lot boundaries of Lots 1205 - 1210, the following thirteen (13) courses and distances, (1) N00°08'32"W 79.97 feet; (2) thence N31°26'23"E 87.95 feet to the beginning of a non-tangent curve to the left, having a radius of 50.33 feet; (3) thence along the arc of said curve 118.96 feet, passing through a central angle of 135°25'27", chord bears N53°43'56"E 93.14 feet; to the beginning of a tangent curve to the right, having a radius of 50.00 feet; (4) thence along the arc of said curve 36.32 feet, passing through a central angle of 41°37'22", chord bears N06°49'54"E 35.53 feet; (5) thence N27°38'35"E 46.21 feet to the beginning of a tangent curve to the left, having a radius of 275.00 feet; (6) thence along the arc of said curve 50.57 feet, passing through a central angle of 10°32'14", chord bears N22°22'28"E 50.50 feet to the beginning of a tangent curve to the right, having a radius of 15.00 feet; (7) thence along the arc of said curve 21.49 feet, passing through a central angle of 82°04'19", chord bears N58°08'31"E 19.70 feet; (8) thence S80°49'20"E 10.44 feet to the beginning of a tangent curve to the left, having a radius of 175.00 feet; (9) thence along the arc of said curve 141.62 feet, passing through a central angle of 46°22'03", chord bears N75°59'40"E 137.79 feet; (10) thence N52°48'43"E 94.09 feet to the beginning of a tangent curve to the right, having a radius of 50.00 feet; (11) thence along the arc of said curve 52.27 feet, passing through a central angle of 59°54'02", chord bears N82°45'44"E 49.92 feet to the beginning of a tangent curve to the left, having a radius of 49.90 feet; (12) thence along the arc of said curve 33.25 feet, passing through a central angle of 38°10'59", chord bears S86°22'44"E 32.64 feet; (13) thence along the easterly line of lot 1210, of said Harvest Hills Planned Unit Development Plat F, and the extension thereof S30°09'41"E 149.31 feet; thence S53°45'00"W 589.45 feet; thence N36°15'50"W 51.04 feet; thence N67°47'51"W 1.15 feet to the southerly line of lot 1205, of said Harvest Hills Planned Unit Development Plat F; thence S89°51'28"W 51.85 feet to the point of beginning.

Containing 2.687 acres more or less and 6 Lots.

PLAT 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-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3-PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
4-LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
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-THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
7- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8-THE REAR PUBLIC UTILITY EASEMENTS OF LOTS 1205-1210 AS SHOWN ON THE RECORDED PLAT OF HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT "F" ARE HEREBY VACATED WITH THE RECORDING OF THIS PLAT.

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 to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

(SEE DESCRIPTION TO THE LEFT)

Total Acres: 2.687 more or less. # of Lots: 6 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

HARVEST HILLS PLAT "F-A"

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 the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.
In witness whereof ___ have hereunto set ___this _____ day of _____, A.D. 20_____.

Jason Coe — Kerry L. Coe

Craig Timothy Remund — Ketra Pauly Remund

Michael J. Follett — Stephanie Follett

Paul Barney — Tiffany Barney

Ted Turcsanski — Jennifer Turcsanski

Quinten Klingonsmith — Jennifer Klingonsmith

WESTERN HILLS 1, LLC
By: Brad Jensen

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
County of Utah
} S.S.
On the__day of____, A.D. 20__, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer's of the above Owner's dedication, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

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)

HARVEST HILLS
PLANNED UNIT DEVELOPEMENT PLAT "F-A"
AMENDING LOTS 1205–1210 OF HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT "F." LOCATED IN THE SOUTHWEST QUARTER SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

