



AGENDA – Special City Council Meeting

Mayor Jim Miller
Mayor Pro Tempore Michael McOmber
Council Member Christopher Carn
Council Member Ryan Poduska
Council Member Chris Porter
Council Member Stephen Willden

CITY OF SARATOGA SPRINGS

Thursday, December 19, 2023 @ 6:00 pm

City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

POLICY MEETING

CALL TO ORDER

1. Roll Call.
2. Invocation / Reverence.
3. Pledge of Allegiance.

BUSINESS ITEMS

The Council will discuss (without public comment) and may approve the following item:

1. R&R Tactical Site Plan, Located 277 E. Crossroads Blvd. Rudy Chavez as applicant.
2. North Cove Development Agreement – Proposed Phasing Plan., located 145 N. 1100 West, Jen Hall and Chris Haertel as applicants.

CLOSED SESSION

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.

ADJOURNMENT

Supporting materials are available for inspection on the City Website www.saratogasprings-ut.gov. Questions and comments to Staff and/or Council may be submitted to comments@saratogasprings-ut.gov. Meetings are streamed live at <https://www.youtube.com/c/CityofSaratogaSprings>

PLEASE NOTE: The order of items may be subject to change with the order of the Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc. so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

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 two days prior to the meeting.



SITE PLAN

R & R Tactical Site Plan, Steele Ridge Plaza Lot 1A

December 19, 2023

PUBLIC MEETING

Report Date:	December 13, 2023
Applicant:	Rudy Chavez
Owner:	R & R Tactical, LLC
Location:	329 E Crossroads Blvd
Major Street Access:	Redwood Road and Lake Drive
Parcel Number(s) & Size:	66:931:0603, 3.39 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	RC
Adjacent Zoning:	MF-10, MF-18, and RC
Current Use of Parcel:	Vacant Lot
Adjacent Uses:	Multi-Family and Regional Commercial
Previous Meetings:	None
Previous Approvals:	Concept Plan Review by staff, 06/01/23
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	None
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary:

The applicant requests approval of a site plan for R & R Tactical, located on lot 1A of the Steele Ridge Plaza, at 329 E Crossroads Blvd. The lot is 3.39 acres, will include two retail and restaurant buildings, and incorporates 22% landscaping on the site to meet the Title 19 requirements. Access to the lot will be from a private street within the Steele Ridge Plaza subdivision that gains access from both Crossroads Blvd and Riverside Drive. The proposed site plan requires 179 parking stalls and provides a total of 183 parking stalls with 144 on site and by sharing approximate 39 stalls through a shared parking agreement with the adjacent lot owner of Lot 3, as shown in Exhibit 7.

Recommendation:

The Planning Commission will conduct a public meeting on December 14, 2023 for the R & R Tactical Site Plan and their recommendation will be forwarded to the City Council. The City

Council may choose from the options in Section I of this report. Options include an approval with or without conditions, a denial, or continuation.

- B. Background:** The subject property is part of the Steele Ridge Plaza subdivision, which was approved by the City Council August 9, 2022.
- C. Specific Request:** The applicant is requesting site plan approval of the R & R Tactical site improvements and building elevations located on Lot 1A of the Steele Ridge Plaza Subdivision.
- D. Process:** Section 19.13 summarizes the process of site plan approval. The City Council is the Land Use Authority of new site plans, followed by a recommendation from the Planning Commission. This item is scheduled to be discussed in a public meeting and a public hearing is not required.
- E. Community Review:** This has been noticed as a public meeting per City and State statutes, which requires 24-hour notice on the 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 General Plan Land Use Map. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

Regional Commercial (RC): Areas that incorporate retail, employment, entertainment, and civic uses.

Staff conclusion: Consistent. Retail and restaurant uses are allowed in the Regional Commercial zone, which covers the uses proposed by R & R Tactical. Adjacent properties are zoned RC where a car wash, financial institution, retail, restaurant, and residential uses occur. Other adjacent properties will remain vacant until future development happens. 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.**

I. Recommendation and Alternatives:

Staff recommends that the City Council review, discuss the application, and choose from the following options.

Option 1 – Approval

“I move to approve of the proposed R & R Tactical Site Plan, located at 329 E Crossroads Blvd, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria of the Land Development Code, as articulated in 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 Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. All parking requirements be met.
5. Any other conditions or changes as articulated by the City Council:

_____.

Option 2 – Continuance

“I move to **continue** the Site Plan for R & R Tactical 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. _____

Option 3 – Denial

“I move to deny the proposed Site Plan for R & R Tactical, located at 329 E Crossroads Blvd with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, 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 City Council:

_____.

J. Exhibits:

1. City Engineer’s Report
2. Location & Zone Map

3. Planning Review Checklist
4. Site Plan
5. Landscaping
6. Elevations

Exhibit 1: Engineer's Staff Report

Staff Report

Author: Scott Petrik, Staff Engineer

Subject: R&R Tactical (Steele Ridge) – Site Plan

Date: 19 December 2023

Type of Item: Site Plan Approval



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Description:

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

B. Background:

Applicant: Rudy Chavez—R&R Tactical, LLC

Request: Site Plan Approval

Location: 227 E. Crossroads Blvd

Acreage: 3.39 Acres - 1 Lots

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. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.
4. Project shall comply with all ADA standards and requirements.
5. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
6. Developer shall provide easements for all public utilities not located in the public right-of-way.
7. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.
8. 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 commencement of

the warranty period.

9. 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.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
11. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.
12. Developer is required to remove existing utilities as shown on the demolition plan sheet of the construction drawings.
13. Developer shall update the drainage report and construction drawings to comply with the redline comments provided.

Exhibit 2: Location & Zoning Map

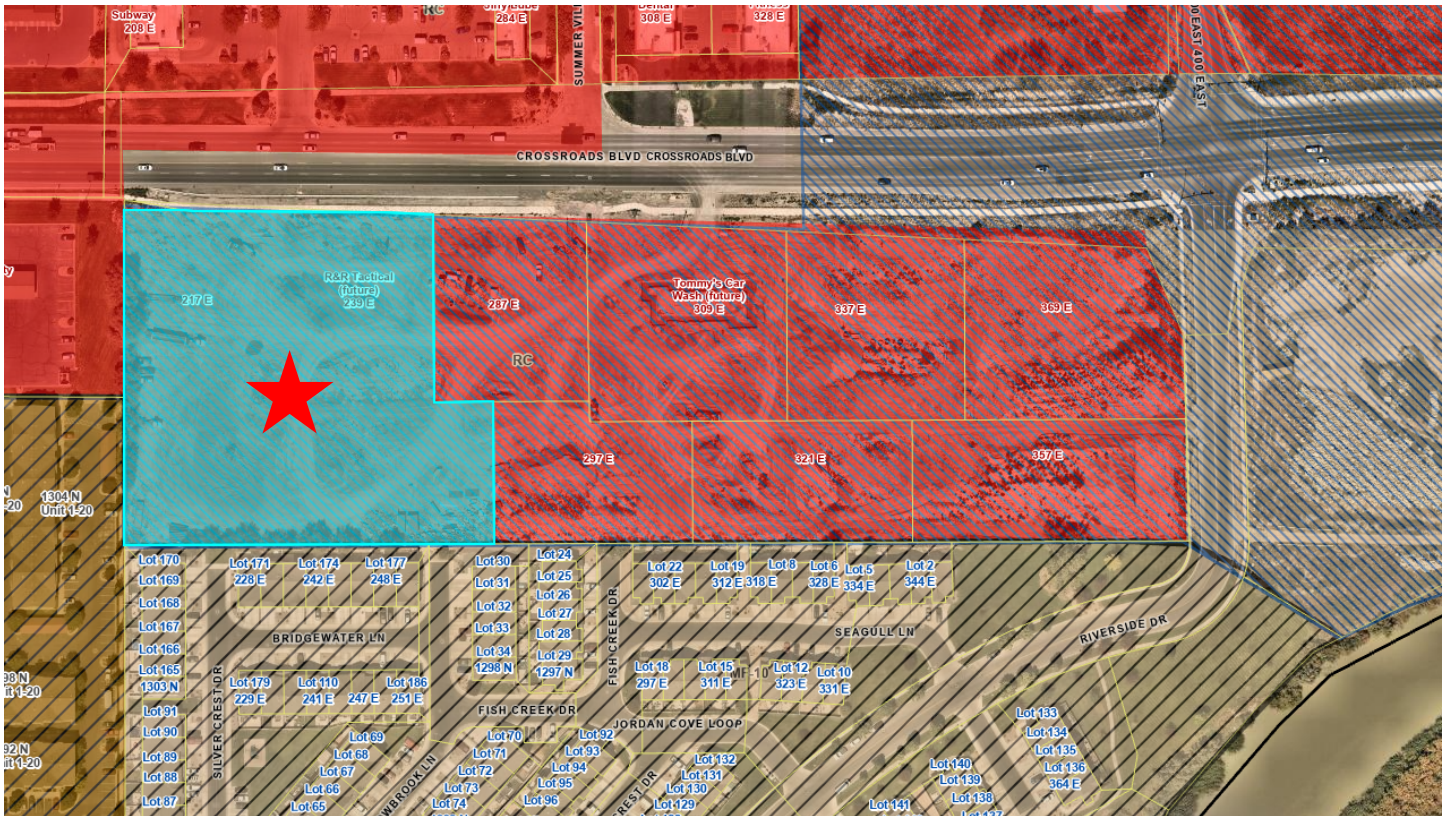


Exhibit 3: Location & Zoning Map



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APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	11/27/2023
Date of Review:	12/1/2023
Project Name:	R & R Tactical, LLC
Project Request / Type:	Site Plan
Meeting Type:	Administrative
Applicant:	Rudy Chavez
Owner:	Pepper Design Homes, LLC
Location:	329 E Crossroads Blvd
Major Street Access:	Crossroads Blvd and Summer Village Road
Parcel Number(s) and size:	66:919:0001, .90 acres; 66:919:0011, .80 acres; 66:919:0002, acres .89; 66:919:0010, .79 acres – Total area – 3.41 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	MF-10, MF-18, and RC
Current Use:	Undeveloped lots
Adjacent Uses:	Multi-Family and Regional Commercial
Previous Meetings:	None
Previous Approvals:	Concept Plan approval, 06/01/23
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Gina Grandpre, Senior Planner

Section 19.13 – Application Submittal

- Application Complete: 09/27/23
- Rezone Required: No
- General Plan Amendment required: No
- Additional Related Application(s) required: None

Section 19.13.04 – Process

- DRC: 10/10/23
- Neighborhood Meeting: Held on June 26th and 27th, 2023

- PC: TBD
- CC: TBD

General Review

Building Department

- No comments

Fire Department

- No comments

GIS / Addressing

- No comments

Additional Recommendations:

- No comments

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	
Lot Size (Minimum)	30,000 sq. ft.	Complies.	<i>See plans on file with Planning</i>
Front/Corner Side Setback (Minimum)	10'	Complies.	<i>See plans on file with Planning</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies.	<i>See plans on file with Planning</i>
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies.	<i>See plans on file with Planning</i>
Building Separation (Minimum)	N/A	N/A	
Lot Width (Minimum)	N/A	N/A	
Lot Frontage (Minimum)	N/A	N/A	
Building Height (Maximum)	50'	Complies.	<i>See plans on file with Planning</i>
Lot coverage (Maximum)	50%	Complies.	<i>See plans on file with Planning</i>
Building Size (Minimum)	1,000 sq. ft.	Complies.	<i>See plans on file with Planning</i>
Building Size (Maximum)	N/A	N/A	

19.04 Establishment of Land Use Zones: Gateway Overlay

Regulation	Compliance	Findings
Landscaping: In addition to the landscaping requirements in Chapter 19.06, the following shall apply to developments in the Gateway Overlay:		
a. A unified landscape theme must be provided that is designed to:		
i. Be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;	Complies.	<i>See plans on file with Planning</i>
ii. Utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b.	Complies.	<i>See plans on file with Planning</i>
b. Additional landscape features shall be installed along Gateway Overlay arterial and collector streets, all development entry corners, and along all sides of buildings visible to the community entrance. These features shall include raised accent planters with shrubs or flowers or both, as well as at least two of the following:		
i. Clusters of native grasses or other similar plants or both;	Complies.	<i>See plans on file with Planning</i>
ii. Small groves of trees;		
iii. Water features; and/or		
iv. Other similar landscaping features as approved by planning staff.		
c. At least 50% of the entrance area in front of each building, and along the Gateway Overlay arterial and collector street side of each building, shall be designed with streetscape elements which include but are not limited to awnings, benches, trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, public art, water features, outdoor restaurant seating, outdoor plazas/gathering areas, and other similar streetscape features.	Complies.	<i>See plans on file with Planning</i>

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	Complies.	<i>The proposed site plan is not in the flood plain.</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>The proposed site plan has the ability to connect to water and sewer with the connections installed with the development of the Steele Ridge Subdivision.</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	<i>The proposed site plan follows the City's Transportation Master Plan.</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>The proposed site plan has access from Crossroads Blvd into the Steele Ridge Subdivision.</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details		
Automobile refueling stations and car wash operations.	N/A.	<i>This use is not proposed.</i>
Automobile Repair, Minor:	N/A.	<i>This use is not proposed.</i>
Car Wash (full service).	N/A.	<i>This use is not proposed.</i>

Hotels.	N/A.	<i>This use is not proposed.</i>
Kennel, Private.	N/A.	<i>This use is not proposed.</i>
Storage, Self-Storage, or Mini-Storage Units.	N/A.	<i>This use is not proposed.</i>
Vehicle Storage.	N/A.	<i>This use is not proposed.</i>
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	<i>This use is not proposed.</i>
Bars.	N/A.	<i>This use is not proposed.</i>
19.06 Landscaping and Fencing		
Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Reid Mitchell is the licensed landscape architect.</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>See plans on file with Planning</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>See plans on file with Planning</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>See plans on file with Planning</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>The proposed landscape plans show all deciduous trees at a minimum 2" in caliper.</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>The proposed landscape plans show that all evergreen trees will be a minimum 6' in height</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>The planting diagrams show a 3' diameter of shredded bark, no landscape rock.</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>The proposed landscape plans show that all of the shrubs are a minimum of 5 gallons in size.</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>The proposed landscape plan does not show any turf on this site.</i>
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions;	Complies.	<i>The proposed landscape plan does not show any artificial turf on this site.</i>

iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>The proposed landscape plans show all trees and shrubs are drought tolerant.</i>
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.	<i>See plans on file with Planning</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>The proposed landscaping plans show planting and shrub beds.</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>See plans on file with Planning</i>
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.	<i>The proposed landscape plans show the placement of plants to be consistent with this requirement.</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>The proposed landscape plans show the placement of plants to be consistent with this requirement</i>
Trees and Power Poles: No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: a. The Land Use Authority 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.	<i>The proposed landscape plans show the placement of plants to be consistent with this requirement</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	Complies.	<i>The proposed landscape plans show no existing vegetation.</i>
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.	<i>The proposed landscape plans show no existing vegetation.</i>
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	Complies.	<i>The proposed landscape plans show no existing vegetation.</i>
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	Complies.	<i>The proposed landscape plans show no existing vegetation.</i>

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.	<i>The proposed landscape plans show no existing vegetation.</i>
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.	<i>The proposed landscape plans show no existing vegetation.</i>
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>The proposed landscape plans show that barrier fabric "Dwitt Co. Pro 5" will be used.</i>
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.	<i>See plans on file with Planning</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>The proposed landscape plans does not show any turf.</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>The proposed irrigation plans show drip lines for all planter beds.</i>
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.	<i>The proposed site plan is a non-residential development.</i>
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 and comply with AASHTO Standards.	Complies.	<i>See plans on file with Planning</i>
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.	Complies.	<i>See plans on file with Planning</i>
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	Complies.	<i>See plans on file with Planning</i>
Fencing along arterial roads shall be of a consistent material and color within each development.	Complies.	<i>See plans on file with Planning</i>
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.	<i>The proposed site plan is not adjacent to open space or parks.</i>
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.	Complies.	<i>See plans on file with Planning</i>
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. 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.	<i>See plans on file with Planning</i>

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	147,574		
Required Landscaping	29,515	Complies	<i>The site plan requires 20% landscaped areas. The proposed project proposes 32,348 sq. ft. of landscaping or 22% landscaping.</i>
Required Deciduous Trees	11	Complies	<i>The proposed landscaping plans show 50 deciduous trees.</i>
Required Evergreen Trees	9	Complies	<i>The proposed landscaping plans show 22 evergreen trees.</i>
Required Shrubs	29	Complies	<i>The proposed landscaping plans show 288 shrubs.</i>
Drought Tolerant Plants	25	Complies	<i>All of the plants and trees that are proposed are drought tolerant plants.</i>

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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>See plans on file with Planning</i>
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. 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.	<i>See plans on file with Planning</i>

Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances		
Up to 1,500 square feet	150'		
1,501 to 5,000 square feet	200'		
5,001 to 10,000 square feet	250'		
10,001 to 25,000 square feet	300'		
25,001 to 50,000 square feet	350'		
50,001 to 75,000 square feet	400'		
75,001 to 100,000 square feet	450'		
100,001 to 125,000 square feet	500'		
Over 125,000 square feet	600'		
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.	<i>See plans on file with Planning</i>
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.		Complies.	<i>See plans on file with Planning</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking		Complies.	<i>See plans on file with Planning</i>
Parking Requirements and Shared Parking			
Available on-street parking shall not be counted towards meeting the required parking stalls.		Complies.	<i>See plans on file with Planning</i>
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.	<i>Total Parking requirement (based on breaking down uses):</i> <i>North Building</i> <i>Lower floor 79 stalls +</i> <i>Upper floor 20 stalls = 99</i> <i>South Building</i> <i>63 stalls</i> <i>Required Project Total: 162</i> <i>Provided parking stalls: 166 onsite</i> <i>+ 3 drive-thru stacking spaces. =</i> <i>169 parking stalls</i>
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.	<i>See plans on file with Planning</i>
When a development contains multiple uses, more than one parking requirement may be applied.		Complies.	<i>Total Parking requirement (based on breaking down uses):</i> <i>North Building</i> <i>Lower floor 79 stalls +</i> <i>Upper floor 20 stalls = 99</i> <i>South Building</i> <i>63 stalls</i>

		<i>Required Project Total: 162</i> <i>Provided parking stalls: 166 onsite + 3 drive-thru stacking spaces. = 169 parking stalls</i>
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority 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: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	Complies.	<i>See plans on file with Planning</i>
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	Complies.	<i>See plans on file with Planning</i>
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	N/A.	
Pedestrian Walkways and Accesses. 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	N/A.	

