SARATOGA SPRINGS

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1. 2020-09-24 Pc Agenda

   Documents:

   2020-09-24 PC AGENDA.PDF

2. 2020-09-24 Pc Packet

   Documents:

   2020-09-24 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 Bryce McConkie
Planning Commissioner Reed Ryan
Planning Commissioner Josh Wagstaff

CITY OF SARATOGA SPRINGS - Thursday, September 24, 2020, 6:00 pm
City of Saratoga Springs 1307 North Commerce Drive, Saratoga Springs, UT 84045
https://www.youtube.com/c/CityofSaratogaSprings

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

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

Signed: *Troy Cunningham,* Saratoga Springs Planning Commission Chair Dated*: September 17, 2020*

AGENDA

1. Pledge of Allegiance.
2. Roll Call.
3. Business Item: Site Plan for KFC, located at 1378 N. Exchange Dr. Alberto Quinones as applicant.
4. Approval of Minutes: August 27, 2020.
5. Training: Open & Public Meetings Act training.
6. Commission Comments.
7. Director's Report.
8. Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.
9. Adjourn.

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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least one day prior to the meeting.

AGENDA – Planning Commission Meeting

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PLANNING COMMISSION
Staff Report

Site Plan
Thursday, September 24, 2020
Public Meeting

Report Date:	Thursday, May 14, 2020
Applicant:	Hugh Murphy, VMI Architecture, Inc.
Owner:	Harman Management Corporation
Location:	1378 N. Exchange Drive
Major Street Access:	Corner of Exchange Drive and Crossroads Blvd.
Parcel Number(s) & Size:	66:687:0301, .8 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 February 20, 2018; Final Plat approved by Planning Director on May 11, 2018.
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 a Site Plan on the Saratoga Springs Commercial Plat C Subdivision. It is proposed that Lot 301 will have a 3,133 square foot fast food restaurant. A preliminary plat for Saratoga Springs Commercial Plat C was approved on February 20, 2018 by the City Council and the Planning Director approved the final plat on May 11, 2018.

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:

The lot which the proposed site plan is located, was created when the Saratoga Springs Commercial Plat C Subdivision was approved in 2018. Lot 301 is 34,650 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 KFC Restaurant s at 1378 N. Exchange Drive 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 Plat C Lot 301, KFC Restaurant at 1378 N. Exchange Drive 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 engineer's staff report.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. A separate sign permit is required for any exterior signs.
5. 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 C, Lot 301, KFC Restaurant at 1378 N. Exchange Drive 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 C Lot 301, KFC Restaurant at 1378 N. Exchange Drive 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
9. Engineer's Staff Report

Exhibit 1: Location Map

Location Map

Zoning Map

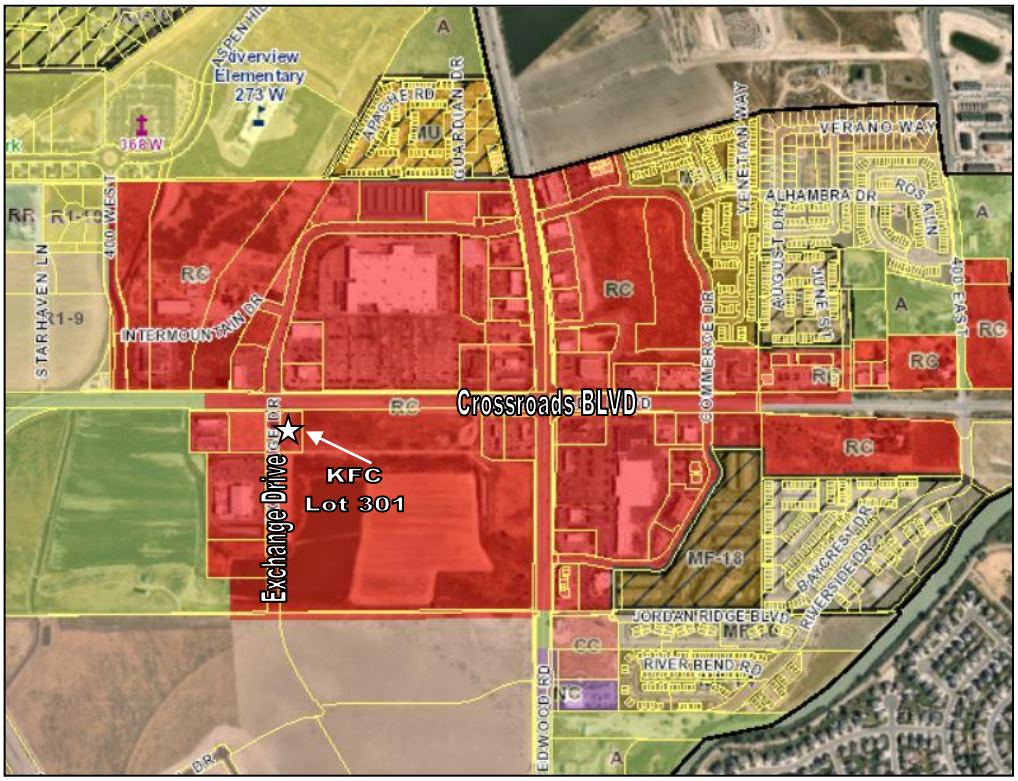


Exhibit 2: Planning Review Checklist

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	**Resubmittal –** 04/24/2020
Date of Review:	**05/07/2020**
Project Name:	KFC
Project Request / Type:	Site Plan
Meeting Type:	Administrative
Applicant:	Hugh Murphy
Owner:	Harman Management Corporation
Location:	Crossroads and Exchange Drive
Major Street Access:	1378 N EXCHANGE DR
Parcel Number(s) and size:	66:687:0301; .80 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Current Use:	Vacant
Adjacent Uses:	Vacant; Commercial
Previous Meetings:	Planning Commission and City Council
Previous Approvals:	Concept Plan (9-27-17) and Plat Approval (5-11-18)
Type of Action:	Approval/Denial
Land Use Authority:	Planning Commission
Future Routing:	
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: 3/13/20 – No Comments
- Neighborhood Meeting: N/A
- PC: TBD
- 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.

GIS / Addressing

- comments

Additional Recommendations:

- See highlighted sections below and redlined plans.

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)			
Lot Size (Minimum)	30,000 sq. ft.	***Complies***	*Lot is 34,848 sq. ft.*
Front/Corner Side Setback (Minimum)	10'	***Complies***	
Interior Side Setback (Minimum)	10'	***Complies***	
Rear Setback (Minimum)	30'	***Complies***	
Building Separation (Minimum)			
Lot Width (Minimum)			
Lot Frontage (Minimum)			
Building Height (Maximum)	50'	***Complies***	
Lot coverage (Maximum)	50%	***Complies***	
Building Size (Minimum)	1000 sq. ft.	***Complies***	
Building Size (Maximum)			

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.**	

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.	**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.	**Complies.**	
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 at final improvements inspection.*
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.**	
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.	**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.	**Complies.**	
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.	**Complies.**	
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**Complies.**	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Complies.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Complies.**	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**Complies.**	
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.	**Complies.**	
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.**	
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	**N/A.**	

corridors that are not City maintained and are both adjacent to and visible from an arterial.		
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.	Item.	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped.	**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.	**Complies.**	
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.	**Complies.**	

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	34,848		
Required Landscaping	6,970	**Complies**	
Required Deciduous Trees	5	**Complies**	
Required Evergreen Trees	3	**Complies**	
Required Shrubs	14	**Complies**	
Drought Tolerant Plants	11	**Complies**	

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 in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing	**Complies.**	

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.	**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'. 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.	**Complies.**	
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	**Can Comply.**	*Indicate the height of the hedge along Crossroads and Exchange Drive where*

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.		*the drive-thru lane is. 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		
32 stalls are required as a Casual Restaurant requires 1 stall per 100 sq. ft. as defined in Section 19.09.10; Drive-thru parking stalls may be counted towards required parking stalls not exceeding 25% of required stalls. (See exception 19.10.10)	**Complies.**	

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking 32 required stalls (4 are counted in the drive-thru lane)				
Required	9'	18'	24'	24'
Provided	22	22	1	

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.	**Can Comply.**	*Provide new light pole detail with decorative bases.* ***Complies***
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Can Comply.**	*Provide new light detail with Arm and bell shade.* ***Complies***
Angle: Shall be directed downward.	**Complies.**	
Lamp: Bulbs may not exceed 4000k.	**Complies.**	
Drawings: Design and location of fixtures shall be specified on the plans.	**Can Comply.**	*Need new detail on lighting ole fixtures, and wall mount details.* ***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 shown*
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.**	*Need new detail on lighting ole fixtures, and wall mount details.* ***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.	**Complies.**	*Need detail.* ***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.	**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.	**Complies.**	
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
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.**	*Need new detail on lighting ole fixtures, and wall mount details.* ***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.**	*Provide new light pole detail with Arm and bell shade.* ***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'.	**Complies.**	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**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.**	*Add note to 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.**	*Add note to lighting plan* ***Complies***
Walkway Lighting		

Lighting of all pedestrian pathways is recommended.	**Complies.**	
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'.	**Complies.**	
Bollard lighting shall be limited to a height of 4'.	**Complies.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**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.	**Can Comply.**	*Need updated light pole detail and wall light details* ***Complies***
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	
Plans providing information required in the Technical Standards and Specifications Manual.	**Can Comply.**	*Need to be provided.* ***Complies***

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting.	*N/A*
Notice/Land Use Authority.	*Planning Commission – Administrative Item*
Master Development Agreement.	*N/A*
Phasing Improvements.	*Site Improvements required.*
Payment of Lieu of Open Space.	*N/A*

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Utilities	**Complies.**	*To be reviewed by engineer/public works*
Grading and Drainage	**Complies.**	*To be reviewed by engineer/public works*
Secondary Water System and Dedication of Water Shares	**Complies.**	*To be reviewed by engineer/public works*
Piping of Irrigation Ditches	**Complies.**	*To be reviewed by engineer/public works*
Preliminary Plat with Attached Units	**N/A**	
Required Drawings submitted.	**Complies**	

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.	**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.	**Complies.**	
All pedestrian connections shall be shown on the related site plan or plat.	**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 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.	**Complies.**	
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	
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.	**Complies.**	
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.	**Complies.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**Complies.**	
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.	**Complies.**	
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.	**Complies.**	

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.	**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.**	*No shopping carts corrals shown*
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.**	*No shopping cart corrals shown*
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.	**Complies.**	
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.**	
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.**	
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.**	
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.**	

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.	**N/A.**	
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.	**N/A.**	
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	
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).	**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.	**Complies.**	
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	**Complies.**	

