SARATOGA SPRINGS

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1. 2020-08-13 Pc Agenda

   Documents:

   2020-08-13 PC AGENDA.PDF

2. 2020-08-13 Pc Packet

   Documents:

   2020-08-13 PC PACKET.PDF

3. 2020-08-13 Pc Approved Minutes

   Documents:

   2020-08-13 PC APPROVED MINUTES.PDF

# AGENDA – Planning Commission Meeting

Planning Commissioner Troy Cunningham, Chair
Planning Commissioner Ken Kilgore – Vice Chair
Planning Commissioner Bryce Anderson
Planning Commissioner Audrey Barton
Planning Commissioner Reed Ryan
Planning Commissioner Josh Wagstaff

**CITY OF SARATOGA SPRINGS - Thursday, August 13, 2020, 6:00 pm**
City of Saratoga Springs 1307 North Commerce Drive, Saratoga Springs, UT 84045
https://www.youtube.com/c/CityofSaratogaSprings

**Pursuant to State and Federal Guidelines concerning COVID-19, this Meeting will be conducted electronically.** Questions and comments to Staff and/or Commissioners may be submitted to comments@saratogaspringscity.com

I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. This written declaration expires 30 days from the date signed.

Signed: *Troy Cunningham,* Saratoga Springs Planning Commission Chair Dated*: July 16, 2020*

**AGENDA**

1. Pledge of Allegiance.
2. Roll Call.
3. Business Item: Preliminary Plat for The Hub, located approximately 2400-2600 N. Redwood Road. Boyd Brown, applicant.
4. Approval of Minutes: July 23, 2020.
5. Reports of Action.
6. Commission Comments.
7. Director's Report.
8. Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.
9. Adjourn.

***PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.***

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 801.766.9793 at least one day prior to the meeting.

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SARATOGA SPRINGS PLANNING

# PLANNING COMMISSION
# Staff Report

**Preliminary Plat**
**The Hub at Saratoga Springs**
**August 13, 2020**
**Public Meeting**

| | |
|---|---|
| Report Date: | August 6, 2020 |
| Applicant: | Boyd Brown |
| Owner: | Boyd Brown, BB Land Opps LLC (Et Al) |
| Location: | ~2400-2600 North Redwood Road |
| Major Street Access: | Redwood Road |
| Parcel Number(s) & Size: | A portion of parcel 36:431:0016 (2.81 acres), a portion of parcel 58:021:0119 (2.88 acres), 58:021:0066 (1 acre) |
| Land Use Designation: | Regional Commercial |
| Parcel Zoning: | RC, Regional Commercial |
| Adjacent Zoning: | Agricultural |
| Current Use of Parcel: | Vacant, undeveloped, one house |
| Adjacent Uses: | Agricultural property |
| Previous Meetings: | Rezone, GPA, and Concept in 2017 |
| Previous Approvals: | 8/22/17 Rezone, GPA, DA |
| Type of Action: | Administrative |
| Land Use Authority: | City Council |
| Future Routing: | City Council |
| Planner: | Sarah Carroll, Senior Planner |

## A. Executive Summary:

The proposed preliminary plat for The Hub at Saratoga Springs includes six commercial lots within the RC zone. The lots range in size from 0.69-1.46 acres. Open space is not required in a commercial subdivision plat. Each lot will have landscaping requirements at the time of site development.

**Recommendation:**
**Staff recommends that the Planning Commission review and discuss the proposal, and choose from the options in Section I of this report.** Options include a recommendation to the City Council for approval or denial, or continuation.

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com
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801-766-9793 x106 • 801-766-9794 fax

**B.** **Background:** A rezone and general plan amendment for the subject property was approved in 2017 which designated this property for Regional Commercial development. The applicant is now proposing a preliminary plat prior to final plat and site plan.

**C.** **Specific Request:** The applicant is requesting preliminary plat approval of a six lot subdivision in the RC zone. The range in size from 0.69-1.46 acres. The proposed lots comply with the underlying zones as outlined in Section H of this report.

**D.** **Process:** Code Section 19.13.04 outlines the process for preliminary plats and requires a Planning Commission recommendation followed by a final decision from the City Council.

**E.** **Community Review:** A public hearing was held when the rezone and general plan amendment were proposed in 2017. Preliminary plats do not require a public hearing; newspaper and mailed notices are not required. As of the date of this report no public input has been received regarding the proposed preliminary plat.

**F.** **Review:** There is a joint development and reimbursement agreement (DA) associated with this property that was approved with the rezone. The DA focuses on utilities and how those will be met for this site. The agreement outlines funding and reimbursements and refers to storm drain, sewer, culinary water, and secondary water. Engineering has reviewed those items for compliance. Please refer to the attached staff report from Engineering. The proposed subdivision is dependent on some off-site infrastructure that may be completed by another developer and/or the City.

**G.** **General Plan:** The land use map of the general plan designates the proposed lots as Regional Commercial. This land use designation is summarized below.

| | |
|---|---|
| Regional Commercial | These areas generally should include variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. They should include special urban improvements to make rich and enjoyable public spaces. To promote foot traffic, these areas should be compact and include a safe pedestrian environment and access to a multi-modal transportation network. |

**Staff conclusion:** *The proposed subdivision will allow for developments that are consistent with the general plan. The proposed lots comply with code as outlined below.*

**H.** **Code Criteria:**

The attached planning review checklist is for the proposed preliminary plat. The preliminary plat can meet all of the code requirements as indicated in the checklist and summarized below. Some items have been redlined and comments sent to the developer. These remaining items will be addressed and reviewed again with the final plat submittal.

- 19.04, Land Use Zones – complies
- 19.05, Supplemental Regulations – complies
- 19.06, Landscaping and Fencing – complies; however, an irrigation plan is required.
- 19.09, Off-street Parking – not applicable to preliminary plat

- 19.11, Lighting – complies. City standard street lights will be used for the proposed street.
- 19.12, Subdivisions – complies
- 19.13, Process – complies
- 19.14, Site Plans – not applicable to preliminary plat
- 19.16, Site and Architectural Design Standards – not applicable to preliminary plat
- 19.18, Signs - not applicable to preliminary plat

## I. Recommendation and Alternatives:

Staff recommends that the Planning Commission review and discuss the application and choose from the following options.

**Option 1 – Recommendation for Approval**

"I move that the Planning Commission forward a recommendation of approval to the City Council for the proposed preliminary plat for The Hub at Saratoga Springs, located at approximately 2400-2600 North Redwood Road, based upon the Findings and Conditions in this Staff Report:"

**Findings**

1. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
2. The application complies with the Land Development Code, as articulated in Section H 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 attached Staff report.
2. All outstanding redlines and Planning Review items shall be addressed with the final plat submittal and future site plan applications.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission or City Council: _____.

**Alternative 1 – Continuance**

The Planning Commission may also choose to continue the item. "I move to **continue** the application 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 choose to forward a negative recommendation. "I move that the Planning Commission forward a recommendation of denial to the City Council for the proposed application, based upon the following findings:"

1. The application is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code, as articulated by the Planning Commission: _____.

**J. Exhibits:**

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. Preliminary Plat, Site Plan, Landscape Plans

# Staff Report

**Author: Gordon Miner, City Engineer**
**Subject: The Hub – Preliminary Plat**
**Date: Aug 13, 2020**
**Type of Item: Preliminary Plat Approval**

SARATOGA SPRINGS

**Description:**

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

**B. Background:**

| | |
|---|---|
| *Applicant:* | *Boyd Brown* |
| *Request:* | *Preliminary Plat Approval* |
| *Location:* | *~2400-2600 North Redwood Rd* |
| *Acreage:* | *8.14 Acres* |

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

1. The developer shall comply with all review comments and redlines, prepare final construction drawings as outlined in the most recent edition of the City of Saratoga Springs Standards Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.

2. These are preliminary-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that preliminary plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.

3. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template prior to the pre-construction meeting.

4. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan for the project.

5. Developer shall bury the power lines less than 46 kV that are within this plat.

6. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.

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

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

9. The required PUE's shall be shown in plan view on the plat.

10. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.

11. This development depends on offsite utility improvements of zone 1 drinking water, zone 1 secondary water, and storm drain. These utilities must be installed by the project or the project must wait until these improvements are installed by other development.