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.		
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Clear Sight Triangles must be followed.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Required Minimum Parking		
<i>See table in 19.09</i>	Complies.	<i>Total Parking requirement (based on breaking down uses): North Building</i>

		Lower floor 79 stalls + Upper floor 20 stalls = 99 South Building 63 stalls Required Project Total: 162 Provided parking stalls: 166 onsite + 3 drive-thru stacking spaces. = 169 parking stalls
Gateway Overlay Parking		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	Complies.	

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9' shown	18' shown	26' shown	26' shown
60° Parking				
Required	9'	18'	25'	18'
Provided	None proposed			
45° Parking				
Required	9'	18'	25'	14'
Provided	None proposed			
Parallel				
Required	9'	20'	N/A	12'
Provided	None proposed			

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>See plans on file with Planning</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>See plans on file with Planning</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>See plans on file with Planning</i>
Angle: Shall be directed downward.	Complies.	<i>See plans on file with Planning</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>See plans on file with Planning</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See plans on file with Planning</i>
Flags: The United 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.	Complies.	<i>None shown.</i>

Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	<i>None shown</i>
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.	Complies.	<i>See plans on file with Planning</i>
Residential Lighting		
Floodlights: Floodlights are prohibited.	N/A.	<i>Proposed development is non-residential</i>
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	N/A.	<i>Proposed development is non-residential</i>
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	N/A.	<i>Proposed development is non-residential</i>
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	N/A.	<i>Proposed development is non-residential</i>
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.	<i>Pole height is shown on lighting plan</i>
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.	<i>No intermittent lighting proposed.</i>
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.	<i>No service station canopies proposed.</i>
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.	Complies.	<i>See plans on file with Planning</i>
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.	Complies.	<i>See plans on file with Planning</i>
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.	<i>Pole height is shown on lighting plan</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>The lighting plan shows that the lighting fixtures on the surface parking will be full cutoff variety.</i>
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.	Complies.	<i>See plans on file with Planning</i>

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.	Complies.	<i>See plans on file with Planning</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	N/A.	<i>No pedestrian lighting proposed</i>
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'.	N/A.	<i>No pedestrian lighting proposed</i>
Bollard lighting shall be limited to a height of 4'.	N/A.	<i>No pedestrian lighting proposed</i>
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See plans on file with Planning</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See plans on file with Planning</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>See plans on file with Planning</i>
Plans providing information required in the Technical Standards and Specifications Manual.	Complies.	<i>See plans on file with Planning</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required?	<i>Complies: Meeting held on June 26th and 27th.</i>
Notice/Land Use Authority.	<i>City Council</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>None</i>
Phasing Improvements.	<i>None proposed</i>
Payment of Lieu of Open Space.	<i>Amount of \$: N/A</i>
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	<i>See Section 19.13.10</i>

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	Complies.	<i>See plans on file with Planning</i>
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	Complies.	<i>See plans on file with Planning</i>
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	Complies.	<i>See plans on file with Planning</i>
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	Complies.	<i>See plans on file with Planning</i>
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	Complies.	<i>See plans on file with Planning</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	<i>See plans on file with Planning</i>
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development.	Complies.	<i>See plans on file with Planning</i>

Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.		
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>See plans on file with Planning</i>
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	N/A.	<i>See plans on file with Planning</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>See application on file with Planning</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See plans on file with Planning</i>
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	<i>See plans on file with Planning</i>
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies.	<i>See plans on file with Planning</i>
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	<i>See plans on file with Planning</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See plans on file with Planning</i>
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;	Complies.	<i>See plans on file with Planning</i>

v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	Complies.	<i>See plans on file with Planning</i>
Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	Complies.	<i>See plans on file with Planning</i>
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	Complies.	<i>See plans on file with Planning</i>
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City’s off-street parking requirements, the City’s design guidelines and policies, and the requirements of the appropriate zone.	Complies.	<i>See plans on file with Planning</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City’s lighting standards. An individual photometric plan is also required.	Complies.	<i>See plans on file with Planning</i>

Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies.	<i>See plans on file with Planning</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	Complies.	<i>See plans on file with Planning</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>See plans on file with Planning</i>
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	Complies.	<i>See plans on file with Planning</i>
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	Complies.	<i>See plans on file with Planning</i>
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	Complies.	<i>See plans on file with Planning</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>See plans on file with Planning</i>
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	Complies.	<i>See plans on file with Planning</i>
Considerations Relating to Buildings and Site Layout:	Complies.	<i>See plans on file with Planning</i>

i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.		
The effect of the site development plan on the adequacy of the storm and surface water drainage.	Complies.	<i>See plans on file with Planning</i>
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	Complies.	<i>See plans on file with Planning</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>See plans on file with Planning</i>
Trails Master Plan: Shows required trails	Complies.	<i>See plans on file with Planning</i>

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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See plans on file with Planning</i>
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. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this	Complies.	<i>See plans on file with Planning</i>

requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.		
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	No direct access to Crossroads Blvd.
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	N/A.	No parking structures proposed.
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	N/A.	No parking structures proposed.
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A.	No parking structures proposed.
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	N/A.	No parking structures proposed.
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	N/A.	No parking structures proposed.
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.	See plans on file with Planning
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.	See plans on file with Planning
All trash dumpsters shall be provided with solid enclosures. a. 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.	See plans on file with Planning
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.	See plans on file with Planning
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	Complies.	See plans on file with Planning
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.	See plans on file with Planning
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	N/A.	No shopping cart corrals proposed.

climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.		
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 proposed.
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	See plans on file with Planning
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	N/A.	No outdoor displays are proposed on the site plan
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.	N/A.	No outdoor displays are proposed on the site plan
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.	N/A.	No outdoor displays are proposed on the site plan
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	No outdoor displays are proposed on the site plan
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	N/A.	No outdoor storage allowed in this zone
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	N/A.	No outdoor storage allowed in this zone
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	No outdoor storage allowed in this zone
A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	N/A.	No outdoor storage allowed in this zone
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	N/A.	No outdoor storage allowed in this zone
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	No outdoor storage allowed in this zone
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.	See plans on file with Planning
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.	See plans on file with Planning

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.	<i>Only trash enclosure is proposed</i>
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.	<i>Only trash enclosure is proposed</i>
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	N/A.	<i>Only trash enclosure is proposed</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>Only trash enclosure is proposed</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>

General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
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.	<i>See plans on file with Planning</i>
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
All roofs on 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.	<i>Proposed site plan is for a non-residential development.</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>See plans on file with Planning</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Backlighting is not permitted.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>

Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>See plans on file with Planning</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
At least 35 percent 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. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in City of Saratoga Springs Municipal Code Land Development Code - Title 19.16 Page 9 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	Complies.	<i>See plans on file with Planning</i>

Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	Complies.	<i>See plans on file with Planning</i>
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
19.16.10 Waterfront Buffer and Gateway Overlays, Additional Standards		
Height and setbacks for buildings and structures that exceed 35 feet in height: i. Waterfront buffer facing facades for floors above 35 feet in height shall be set back an additional 5 feet from the floors below. Each additional floor shall be set back an additional 5 feet.	Complies.	<i>See plans on file with Planning</i>
Ground floor transparency: i. The building façade facing the Waterfront Buffer or Gateway Overlay arterial and collector streets shall have at least 50 percent of the waterfront level façade area devoted to display windows and/or windows affording some view into the interior areas. ii. Multi-family residential buildings with no main floor lobby area, and/or no retail or office space are exempt.	Complies.	<i>See plans on file with Planning</i>
Prohibited building materials: i. High gloss or shiny metal panels as a primary material. ii. Mirror glass panels.	Complies.	<i>See plans on file with Planning</i>
Entrances: i. Entrances in the Waterfront Buffer Overlay shall be as prominent on the waterfront side of a building as on the street side. ii. Entrances shall be placed so as to be highly visible.	Complies.	<i>See plans on file with Planning</i>
Facades Treatment: i. Facades on the Waterfront Buffer or Gateway Overlay arterial or collector street shall be pedestrian scale, and not give the appearance of the “back of a building”. ii. All sides of a mixed use, multi-family, or non-residential building that are open to public view (including views from adjacent residential dwellings, trails, or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>See plans on file with Planning</i>
View corridor: Each Waterfront Buffer development shall provide at least one 50’ wide view corridor for every 3 acres of development. View corridors shall be kept free of structures and other obstructions, and shall extend from the water through the entirety of the development generally perpendicular to the water. (see figure 16.1)	Complies.	<i>See plans on file with Planning</i>

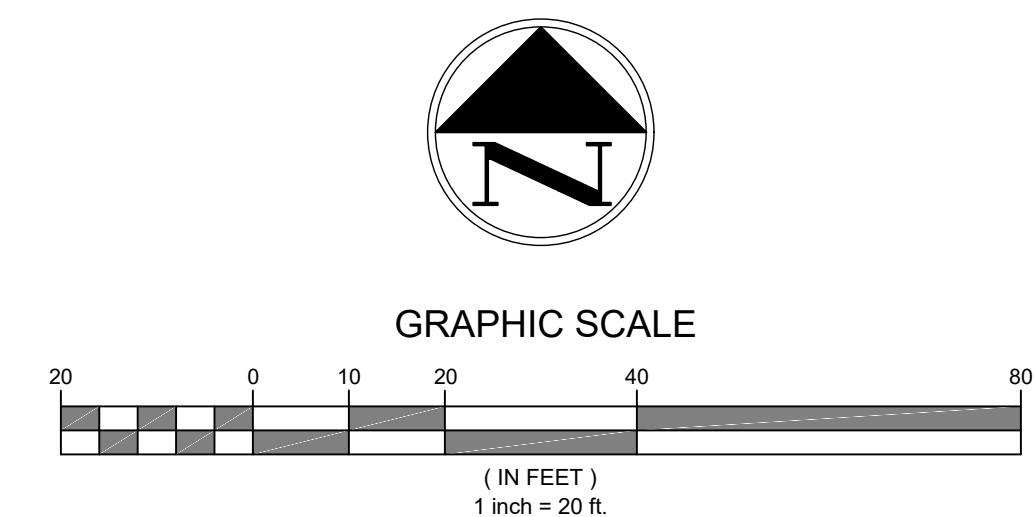
19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>See plans on file with Planning, must submit sign permit.</i>
Monument sign location and details	Complies.	<i>See plans on file with Planning, must submit sign permit.</i>
Wall signs and potential locations and details	Complies.	<i>See plans on file with Planning, must submit sign permit.</i>

19.1818 Signage in the Gateway Overlay Zone

Regulation	Compliance	Findings
The standards for signage in the Gateway Overlay shall be the same as for the underlying zoning as found in Chapter 19.18. including the following:		
a. All signs in a development shall follow a design plan that dictates uniformity in sign appearance and style, to be approved with the site plan; and	Complies.	<i>See plans on file with Planning, must submit sign permit.</i>
b. Signs shall not obscure display windows or significant building features.	Complies.	<i>See plans on file with Planning, must submit sign permit.</i>

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	<i>None</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>N/A</i>



- i. TOTAL PROJECT AREA: 147,574 SQFT
- ii. TOTAL NUMBER OF LOTS: 1; TOTAL NUMBER OF DWELLINGS: 0; TOTAL NUMBER OF BUILDINGS: 2
- iii. SQUARE FOOTAGE OF PROPOSED BUILDING FOOTPRINT: NORTH BUILDING MAIN FLOOR: 26,096, SECOND FLOOR: 5,302 SQFT, SOUTH BUILDING: 11,000 SQFT
- iv. NUMBER OF PROPOSED GARAGE PARKING SPACES: 0
- v. NUMBER OF PROPOSED SURFACE PARKING SPACES: 183 PROPOSED. 141 PROVIDED ON SITE, (3) ADDED PER CODE EXCEPTION, 39 SHARED PARKING AGREEMENT
- vi. PERCENTAGE OF BUILDABLE LAND: 134,142 SQFT (91%)
- vii. ACREAGE OF SENSITIVE LANDS: 0%
- viii. AREA AND PERCENTAGE OF OPEN SPACE OR LANDSCAPING: 44,000 SQFT (30%)
- ix. AREA TO BE DEDICATED AS RIGHT-OF-WAY: 0 SQFT
- x. NET DENSITY OF DWELLINGS BY ACRE: 0 SQFT
- xi. NUMBER OF OFF-STREET PARKING SPACES: 183 STALLS

LEGEND

— — — — — ADA ACCESSIBLE ROUTE

ADA PARKING

TRAFFIC DIRECTION

GENERAL NOTE
1. STREET LIGHTING IS BY OTHERS.
2. SUBDIVISION DEVELOPER TO COMPLETE ALL OFFSITE DEVELOPMENT IMPROVEMENTS.
3. CONTRACTOR TO INSTALL 3" OF ASPHALT OVER 8" OF ROAD BASE OR 6" OF PORTLAND CEMENT CONCRETE OVER 4" OF DRAIN ROCK PER SECTION 4.6.2 OF GEOTECH REPORT AND AS SHOWN ON SITE PLAN.
4. ADA CURB RAMPS SHALL BE APWA 236. SEE DETAIL DT2.

ADA NOTES:

1. ALL ACCESSIBLE ROUTES, INCLUDING SIDEWALKS AND WALKWAYS, MAX WALKING SLOPE 1:20 (5%) AND CROSS SLOPE 1:48 (2%).
2. ACCESSIBLE PARKING STALL MAX SLOPE AND CROSS SLOPE IS 1:48 (2%).
3. CURB RAMPS MUST COMPLY WITH APWA PLAN NO. 235 AND CITY STANDARDS. SEE DETAIL SHEET DT2.
4. ALL EXTERIOR INGRESS / EGRESS DOORS HAVE LEVEL EXTERIOR LANDINGS WITH A 2% MAX SLOPE.
5. VAN ACCESSIBLE AND ACCESSIBLE PARKING STALL SIGNS AND SUPPORT POSTS FOR EACH ACCESSIBLE PARKING STALL AND IF SUCH SIGNS ARE LOCATED WHERE SUBJECT TO HUMAN IMPACT, RAISES THE BOTTOM OF THE SIGN TO 80 INCHES ABOVE THE WALKING SURFACE.

RIGHT OF WAY NOTE

1. A RIGHT OF WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT OF WAY. APPLY FOR AN ENCROACHMENT PERMIT ONLINE.

LIGHTING NOTE
1. LIGHTING SHOWN DESIGNED BY OTHERS. SEE LIGHTING PLAN FOR PRECISE LOCATION AND LIGHT TYPE.

[illegible]

R&R TACTICAL SITE PLAN

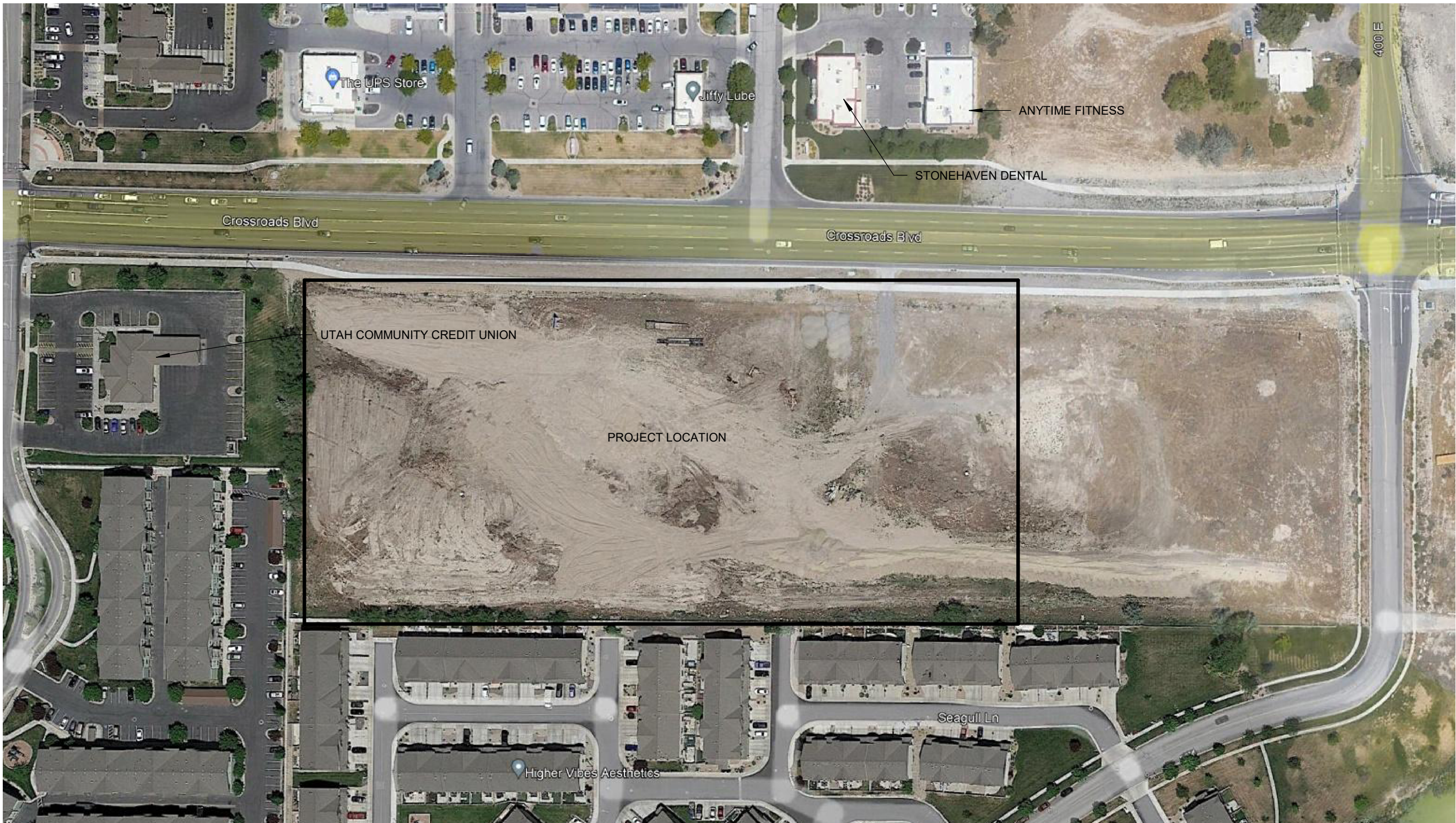
Scott P. McFarland, PE
Project Manager
447 East 1375 South
Kaysville, Utah 84037
801.726.6787 (M)
spmc@yahoo.com