H&H ENGINEERING AND SURVEYING, INC.
42 NORTH 200 EAST, STE 1, 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

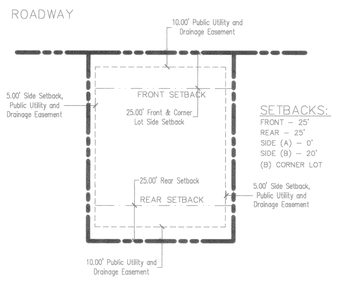
SARATOGA SPRINGS ENGINEER APPROVAL
Approved by the City Engineer on this ___ day of _____, A.D. 20____
CITY ENGINEER

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 | CITY ENGINEERS SEAL | CLERK–RECORDER SEAL

NORTH
1" = 80'



SETBACKS:
FRONT – 25'
REAR – 25'
SIDE (A) – 0'
SIDE (B) – 20'
(B) CORNER LOT

TYPICAL LOT

NOTE

The proposed construction must conform to the Soils Report for the proposed Subdivision.

Provided by Strata Consultants Date 11-9-99

SYMBOL	DESCRIPTION
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED SUBDIVISION MONUMENT
	EXISTING CONTROLLING MONUMENT
	STATE PLANE COORDINATE

NOTES:

1) The installation of all improvements shall conform to the City of Saratoga Springs, Ordinances, requirements, construction standards, policies and any other rules pertaining to the development of this property.

2) Although roadways and improvements are dedicated to the City of Saratoga Springs, the Home Owner's Association retains the responsibility for maintaining the landscaping within the dedicated areas.

3) Specific fencing is required along the canal right of way as set out in the Harvest Hills Master Home Owners Association Design Guidelines.

4) Prior to any building permits being issued, soil testing may be required on each lot as per the soil study required by the City of Saratoga Springs, building official.

5) Drainage Easements are to remain unobstructed to allow the drainage flow to run as dictated by natural topography of the plat.

LINE TABLE

LINE	LENGTH	BEARING
T1	10.44	N 80°49'20" W
T2	10.44	N 80°49'20" W
T3	24.90	N 37°11'17" W

CURVE TABLE

CURVE	RADIUS	CURVE	TANGENT	CHORD	BEARING	DELTA
C1	225.00'	48.56'	24.37'	48.46'	N 01°18'56" W	12°21'52"
C2	225.00'	89.45'	45.32'	88.86'	N 16°15'19" E	22°46'38"
C3	50.00'	36.32'	19.00'	35.53'	N 48°27'18" E	41°37'20"
C4	50.33'	76.16'	47.51'	69.10'	N 25°54'56" E	86°42'03"
C5	50.33'	59.46'	33.75'	56.06'	N 87°35'44" E	67°41'18"
C6	50.33'	59.49'	33.77'	56.09'	N 19°53'12" E	67°43'47"
C7	50.00'	36.32'	19.00'	35.53'	N 06°49'58" E	41°37'20"
C8	275.00'	50.58'	25.36'	50.51'	N 22°22'30" E	10°32'16"
C9	15.00'	21.49'	13.06'	19.70'	N 58°08'31" E	82°04'19"
C10	175.00'	50.34'	25.35'	50.17'	N 89°03'48" W	16°28'56"
C11	175.00'	91.28'	46.70'	90.24'	N 67°45'14" E	29°53'02"
C12	50.00'	52.27'	28.81'	49.93'	N 82°45'46" E	59°54'06"
C13	49.90'	33.26'	17.27'	32.64'	N 86°22'43" W	38°11'04"
C14	49.90'	68.49'	40.87'	63.24'	N 35°12'30" E	78°38'30"
C15	49.90'	23.73'	12.10'	23.51'	N 17°44'16" W	27°15'00"
C16	49.90'	60.96'	34.94'	57.24'	N 66°21'24" W	69°59'36"
C17	49.90'	22.48'	11.43'	22.29'	N 65°44'21" E	25°48'35"
C18	125.00'	13.69'	6.85'	13.69'	N 55°57'00" E	6°16'35"
C19	125.00'	87.46'	45.61'	85.69'	N 79°07'59" E	40°05'22"
C20	15.00'	21.49'	13.06'	19.70'	N 39°47'10" W	82°04'19"
C21	275.00'	41.99'	21.03'	41.94'	N 03°07'27" W	8°44'51"
C22	150.00'	121.39'	64.24'	118.10'	N 75°59'42" E	46°21'57"
C23	250.00'	153.33'	79.16'	150.94'	N 10°04'23" E	35°08'30"
C24	250.00'	72.76'	36.64'	72.50'	N 00°50'24" E	16°40'32"
C25	250.00'	80.57'	40.64'	80.22'	N 18°24'39" E	18°27'58"
C26	50.00'	22.02'	11.19'	21.84'	S 20°06'52" E	25°14'01"

