SARATOGA SPRINGS

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1. 2020-04-23 Pc Agenda

   Documents:

   2020-04-23 PC AGENDA.PDF

2. 2020-04-23 Pc Packet

   Documents:

   2020-04-23 PC PACKET.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, April 23, 2020, 6:00 pm
City of Saratoga Springs Council Chambers - 1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045
https://www.youtube.com/channel/UCL97Ck7JMecdpmZLudfVhPQ

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

1. Pledge of Allegiance.
2. Roll Call.
3. Business Item: Preliminary Plat for Saratoga Springs Commercial Plat E located west of 1303 N. Exchange Drive. Daniel Schmidt, WPI as applicant.
4. Business Item: Site Plan for Saratoga Springs Commercial Lot 402 & 403 located approximately 153 W. Crossroads Blvd., Daniel Schmidt, WPI as applicant.
5. Approval of Minutes: March 26, 2020.
6. Reports of Action.
7. Commission Comments.
8. Director's Report.
9. 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.
10. Adjourn.

PLEASE NOTE: 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
Saratoga Springs Commercial Plat E
April 23, 2020
Public Meeting

Report Date:	April 23, 2020
Applicant:	Daniel Schmidt
Owner:	Westlake Partners and State of Utah
Location:	South of 1303 N Exchange Dr
Major Street Access:	Crossroads Blvd
Parcel Number(s) & Size:	58:032:0195; 2.01 acres and 58:032:0196; .8 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	RC
Adjacent Zoning:	Vacant
Current Use of Parcel:	Vacant
Adjacent Uses:	Commercial and agriculture
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Gina Grandpre, Planner II

A. Executive Summary:

The proposed preliminary plat of Saratoga Springs Commercial Plat E contains one lot in the RC zone. The lot size is 2.01 acres and .8 acres will be dedicated as a public right of way as Exchange Drive. Open space is not required in a commercial subdivision plat but the site plan is required to have a minimum of 20 percent landscaping.

Recommendation:

Staff recommends 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, denial, or continuation.

B. Background: The subject property is located along south of Tractor Supply and fronting the proposed extension of Exchange Drive. The zoning and use of the property is Regional Commercial.

Gina Grandpre, Planner II
ggrandpre@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x185 • 801-766-9794 fax

C. **Specific Request:** The applicant is requesting preliminary plat approval of a one-lot commercial subdivision in the RC zone. The size of lot will be 2.01 acres, and .8 acres will be dedicated as Exchange Drive, a public right of way. The proposed lot complies with the underlying zones as outlined in Section G 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:** Preliminary plats do not require a public hearing and newspaper and mailed notices are not required. The agenda is posted on the City webpage, posted in the City building, and available at www.utah.gov/pmn. As of the date of this report no public input has been received regarding the proposed preliminary plat.

F. **General Plan:** The land use map of the general plan designates the subject property as Regional Commercial which is described as follows:

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 development that is consistent with the General Plan. The proposed lots comply with code as outlined below.*

G. **Code Criteria:**
The attached planning review checklist is for the proposed preliminary plat which meets all code requirements as indicated in the checklist and summarized below.

- 19.04, Land Use Zones – complies
- 19.05, Supplemental Regulations – complies
- 19.06, Landscaping and Fencing – complies
- 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. Site plan lighting will be reviewed at the time of submittal.
- 19.12, Subdivisions – complies
- 19.13, Process – complies
- 19.14, Site Plans – not applicable to preliminary plat
- 19.15, Conditional Use Permit – 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.

Recommendation for Approval

"I move that the Planning Commission forward a recommendation of approval to the City Council regarding the preliminary plat of Saratoga Springs Commercial Plat C, located south of Crossroads Blvd, west of Exchange Drive based upon the Findings and Conditions in this Staff Report:"

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies with the Land Development Code, as articulated in Section G 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. The Preliminary Plat is recommended for approval as shown in the attachment to the Staff report.
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 preliminary plat of Saratoga Springs Commercial Plat E 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 **negative** recommendation to the City Council regarding the preliminary plat of Saratoga Springs Commercial Plat E, based upon the following findings:"

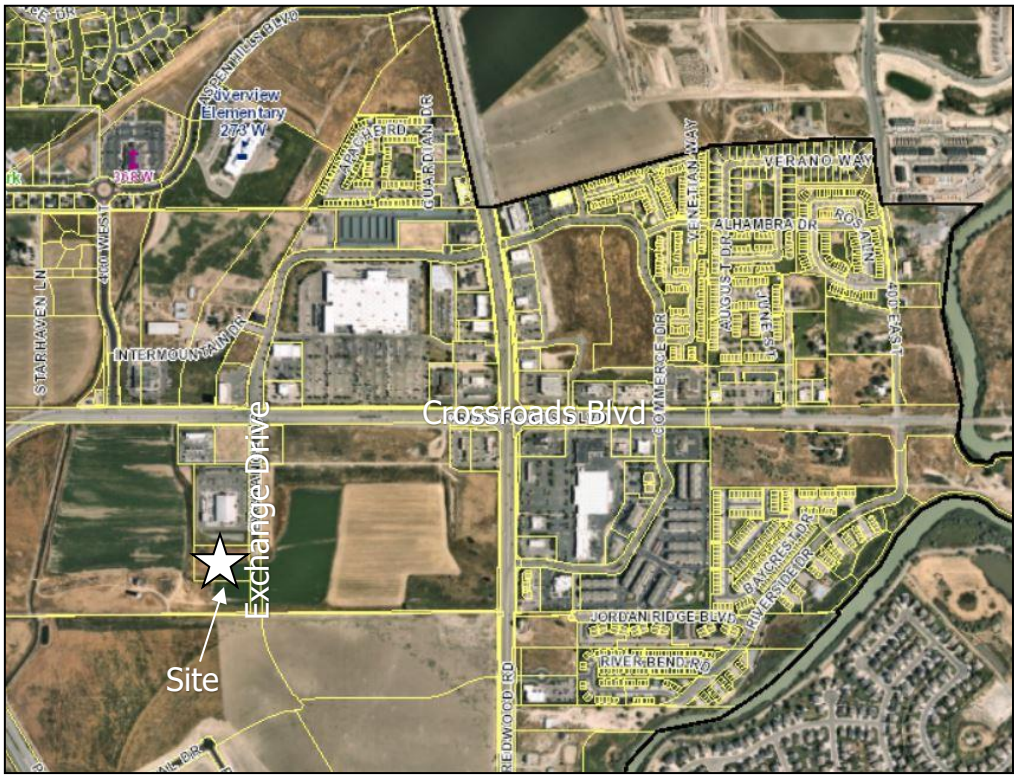
1. The application is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code, as articulated by the Planning Commission: _____.

J. Exhibits:

1. Location & Zone Map
2. Planning Review Checklist
3. Preliminary Plat

Exhibit 1: Location Map

Location Map



Zoning Map

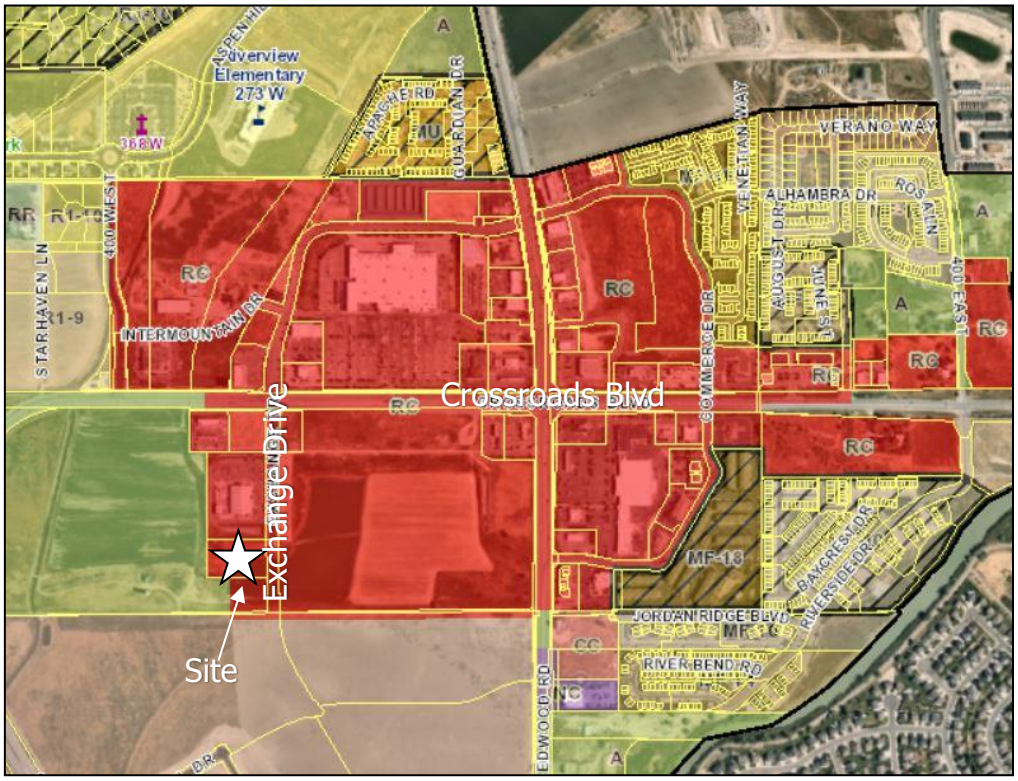


Exhibit 2: Planning Review Checklist

CITY OF SARATOGA SPRINGS

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	2/27/2020
Date of Review:	**3/31/2020**
Project Name:	Saratoga Springs Plat E
Project Request / Type:	Prelim/Final Plats
Meeting Type:	N/A
Applicant:	Daniel Schmidt
Owner:	State of Utah and Westlake Partners LLC
Location:	Exchange Drive
Major Street Access:	West of 1303 N Exchange Drive
Parcel Number(s) and size:	58:032:0195/2.01 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	North Regional Commercial; West –Agricultural South –Agricultural and Regional Commercial
Current Use:	Vacant land
Adjacent Uses:	North – Regional Commercial (Tractor Supply), east, west, and south is vacant land.
Previous Meetings:	Subdivision Exception (July 30, 2019); City Council – Rezone Public Hearing (October 1st and 15th, 2019); Planning Commission – Site Plan (Submitted on October 31, 2019, PC approval - TBD)
Previous Approvals:	Rezone & Development Agreement (October 15, 2019
Type of Action:	Administrative
Land Use Authority:	Planning Director
Future Routing:	Planning Commission and City Council for Preliminary Plat
Planner:	Gina Grandpre, Planner II

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: January 14, 2020
- Neighborhood Meeting: N/A

- PC: N/A
- CC: N/A

General Review

Building Department

- Setback detail
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.)
- True buildable space on lots (provide footprint layout for odd shaped lots)
- Lot slope and need for cuts and fills

Fire Department

- Commercial:
  - Fire flows shall meet existing needs as well as future development in the area.
  - Hydrant spacing shall not exceed 300'.
  - Buildings shall be fire sprinkled and meet NFPA 13 requirements and all applicable IFC 2015 edition requirements and appendices.
  - Alarm system and notification systems shall all be tied together with the fire sprinkler system and monitored 24/7 365 by a third party monitoring company. This same system and / or monitoring company shall also be able to notify UVSSD 911 dispatch center 24/7 365.
  - All sprinkler plans and alarm plans shall be third party reviewed by PCI in Centerville, Utah, Attn: Bob Goodloe.
  - All drive isles shall have 26' of unobstructed drive widths, or at the lesser 20' with all curbing being signed as Fire Lanes / No parking throughout by the developer.
  - FDC connections if required shall be in a location that meets the best access requirement and approval of the Fire Chief.
  - No point of any building shall not be within 150' of an approved fire access road unless fire sprinkled.
  - All FDC connections shall have Knox Locks supplied by the builder and installed by SSF&R. Knox Box shall be located in an agreed upon location by the Fire Chief and located 5'6" off the finished grade.
  - Sprinkler and alarm systems plans are to be submitted to West Coast Code Consulting, 9131 So. Monroe Plaza Way, Ste. A, Sandy, UT 84070.
  - Plans can be submitted electronically to permitdeskutah@wc-3.com, Attn: Scott Adams, Office number is 355-237-3722.

GIS / Addressing

- **See redlines for comments**

Additional Recommendations:

- **See redlines for comments**

Code Review

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

○

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*The lot size is 87,555.6 sq. ft.*
Front/Corner Side Setback (Minimum)	10’	**Complies**	*The proposed plat indicates this setback.*
Interior Side Setback (Minimum)	10’	**Complies**	*The proposed plat indicates this setback.*
Rear Setback (Minimum)	30’	**Complies**	*The proposed plat indicates this setback.*
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50’	**Complies**	*The proposed building height meets this requirement. See Site Plan)*
Lot coverage (Maximum)	50%	**Complies**	*The proposed Lot coverage is 5% (See Site Plan)*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*The proposed Building will be 4,582 (See Site Plan)*
Building Size (Maximum)	N/A		

Don’t Forget to check the exceptions and * at the bottom of the table**

- Footprint Development:
- Open Space and Landscaping Requirements: **See Site Plan Redlines** **Corrected**
- Setback Exceptions: N/A
- Density: .5 units/acre
- Open Space and Landscaping Requirements: Landscaping requirement is 39,775 sq. ft. Open Space requirement: 0%.

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.	**Complies.**	*Subdivision is in Flood Plain X. See note 13 on the proposed plat.*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Proposed improvement plans show connection.*
Transportation Master Plan: Lots shall not interfere with the Transportation Master Plan.	**Complies.**	*The proposed plat meets the Transportation Master Plan.*
Property Access - All lots shall abut a dedicated public or private road.	**Complies.**	*The proposed subdivision includes public right of way improvements for access to the property.*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	87,556		
Required Landscaping	17,511	**Complies**	*See proposed Site Plan*

Required Deciduous Trees	7	**Complies**	*See proposed Site Plan*
Required Evergreen Trees	5	**Complies**	*See proposed Site Plan*
Required Shrubs	25	**Complies**	*See proposed Site Plan*
Drought Tolerant Plants	19	**Complies**	*See proposed Site Plan*

19.09 Off Street Parking		
General Provisions		
Regulation	**Compliance**	**Findings**
See Proposed Site Plan		
	Item.	

19.11 Lighting
See Proposed Site Plan

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	*Redlines have been addressed.*
Name and address of property owner and developer.	**Complies.**	*The proposed plat complies.*
Name of land surveyor.	**Complies.**	*The proposed plat complies.*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*The proposed plat complies.*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*See Redlined comments.*
The names and location of ROW widths of adjoining streets and all facilities within 100 feet of the platted property.	**Complies.**	*The proposed plat complies.*
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).	**Can Comply.**	*See GIS Comments.*
Subdivision name cleared with Utah County	**Complies**	*The proposed plat complies.*
North arrow.	**Complies.**	*The proposed plat complies.*
A tie to a permanent survey monument at a section corner.	**Complies.**	*The proposed plat complies.*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*The proposed plat complies.*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*The proposed plat complies.*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*The proposed plat complies.*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*The proposed plat complies.*
Proposed road cross sections	**Complies.**	*The proposed plat complies.*
Proposed fencing.	**Complies.**	*The proposed plat complies.*
Vicinity map	**Complies.**	*The proposed plat complies.*
All required signature blocks are on the plat.	**Complies.**	*The proposed plat complies.*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*The proposed plat complies.*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*The proposed plat complies.*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*The proposed plat complies.*
Location of 100-year high water marks of all lakes, rivers, and streams.	**Complies.**	*The proposed plat complies.*
Projected Established Grade of all building lots.	**Complies.**	*The proposed plat complies.*
A data table.	**Complies.**	*See Redlines for Corrections.*