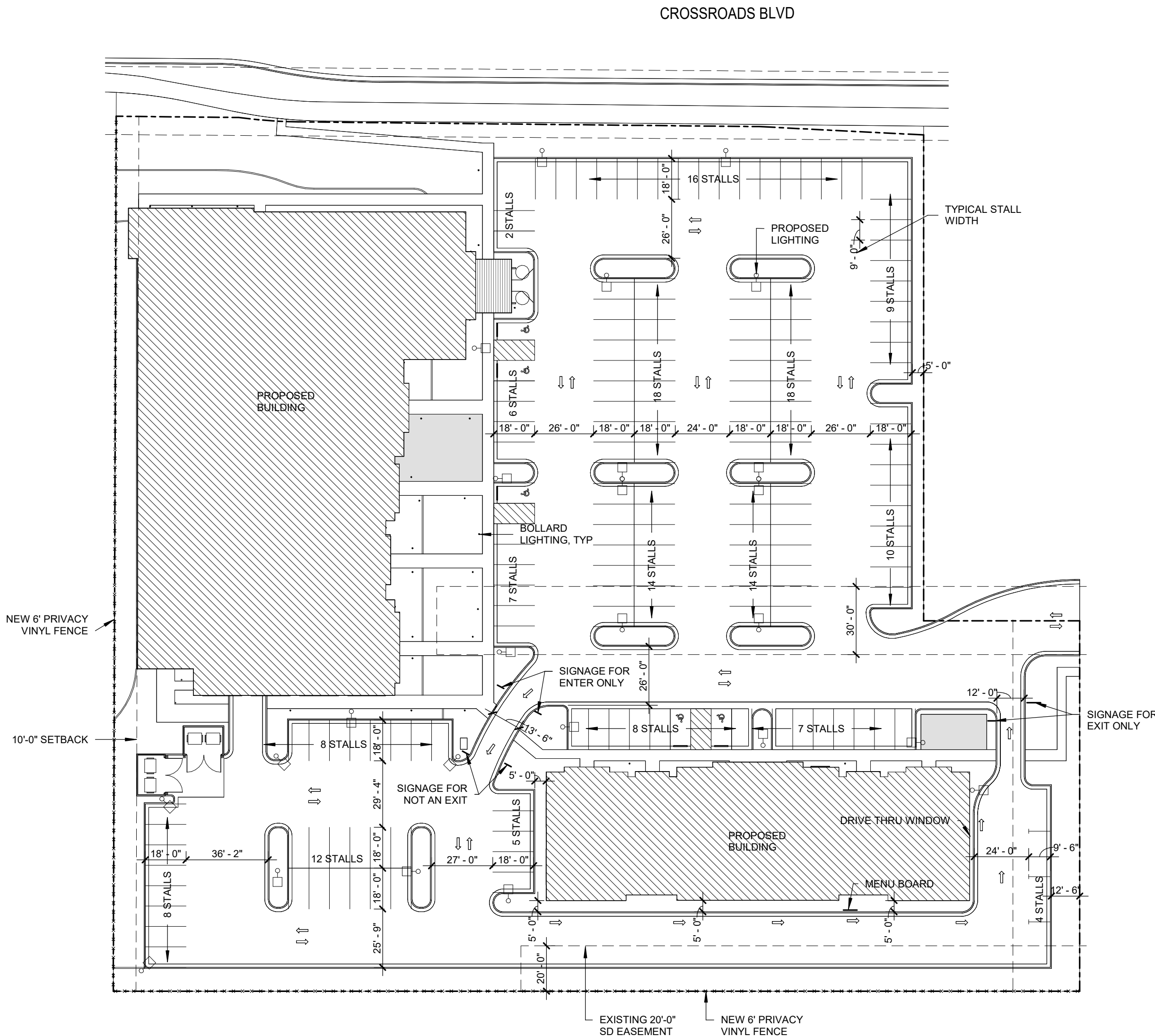
DESIGN: _____ SPM
PROJECT: _____ 1747
DATE: _____ 12-04-23

SHEET:
SP





CONTEXT PLAN



01 ARCHITECTURAL SITE PLAN
1" = 40'-0"

PARKING
REQUIRED - 162 STALLS
ON SITE PARKING - 166 STALLS (5 ADA STALLS)
STACKING PARKING PER CODE 19.09.11
(3) SPACES ARE ALLOWED

TOTAL PARKING PROVIDED = 169

DATA TABLE	
i.	TOTAL PROJECT AREA: 147,574 SQFT
ii.	TOTAL NUMBER OF LOTS: 1,TOTAL NUMBER OF DWELLINGS: 0, TOTAL NUMBER OF BUILDINGS: 2
iii.	SQUARE FOOTAGE OF PROPOSED BUILDING FOOTPRINT: NORTH BUILDING MAIN FLOOR: 26,096 SQFT, SECOND FLOOR: 5,302 SQFT. SOUTH BUILDING: 10,717 SQFT
iv.	NUMBER OF PROPOSED GARAGE PARKING SPACES: 0
v.	NUMBER OF PROPOSED SURFACE PARKING SPACES: 170 PROPOSED. 167 PROVIDED ON SITE, (3) ADDED PER CODE EXCEPTION
vi.	PERCENTAGE OF BUILDABLE LAND: 134,142 SQFT (91%)
vii.	ACREAGE OF SENSITIVE LANDS: 0%
viii.	AREA AND PERCENTAGE OF OPEN SPACE OR LANDSCAPING: 44,446 SQFT (30%)
ix.	AREA TO BE DEDICATED AS RIGH-OF-WAY: 0 SQFT
x.	NET DENSITY OF DWELLINGS BY ACRE: 0 SQFT
xi.	NUMBER OF OFF-STREET PARKING SPACES: 170 STALLS

R&R TACTICAL, LLC
RETAIL & SHOOTING RANGE
227 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT

STAMP

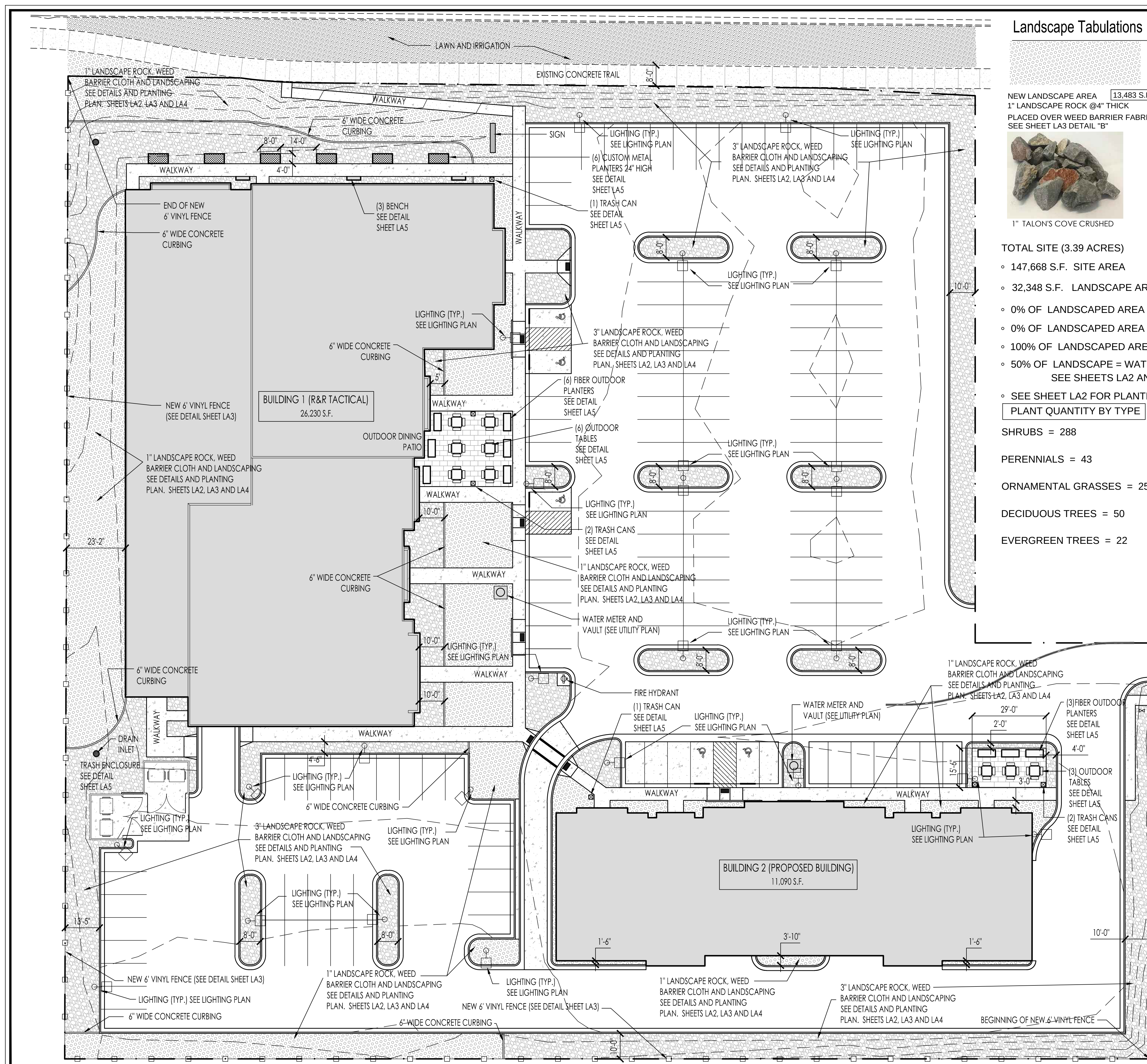
REVISION NO.	DESCRIPTION	DATE

DATE
07/26/2023
ISSUE

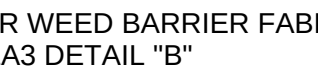
SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NO.

A1.01



Landscape Tabulations

NEW LANDSCAPE AREA	13,483 S.F.	NEW LANDSCAPE AREA	18,865 S.F.	NEW CONCRETE PAVERS	1,487 S.F.
1" LANDSCAPE ROCK @4" THICK		3" LANDSCAPE ROCK @4" THICK		OUTDOOR DINING	
PLACED OVER WEED BARRIER FABRIC		PLACED OVER WEED BARRIER FABRIC		BELGARD MELVILLE	
SEE SHEET LA3 DETAIL "B"		SEE SHEET LA3 DETAIL "C"			
					
1" TALON'S COVE CRUSHED		3" SOUTHTOWN COBBLE		NEW 6" VINYL FENCE	
				SEE DETAILS SHEET LA3	

TOTAL SITE (3.39 ACRES)

- 147,668 S.F. SITE AREA
- 32,348 S.F. LANDSCAPE AREA (22% OF SITE)
- 0% OF LANDSCAPED AREA = LAWN
- 0% OF LANDSCAPED AREA = BARK
- 100% OF LANDSCAPED AREA = LANDSCAPE ROCK
- 50% OF LANDSCAPE = WATER CONSERVING PLANTS
SEE SHEETS LA2 AND LA4 FOR PLANTING AND IRRIGATION PLANS
- SEE SHEET LA2 FOR PLANTING PLAN

PLANT QUANTITY BY TYPE

SHRUBS = 288

PERENNIALS = 43

ORNAMENTAL GRASSES = 255

DECIDUOUS TREES = 50

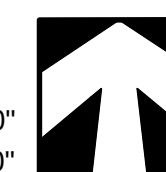
EVERGREEN TREES = 22

GENERAL NOTES

1. PLANT NAMES MAY BE ABREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY. SUBJECT TO ACCEPTANCE BY THE OWNERS REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, WILDLIFE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE LIFE OF PLANTS FOR 12 MONTHS AFTER INSTALLATION.
5. INSTALL LANDSCAPE ROCK AND WEED BARRIER CLOTH AS NOTED ON PLANS AND DETAILS.
6. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBSTANTIAL COMPLETION
7. BACK FILL WITH TOPSOIL AS SHOWN ON PLANTING DETAILS. TOPSOIL MATERIAL IS NOT AVAILABLE AT THE SITE AND MUST BE IMPORTED FROM A LOCAL SOURCE. ALL TOPSOIL SHALL BE OF A RICH SANDY LOAM MIX.
8. ALL PLANT MATERIAL HOLES SHALL BE DUG TWICE THE DIAMETER OF THE ROOTBALL AND 6 INCHES DEEPER. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
9. PLANT BACKFILL MIXTURE SHALL BE COMPOSED OF 3 PARTS TOPSOIL TO 1 PART HUMUS ADDITIVE, AND SHALL BE ROTARY MIXED ON-SITE PRIOR TO INSTALLATION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
11. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
12. CONTRACTOR SHALL MEET ALL CITY AND OR COUNTY BUILDING STANDARDS.
13. CONTRACTOR SHALL ENSURE THAT ALL NEW GRADES SHALL SLOPE AWAY FROM HOUSE AT MIN. 2%
14. CONTACT BLUE STAKES TO MARK EXISTING UTILITIES PRIOR TO CONSTRUCTION.



11"X17" 1" = 40'-0"
24"X36" 1" = 20'-0"



Landscape Site Plan

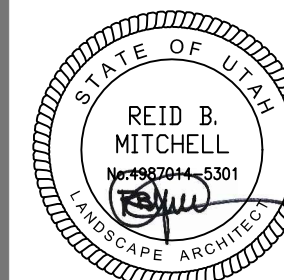
SHEET NAME.

LA1

SHEET NO.

DATE. 12/4/2023

2023-003



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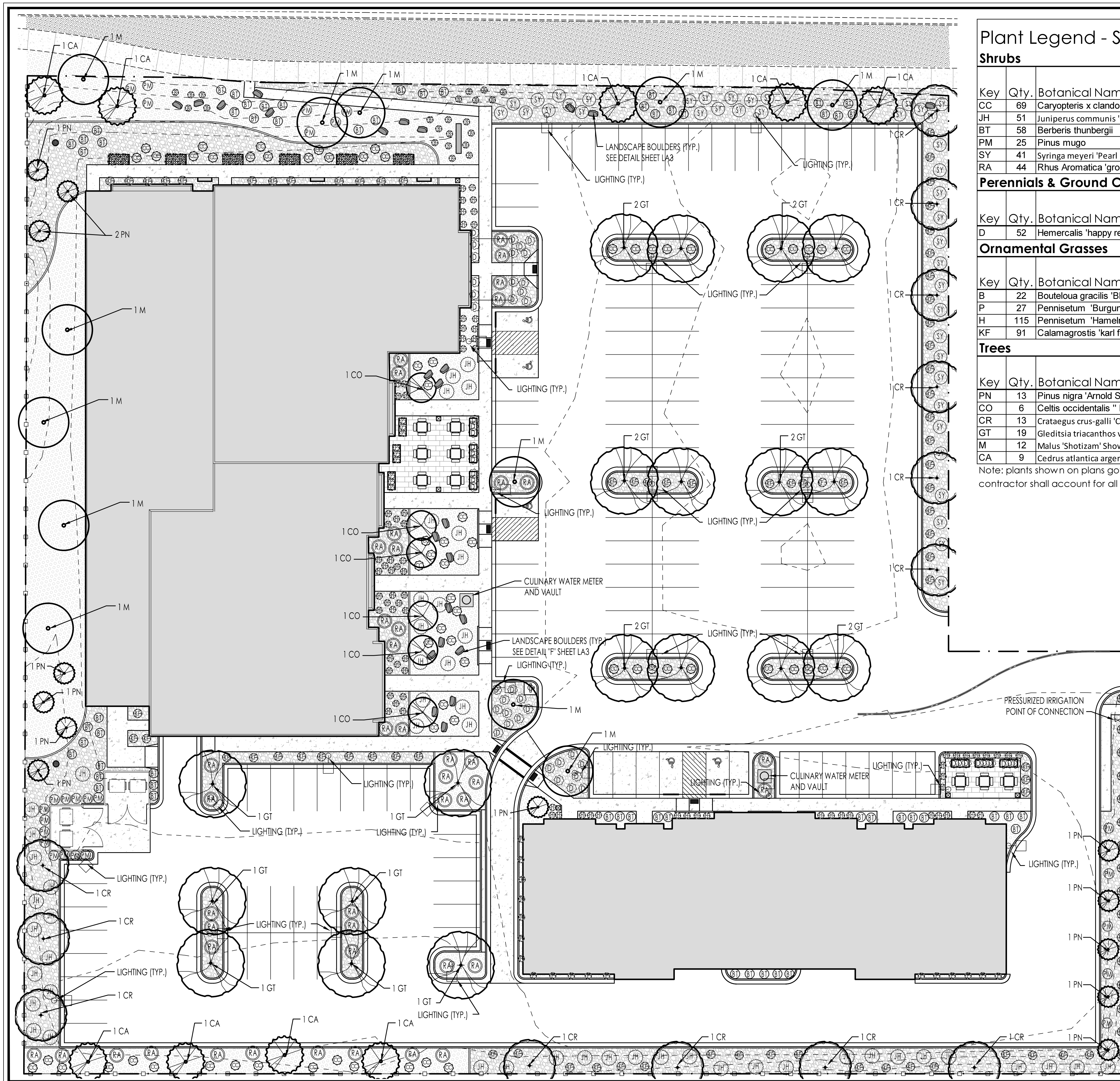
REVISIONS

R&R Tactical Gun Range

Landscape Plan

2846 Beverly Street
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com

Crossroads Blvd.
Saratoga Springs, Utah 84045



Plant Legend - Saratoga Springs Recommended Plant List

Shrubs

Key	Qty.	Botanical Name	Common Name	Drought Tolerant	Size	H	W	City list
CC	69	Caryopteris x clandonensis	blauer spatz bluebeard	yes	5 GAL.	2'	3'	yes
JH	51	Juniperus communis 'Green Carpet'	Creeping Juniper	yes	5 GAL.	2'	6'	yes
BT	58	Berberis thunbergii	Green citrus barberry	yes	5 GAL.	3'	3'	yes
PM	25	Pinus mugo	Dwarf mugo pine	yes	5 GAL.	3'	3'	yes
SY	41	Syringa meyeri 'Pearl Potion'	Dwarf Korean Lilac	yes	5 GAL.	5'	5'	yes
RA	44	Rhus Aromatica 'gro-low	gro low sumac	yes	5 GAL.	2'	5'	yes