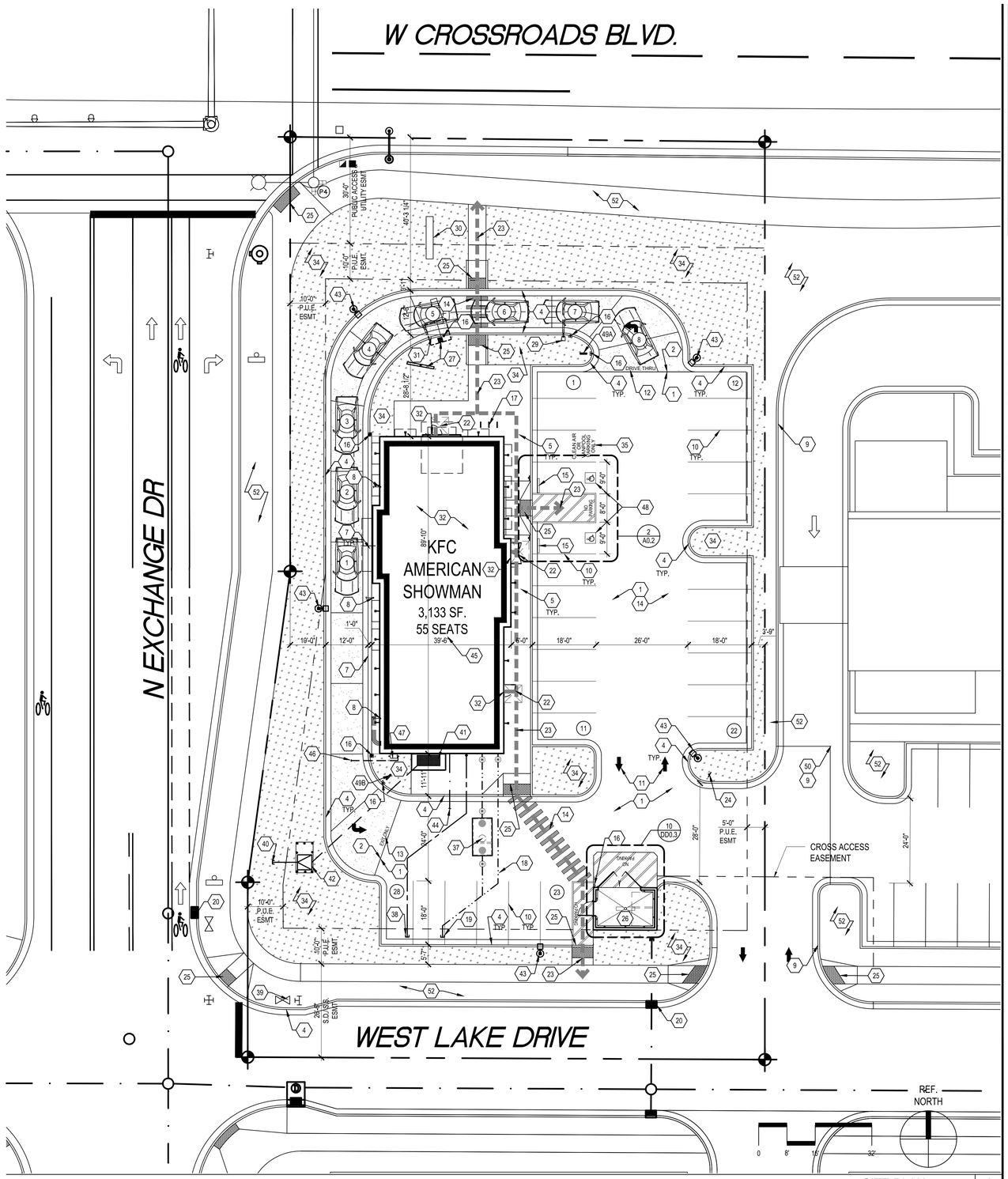
order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.		
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**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.	**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.	**Complies.**	
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.**	
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.**	
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.**	
Backlighting is not permitted.	**Complies.**	
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.	**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.	**Complies.**	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	
Screening materials shall conform to the color scheme and materials of the primary building.	**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.	**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.	**Complies.**	
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.	**Complies.**	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	
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.	**Complies.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**Complies.**	
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.	**Complies.**	

19.18 Signs		
Signs will require a sign permit prior to installation		
Regulation	**Compliance**	**Findings**
Submit Sign Permits	**Can Comply.**	*TBD – Submit Sign Permits*

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*None*
What is the anticipated cost to the City?	*None*
When will City maintenance begin?	*None*

Exhibit 3: Site Plan



SITE PLAN 1/16" = 1'-0" | A

KEY NOTE	TYPE	SIZE	NO.	NON STD.
27	MENUBOARD	AREA = _____ S.F. HEIGHT = _____ O.A.H.	1	
29	CLEARANCE BAR	TEXT = "CLEARANCE: 9'-10"	1	
*	BUILDING WALL MOUNTED	*REFER TO EXTERIOR ELEVATIONS	5	
49	DIRECTIONAL SIGN W/ LOGO	AREA = 3'-0" S.F. HEIGHT = 3'-0" O.A.H.	2	
A	DRIVE THRU ——► / ◄—— DRIVE THRU		1	
B	THANK YOU / EXIT ONLY		1	
C	ENTER ——► / ◄—— ENTER			X
30	MONUMENT SIGN	AREA = MAX 45 S.F. HEIGHT = 7'-5" O.A.H.	1	
-	FREESTANDING POLE	AREA = _____ S.F. HEIGHT = _____ O.A.H.		X
-	FREESTANDING POLE			X

SIGNAGE NOTES:
1. ALL SIGNAGE SHALL BE PERMITTED UNDER A SEPARATE SIGN PERMIT BY VENDOR.
2. G.C. TO PROVIDE ROUGH-IN ELECTRICAL AND FOUNDATIONS FOR ALL SIGNS (U.O.N.).
3. PROVIDE CONCRETE FOUNDATION FOR FREE-STANDING POLE / MONUMENT SIGN. ROUGH ELECTRICAL: FINAL CONNECTION BY G.C.
4. G.C. TO INSTALL MENU BOARD, PREVIEW BOARD, SPEAKER POST AND SOFFIT CLEARANCE SIGN.
5. G.C. SHALL CONFIRM ALL SIGN INSTALLATION DETAILS (INCLUDING BOLT SIZES: PATTERNS, BLOCKING, ELECTRICAL, ETC) PRIOR TO START OF ANY WORK RELATED TO ANY VENDOR SUPPLIED ITEMS.

SIGN SCHEDULE - C

THE PROPOSED KFC WILL SERVE THE REGIONAL COMMERCIAL ZONE ON THE NORTH SIDE OF WEST CROSSROADS BLVD, AND ALSO PROVIDE A SUPPORTING SERVICE FOR THE SURROUNDING AREA DESIGNATED FOR EMPLOYMENT USES. THE PROPOSED DEVELOPMENT COMPLIES WITH THE LAND USE PLAN OF THE SARATOGA SPRINGS GENERAL PLAN (JULY 28, 2017) AS OUTLINED ON PAGES 9, 10, AND 18.

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.

COMPLIANCE STATEMENTS - C

1. CONSTRUCT (N) A.C. PAVING AND BASE, PER PROJECT GEOTECHNICAL REPORT AND CIVIL DRAWINGS. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
2. CONSTRUCT (N) 6" THICK P.C.C. PAVEMENT (W/ "LAMP BLACK" @ 8 LBS./C.Y.) W/ #4 @ 18" O.C. E.W. (CONST. JTS. @ 12'-0" O.C. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT). PROVIDE EXPANSION JOINTS @ 20'-0" O.C. MAX (MAX SLOPE 1%).
3. ~~CONSTRUCT (N) 6" P.C.C. CURB PER DETAIL 1, SHEET DD0-2 (ONSITE CURBS ONLY).~~
4. CONSTRUCT (N) 6" P.C.C. CURB AND GUTTER PER DETAIL ST-2, SHEET 6.
5. CONSTRUCT (N) P.C.C. CURB EDGE SIDEWALK PER DETAIL ST-2 SHEET 6. ~~4%~~-4.5% MAX SLOPE AND ~~1%~~-1.5% MAX CROSS SLOPE IN DIRECTION OF TRAVEL.
6. ~~CONSTRUCT (N) P.C.C. CURB EDGE SIDEWALK AT PLANTER PER DETAIL 4, SHEET DD0-2. 4%-4.5% MAX SLOPE AND 1%-1.5% MAX CROSS SLOPE IN DIRECTION OF TRAVEL.~~
7. CONSTRUCT (N) 6" P.C.C. CURB AT DRIVE THRU PER DETAIL ST-2, SHEET 6 (AND PRE-PAY WINDOW IF APPLICABLE). CURB ELEVATION NOT TO EXCEED 3" A.F.F.
8. CONSTRUCT (N) DOWNSPOUTS TYP. TO DISCHARGE THRU FACE OF CURB PER DETAIL 17, SHEET DD0-2.
9. SCOPE OF WORK BOUNDARY.
10. PAINT (N) 4" WIDE WHITE TRAFFIC PAINT PARKING STALL LINE, TYP.
11. PAINT (N) WHITE TRAFFIC PAINT ARROWS PER DETAIL 8, SHEET DD0-2. USE EPOXY TYPE TRAFFIC PAINT.
12. PAINT (N) 24" HIGH WHITE TRAFFIC PAINT LETTERS ON PAVEMENT TO READ "DRIVE THRU".
13. PAINT (N) 24" HIGH WHITE TRAFFIC PAINT LETTERS ON PAVEMENT TO READ "EXIT ONLY".
14. PAINT (N) 12" WIDE AND 60" LONG WHITE TRAFFIC PAINT STRIPES ON PAVEMENT WITH 18" GAP BETWEEN TRIPS.
15. INSTALL (N) CONCRETE WHEELSTOP PER DETAIL 9, SHEET DD0-2.
16. INSTALL (N) 4" STEEL, CONCRETE FILLED BOLLARD PER DETAIL 12, SHEET DD0-2.
17. INSTALL (N) BIKE RACKS PER DETAIL 14, SHEET DD0-2.
18. (E) SANITARY SEWER LINE.
19. SEWER POINT OF CONNECTION.
20. (N) CATCH BASIN.
21. ~~(E) CATCH BASIN.~~
22. CONSTRUCT PAVEMENT SURFACE AT ALL BUILDING ENTRY/EXIT DOORS NOT TO EXCEED 1.5% SLOPE FOR 60" IN DIRECTION OF DOOR SWING AND 24" TO STRIKE SIDE OF DOOR.
23. ADA ACCESSIBLE PATH OF TRAVEL. CROSS SLOPE ALONG PATH NOT TO EXCEED 2% AND SLOPE IN DIRECTION OF TRAVEL NOT TO EXCEED 5%. ABRUPT CHANGES IN ELEVATION SHALL BE LIMITED TO 1/2" MAX. WALKWAY & SIDEWALK ARE 48" MIN. G.C. TO RE-GRADE AND/OR PROVIDE CURB RAMPS TO ATTAIN COMPLIANCE IF NECESSARY, VERIFY IN FIELD.
24. (N) TOW AWAY SIGN (STREET SIDE) PER 2010 ADA STANDARDS.
25. CONSTRUCT (N) P.C.C. DEPRESSED CURB RAMP OR FLARED RAMP WITH (N) TRUNCATED DOME WARNING STRIP 36" WIDE ACROSS FULL WIDTH OF WALKWAY WHERE PATH OF TRAVEL CROSSES INTO VEHICULAR WAYS PER DETAIL 4, SHEET DD0-2 (1:12 MAX SLOPE). WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE. PER 2010 ADA STANDARDS.
26. CONSTRUCT (N) DUMPSTER ENCLOSURE ON 6" THICK P.C.C. PAD (W/ "LAMP BLACK" @ 8 LBS./C.Y.) W/ #3 @ 8" O.C. E.W. (CONST. JTS. @ 12-0" O.C. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT). SEE DETAILS 10, SHEET DD0-3.
27. (N) ROTATING ORDER POINT CANOPY WITH SPEAKER AND MENU BOARD (UNDER SEPARATE PERMIT), PROVIDED BY OWNER, INSTALLED BY G.C. PER DETAIL 2 & 16, SHEET DD0-2.

1. REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS, ETC.
3. SITE CLEARING: SEE S.M.L. DRAWINGS AND GEOTECHNICAL REPORT FOR EXTENT OF SITE WORK.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
6. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
7. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
8. SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. HIGHWAY, IF APPLICABLE, AND CITY ENCROACHMENT PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
9. REFER TO DRAWING E-0 FOR PHOTOMETRIC PLAN.
10. ALL ON-SITE PAINTED STRIPING, LETTERS AND TRAFFIC ARROWS SHALL BE "EPOXY" TYPE "TRAFFIC" PAINT.
11. PRIOR TO SUBMITTING BID AND INSTALLATION OF WATER SERVICES, G.C. SHALL CONFIRM AVAILABLE RESIDUAL AND STATIC WATER PRESSURES AT STREET POINT OF CONNECTION. G.C. SHALL BE RESPONSIBLE FOR NOTIFYING PROJECT ARCHITECT / ENGINEER OF AVAILABLE PRESSURE.

SITE PLAN GENERAL NOTES - B

28. ~~(E) LANDSCAPE AREA TO REMAIN.~~
29. (N) ENTRY PORTAL, PROVIDED BY SIGNAGE VENDOR, INSTALLED BY G.C. PER DETAIL 18, SHEET DD0-2.
30. (N) MONUMENT SIGN (UNDER SEPARATE PERMIT), PROVIDED BY OWNER, INSTALLED BY G.C. PER SIGNAGE VENDOR DRAWINGS.
31. (N) ROTATING ORDER POINT CANOPY, PROVIDED BY OWNER, INSTALLED BY G.C. PER DETAIL 2 & 16, SHEET DD0-2.
32. FINISHED BUILDING SLAB ELEVATION SHALL MATCH EXTERIOR CONCRETE SIDEWALK LEVEL. G.C. TO PREP. PAD TO 60" MIN. BEYOND BUILDING EDGE.
33. ~~(E) CONC. CURB TO REMAIN.~~
34. (N) LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
35. PAINT IN 12" HIGH LETTERS WITH WHITE TRAFFIC PAINT "CLEAN AIR OR VAN POOL PARKING ONLY".
36. ~~WAITING STALL, BY OTHERS.~~
37. INSTALL (N) GREASE INTERCEPTOR.
38. WATER POINT OF CONNECTION.
39. INSTALL (N) DOMESTIC WATER SERVICE, METER. AND BACK-FLOW PER SITE UTILITY PLAN AND CITY STANDARDS.
40. ELECTRICAL POINT OF CONNECTION.
41. (N) ELECTRICAL MAIN SWITCHBOARD. REFER TO ELECTRICAL DRAWINGS. G.C. TO VERIFY SIZE OF NEMA CABINET PRIOR TO POURING CURBS AND ASPHALT AND PROVIDE 48" MIN. CLEAR ACCESSIBLE PATH BETWEEN FACE OF CABINET AND EDGE OF SIDEWALK.
42. (N) TRANSFORMER. PROVIDE ELECTRICAL SERVICE AS REQUIRED FOR PROJECT. CONSTRUCT ELECTRICAL TRANSFORMER PAD. UNDERGROUND CONDUITS AND SPLICE BOXES PER UTILITY REQUIREMENTS. WHERE REQUIRED BY UTILITY COMPANY, PROVIDE PRIMARY / SECONDARY CONDUCTORS. VERIFY LOCATION OF ALL ELECTRICAL COMPANY REQUIRED FACILITIES WITH UTILITY COMPANY PRIOR TO START OF WORK.
43. INSTALL (N) SITE LIGHTING. REFER TO PHOTOMETRIC DRAWINGS.
44. INSTALL (N) 1 1/2" CONDUIT W/ PULL STRING FROM TELEPHONE COMPANY SERVICE POINT.
45. INSTALL (N) TELEPHONE TERMINATION BOARD PER UTILITY COMPANY REQUIREMENTS.
46. GAS POINT OF CONNECTION.
47. GAS METER. PROVIDE GAS SERVICE AS REQUIRED FOR PROJECT PER UTILITY COMPANY REQUIREMENTS. VERIFY LOCATION OF GAS FACILITIES AND ON-SITE LATERALS WITH UTILITY COMPANY PRIOR TO START OF WORK.
48. CONSTRUCT (N) ADA ACCESSIBLE PARKING STALL PER DETAIL 2, SHEET DD0-3. 1.5% MAX PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING AREA; REFER TO GRADING PLAN.
49. DIRECTIONAL SIGN, PROVIDED BY OWNER, INSTALLED BY G.C. PER DETAIL 7 SHEET DD0-2. SEE VENDOR DWG'S. SHALL BE PERMITTED UNDER A SEPARATE PERMIT.
50. (N) TEMPORARY ASPHALT CURB TO MAINTAIN FULL WIDTH AND LENGTH OF ENTRANCE (AS BARRIER TO ADJACENT PROPERTY UNDER DEVELOPMENT).
51. ~~(N) LIGHT FIXTURE AT UNDERSIDE OF ROOF AT TRASH ENCLOSURE.~~
52. LANDSCAPING (UNHATCHED) TO BE INSTALLED AND MAINTAINED BY ADJACENT PROPERTY OWNER.

SITE PLAN KEY NOTES - D

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Design ~ Planning ~ Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vmarch.com

VMI JOB NUMBER
19020

LICENSED ARCHITECT
HUGH EDWARD MURPHY
ARC#32001-4301
STATE OF UTAH

RECORD DATES
DD SUBMITTAL -
BLDG. SUBMITTAL -
BID SET -
CONTRACT SET -

REVISIONS

CLIENT
HARMAN MGMT. CORP.
595 MILLICH DRIVE, SUITE 106
CAMPBELL, CA 95008
STORE NAME: TBD
ENTITY: TBD

PROJECT
KFC
SARATOGA SPRINGS COMM'L.
1378 N. EXCHANGE DRIVE
SARATOGA SPRINGS, UT 94022

AS-K_R_CWP

STORE NAME:
X

SITE PLAN
DD0.1

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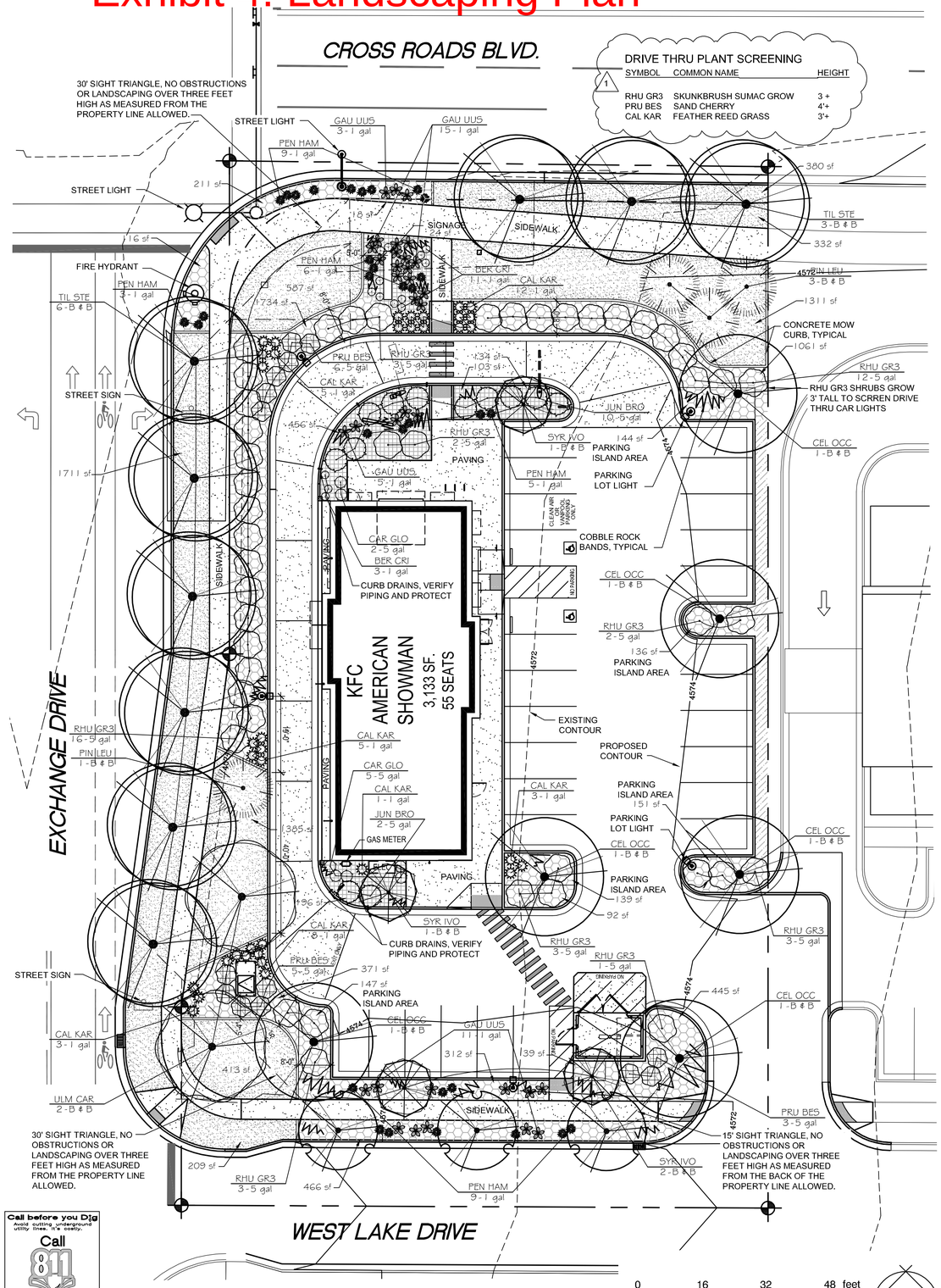
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS AND PLANS MAY BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