12. If necessary, the development agreement must be revised to address reimbursements because conditions have changed.

# Location Map: The Hub

# APPLICATION REVIEW CHECKLIST

## Application Information

| | |
|---|---|
| **Date Received:** | 6/30/2020 |
| **Date of Review:** | **7/29/2020** |
| **Project Name:** | The Hub |
| **Project Request / Type:** | Preliminary and Final Plat |
| **Meeting Type:** | Public Hearing with PC, Public meeting with CC |
| **Applicant:** | Boyd Brown |
| **Owner:** | Boyd Brown |
| **Location:** | 2400-2600 North Redwood Road |
| **Major Street Access:** | Redwood Road |
| **Parcel Number(s) and size:** | A portion of parcel 36:431:0016 (2.81 acres), a portion of parcel 58:021:0119 (2.88 acres), 58:021:0066 (1 acre) |
| **Land Use Designation:** | Regional Commercial |
| **Parcel Zoning:** | Regional Commercial |
| **Adjacent Zoning:** | Agricultural |
| **Current Use:** | Undeveloped |
| **Adjacent Uses:** | Undeveloped |
| **Previous Meetings:** | Rezone/GPA/DA approved 8/22/17 |
| **Previous Approvals:** | Rezone/GPA/DA approved 8/22/17 |
| **Type of Action:** | Administrative |
| **Land Use Authority:** | City Council for Preliminary Plat, Planning Director for final plat |
| **Future Routing:** | N/A |
| **Planner:** | Sarah Carroll, Senior Planner |

## Section 19.13 – Application Submittal

- Application Complete: **Yes.**
- Rezone Required: **No.**
- General Plan Amendment required: **No.**
- Additional Related Application(s) required: **No.**

## Section 19.13.04 – Process

- DRC: July 7, 2020
- Neighborhood Meeting: Not required
- PC: date TBD
- CC: dates TBD

## General Review

**Building Department**
- No comments

**Fire Department**
- No comments

**GIS / Addressing**
- Contact Brian Gallegos at bgallegos@saratogaspringscity.com for addressing.

## Code Review

- 19.04, Land Use Zones
  - Zone: RC
  - Use: Commercial subdivision

| 19.04.01 Requirements | | Regional Commercial | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Determination** | **How** |
| Development Size (Minimum) | N/A | **N/A** | |
| Lot Size (Minimum) | 30,000 sq. ft. | **Complies** | *all lots are 30,000 Sq.Ft. or greater* |
| Front/Corner Side Setback (Minimum) | 10' | **Complies** | *reviewed with site plan* |
| Interior Side Setback (Minimum) | 10' | **Complies** | *reviewed with site plan* |
| Rear Setback (Minimum) | 30' | **Does Not Comply** | *reviewed with site plan* |
| Building Separation (Minimum) | N/A | **N/A** | |
| Lot Width (Minimum) | | **N/A** | |
| Lot Frontage (Minimum) | | **N/A** | |
| Building Height (Maximum) | 50' | **Can Comply** | *reviewed with site plan* |
| Lot coverage (Maximum) | 50% | **Complies** | *reviewed with site plan* |
| Building Size (Minimum) | 1,000 sq. ft. | **Complies** | *reviewed with site plan* |
| Building Size (Maximum) | | **N/A** | |

- Landscaping Requirements: 20%, reviewed with site plan review

| 19.05 Supplemental Regulations | | |
|---|---|---|
| **Regulation** | **Compliance** | **Findings** |
| **Flood Plain:** Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation. | **N/A.** | |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | **Complies.** | *Must meet City requirements and the terms of the DA* |
| **Transportation Master Plan:** Lots shall not interfere with the Transportation Master Plan. | **Complies.** | |
| **Property Access -** All lots shall abut a dedicated public or private road. | **Complies.** | |

| 19.06 Landscaping and Fencing | | |
|---|---|---|
| **Landscape Plans** | | |
| **Regulation** | **Compliance** | **Findings** |
| **Landscape Architect:** Landscaped plans shall be prepared by a licensed landscape architect. | **N/A.** | *This plan only has parkstrip landscaping along Redwood Road* |
| **Existing Conditions:** Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting. | **Complies.** | |
| **Planting Plan:** Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified. | **Complies.** | |
| **Plants:** The name (both botanical and common name), quantity, and size of all proposed plants. | **Complies.** | |
| **Topography:** Existing and proposed grading of the site indicating contours at two-foot intervals. | **Complies.** | |
| **Irrigation:** Irrigation plans showing the system layout and details. | **Does Not Comply.** | *No irrigation plan provided* |
| **Fencing:** Location, style, and details for proposed and existing fences and identification of the fencing materials. | **N/A.** | *Reviewed with site plan* |
| **Data Table:** Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species. | **Complies.** | |
| **Completion of Landscape Improvements:** All required landscaping improvements shall be completed in accordance with the approved landscape plans. | **Can Comply.** | *Inspected after installed* |
| **Planting Standards** | | |
| **Deciduous Trees:** 2" in caliper. | **Complies.** | |
| **Evergreen Trees:** 6' in height. | **N/A.** | |
| **Tree Base Clearance:** 3’ diameter around every tree must be kept clear of turf and rock mulch. | **Complies.** | *6’ indicated in landscape plan notes* |
| **Shrubs:** 25% of required shrubs must be a minimum of 5 gallons in size. | **N/A.** | *No shrubs shown in the park strip area* |
| **Turf:** No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks. | **N/A.** | *This will be reviewed with each site plan* |
| **Artificial Turf :** Not allowed. | **N/A.** | *None shown* |
| **Drought Tolerant Plants:** 50% of all plants shall be drought tolerant. | **Can Comply.** | *Specify which ones are drought tolerant* |
| **Rock Mulch:** Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones. | **N/A.** | *None shown* |
| **Design Requirements** | | |
| **Evergreens:** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required. | **N/A.** | *This will be reviewed with each site plan* |
| **Softening of Walls and Fences:** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect. | **N/A.** | *This will be reviewed with each site plan* |
| **Planting and Shrub Beds:** Planting and shrub beds are encouraged to be used in order to conserve water. | **N/A.** | *This will be reviewed with each site plan* |
| **Water Conservation:** Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees. | **Can Comply.** | *Provide an irrigation plan and meet this requirement* |

| | | |
|---|---|---|
| **Energy Conservation:** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures. | **N/A.** | *This will be reviewed with each site plan* |
| **Placement:** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls. | **N/A.** | *This will be reviewed with each site plan* |
| **Trees and Power Poles:** No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless:<br>a. The City Council gives its approval.<br>b. The Power Company or owner of the power line gives written consent.<br>c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure. | **Complies.** | *Power lines/poles are to be buried* |
| **Preservation of Existing Vegetation** | | |
| Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site. | **N/A.** | *This will be reviewed with each site plan* |
| **Tree Preservation:** Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed. | **N/A.** | *This will be reviewed with each site plan* |
| If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed. | **N/A.** | *This will be reviewed with each site plan* |
| The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous. | **N/A.** | *This will be reviewed with each site plan* |
| Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio. | **N/A.** | *This will be reviewed with each site plan* |
| Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter. | **N/A.** | *This will be reviewed with each site plan* |
| **Planter Beds** | | |
| **Weed Barrier:** A high quality weed barrier or pre-emergent shall be used. | **N/A.** | |
| **Materials:** High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind. | **N/A.** | |
| **Edging:** Concrete edging must be used to separate planter and turf areas in all non-residential zones. | **N/A.** | |
| **Drip Lines:** Drip lines must be used in planter beds. | **N/A.** | |
| **Fencing and Screening** | | |
| **Front Yards:** Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot. | **N/A.** | |
| **Clear Sight Triangle:** All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised. Clear sight is located at all intersections of streets, driveways, or sidewalks, for a distance of 20' back from the point of curvature of curved ROWs and property lines or 30' back from the intersection of straight ROWs and property lines, whichever is greater landscaping shall not exceed 3' in height and the area shall not be bermed or raised within clear sight triangles. | **Complies.** | |
| **Required Residential Fencing:** Fencing in residential development shall be placed along property lines abutting open space, parks, canals, | **N/A.** | |

| | | |
|---|---|---|
| and trails. In addition, fencing may also be required adjacent to undeveloped properties. | | |
| Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial. | **N/A.** | |
| Fencing along arterial roads shall be of a consistent material and color within each development. | **N/A.** | |
| Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable. | **N/A.** | |
| **Screening at Boundaries of Residential Zones:** For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line. | **N/A.** | |
| **Amount of Required Landscaping** | | |
| Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped. | **N/A.** | *This will be reviewed with each site plan* |
| Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code. | **N/A.** | *This will be reviewed with each site plan* |
| At least 50% of the landscaped area shall be covered with live vegetation at maturity. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch. | **N/A.** | *This will be reviewed with each site plan* |