1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).		
Phasing Plan: Including a data table with the following Information for each phase: Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	
Final Plat Requirements		
Subdivision name and location.	**Complies.**	*See Redline Comments for additional corrections on Title. Corrected*
Standard Plat Format followed.	**Complies.**	
Name and address of property owner and developer.	**Complies.**	*The proposed plat complies.*
Name of land surveyor.	**Complies.**	*The proposed plat complies.*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*The proposed plat complies.*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*See Redline Comments Corrected*
The names and location of ROW widths of adjoining streets and all facilities within 100 feet of the platted property.	**Complies.**	*The proposed plat complies.*
North arrow.	**Complies.**	*The proposed plat complies.*
A tie to a permanent survey monument at a section corner.	**Complies.**	*The proposed plat complies.*
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**Complies.**	*The proposed plat complies.*
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**Complies.**	*The proposed plat complies.*
Lot Numbers.	**Complies.**	*See Redline Comments Corrected*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*The proposed plat complies.*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*The proposed plat complies.*
Proposed road ROW widths.	**Complies.**	*The proposed plat complies.*
Vicinity map.	**Complies.**	*The proposed plat complies.*
All required signature blocks are on the plat.	**Complies.**	*The proposed plat complies.*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*The proposed plat complies.*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*The proposed plat complies.*
Fencing plans.	**Complies.**	*See Site Plan*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*The proposed plat 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.	**Complies.**	*The proposed plat complies.*
Existing and Proposed easements.	**Complies.**	*The proposed plat complies.*
Street monument locations.	**Complies.**	*The proposed plat 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.**	*See GIS Comments.*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*See Redlines for Corrections.* *Corrected*
Phasing Plan: Including a data table with the following Information for each phase: Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**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.**	*The proposed plat complies.*
Block Length: The maximum length of blocks shall be 1,000 feet. In blocks over 800 feet in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**Complies.**	*The proposed plat complies.*
Such a walkway shall not be less than fifteen feet in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**Complies.**	*The proposed plat complies.*
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.**	*The proposed plat 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.	**Complies.**	*The proposed plat complies.*
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.	**Complies.**	*The proposed plat complies.*
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways	**Complies.**	*The proposed plat complies.*

shall not be placed on the intersecting road within 100' of the arterial connection.		
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. **Access Exception:** Where no point of second access is available within five hundred feet (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.	**Complies.**	*The proposed plat complies.*
Where two means of access are required, the points of access shall be placed a minimum of 500 feet apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way.	**Complies.**	*The proposed plat complies.*
Shared Driveways: Shared driveways shall be a minimum of twenty-six feet in width and shall direct all runoff to a public or pricated 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 twenty feet of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of twenty feet 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.**	*The proposed plat 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.**	*The proposed plat 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: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; 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 iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**Complies.**	*The proposed plat complies.*
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.**	*The proposed plat complies.*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*The proposed plat complies.*
Corner lots for residential use shall be ten percent larger than the required minimum lot.	**Complies.**	*The proposed plat complies.*
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*The proposed plat 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.**	*The proposed plat complies.*
Double access lots are not permitted with the exception of corner lots.	**Complies.**	*The proposed plat complies.*
Driveways for residential lots or parcels shall not be allowed to have access on major arterials.	**N/A.**	

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 feet from the arterial roadway. Approval by UDOT may be required.		
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.**	*The proposed plat complies.*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting.	*N/A*
Notice / Land Use Authority.	*Planning Director*
Master Development Agreement.	*Development Agreement See CC Approval on October 15, 2019.*
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	*N/A*

19.14 Site Plan Review
Site Plan submitted on October 31, 2019; Pending approval

19.16 Site and Architectural Design Standards
See Site Plan submitted on October 31, 2019; Pending approval

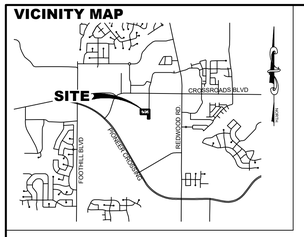
Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*None*
What is the anticipated cost to the City?	*Exchange Drive is a public right of way*
When will City maintenance begin?	*Upon improvement completion and approval.*

Exhibit 3: Preliminary Plat
Red cloud circles are addressed responses from first review.

SARATOGA SPRINGS COMMERCIAL PLAT E

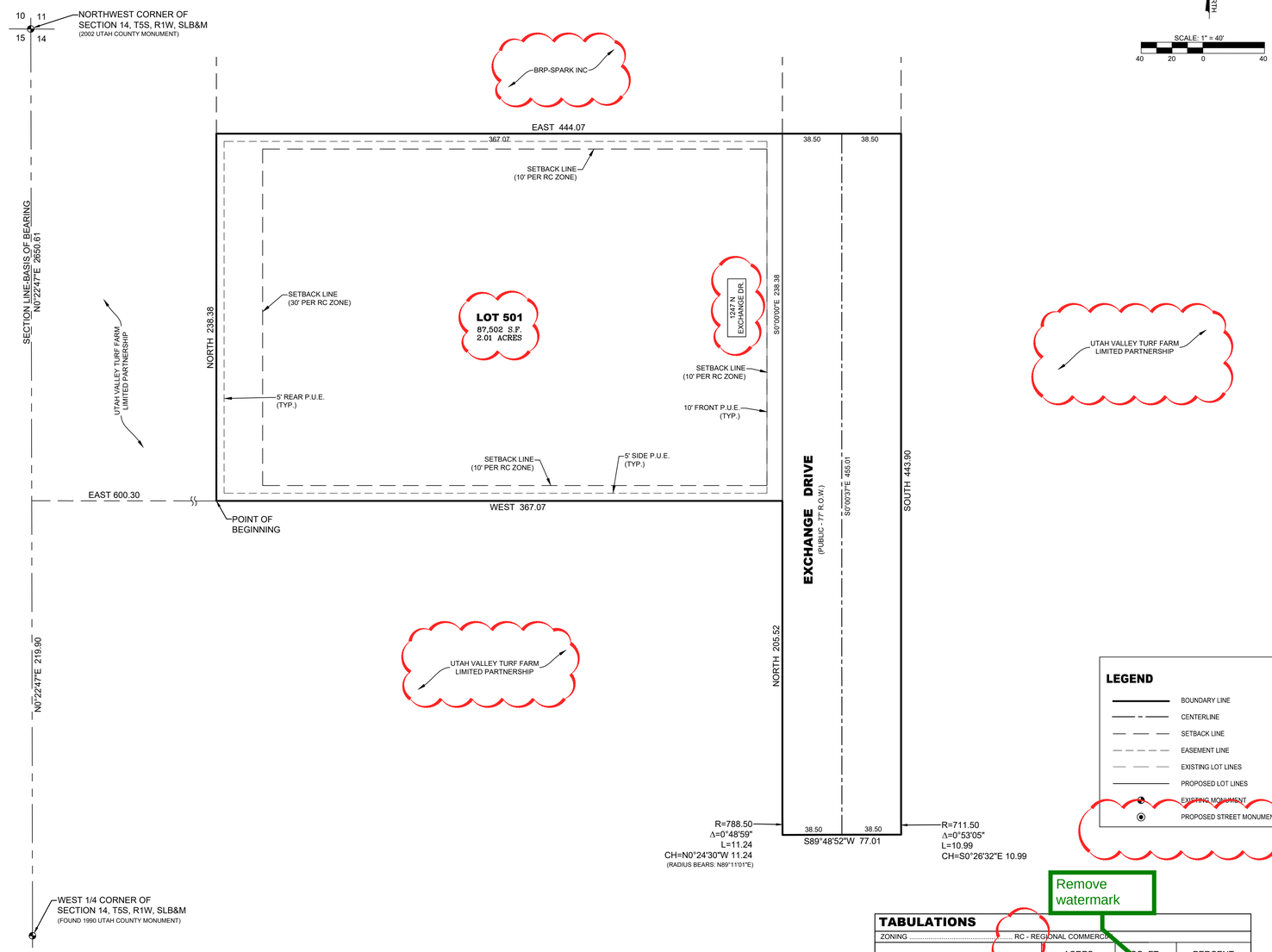
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, T5S, R1W SLB&M SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

VICINITY MAP



NOTES

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 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 BY LAWS, ARTICLES OF INCORPORATION AND CC&RS.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY IGES PROJECT NO. 01973-003 DATED AUGUST 24, 2015 , 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 OPERATIONS 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.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2008 UTAH COUNTY MONUMENT AT THE EAST ¼ CORNER OF SECTION 26 WITH AN ELEVATION OF 4,513.92 FEET.
14. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4902500115A WITH AN EFFECTIVE DATE OF JULY 17, 2002.
15. A TITLE REPORT PREPARED BY _____ TITLE COMPANY, ORDER NO. _____ EFFECTIVE DATE: _____, 20__ WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
16. ALL PRIVATE ROADWAYS ARE PERPETUAL UTILITY EASEMENTS (CITY) FOR DRINKING WATER, SECONDARY WATER, AND SANITARY SEWER.
17. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR ROADS. LOTS ARE MARKED N/A FOR "NO ACCESS".
18. PROPERTY IS LOCATED WITHIN FIRM MAP NO. 4955170115B, ZONE X.



LEGEND

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

Remove watermark

TABULATIONS

ZONING ..... RC - REGIONAL COMMERCIAL

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	2.81	122,538	100%
LOT AREA	2.01	87502	71.4%
OPEN SPACE	0.00	0	0%
RIGHT-OF-WAY AREA	0.80	35,036	28.6%
PARK STRIP LANDSCAPE AREA	0.19	8,190	6.7%
HARDSCAPE AREA	0.62	26,846	21.9%
BUILDABLE LAND	2.81	122,538	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	2.81	122,538	100%

LEI
- An Utah S Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.0558
office@lei-eng.com
www.lei-eng.com

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°22'47"E 219.90 FEET ALONG THE QUARTER SECTION LINE AND EAST 600.30 FEET FROM THE WEST 1/4 CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN; THENCE NORTH 238.38 FEET; THENCE EAST 444.07 FEET; THENCE SOUTH 443.90 FEET; THENCE ALONG THE ARC OF A 711.50 FOOT RADIUS CURVE TO THE LEFT 10.99 FEET THROUGH A CENTRAL ANGLE OF 0°53'05" (CHORD: S0°26'32"E 10.99 FEET); THENCE S89°48'52"W 77.01 FEET; THENCE ALONG THE ARC OF A 788.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N89°11'01"E) 11.24 FEET THROUGH A CENTRAL ANGLE OF 0°48'59" (CHORD: N0°24'30"E 11.24 FEET); THENCE NORTH 205.52 FEET; THENCE WEST 367.07 FEET TO THE POINT OF BEGINNING.

CONTAINS ±2.81 ACRES
122,538 SQ. FT.

OF LOTS: 1

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 HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

SARATOGA SPRINGS COMMERCIAL PLAT E

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT OR RIGHT-OF-WAY THAT WILL INTERFERE WITH CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THE SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET ____ THIS _____ DAY OF ____, A.D. 20____.

SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY

OWNERS ACKNOWLEDGEMENT

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 PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDEER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF UTAH TAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL OF LEGISLATIVE BODY

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

THIS_____DAY OF_____, A.D. 20__.

CITY MAYOR

ATTEST_____
CLERK-RECORDER
(See Seal Below)

SARATOGA SPRINGS COMMERCIAL PLAT E

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

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). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, A.D. 20___.

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS _____ DAY OF _____, A.D. 20___.

BY- _____

DOMINION ENERGY QUESTAR CORP. TITLE-

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, A.D. 20___.

PUBLIC WORKS DIRECTOR

CENTURY LINK

APPROVED THIS _____ DAY OF _____, A.D. 20___.

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _____, A.D. 20___.

COMCAST CABLE TELEVISION

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, A.D. 20___.

PLANNING DIRECTOR

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20___.

CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. 20___.

LAND USE AUTHORITY

FIRE CHIEF

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

CITY FIRE CHIEF

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
STATE OF UTAH CHAD A. POULSEN No. 501182 10/03/18 PROFESSIONAL LAND SURVEYOR			

Staff Report

Author: Gordon Miner, City Engineer
Subject: Saratoga Springs Commercial Plat E Lot 402/403
Date: April 23, 2020
Type of Item: Site Plan Approval

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:	*Daniel Schmidt*
Request:	*Site Plan Approval*
Location:	*191 W Crossroads Blvd*
Acreage:	*1.05 acres – 1 Lot 402; 1.23 acres Lot 403*

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

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
4. Provide easements for all public utilities not located in the public right-of-way.
5. 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.
6. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to the commencement of the warranty period.
7. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.

PLANNING COMMISSION
Staff Report

Site Plan
Tractor Supply Company
Thursday, April 23, 2020
Public Meeting

Report Date:	Thursday, April 23, 2020
Applicant:	Daniel Schmidt
Owner:	Utah Valley Turf Farm
Location:	~191 W Crossroads Blvd
Major Street Access:	West Exchange Drive and Crossroads Blvd.
Parcel Number(s) & Size:	Portion of 58:032:0198, 2.28 acres (Lot 402: 1.05 acres and Lot 403: 1.23 acres)
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Agricultural, and Regional Commercial
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Agricultural
Previous Meetings:	None
Previous Approvals:	Preliminary Plat approved by City Council on November 19, 2019; Final Plat approved on December 6, 2020.
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	Planning Commission
Author:	Gina Grandpre, Planner II

A. Executive Summary:

The applicant is requesting approval of two Site Plans in the Saratoga Springs Commercial Plat D Subdivision. It is proposed that Lot 402 will have a 4,569 square foot retail commercial building and Lot 403 will have a 4,563 square foot retail commercial building. A preliminary plat for Saratoga Springs Commercial Plat D was approved on November 19, 2019 by the City Council.

Recommendation:

Staff recommends the Planning Commission conduct a public meeting on the proposed site plan, review and discuss the proposal, and select from the motions in Section H of this report. The actions available to the Planning Commission include approval with conditions, continuation, or denial. The Planning Commission is the Land Use Authority of this site plan.

Gina Grandpre, Planner II
ggrandpre@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 185 • 801-766-9794 fax

B. Background:

Both lots on which the proposed site plans are located, was created when the Saratoga Springs Commercial Plat D Subdivision was approved in 2019. A condition of approval for these site plans is that the plat be recorded prior to any building permit being issued. Lot 402 is 45,699 square feet and Lot 403 is 53,734 square feet. Considering this, in regards to the minimum lot size requirement in the RC zone of 20,000, the subject lot is legal conforming as to lot size.

C. Specific Request:

The applicant requests review and approval of the proposed site plan to locate a retail building with three attached units at ~191 W Crossroads Blvd in the RC zone.

D. Process:

Section 19.13 summarizes the process of site plan approval. The Planning Commission is the Land Use Authority of new site plans. This item is scheduled to be discussed in a public meeting and a public hearing is not required.

E. Community Review:

Public notices are not required for this type of application. However, the proposed site plan is noticed on the City website and the state public notice website. 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 Land Use Map of the General Plan. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

> These areas generally should include a variety of retail uses 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: Consistent. A retail building allows a variety of permitted uses in the Regional Commercial zone. Adjacent properties are zoned RC where retail, restaurant, and office uses occur. Other adjacent properties will remain vacant until future development happens. Nearby commercial uses and high density housing exist. Sidewalks and pathways are provided for pedestrian access in and around the parcel.

G. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies**.
- 19.05, Supplemental Regulations: **Complies**.

- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies**.
- 19.11, Lighting: **Complies.**
- 19.13, Process: **Complies** and scheduled for PC.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Complies.**

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss this request in a public meeting and choose from the options below.

Staff Recommended Motion – approval and positive recommendation
"I move to **approve** the proposed site plan of the Saratoga Springs Commercial Lots 402 and 403 Retail Building at ~191 W Crossroads Blvd in the RC zone with the findings and conditions below:"

Findings

1. The application is consistent with the General Plan, as articulated in Section "F" of the staff report, which section is incorporated by reference herein.
2. The application complies with the Land Development Code as articulated in Section "G" 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 requirements of the Fire Chief shall be met.
3. Prior to issuance of a building permit for either lot, the Saratoga Springs Commercial Plat D be recorded with the Utah County.
4. All other Code requirements shall be met.
5. A separate sign permit is required for any exterior signs.
6. 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 D Lots 402 and 403 Retail Buildings 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. _____
2. _____

Alternative 2 – Denial

The Planning Commission may also choose to deny the site plan. “I move to **deny** the proposed site plans of Saratoga Springs Commercial Plat D Lots 402 and 403 Retail Buildings at ~191 W Crossroads Blvd in the RC zone, based on the following findings:”

1. The site plan is not consistent with the General Plan, as articulated by the Planning Commission: _____ _____, and/or,
2. The Site Plan is not consistent with Section [19.04, 19.05, 19.06, 19.09, 19.11, 19.13, 19.14, 19.16, 19.18] of the Code, as articulated by the Planning Commission: _____.