Exhibit 4: Landscaping Plan



PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	ACE TAT	3	Tatarian Maple / Acer tatancum	B & B	2"Cal	
	CEL OCC	6	Common Hackberry / Celtis occidentalis	B & B	2"Cal	
	PIN LEU	4	Bosnian Pine / Pinus leucodermis	B & B		6-7'
	SYR IVO	4	Ivory Silk Japanese Tree Lilac / Syringa reticulata `Ivory Silk`	B & B	2"Cal	
	TIL STE	9	Sterling Silver Linden / Tilia tomentosa `Sterling`	B & B	2"Cal	
	ULM CAR	2	American Elm / Ulmus x `Frontier`	B & B	2"Cal	

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	BER CRI	14	Crimson Pygmy Barberry / Berberis thunbergii `Crimson Pygmy`	1 gal
	CAL KAR	37	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	1 gal
	CAR GLO	7	Globe Peashrub / Caragana frutex `Globosa`	5 gal
	GAU UUS	34	Sparkle White Gaura / Gaura lindheimeri `Sparkle White`	1 gal
	JUN BRO	12	Broadmoor Juniper / Juniperus sabina `Broadmoor`	5 gal
	PEN HAM	33	Hameln Dwarf Fountain Grass / Pennisetum alopecuroides `Hameln`	1 gal
	PRU BES	14	Sand Cherry / Prunus besseyi	5 gal
	RHU GR3	45	Skunkbush Sumac / Rhus trilobata `Gro Low`	5 gal

5 GALLON SHRUBS	78	39.6%
1 GALLON SHRUBS	119	60.4%
TOTAL	197	100.0%

MINIMUM OF 25% OF THE SHRUBS REQ. TO BE 5 GALLON AND 39% OF THE SHRUBS ARE 5 GALLON. ALL OF THE PLANTS ARE LOW WATER USE EXCEPT FOR THE TREES PLANTED IN THE LAWN.

LEGEND

- 3-4" CRUSHED LEHI WEST QUARRY (STAKER PARSONS) GRAVEL MULCH AND/OR ANOTHER SUPPLIER AS NEEDED AT A 5" DEPTH OVER DEWITT PRO 5 WEED BARRIER FABRIC. COLOR TO BE COMPLEMENTARY TO THE SOUTH TOWN ROCK. SUBMIT SAMPLE FOR REVIEW BY THE OWNER FOR APPROVAL. THE TOP FINISH GRADE OF THE GRAVEL TO BE .5" INCHES BELOW THE TOP OF THE ADJOINING CONCRETE WALKS & CURBS OUT 12" FROM EDGE.
- 1.5" CRUSHED UTAH LANDSCAPING ROCK (435-521-5141) "SOUTHOWN" GRAVEL MULCH FOR ALL LANDSCAPE AREAS NOTED ON THE PLAN AT A 4" DEPTH OVER DEWITT PRO 5 WEED BARRIER FABRIC. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS OUT 12" FROM EDGE.
- UTAH LANDSCAPING ROCK (435-521-5141) "SOUTHOWN" 3 INCH COBBLE ROCK BANDS ON TOP/MIXED IN ON THE SOUTHTOWN GRAVEL MULCH WITH UNEVEN EDGES. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS OUT 12" FROM EDGE.
- 3/8" CRUSHED UTAH LANDSCAPING ROCK (435-521-5141) "SOUTHOWN" GRAVEL MULCH FOR ALL LANDSCAPE AREAS NOTED ON THE PLAN AT A 3" DEPTH OVER DEWITT PRO 5 WEED BARRIER FABRIC. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS OUT 12" FROM EDGE.
- NEPHI SANDSTONE "SOUTHOWN" 3 INCH COBBLE ROCK BANDS ON TOP/MIXED IN ON THE SOUTHTOWN GRAVEL MULCH WITH UNEVEN EDGES. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS OUT 12" FROM EDGE.
- KENTUCKY BLUE GRASS SOD OVER A 4" LAYER OF TOPSOIL OVER A 6" LAYER OF SCARIFIED SUBSOIL.
- 6" WIDE BY 4" DEEP CONCRETE EXTRUDED CURBING. CURBING TO BE INSTALLED LEVEL AND UNIFORM AND MATCH (EVEN) WITH THE TOP OF THE ADJOINING CONCRETE SURFACES.

NOTE: COBBLE OR CRUSHED ROCK BANDS TO MATCH THE ROCK MULCH FOR THE AREAS THAT THE BANDS ARE INSTALLED IN.

LANDSCAPE AREA

LAWN PARK STRIP AREA OUTSIDE OF THE PROPERTY LINE	2,091 sf	
SHRUB BED OUTSIDE OF THE PROPERTY LINE	327 sf	
LAWN AREA INSIDE THE PROPERTY LINE (35% REQ. MINIMUM)	4,028 sf	39.6%
SHRUB & GRAVEL MULCH BEDS	5,254 sf	
SHRUB & GRAVEL MULCH ISLANDS AT THE ENDS OF PARKING ROWS	890 sf	
TOTAL SHRUB & GRAVEL MULCH AREAS	6,144 sf	60.4%
TOTAL LANDSCAPE AREA INSIDE THE PROPERTY LINE	10,172 sf	100.0%

13 PARK STRIP TREES PROVIDED AT 30' o.c.
(3 PARK STRIP TREES ARE INSIDE OF THE PROPERTY LINE OF 675 sf)
7 TREES PROVIDED AT THE END OF THE PARKING ROWS (890 sf OF ISLANDS)
9 TREES REQUIRED (LESS PARKING LOT AREA & THE 3 TREES PROVIDED INSIDE THE PROPERTY LINE PARK STRIP OF 675 sf) ON 8,607 sf IS 6 DECIDUOUS AND 3 EVERGREEN TREES REQ. AND PROVIDED
29 TREES REQUIRED AND 29 TREES PROVIDED

LANDSCAPE NOTES:

1. CONTRACTOR TO CONTACT STEVEN G. ERICKSON, LANDSCAPE ARCHITECT AT 801-918-0366 FOR A PRE-CONSTRUCTION MEETING BEFORE BEGINNING WORK AND TO SET UP A LANDSCAPE PLANTING AND IRRIGATION INSPECTION SCHEDULE. LANDSCAPE PLANTING SHALL CONFORM TO ALL APPLICABLE STATE, COUNTY AND CITY LANDSCAPE REQUIREMENTS.

2. THE LANDSCAPE PLANTING AND IRRIGATION PLANS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION FOR THIS SITE.

3. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.

4. BEFORE STARTING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATIONS OF EXISTING AND PROPOSED UTILITIES, IRRIGATION SLEEVES, ELECTRICAL CONDUITS, SIGNAGE, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND IMPROVEMENTS AND UTILITIES CAUSED BY EXECUTION OF CONTRACT AND FOR REPAIRS.

5. ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE LISTED ON PLANT SCHEDULE. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIAL WHICH DOES NOT MEET THE QUALITY REQUIREMENTS FOR THE PROJECT SPECIFICATIONS. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL_SHAPED HEADS; ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND.

6. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANT TREES AND SHRUBS PER DETAILS AND SPECIFICATIONS.

7. ALL GRAVEL AND/OR COBBLE BEDS TO BE RAKED SMOOTH AND THEN COVERED WITH DEWITT PRO 5 WEED BARRIER FABRIC BEFORE PLACING GRAVEL OR COBBLE ROCK. FINISH GRADE OF GRAVEL OR COBBLE ROCK TO BE ½" BELOW ADJOINING CONCRETE WALKS OR CURBS OUT 12 INCHES FROM CONCRETE EDGE.

8. PROVIDE CONCRETE CURBING WHERE NOTED ALONG WITH POURED IN PLACE CONCRETE CURBING AS NOTED. CONCRETE CURBING TO BE PLACED LEVEL AND UNIFORM. TOP FINISH GRADE OF CONCRETE CURBS TO MATCH UP WITH THE TOP FINISH GRADE OF EXISTING ADJOINING CONCRETE IMPROVEMENTS.

9. EXISTING ON SITE TOPSOIL MAY BE STRIPPED AND REUSED IN THE LANDSCAPE PROVIDED THE TOPSOIL IS QUALITY TOPSOIL. PROVIDE IMPORTED TOPSOIL AS NEEDED TO COMPLETE THE LANDSCAPE INSTALLATION. PROVIDE TOPSOIL DEPTH OF 12" IN THE SHRUB BEDS AND TREE PLANTING AREAS. PROVIDE 4" OF TOPSOIL IN LAWN PLANTING AREAS. DIG SUBGRADE DOWN AS REQUIRED BEFORE PLACING TOPSOIL AS REQUIRED AND SCARIFY SUBGRADE 6" DEEP BEFORE PLACING TOPSOIL.

10. PLANTING MIX BACKFILL FOR TREES AND SHRUBS SHALL BE 50% TOPSOIL AND 50% SOIL EXCAVATED FROM PLANT PIT MIXED FOR THE ENTIRE AREA OF THE PLANTING PIT. PROVIDE IMPORTED TOPSOIL FOR BACK FILL MIX IF ON SITE TOPSOIL IS NOT AVAILABLE OR IS POOR QUALITY.

11. MAINTENANCE OF THE LANDSCAPE WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE. AT TIME OF LANDSCAPE ACCEPTANCE, LANDSCAPE INSTALLATION SHALL BE COMPLETE.

12. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR TO PROVIDE A WRITTEN ONE-YEAR GUARANTEE ON LANDSCAPE PLANTING AND IRRIGATION SYSTEM INSTALLATION FOR LABOR AND MATERIALS.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
or 1-800-662-4111
or 1-801-208-2100

LANDSCAPE PLANTING PLAN

0 16 32 48 feet
1/16" = 1'-0"
22 x 34 Sheet

NORTH

VMI architecture
Design ~ Planning ~ Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vmarch.com

VMI JOB NUMBER
19020

LICENSED LANDSCAPE ARCHITECT
STEVEN G. ERICKSON
No. 102074-5301
STATE OF UTAH

SGE ASSOCIATES, Inc.
Landscape Architecture
2185 Wood Hollow Way
Bountiful, UT 84010
voice: 801-918-0366
serickson@sge-associates.com

RECORD DATES
DD SUBMITTAL -
BLDG. SUBMITTAL -
BID SET -
CONTRACT SET -

REVISIONS
#1 04/08/2020 CITY REVIEW

HARMAN MGMT. CORP.
595 MILLICH DRIVE, SUITE 106
CAMPBELL, CA 95008
STORE NAME: TBD
ENTITY: TBD

KFC
SARATOGA SPRINGS COMM'L.
1378 N. EXCHANGE DRIVE
SARATOGA SPRINGS CITY, UT

AS-K R CWP

STORE NAME:
H-CAFES #501

LANDSCAPE PLANTING PLAN

L1.0

PLOT DATE: 08.04.2020

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Exhibit 5: Elevations

1 REFER TO DRAWING E0.1 FOR EXTERIOR LIGHTING SPECIFICATIONS.

P11
- ACCENT COLOR TOWER

P31
- FIELD COLOR STRIPING

P32
- ACCENT COLOR STRIPING

SF2
- METALS
- METAL DRIP EDGE
- MECHANICAL

P33
- BASE WAINSCOT
- WINDOW SURROUNDS

SF3
- METALS
- MECHANICAL

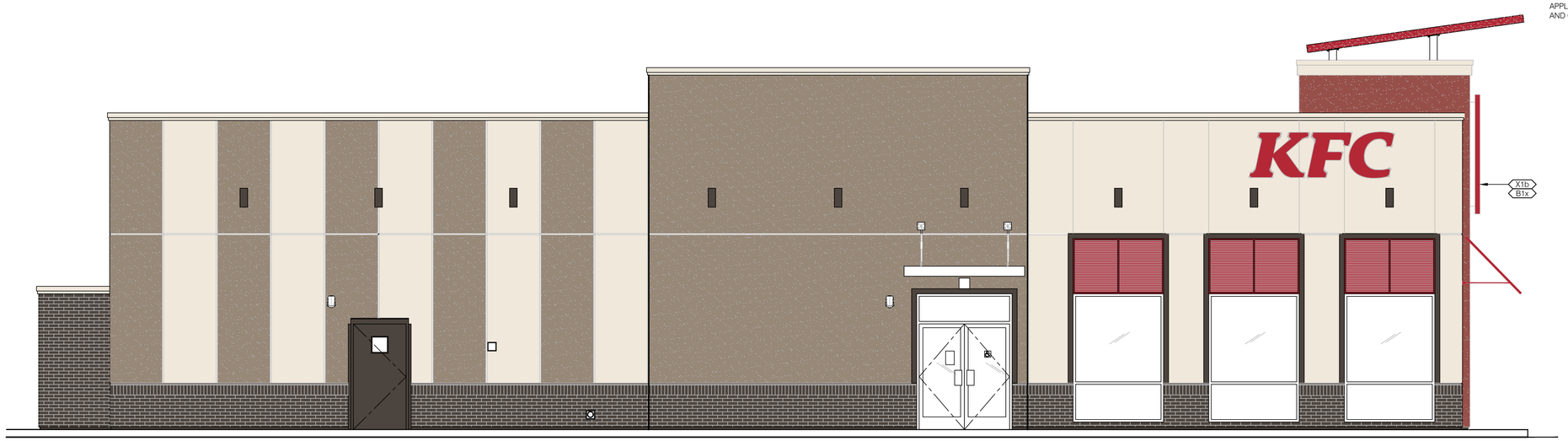
SF7
- METALS
- AWNINGS

EXTERIOR COLORS USED - EARTH TONES

MARK	LOCATION	MFG / CONTACT		MODEL #/COLOR	REMARKS
P11	EXTERIOR PAINT TOWERS	SHERWIN WILLIAMS	CHARLES JENNISON P: (440)845-4335 charles.jennison@sherwin.com	COLOR: REMBRANDT RUBY CODE: SW #0033 100% ACRYLIC HYBRID RESIN	EARTH TONES
P31	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	AURA EXTERIOR PAINT BEIGEWOOD BM1007 LOW LUSTER (634)	EARTH TONES MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110
P32	EXTERIOR PAINT	SHERWIN WILLIAMS	CHARLES JENNISON P: (440)845-4335 charles.jennison@sherwin.com	COLOR: CREAMY CODE: SW #7012 100% ACRYLIC HYBRID RESIN	EARTH TONES
SF2	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2125-70 WEDDING VEIL (V520) GLOSS CATALYST	COROTECH PRIMER (V132)
P33	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	AURA EXTERIOR PAINT NIGHT HORIZON LOW LUSTER (634)	EARTH TONES MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110
SF3	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2125-80 BLACK HORIZON (V520) GLOSS CATALYST	COROTECH PRIMER (V132)
SF7	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2086-10 EXOTIC RED (V520) GLOSS CATALYST	COROTECH PRIMER (V132)

NOTE:
SIGNAGE AND BUILDING ELEMENTS ARE NOT SHOWN ON THIS SHEET.
REFER TO "VENDOR SUPPLIED / INSTALLED ELEMENTS" GENERAL NOTE; THIS SHEET.

NORTH ELEVATION 1/4"= 1'-0" **A**



NOTE:
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EAST ELEVATION 1/4"= 1'-0" **B**

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VMI JOB NUMBER
19020

LICENSED ARCHITECT
HUGH EDWARD MURPHY
ARC8632001-0301
STATE OF UTAH

RECORD DATES

DD SUBMITTAL	-
BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

REVISIONS

1 04/21/20 PC1 RESPONSE - PL

CLIENT
HARMAN MGMT. CORP.
595 MILLICH DRIVE, SUITE 106
CAMPBELL, CA 95008
STORE NAME: TBD
ENTITY: TBD

PROJECT
KFC
SARATOGA SPRINGS COMM'L.
1378 N. EXCHANGE DRIVE
SARATOGA SPRINGS, UT 94022

AS-K_R_CWP

STORE NAME:
X

COLOR EXTERIOR ELEVATIONS

DD4.4

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1 REFER TO DRAWING E0.1 FOR EXTERIOR LIGHTING SPECIFICATIONS.

P11
- ACCENT COLOR TOWER

P31
- FIELD COLOR STRIPING

P32
- ACCENT COLOR STRIPING

SF2
- METALS
- METAL DRIP EDGE
- MECHANICAL

P33
- BASE WAINSCOT
- WINDOW SURROUNDS

SF3
- METALS
- MECHANICAL

SF7
- METALS
- AWNINGS

EXTERIOR COLORS USED - EARTH TONES

MARK	LOCATION	MFG / CONTACT		MODEL #/COLOR	REMARKS
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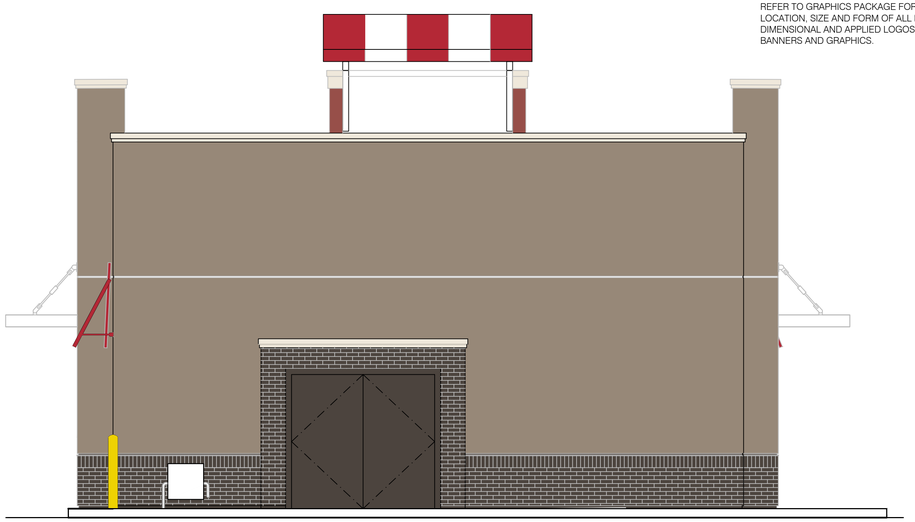
P32	EXTERIOR PAINT	SHERWIN WILLIAMS	CHARLES JENNISON P: (440)845-4335 charles.jennison@sherwin.com	COLOR: CREAMY CODE: SW #7012 100% ACRYLIC HYBRID RESIN	EARTH TONES
SF2	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2125-70 WEDDING VEIL (V520) GLOSS CATALYST	COROTECH PRIMER (V132)
P33	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	AURA EXTERIOR PAINT NIGHT HORIZON LOW LUSTER (634)	EARTH TONES MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110
SF3	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2123-30 BLACK HORIZON (V520) GLOSS CATALYST	COROTECH PRIMER (V132)
SF7	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2086-10 EXOTIC RED (V520) GLOSS CATALYST	COROTECH PRIMER (V132)

NOTE:
REFER TO GRAPHICS PACKAGE FOR EXACT LOCATION, SIZE AND FORM OF ALL EXTERIOR DIMENSIONAL AND APPLIED LOGOS, SIGNS BANNERS AND GRAPHICS.



NOTE:
SIGNAGE AND BUILDING ELEMENTS ARE NOT SHOWN ON THIS SHEET.
REFER TO "VENDOR SUPPLIED / INSTALLED ELEMENTS" GENERAL NOTE; THIS SHEET.

SOUTH ELEVATION 1/4"=1'-0" **A**

NOTE:
REFER TO GRAPHICS PACKAGE FOR EXACT LOCATION, SIZE AND FORM OF ALL EXTERIOR DIMENSIONAL AND APPLIED LOGOS, SIGNS BANNERS AND GRAPHICS.