Perennials & Ground Cover

Key	Qty.	Botanical Name	Common Name	Drought Tollerant	Size	H	W	
D	52	Hemerocallis 'happy returns'	Daylily	yes	1 GAL.	30"	24"	yes

Ornamental Grasses

Key	Qty.	Botanical Name	Common Name	Drought Tolerant	Size	H	W	
B	22	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Grama Grass	yes	2 GAL.	30"	24"	yes
P	27	<i>Pennisetum</i> 'Burgundy Bunny'	Dwarf Fountain Grass	yes	2 GAL.	18"	18"	yes
H	115	<i>Pennisetum</i> 'Hameln'	Dwarf Fountain Grass	yes	2 GAL.	36"	24"	yes
KF	91	<i>Calamagrostis</i> 'karl foerster'	feather reed grass	yes	2 GAL.	48"	36"	yes

Trees

Key	Qty.	Botanical Name	Common Name	Drought Tolerant	Size	H	W	
PN	13	<i>Pinus nigra</i> 'Arnold Sentinel'	Austrian Pine	yes	6' BB	25'	7'	yes
CO	6	<i>Celtis occidentalis</i> " Prairie Sentinel	Hackberry	yes	2" Cal.	35'	12'	yes
CR	13	<i>Crataegus crus-galli</i> 'Cruzam' Crusader	Thornless Hawthorn	yes	2" Cal.	20'	20'	Yes
GT	19	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Impcole	Immorial Honeylocust	yes	2" Cal.	30'	25'	yes
M	12	<i>Malus</i> 'Shotizam' Show Time	Flowering Crabapple	yes	2" Cal.	20'	20'	yes
CA	9	<i>Cedrus atlantica argentea</i> 'Fastigiata'	Columnar blue atlas cedar	yes	2" Cal.	20'	15'	no

Note: plants shown on plans govern over quantity shown on legend, if discrepancy is found.
contractor shall account for all plants shown on plans prior to ordering plant material

GENERAL NOTES

1. PLANT NAMES MAY BE ABREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY. SUBJECT TO ACCEPTANCE BY THE OWNERS REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, WILDLIFE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE LIFE OF PLANTS FOR 12 MONTHS AFTER INSTALLATION.
5. INSTALL LANDSCAPE ROCK AND WEED BARRIER CLOTH AS NOTED ON PLANS AND DETAILS.
6. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBSTANTIAL COMPLETION
7. BACK FILL WITH TOPSOIL AS SHOWN ON PLANTING DETAILS. TOPSOIL MATERIAL IS NOT AVAILABLE AT THE SITE AND MUST BE IMPORTED FROM A LOCAL SOURCE. ALL TOPSOIL SHALL BE OF A RICH SANDY LOAM MIX.
8. ALL PLANT MATERIAL HOLES SHALL BE DUG TWICE THE DIAMETER OF THE ROOTBALL AND 6 INCHES DEEPER. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
9. PLANT BACKFILL MIXTURE SHALL BE COMPOSED OF 3 PARTS TOPSOIL TO 1 PART HUMUS ADDITIVE, AND SHALL BE ROTARY MIXED ON-SITE PRIOR TO INSTALLATION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OR ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
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11"X17" 1" = 40'-0"
24"X36" 1" = 20'-0"

24"X36" 1" = 20'-0"

Landscape Planting Plan

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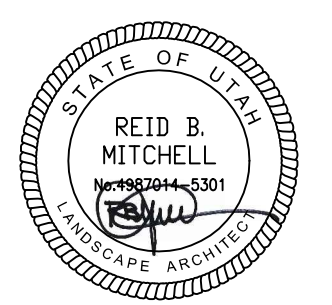
LA2

SHEET NO.

DATE. 12/4/2023

LANDCURVE
LANDSCAPE ARCHITECTURE

2023-003



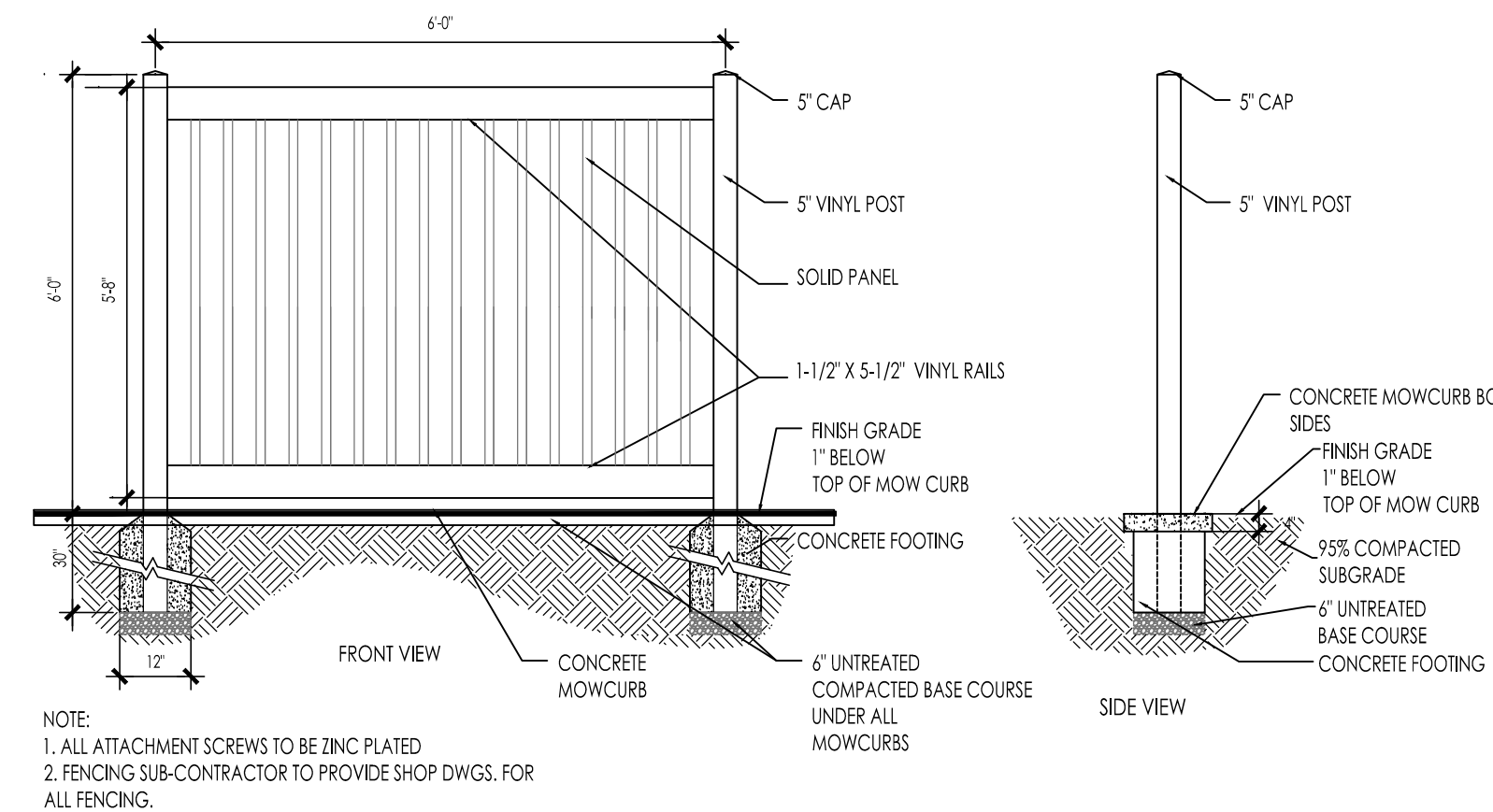
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REVISIONS

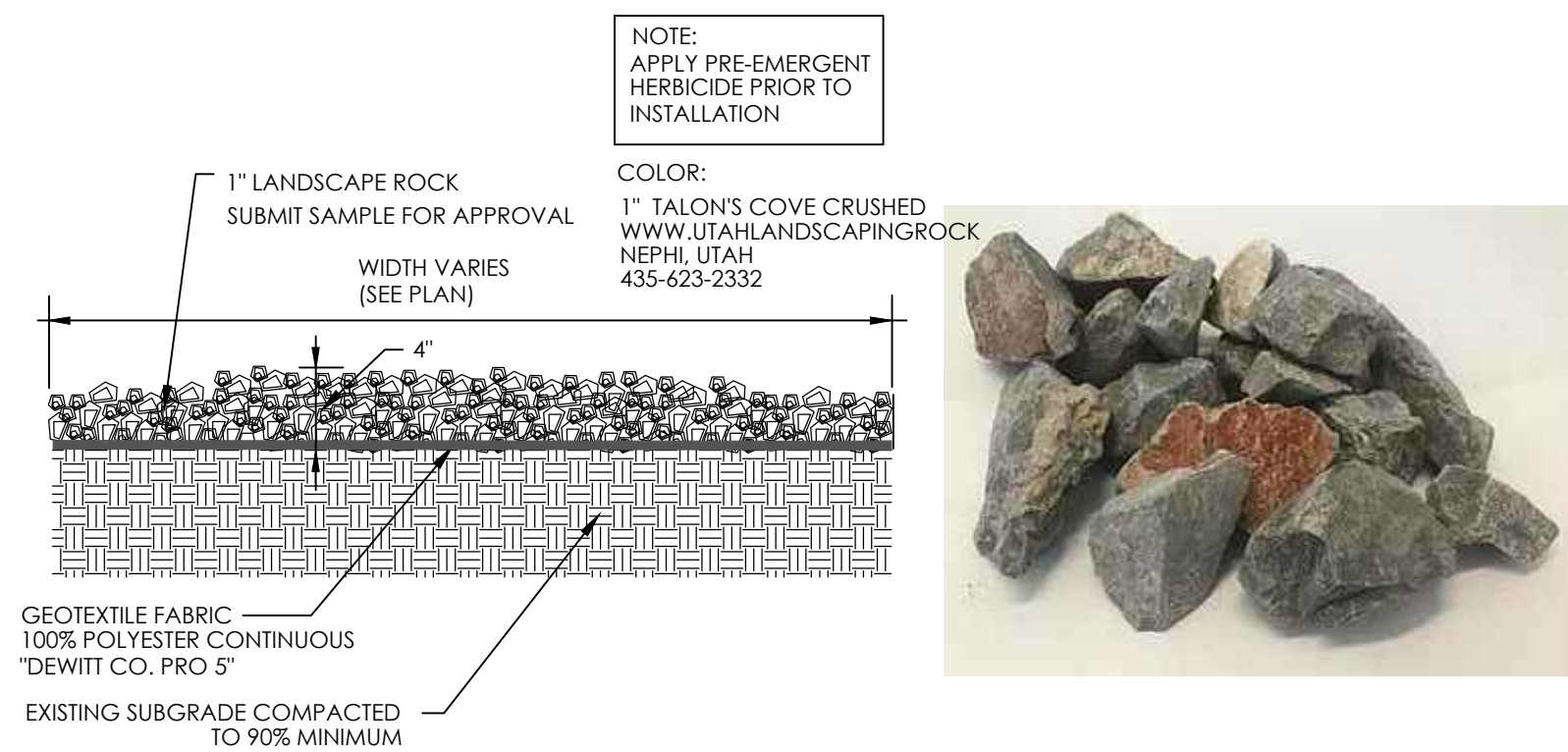
Practical Gun Range Landscape Plan

Crossroads Blvd.
Saratoga Springs, Utah 84045

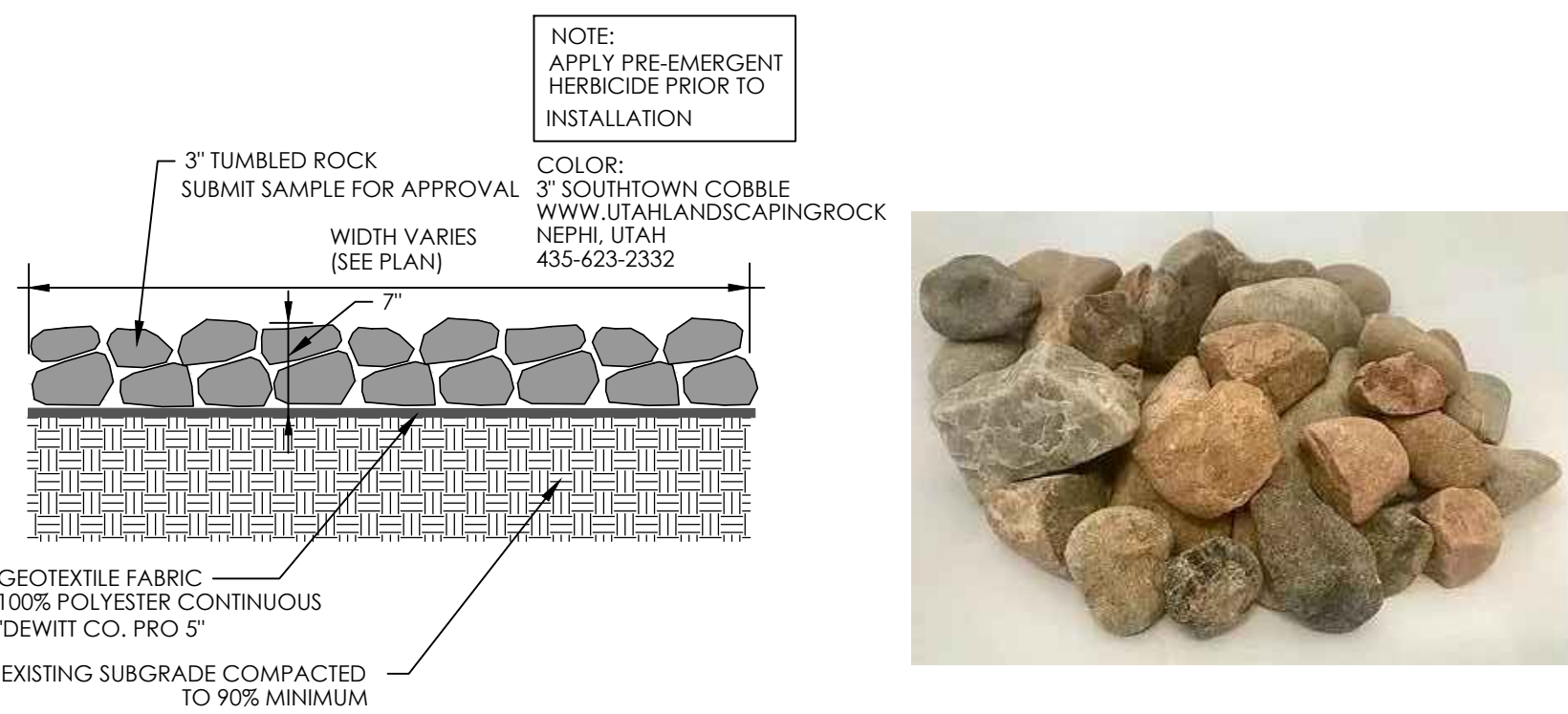
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com