Copy and Paste Landscape Amount Table from Excel Here – this will be reviewed with each site plan

| **19.09 Off Street Parking** | | |
|---|---|---|
| **General Provisions** | | |
| **Regulation** | **Compliance** | **Findings** |
| **Materials:** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards | **N/A.** | *This will be reviewed with each site plan* |
| **Parking Area Access:** Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings. | **N/A.** | *This will be reviewed with each site plan* |
| Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street. | **N/A.** | *This will be reviewed with each site plan* |
| Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development. | **N/A.** | *This will be reviewed with each site plan* |
| **Lighting:** Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward. | **N/A.** | *This will be reviewed with each site plan* |
| **Location of Parking Areas:** Required off-street parking areas for non-residential uses shall be placed within 600' of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing | **N/A.** | *This will be reviewed with each site plan* |

| | | |
|---|---|---|
| **Curb Cuts and Shared Parking:** In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern. | **N/A.** | *This will be reviewed with each site plan* |
| **Parking Requirements and Shared Parking** | | |
| Available on-street parking shall not be counted towards meeting the required parking stalls. | Item. | *This section will be reviewed with each site plan* |
| When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement. | Item. | |
| When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required. | Item. | |
| When a development contains multiple uses, more than one parking requirement may be applied. | Item. | |
| Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified. | Item. | |
| Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls. | Item. | |
| Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs. | Item. | |
| Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the City Council determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria:<br>a. the intensity of the proposed use;<br>b. times of operation and use;<br>c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;<br>d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;<br>e. trip generation; and<br>f. peak demands. | Item. | |
| Up to 25% of required parking may be shared with an adjacent use upon approval by the City Council. The developer must provide:<br>a. an agreement granting shared parking or mutual access to the entire parking lot; and<br>b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. | Item. | |
| Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10’ wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30’. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway. | Item. | |

| Landscaping in Parking Areas | | |
|---|---|---|
| All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10’ in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3’ to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30’ between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage. | Item. | *This section will be reviewed with each site plan* |
| All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6” higher than the parking surface. | Item. | |
| Clear Sight Triangles must be followed. | Item. | |
| All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system. | Item. | |
| On doubled rows of parking stalls, there shall be one 36’ x 9’ landscaped island on each end of the parking rows, plus one 36’ x 9’ landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter. | Item. | |
| On single rows of parking or where parking abuts a sidewalk, there shall be one 18’ x 9’ foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island.<br>i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6’ from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9’ of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area. | Item. | |
| Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. | Item. | |
| **Required Minimum Parking** | | |
| | Item. | *This section will be reviewed with each site plan* |

Copy and Paste Parking Stall Dimensions Table from Excel Here *This section will be reviewed with each site plan*

| 19.11 Lighting | | |
|---|---|---|
| **General Standards** | | |
| **Regulation** | **Compliance** | **Findings** |
| **Material:** All Lighting Fixtures and assemblies shall be metal. | Item. | *This section will be reviewed with each site plan* |

| | | |
|---|---|---|
| **Base:** All lighting poles shall have a 16” decorative base. | Item. | |
| **Type:** All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited. | Item. | |
| **Angle:** Shall be directed downward. | Item. | |
| **Lamp:** Bulbs may not exceed 4000k. | Item. | |
| **Drawings:** Design and location of fixtures shall be specified on the plans. | Item. | |
| **Flags:** The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag. | Item. | |
| **Prohibited Lighting:** Searchlights, strobe lights and any laser source light or any similar high intensity light. | Item. | |
| **Descriptions:** Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers’ specifications, drawings, and sections. | Item. | |
| **Residential Lighting** | | |
| **Floodlights:** Floodlights are prohibited. | **N/A.** | |
| **Street Lighting:** All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards. | **N/A.** | |
| **Building Lighting:** Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated. | **N/A.** | |
| **Nonresidential Lighting** | | |
| All wall-mounted fixtures shall not be mounted above 16’. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated. | Item. | *This section will be reviewed with each site plan* |
| Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site. | Item. | |
| All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. | Item. | |
| Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy. | Item. | |
| All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process. | Item. | |
| Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process. | Item. | |
| Parking lot poles shall be limited to a height of 16’ when in or within 200’ of a residential zone; all other locations shall have a height limit of 20’. | Item. | |
| All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff. | Item. | |

| | | |
|---|---|---|
| One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift. | Item. | |
| Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system. | Item. | |
| **Walkway Lighting** | | |
| Lighting of all pedestrian pathways is recommended. | Item. | *This section will be reviewed with each site plan* |
| All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.<br>i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'. | Item. | |
| Bollard lighting shall be limited to a height of 4'. | Item. | |
| **Lighting Plan** | | |
| Plans indicating the location and types of illuminating devices on the premises. | Item. | *This section will be reviewed with each site plan* |
| Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections. | Item. | |
| Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles. | Item. | |
| Plans providing information required in the Technical Standards and Specifications Manual. | Item. | |

| **19.12 Subdivision** | | |
|---|---|---|
| **Preliminary Plat Requirements** | | |
| **Regulation** | **Compliance** | **Findings** |
| Standard Plat Format followed. | **Complies.** | |
| Name and address of property owner and developer. | **Complies.** | |
| Name of land surveyor. | **Complies.** | |
| The location of proposed subdivision with respect to surrounding property and street. | **Complies.** | |
| The name of all adjoining property owners of record, or names of adjoining developments. | **Complies.** | |
| The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property. | **Does Not Comply.** | *Add street names* |
| Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department). | **Complies.** | |
| Subdivision name cleared with Utah County. | | |
| North arrow. | **Complies.** | |
| A tie to a permanent survey monument at a section corner. | **Complies.** | |
| The boundary lines of the project with bearings and distances and a legal description. | **Complies.** | |
| Layout and dimensions of proposed lots with lot area in square feet. | **Complies.** | |
| Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities. | **Complies.** | |

| | | |
|---|---|---|
| Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc. | **Complies.** | |
| Proposed road cross sections. | **Complies.** | |
| Proposed fencing. | **N/A.** | |
| Vicinity map. | **Complies.** | |
| All required signature blocks are on the plat. | **Complies.** | |
| Prepared by a professional engineer licensed in Utah. | **Complies.** | |
| Proposed methods for the protection or preservation of sensitive lands. | **Complies.** | |
| Location of any flood plains, wetlands, and other sensitive lands. | **Complies.** | |
| Location of 100-year high water marks of all lakes, rivers, and streams. | **N/A.** | |
| Projected Established Grade of all building lots. | **Complies.** | |
| A data table.<br>1. total project area;<br>2. total number of lots, dwellings, and buildings;<br>3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;<br>4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;<br>5. percentage of buildable land;<br>6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;<br>7. area and percentage of open space or landscaping;<br>8. area to be dedicated as right-of-way (public and private);<br>9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). | **Can Comply.** | *Add to plat* |
| **Phasing Plan:** Including a data table with the following Information for each phase:<br>i. Subtotal area in square feet and acres;<br>ii. number of lots or dwelling units;<br>iii. open space area and percentage;<br>iv. utility phasing plan;<br>v. number of parking spaces;<br>vi. recreational facilities to be provided;<br>vii. overall plan showing existing, proposed, and remaining phases. | **N/A.** | |
| **Final Plat Requirements** | | |
| Subdivision name and location. | **Complies.** | |
| Standard Plat Format followed. | **Complies.** | |
| Name and address of property owner and developer. | **Complies.** | |
| Name of land surveyor. | **Complies.** | |
| The location of proposed subdivision with respect to surrounding property and street. | **Complies.** | |
| The name of all adjoining property owners of record, or names of adjoining developments. | **Complies.** | |
| The names and location of ROW widths of adjoining streets and all facilities within 100’ of the platted property. | **Does Not Comply.** | *Add the street names* |
| North arrow. | **Complies.** | |
| A tie to a permanent survey monument at a section corner. | **Complies.** | |
| The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres. | **Complies.** | |
| Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings. | **Complies.** | |
| Lot Numbers. | **Can Comply.** | *Change parcel to lot* |