NOTE:
SIGNAGE AND BUILDING ELEMENTS ARE NOT SHOWN ON THIS SHEET.
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WEST ELEVATION 1/4"=1'-0" **B**

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www.vmarch.com

VMI JOB NUMBER
19020

LICENSED ARCHITECT
HUGH EDWARD MURPHY
ARC#6320012-0301
STATE OF UTAH

RECORD DATES
DD SUBMITTAL -
BLDG. SUBMITTAL -
BID SET -
CONTRACT SET -

REVISIONS
1 04/21/20 PC1 RESPONSE - PL

CLIENT
HARMAN MGMT. CORP.
595 MILLICH DRIVE, SUITE 106
CAMPBELL, CA 95008
STORE NAME: TBD
ENTITY: TBD

PROJECT
KFC
SARATOGA SPRINGS COMM'L.
1378 N. EXCHANGE DRIVE
SARATOGA SPRINGS, UT 94022

AS-K_R_CWP

STORE NAME:
X

COLOR EXTERIOR ELEVATIONS
DD4.5

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Exhibit 6: Photo of Colors and Materials Board

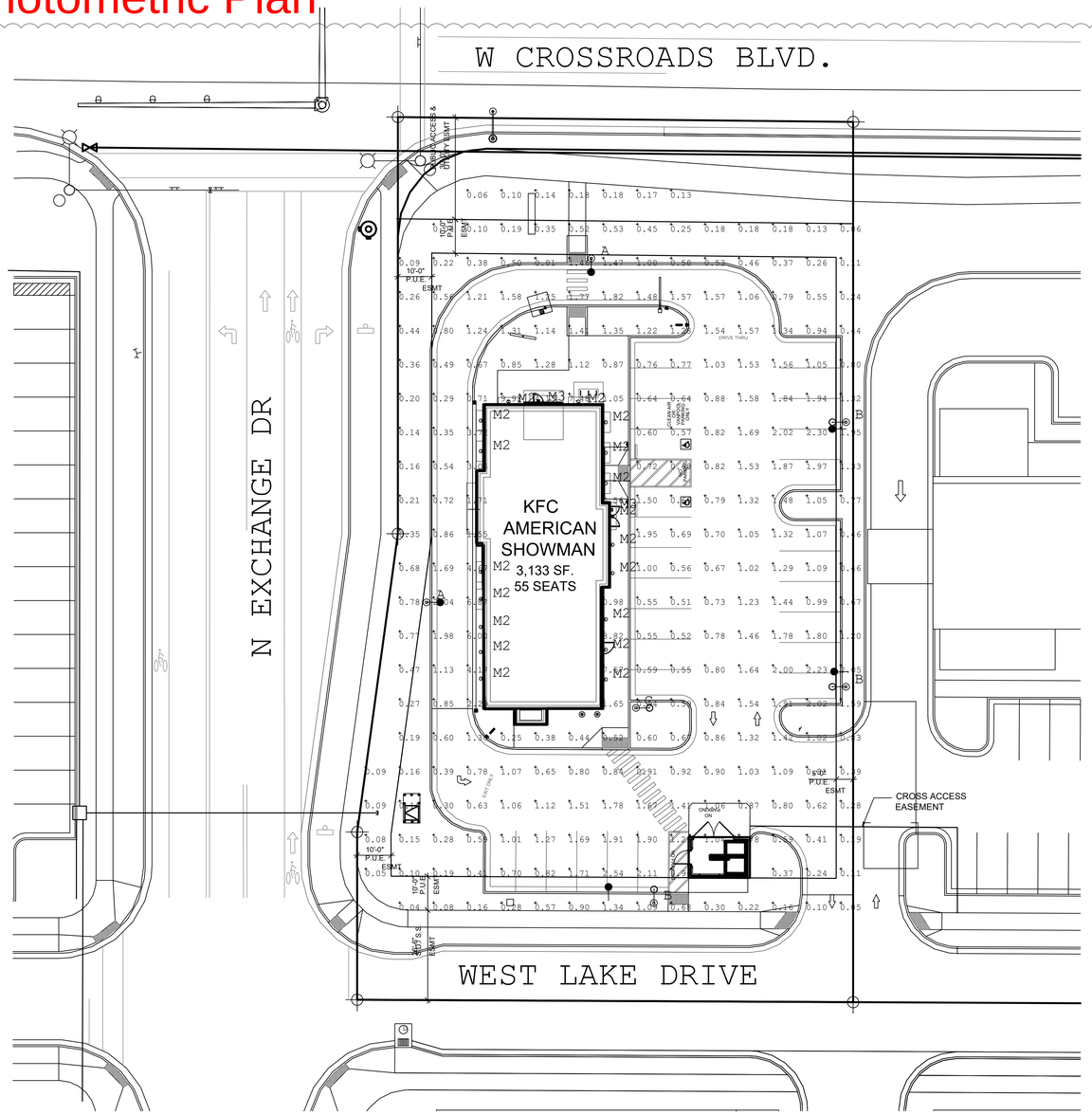
COLOR & MATERIAL BOARD

KFC / A&W RESTAURANT REMODEL
1378 NORTH EXCHANGE DRIVE
SARATOGA SPRINGS, UT 94022

FEBRUARY 28, 2020

LOCATION		DESCRIPTION	
P11	PAINTED PLASTER (TOWER)	MFR.: SHERWIN WILLIAMS NUMBER: SW 0033 COLOR: REMBRANDT RUBY	
P32	FIELD COLOR (STRIPING)	MFR.: SHERWIN WILLIAMS NUMBER: SW 7012 COLOR: CREAMY 100% ACRYLIC HYBRID RESIN	
SF2	PAINTED METAL	MFR.: BENJAMIN MOORE NUMBER: 2125-70 COLOR: WEDDING VEIL V520 GLOSS CATALYST	
P31	FIELD COLOR (STRIPING)	MFR.: BENJAMIN MOORE NUMBER: 1007 COLOR: BEIGEWOOD LOW LUSTER (634)	
P33	BASE WAINSCOT WINDOW SURROUNDS	MFR.: BENJAMIN MOORE NUMBER: 2134-10 COLOR: NIGHT HORIZON LOW LUSTER (634)	
SF3	PAINTED METAL MECHANICALS	MFR.: BENJAMIN MOORE NUMBER: 2123-30 COLOR: BLACK HORIZON V250 GLOSS CATALYST	
SF7	PRE-FINISHED AWNINGS METAL	MFR.: BENJAMIN MOORE NUMBER: 2086-10 COLOR: EXOTIC RED GLOSS CATALYST	

Exhibit 7: Photometric Plan



CITY OF SARATOGA SPRINGS LIGHTING NOTES:

1. ONE HOUR AFTER CLOSING OR BY 11:00 PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST 50%%% OF BUILDING 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.

2. BUSINESS OPEN FOR 24 HOURS MUST TURN OFF 50%%% OF THEIR OUTDOOR AND PARKING LOT LIGHTING BY 11:00PM 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.

3. LIGHT LEVEL AT THE PROPERTY LINES NOT TO EXCEED 1.0 FOOT-CANDLE
   FIXTURE HEIGHT NOT TO EXCEED 20' A.F.G.
   SITE FIXTURES AND POLES MUST HAVE A BLACK FINISH
   SITE FIXTURES ARE 135W 4000K LED
   FIXTURES A & B HAVE A BACKLIGHT SHIELD
   POLES ARE 20'-0" FOR AN OVERALL FIXTURE HEIGHT OF 20'-0" A.F.G.

PARKING LOT LIGHTING PHOTOMETRIC PLAN

PREPARED BY MOUNTAIN STATES LIGHTING - TED MAESTAS

0 10' 20' 40'

NORTH

Luminaire Schedule

Symbol	Qty	TYPE	Arrangement	LLF	Description	Lum. Watts
	2	A - DOMIA MINI-SY21P1-FGC-3M	SINGLE	0.800	SY21P1-FGC-3M-60W-4K	67
	2	M3 - WPLED20Y	SINGLE	0.800	WPLED20Y	21.7
	17	M2 - 9246BK	SINGLE	0.800	ACCU 05247-051-052	26
	3	B - DOMIA MINI-SY21P1-FGC-4-	SINGLE	0.800	SY21P1-FGC-4-60W-4K	67

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.11	9.93	0.04	27.75	248.25

PHOTOMETRIC PLAN 1"= 20' A

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www.vmarch.com

VMI JOB NUMBER
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LICENSED ARCHITECT
HUGH EDWARD MURPHY
6032001-0301
STATE OF UTAH

RECORD DATES
DD SUBMITTAL -
BLDG. SUBMITTAL -
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REVISIONS
1 04/21/20 PC1 RESPONSE - PL

CLIENT
HARMAN MGMT. CORP.
595 MILLICH DRIVE, SUITE 106
CAMPBELL, CA 95008
STORE NAME: TBD
ENTITY: TBD

PROJECT
KFC
SARATOGA SPRINGS COMM'L.
1378 N. EXCHANGE DRIVE
SARATOGA SPRINGS, UT 94022

AS-K_R_CWP

STORE NAME:
X

PHOTOMETRIC PLAN

E0.0

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
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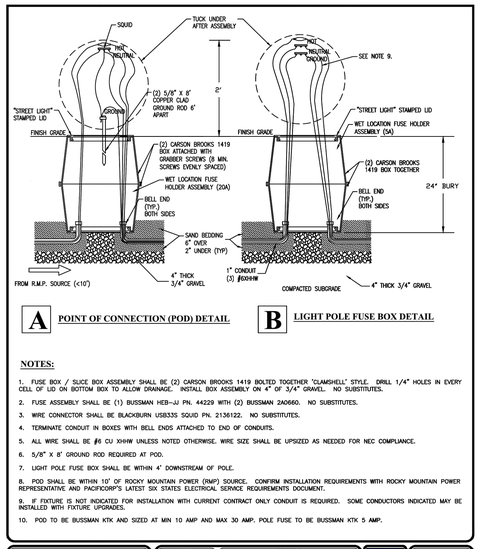
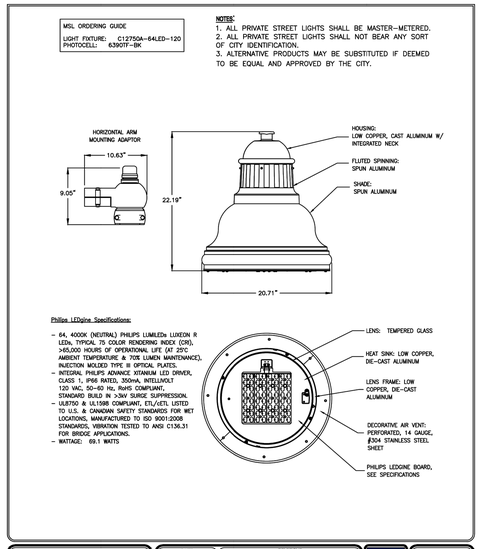
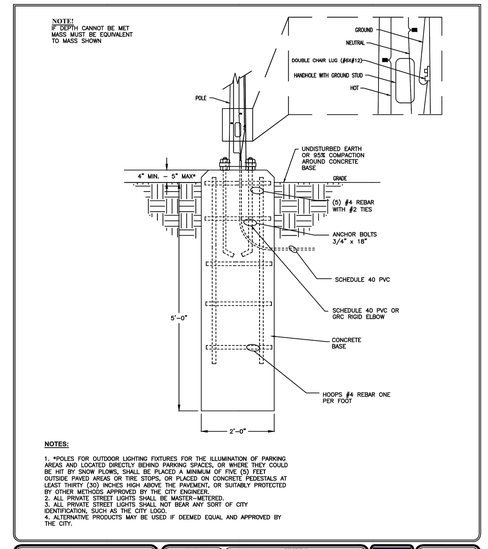
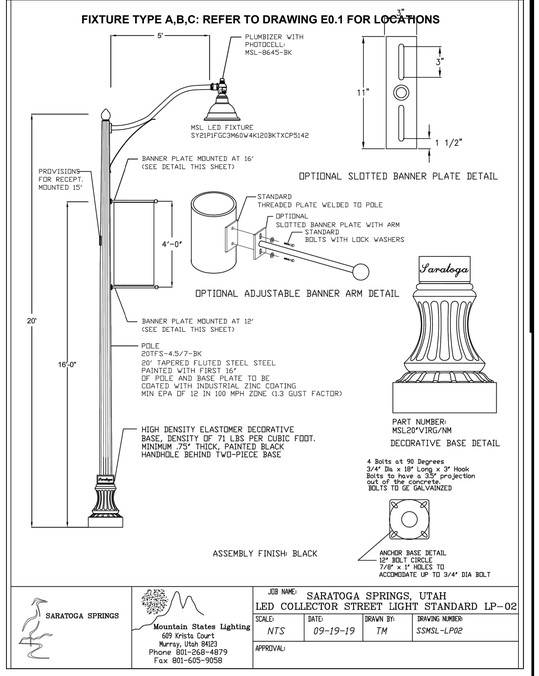
Exhibit 8: Light Fixture Details