9887-111

SURVEYOR'S CERTIFICATE

I, Roger D.Dudley, do hereby certify that I am a registered Land Surveyor, and that I hold certificate No. 147089 as prescribed under the Laws of the State of Utah. I further certify by authority of the owners, I have made a Survey of the tract of land shown on this Plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

BOUNDARY DESCRIPTION

COMMENCING N 89°55'56" W along the Section Line 82.01 Feet and North 693.50 Feet from the Southeast corner of Section 10

TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

Bearing	Distance	Remarks
N 00°08'32" W	79.97'	
N 31°26'23" E	87.93'	
Arc Length	36.13'	chord bears N 37°59'51" W 35.35'; Radius 50.33
S 84°52'37" W	74.45'	
N 04°22'00" W	132.07'	
N 19°22'58" E	78.25'	
N 12°08'23" W	183.43'	
N 78°16'30" E	177.25'	
Arc Length	22.02'	chord bears S 20°06'52" E 21.84'; Radius 50.00
N 82°30'08" E	50.00'	
S 07°29'52" E	59.56'	
N 67°33'43" E	269.84'	
S 74°59'47" E	62.30'	
N 16°18'26" E	106.48'	
S 66°38'46" E	74.45'	
N 18°50'36" E	25.08'	
N 50°37'38" E	88.35'	
N 37°32'30" E	86.49'	
N 00°34'42" E	197.90'	
N 82°18'28" E	53.47'	
S 77°22'38" E	75.34'	
N 19°19'08" E	150.00'	
Arc Length	19.84'	chord bears S 82°02'50" E 19.71'; Radius 50.00
S 03°24'49" E	156.51'	
S 77°16'00" E	82.13'	
S 12°44'00" W	365.13'	
S 33°45'05" W	1063.17'	
S 89°51'28" W	51.85'	To the point of beginning. Area 425,174 S.F. 9.76 acres total Number of Lots = 15

BASIS OF BEARING = N 89°55'56" W along the Section Line

FEB. 4, 2003
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyor's Certificate hereon and shown on this map and subject to any conditions and restrictions stated hereon, have caused this map, and subject to any conditions and restrictions stated hereon, have caused the same to be subdivided in lots, blocks, streets, and easements and do hereby dedicate the streets and other public areas as indicated hereon.

In witness hereof we have hereunto set our hands this 4th day of FEB., A.D. 2003

Paul E. Johnson, Manager
Windsor Development, LLC
PAUL E. JOHNSON

OWNER'S DEDICATION ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

The foregoing Owners Dedication was acknowledged before me this 4 day of Feb. 2003 by Paul E. Johnson as Manager of Windsor Development the owner of the property covered by this Plat.

My Commission expires 3-01-04 Notary Public
Residing at Orem, Utah

ACCEPTANCE OF LEGISLATIVE BODY

The Mayor of the City of Saratoga Springs, County of Utah, approves this Subdivision and hereby accepts the dedication of all streets, easements, and other Parcels of land intended for public purposes for the perpetual use of the public this 6th day of FEBRUARY A.D. 2003

Mayor
Attest City Recorder
(See Seal Below)

SARATOGA SPRINGS ATTORNEY

Approved this 6th day of February, A.D. 2003

City Attorney

ENT 19141:2003 Ba: 9887
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Feb 07 10:09 am FEE 46.00 BY BLS
RECORDED FOR SARATOGA SPRINGS

SARATOGA SPRINGS ENGINEER APPROVAL

Approved this 4th day of February A.D. 2003, by the City of Saratoga Springs Civil Engineer.