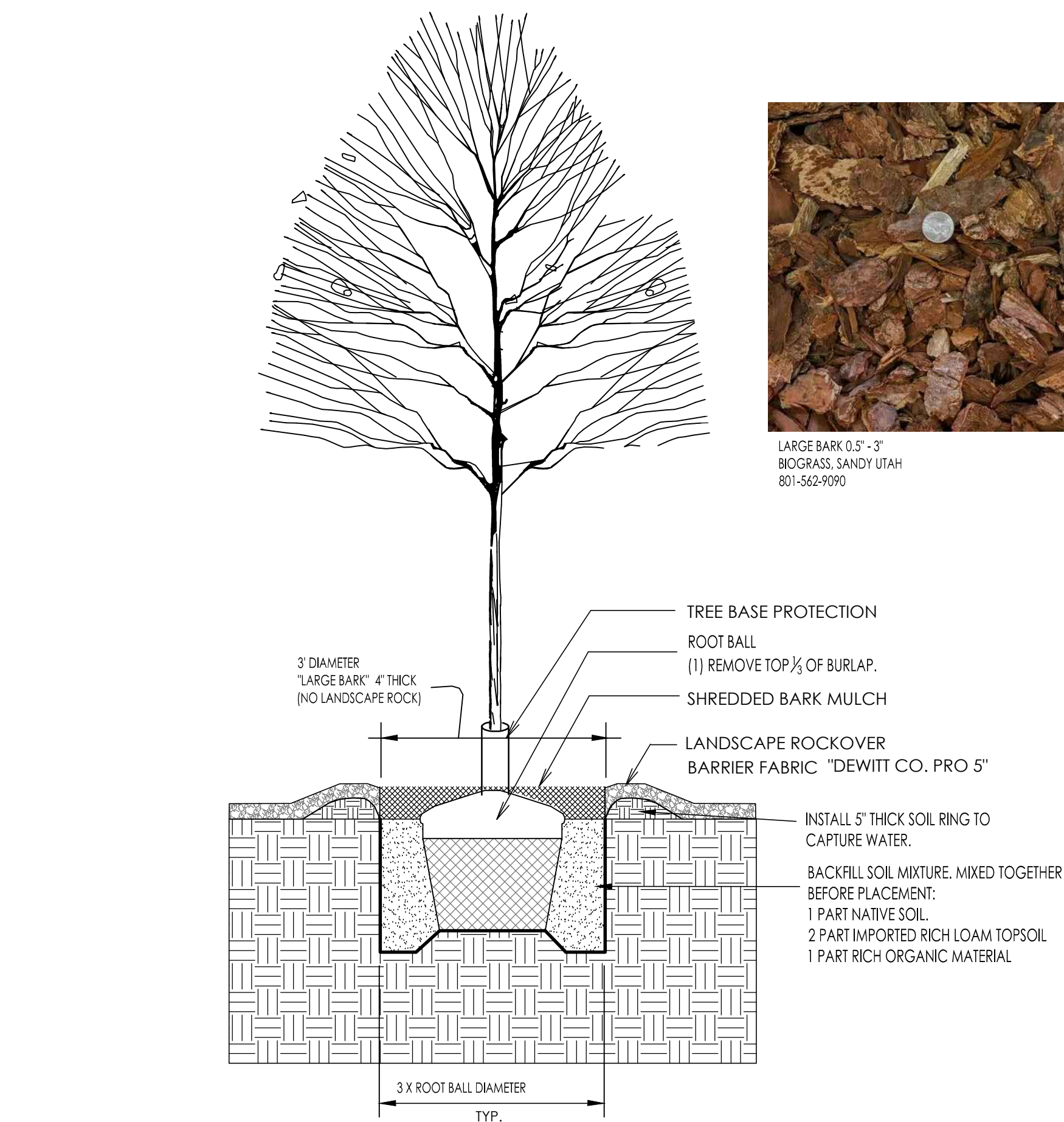
A 6' VINYL FENCE DETAIL



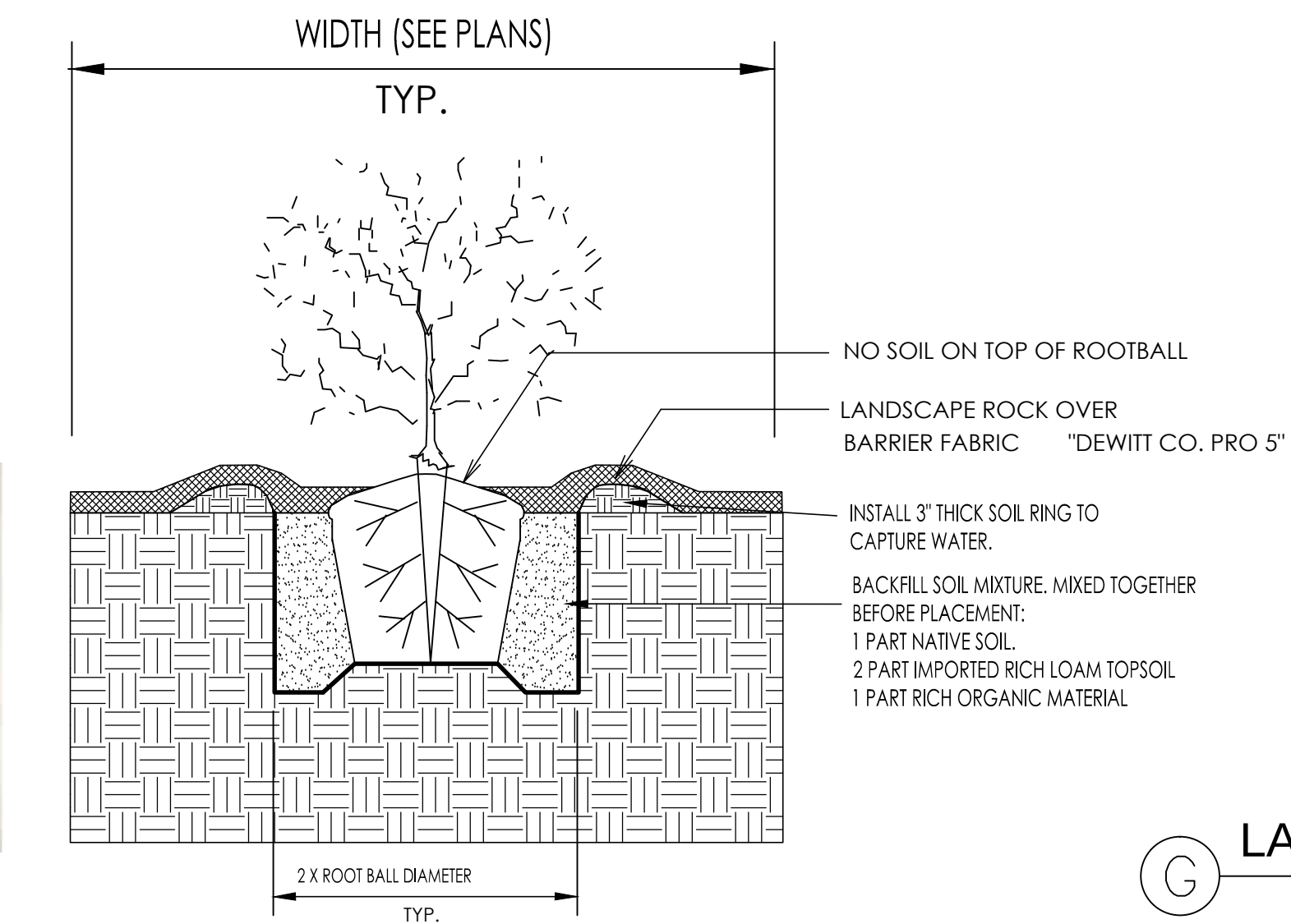
B 1" LANDSCAPE ROCK DETAIL



C 3" LANDSCAPE ROCK DETAIL



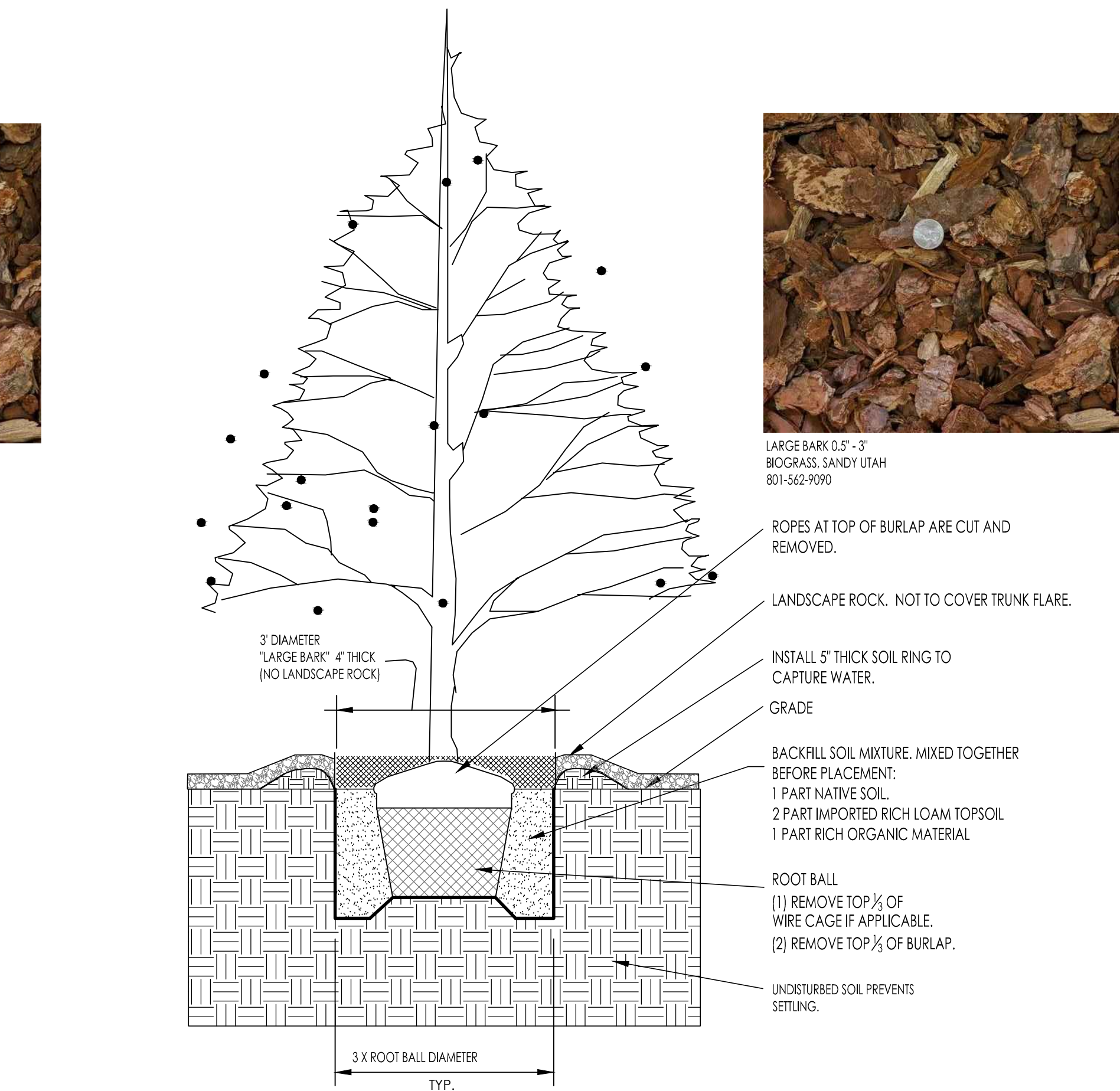
D DECIDUOUS TREE PLANTING DETAIL



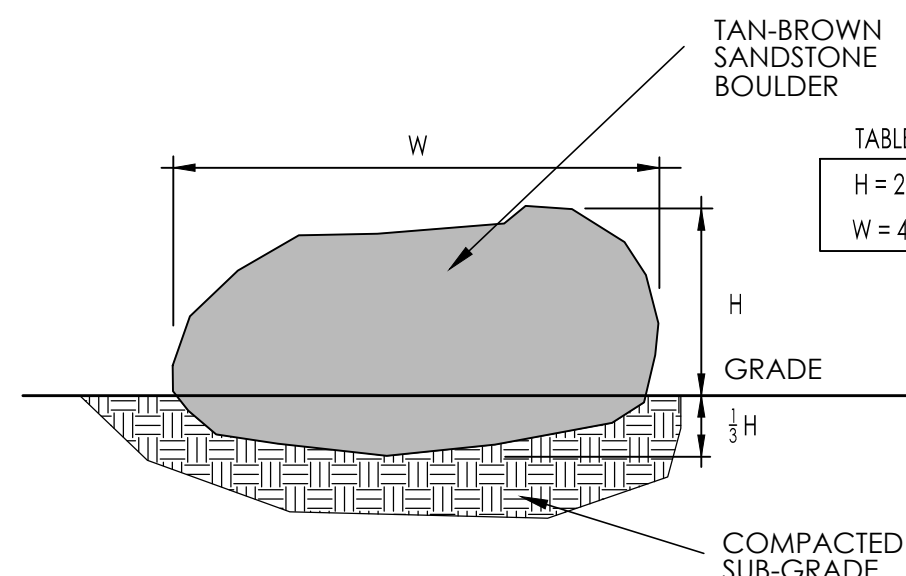
F PLANTING DETAIL



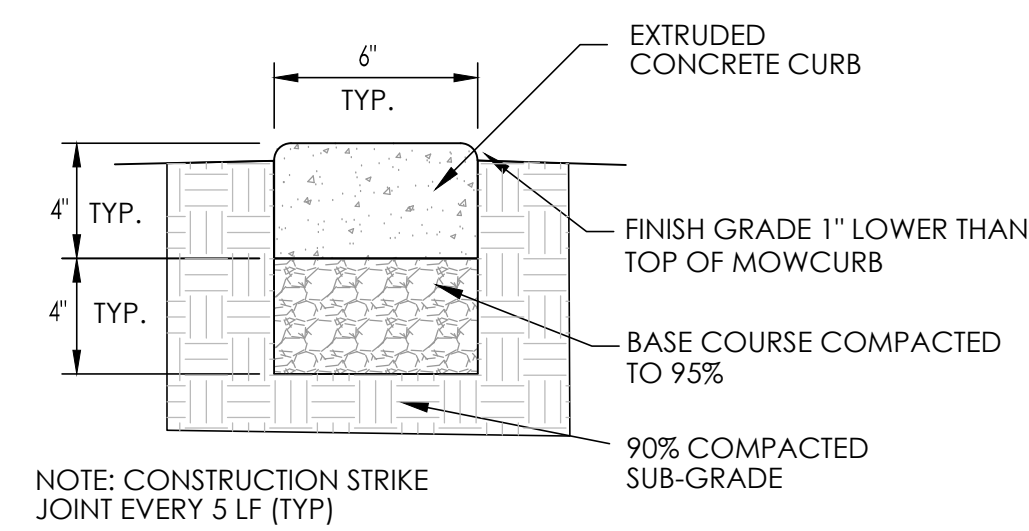
LARGE BARK 0.5' - 3' BIOGRASS, SANDY UTAH 801-562-9090



E EVERGREEN TREE PLANTING DETAIL



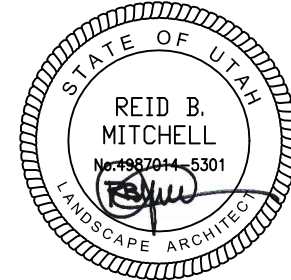
G LANDSCAPE BOULDER DETAIL



H CONCRETE CURBING



2023-003



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R&R Tactical Gun Range Landscape Plan

Landscape Details

SHEET NAME.

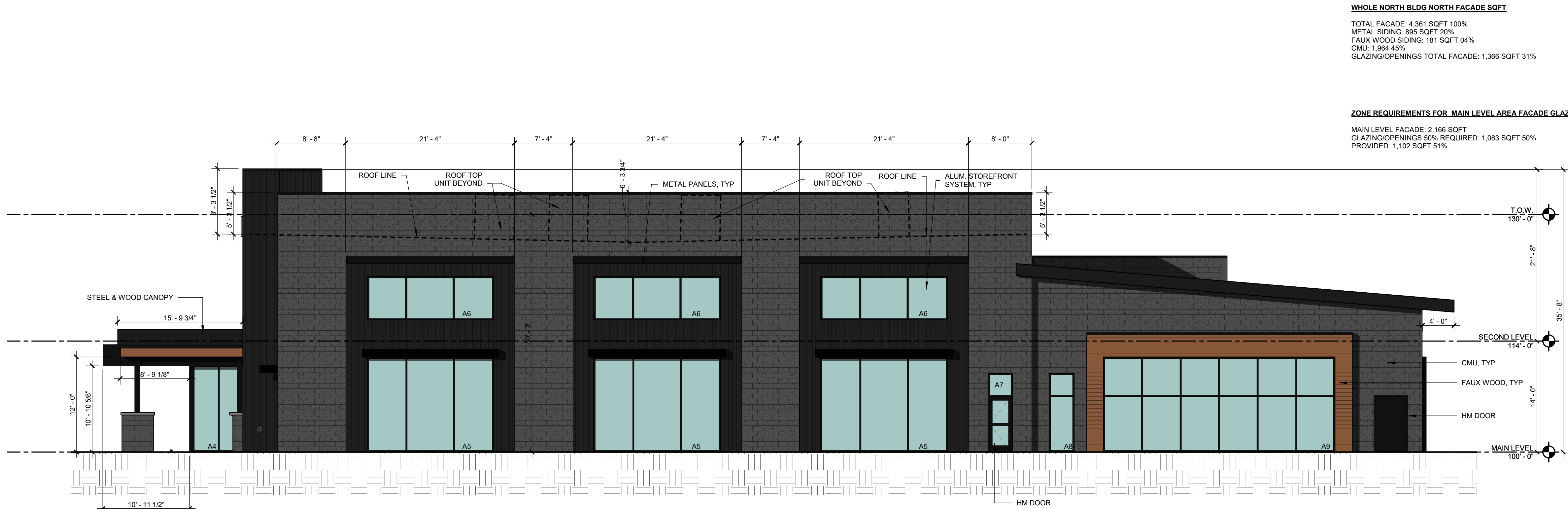
LA3

SHEET NO.

DATE: 12/4/2023

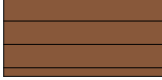
2844 Beverly Street
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com

Crossroads Blvd.
Saratoga Springs, Utah 84045



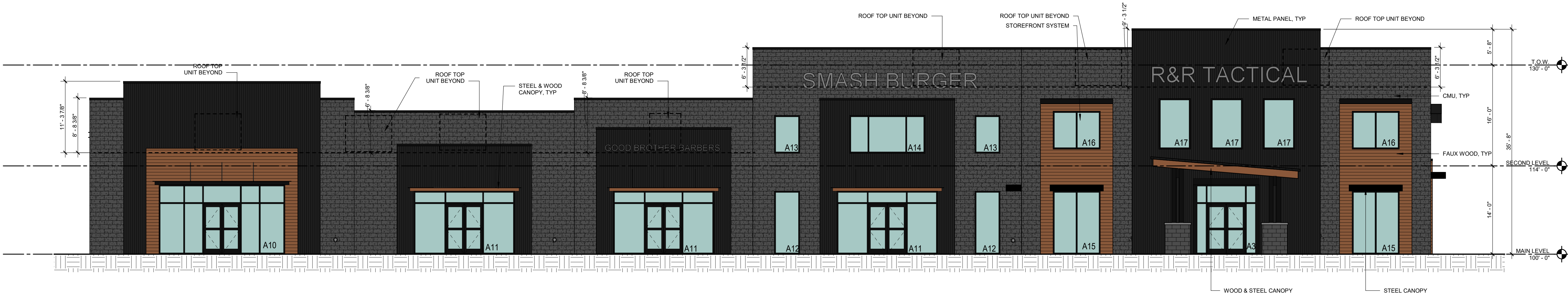
02 NORTH BUILDING - NORTH ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES	
1.	REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
2.	SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.
3.	REFER TO SHEETS A3.31 FOR DOOR TYPES AND SCHEDULES.
4.	REFER TO SHEET A3.32 FOR WINDOW TYPES
5.	REFER TO MECHANICAL DRAWINGS FOR GAS METER AND CONDENSING UNIT LOCATIONS AND CONFIGURATIONS
6.	REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
7.	KNOX BOX FOR FIRE DEPARTMENT TO BE LOCATED WITHIN 5'-0" OF THE MAIN BUILDING ENTRY DOOR AND AT EACH AUTOMATED GATE. LOCATIONS TO BE APPROVED BY ARCHITECT
8.	OVERHEAD DOOR COLORS TBD, CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTION

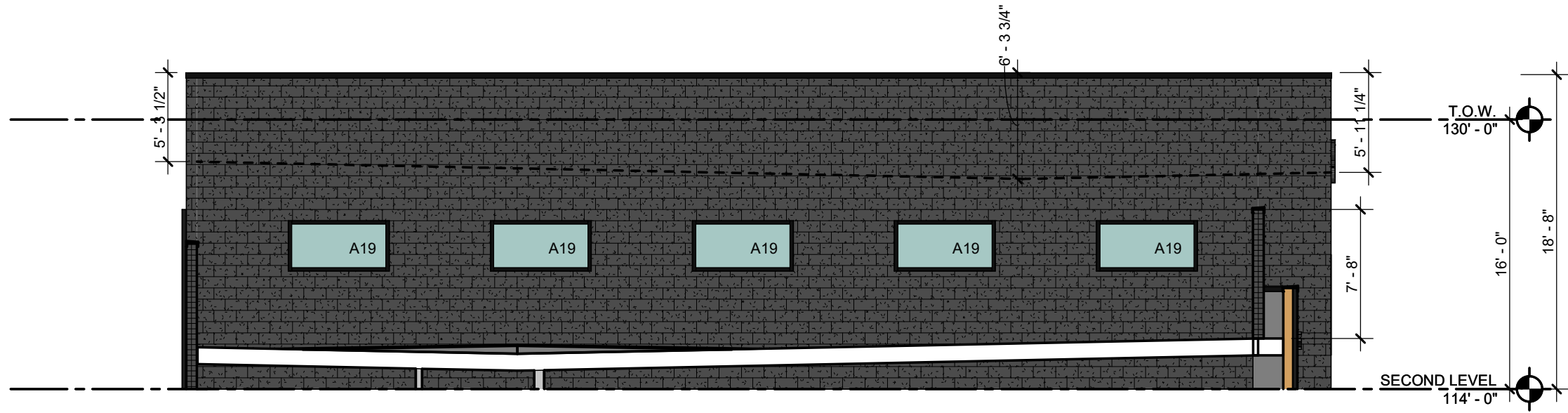
ELEVATION FINISH MATERIALS	
	METAL PANEL MANUFACTURER: MBCI COLOR:
	STUCCO ACCENTS (DARK COLOR - ACCENT) MANUFACTURER: SHERWIN WILLIAMS COLOR: MINK (SW6004) FINISH: SAND
	SPLIT FACED CMU MANUFACTURER: OLDCASTLE APG ECHOLON COLOR: EBONY
	HONED CMU MANUFACTURER: OLDCASTLE SUPERLITE ECHOLON COLOR: TBD
ALUMINUM CURTAIN WALL SYSTEM MANUFACTURER: KAWNEER (OR EQUAL) SERIES: KAWNEER 1600 SYSTEM 1 MULLION SIZE: 2 1/2" X 7 1/2" COLOR: CLEAR ANODIZED ALUMINUM	
GLAZING MANUFACTURER: VITRO ARCHITECTURAL GLASS (OR EQUAL) TYPE: LOW-E GLASS - SOLARBAN 60 (2) OPTIGRAY + CLEAR GLASS INSULATING GLASS UNIT U-VALUE - 0.29 (AIR) SHGC - 0.30 LSG - 1.67 EXT. REFLECTANCE - 8% INT REFLECTANCE - 11% VLT - 50% SPANDREL GLAZING TO MATCH	
PARAPET CAP MANUFACTURER: CMG COATED METALS GROUP FINISH: PVDF HYLAR 5000 PRE-FINISHED STEEL COLOR: TBD	

NORTH BLDG EAST FACADE SQFT	
TOTAL: 6,173 SQFT 100%	
METAL SIDING: 2,032 SQFT 33%	
FAUX WOOD SIDING: 515 SQFT 08%	
CMU: 2,242 36%	
GLAZING/OPENINGS TOTAL: 1,386 SQFT 23%	

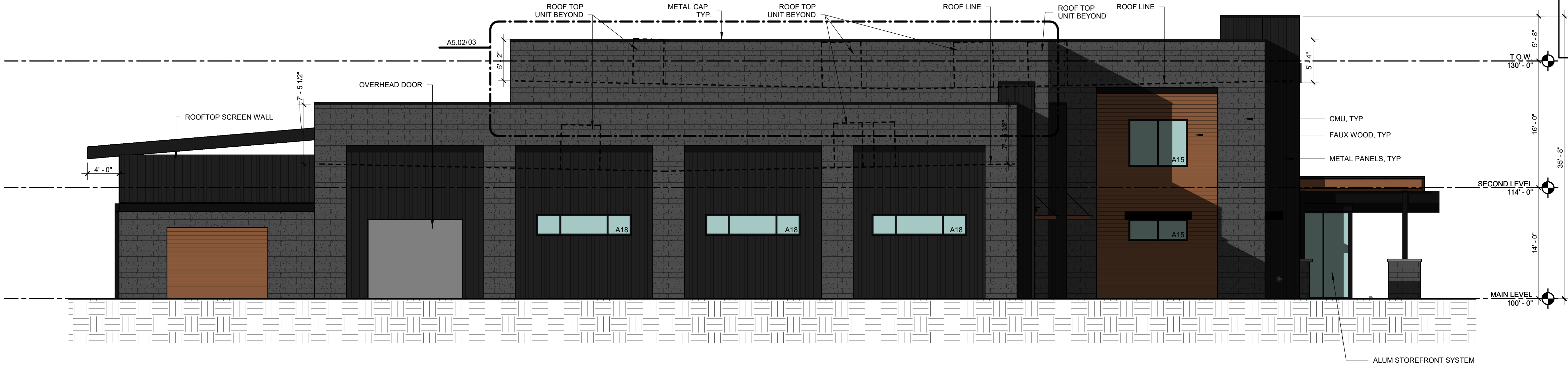
ZONE REQUIREMENTS FOR MAIN FLOOR	
MAIN LEVEL TOTAL: 2,982 SQFT	
GLAZING/OPENINGS 35% MAIN FLOOR REQ.: 1,044 SQFT 35%	
PROVIDED GLAZING/OPENINGS: 1,055 SQFT 36%	



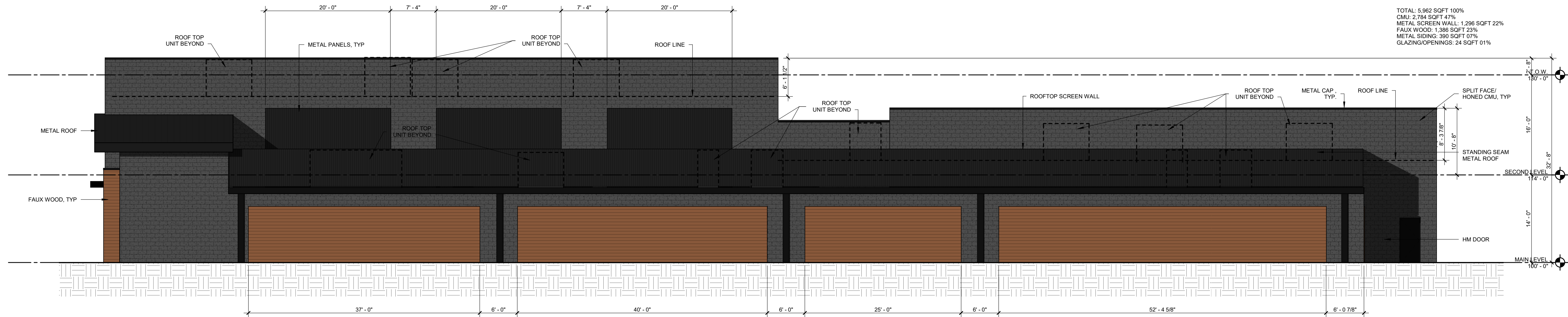
01 NORTH BUILDING - EAST ELEVATION
1/8" = 1'-0"



03 NORTH BUILDING - SOUTH ELEVATION 2ND STORY
1/8" = 1'-0"



02 NORTH BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



01 NORTH BUILDING - WEST ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES	
1.	REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
2.	SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.
3.	REFER TO SHEETS A3.31 FOR DOOR TYPES AND SCHEDULES.
4.	REFER TO SHEET A3.32 FOR WINDOW TYPES
5.	REFER TO MECHANICAL DRAWINGS FOR GAS METER AND CONDENSING UNIT LOCATIONS AND CONFIGURATIONS
6.	REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
7.	KNOX BOX FOR FIRE DEPARTMENT TO BE LOCATED WITHIN 5'-0" OF THE MAIN BUILDING ENTRY DOOR AND AT EACH AUTOMATED GATE. LOCATIONS TO BE APPROVED BY ARCHITECT
8.	OVERHEAD DOOR COLORS TBD, CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTION

ELEVATION FINISH MATERIALS	
	METAL PANEL MANUFACTURER: MBCI COLOR:
	STUCCO ACCENTS (DARK COLOR - ACCENT) MANUFACTURER: SHERWIN WILLIAMS COLOR: MINK (SW6004) FINISH: SAND
	SPLIT FACED CMU MANUFACTURER: OLDCASTLE APG ECHOLON COLOR: EBONY
	HONED CMU MANUFACTURER: OLDCASTLE SUPERLITE ECHOLON COLOR: TBD
ALUMINUM CURTAIN WALL SYSTEM MANUFACTURER: KAWNEER (OR EQUAL) SERIES: KAWNEER 1600 SYSTEM 1 MULLION SIZE: 2 1/2" X 7 1/2" COLOR: CLEAR ANODIZED ALUMINUM	
GLAZING MANUFACTURER: VITRO ARCHITECTURAL GLASS (OR EQUAL) TYPE: LOW-E GLASS - SOLARBAN 60 (2) OPTIGRAY + CLEAR GLASS INSULATING GLASS UNIT U-VALUE - 0.29 (AIR) SHGC - 0.30 LSG - 1.67 EXT. REFLECTANCE - 8% INT REFLECTANCE - 11% VLT - 50% SPANDREL GLAZING TO MATCH	
PARAPET CAP MANUFACTURER: CMG COATED METALS GROUP FINISH: PVDF HYLAR 5000 PRE-FINISHED STEEL COLOR: TBD	

BLDG FACADE SQFT
TOTAL: 4,140 SQFT 100%
METAL SIDING: 1,393 SQFT 34%
FAUX WOOD SIDING: 458 SQFT 11%
CMU: 1,916 46%
GLAZING/OPENINGS: 371 SQFT 9%



ARCHITECTURAL DESIGN
499 WEST 650 SOUTH • LAYTON, UT 84041
jane@rartactical.com • 801-565-6181

R&R TACTICAL, LLC
RETAIL & SHOOTING RANGE
227 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT

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REVISION NO.	DESCRIPTION	DATE

DATE
04/11/2023
ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A5.02

1. REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
2. SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE.
3. REFER TO SHEETS 31 FOR DOOR TYPES AND SCHEDULES.
4. REFER TO SHEET AS.32 FOR WINDOW TYPES
5. REFER TO MECHANICAL DRAWINGS FOR GAS METER AND CONDENSING UNIT LOCATIONS AND CONFIGURATIONS
6. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
7. KNOX BOX FOR FIRE DEPARTMENT TO BE LOCATED WITHIN 8'-0" OF THE MAIN BUILDING ENTRANCE AT EACH AUTOMATED GATE. LOCATIONS TO BE APPROVED BY ARCHITECT
8. OVERHEAD DOOR COLORS TBD, CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTION

-

METAL PANEL
MANUFACTURER: MBCI
COLOR:
-

STUCCO ACCENTS (DARK COLOR - ACCENT)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: MINK (SW6004)
FINISH: SAND
-

SPLIT FACED CMU
MANUFACTURER: OLDCASTLE APG
ECHOLON
COLOR: EBONY
-

HONED CMU
MANUFACTURER: OLDCASTLE SUPERLITE
ECHOLON
COLOR: TBD

ALUMINUM CURTAIN WALL SYSTEM
MANUFACTURER: KAWNEER (OR EQUAL)
SERIES: KAWNEER 1000 SYSTEM I
MILLION SIZE: 2 1/2" X 7 1/2"
COLOR: CLEAR ANODIZED ALUMINUM

GLAZING
MANUFACTURER: VITRO ARCHITECTURAL GLASS (OR EQUAL)
TYPE: LOW-E GLASS - SOLARBAN 60 (2) OPTIGRAY + CLEAR
GLASS UNSLATING GLASS UNIT
U-VALUE: 0.29 (AIR)
SHGC - 0.30
LSG - 1.67
EXT. REFLECTANCE - 8%
INT. REFLECTANCE - 11%
VLT - 50%
SPANDREL GLAZING TO MATCH

PARAPET CAP
MANUFACTURER: CMG COATED METALS GROUP
FINISH: PVDF HYLAR 5000 PRE-FINISHED STEEL
COLOR: TBD



Exhibit 6: Elevations & Floor Plans



- FLOOR PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL.
 2. REFER TO SHEET A3.31 FOR WINDOW TYPES.
 3. REFER TO SHEET A3.31 FOR DOOR SCHEDULES AND TYPE INFORMATION.
 4. REFER TO SHEET A2.20 FOR ENLARGED RESTROOM PLANS. SEE SHEET A3.30 FOR RESTROOM FIXTURES DETAILS.
 5. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH INFORMATION.
 6. REFER TO ELECTRICAL PLANS FOR METER AND PANEL LOCATIONS.
 7. REFER TO MECHANICAL PLANS FOR GAS METER LOCATIONS.
 8. REFER TO SHEET A3.01 FOR PARTITION TYPES.
 9. REFER TO SHEET A3.03 FOR TYPICAL UL PENETRATION DETAILS.

R&R TACTICAL, LLC
RETAIL & SHOOTING RANGE
227 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT

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DATE
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SHEET TITLE
MAIN LEVEL FLOOR PLAN

SHEET NO.
A2.02



ARCHITECTURAL DESIGN
489 WEST 650 SOUTH • LAYTON, UT 84041
jane@rarchitect.com • 801-465-0181

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NO.	DESCRIPTION	DATE

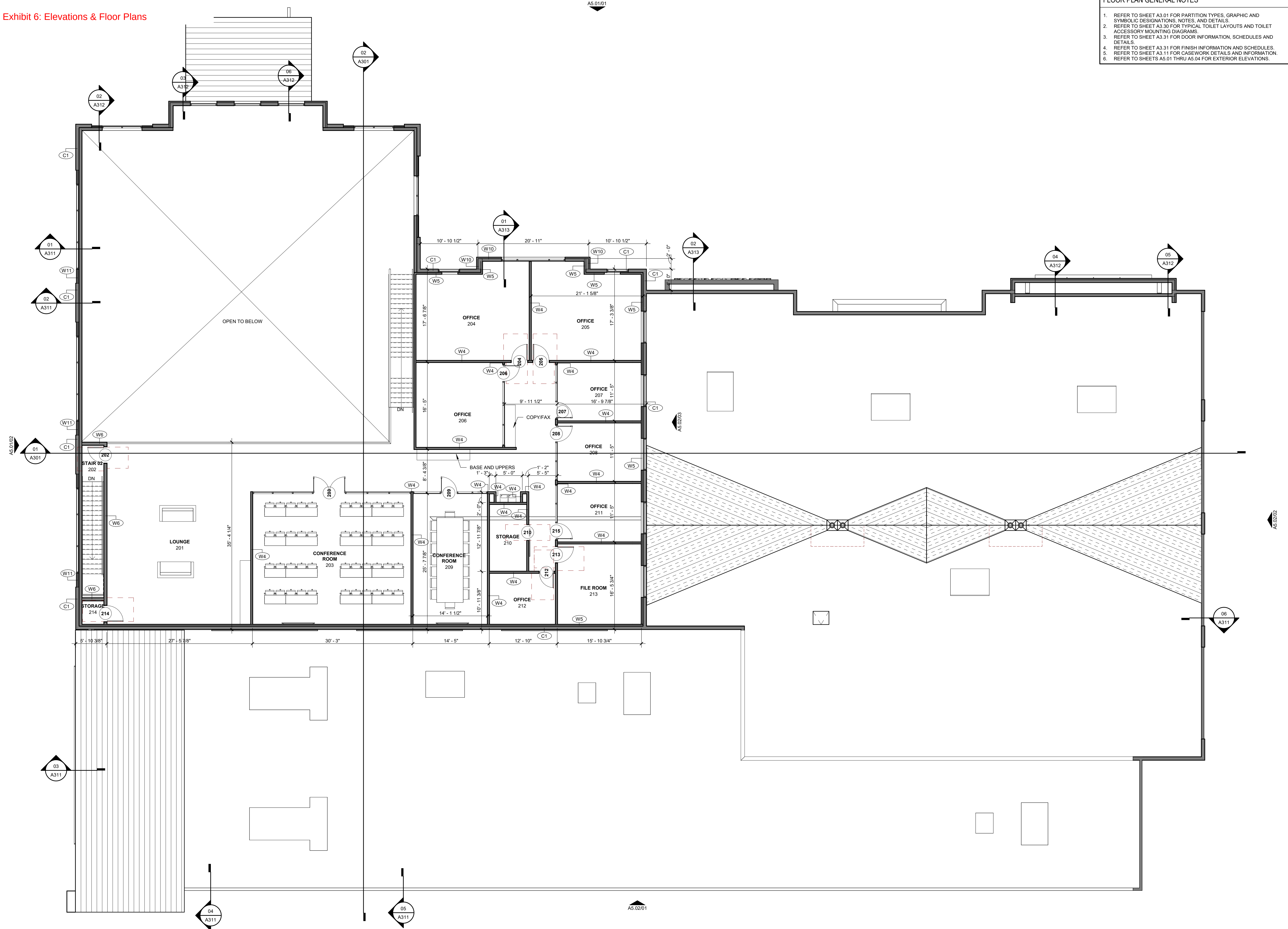
DATE
04/11/2023
ISSUE

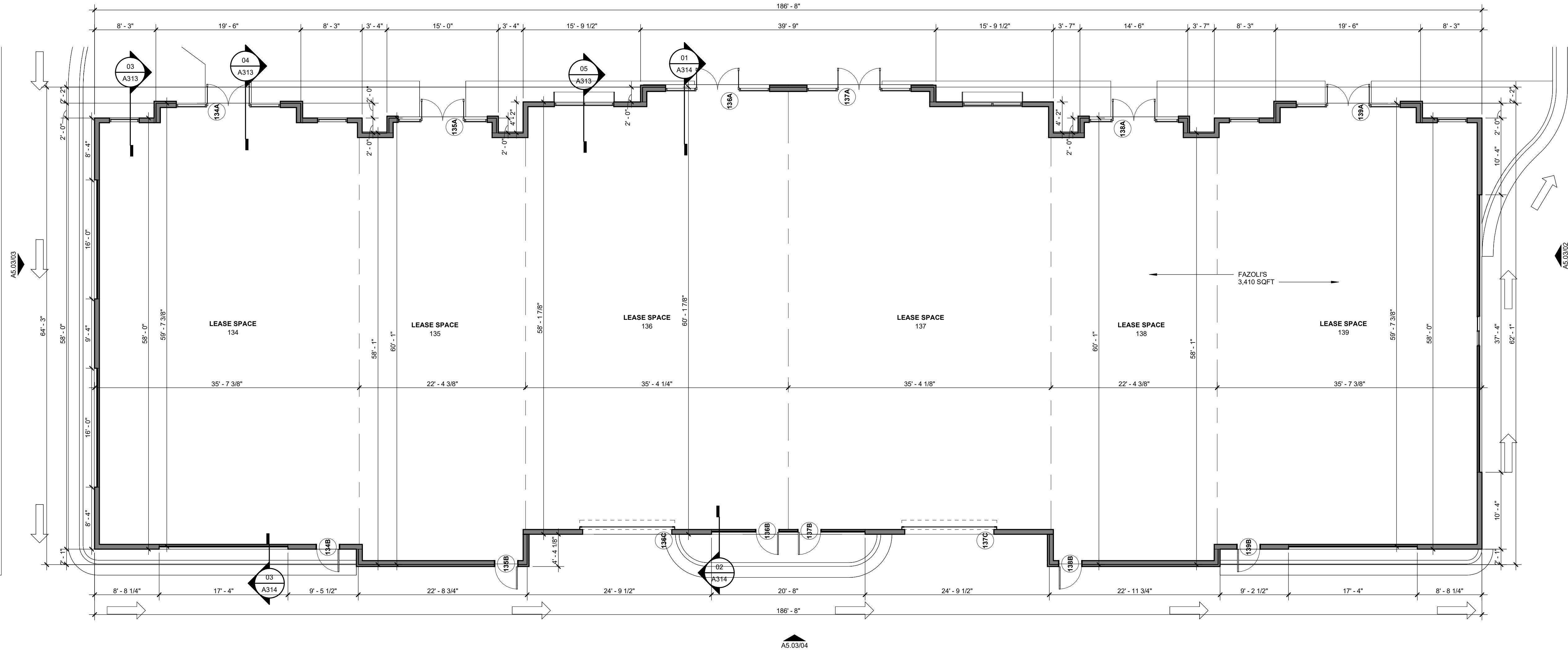
SHEET TITLE
**SEOND LEVEL
FLOOR PLAN**

SHEET NO.