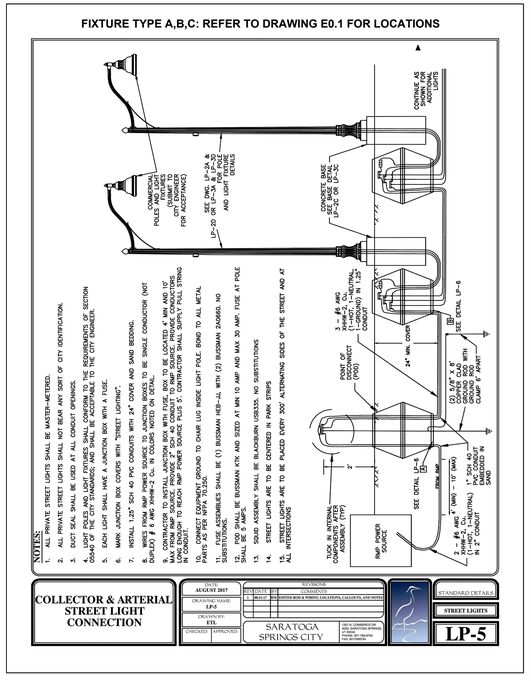








NOTE: COLOR OF ALL EXTERIOR LIGHT FIXTURES SHALL BE BLACK.PER SARATOGA SPRINGS MUNICIPAL CODE 9.11.3



EXTERIOR LIGHT FIXTURE DETAILS N.T.S. A

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415-451-2500 415-451-2595 fax
www.vmarch.com

VMI JOB NUMBER
19020

LICENSED ARCHITECT AUGUSTUS EDWARD MURRAY Augustus Edward Murray Architect 6-18-2020 STATE OF UTAH

04/21/20 PC1 RESPONSE - PL

AS-K R CWP

LIGHT FIXTURE DETAILS

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W:\DataHarman\2019\19020_Harman_UT_SaratogaSpringS_\02_ddi_current\701_19020_E0-1.dwg By: AQUINONES Saved on:4/21/2020 3:59:42 PM
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Exhibit 9: Engineer's Staff Report

Staff Report

Author: Gordon Miner, City Engineer

Subject: KFC – Site Plan

Date: May 14, 2020

Type of Item: Site Plan Approval

Description:

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

B. Background:

Applicant:	*Hugh Murphy*
Request:	*Site Plan Approval*
Location:	*1378 N Exchange Dr*
Acreage:	*0.80 Acres – 1 Lot*

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.

MINUTES – Planning Commission

Thursday, August 27, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES - DRAFT

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

Call to Order - 6:00 p.m. by Chairman Troy Cunningham
Present:
Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff.
Staff: Dave Stroud, Planning Director; Gina Grandpre, Planner II; Maren Barker, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder; Kimber Gabryszak, Senior Planner.
Others: Krisel Travis, Jared Osmond

Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. Signed August 17, 2020.

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

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

3. **Business Item: Northshore Neighborhood Plan Major Amendment. Located approximately 800 E. to Saratoga Rd. and 700 N. to Saratoga Rd. D.R. Horton as applicant.**
Planning Director Dave Stroud presented the item. The primary purpose of the amendment is to reconfigure some of the land uses in the northern part of the development. The density does not change. Adding a condition to update fencing plans as presented in the presentation. Krisel Travis, D. R. Horton was present as applicant. She noted the rearrangement of the church and commercial area. She feels this is a better layout.

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

Commissioner McConkie
- Received clarification why they applicant is considering chain-link. Planning Director Dave Stroud advised that the Code allows for chain-link around utilities when more than 200 ft. away from existing residential. The City will maintain and replacement costs are more economical. Krisel Travis noted there is an existing fence on well 6 and well 2 will be city maintained. There is also separation by a rock wall and vinyl fence.
- Concern that some of the Open Space is being diminished. Planning Director Dave Stroud advised they are still above the amount of compliance. Krisel Travis noted they are required to have 20% and they are at 23.4%. They went from linear park to a more consolidated park which is more useable.

Commissioner Kilgore
- Concern about traffic impact study, which indicated UDOT expected to increase Pioneer Crossing to 6 lanes. City Engineer Gordon Miner advised he was not aware when UDOT might expand, but they are aware of the need for increased E-W capacity. They will also probably take into account parallel roads.
- Asked for clarification for the differences in the Mountainland Association's (MAG) travel demand model and the City's. City Engineer Gordon Miner advised that the MAG model is lagging a bit, it is a regional

transportation model, and doesn't have all our master plan streets in it. Their study looks more at larger roads and regional connections.
- Likes the change to the park area better.

Commissioner Barton
- Concern for working with Alpine School District (ASD), how does that go for land needed for new schools? Planning Director Dave Stroud advised that the City meets with the district regularly to advise on coming development and keeping each other apprised, they are very aware of what is coming to the city. Krisel Travis noted they approached ASD with a portion of the land prior to making it commercial. The district currently has no funds for acquisition. They always contact the School and Church to work with them.

Commissioner Ryan
- Was also concerned with traffic capacity and needing to be aware of what the traffic studies are saying.
- He likes the changes and that they are above the 20% threshold.

Commissioner Cunningham
- Likes the reconfiguration with combined park space.

Motion made by Commissioner Kilgore that the Planning Commission forward a recommendation for approval to the City Council for the Northshore Neighborhood Plan Amendment with the findings and conditions in the staff report with an added condition to properly delineate which fencing will be installed by City and which is Applicant. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

4. **Business Item: Preliminary Plat and Commercial Site Plan for Riverview Plaza and Townhomes, located approximately west of Redwood Road along Riverside Dr. south of Riverbend Townhomes and north of the Chiu property. Jared Osmond as applicant.**

Planning Director Dave Stroud presented the item. The proposal is for a plat to divide property into commercial and residential phases. He noted there were a few conditions, he doesn't see any that are concerning, staff will make sure they are addressed and staff recommends approval. Jared Osmond was present as applicant. He noted they were addressing all the issues and should have everything turned in by tomorrow. They are excited to be in the City.

Commissioner Kilgore
- Received confirmation from the applicant that they would comply with all required conditions.
- Asked what kind of tenets for commercial were expected. Jared Osmond responded with some signed tenants which he felt would be a great benefit to residents.
- Was not sure where the ADA parking would be. Jared Osmond responded that one of his drafts showed that and final plat would make sure to show those.
- Asked where snow removal would go. Jared Osmond would assume they would use planter space and most logically to the east. He would need to consult his snow removal guy.
- Noted that the pictures show mechanical equipment. Jared Osmond advised those pictures were taken where they did not have a screening requirement. The plans show screening equipment.
- Was comfortable with the preliminary plat, but does not feel comfortable with the Site Plan without seeing the changes. He felt there were too many conditions.

Commissioner McConkie
- Concern about parking for restaurants being adequate, also ADA parking. Jared Osmond noted that some places were more drive-thru and they are following City guidelines for all the parking. They have addressed items such as bicycle parking and loading trucks and he is sure ADA parking has been addressed as well. He noted they have not heard any negative comments from staff. He is not sure why ADA parking is not showing in their packet. Planning Director Dave Stroud advised that resubmittals have come in that address these issues.
- He is excited for this development which fosters good growth in the City. He would still like to see the amended plans and how staff addresses them. Jared Osmond noted they have tried to tackle this proactively including the zone change. They have taken out the retail aspect by putting in an office which

DRAFT

is a different parking load. Planning Director Dave Stroud advised that many of the conditions are minor details, for the most part nothing is going to change. Staff has been advised by City Council and Mayor that commercial is paramount so they wanted to get this on this meeting even with the conditions. Commissioners may approve it tonight, it still has to meet all the ordinance through the conditions.

- Asked if the occupancy load would be below 50 for tenant space. Jared Osmond does anticipate it to be below 50. They have their similar product in American Fork with no parking problems with lighter requirements. They have not asked for anything not in the code or allowed in the zone. He doesn't feel it's overloaded with heavy occupancy load.
- Asked what the number of parking currently there was. Jared Osmond did not have the numbers in front of him, however he knows they have exceeded what was required. Planning Director Dave Stroud advised on restaurant parking in the code by type.

Planning Director Dave Stroud noted that Senior Planner Gabryszak has been taking a cursory look at the new submittal during the meeting and it appears the major conditions have been addressed and are better on the plans.

Commissioner Barton

- Felt her questions were answered. She thanked Mr. Osmond for addressing all the concerns. She recommended the commissioners go see the applicant's similar product in American Fork, it looked like it would be a great addition to the City.

Commissioner Anderson

- Concern about the exit which was offset from Costco's and would people be able to turn left. Jared Osmond noted they had several discussions with UDOT. They directed them to this particular design. They have agreed to a right in and right out. UDOT is going to put a U-Turn signal on Market Street. Eventually Riverside drive will also have an access and hopefully he can secure the parcel to the South which will help with access as well.

Commissioner Wagstaff

- Is glad the conditions are being addressed.

Commissioner Ryan

- Appreciates that staff will be able to handle the conditions.

Commissioner Cunningham

- Concern about trash enclosures which should match material of the buildings. Jared Osmond advised they will match, the note seems to be in error.
- Noted he is fine with approving the preliminary plat but has trouble with the site plan where it seems more information is needed.