City of Saratoga Springs Civil Engineer.

FIRE CHIEF

Approved subject to the following conditions: N/A

Saratoga Springs Fire Chief David J. Phillips

PLANNING COMMISSION APPROVAL

Approved this 5th day of FEB A.D. 2003 by the City of Saratoga Springs Planning Commission.

Chairman, Planning Commission

PLAT " F "

HARVEST HILLS

PLANNED UNIT DEVELOPMENT PLAT "F"

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SUBDIVISION

SARATOGA SPRINGS, UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

Prepared by Dudley & Associates, Inc.
353 East Orem Utah, 84058
801-224-1252

LAND SURVEYOR SEAL: REGISTERED LAND SURVEYOR No. 147089 Roger D. Dudley STATE OF UTAH

NOTARY PUBLIC SEAL: ROGER D. DUDLEY NOTARY PUBLIC - STATE OF UTAH 353 EAST OREM DR. OREM, UT 84058 COMM. EXP. 3-1-2004

CITY-COUNTY ENGINEER SEAL: LICENSED PROFESSIONAL ENGINEER No. 329855 JUSTIN D. JONES STATE OF UTAH

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

SEC 10, T5S, R1W, SLB&M TU-039 JT

City of Saratoga Springs
Planning Commission Meeting
October 8, 2015
Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Planning Commission Minutes

Present:
Commission Members: Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham, Brandon Mackay
Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Nicolette Fike, Jamie Baron,
Others: Pam Infanger, Neil Infanger, Mary Valantine, Jim Jacob
Excused: Kirk Wilkins

As there was no Chairman or Vice Chairman at this time a Chair pro tempore was needed.
A Motion was made by Hayden Williamson to nominate himself as Chair pro-tempore. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham, Brandon MacKay . Motion passed 6 - 0.

Call to Order – 6:35 p.m. by Chair pro-tempore Hayden Williamson
Pledge of Allegiance
Roll Call – A quorum was present. Introductions were made for the new Commissioners.

Public Input Open by Chair pro-tempore Hayden Williamson
Pam Infanger came to speak on the traffic situation. She spoke two years ago about a new developer, D.R. Horton, coming into the city and asked if a traffic study had been done. She was told there was a study done by Hale Engineering and it said no mitigation was required. Now Saratoga Road has been blocked off on the north end of the Saratoga Springs Development. There is only a way out south with no entrance and exit to 400 North. Especially in case of an emergency she is worried. She and her husband have come up with some ideas, but her biggest concern is the city has left them no way out of the city. The City Engineer responded that the fire chief has a plan in place. But the residents don't know the plan, and she would like to know the plan. She noted the weed problem behind them that presents a huge fire hazard for them as well.
Neil Infanger wanted to reiterate what Peggy said. He is on the board for Lakeshore Homeowners association. They are concerned about safety with emergencies but the more immediate need is the weeds that may result in fire. It is a safety issue, and for getting emergency vehicles in and out.
Mary Valantine also had a concern about the traffic and that they cannot get out. They were hoping for more neighbors to come. Even getting children to school is quite tricky. The biggest concern is safety. She tried to talk to Public works and she talked to Mark Edwards and George Leatham but was told it would be another 6-8 weeks that it would be blocked. She doesn't understand why it wasn't planned better when they knew about it for so long. Also there are cars on the roads in the neighborhood so it's not really a two lane and people have to pull over to let others pass. She has heard they are two months over on construction. She is pretty upset.
Kimber Gabryszak tried to comment on questions in the absence of the City Engineer. The time frame they gave to us was a 6 week closure. They are working on the FEMA plans to encapsulate the flood plain. Because of the nature of the pipe they had to close the whole road. Staff tried to keep one lane open but it was not feasible. Two years ago the plans were different but they needed changed. City is aware of it and City Council. As for emergency response and she will follow up with the Chief Campbell and City Manager and other staff and they will make sure the safety will be taken care of it. There were traffic studies done for the overall impact to the development. The studies show it will be feasible when the construction is finished. Construction is always the hardest part. For the weeds they have been working