A2.03

1. REFER TO SHEET A3.01 FOR PARTITION TYPES, GRAPHIC AND SYMBOLIC DESIGNATIONS, NOTES, AND DETAILS.
2. REFER TO SHEET A3.30 FOR TYPICAL TOILET LAYOUTS AND TOILET ACCESSORY MOUNTING DIAGRAMS.
3. REFER TO SHEET A3.31 FOR DOOR INFORMATION, SCHEDULES AND DETAILS.
4. REFER TO SHEET A3.31 FOR FINISH INFORMATION AND SCHEDULES.
5. REFER TO SHEET A3.11 FOR CASEWORK DETAILS AND INFORMATION.
6. REFER TO SHEETS A5.01 THRU A5.04 FOR EXTERIOR ELEVATIONS.





01 COMMERCIAL FLOOR PLAN
1/8" = 1'-0"

R&R TACTICAL, LLC
RETAIL & SHOOTING RANGE
227 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
04/11/2023
ISSUE

SHEET TITLE
**COMMERCIAL
MAIN FLOOR
PLAN**
SHEET NO.

A2.04



MINUTES – Planning Commission

Thursday, December 14, 2023

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chairman Troy Cunningham

- 5 1. **Pledge of Allegiance** - led by Commissioner Cunningham.
2. **Roll Call** – A quorum was present

Present:

Commission Members: Audrey Barton, Troy Cunningham, Scott A. Hill, Ken Kilgore.

Staff: Sarah Carroll, Planning Director; Ken Young, Community Development Director; Conrad Hafen Assistant City Attorney; Gina Grandpre, Senior Planner; Austin Roy, Senior Planner; Scott Petrik, Engineer I; Nicolette Fike, City Recorder.

Others: Seth Vance, Jack Nokes, Rudy Chavez.

Excused: Commissioners Reed Ryan, Rachel Sprosty Burns, Doug Willden.

- 15 3. **Public Input** - No public comment was given.

PUBLIC HEARINGS

- 20 1. **General Plan Amendment from Rural Residential to Low Density Residential and Rezone from Agriculture to R1-10 for Dixon Property located approximately 4000 S. and 500 W. John Lindsley as applicant.**

Senior Planner Austin Roy presented the plans, Applicant is seeking review of the Dixon Property Concept Plan. The applicant is also seeking to rezone the property from Agricultural to R1-10 and amend the designation on the Future Land Use Map of the General Plan from Rural Residential to Low-Density Residential. If approved, the rezone would require an amendment to the General Plan. Staff has concerns that there are no current roads or infrastructure that goes to this site, also a road in their plan would go over other private lands.

Jake Nokes was present for applicant. They would like to do this now because they are working with some neighbors including LHM group. They don't want to do anything on it for a while but would like the rezone in place.

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

Commissioner Kilgore received clarification on zones near this. He was concerned about an increased fire danger in the area.

Senior Planner Austin Roy responded that Fox hollow was the near subdivision but not very close. This zone would be similar to what was done there. Planning Director Carroll advised to the future plans and serviceable areas currently. She noted with a project this size and elevation, the infrastructure access is over several private properties and the slope would hinder a lot of infrastructure. The General Plan recommends Rural Residential because of the slopes in part.

Commissioner Kilgore asked the applicant how they intended to mitigate the access.

Seth Vance, planner for applicant, noted that they are aware in the future a road is planned to go through the area and they would plan to connect to that road.

Planning Director Carroll advised the City required developers to build the roads.

Engineer II Kyle Kingsbury noted Harbor Parkway was not an option, it was not planned to cross Mountain View Corridor due to grading restraints. He advised the infrastructure here hasn't been planned to be built for many years in the future.

Commissioner Hill felt this was premature at this time and concluded there were too many inconsistencies. He doesn't want to set a precedence so far out. He feels we don't have enough at this point to change the General Plan. He wanted to commend the applicants for looking to the future and having an idea of what they wanted to do with the land and doing the hard work.

Commissioner Barton echoed Commissioner Hill's sentiments. She knows there is a vision out there but it's too early to make that change right now.

Commissioner Cunningham felt if we start to change this now, it would create a domino effect that would be detrimental at this time. He noted there were there has been sentiment from residents to have larger lots and rural residential and this was one of the places it still existed.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation of Denial for the proposed Zoning Map and General Plan Amendment for the Dixon Property, located at Approx. 4000 S. 500 W. with the Findings as stated in the staff report, that: the application is not consistent with the General Plan and The application is not consistent with Section 19.17.05, 19.12.06, and 19.01.04 of the Code. Seconded by Commissioner Barton.

Yes: Audrey Barton, Troy Cunningham, Scott A. Hill, Ken Kilgore.

No: None.

Absent: Reed Ryan, Rachel Sprosty Burns, Doug Willden.

Motion passed 4 - 0.

2. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 – Definitions, 19.16 – Landscaping and Fencing, and 19.18 – Sign Regulations. Amending the definition of "Building Façade" and moving the definition from Section 19.18 to 19.02. Amending 19.16.06 to exclude the roof from the calculations of materials and colors for Residential Architectural Design Standards.**

Commissioner Cunningham noted this item was to be continued to a future meeting; they would hold the public hearing as noticed before making a motion to continue.

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

Motion made by Commissioner Cunningham to continue this item to a future meeting. Seconded by Commissioner Barton.

Yes: Audrey Barton, Troy Cunningham, Scott A. Hill, Ken Kilgore.

No: None.

Absent: Reed Ryan, Rachel Sprosty Burns, Doug Willden.

Motion passed 4 - 0.

BUSINESS ITEMS

1. **R&R Tactical Site Plan, Located 277 E. Crossroads Blvd. Rudy Chavez as applicant.**

Senior Planner Gina Grandpre presented the site plan. The lot is 3.39 acres, will include two retail and restaurant buildings, and incorporates 22% landscaping on the site to meet the Title 19 requirements. Access to the lot will be from a private street within the Steele Ridge Plaza subdivision that gains access from both Crossroads Blvd and Riverside Drive. Staff recommendation is approval with updated parking plans.

Rudy Chavez was present as applicant.

Commissioner Kilgore received confirmation the applicant would follow all required conditions. He asked if there had been an issue with acoustics or complaints of noise from nearby. The applicant assured him there

had not been any issues and they are exceeding the width of the exterior of the structure, plus added acoustics. Commissioner Kilgore thanked the applicant for a very clean application, and thanked him for the extra landscaping.

Commissioner Hill echoed thanks for the clean application. He noted they had been awarded business of the year and has noted the quality customer service they have. He thanked them for growing within the City when they could have chosen somewhere else.

Commissioner Barton thought the plans looked very good and she looked forward to using their business. She was pleased with the parking and thanked them for making the changes to make it work.

Commissioner Cunningham also noted his excitement for them to come.

Motion made by Commissioner Kilgore that the Planning Commission forward a recommendation for approval of the proposed R & R Tactical Site Plan, located at 329 E Crossroads Blvd, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.

Yes: Audrey Barton, Troy Cunningham, Scott A. Hill, Ken Kilgore.

No: None.

Absent: Reed Ryan, Rachel Sprosty Burns, Doug Willden.

Motion passed 4 - 0.

2. Approval of the 2024 Planning Commission Annual Meeting Schedule.

Motion made by Commissioner Cunningham to approve the 2024 Planning Commission Annual Meeting Schedule. Seconded by Commissioner Barton.

Yes: Audrey Barton, Troy Cunningham, Scott A. Hill, Ken Kilgore.

No: None.

Absent: Reed Ryan, Rachel Sprosty Burns, Doug Willden.

Motion passed 4 - 0.

3. Approval of Minutes: October 12, 2023.

Motion made by Commissioner Cunningham to approve the minutes of October 12, 2023. Seconded by Commissioner Hill.

Yes: Audrey Barton, Troy Cunningham, Scott A. Hill, Ken Kilgore.

No: None.

Absent: Reed Ryan, Rachel Sprosty Burns, Doug Willden.

Motion passed 4 - 0.

REPORTS

1. Commission Comments.

Commissioner Hill wanted to recognize Chairman Troy Cunningham and the great leadership and knowledge that he has shared with fellow commissioners. He then congratulated Commissioner Barton on her election to City Council. He noted she was always smiling and brought a good quality to the Commission.

Commissioner Kilgore thanked Commissioner Cunningham for his time and noted they had been together at this a long time serving on Planning Commission. He also thanked Audrey.

2. Director's Report. – Community Development Director Young thanked the outgoing commissioners and wished them well.

3. Planning Director Sarah Carroll noted we would be recognizing the outgoing commissioners in City Council next month. She shared a big heartfelt thanks to them for their service and has enjoyed seeing them learn and grow in their volunteer time for the City.

Commissioner Barton shared that this had been such a great time to spend time with the commission and thanked Troy for his mentorship and she has loved it all and it was a great opportunity for her.

Chairman Cunningham has enjoyed his time in this service. He shared how he got started on the commission and was honored to be Chair and he enjoyed his time volunteering with the City.

170 **CLOSED SESSION**

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:54 p.m. by Chairman Troy Cunningham.

175

Date of Approval

Planning Commission Chair

180

Deputy City Recorder



North Cove Development Agreement – Proposed Phasing Plan
December 19, 2023
Public Meeting

Memo Date: December 13, 2023
Applicant: Jen Hall and Chris Haertel
Owners: Regency Land Development
Location: 145 North and 1100 West
Planner: Gina Grandpre, Senior Planner

A. Executive Summary:

The applicant requests approval of the proposed revised North Cove Phasing Plan as an Exhibit to the North Cove Rezone Development Agreement, which was approved with conditions on October 17, 2023. On December 5, 2023 the City Council reviewed a proposed phasing plan and tabled the item to give the Developer time to meet with staff and Councilmen McComber and Wilden to clarify the Phasing Plan. The Developer has made corrections to the Phasing Plan by as per the Council's and staffs direction, as shown in Exhibit 1.

- B. Specific Request:** The applicant requests approval of the proposed North Cove Phasing Plan as part of the Rezone and Development Agreement approved on October 17, 2023. The Phasing Data shows the percentage of commercial that will be built in each phase along with the units that will be built in each phase along with commercial areas that match the narrative in the Phasing Plan.

PHASING DATA

TOTAL PROJECT AREA.....	33.84 ACRES
TOTAL COMMERCIAL AREA.....	16.59 ACRES (49.0%)
PHASE 1.....	18.85 ACRES
COMMERCIAL.....	6.22 ACRES (33.0%)
PHASE 2.....	8.48 ACRES
COMMERCIAL.....	4.30 ACRES (50.7%)
PHASE 3.....	6.51 ACRES
COMMERCIAL.....	6.07 ACRES (93.2%)

RESIDENTIAL UNITS PER PHASE

	MIXED-USE	TOWNHOUSE	SINGLE-FAM	
PHASE 1	28	68	27	
PHASE 2	15	43		
PHASE 3	11			
TOTAL	54	111	27	192

COMMERCIAL AREAS

COMMERCIAL AREA	BUILDING TYPE	LOCATED IN PHASE	QTY. RESIDENTIAL UNITS	RESIDENTIAL UNIT NUMBERS
A	MIXED-USE	1	12	96-107
B	MIXED-USE	1	10	108-117
C	MIXED-USE	1	6	118-123
D	MIXED-USE	2	6	124-129
E	MIXED-USE	2	9	130-138
F	MIXED-USE	3	11	139-149
G	STAND-ALONE	1	-	-
H	STAND-ALONE	2	-	-
I	STAND-ALONE	3	-	-

The developer proposes the following as a way to go vertical in a timely manner while still managing their concerns related to market demands and the upcoming widening and construction along 145 North/Pony Express Parkway, which is the primary frontage for the North Cove development. The phasing narrative below is the applicant's proposal to address these circumstances and is included within the attached phasing plan.

PHASING NARRATIVE

THIS PHASING PLAN, INCLUDING THE PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE, IS TO PROVIDE FLEXIBILITY SO THAT THE COMMERCIAL PORTION OF THE DEVELOPMENT WILL HAVE EVERY OPPORTUNITY TO BE VIBRANT AND SUCCESSFUL.

1) SEQUENCING

- a. DEVELOPMENT SEQUENCING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
- b. ANY HORIZONTAL IMPROVEMENTS MAY BE INSTALLED AT ANY TIME REGARDLESS OF PHASE BOUNDARIES.

2) COMMERCIAL / RESIDENTIAL BALANCE

- a. VERTICAL CONSTRUCTION OF THE FOLLOWING BUILDINGS WILL BEGIN AFTER BUILDING PERMITS ARE ISSUED FOR PHASE 1:
 - i. COMMERCIAL/RESIDENTIAL MIXED-USE BUILDING CONTAINING UNITS 96-107. (COMMERCIAL AREA A)
 - ii. 27 SINGLE-FAMILY RESIDENTIAL LOTS (LOTS 1-21 AND LOTS 90-95)
 - iii. 68 RESIDENTIAL TOWNHOME LOTS (LOTS 22-89)
- b. VERTICAL CONSTRUCTION OF RESIDENTIAL HOMES IN PHASE 2 MAY NOT BEGIN UNTIL AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE CORE AND SHELL COMMERCIAL PORTION OF COMMERCIAL AREA A, AND COMMENCEMENT OF VERTICAL CONSTRUCTION ON TWO ADDITIONAL COMMERCIAL OR MIXED-USE BUILDINGS OTHER THAN COMMERCIAL AREA A.

3) COMMERCIAL AND MIXED-USE BUILDING SEQUENCING

- a. COMMERCIAL AND MIXED-USE BUILDING MAY COMMENCE VERTICAL CONSTRUCTION AT ANY TIME REGARDLESS OF PHASE BOUNDARIES. (COMMERCIAL AREAS A-I)

4) ISSUANCE OF BUILDING PERMITS, PERFORMANCE OF BUILDING INSPECTIONS, OR ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR RESIDENCES SHALL BE CONDITIONED ONLY UPON THE CONDITIONS INCLUDED IN THIS PHASING PLAN, PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE.

C. Possible Motions:

Possible Motion for Approval

"I move to approve the proposed North Cove Phasing Plan, with the findings and conditions below:"

Findings

- 1. The application is consistent with the General Plan and Section 19.04.12, Mixed Waterfront zone, of the Land Development Code.
- 2. The proposed Phasing Plan provides clarity on the phasing of the North Cove is a mixed waterfront development, as outlined in Section C of this report, which section is incorporated by reference herein.

Conditions:

1. The phasing plan is approved as proposed and shall be incorporated into the Development Agreement.
 2. Any additional conditions articulated by the City Council:
-

Possible Motion for Denial

The City Council may choose to deny the request:

"I move to **deny** the proposed North Cove Phasing Plan based upon the finding(s) below:

1. The phasing plan does not adequately address the conditions of approval for the North Cove Development Agreement, which state that the "Commercial shall be done and then the residential".
2. Any additional findings as articulated by the City Council:
 - a. _____

Possible Motion to Continue

The City Council may **continue** the request.

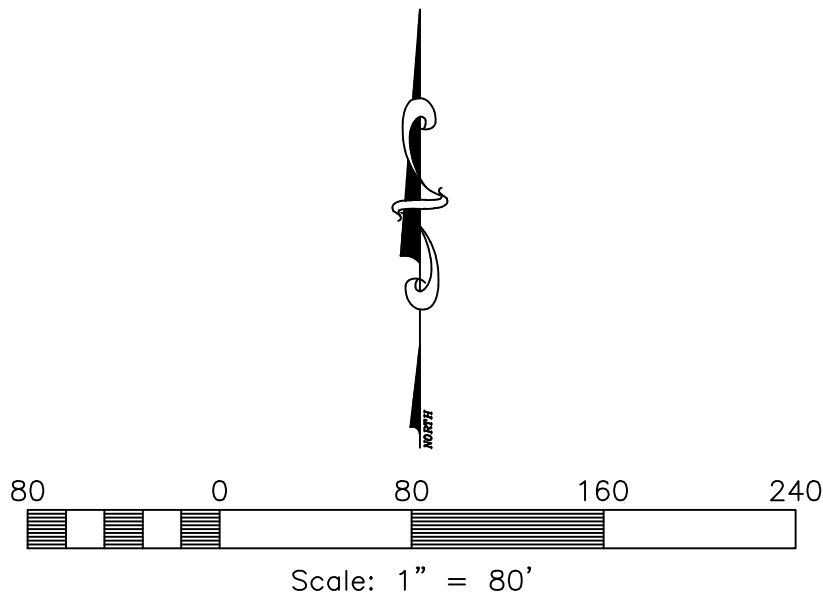
"I move to **continue** the proposed North Cove Phasing Plan with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____.
2. _____.
3. _____.