| | | |
|---|---|---|
| Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities. | **Can Comply.** | *Label roads as such* |
| Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc. | **N/A.** | |
| Proposed road ROW widths. | **Complies.** | |
| Vicinity map. | **Complies.** | |
| All required signature blocks are on the plat. | **Complies.** | |
| Prepared by a professional engineer licensed in Utah. | **Complies.** | |
| Proposed methods for the protection or preservation of sensitive lands. | **Complies.** | |
| Fencing plans. | **N/A.** | |
| Location of any flood plains, wetlands, and other sensitive lands. | **Complies.** | |
| Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams. | **N/A.** | |
| Existing and Proposed easements. | **Can Comply.** | *Add a public access easement for the canal trail* |
| Street monument locations. | **Complies.** | |
| Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat. | **Can Comply.** | *Get addresses from GIS* |
| A data table.<br>1. total project area;<br>2. total number of lots, dwellings, and buildings;<br>3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;<br>4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;<br>5. percentage of buildable land;<br>6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;<br>7. area and percentage of open space or landscaping;<br>8. area to be dedicated as right-of-way (public and private);<br>9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). | **Can Comply.** | *Add the data table* |
| **Phasing Plan:** Including a data table with the following Information for each phase:<br>i. Subtotal area in square feet and acres;<br>ii. number of lots or dwelling units;<br>iii. open space area and percentage;<br>iv. utility phasing plan;<br>v. number of parking spaces;<br>vi. recreational facilities to be provided;<br>vii. overall plan showing existing, proposed, and remaining phases. | **N/A.** | |
| **Condominium Process** | | |
| Condominium projects shall receive Site Plan and Preliminary Plat approval. | **N/A.** | |
| A Declaration of Condominium and Condominium Plat shall be submitted. | **N/A.** | |
| The Condominium Plat shall follow the Final Plat requirements. | **N/A.** | |
| **Subdivision Layout** | | |
| **Layout:** The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan. | **Complies.** | |

| | | |
|---|---|---|
| **Block Length:** The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required. | **N/A.** | |
| Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council. | **N/A.** | |
| **Connectivity:** The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods. | **Complies.** | |
| **Mailboxes:** Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder. | **N/A.** | |
| **Private Roads:** Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details. | **N/A.** | |
| **Access:** Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection. | **N/A.** | |
| Two separate means of vehicular access onto a collector or arterial road shall be required when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed fifty.<br>**Access Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits. | **N/A.** | |
| Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. | **N/A.** | |
| **Shared Driveways:** Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met. | **N/A.** | |
| **Lot Design** | | |
| All subdivisions shall result in the creation of lots that are developable and capable of being built upon. | **Complies.** | |
| All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads. | **Complies.** | |
| Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria:<br>i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; | **N/A.** | |

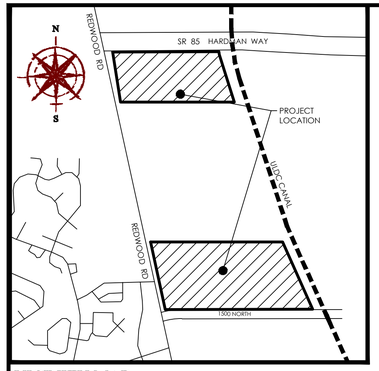
| | | |
|---|---|---|
| ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and<br>iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots. | | |
| Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. | **Complies.** | |
| Side property lines shall be at approximately right angles to the street line or radial to the street line. | **Complies.** | |
| Corner lots for residential use shall be 10% larger than the required minimum lot. | **N/A.** | |
| No lot shall be created that is divided by a municipal or county boundary line. | **Complies.** | |
| Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the City Council. | **Complies.** | |
| Double access lots are not permitted with the exception of corner lots. | **N/A.** | |
| Driveways for residential lots or parcels shall not be allowed to have access on major arterials.<br>**Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required. | **N/A.** | |
| All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing. | **Complies.** | |

| **19.13 Process** | |
|---|---|
| **Regulation** | **Findings** |
| Neighborhood Meeting. | *Not required* |
| Notice/Land Use Authority. | *City Council* |
| Master Development Agreement. | *DA applies* |
| Phasing Improvements. | *Not phased* |
| Payment of Lieu of Open Space. | *N/A* |

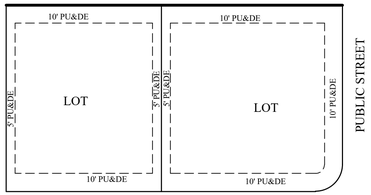
| **Fiscal Impact for Open Space** | |
|---|---|
| **Regulation** | **Findings** |
| Is there any City maintained open space? | *none* |
| What is the anticipated cost to the City? | *none* |
| When will City maintenance begin? | *N/A* |

# THE HUB AT SARATOGA

SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 2, T5S , R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH




VICINITY MAP
N.T.S




TYPICAL BUILDING SETBACKS
N.T.S.

## LEGEND

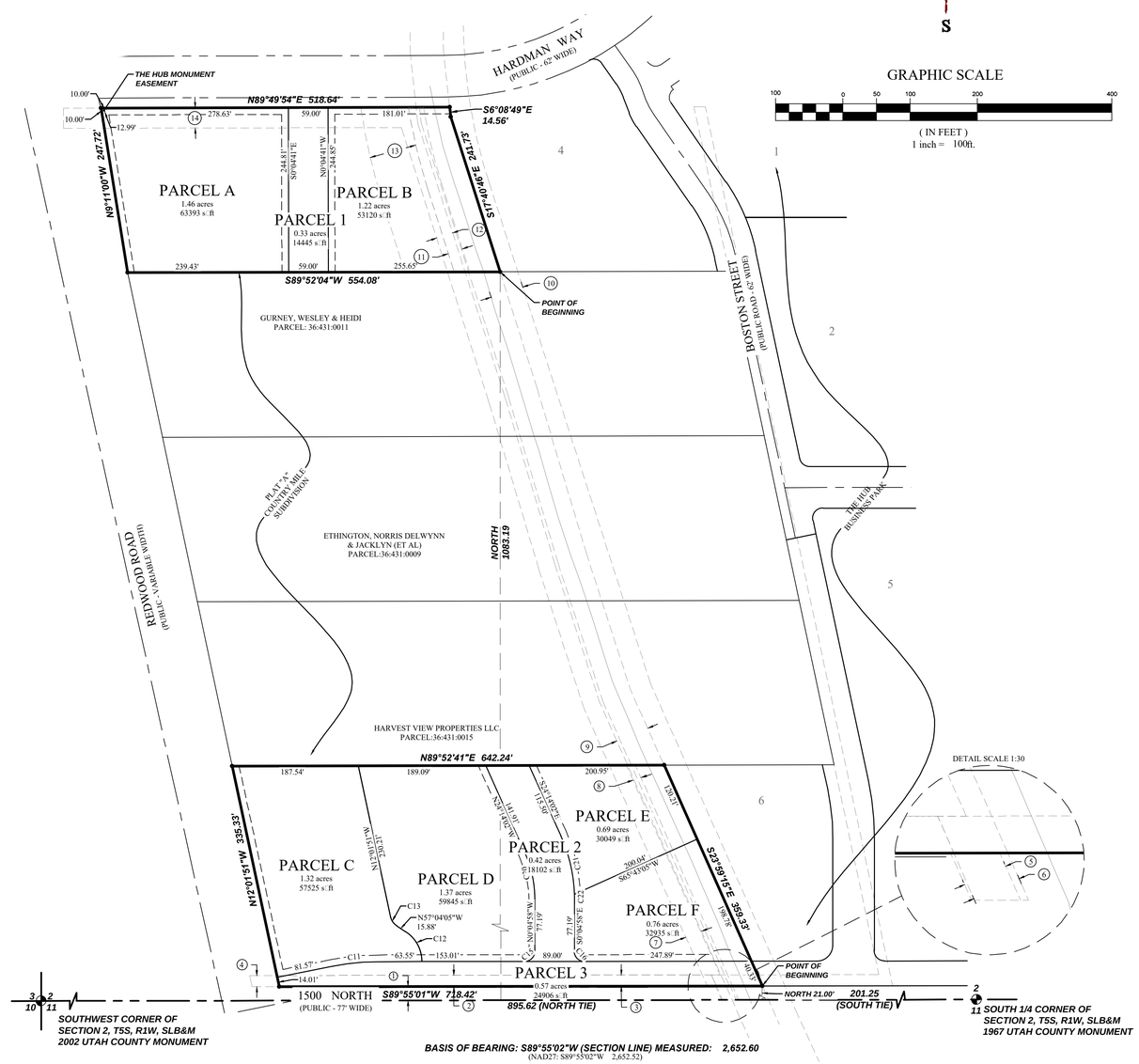
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (PLS#XXXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

| Cur□e Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |

## RE□□IRE□□□L□□□NO□E□

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE □□□□ DAY OF □□□□□□□□□□□□□□□□□□□□, 20□□□.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. □□□□□□□□□□□□□□□□□□□□" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.".
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY □□□□□□□□□□□□□□□□□□□□ (GEOTECHNICAL ENGINEER), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERTAIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