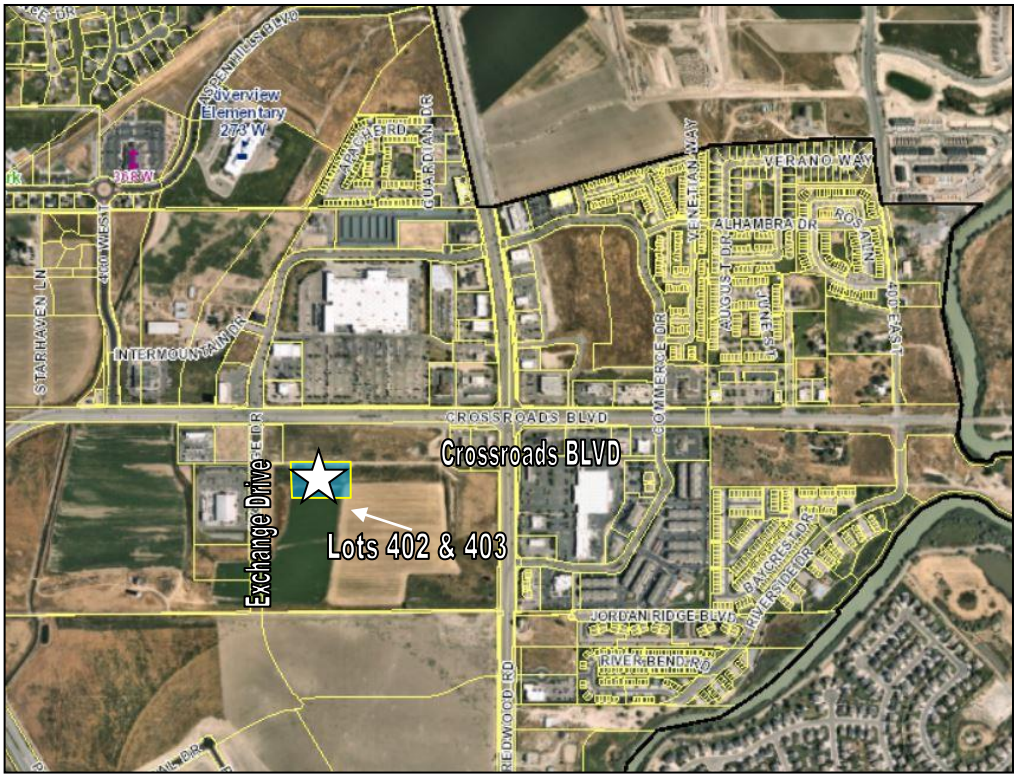
I. Exhibits:

1. Location Map
2. Planning Review Checklist
3. Site Plan
4. Landscape Plan
5. Elevations
6. Photo of Colors and Materials Board
7. Photometric Plan
8. Light Fixture Details

Exhibit 3: Site Plan Lot 402

Exhibit 1: Location Map

Location Map



Zoning Map

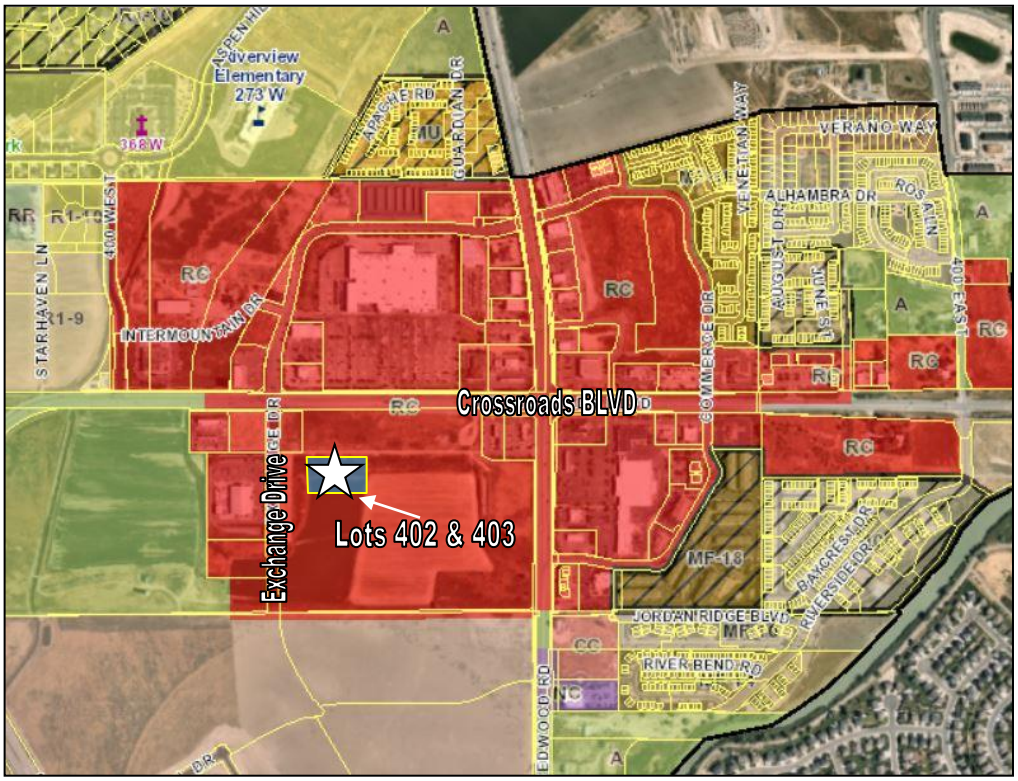


Exhibit 2: Planning Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	2/7/2020
Date of Review:	**3/6/2020**
Project Name:	Saratoga Springs Commercial Lot 402
Project Request / Type:	Concept/Site Plan
Meeting Type:	**Planning Commission**
Applicant:	Daniel Schmidt
Owner:	Utah Valley Turf Farms, LP
Location:	Crossroads Blvd across from Walmart
Major Street Access:	Crossroads Blvd
Parcel Number(s) and size:	58:032:0198/
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Current Use:	Vacant Land
Adjacent Uses:	Retail and Vacant Land
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	**Review**
Land Use Authority:	Planning Commission
Future Routing:	N/A
Planner:	Gina Grandpre, Planner II

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: 02/24/2020
- Neighborhood Meeting: N/A
- PC: Planning Commission
- CC: N/A

General Review

Building Department

- Setback detail
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.)
- True buildable space on lots (provide footprint layout for odd shaped lots)
- Lot slope and need for cuts and fills

Fire Department

- Residential:
  - Fire flows shall be met for this development and future development in the area.
  - Hydrants shall not exceed 500' spacing in R3-6 and lower areas.
  - Higher than R3-6, hydrants shall not exceed 300' spacing.
  - All three story structures above grade shall be fire sprinkled and meet NFPA 13 requirements where required.
  - All access roads shall support 26' of un-obstructed drive isle with parking on the streets.
  - The 59' road cross-section shall be used if applicable. If the streets are not able to support such movement, fire lane signage shall be posted by the developer.
  - All cul-de-sacs shall meet our current standard and shall have hydrants in them. All cul-de-sacs shall be a minimum of 96' in diameter from curb face to curb face and have a hydrant located within the cul-de-sac.
  - Third party review required for sprinkler systems
  - Dimension street and cul-de-sac widths on plat
  - Turnarounds on cul-de-sacs and dead-ends more than 150' in length
- Commercial:
  - Fire flows shall meet existing needs as well as future development in the area.
  - Hydrant spacing shall not exceed 300'.
  - Buildings shall be fire sprinkled and meet NFPA 13 requirements and all applicable IFC 2015 edition requirements and appendices.
  - Alarm system and notification systems shall all be tied together with the fire sprinkler system and monitored 24/7, 365 by a third party monitoring company.
  - This same system and / or monitoring company shall also be able to notify UVSSD 911 dispatch center 24/7 365.
  - All sprinkler plans and alarm plans shall be third party reviewed by PCI in Centerville, Utah, Attn: Bob Goodloe.

GIS / Addressing

- No Comments.

Additional Recommendations:

- See redlines on plans, and the highlighted comments on this checklist. DONE

Code Review

- 19.04, Land Use Zones
  - Zone: Regional Commercial
  - Use: Regional Commercial
- Lot Size Reductions: None
- Setback Exceptions: None
- Footprint Development:
- Residential Above Commercial: None
- Open Space and Landscaping Requirements: Yes
- Density: Commercial

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)			
Lot Size (Minimum)	15,000 sq. ft.	**COMPLIES**	*Provide size of lots.*
Front/Corner Side Setback (Minimum)	25'	**COMPLIES**	*Provide setback from roads for proposed buildings.*
Interior Side Setback (Minimum)	25'	**COMPLIES**	*Provide setback from roads for proposed buildings.*
Rear Setback (Minimum)	25'	**COMPLIES**	*Provide setback from roads for proposed buildings.*
Building Separation (Minimum)			
Lot Width (Minimum)	100'	**COMPLIES**	*Provide size of lots.*
Lot Frontage (Minimum)	100'	**COMPLIES**	*Provide size of lots.*
Building Height (Maximum)	35'		*Complies*
Lot coverage (Maximum)	50%	**COMPLIES**	*Provide size of lots. And Building foot print.*
Building Size (Minimum)			
Building Size (Maximum)	15,000 sq. ft.	**COMPLIES**	*Provide Building foot print.*

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.**	
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.	**Complies.**	
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.	**Can Comply.**	*Add size of lots, amount of landscaping and percentage. Include any open space number as well. 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.	**Complies.**	

Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*No fencing is Proposed*
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.**	*TBD with improvements*
Planting Standards		
Deciduous Trees: 2" in caliper.	**Complies.**	
Evergreen Trees: 6' in height.	**Complies.**	
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch.	**Complies.**	
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size.	**Complies.**	
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*The proposed concept plan does not include more than 70% of turf*
Artificial Turf : Not allowed.	**Complies.**	
Drought Tolerant Plants: 50% of all plants shall be drought tolerant.	**Complies.**	
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.	**Complies.**	
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Can Comply.**	*Call out evergreens on planting schedule Complies*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Can Comply.**	*Will there be any utilities to screen?*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	
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.	**Complies.**	
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The City Council gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	*There is no existing native vegetation that will be preserved.*
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	**N/A.**	*There is no existing native vegetation that will be preserved.*

preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.		
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	*There is no existing native vegetation that will be preserved.*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	*There is no existing native vegetation that will be preserved.*
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**Does Not Comply.**	*There is no existing native vegetation that will be preserved.*
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.**	*There is no existing native vegetation that will be preserved.*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	
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.	**Complies.**	
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	
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.**	*No fencing is proposed.*
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, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	
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.	**Can Comply.**	*Provide size of Lots on both landscaping and site plan. Complies*

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.**	
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.	**Can Comply.**	*Provide size of Lots on both landscaping and site plan. Provided Complies*

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided				
60° Parking				
Required	9'	18'	25'	18'
Provided				
45° Parking				
Required	9'	18'	25'	14'
Provided				
Parallel				
Required	9'	20'	N/A	12'
Provided				

Lot 402 = 46 parking (20 are required for retail: 4 stalls per 1000 sq. ft.; restaurant 1 stall per 100 sq. ft.)

Lot 403: = 45 parking stalls (20 are required for retail: 4 stalls per 1000 sq. ft.; restaurant 1 stall per 100 sq. ft.)

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	**Complies.**	
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.	**Complies.**	
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.	**Complies.**	
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.	**Complies.**	
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	
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	**Complies.**	

in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing		
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.	**Complies.**	
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	
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.	**Complies.**	
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.	**Complies.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies.**	
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	**Complies.**	
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.	**Complies.**	
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.	**Complies.**	
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: a. the intensity of the proposed use; b. times of operation and use; c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; e. trip generation; and f. peak demands.	**Complies.**	
Up to 25% of required parking may be shared with an adjacent use upon approval by the City Council. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**Can Comply.**	*The proposed concept plan indicates shared parking with Lot 401, 402 and 403 and possibly others. Agreements will need to be drawn up, notes added to the plat and approval by the City Council. If such agreements have been established please provide.* ***No agreement necessary. Complies***
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'.	**Complies.**	

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.		
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.	**Complies.**	
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.	**Complies.**	
Clear Sight Triangles must be followed.	**Complies.**	
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.	**Complies.**	
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.	**Complies.**	
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. 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.	**Complies.**	
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.	**Complies.**	
Required Minimum Parking		
	Can Comply.	*Need square footage of proposed buildings. Complies Lot 402 has 46 stalls and Lot 403 has 45 stalls.*

19.11 Lighting

General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	
Angle: Shall be directed downward.	**Complies.**	
Lamp: Bulbs may not exceed 4000k.	**Can Comply.**	*A lighting table needs to be added indicating number of lights and details. Cut Sheets for all lighting fixtures and poles need to be provided. Complies*
Drawings: Design and location of fixtures shall be specified on the plans.	**Can Comply.**	*A lighting table needs to be added indicating number of lights and details. Cut Sheets for all lighting fixtures and poles need to be provided. Complies*
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.	**N/A.**	*No flag pole is proposed*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	
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.	**Can Comply.**	*A lighting table needs to be added indicating number of lights and details. Cut Sheets for all lighting fixtures and poles need to be provided. Complies*
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.	**Can Comply.**	*Elevations require to show mounted height. Complies*
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.	**Can Comply.**	*Plans need to indicate intermittent lighting. Complies*
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.	**Can Comply.**	*Candle measurements are not clear if they are along property lines. Show property lines for both lots. And extend candle measurements to property lines. Complies*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	*No service canopy is proposed*
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.	**Can Comply.**	*Cut Sheets for all lighting fixtures and poles need to be provided. Complies*
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.	**Can Comply.**	*Cut Sheets for all lighting fixtures and poles need to be provided. Complies*

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'.	**Can Comply.**	*Cut Sheets for all lighting fixtures and poles need to be provided. Complies*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Can Comply.**	*Cut Sheets for all lighting fixtures and poles need to be provided. Complies*
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.	**Can Comply.**	*A note will need to be added to the lighting plan. Complies*
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.	**Can Comply.**	*A note will need to be added to the lighting plan. Complies*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*Street and parking lot lights are proposed.*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. 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'.	**Can Comply.**	*Indicate all pathway lights and provide a cut sheet for them. Complies*
Bollard lighting shall be limited to a height of 4'.	**Can Comply.**	*Indicate all bollard lights and provide a cut sheet for them. Complies*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Can Comply.**	*Provide a legend on the lighting plan indicating where the light fixtures and poles are. Complies*
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.	**Complies.**	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Can Comply.**	*Candle measurements are not clear if they are along property lines. Show property lines for both lots. And extend candle measurements to property lines. Complies*
Plans providing information required in the Technical Standards and Specifications Manual.	**Can Comply.**	*Include a lighting table that includes light fixtures, number of lights, details etc. Complies*

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.	**Complies.**	
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.	**Complies.**	

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.**	*Commercial.*
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.	**Complies.**	
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. **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.	**Complies.**	
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.	**Complies.**	
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: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; 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 iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**Complies.**	
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.	**Complies.**	
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **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.	Item.	*TBD*

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Can Comply.**	*Indicate these connections on both site plans. Complies*
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Can Comply.**	*Provide pedestrian safe connections between building on Lot 402 and 403 Complies*
All pedestrian connections shall be shown on the related site plan or plat.	**Can Comply.**	*Indicate these connections on both site plans. Complies*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way.	**Complies.**	
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this	**Complies.**	

requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.		
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Can Comply.**	*Engineer to review*
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Complies.**	
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.	**Complies.**	
All trash dumpsters shall be provided with solid enclosures. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged.	**Complies.**	
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Can Comply.**	*Will there be utility boxes that require screening? Complies*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	*None proposed*

The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	*None proposed*
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Item.	*TBD with Building permit.*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**Complies.**	*None shown.*
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**Complies.**	*None shown*
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	**Complies.**	*None Shown*
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*None Shown*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.	**Complies.**	*None Shown*
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**Complies.**	*None Shown*
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Complies.**	*None Shown*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*None Shown*
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Can Comply.**	*Does the trash enclosure design allow the screening of large items, e.g skids and pallets as well as trash bins needed for business? Complies*
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**Complies.**	