with the developer. The fire chief has been involved. The requirement is for 30 feet around the property and they have taken care of that. There are places where existing residents have thrown their own trash and clippings over the fence and those have not been taken care of so they can give the homeowners a chance to take care of their own items. An item that was on the City Council agenda this week was removal of a portion of property from agricultural area. The majority is still under agricultural protection with Utah County. As they come in for plat approval they are removed from that. There are protected areas where they are not required to comply with standard, just the fire dept. requirements.

Hayden Williamson asked how long it would be for the field to be in weeds.

Kimber Gabryszak replied it would be until the development was all completed. It is the same for any large property.

Pam Infanger asked if D.R. Horton did not own it if it was under agricultural protection.

Kimber Gabryszak replied they own it and they are in the process of changing it but until it is actually changed into another use they are still under agricultural protection. The fire district enforces just the 30 feet. It is consistent with everyone whether it's agricultural or not.

Pam Infanger wanted to know if safety was in the plans.

Kimber Gabryszak said it's not under her purview but she would dig into it and get back with her.

Public Input Closed by Chair pro-tempore Hayden Williamson

4. **Election of Chair and Vice Chair for the Planning Commission.**

Sandra Steele nominated Kirk Wilkins as chair. Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham, Brandon MacKay . Motion passed 6 - 0.

Hayden Williamson nominated Sandra Steele as Vice Chair. Sandra Steele declined the nomination.

Sandra Steele nominated David Funk as Vice Chair. Seconded by Ken Kilgore. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore, Troy Cunningham, Brandon MacKay . Motion passed 6 - 0.

5. **Public Hearing: Preliminary Plat for Jacobs Ranch Plat N located at approximately 450 West Remington Avenue, Jim Jacob, applicant.**

Jamie Baron presented the Preliminary Plat. The previous plat approval has expired, and the application must comply with current Code standards. He reviewed conditions and noted that staff recommended approval.

Public Hearing Open by Chair pro-tempore Hayden Williamson

No Comments were made.

Public Hearing Closed by Chair pro-tempore Hayden Williamson

Jim Jacob, applicant, noted they completed these lots earlier but never sold them. The ordinance was changed and the block length was made longer, however in plat I they couldn't put a road in, which made plat N out of compliance. They would just like to get approval and be able to get them sold.

Sandra Steele had no comments.

Brandon MacKay had no comments.

David Funk believes the residents living in the area would like these lots to be sold. He also recognized this was an area that was affected by flooding earlier and because of that they found the roads and walkways were important. He is a little concerned about the length of the roadways because of that but thinks the walkways in that area will help. His only other concern is the timing of it being done. He drove through the area to see what the impact of construction would do to the residents in near areas. He is a little concerned that there is only one road access and he is surprised that there is no light at that entrance from Redwood Road. As far as this development goes it would be great to get it finished and it is causing more problems unfinished.

Troy Cunningham had reviewed this and no problems with it.

Ken Kilgore asked about open space in this area, this plat still has a credit and he asked how that worked and why it was allowed for this plat.

Jamie Baron said the requirement is the 15% and the code states that if there is a credit allowed, then they are allowed to use it to meet the requirement. Because of the dedication of the reservoir site and detention basin and a portion to the city they had such a large credit to be used. There would still be a significant amount of credit after this.

Ken Kilgore asked about the walkways and who would take care of them.

Jamie Baron said they are being dedicated to the city, so rock is allowed because there is no irrigation.

Ken Kilgore asked if there needed to be a minimum lot size reduction in the conditions.

Jamie Baron replied it is implied in condition number 2. It's not called out but the attachment shows the reduction.

Hayden Williamson had no further comments.