Jared Osmond commented that he understands concerns but would like them to consider Covid has shut down businesses all over. He is trying to bring business in where it is shutting down. They know there will be adequate parking, they know the businesses, he is asking for mercy on the time line where there is a lot happening. He has already been delayed for a long time. He wants to move forward to keep these tenants in tow. They know staff will make sure requirements are met.

Commissioner Ryan asked how difficult it would be to pull the commissioners together for another meeting to address concerns. He would like to help both parties concerns. He doesn't feel there are huge conditions that are deal breakers but would like to accommodate if possible. Planning Director Dave Stroud responded that it depended upon schedules of commissioners.

Motion made by Commissioner Anderson to forward to the City Council a positive recommendation regarding the Riverview Plaza Preliminary Plat, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020. Also, to approve the Riverview Plaza Site Plan, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020. Seconded by Commissioner Wagstaff.

DRAFT

Motion amended by Commissioner Anderson to forward to the City Council a positive recommendation regarding the Riverview Plaza Preliminary Plat, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the Findings and Conditions in the staff report dated August 20, 2020. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

Motion by Commissioner Barton to approve the Riverview Plaza Site Plan, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020. Seconded by Commissioner Anderson.
Aye: Bryce Anderson, Audrey Barton, Reed Ryan, Josh Wagstaff.
Nay: Commissioner McConkie, Commissioner Kilgore, Commissioner Cunningham.
Motion passed 4-3.

Commissioner Kilgore commented that he did not feel comfortable with passing the site plan where the application they saw was not cleaner.
Commissioner McConkie feels they should stick to a standard and that what they approve is what is presented to them.
Commissioner Cunningham reiterated that he would like to see clean stuff move forward.

5. **Approval of Minutes: August 13, 2020**

   Motion made by Commissioner Ryan to approve the minutes of August 13, 2020. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

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

7. **Commission Comments.**
   Commissioner Anderson felt that when an item comes to them with conditions, they know those conditions will be complied with before staff will give final approval, so why are we not approving the item? It shouldn't matter the number of conditions.
   Commissioner Kilgore felt as the approving authority he wants to make sure it will be taken care of.
   Planning Director Dave Stroud advised that they don't always bring items with so many conditions, there are always standard conditions. Staff felt due to things going on and meeting schedules it was needed to bring this forward. There are sometimes unique circumstances.
   Commissioner Barton agreed with Commissioner Anderson that they should trust that the conditions will be taken care of regardless of how many there are.
   Commissioner Cunningham felt that it was ok to have disagreement, which was why there was a board to work together and vote.
   Assistant City Attorney Maren Barker advised that no one is wrong, they have the ability as a group to discuss and vote how they feel. Sometimes there will be plans that have situations that may need unique handling.
   Commissioner McConkie shared his principles for making decisions.

8. **Director's Report.** – Planning Director Dave Stroud advised of coming meetings.

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

10. **Meeting Adjourned Without Objection at 7:27 p.m. by Chairman** Troy Cunningham.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

UTAH OPEN & PUBLIC MEETINGS ACT

UTAH CODE §§52-4-101—305

§52-4-102 Declaration of Public Policy

- (1) The Legislature finds and declares that the state, its agencies and political subdivisions exist to aid in the conduct of the people's business.
- (2) It is the intent of the Legislature that the state, its agencies and its political subdivisions : <u>(a) take their actions openly; and (b) conduct their deliberations openly.</u>

Court Interpretation of OPMA

"[W]e interpret the Utah Open and Public Meetings Act broadly to further the declared statutory purpose of openness. Because we construe the Act broadly, it therefore follows that the exceptions be strictly construed."

Kearns-Tribune Corp. v. Salt Lake Cnty. Comm'n, 2001 UT 55, 28 P.3d 686, 690

UTAH OPEN & PUBLIC MEETINGS ACT

- WHAT DOES THE OPEN MEETINGS ACT DO?
  - Requires government to take actions openly
  - Requires that deliberations are conducted openly

Who Is Subject To This Law?

- A City administrative, advisory, executive or legislative body that:
  - Was created by the Utah Constitution, statute, rule, ordinance, or resolution;
  - Consists of two or more persons;
  - Spends, distributes, or is supported by tax money; and
  - Has authority to make decisions about the public's business.

Examples

- City Council
- Planning Commission
- Advisory Boards
  - Development Review Committee?
    - Do they make “decisions”?
  - Library Board

§52-4-103(6)(a)

- WHAT IS A MEETING?
  - “Meeting” means the convening of a public body, with a quorum present, including a workshop or an executive session whether the meeting is held in person or by means of electronic communications, for the purpose of discussing, receiving comments from the public about, or acting upon a matter over which the public body has jurisdiction or advisory power.

§52-4-103(6)(a)

- WHAT IS A MEETING?
  - Convening of a public body
  - Quorum present
  - Includes workshops or executive sessions
  - Meeting can be in person or electronic
  - For the purpose of:
    - discussing, receiving comments from the public, and acting on a matter over which the public body has jurisdiction or advisory power.

§52-4-103(6)(b)-(c)

- "MEETING" DOES NOT MEAN:
  - A chance meeting
  - A social meeting
  - Meeting of a public body with both legislative and executive responsibilities where:
    - No public funds are appropriated
    - Meeting is solely for discussion or to implement administrative/operational matters where:
      - No formal action is required; or
      - Matter would not come before public body

Participating Electronically

- Meetings can be by phone, computer, or other electronic means
- Notice requirements still apply
- Public must have a means to attend or participate
- Must be adopted into existing rules/ordinance

Text Messaging, E-mail, etc.

- May not “transmit” “electronic messages” during meeting; otherwise, its an unauthorized public meeting
- “Transmit” – 52-4-103(14)
  - “send, convey, or communicate an electronic message by electronic means”
- “Electronic message” – 52-4-103(5)
  - E-mail
  - Instant messaging
  - Electronic chat
  - Text messaging
  - Any other means that conveys a message electronically
- Exception: may participate electronically per ordinance

§52-4-205(1)
Closed Meetings

- Discussing an individual's character, professional competence, or physical or mental health
  - Very broad
- Pending or reasonably imminent litigation
- Discussions regarding security personnel, devices, or systems
- Strategy sessions to discuss the purchase, exchange, or lease of real property or water rights/shares

§52-4-205(1) Closed Meetings—Property Sales

- A closed meeting may be held to discuss the *sale* of real property/water if (all 3 must be met):
  - public discussion of the transaction would:
    - disclose the appraisal or estimated value of the property under consideration; or
    - prevent the public body from completing the transaction on the best possible terms; and
  - the public body previously gave public notice that the property would be offered for sale; and
  - the terms of the sale are publicly disclosed before the public body approves the sale.

Are There Any Meetings That Must Be Closed?

- Not for local government
- Under the Open and Public Meetings Act, the decision to close a meeting is discretionary, not mandatory.
  - Exception: certain State entities
  - Exception: other State statutes (e.g., Employee Appeals Board must take votes privately)
- The law does not require any local government meeting to be closed.

§52-4-204 Closing Meetings

- IS THERE A PROCESS TO CLOSE MEETINGS?
- YES, 52-4-204
  - A Quorum must be present.
  - Two-thirds of the members *present* must vote to close the meeting.
  - The body must first hold a public meeting with proper notice before entering into the closed meeting.
  - The body must publicly disclose:
    - The vote by name of each member for or against entering into the closed meeting
    - The reasons for holding the closed meeting
    - Location of the closed meeting

What Is Forbidden During A Closed Meeting?

- You may not:
  - Approve any ordinance, resolution, rule, regulation, contract, or appointment
  - Interview a person to fill an elected position
  - Take final action
    - Final votes must be open and on the record

§52-4-202 Notice Requirements

- Notice of agenda, date, time, and place at least 24 hours prior to meeting
- Agenda must include all items to be considered with reasonable specificity
- Must be posted:
  - At the principle office of the public body
  - Utah Public Notice Website
  - Send (not publish) notice to paper or media correspondent
  - Encouraged to use other “electronic means”
- Exception for emergency meetings
- Stricter standards for certain types of decisions (e.g., land use)

UTAH OPEN & PUBLIC MEETINGS ACT

- WHAT ABOUT EMERGENCIES?
- Under unforeseen circumstances, the law allows for meetings for “emergency or urgent” matters if:
  - The best notice practicable is given;
  - An attempt has been made to notify all the members of the public body; and
  - A majority of the members of the public body approve the meeting.

What Are The Requirements For Keeping Minutes?

- All minutes must include:
  - Date, time, and place of meeting
  - Names of all members present and absent
  - Substance of all matters proposed, discussed, or decided
  - All names and substance of information from individuals giving testimony
  - Individual votes on each matter
  - Any additional information requested by a member

- Written minutes are the official record
  - Courts don’t look at anything else unless ambiguous

What Are The Requirements For Keeping Minutes?

- 52-4-203(2)(b): A public body may satisfy the requirements of (2)(a)(iii) or (iv): that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording <u>at the place in the recording</u> where the matter is proposed, discussed, or decided or the testimony or comments provided

§52-4-203 Minutes and Recordings

- Audio Recording:
  - Public record under GRAMA
  - Must be made available to public within 3 days of meeting

§52-4-203 Minutes and Recordings

- Written Minutes:
  - Public record under GRAMA
  - Pending Minutes (awaiting approval)
    - Must be *made available* to the public within 30 days of meeting.
    - Approved Minutes:
    - Posted to Utah Public Notice Website and made available to public at City offices within 3 business days after meeting
  - Public materials distributed at meeting:
    - Posted on the Utah Public Notice Website and made available to public at City offices within 3 business days

WHAT HAPPENS IF SOMEONE VIOLATES OPMA?

- 52-4-305
  - "In addition to any other penalty under this chapter, a member of a public body who <u>knowingly</u> or <u>intentionally</u> violates or knowingly or intentionally abets or advises a violation of the closed meeting provisions of this chapter is guilty of a class B misdemeanor."
- 52-4-302
  - A court can void any action in violation of the law
  - Sometimes a violation can be "cured" by discussing and taking a public vote in a subsequent meeting
  - May have to pay court costs and attorneys fees

Common Violations Of OPMA

- Closing meetings without members of the body voting first in an open meeting to close the meeting
- Conducting a closed meeting for reasons other than those allowed by OPMA
- Discussing similar but unauthorized matters during closed meeting
- Taking official or final action in a closed meeting
- Failing to properly provide notice of a public meeting

WHO CAN ENFORCE OPMA?

- The courts
- The Attorney General
- A County Attorney
- A private citizen denied a right under OPMA
  - Limited to civil remedies

UTAH OPEN & PUBLIC MEETINGS ACT

- HOW LONG DOES A PARTY HAVE TO PURSUE CORRECTIVE ACTION?
  - 90 Days
  - 30 Days if it involves bonds, notes, or debt