No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**Complies.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	Item.	
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies.**	
Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	**Complies.**	
General Architectural Design Standards		
Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	**Complies.**	
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	*No sloped roofs*
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Can Comply.**	*Will there be mechanical equipment on the roof? If so, parapet needs to be higher than 12" Complies*
All roofs on two-family, three-family, and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Can Comply.**	*Will there be mechanical equipment on the roof? Complies*
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Can Comply.**	
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	

Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*None Shown*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*None Shown*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*None Shown*
Backlighting is not permitted.	**Complies.**	*None Shown*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Can Comply.**	*Where will the mechanical equipment be? Complies*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Can Comply.**	*Where will the mechanical equipment be? Complies*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Can Comply.**	*Where will the mechanical equipment be? Complies*
Screening materials shall conform to the color scheme and materials of the primary building.	**Can Comply.**	*Where will the mechanical equipment be? Complies*
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	**Can Comply.**	*A dedicated physical colors & material board is required to be submitted with a site plan. Complies*
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	**Complies.**	
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**N/A.**	
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Can Comply.**	*TBD at Building Permit*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Can Comply.**	*TBD at Building Permit*

Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	
At least 50% of the first floor elevation(s) of a building that is viewed from a public street shall include windows and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. This percentage may be reduced to 35% for buildings without a retail component or with medical uses on the first floor.	**Complies.**	
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	*None shown.*
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	

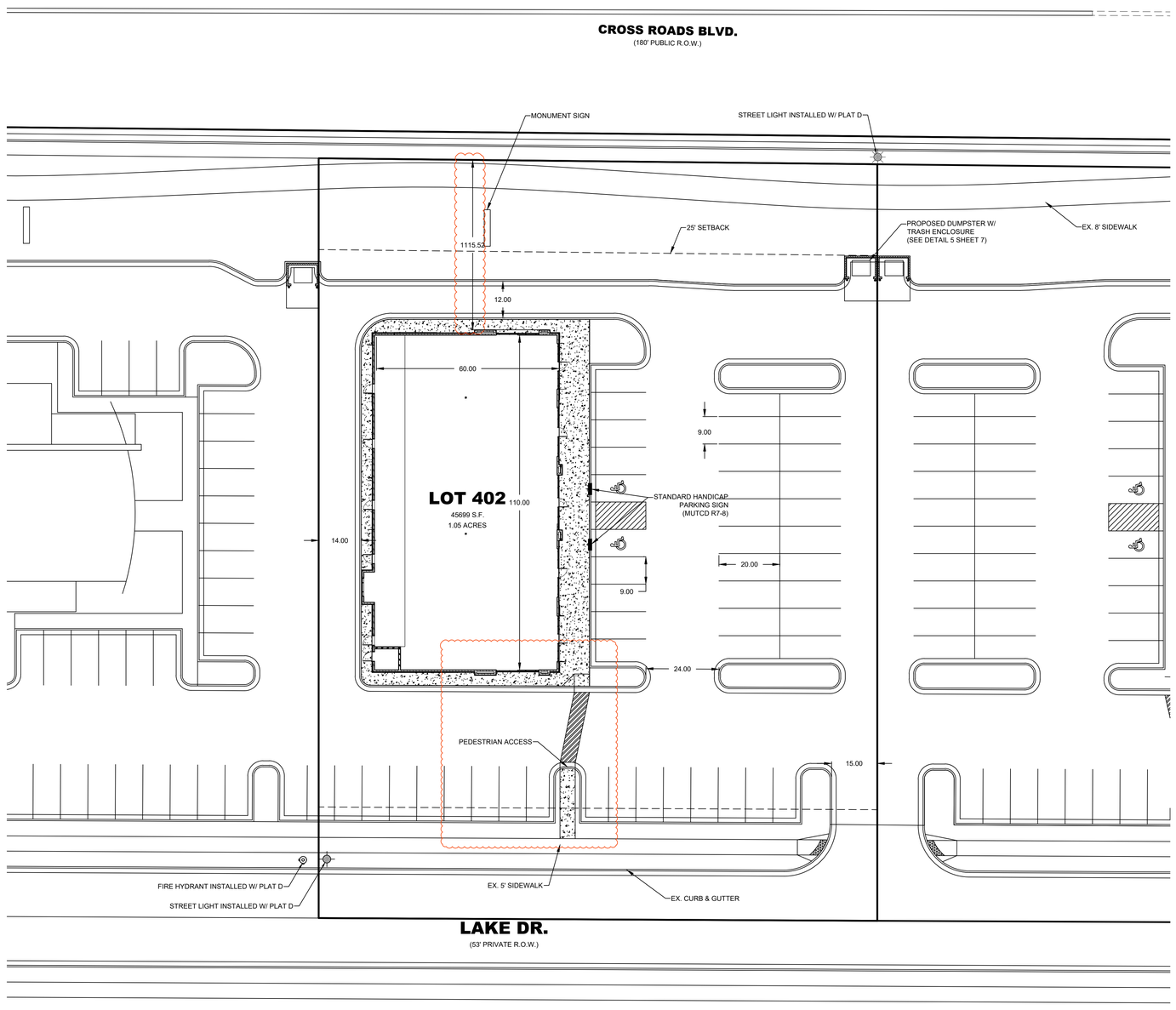
19.13 Process	
Regulation	**Findings**
Neighborhood Meeting.	*N/A*
Notice/Land Use Authority.	*Planning Commission/ Meeting Notice TBD*
Master Development Agreement.	*Yes*
Phasing Improvements.	*None*
Payment of Lieu of Open Space.	*TBD*

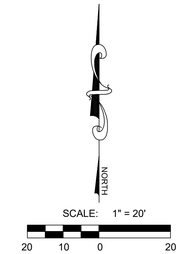
Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*None*
What is the anticipated cost to the City?	*No*
When will City maintenance begin?	*N/A*

Exhibit 3: Site Plan Lot 402

NOTES

1. 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 MARK EDWARDS AT 801-766-9793, EXT. 118.





LOT 402 DATA TABLE

DESCRIPITON	QUANTITY	U/M
3" ASPHALT	19502	SQFT.
UNTREATED BASE COURSE	19502	SQFT.
GRANULAR BORROW	19502	SQFT.
CURB & GUTTER	1095	LFT.
SIDEWALK	385	LFT.
ADA RAMPS	1	EA.

Lot 402 = 46 parking (20 are required for retail: 4 stalls per 1000 sq. ft.; restaurant 1 stall per 100 sq. ft.)

Lot 403: = 45 parking stalls (20 are required for retail: 4 stalls per 1000 sq. ft.; restaurant 1 stall per 100 sq. ft.)

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX SD	SD	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
EX W	W	CULINARY WATER PIPE	DW-1, DW-2, DW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV(W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	DW-12, DW-15
		2" BLOW-OFF (W)	DW-13A, DW-15
		2" TEMP. BLOW-OFF (W)	DW-13B, DW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-2, (*2)
EX SW	SW	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12A, PI-13
		2" TEMP. BLOW-OFF (SW)	PI-12B, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
		STOP SIGN	ST-28
		STREET SIGN	ST-28
		SURVEY MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX FO		FIBER OPTIC	
EX GAS		GAS	
EX OHP	OHP	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		STREET MONUMENT	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

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BRIAN T. GABLER
03/17/20
STATE OF UTAH

SARATOGA SPRINGS COMMERCIAL
SARATOGA SPRINGS, UTAH

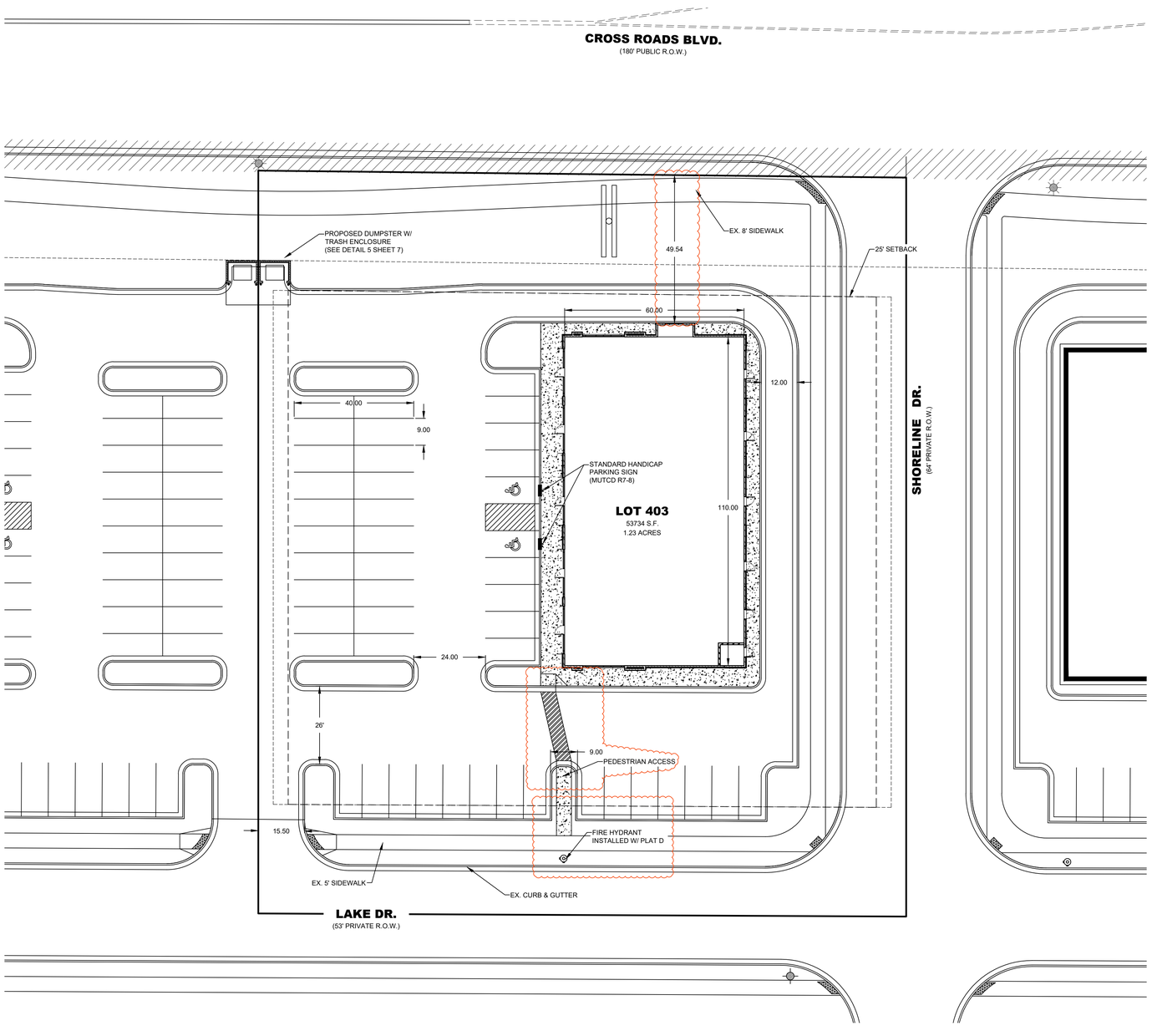
SITE PLAN

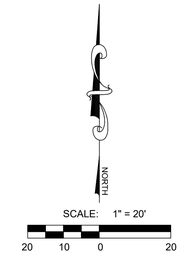
REVISIONS
1 CITY REDLINES
3/18/2020 BJP
2 UPDATED BUILDING FOOTPRINT
4/02/2020 BAP
3 -
4 -
5 -

LEI PROJECT #: 2014-0089
DRAWN BY: BAP/BJP
DESIGNED BY: BTG
SCALE: 1" = 20'
DATE: 02/04/2020
SHEET 3

U:\LAND DESKTOP PROJECTS\2014-0089 SARATOGA MEADOWS\ALL\DWG\14-0089-SS COMMERCIAL PLAT D LOT 402.DWG 3/20/2020 11:57 AM

Exhibit 3: Site Plan Lot 403





NOTES

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LOT 403 DATA TABLE

DESCRIPITON	QUANTITY	U/M
3" ASPHALT	18640	SQFT.
UNTREATED BASE COURSE	18640	SQFT.
GRANULAR BORROW	18640	SQFT.
CURB & GUTTER	1250	LFT.
SIDEWALK	460	LFT.
ADA RAMPS	1	EA.

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX SD	SD	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
EX W	W	CULINARY WATER PIPE	DW-1, DW-2, DW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV(W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	DW-12, DW-15
		2" BLOW-OFF (W)	DW-13A, DW-15
		2" TEMP. BLOW-OFF (W)	DW-13B, DW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-2, (*2)
EX SW	SW	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12A, PI-13
		2" TEMP. BLOW-OFF (SW)	PI-12B, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
	STOP	STOP SIGN	ST-28
		STREET SIGN	ST-28
		SURVEY MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX FO		FIBER OPTIC	
EX GAS		GAS	
EX OHP	OHP	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		STREET MONUMENT	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
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(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

Lot 402 = 46 parking (20 are required for retail: 4 stalls per 1000 sq. ft.; restaurant 1 stall per 100 sq. ft.)

Lot 403: = 45 parking stalls (20 are required for retail: 4 stalls per 1000 sq. ft.; restaurant 1 stall per 100 sq. ft.)

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BRIAN T. GABLER
06/17/20
STATE OF UTAH

SARATOGA SPRINGS COMMERCIAL
SARATOGA SPRINGS, UTAH

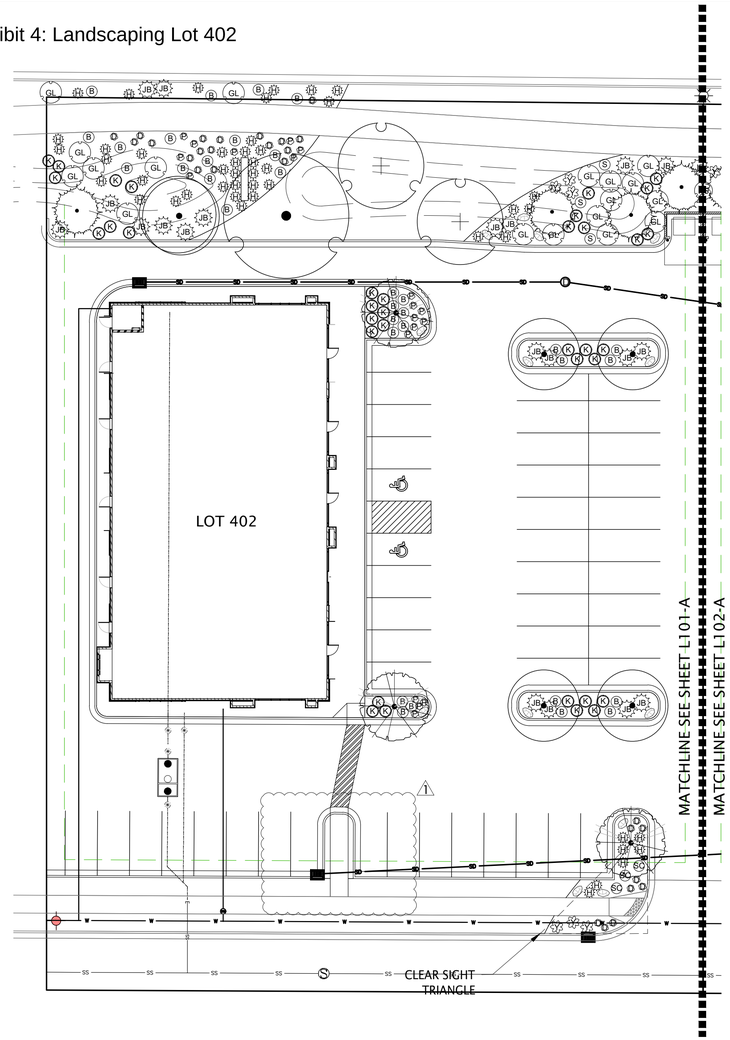
SITE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-1089
DRAWN BY: BAP/BJP
DESIGNED BY: BTG
SCALE: 1" = 20'
DATE: 02/03/2020