Motion made by Sandra Steele that the Planning Commission forward a positive recommendation to the City Council to approve the Preliminary Plat for ,Jacobs Ranch Plat N, located at approximately 408 West Remington Ave, as outlined in exhibit 3 with the Findings and Conditions in the Staff Report dated October 1, 2015. Seconded by Ken Kilgore.

Jamie Baron noted in condition 5 that the code required **two different colors and sizes of rock** and they asked that it be included in the motion.

Amendment was accepted by Sandra Steele and Ken Kilgore.

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

6. Work Session item: Discussion of Code Amendments/Vision.

Kimber Gabryszak noting this was an update to keep them informed in the process. She noted the action City Council took earlier this week on the code amendments. She noted several items they are working on and that may come up in the future.

Ken Kilgore had no comments at this time.

Troy Cunningham had nothing at this time.

David Funk asked about the impervious area.

Kimber Gabryszak said there is a movement around the country to allow for pervious paving. There are pervious types of concretes. But there are large portions of the city with collapsible soils that are moving and sinking that need to be properly run off, so it's a fine line to when it could be allowed.

Hayden Williamson asked with the pervious, wouldn't there be concerns with freezing in our area.

Kimber Gabryszak said yes, it is a concern but it's not an item with a high priority on the list yet.

Sandra Steele did some benchmarking and for landscaping they had some citizens come in and say we are being stricter than some other areas. She looked up Eagle Mt. and they have the same requirement we have. The newer cities are trying to learn from the older cities mistakes. She also looked at Home Owner Occupations, we are actual more lenient in this area.

David Funk talked with someone from a more established city and they complained that theirs wasn't restrictive enough. New cities to new cities is a better comparison.

Ken Kilgore asked in the signage topic that they look into the art situation in West Jordan. It would be good to have it clear.

Kimber Gabryszak said the attorney is looking into how clear we can get.

7. Approval of Minutes:
1. September 24, 2015.

Sandra Steele had some changes: Page 2, 2nd paragraph the understand needed to be understands. Page 7 Planning Commission should be Planned Community zone. Page 7 about 6th paragraph should add they should utilize the second option.

Motion by Sandra Steele to approve the Minutes of September 24, 2015 with the changes that have been noted. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore. Abstain: Troy Cunningham, Brandon MacKay . Motion passed 4 - 0.

8. **Reports of Action.** No Reports.

9. **Commission Comments.**
Sandra Steele noted that it looks like it is going to be longer for road widening to happen.

11. **Director's Report:**
- Council Actions
  - Kimber apprised them of some recent actions from the City Council.
- Applications and Approvals
- Upcoming Agendas
  - With the absence of some meetings in Nov. and Dec. they will be heavier meetings coming up. Kimber noted some items coming up.
- Other

Ken Kilgore wanted to discuss some of the public comments. He said the first home they lived in was in that area. He is not as sympathetic to their inconvenience. The alternate route was only 1 mile. He is concerned about the cars parked overnight on both sides of those roads and it narrows the road down to essentially one lane.
Hayden Williamson said they are private roads and we have no ability to enforce them.
Ken Kilgore said it is not fire season right now, but when there was a fire when he lived there, they had three fire engines and it would be hard to have 3 engines there now with all the cars on the road.
Hayden Williamson wondered why they couldn't build a dirt road through the field.
Kimber Gabryszak wasn't sure but she will follow up with lots of people and especially with the fire plan and the HOA on the parking.
Sandra Steele said her concern was that if you think worse case and if there was an accident between 400 south and the first entrance there is no way to get an emergency to that area.
Ken Kilgore noted that situation happened last week with a traffic accident.

12. **Motion to enter into closed session.** No closed session.

Meeting adjourned by Chairman Pro tempore Hayden Williamson.

Adjourn 7:50 p.m.

_____
Date of Approval

_____
Planning Commission Chair
Kirk Wilkins

_____
Nicolette Fike, Deputy City Recorder

DRAFT