| EASEMENT TABLE | |
|---|---|
| REF NO. | DESCRIPTION |
| 1 | 20' RIGHT OF WAY BOOK 2768 PAGE 177 |
| 2 | ACCESS EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 17236 PAGE 2014 |
| 3 | 16.5' ACCESS EASEMENT IN FAVOR OF CUWCD BOOK 37976 PAGE 2011 |
| 4 | ACCESS EASEMENT IN FAVOR OF DUANE G. & BETHANY M. BROWN BOOK 3655 PAGE 148 |
| 5 | 20' SEWER EASEMENT IN FAVOR OF COLONY PARTNERS, LLC BOOK 135335 PAGE 2008 |
| 6 | WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 21423 PAGE 2013 |
| 7 | 30' SEWER & DRAINAGE EASEMENT IN FAVOR OF SARATOGA SPRINGS BOOK 46616-46625 PAGE 2007 |
| 8 | WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 17237 PAGE 2014 |
| 9 | WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 17237 PAGE 2014 |
| 10 | 49.5' EASEMENT IN FAVOR OF UTAH LAKE DISTRIBUTION COMPANY (CANAL) BOOK 129142 PAGE 2012 |
| 11 | 22' WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 95689 PAGE 2013 |
| 12 | 30' SEWER & DRAINAGE EASEMENT IN FAVOR OF SARATOGA SPRINGS BOOK 46616-46625 PAGE 2007 |
| 13 | 70' TEMPORARY CONSTRUCTION EASEMENT |
| 14 | 30' SEWER & DRAINAGE EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS BOOK 46616-46625 PAGE 2007 |




## SURVEYOR'S CERTIFICATE

I, the undersi□ned sur□e□or, do hereb□ certif□ that I am a re□istered Land Sur□e□or and that I hold a license (number shown below) in accordance with the Professional En□ineers and Land Sur□e□ors Licensin□ Act found in Title 58, Cha□ter 22 of the Utah Code. I further certif□ that b□authorit□of the owners, I ha□e made a sur□e□of the tract of land shown on this □lat and described below, ha□e subdi□ided said tract of land into lots, streets, and easements, ha□e com□leted a sur□e□of the □ro□ert□described on this □lat in accordance with Utah Code Section 17-23-17, ha□e □erified all measurements, and ha□e □laced monuments as re□resented on the □lat. I further certif□ that e□er□ e□istin□ ri□ht-of-wa□and easement □rant of record for under□round facilities, as defined in Utah Code Section 54-8a-2, and for other utilit□ facilities, is accurate□ described on this □lat, and that this □lat is true and correct to the best of m□ □nowled□e. I also certif□that I ha□e filed, or will file within 90 da□s of the recordation of this □lat, a ma□of the sur□e□ I ha□e com□leted with the Utah Count□Sur□e□or.

S□encer W. Llewel□n
Professional Land Sur□e□or
Certificate No. 10516507

Date

## BOUNDARY DESCRIPTION

□O□□□□RE□

A □ortion of the SE1/4 of Section 2, Townshi□5 South, Ran□e 1 West, Salt La□e Base and Meridian, more □articular□described as follows:

Be□innin□at the Southwest Corner of THE HUB BUSINESS PARK, accordin□to the Official Plat thereof recorded □□□□□□□□□□□□□ as Entr□No.□□□□□□□□□□□□ in the Office of the Utah Count□Recorded, said corner bein□located S89°55'02"W alon□the Section line 505.72 feet and North 21.00 feet from the South 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S89°55'02"W □arallel to and 21.00 feet nor feet to the Easterl□Ri□ht-of-Wa□of Redwood Road described in Deed Entr□ Records of Utah Count□; thence N12°01'51"W alon□Redwood Road 335.33 feet of Lot 4, PLAT "A" COUNTRY MILE, accordin□to the Official Plat thereof reco No. 59381:1992 of the Official Records of Utah Count□; thence N89°52'41"E a Northwest Corner of Parcel 6 of said THE HUB BUSINESS PARK; thence S23 feet to the □oint of be□innin□

LICENSED PROFESSIONAL ENGINEER No. 5526850-2202 THOMAS M. ROMNEY 5/14/20 STATE OF UTAH

**NOR□□□RE□**

A portion Lot 1, PLAT "A" COUNTRY MILE, according to the Official Pla No□ember 3, 1992 as Entr□No. 59381:1992 of the Official Records of Utah Count□, located in the SE1/4 of Section 2, Townshi□5 South, Ran□e 1 West, Salt La□e Base and Meridian, more □articular□described as follows:

Be□innin□a □oint on the North line of Lot 2, PLAT "A" COUNTRY MILE, accordin□to the Official Plat thereof recorded No□ember 3, 1992 as Entr□No. 59381:1992 of the Official Records of Utah Count□, located S89°55'02"W alon□the Section line 895.62 feet and North 1,083.19 feet from the South 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S89°52'04"W alon□said lot 554.08 feet to the Easterl□Ri□ht-of-Wa□of Redwood Road described in Deed Entr□No. 20295:2009 of the Official Records of Utah Count□; thence N09°11'00"W alon□ Redwood Road 247.72 feet to the Southerl□line of Parcel A, THE EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT, accordin□to the recorded No□ember 6, 2018 as Entr□No. 106267:2018 of the Official Records of Utah Count□; thence N89°49'54"E alon□said Parcel 518.64 feet to the Westerl□line of Parcel 4, THE HUB BUSINESS PARK, accordin□ to the Official Plat thereof recorded □□□□□□□□□□□□□ as Entr□ No.□□□□□□□□□□□□ in the Office of the Utah Count□ Recorded; thence alon□said □arcel the followin□ (2) two courses: 1) S06°08'49"E 14.56 feet; 2) S17°40'46"E 241.73 feet to the point of beginning.

Contains: 3.01 acres□/-

## OWNER'S DEDICATION

Know all men b□these □resents that the undersi□ned owner(s) of the abo□e described tract of land ha□e caused the same to be subdi□ided into lots, □arcels, and streets, to□ether with easements and ri□hts-of-wa□, to be hereafter □nown as:

THE HUB

and do hereb□dedicate for the □er□etual use of the □ublic and Cit□all □arcels, lots, streets, easements, ri□hts-of-wa□, and □ublic amenities shown on this □lat as intended for □ublic or Cit□use. The owner(s) and all a□ents, successors, and assi□ns □oluntaril□defend, indemnif□, and sa□e harmless the Cit□a□ainst an□easements or other encumbrance on a dedicated street which will interfere with the Cit□s use, maintenance, and o□eration of the street. The owner(s) and all a□ents, successors, and assi□ns □oluntaril□defend, indemnif□, and hold harmless the Cit□from an□claim arisin□from the owner's creation of this subdi□ision, the alteration of the □round surface, □e□etation, draina□e, or surface or sub-surface water flows within this subdi□ision, and the de□elo□ment acti□it□within this subdi□ision b□the owners and all a□ents, successors, and assi□ns.

In witness whereof I ha□e hereunto set m□hand this□□□□da□of□□□□□□□□□□□□□□□□□□□□□□A.D. 20□□□□.

Si□nature | Print Name | Title & Entit□

Si□nature | Print Name | Title & Entit□

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH □□□□□
COUNTY OF □□□□□□□□□□

On this □□da□of □□□□□□□□□□□□□□□□□□□□, 20□□, □ersonall□a□□eared before me □□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□, who bein□b□me dul□sworn, did □ro□e to me on the basis of satisfactor□e□idence to be the □erson(s) whose name(s) is/are subscribed to the within instrument, and ac□nowled□ed to me that he/she/the□e□ecuted the same in his/her/their authori□ed ca□acit□(ies), and that b□his/her/their si□nature(s) on the instrument the □erson(s), or the entit□u□on behalf of which the □erson(s) acted, e□ecuted this □lat with full authorit□of the owner(s).

I certif□under PENALTY OF PERJURY under the laws of the State of Utah that the fore□oin□□ara□ra□h is true and correct.

WITNESS m□hand and official seal.

Notar□Public Full Name: □□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□

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A Notar□Public Commissioned In Utah

## APPROVAL BY LEGISLATIVE BODY

The Cit□Council of the Cit□of Sarato□a S□rin□s, Count□of Utah, a□□ro□es this subdi□ision sub□ect to the conditions and restrictions stated hereon, and hereb□acce□ts the Dedication of all streets, easements, and other □arcels of land intended for the □ublic □ur□ose of the □er□etual use of the □ublic.
This□□□□da□of □□□□□□□□□□□□□□□□□□□□□□□□ , A.D. 20□□□□.