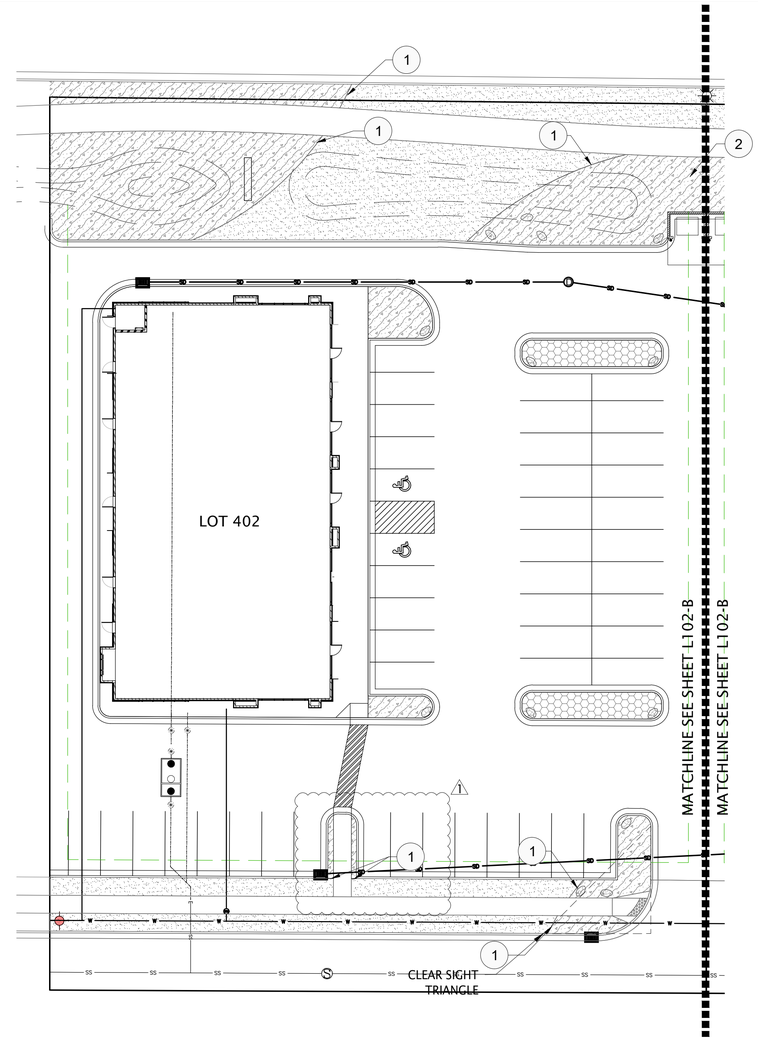
SHEET 3

Exhibit 4: Landscaping Lot 402



A LOT 402 LANDSCAPE PLAN

SCALE: 1"=20'



B LOT 402 GROUNDCOVER PLAN

SCALE: 1"=20'

SARATOGA SPRINGS COMMERCIAL - LOT 402 & LOT 403 LANDSCAPE DATA TABLE

LOT 402 SIZE	.16 ACRES
LOT 403 SIZE	.12 ACRES
DECIDUOUS TREES PROVIDED	23
EVERGREEN TREES PROVIDED	7
SHRUBS PROVIDED	488
TOTAL LANDSCAPE (OPEN SPACE) PROVIDED (EXCLUDES ROW)	17,218 SF / 17%
TOTAL LANDSCAPE ROW PROVIDED	2,873 SF
TOTAL DOMESTIC TURF GRASSES PROVIDED	7,805 SF / 45.4%
TOTAL ROCK MULCH (A) PROVIDED	8,027 SF / 46.6%
TOTAL ROCK MULCH (B) PROVIDED	1,140 SF / 6.6%
OPEN PATIO AREA PROVIDED	246 SF / 1.4%
TOTAL DROUGHT TOLERANT SPECIES	SHRUBS: 75% TREES: 71%

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	ACER TRUNCATUM `PACIFIC SUNSET` TM / PACIFIC SUNSET MAPLE
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE
	PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY
	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA
	ZELKOVA SERRATA `VILLAGE GREEN` / SAWLEAF ZELKOVA

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
EA	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH
JB	JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER
PS	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` / SUMMER WINE NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
MR	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
SO	SPIRAEA X BUMALDA `CRISPA` / CRISP LEAF SPIREA
	YUCCA FILAMENTOSA `HOFER BLUE` / HOFER BLUE ADAM`S NEEDLE

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
	HEMEROCALLIS X `PARDON ME` / PARDON ME DAYLILY
	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY
S	SALVIA X SUPERBA `MAY NIGHT` / MEADOW SAGE

GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	POA PRATENSIS / KENTUCKY BLUEGRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	4" X 6" EXTRUDED MOW CURBING - SEE DETAILS
2	LANDSCAPE BERM - CONTOURS REPRESENT 1 FT

SYMBOL	DESCRIPTION
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER

SYMBOL	DESCRIPTION
	FUTURE LANDSCAPE - TO BE COORDINATED WITH LANDSCAPE DESIGN OF FUTURE PAD. LANDSCAPE TO MATCH SURROUNDING COMMON AREA LANDSCAPE

SYMBOL	DESCRIPTION
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS

Scale: 1" = 20'-0"

0 10 20 40 60

n

SITE PLAN SUBMITTAL

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERICAL PLAT D

SARATOGA SPRINGS, UTAH

REVISIONS

NO.	yy/mm/dd	DESCRIPTION
1	20/02/03	CITY REDLINES

Stamp

STATE OF UTAH
CORY SMITH
10445301
Licensed Landscape Architect
02/05/2020

Designed By:	CB
Drawn By:	CB
Date:	02/05/2020
Checked By:	CS
Project No:	19-151

Drawing Title
LANDSCAPE & GROUNDCOVER PLAN LOT 402

Drawing number
L101

PLANT SCHEDULE LOT 402

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACER TRUNCATUM `PACIFIC SUNSET` TM / PACIFIC SUNSET MAPLE H: 30 FT W: 25 FT LOW WATER USE	B&B	2" CAL	2
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE H: 20 FT W: 20 FT MODERATE WATER USE	B&B	2" CAL	3
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE H: 25 FT W: 22 FT MODERATE WATER USE	B&B	2" CAL	4
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE H: 30 FT W: 15 FT LOW WATER USE EVERGREEN	B&B	6` HT MIN.	4
	PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY H: 25 FT W: 22 FT LOW WATER USE	B&B	2" CAL	1
	ZELKOVA SERRATA `VILLAGE GREEN` / SAWLEAF ZELKOVA H: 40 FT W: 40 FT LOW WATER USE	B&B	2" CAL	1

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY H: 2 FT W: 3 FT LOW WATER USE	5 GAL	33
JB	JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER H: 1 FT W: 6 FT LOW WATER USE EVERGREEN	5 GAL	21
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC H: 3 FT W: 8 FT LOW WATER USE	5 GAL	18
SO	SPIRAEA X BUMALDA `CRISPA` / CRISP LEAF SPIREA H: 3 FT W: 3 FT MODERATE WATER USE	5 GAL	3
	YUCCA FILAMENTOSA `HOFER BLUE` / HOFER BLUE ADAM`S NEEDLE H: 3 FT W: 3 FT LOW WATER USE EVERGREEN	5 GAL	6

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
	HEMEROCALLIS X `PARDON ME` / PARDON ME DAYLILY H: 18 IN W: 24 IN MODERATE WATER USE	1 GAL	19
	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY H: 12 IN W: 12 IN MODERATE WATER USE	1 GAL	27
S	SALVIA X SUPERBA `MAY NIGHT` / MEADOW SAGE H: 2 FT W: 2 FT LOW WATER USE	1 GAL	3

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS H: 4 FT W: 3 FT LOW WATER USE	1 GAL	36
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS H: 2 FT W: 2 FT LOW WATER USE	1 GAL	47

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		4,406 SF

PLANT SCHEDULE LOT 403

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACER TRUNCATUM `PACIFIC SUNSET` TM / PACIFIC SUNSET MAPLE H: 30 FT W: 25 FT LOW WATER USE	B&B	2" CAL	2
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE H: 20 FT W: 20 FT MODERATE WATER USE	B&B	2" CAL	2
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE H: 25 FT W: 22 FT MODERATE WATER USE	B&B	2" CAL	4
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE H: 30 FT W: 15 FT LOW WATER USE EVERGREEN	B&B	6` HT MIN.	3
	PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY H: 25 FT W: 22 FT LOW WATER USE	B&B	2" CAL	2
	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA H: 40 FT W: 15 FT LOW WATER USE	B&B	2" CAL	2

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY H: 2 FT W: 3 FT LOW WATER USE	5 GAL	16
EA	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH H: 5 FT W: 5 FT MODERATE WATER USE	5 GAL	2
JB	JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER H: 1 FT W: 6 FT LOW WATER USE EVERGREEN	5 GAL	29
PS	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` / SUMMER WINE NINEBARK H: 5 FT W: 5 FT LOW WATER USE	5 GAL	1
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC H: 3 FT W: 8 FT LOW WATER USE	5 GAL	20
MR	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE H: 2 FT W: 4 FT MODERATE WATER USE	5 GAL	13
SO	SPIRAEA X BUMALDA `CRISPA` / CRISP LEAF SPIREA H: 3 FT W: 3 FT MODERATE WATER USE	5 GAL	13
	YUCCA FILAMENTOSA `HOFER BLUE` / HOFER BLUE ADAM`S NEEDLE H: 3 FT W: 3 FT LOW WATER USE EVERGREEN	5 GAL	6

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
	HEMEROCALLIS X `PARDON ME` / PARDON ME DAYLILY H: 18 IN W: 24 IN MODERATE WATER USE	1 GAL	4
	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY H: 12 IN W: 12 IN MODERATE WATER USE	1 GAL	45
S	SALVIA X SUPERBA `MAY NIGHT` / MEADOW SAGE H: 2 FT W: 2 FT LOW WATER USE	1 GAL	5

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS H: 4 FT W: 3 FT LOW WATER USE	1 GAL	55
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS H: 2 FT W: 2 FT LOW WATER USE	1 GAL	66

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		5,349 SF

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SARATOGA SPRINGS CITY STANDARDS, SPECIFICATIONS, AND DETAILS.

2. ALL PLANT MATERIAL SHALL GRADE A GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.

3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.

5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

7. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL SOD AREAS SHALL BE GRADED 4" BELOW PROPOSED FINISH GRADE. ALL SHRUB AREAS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE.

8. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.

9. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PLANTING SOIL FOR ALL SOD AREAS AND 12 INCHES OF PLANTING SOIL FOR ALL SHRUB AND PERENNIAL BEDS. SEE SPECIFICATIONS.

10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL PLANTING BEDS AS SHOWN ON PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING WEED BARRIER FABRIC.

11. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.

12. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.

14. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.

15. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, AN ESTABLISHMENT PERIOD, AND AN OPTIONAL ONE YEAR MAINTENANCE PERIOD. SEE SPECIFICATIONS.

REFERENCE NOTES SCHEDULE LOT 402

SYMBOL	DESCRIPTION	QTY
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER	13

SYMBOL	DESCRIPTION	QTY
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS	4,251 SF
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS	564 SF

REFERENCE NOTES SCHEDULE LOT 403

SYMBOL	DESCRIPTION	QTY
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER	16

SYMBOL	DESCRIPTION	QTY
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS	4,699 SF
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS	576 SF

SARATOGA SPRINGS COMMERCIAL - LOT 402 & LOT 403 LANDSCAPE DATA TABLE	
LOT 402 SIZE	.16 ACRES
LOT 403 SIZE	.12 ACRES
DECIDUOUS TREES PROVIDED	23
EVERGREEN TREES PROVIDED	7
SHRUBS PROVIDED	488
TOTAL LANDSCAPE (OPEN SPACE) PROVIDED (EXCLUDES ROW)	17,218 SF / 17%
TOTAL LANDSCAPE ROW PROVIDED	2,873 SF
TOTAL DOMESTIC TURF GRASSES PROVIDED	7,805 SF / 45.4%
TOTAL ROCK MULCH (A) PROVIDED	8,027 SF / 46.6%
TOTAL ROCK MULCH (B) PROVIDED	1,140 SF / 6.6%
OPEN PATIO AREA PROVIDED	246 SF / 1.4%
TOTAL DROUGHT TOLERANT SPECIES	SHRUBS: 75% TREES: 71%

SITE PLAN SUBMITTAL

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERICAL PLAT D
SARATOGA SPRINGS, UT'AH

REVISIONS

No.	yyyymmdd	DESCRIPTION
1	20191031	CITY REDLINES

Stamp

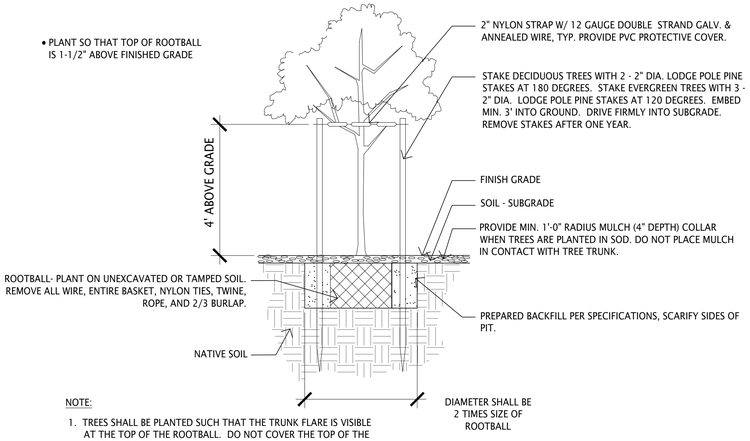
STATE OF UTAH
COURT A. SMITH
11244-5301
Licensed Landscape Architect

02/05/2020

Designed By:	CB
Drawn By:	CB
Date:	02/05/2020
Checked By:	CS
Project No:	19-151

Drawing Title
LANDSCAPE NOTES

Drawing number
L501

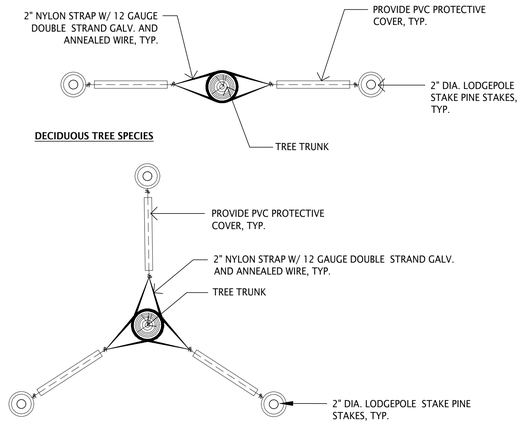


NOTE:

1. TREES SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

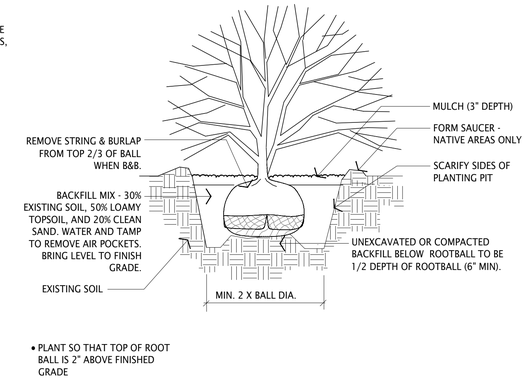
1 TREE PLANTING

NOT TO SCALE



2 TREE STAKING

NOT TO SCALE

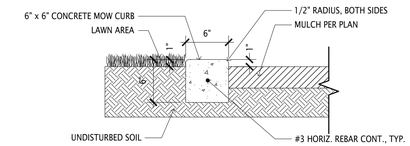


• PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL

NOT TO SCALE

B-PL-SHR-01



NOTES:

1. MOWSTRIP SHALL BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB.
2. OWNER SHALL APPROVE ALL LAYOUT AND FORM WORK PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL MEET ALL CITY AND APWA SPECIFICATIONS.
4. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 5' O.C. UNLESS OTHERWISE SHOWN ON PLAN.
5. ALL CURVES IN MOWSTRIP SHALL BE TANGENT TO EACH OTHER AND TO STRAIGHT SECTIONS OF CURB.

4 6" CONCRETE EDGER

NOT TO SCALE

B-ED-02

SITE PLAN SUBMITTAL

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERICAL PLAT D

SARATOGA SPRINGS, UTAH

REVISIONS

NO.	yyyymmddy	DESCRIPTION
1	20191023	CITY REDLINES

Stamp

STATE OF UTAH
CORY A. SMITH
10144415301
Licensed Landscape Architect
02/05/2020

Designed By:	CB
Drawn By:	CB
Date:	02/05/2020
Checked By:	CS
Project No:	19-151

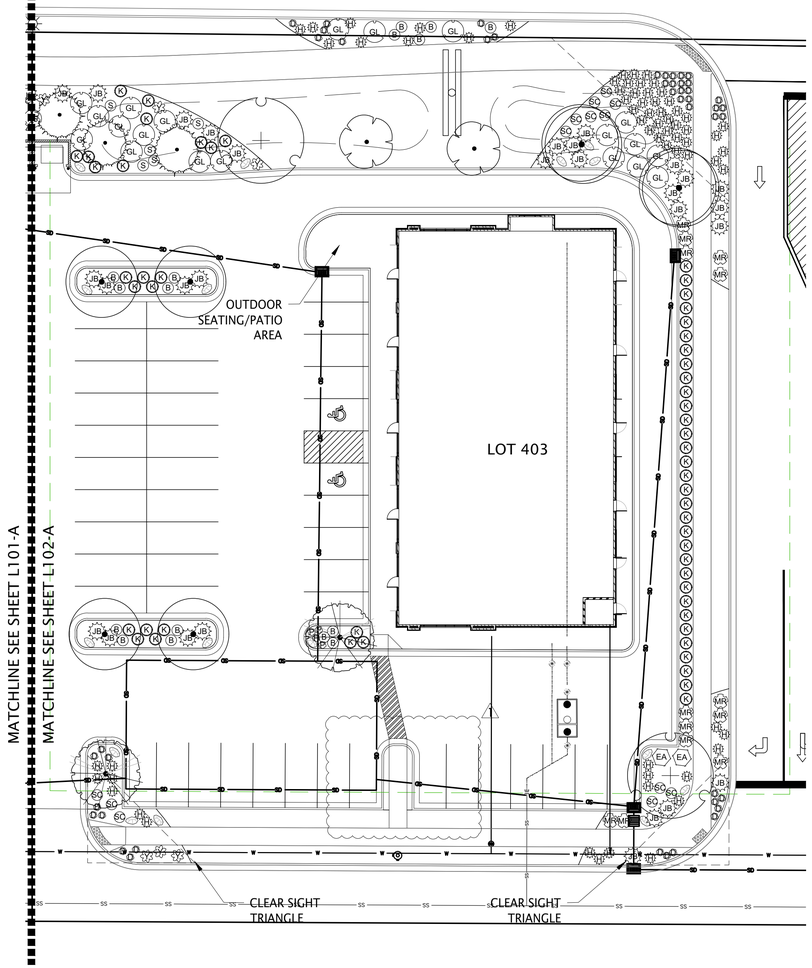
Drawing Title

LANDSCAPE DETAILS

Drawing number

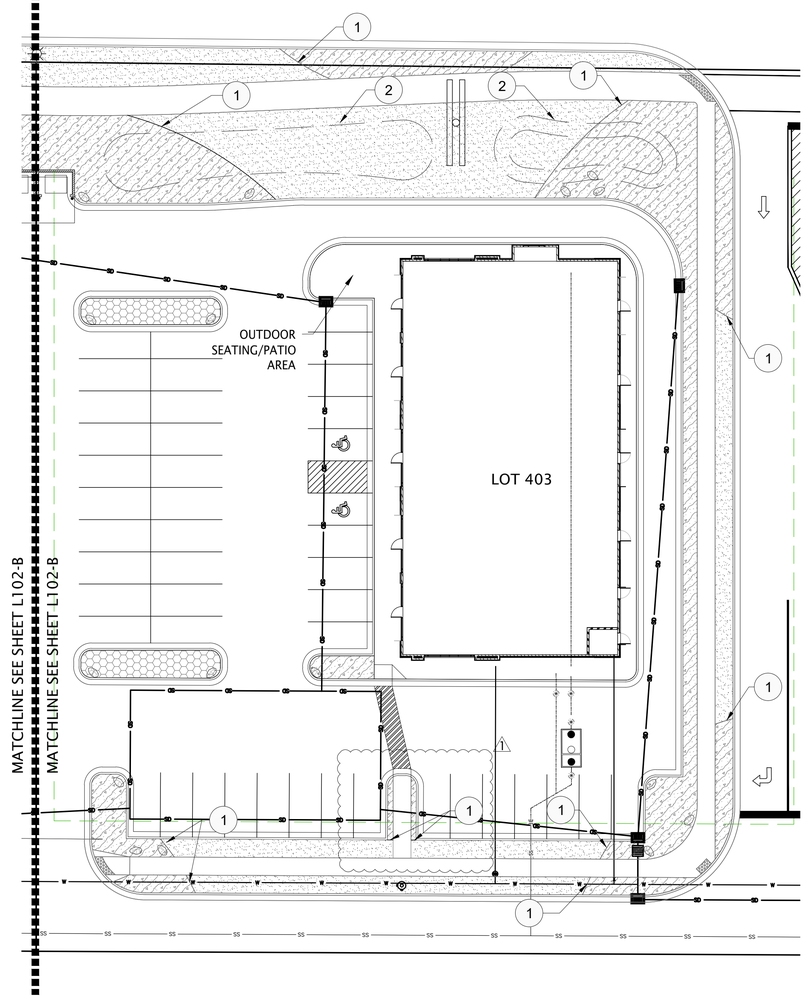
L502

Exhibit 4: Landscaping Lot 403



A LOT 403 LANDSCAPE PLAN

SCALE: 1"=20'



B LOT 403 GROUNDCOVER PLAN

SCALE: 1"=20'

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OPEN PATIO AREA PROVIDED	246 SF / 1.4%
TOTAL DROUGHT TOLERANT SPECIES	SHRUBS: 75% TREES: 71%

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	ACER TRUNCATUM `PACIFIC SUNSET` TM / PACIFIC SUNSET MAPLE
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE
	PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY
	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA
	ZELKOVA SERRATA `VILLAGE GREEN` / SAWLEAF ZELKOVA

SHRUBS	BOTANICAL / COMMON NAME
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EA	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH
JB	JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER
PS	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` / SUMMER WINE NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
MR	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
SQ	SPIRAEA X BUMALDA `CRISPA` / CRISP LEAF SPIREA
	YUCCA FILAMENTOSA `HOFER BLUE` / HOFER BLUE ADAM`S NEEDLE

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
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	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY
S	SALVIA X SUPERBA `MAY NIGHT` / MEADOW SAGE

GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	POA PRATENSIS / KENTUCKY BLUEGRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	4" X 6" EXTRUDED MOW CURBING - SEE DETAILS
2	LANDSCAPE BERM - CONTOURS REPRESENT 1 FT

SYMBOL	DESCRIPTION
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER

SYMBOL	DESCRIPTION
	FUTURE LANDSCAPE - TO BE COORDINATED WITH LANDSCAPE DESIGN OF FUTURE PAD. LANDSCAPE TO MATCH SURROUNDING COMMON AREA LANDSCAPE

SYMBOL	DESCRIPTION
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS

Scale: 1" = 20'-0"

0 10 20 40 60

n

SITE PLAN SUBMITTAL

blu line designs
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8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERICAL PLAT D

SARATOGA SPRINGS, UTAH

REVISIONS

NO.	yyyy/mm/dd	DESCRIPTION
1	2020/2/3	CITY REQUNES

Stamp

STATE OF UTAH
CORY A. SMITH
LANDSCAPE ARCHITECT
5301
Licensed Landscape Architect
02/05/2020

Designed By:	CB
Drawn By:	CB
Date:	02/05/2020
Checked By:	CS
Project No:	19-151

Drawing Title

LANDSCAPE & GROUNDCOVER PLAN LOT 403

Drawing number

L102

PLANT SCHEDULE LOT 402

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACER TRUNCATUM `PACIFIC SUNSET` TM / PACIFIC SUNSET MAPLE H: 30 FT W: 25 FT LOW WATER USE	B&B	2" CAL	2
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE H: 20 FT W: 20 FT MODERATE WATER USE	B&B	2" CAL	3
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE H: 25 FT W: 22 FT MODERATE WATER USE	B&B	2" CAL	4
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE H: 30 FT W: 15 FT LOW WATER USE EVERGREEN	B&B	6` HT MIN.	4
	PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY H: 25 FT W: 22 FT LOW WATER USE	B&B	2" CAL	1
	ZELKOVA SERRATA `VILLAGE GREEN` / SAWLEAF ZELKOVA H: 40 FT W: 40 FT LOW WATER USE	B&B	2" CAL	1

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY H: 2 FT W: 3 FT LOW WATER USE	5 GAL	33
JB	JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER H: 1 FT W: 6 FT LOW WATER USE EVERGREEN	5 GAL	21
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC H: 3 FT W: 8 FT LOW WATER USE	5 GAL	18
SO	SPIRAEA X BUMALDA `CRISPA` / CRISP LEAF SPIREA H: 3 FT W: 3 FT MODERATE WATER USE	5 GAL	3
	YUCCA FILAMENTOSA `HOFER BLUE` / HOFER BLUE ADAM`S NEEDLE H: 3 FT W: 3 FT LOW WATER USE EVERGREEN	5 GAL	6

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
	HEMEROCALLIS X `PARDON ME` / PARDON ME DAYLILY H: 18 IN W: 24 IN MODERATE WATER USE	1 GAL	19
	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY H: 12 IN W: 12 IN MODERATE WATER USE	1 GAL	27
S	SALVIA X SUPERBA `MAY NIGHT` / MEADOW SAGE H: 2 FT W: 2 FT LOW WATER USE	1 GAL	3

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS H: 4 FT W: 3 FT LOW WATER USE	1 GAL	36
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS H: 2 FT W: 2 FT LOW WATER USE	1 GAL	47

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		4,406 SF

PLANT SCHEDULE LOT 403

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACER TRUNCATUM `PACIFIC SUNSET` TM / PACIFIC SUNSET MAPLE H: 30 FT W: 25 FT LOW WATER USE	B&B	2" CAL	2
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE H: 20 FT W: 20 FT MODERATE WATER USE	B&B	2" CAL	2
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE H: 25 FT W: 22 FT MODERATE WATER USE	B&B	2" CAL	4
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE H: 30 FT W: 15 FT LOW WATER USE EVERGREEN	B&B	6` HT MIN.	3
	PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY H: 25 FT W: 22 FT LOW WATER USE	B&B	2" CAL	2
	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA H: 40 FT W: 15 FT LOW WATER USE	B&B	2" CAL	2

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY H: 2 FT W: 3 FT LOW WATER USE	5 GAL	16
EA	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH H: 5 FT W: 5 FT MODERATE WATER USE	5 GAL	2
JB	JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER H: 1 FT W: 6 FT LOW WATER USE EVERGREEN	5 GAL	29
PS	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` / SUMMER WINE NINEBARK H: 5 FT W: 5 FT LOW WATER USE	5 GAL	1
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC H: 3 FT W: 8 FT LOW WATER USE	5 GAL	20
MR	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE H: 2 FT W: 4 FT MODERATE WATER USE	5 GAL	13
SO	SPIRAEA X BUMALDA `CRISPA` / CRISP LEAF SPIREA H: 3 FT W: 3 FT MODERATE WATER USE	5 GAL	13
	YUCCA FILAMENTOSA `HOFER BLUE` / HOFER BLUE ADAM`S NEEDLE H: 3 FT W: 3 FT LOW WATER USE EVERGREEN	5 GAL	6

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
	HEMEROCALLIS X `PARDON ME` / PARDON ME DAYLILY H: 18 IN W: 24 IN MODERATE WATER USE	1 GAL	4
	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY H: 12 IN W: 12 IN MODERATE WATER USE	1 GAL	45
S	SALVIA X SUPERBA `MAY NIGHT` / MEADOW SAGE H: 2 FT W: 2 FT LOW WATER USE	1 GAL	5

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS H: 4 FT W: 3 FT LOW WATER USE	1 GAL	55
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS H: 2 FT W: 2 FT LOW WATER USE	1 GAL	66

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		5,349 SF

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SARATOGA SPRINGS CITY STANDARDS, SPECIFICATIONS, AND DETAILS.

2. ALL PLANT MATERIAL SHALL GRADE A GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.

3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.

5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

7. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL SOD AREAS SHALL BE GRADED 4" BELOW PROPOSED FINISH GRADE. ALL SHRUB AREAS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE.

8. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.

9. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PLANTING SOIL FOR ALL SOD AREAS AND 12 INCHES OF PLANTING SOIL FOR ALL SHRUB AND PERENNIAL BEDS. SEE SPECIFICATIONS.

10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL PLANTING BEDS AS SHOWN ON PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING WEED BARRIER FABRIC.

11. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.

12. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.

14. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.

15. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, AN ESTABLISHMENT PERIOD, AND AN OPTIONAL ONE YEAR MAINTENANCE PERIOD. SEE SPECIFICATIONS.

REFERENCE NOTES SCHEDULE LOT 402

SYMBOL	DESCRIPTION	QTY
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER	13

SYMBOL	DESCRIPTION	QTY
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS	4,251 SF
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS	564 SF

REFERENCE NOTES SCHEDULE LOT 403

SYMBOL	DESCRIPTION	QTY
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER	16

SYMBOL	DESCRIPTION	QTY
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS	4,699 SF
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS	576 SF

SARATOGA SPRINGS COMMERCIAL - LOT 402 & LOT 403 LANDSCAPE DATA TABLE	
LOT 402 SIZE	.16 ACRES
LOT 403 SIZE	.12 ACRES
DECIDUOUS TREES PROVIDED	23
EVERGREEN TREES PROVIDED	7
SHRUBS PROVIDED	488
TOTAL LANDSCAPE (OPEN SPACE) PROVIDED (EXCLUDES ROW)	17,218 SF / 17%
TOTAL LANDSCAPE ROW PROVIDED	2,873 SF
TOTAL DOMESTIC TURF GRASSES PROVIDED	7,805 SF / 45.4%
TOTAL ROCK MULCH (A) PROVIDED	8,027 SF / 46.6%
TOTAL ROCK MULCH (B) PROVIDED	1,140 SF / 6.6%
OPEN PATIO AREA PROVIDED	246 SF / 1.4%
TOTAL DROUGHT TOLERANT SPECIES	SHRUBS: 75% TREES: 71%

SITE PLAN SUBMITTAL

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERICAL PLAT D
SARATOGA SPRINGS, UT'AH

REVISIONS

No.	yyyymmdd	DESCRIPTION
1	20191031	CITY REDLINES

Stamp

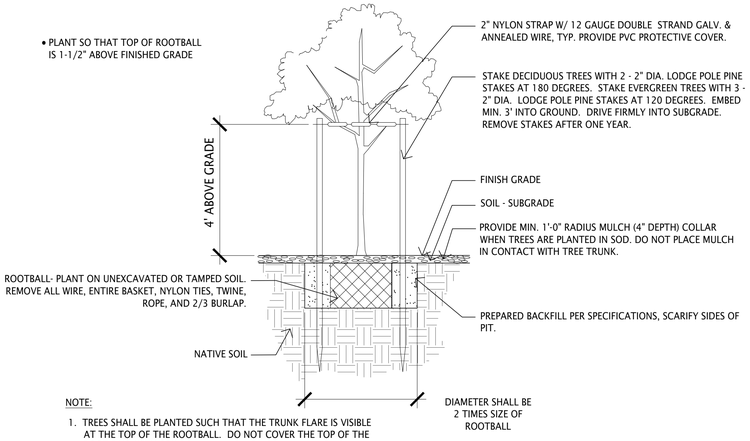
STATE OF UTAH
COURT A. SMITH
11244-5301
Licensed Landscape Architect

02/05/2020

Designed By:	CB
Drawn By:	CB
Date:	02/05/2020
Checked By:	CS
Project No:	19-151

Drawing Title
LANDSCAPE NOTES

Drawing number
L501

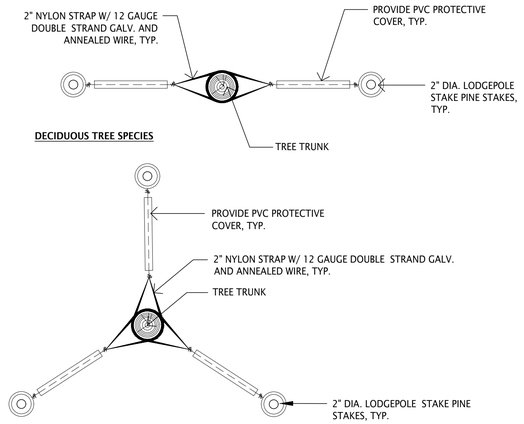


NOTE:

1. TREES SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

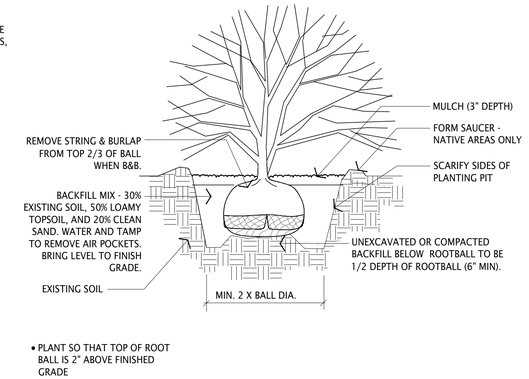
1 TREE PLANTING

NOT TO SCALE



2 TREE STAKING

NOT TO SCALE

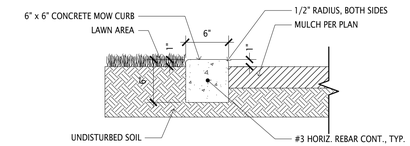


• PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL

NOT TO SCALE

B-PL-SHR-01



NOTES:

1. MOWSTRIP SHALL BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB.
2. OWNER SHALL APPROVE ALL LAYOUT AND FORM WORK PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL MEET ALL CITY AND APWA SPECIFICATIONS.
4. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 5' O.C. UNLESS OTHERWISE SHOWN ON PLAN.
5. ALL CURVES IN MOWSTRIP SHALL BE TANGENT TO EACH OTHER AND TO STRAIGHT SECTIONS OF CURB.