APPROVED BY CITY MAYOR | ATTEST: CITY-RECORDER (SEE SEAL BELOW)

# THE HUB AT SARATOGA

SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 2, T5S , R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER SEAL | CLERK -RECORDER SEAL |
|---|---|---|
| | | |

## □OMINION□ENER□Y□□□□

Questar Gas Com□an□, □dba Dominion Ener□□Utah, hereb□a□ro□es this □lat solel□for the □ur□oses of confirmin□that the □lat contains □ublic utilit□ easements. Dominion Ener□□Utah ma□re□uire additional easements in order to ser□e this de□elo□ment. This a□□ro□al does not constitute abro□ation or wai□er of an□other e□istin□ri□hts, obli□ations, or liabilities □ro□ided b□law or e□uit□. This a□□ro□al does not constite acce□tance, a□□ro□al, or ac□nowled□ement of an□terms contained in the □lat, includin□those set forth in the Owner Dedication or in the Notes, and does not constitute a □uarantee of □articular terms or conditions of natural □as ser□ice. For further information □lease contact Dominion Ener□□Utah's Ri□ht-of-Wa□de□artment at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

A□□ro□ed this □□□□da□of □□□□□□□□□□□□□□□□□□□□, 20□□□: Questar Gas Com□an□

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## RO□□Y/MO□N□□IN□OWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat con□e□s to the owner(s) or o□erators of utilit□facilities a □ublic utilit□easement alon□with all the ri□hts and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Roc□□Mountain Power acce□ts deli□er□of the PUE as described in this □lat and a□□ro□es this □lat solel□for the □ur□ose of confirmin□that the □lat contains □ublic utilit□ easements and a□□ro□imates the location of the □ublic utilit□easements, but does not warrant their □recise location. Roc□□Mountain Power ma□re□uire other easements in order to ser□e this de□elo□ment. This a□□ro□al does not affect an□ri□ht that Roc□□Mountain Power has under
   (1) A recorded easement or ri□ht-of-wa□
   (2) The law a□□licable to □rescri□ti□e ri□hts
   (3) Title 54, Cha□ter 8a, Dama□e to Under□round Utilit□Facilities, or
   (4) An□other □ro□ision of law

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ROCKY MOUNTAIN POWER

□□□□□□□□
DATE

OWNER/DEVELOPER
BB SOLD PC
2121 S. MCCLELLAND AVE, SUITE 201
SLC, UTAH 84106
(801) 598-5838
CONTACT: BOYD BROWN

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6969 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PUBLIC WORKS DIRECTOR

A□□ro□ed b□the Public Wor□s Director on this□□□□da□of □□□□□□□□□□□□□□□□, A.D. 20□□□□

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PUBLIC WORKS DIRECTOR

| CENTURY LINK | PLANNING DIRECTOR | LAND USE AUTHORITY | SARATOGA SPRINGS ATTORNEY |
|---|---|---|---|
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| **COMCAST CABLE TELEVISION** | **CITY ENGINEER** | **FIRE CHIEF APPROVAL** | **LEHI CITY POST OFFICE** |
| A□□ro□ed this□□□□da□of □□□□□□□□□□□□□□□□, A.D. 20□□□□ | A□□ro□ed b□the Cit□En□ineer on this □□□□da□of □□□□□□□□□□□□□□□□, A.D. 20□□□□ | A□□ro□ed b□the Fire Chief on this □□□□da□of □□□□□□□□□□□□□□□□, A.D. 20□□□□ | A□□ro□ed b□Post Office Re□resentati□e on this □□□□da□of □□□□□□□□□□□□□□□□, A.D. 20□□□□ |
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Z:_2020\20-0102 The Hub at Saratoga\design 20-0102\dwg\sheets\22 - FINAL PLAT.dwg

MATCH SHEET C3.1

FUTURE ROAD A DEVELOPMENT
(NOT CONSTRUCTED WITH THIS PROJECT)

ROAD A

30.0' DRAINAGE & SEWER EASEMENT
IN FAVOR OF SARATOGA SPRINGS

EXIST. OVERHEAD POWERLINE
TO BE BURIED. SEE SHEET C2.1

EXIST. FIRE HYDRANT

UTAH LAKE DISTRIBUTION COMPANY CANAL

4.5' ULDC CANAL EASEMENT

FIRE HYDRANT (101)
PER SARATOGA SPRINGS STD. DW-4

STREET LIGHT (101)
PER SARATOGA SPRINGS STD. LP-1A

2.0' PAVEMENT

5.0' CONCRETE
SIDEWALK (TYP.)

8.0' PARK STRIP (TYP.)

25.0' DRIVE
ACESS

FUTURE IMPROVMENTS

PROP. 48" RCP PIPE CULVERT

8.0' CONCRETE
WALKING TRAIL

REDWOOD ROAD

8' CONCRETE MEANDERING
SIDEWALK PER SARATOGA
SPRINGS STD ST-11

2.5' TYPE M1 CURB & GUTTER
PER UDOT STD. GW 2A

2.0' HIGHBACK CURB & GUTTER
PER SARATOGA SPRINGS STD. ST-2B

5.0' RIGHT-OF-WAY
PER SARATOGA SPRINGS
STD. ST-8

COMMERCIAL DRIVE APPROACH
PER SARATOGA SPRINGS STD. ST-4B
(TYP.)

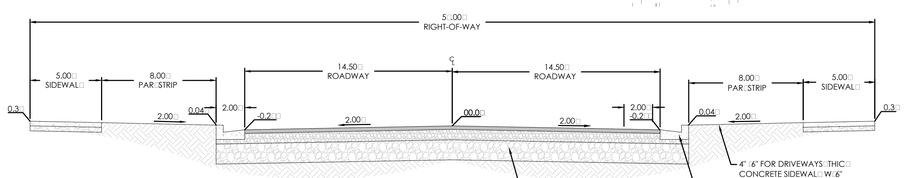
EXIST. STREET LIGHT

25.0' DRIVE ACESS

2400 NORTH
(TO BE DESIGNED BY CIR AS PART OF
NORTHERN FRONTIER PROJECT PLANS)

EXIST. FIRE HYDRANT

EXIST. STREET LIGHT




59' PUBLIC ROAD

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

NOTES:

- A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT 801-766-9793, EXT. 118.
- ROW ENCROACHMENT PERMIT TO BE OBTAINED FROM UDOT PRIOR TO CONSTRUCTION IN REDWOOD ROAD. RIGHT-OF-WAY. WE ARE CURRENTLY COORDINATING WITH UDOT TO OBTAINING A PERMIT.
- ROW ENCROACHMENT PERMIT TO BE OBTAINED FROM LEHI CITY PRIOR TO CONSTRUCTION IN HARDMAN WAY RIGHT-OF-WAY. WE ARE CURRENTLY COORDINATING WITH LEHI CITY PLANNING AND ENGINEERING TO OBTAIN A PERMIT.

## AREA TABULATIONS

| | |
|---|---|
| TOTAL AREA: | 354,324 SF, 8.13 ACRES |
| PUBLIC ROAD AREA (DEDICATED AS ROW): | 57453 SF, 1.32 ACRES, 16.2% |
| IMPERVIOUS AREA: | 43216 SF, 0.99 ACRES, 12.2% |
| CANAL EASEMENT (SENSITIVE LAND): | 30,671 SF, 0.70 ACRES, 8.65% |
| OPEN SPACE/LANDSCAPING: | 296,871 SF, 6.81 ACRES, 83.8% |
| BUILDABLE LAND: | 84.9% |
| LOTS: | 6 |

N

S

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

Know what's below. Call 811 before you dig.


FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com


LICENSED PROFESSIONAL ENGINEER
No. 5526950-2202
THOMAS M. ROMNEY
6/29/20
STATE OF UTAH

# THE HUB AT SARATOGA

SARATOGA SPRINGS
SITE PLAN

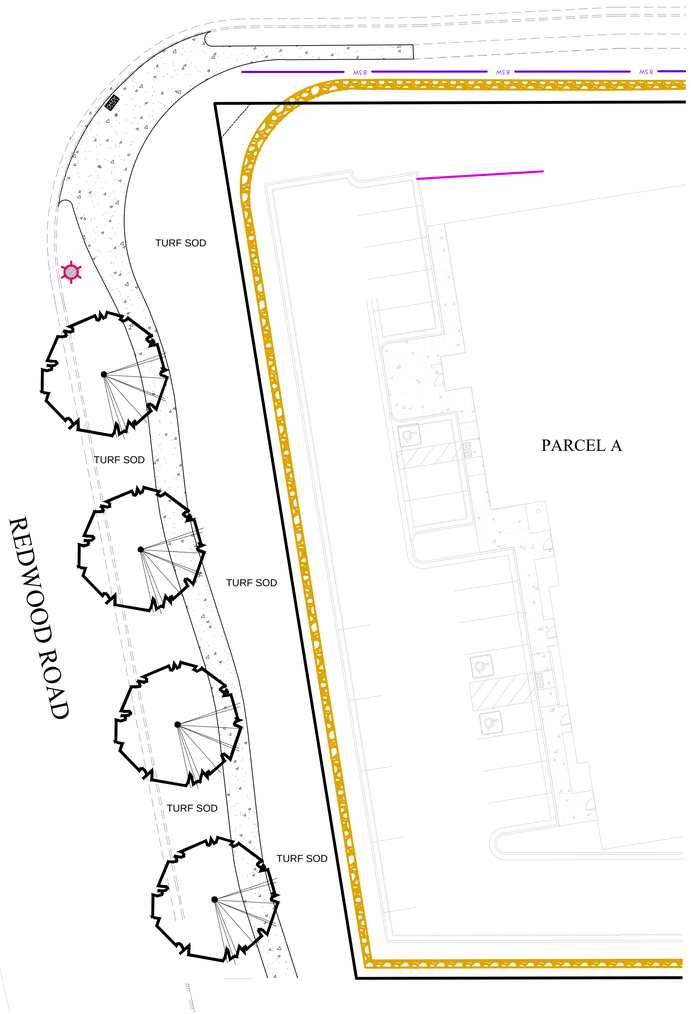
REVISION BLOCK

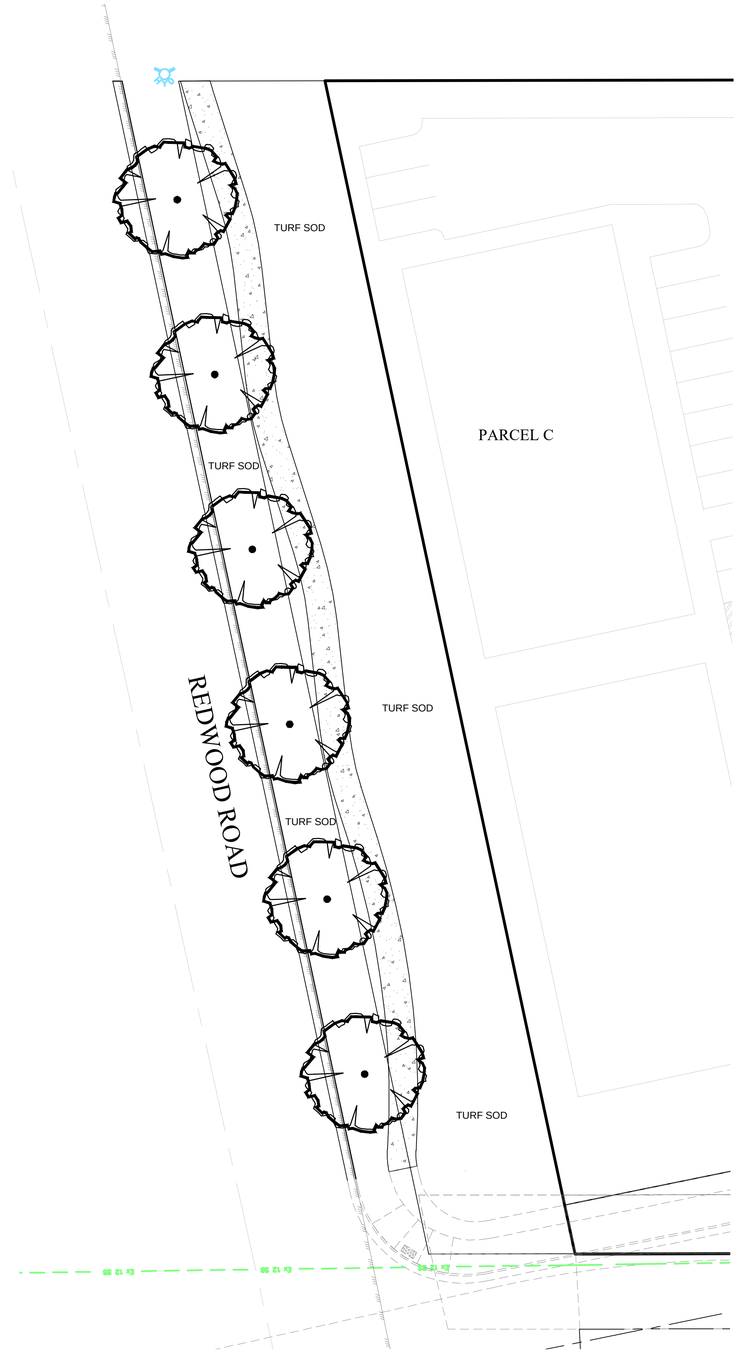
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

SITE PLAN

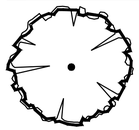
| | |
|---|---|
| Scale: 1"=40' | Drawn: CT |
| Date: 06/29/2020 | Job #: 20-0102 |
| Sheet: C3 | |

Z:_2020\20-0102 The Hub at Saratoga\design 20-0102\dwg\sheets\C3 - SITE PLAN.dwg

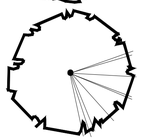



## TREE LEGEND



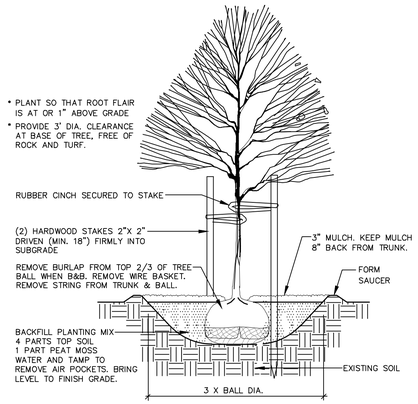
Acer platanoides 'Emerald Queen'
Emerald Queen Maple 2" cal.
(6 total trees)



Ulmus x 'Accolade'
Accolade Elm 2" cal.
(4 total trees)

## LANDSCAPE NOTES:

1. LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
2. GOOD GRADE SANDY LOAM TOPSOIL TO BE INSTALLED AT 4" DEPTH. INCLUDE MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
3. PARK STRIPS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL. THE FINISH GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
4. TREES LOCATED IN LAWN AREAS SHALL HAVE A 6 FOOT DIAMETER GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH.
5. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
6. LAY SOD IN ROWS WITH JOINTS STAGGERED WITHOUT OVERLAPPING OR LEAVING GAPS.
7. WATER SODDED AREAS IMMEDIATELY AFTER SOD LAYING AND ROLLING SMOOTH.




A TREE PLANTING & STAKING
NOT TO SCALE

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

811 Know what's below. Call 811 before you dig.

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LICENSED PROFESSIONAL ENGINEER
No. 5526950-2202
THOMAS M. ROMNEY
6/29/20
STATE OF UTAH

# THE HUB AT SARATOGA

SARATOGA SPRINGS
LANDSCAPE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

LANDSCAPE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | AW |
| Date: | 06/29/2020 | Job #: | 20-0102 |
| Sheet: | L1 | | |

Z:_2020\20-0102 The Hub at Saratoga\design 20-0102\dwg\Sheets\L1 - LANDSCAPE PLAN.dwg

# MINUTES – Planning Commission

Thursday, July 23, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

**PLANNING COMMISSION MEETING MINUTES - DRAFT**

**Call to Order - 6:00 p.m.** by Chairman Troy Cunningham

**Present**: Via Video Conference

Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff.

Staff: Dave Stroud, Planning Director; Maren Barker, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.

Others: Johnny Watson, Sam Knecht, Greg Magleby

Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. Signed July 16, 2020.

1. **Pledge of Allegiance -** led by Commissioner Barton.

2. **Roll Call** – A quorum was present

3. **Public Hearing: Community Plan and Village Plan for LDS Welfare Complex, located approximately Medical Drive and Redwood Road. Suburban Land Reserve/LEI as applicants.**

Planning Director Dave Stroud presented the item. The Community Plan covers approximately 11.82 acres. The proposed plan contains a one village plan and one lot with a tenant to be approved at a later date. The Community Plan contains development standards and other information necessary to develop the Village Plan parcel. The vacant parcel will be developed in the future and will follow Title 19 standards pertaining to development in the Regional Commercial zone.

The village plan contained in this request outlines the development standards of the Welfare Complex. The subsequent village plan provides the on-site details necessary to construct the two buildings, landscaping, and parking of the complex.