4 6" CONCRETE EDGER

NOT TO SCALE

B-ED-02

SITE PLAN SUBMITTAL

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8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERICAL PLAT D

SARATOGA SPRINGS, UTAH

REVISIONS

NO.	yyyymmddy	DESCRIPTION
1	20191023	CITY REDLINES

Stamp

STATE OF UTAH
CORY A. SMITH
10144415301
Licensed Landscape Architect
02/05/2020

Designed By:	CB
Drawn By:	CB
Date:	02/05/2020
Checked By:	CS
Project No:	19-151

Drawing Title

LANDSCAPE DETAILS

Drawing number

L502

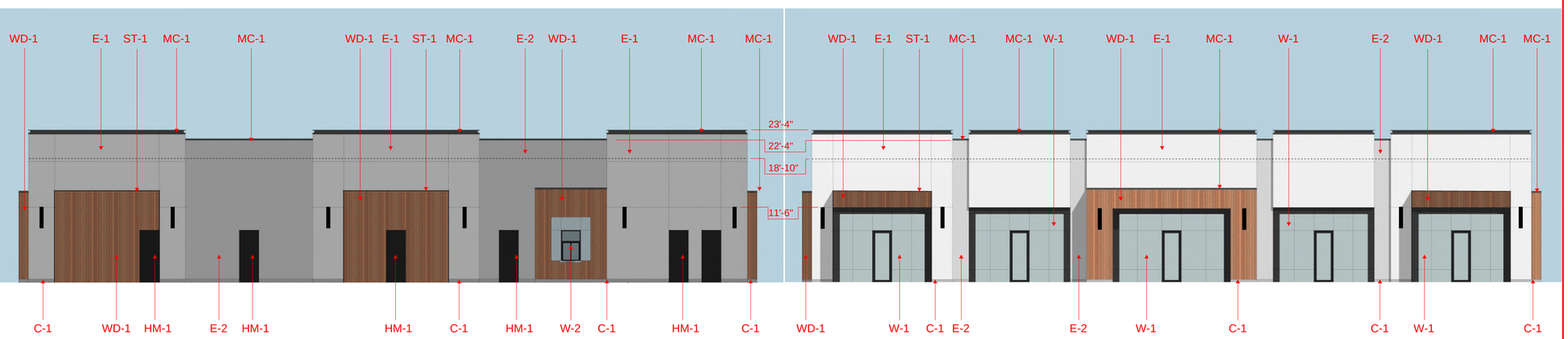
Exhibit 5: Elevations Lot 402

SOUTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE

NORTHEAST PERSPECTIVE

NORTHWEST PERSPECTIVE

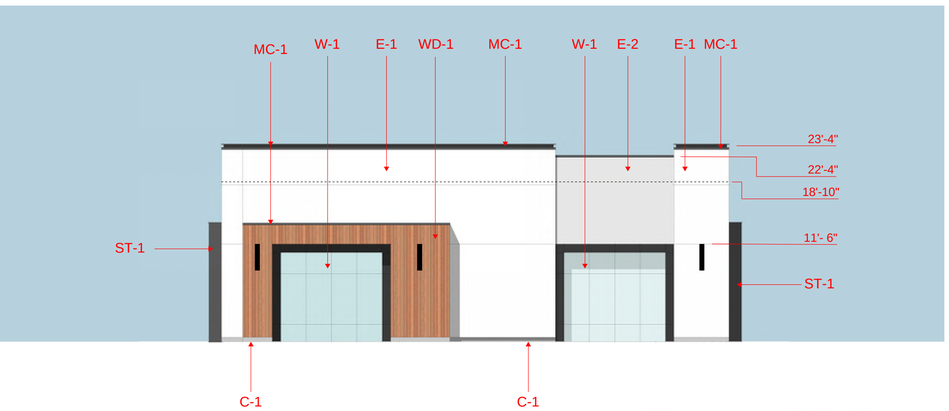


WEST ELEVATION (BACK)

EIFS	1,826 SF	69%
SIMULTATE WOOD	538 SF	21%
CONCRETE	34 SF	1%
GLAZING SYSTEM	37 SF	1%
PREFINISHED METAL	70 SF	3%
HOLLOW METAL DOORS	143 SF	5%
TOTAL	2,648 SF	100%

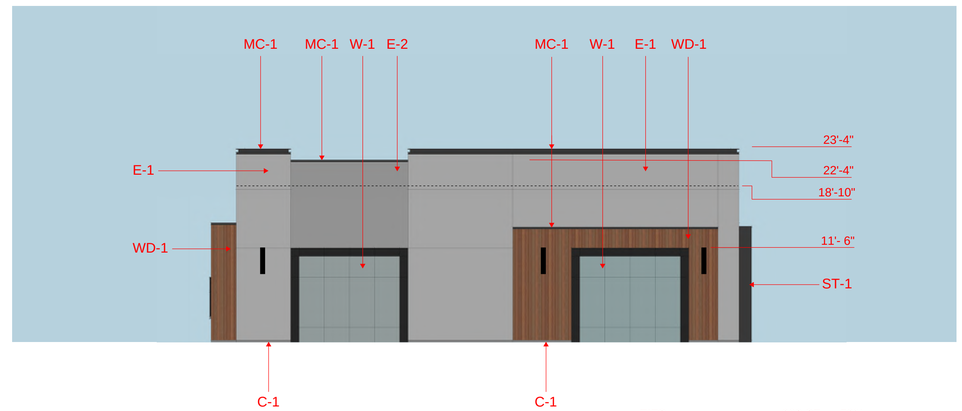
EAST ELEVATION (FRONT)

EIFS	1,420 SF	53%
SIMULTATE WOOD	247 SF	9%
CONCRETE	17 SF	1%
GLAZING SYSTEM	920 SF	34%
PREFINISHED METAL	84 SF	3%
TOTAL	2,688 SF	100%



NORTH ELEVATION (RIGHT SIDE)

EIFS	908 SF	60%
SIMULTATE WOOD	169 SF	12%
CONCRETE	17 SF	1%
GLAZING SYSTEM	322 SF	21%
PREFINISHED METAL	46 SF	3%
PAINTED STEEL FRAME	49 SF	3%
TOTAL	1,511 SF	100%



SOUTH ELEVATION (LEFT SIDE)

EIFS	908 SF	59%
SIMULTATE WOOD	214 SF	15%
CONCRETE	18 SF	1%
GLAZING SYSTEM	322 SF	21%
PREFINISHED METAL	46 SF	3%
PAINTED STEEL FRAME	21 SF	1%
TOTAL	1,529 SF	100%

SARATOGA SPRINGS RETAIL BUILDING LOT 402 (6,600 S.F.)

FINISH SCHEDULE

E-1	EIFS - DRYVIT, MOONLIGHT
E-2	EIFS - DRYVIT, MOUNTAIN FOG
WD-1	SIMULTATE WOOD - NICHIHA, VINTAGE WOOD, CEDAR
W-1	ALUMINUM STOREFRONT - EXTRA DARK BRONZE
W-2	DRIVE-THRU WINDOW - EXTRA DARK BRONZE
ST-1	PAINTED STEEL PLATE FRAME (SHADOW BOX), BM 2128-10 BLACK BEAUTY
HM-1	PAINTED HOLLOW METAL DOOR & FRAME - BM 2128 BLACK BEAUTY
MC-1	PREFINISHED METAL CAP - EXTRA DARK BRONZE
C-1	EXPOSED CONCRETE FOUNDATION WITH PLASTER FINISH

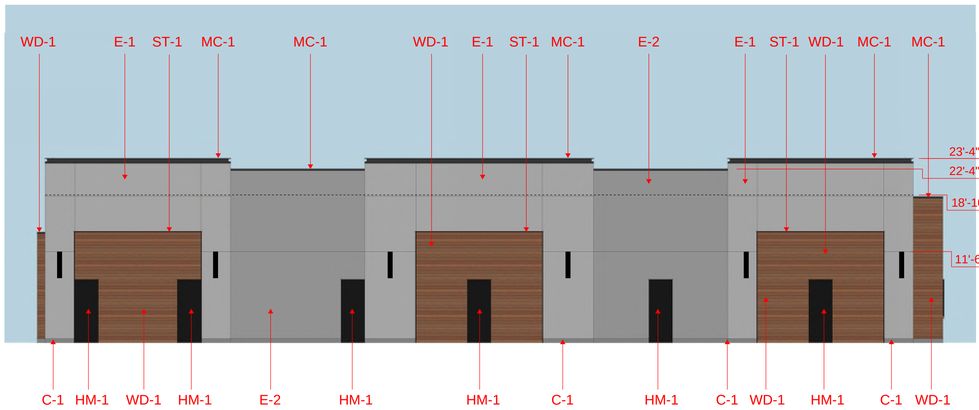
Exhibit 5: Elevations Lot 402

NORTHEAST PERSPECTIVE

NORTHWEST PERSPECTIVE

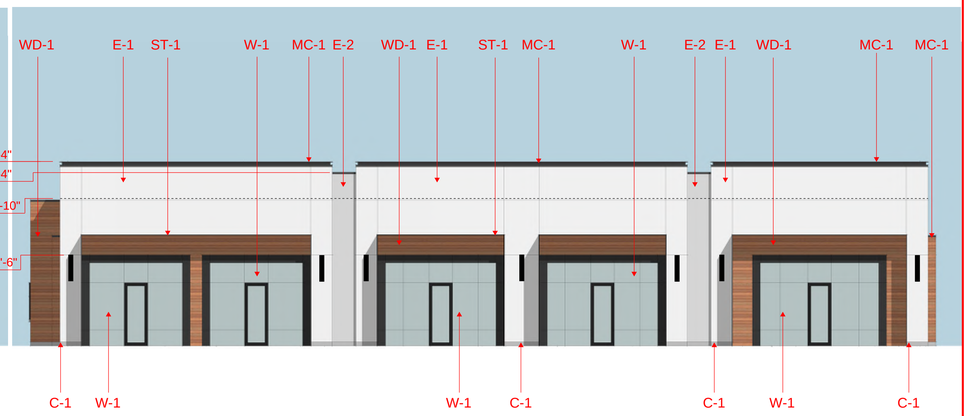
SOUTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE



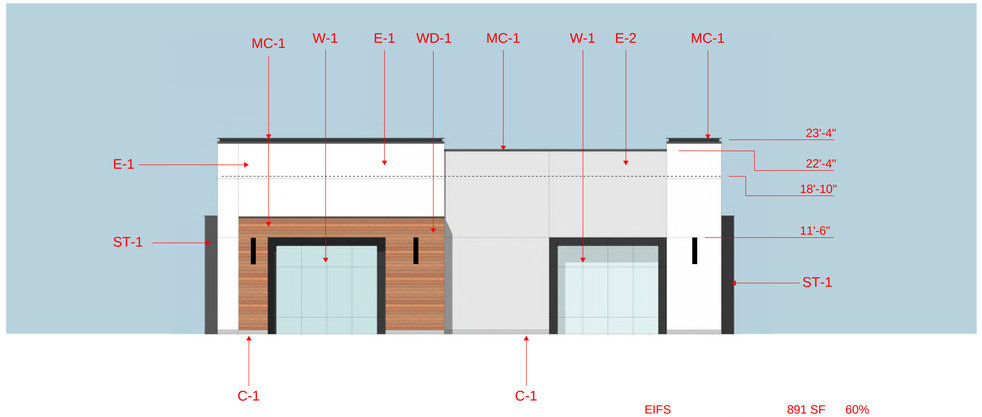
EAST ELEVATION (BACK)

EIFS	1,807 SF	67%
SIMULTATE WOOD	654 SF	24%
CONCRETE	31 SF	1%
PREFINISHED METAL	74 SF	3%
H.M. DOOR & FRAME	143 SF	5%
TOTAL	2,709 SF	100%



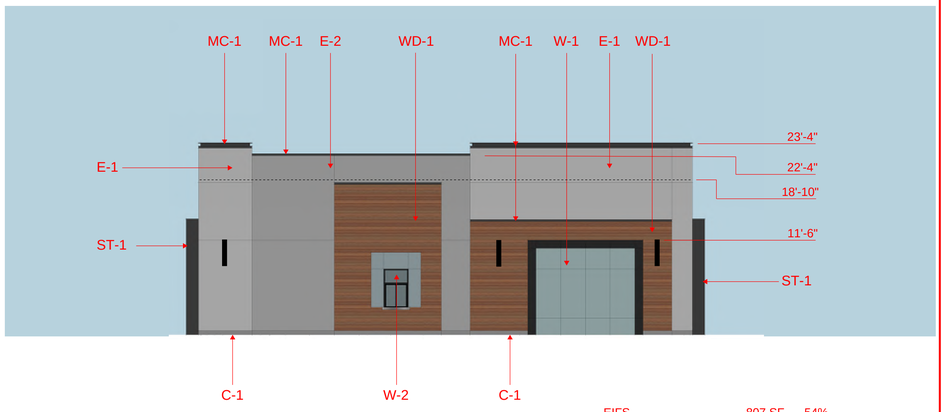
WEST ELEVATION (FRONT)

EIFS	1,398 SF	52%
SIMULTATE WOOD	304 SF	11%
CONCRETE	15 SF	1%
GLAZING SYSTEM	886 SF	33%
PREFINISHED METAL	97 SF	3%
TOTAL	2,700 SF	100%



SOUTH ELEVATION (RIGHT SIDE)

EIFS	891 SF	60%
SIMULTATE WOOD	173 SF	12%
CONCRETE	17 SF	1%
GLAZING SYSTEM	322 SF	22%
PREFINISHED METAL	34 SF	2%
PAINTED STEEL FRAME	42 SF	3%
TOTAL	1,479 SF	100%



NORTH ELEVATION (LEFT SIDE)

EIFS	807 SF	54%
SIMULTATE WOOD	365 SF	25%
CONCRETE	24 SF	1%
GLAZING SYSTEM	201 SF	14%
PREFINISHED METAL	40 SF	3%
PAINTED STEEL FRAME	42 SF	3%
TOTAL	1,479 SF	100%

SARATOGA SPRINGS RETAIL BUILDING LOT 403 (6,600 S.F.)