Johnny Watson with JRW & Associates was present as applicant. He noted the coordination needed with the Costco to the south. The solution has been refined to a better product through the process. They are excited to be in the community. Greg Magleby, with LEI and Sam Knecht were also present.

Commissioner Kilgore

- Asked the applicant if the elevations were their preferred plan or would they be able to conform to the City's standards. Johnny Watson showed a recently built facility which would be similar to the one to be built here with its design features that add more architectural features. They feel with as small as the building is and irregular shape, they have more than complied. Planning Director Dave Stroud noted the side and rear elevations that were a bigger concern, the decision was up to legislation. Commissioner Kilgore asked if the sides were visible from main roads. Planning Director Dave Stroud advised to orientation.
- Commissioner Anderson agreed that the front façade looked good but did have some concern with the lack of features on the two sides. He asked for clarification on why they wanted the minimal façade.

Johnny Watson responded that they would be happy to add some insets or pilasters to add more shadow lines and detail. He noted a few on the current plan. Commissioner Kilgore thought that would be terrific.
- Received confirmation that it complied with all ADA standards.

**Public Hearing Opened** by Chairman Troy Cunningham. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner Anderson
- Is happy to have the facility come to the city.

Commissioner Ryan
- Received clarification on the size of lot 1. Planning Director Dave Stroud noted it was adequate to build a two or three tenant building, plenty of room.
- He noted that the report stated Access 1/Redwood Road was anticipated to be LOS F in peak hours. He would hope this can be mitigated sooner than later. City Engineer Gordon Miner noted that they still need to get a permits from UDOT for the necessary mitigation. Greg Magleby from LEI noted that ultimately this was to be a right/right. They can't do that as a developer, UDOT would need to install the median. It will by a type of cart-before-the-horse with UDOT, once it's built it will be warranted.

Commissioner Cunningham
- Agrees with some additional architectural features.
- Agrees that it would be good to for UDOT to build the required median prior to opening. Johnny Watson agrees that it would be better taken care of prior to opening.

**Motion made by Commissioner Kilgore to recommend approval of the Church of Jesus Christ of Latter-day Saints Saratoga Springs Welfare Complex Community Plan and Village Plan with the findings and conditions in the staff report. Also adding a condition to request applicant to take a look at enhancing the walls visually with pilasters or some-such detail to bring it closer to compliance to city code. And that City Council look at suggesting to UDOT to mitigate Access 1 and its LOS F with a possible right/right median installed. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.**

4. **Public Hearing: Update to Code, Title 19 regarding: Definitions, Land Use regulations in Residential and Non-Residential zones, and Clear Site Triangle design standards. City initiated.**

5. **Business Item: Update to Code, Title 13 – Traffic & Parking. City initiated.**

**Items 4 & 5 were heard together.**

Planning Director Dave Stroud presented the items. Changes that are needed provide additional clarity and effectiveness, to remove inconsistencies and typos, and incorporate best practices, and keep the Code current. The proposed changes include Title 13.08.01 Illegal Parking – In General, and changes to Title 19 include Definitions, Land Use Zone Regulations, Accessory Buildings, and Clear Site Triangle.
City Engineer Gordon Miner presented information pertaining to clear site triangles.

**Public Hearing Opened** by Chairman Troy Cunningham. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner Kilgore
- Asked if reducing the setback to two feet would be harder for maintaining the area, such as using a lawn mower. Planning Director Dave Stroud gave an example that you probably wouldn't grow grass back there but 2 feet is doable.

Commissioner Barton
- Asked about parking on the sidewalk. Was it more for safety or concern from citizens? Planning Director Dave Stroud noted there was a lot of complaints, it was also a safety issue for pedestrians. There can be damage in the parkstrip to landscaping and water meters. This is fairly standard and will give more teeth to

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enforcement. She noted how there are neighborhoods that can't park on the street but there isn't room in the driveway for all the cars and some end up hanging over.

Commissioner Cunningham
- Was somewhat surprised this wasn't already in code.
- In response to question about enforcement during snow Planning Director Dave Stroud noted that the police worked with code enforcement on that.

**Motion made by Commissioner Ryan that based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Sections 13.08.01, 19.02.02, 19.04.03, 19.04.07, 19.04.10, 19.05.11, 19.06.11, with the findings and conditions in the staff report dated July 16, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.**

6. **Approval of Minutes: June 25, 2020**

**Motion made by Commissioner Ryan to approve the minutes of June 25, 2020. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.**

7. **Reports of Action.** – No Reports were needed.

8. **Commission Comments.**
Commissioner Kilgore commented that it was great that the city was now able to support jobs close to home, especially for kids so they don't have to drive far.
Commissioner Barton thanked Commissioner Ryan for the attention to wanting the access point being taken care of before it would be a problem with the road.

9. **Director's Report.** – Planning Director Dave Stroud advised that interviews had been conducted for the Planning Commission vacancy. Costco opening set for August 13.

10. **Possible motion to enter into closed session** – No closed session was held.

11. **Meeting Adjourned Without Objection at 7:04 p.m. by Chairman** Troy Cunningham.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

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# MINUTES – Planning Commission

Thursday, August 13, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

## PLANNING COMMISSION MEETING MINUTES

**Pursuant to Federal and State Guidelines, this meeting was conducted electronically.**

**Call to Order - 6:00 p.m.** by Chairman Troy Cunningham

**Present**:

Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff.
Staff: Dave Stroud, Planning Director; Gina Grandpre, Planner II; Maren Barker, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.
Others: Boyd Brown, Shane Williams, Marvin Calderon

Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. Signed July 16, 2020.

1. **Pledge of Allegiance -** led by Commissioner Cunningham.

2. **Roll Call** – quorum was present – New Commissioner Bryce McConkie was introduced to the Commission.

3. **Business Item: Preliminary Plat for The Hub, located approximately 2400-2600 N. Redwood Road. Boyd Brown, applicant.**
   Planning Director Dave Stroud presented the item. The applicant is requesting approval of a 6 lot subdivision in the Regional Commercial zone. This will allow for development consistent with the General Plan.
   Boyd Brown was present as applicant. He noted his work for several years on the land, is excited to get going.

   Commissioner McConkie
   - Thought the plans looked great.

   Commissioner Barton
   - Asked what businesses were coming in. Boyd Brown noted that parcel D would be an Event Center. The owners were local and were looking forward to coming. Parcel A would be tile and flooring. There are no other specific buildings planned at this time.
   - Asked about approval without a stormdrain plan in place? City Engineer Gordon Miner advised that when it's time to record the offsite infrastructure will need it to be in place or bond for it.

   Commissioner Kilgore
   - Received confirmation from the applicant that they would comply with all required conditions.
   - Asked what would happen with the road area between the parcels. Boyd Brown replied that he does not control that area, those owners they are not ready to move on those yet. They will stub and there will be an easement to run water lines. Planning Director Dave Stroud advised that our code requires inter-connectivity and the road would need to be completed. There is no guarantee to what access UDOT might give. More details will come further in the process.

- Asked if the applicant foresaw any problems with offsite development for water in the area. Boyd Brown replied that the city will supply the water to the parcels according to agreement. City Engineer Gordon Miner advised that the city will abide by the agreement. Storm drainage may be a separate issue.
- In response to question the applicant did not see problems with delay on irrigation and street names.

**Motion made by Commissioner Barton that the Planning Commission forward a recommendation of approval to the City Council for the proposed preliminary plat for The Hub as Saratoga Springs, located approximately 2400-2600 N Redwood Road, based upon the findings and conditions in the staff report. Seconded by Commissioner Kilgore.**

Commissioner Ryan asked Staff about properties that are separated like this, was there a way for the city to help there be architectural continuity when developers come later between the two parcels. Planning Director Dave Stroud advised that they just need to meet our standards. Commissioner Barton commented it was a good question, it could become a jumble of designs if there wasn't some continuity.

**Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

4. **Approval of Minutes: July 23, 2020**

   **Motion made by Commissioner Kilgore to approve the minutes of July 23, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

5. **Reports of Action.** – No Reports were needed.

6. **Commission Comments.**
   Commissioner Barton welcomed Commissioner McConkie to the Commission. Commissioner McConkie further introduced himself.

7. **Director's Report.** – Planning Director Dave Stroud advised of upcoming agenda items.

8. **Possible motion to enter into closed session** – No closed session was held.

9. **Meeting Adjourned Without Objection at 6:25 p.m. by Chairman** Troy Cunningham.

8-27-2020
Date of Approval

Planning Commission Chair

Deputy City Recorder

City Of SARATOGA SPRINGS CORPORATE SEAL STATE OF UTAH