FINISH SCHEDULE

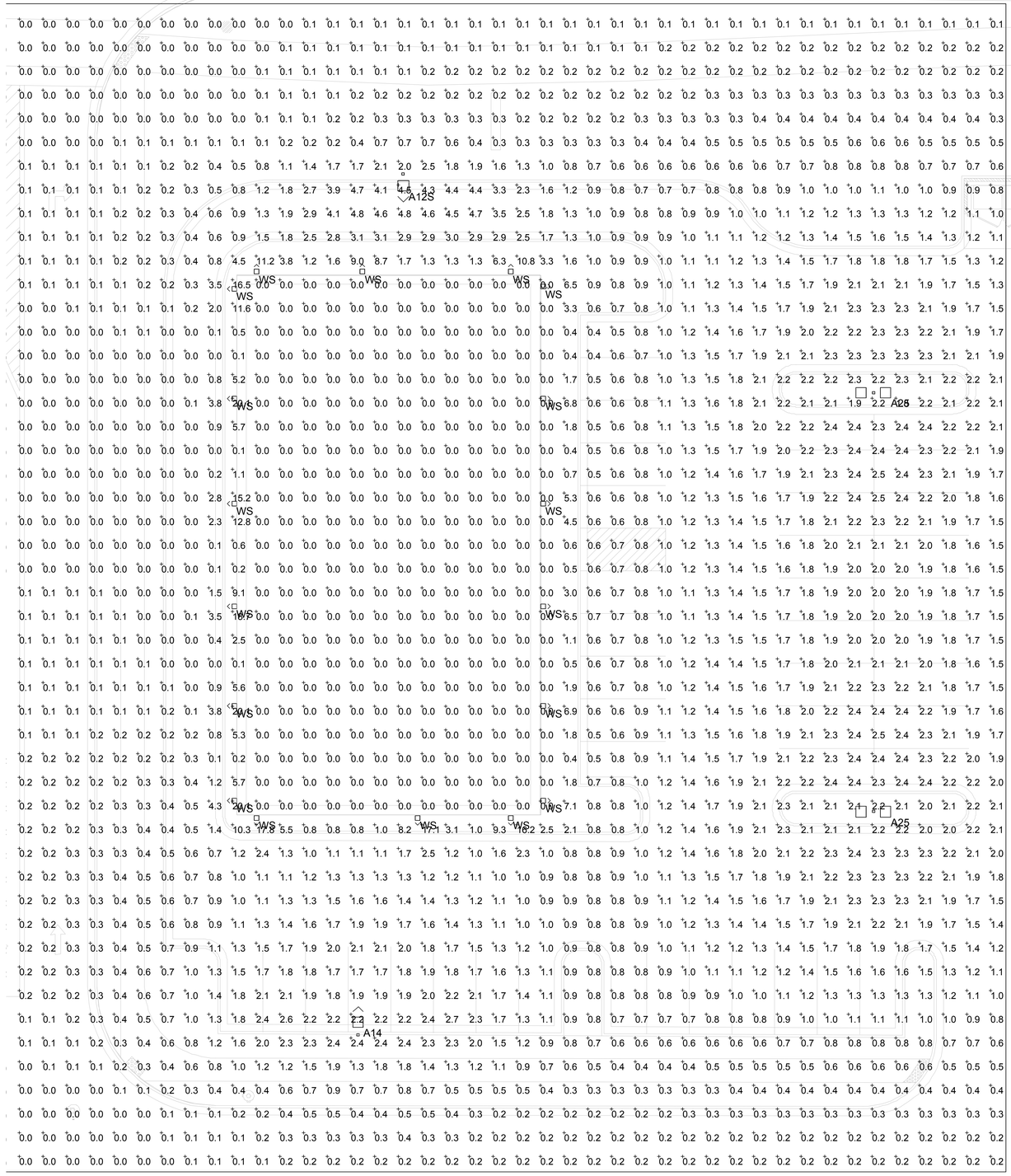
E-1	EIFS - DRYVIT, MOONLIGHT
E-2	EIFS - DRYVIT, MOUNTAIN FOG
WD-1	SIMULTATE WOOD - NICHIHA, VINTAGE WOOD, CEDAR
W-1	ALUMINUM STOREFRONT - EXTRA DARK BRONZE
W-2	DRIVE-THRU WINDOW - EXTRA DARK BRONZE
ST-1	PAINTED STEEL PLATE FRAME (SHADOW BOX), BM 2128-10 BLACK BEAUTY
HM-1	PAINTED HOLLOW METAL DOOR & FRAME - BM 2128 BLACK BEAUTY
MC-1	PREFINISHED METAL CAP - EXTRA DARK BRONZE
C-1	EXPOSED CONCRETE FOUNDATION WITH PLASTER FINISH

Exhibit 6: Photo of Colors and Materials Board

Lot 402

Lot 403

Exhibit 7: Lighting Lot 402



1 SITE LIGHTING PLAN
SCALE: 3/32" = 1'-0"

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By: nwoolley; Mar 19, 2020 - 8:45am, C:\Users\nwoolley\appdata\local\temp\AcPublish_28336\19171-01.dwg

REGISTERED PROFESSIONAL ENGINEER
No. 9816146
TODD A. HAIGHT
STATE OF UTAH

PVE Inc.
Consulting Mechanical Electrical Engineers
1040 North 2200 West, Suite 100
Salt Lake City, Utah 84116
(801) 359-3158 Fax: (801) 521-4114

COMMERCIAL LOT 402
SARATOGA SPRINGS
Saratoga Springs, Utah

NO.	DATE	DESCRIPTION

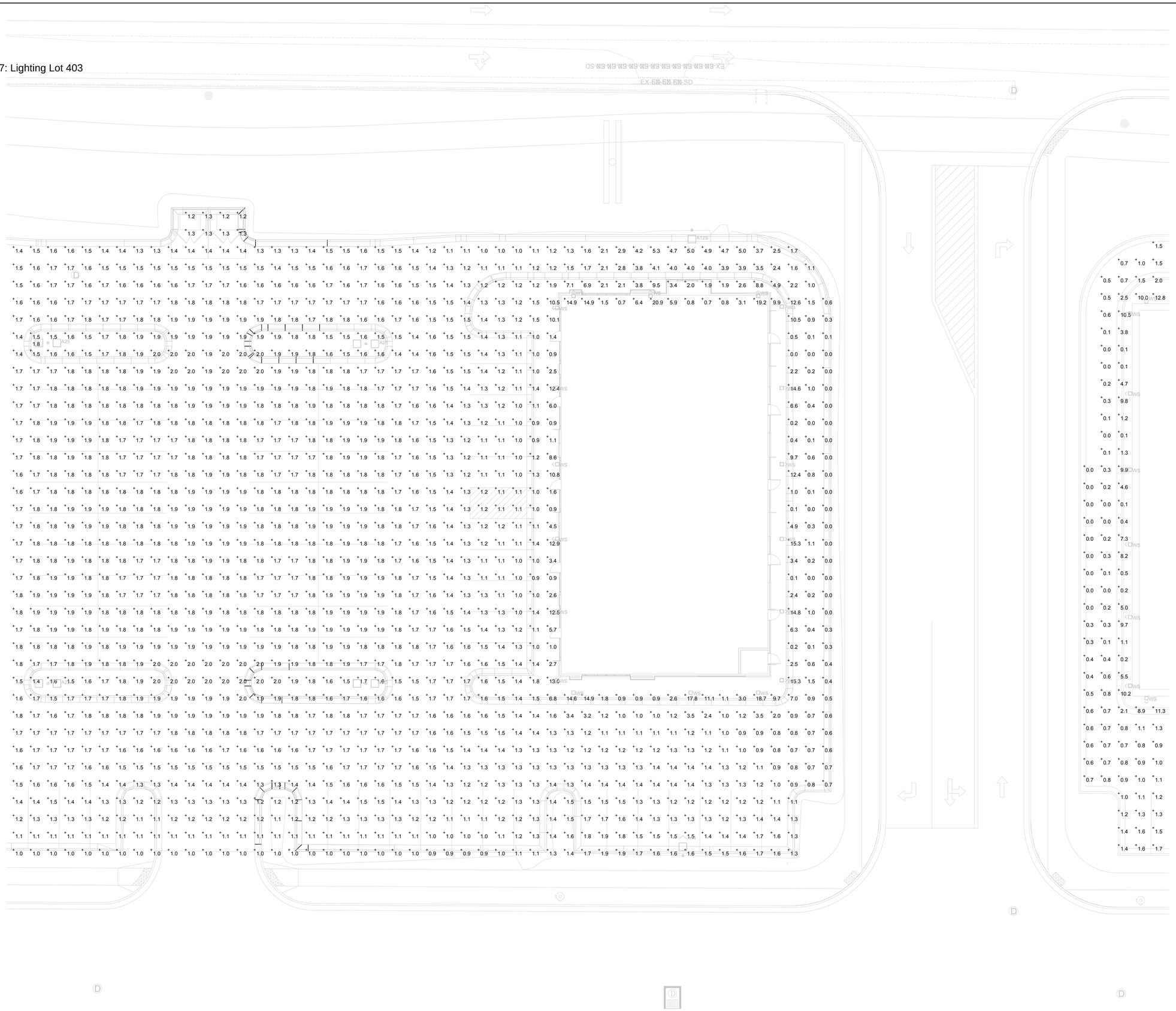
REVISIONS

DATE DEC. 12, 2019
DRAWN NWCH
CHECKED NWCH
JOB NO. 19171.01

SHEET TITLE
LIGHTING PLANS

SHEET NO.
404

Exhibit 7: Lighting Lot 403



1 SITE LIGHTING PLAN
SCALE: 3/32" = 1'-0"

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By: rwemsley, Feb 05, 2020 - 4:02pm, C:\Users\rwemsley\appdata\local\temp\AcPublish_15120\E1.1 - SITE PLAN - 19171.01.dwg

PVE, Inc.
Consulting Mechanical Electrical Engineers
1040 North 2200 West, Suite 100
Salt Lake City, Utah 84116
(801) 359-3158 Fax: (801) 521-4114

COMMERCIAL LOT 402
SARATOGA SPRINGS
Saratoga Springs, Utah

REVISIONS:		
NO.	DATE	DESCRIPTION

DATE DEC. 12, 2019
DRAWN R.W.
CHECKED T.H.
JOB NO. 19171.01

SHEET TITLE
LIGHTING PLANS

SHEET NO.
403

Exhibit 8: Light Fixtures (both lots)

Parking Lot Light Fixtures

Building Light Fixtures

MINUTES – Planning Commission

Thursday, March 26, 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 conferencing

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

Staff: Dave Stroud, Planning Director; Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder; David Johnson, Economic Development Director.

Others: Jason Rickards, Ashley Hadfield, Jared Osmond, Mike Glauser

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

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

3. **Public Input – No public input was received.**

4. **Public Hearing: Rezone from Agriculture to Mixed Use for River View Plaza & Townhomes, located at 1080 N. Redwood Rd. Jared Osmond, applicant.**

Planning Director Dave Stroud presented the item. The applicant requests the City rezone 9+ acres of property from Agricultural to Mixed Use. The applicant also requests non-binding feedback on the proposed Riverview Plaza and townhomes concept development. Jared Osmond was present electronically to answer any questions. They are excited to do this and think the project will be good.

Public Hearing Opened by Chairman Troy Cunningham. Planning Director Dave Stroud noted that a Resident from Lehi called and asked for additional information from him, they had no public comment. The public hearing was closed by the Chair.

Commissioner Barton

- Thought it looked good. She asked the applicant about potential businesses to occupy the spaces. Jared Osmond replied that he does have several business interested in coming in. He noted the Townhomes/Condos near the river will have a cohesive feel to the retail.
- Asked if they would be building both condos and townhomes Jared responded that they are dealing with some issues such as wetlands. To make it work they are proposing stacking spacious townhouse/condo products. He noted they would be beautiful and luxurious.

Commissioner Anderson

- Wondered if there was an idea of what will go between here and Dalmore Meadows? Planning Director Dave Stroud responded that there are no plans at the moment. The zone currently is Mixed Waterfront.

Commissioners Kilgore, Ryan, Wagstaff, and Cunningham all thought the concept looked good and had no further comments.

Motion made by Commissioner Kilgore to forward to the City Council a positive recommendation regarding the Riverview Plaza and Townhomes rezone generally at 1080 North Redwood Road as outlined in Exhibit 1 with the findings and conditions in the staff report dated March 19, 2020. Seconded by Commissioner Ryan. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

5. **Public Hearing: Code Amendments for Title 19.16, Site Design Standards, City initiated.**
Planning Director Dave Stroud presented the item, the proposed changes will amend the existing standard that regulates when loading bay doors are prohibited or permitted when adjacent to a public right-of-way. He noted changes that had been made by staff after input had been received from developers and further discussion with staff; which is striking the phrase "and is not a corner lot,"

Public Hearing Opened by Chairman Troy Cunningham.
Jason Rickards of JDH Development LLC. Requested they remove the language referring to corner lots. He felt the original proposed language would exclude loading docks on warehouse buildings located on corner lots. The public hearing was closed by Chairman Troy Cunningham.

Commissioner Kilgore
- Received clarification from Staff that is was an exception only to that one subsection of code.
- He asked how staff felt about the suggested change from JDH. Planning Director Dave Stroud replied staff was ok with the change.

Commissioner Ryan
- Felt it was a good compromise on the change.

Commissioner Cunningham
- Wanted to make sure we weren't discouraging businesses with this. Staff advised it should be more accommodating.

Motion made by Commissioner Barton that based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendment to Title 19 with the findings and conditions in the staff report dated March 19, 2020, and as presented during the meeting. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.

6. **Business Item: Site Plan for Mountain Sunrise Academy located at 1802 E. 145 N., Boyer MSA, L.C. as applicant.**
Planning Director Dave Stroud presented the plans. The request is for site plan approval for Mountain Sunrise Academy Charter School in the Intuitional/Civic zone. The site plan includes a building footprint of 26,127 square feet with outdoor play areas, 101 parking stalls, and associated landscaping. Mike Glauser was present electronically for applicant. They are excited for the school. It is already fully enrolled and the neighborhoods are happy to have it near them.

Commissioner Kilgore
- Received clarification from Planning Director Dave Stroud on items that would be safety issues that the City could regulate.
- Received confirmation from the applicant that they would comply with the conditions from City Staff.

Commissioner Anderson
- Asked if staff had any concerns with parking. He noted that Parking is often a challenge at schools. Planning Director Dave Stroud advised staff and public safety were ok with how it was configured.

Commissioner Barton
- Asked what grades would be included as older students may need additional parking. Mike Glauser responded that it would be K-8.

Commissioner Ryan
- Appreciates the proposal and work staff has done.

Commissioner Wagstaff
- Wanted to make sure they have looked at the road widening in the future. Mike responded they have planned for that in the future.

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Commissioner Cunningham

- Asked about lighting fixtures, it notes they should have an arm and bell shape but the light design does not match. Planning Director Dave Stroud advised that he had that concern also, but it is something we cannot regulate with the school.

Motion made by Commissioner Kilgore to approve the proposed site plan of the Mountain Sunrise Academy Charter School, located at approximately 1800 East 145 North, with the Findings and Conditions in the staff report. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.

7. **Business Item: Site Plan for Saratoga Towne Center located at 1509 N. Commerce Dr. JDH Town Center, LLC as applicant.**

Item presented by Planning Director Dave Stroud. The applicant requests review and approval of the proposed site plan to locate a retail building with three attached units in the RC zone. Ashley Hadfield was present electronically for applicant. She added they are excited to begin development.

Commissioner Kilgore

- Received confirmation from the applicant that they would comply with the conditions from City Staff.
- Noted a minor typo where deciduous should probably be evergreen.

Commissioner Ryan

- Asked if it was concerning with City staff that walkway lighting was sufficient. Planning Director Dave Stroud responded that it was not a concern, he thought there were street lights on the south side already.

Commissioner Cunningham

- Also had comments on lighting. Planning Director Dave Stroud noted the presentation was updated with the correct light, but the staff report in the packet had not been.

Motion made by Commissioner Anderson to approve the proposed site plan of the Saratoga Town Center Retail Building at 1509 North Commerce Drive in the RC zone with the findings and conditions in the staff report and as presented during the meeting. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.

8. **Approval of Minutes: March 12, 2020**

Motion made by Commissioner Ryan to approve the minutes of March 12, 2020. Seconded by Commissioner Barton Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.

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

10. **Commission Comments.**

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

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

13. **Meeting Adjourned Without Objection at 6:43 p.m. by Chairman Troy Cunningham.**

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Date of Approval Planning Commission Chair

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Deputy City Recorder

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