D. Exhibits:

1. Proposed North Cove Phasing Plan
2. City Council Meeting Minutes from October 17, 2023
3. City Council Meeting Minutes from December 5, 2023

PHASING PLAN



Reagan
Drive

1100 W.
Street

145 North Street

120 N. Street
(Hawthorne)

2060 E. Street
(Kintail)

10 N. Street
(Lakview Dr.)

PHASING DESCRIPTION AND NOTES

- DEVELOPMENT PHASING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
- DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IN EACH PHASE WILL BE COMPLETED BY PHASE, SO ALL RESIDENTIAL AND COMMERCIAL LOTS IN THE PHASE ARE IN A BUILD-READY CONDITION FOR VERTICAL CONSTRUCTION.
- DEVELOPMENT IS SPECIFICALLY DEFINED AS AND LIMITED TO HORIZONTAL IMPROVEMENTS WHICH WILL BE COMPLETED BY PHASE.
- HORIZONTAL IMPROVEMENTS INCLUDE INSTALLATION OF SUBSURFACE UTILITY MAIN PIPES AND LINES, AND UTILITY LATERALS STUBBED FROM THE MAIN LINES INTO EACH LOT DESIGNATED ON THE PLAT. INSTALLATION OF SURFACE IMPROVEMENTS OF CURB, GUTTER, SIDEWALK, AND ROADS ARE INCLUDED IN THE HORIZONTAL IMPROVEMENTS. COMMON SUBSURFACE UTILITY MAINS INCLUDE SEWER, STORM WATER, CULINARY WATER, SECONDARY IRRIGATION WATER, ELECTRICAL, NATURAL GAS, AND COMMUNICATIONS MAINS.
- VERTICAL CONSTRUCTION IS SPECIFICALLY DEFINED AS AND LIMITED TO THE CONSTRUCTION OF THE PHYSICAL BUILDINGS. VERTICAL CONSTRUCTION WILL BEGIN IN PHASE 1 UPON ISSUANCE OF BUILDING PERMITS BY THE BUILDING DEPARTMENT.
- VERTICAL CONSTRUCTION INCLUDES THE CONSTRUCTION OF THE FOOTINGS, FOUNDATION WALLS, EXTERIOR WALLS, AND ROOF OF A BUILDING. VERTICAL CONSTRUCTION IN COMMERCIAL BUILDINGS MAY BE DIVIDED INTO AN INITIAL "CORE & SHELL" SCOPE, AND A SUBSEQUENT "TENANT IMPROVEMENT" (TI) SCOPE.
- THE DEVELOPER WILL DETERMINE THE TIMING OF COMMENCEMENT OF HORIZONTAL IMPROVEMENTS IN SUBSEQUENT PHASES (PHASE 2-3) ACCORDING TO THE PHASING NARRATIVE BELOW.
- THE CONSTRUCTION OF AMENITIES SHALL BE INCLUDED IN THE PHASE IN WHICH THE AMENITIES ARE LOCATED ON THE AMENITY PLAN. AMENITIES ARE DETAILED IN THE AMENITY PLAN AND INCLUDE TRAILS, LANDSCAPING, PICKLEBALL COURTS, AND A SWIMMING POOL.
- SPECIFIC CONDITIONS OF PHASING ARE SPECIFIED IN THE PHASING NARRATIVE.

NOTES:

- PHASING IDENTIFIES THE SEQUENCE OF DEVELOPMENT, BUT DOES NOT COMMIT THE DEVELOPMENT TO A SPECIFIC CALENDAR DATE OR TIMEFRAME.
- THE PHASING PLAN IS SEPARATE AND DISTINCT FROM PLAT MAPS.
- PHASE 3 IS UNDER SEPARATE OWNERSHIP FROM THE FIRST TWO PHASES, AND WILL BE THE FINAL PHASE TO INSTALL HORIZONTAL IMPROVEMENTS.
- THE DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IS SPECIFICALLY SEPARATE AND DISTINCT FROM VERTICAL CONSTRUCTION.

PHASING NARRATIVE

THIS PHASING PLAN, INCLUDING THE PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE, IS TO PROVIDE FLEXIBILITY SO THAT THE COMMERCIAL PORTION OF THE DEVELOPMENT WILL HAVE EVERY OPPORTUNITY TO BE VIBRANT AND SUCCESSFUL.

- SEQUENCING
 - DEVELOPMENT SEQUENCING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
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 - VERTICAL CONSTRUCTION OF RESIDENTIAL HOMES IN PHASE 2 MAY NOT BEGIN UNTIL AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE CORE AND SHELL COMMERCIAL PORTION OF COMMERCIAL AREA A, AND COMMENCEMENT OF VERTICAL CONSTRUCTION ON TWO ADDITIONAL COMMERCIAL OR MIXED-USE BUILDINGS OTHER THAN COMMERCIAL AREA A.
- COMMERCIAL AND MIXED-USE BUILDING SEQUENCING
 - COMMERCIAL AND MIXED-USE BUILDING MAY COMMENCE VERTICAL CONSTRUCTION AT ANY TIME REGARDLESS OF PHASE BOUNDARIES. (COMMERCIAL AREAS A-I)
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LEGEND

--- = PATHWAY LOCATION

COMMERCIAL
AREA I

PHASE 3

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89 88 87 86 85 84 83 82 81 80 79 78 77

95 94 93 92 91 90

COMMERCIAL
AREA G

PHASING DATA

TOTAL PROJECT AREA.....33.84 ACRES
TOTAL COMMERCIAL AREA.....16.59 ACRES (49.0%)

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E	MIXED-USE	2	9	130-138
F	MIXED-USE	3	11	139-149
G	STAND-ALONE	1	-	-
H	STAND-ALONE	2	-	-
I	STAND-ALONE	3	-	-

Developer:

Regency Funding & Development, LLC
Chris Haertel
270 S. Main, Ste. 103
Bountiful, UT. 84010

North Cove

Saratoga Springs, Utah County, Utah



Reeve & Associates, Inc.
5160 S. 1500 W., RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-5666 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

North Cove

PART OF THE SE 1/4 OF SECTION 19, THE NE 1/4 OF SECTION 30 AND THE SW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SARATOGA SPRINGS, UTAH COUNTY, UTAH

Phasing Plan

Project Info.
Engineer: J. Draper
Planner: C. Cave
Designer: E. Roche
Date: 11-17-23
Name: NORTH COVE
Number: 7030-03

Sheet 1
1 Sheets

Revised: Dec. 11, 2023

Exhibit 2: City Council Meeting Minutes from October 17, 2023

1. North Cove Development Agreement, Jen Hall and Chris Haertel Applicants, 145 South; Ordinance 23-34 (10-17-23).

Senior Planner Gina Grandpre presented the item. The applicant is requesting approval of the revised development agreement and a final approval of the rezone from Agriculture to Mixed Waterfront. Chris Haertel and Jen Hall were present as applicants.

Councilmember McOmber wanted to make sure we were clear enough on the Development Agreement. Many people want to see more business and things along the waterfront. He received further clarification on the phasing they are proposing. He felt the developer didn't have ill intent, but the economy is driving their intent. He didn't want them building all the residential before they put businesses in.

City Attorney Kevin Thurman advised that the agreement currently says the developer shall develop commercial portions along with residential according to the phasing plan; completing the commercial portions before the next phase commences. The agreement needs to clarify which parts of the commercial will be concurrently completed with which phases; the exhibits need to match.

City Manager Mark Christensen advised that the intent of the original application and motion when this was previously before council; was that a percentage of commercial was to be completed before residential. He shared concern that perhaps that isn't being met with this Development Agreement.

Councilmember Willden was concerned that they were trying to do residential and commercial simultaneously and not commercial first. Because the density has changed he is not as comfortable with them doing it simultaneously; they should do commercial first.

Motion made by Councilmember McOmber to approve the North Cove Rezone Development Agreement, Ordinance 23-34 (10-17-23) with staff findings and conditions; including a condition that commercial by phase is done before residential. And work with staff to determine the phasing but the commercial is done then the residential and so not just concurrently. Seconded by Councilmember Willden.

City Attorney Kevin Thurman proposed they should preface the condition that it's consistent with City Land Development Code 19.04.12.1.e that ties density to commercial to incentivize the commercial development.

Councilmember McOmber amended the motion to include a preface to the additional condition, that it's consistent with City Land Development Code 19.04.12.1.e that ties density to commercial to incentivize the commercial development. Seconded by Councilmember Willden.

Councilmember McOmber noted the developers are being allowed the higher density, however; they are not being given an exception beyond what they are allowed.

Vote:

Councilmember Chris Carn Yes

Councilmember Chris Porter Yes

Councilmember Ryan Poduska Yes

Councilmember Stephen Willden Yes

Councilmember Michael McOmber Yes

Motion passed 5-0.

Exhibit 3: City Council Meeting Minutes from December 5, 2023



MINUTES – CITY COUNCIL MEETING

Tuesday, December 5, 2023

City of Saratoga Springs

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Election Canvass

Call to Order: Mayor Jim Miller called the meeting to order at 6:00 p.m.

Roll Call:

Present Mayor Jim Miller, Council Members Christopher Carn, Stephen Willden, Ryan Poduska, and Michael McOmber

Excused Chris Porter

Staff Present City Manager Mark Christensen, Community Development Director Ken Young, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Planning Director Sarah Carroll, Planner Sam Stout, Senior Planner Gina Grandpre, and Deputy City Recorder Kayla Moss

Invocation: Council Member Willden

Pledge of Allegiance: Council Member Poduska

1. Saratoga Springs General Municipal Election Canvass; Resolution R23-55 (12-5-23).

City Recorder Nicolette advised the Council that they just received the final tally from the County Elections Office for the general election this year.

Motion by Council Member McOmber to approve Saratoga Springs General Municipal Election Canvass; Resolution R23-55 (12-5-23) seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

City Council Policy Meeting

Presentation: Oath of Office – Nicolette Fike, City Recorder. The current City Recorder, Cindy LoPiccolo, is retiring this year. Nicolette Fike was selected to fill her position and was sworn in at this meeting.

Public Input: None

Reports: Council Member Poduska advised he went to the City tree lighting. He appreciates how fun the event always is and he also appreciates the fireworks every year.

PUBLIC HEARING:

1. **Budget Amendments FY 2023-2024; Resolution R23-56 (12-5-23).** Budget Analyst Spencer Quain presented the budget amendments to the City Council. Due to the high interest rates the City has gotten additional revenue not expected.

Mayor Miller opened the Public Hearing at 6:11 pm. There were no comments so the public hearing was closed.

Motion by Council Member McOmber to approve Budget Amendments FY 2023-2024; Resolution R23-56 (12-5-23) seconded by Council Member Willden.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

CONSENT ITEMS:

1. **Acceptance of the 2023 Audit.**
2. **Planning Commission Appointments, Virginia Mann, Reed Ryan, and Jack Mangum; Resolution R23-57 (12-5-23).**
3. **Library Board Appointment, Meredith Sanger McNett; Resolution R23-58 (12-5-23).**
4. **Fire Station Expansion Proposal for Design Services; Resolution R23-59 (12-5-23).**
5. **2024 City Council Annual Meeting Schedule; Resolution R23-60 (12-5-23).**
6. **Drinking Water Booster Station 8 Award of Contract, Condie Construction; Resolution R23-61 (12-5-23).**
7. **Mountain View Corridor (MVC) Extension Project Contract Amendment CO #32, Red Pine Construction; Resolution R23-62 (12-5-23).**
8. **City Council Meeting Minutes: November 19, 2023.**
9. **Healthy Utah Community Designation; Resolution R23-63 (12-5-23).**
10. **Municipal Court Recertification; Resolution R23-64 (12-5-23).**
11. **FY 2024 Fraud Risk Assessment; Resolution R23-65 (12-5-23).**
12. **The Viviano at Saratoga Springs Phase 1, Property Reserve, Inc. Reimbursement Agreement; Resolution R23-67 (12-5-23).**
13. **Avative Franchise Settlement Agreement Terms and Resolution Granting Authority for City Manager to Enter Into Settlement Agreement; Resolution R23-68 (12-5-23).**

Motion by Council Member Carn to approve Consent Items seconded by Council Member McOmber.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

BUSINESS ITEMS:

- 1. Amendment to Fee Schedule for Garbage/Recycling Cans, Construction Water and Sewage Treatment Rates; Resolution R23-66 (12-5-23).** Budget Analyst Spencer Quain advised that the contract with these providers went up so the fee schedule was updated in line with that.

Motion by Council Member Willden to approve Amendment to Fee Schedule for Garbage/Recycling Cans, Construction Water and Sewage Treatment Rates; Resolution R23-66 (12-5-23) seconded by Council Member Carn.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

- 2. Stevenett Development Agreement, Shaun Stevenett Applicant, 1751 North Redwood Road; Ordinance 23-43 (12-5-23).** Planning Director Sarah Carroll presented this development agreement to the Council. Additional details regarding the agreement can be found in the City Council packet posted on the City Website.

Motion by Council Member Poduska to approve Stevenett Development Agreement, Shaun Stevenett Applicant, 1751 North Redwood Road; Ordinance 23-43 (12-5-23) with any staff findings and conditions seconded by Council Member McOmber.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

- 3. Northshore Commercial Parking Determination, Elizabeth Cole Applicant, 659 North Saratoga Road.** Director Carroll presented this parking consideration to the City Council. This is for one building in the Northshore Development. The applicant would like the City to consider requirements for trampoline parks and a warehouse space.

The applicant, Elizabeth Cole, advised they have been working on leasing the Northshore Commerce Center for several months. They want to bring a broad mix of uses in this space. They are excited to bring two tenants that are first to market in Utah, Redline Athletics and SkyZone Trampoline Park. They have done a lot of looking for recreational uses at NorthShore. They feel because of the way the businesses are run they can make the parking work in this space.

Ryan Hales with Hales Engineering did a traffic study for parking in this project. Joseph Browning also worked on this. This study was presented to the Council. They feel there will be a surplus of stalls at the project for both the weekday and weekend. They are also recommending a clockwise circulation plan.

Council Member Porter arrived at 6:22 pm.

Council Member McOmber appreciates the effort that has gone in to this. He is concerned that this is based on the tenants today. The tenants now aren't guaranteed to be there forever. They have a lot of flexibility in this but he has to think about the future and not just now. He feels these are going to be at capacity at all times because of the investment parents make for their kids.

Council Member Carn asked if a conditional approval can be done to revert the use back to what was originally allowed if the tenants change.

Director Carroll advised that they could require a new traffic study and other things if they have new tenants.

Council Member Poduska has some concerns about these businesses being under parked. He pointed out that people are going to be parking in the back of the building even if there aren't designated spots. There aren't sidewalks to get people safely to the front of the building and he is concerned about that.

With the traffic study that was done and the plan to require another traffic study if new tenants move into the spaces the concerned Council Members were more comfortable with approving this.

Motion by Council Member Porter to approve Northshore Commercial Parking Determination, Elizabeth Cole Applicant, 659 North Saratoga Road with all staff findings and conditions seconded by Council Member McOmber.

Council Member Willden asked if they have the tenant selected for the last section of the building. He advised the developer that they will need to come back with a study that includes all of the tenants. He advised them that if they ask for another exception in this area he will not be inclined to approve it.

Vote:

Council Member Chris Carn Yes

Council Member Chris Porter Yes

Council Member Ryan Poduska Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

4. North Cove Development Agreement – Proposed Phasing Plan.

Senior Planner Gina Grandpre presented this development agreement to the City Council. The phasing plan and development agreement details can be found in the City Council packet posted on the City website.

Ross Holladay advised the Council that they are wanting to provide 49% commercial and 51% residential. They are not asking for a variance, exception, or conditional uses. There are no exceptions in the agreement. He believes they are compliant with the Mixed Waterfront Zone. They have plans for 4 phases in this development. They have had some good interest in this property, one use being a possible reception center. They have commercial and residential planned in each phase. He feels they have created an environment that is a good mix of both.

199 They don't plan to move on to the next phase until improvements begin on the mixed use
200 buildings. They would like to have flexibility in the phasing plan.

201
202 Council Member McOmber clarified if they are proposing that they can start the construction on
203 Phase 1 mixed use and move on to the Residential of Phase 2 and then start the construction on
204 Phase 2 mixed use and then move on to the Residential of Phase 3. He has concerns that none
205 of the commercial aspect will be completed before all of the residential aspect is built. He also
206 pointed out that they either have the reception center or the mixed use area in phase 2, not
207 both. However both of them were included in the percentage calculation. He wants to see the
208 50/50 phasing as they build, not just in the project as a whole. He is not pleased about the
209 increase in density that they are also bringing to the Council now.

210
211 Council Member Porter asked about lots 96-117 he wondered if it is commercial on the bottom
212 and residential above.

213
214 Director Carroll advised that the lower level of the building would be a commercial store front
215 and a balcony would be above that and the back of the commercial space would be the
216 residential garage.

217
218 Council Member Porter advised that they have tried this in the City multiple times in mixed use
219 zoning, and the commercial aspect is never built. That is why they are concerned about the
220 phasing plan. He would feel more comfortable that the mixed use building in phase 1 would
221 finish final occupancy checks before moving on to phase 3. He realizes that this developer is
222 having to deal with repercussions of other developers but they are more cautious now because
223 of previous issues.

224
225 Council Member Poduska is also concerned that the residential portion is completed and the
226 commercial aspect never is. This is already a higher density project than what would have been
227 there. Mixed Waterfront is there for the public to come and enjoy the project. He likes the
228 design of the commercial here and he doesn't want it to be a byproduct of the project. He
229 would like to see the commercial development as a focal point.

230
231 Mayor Miller mentioned the possibility of allowing site improvements in phase 2 so they can be
232 ready to go until vertical is complete in phase 1.

233
234 Council Member Willden liked the Mayor's suggestion. He wouldn't be okay with vertical
235 residential development moving forward until the commercial spaces are complete. It was a less
236 dense project when it was first proposed to them. If the density was reduced he would be more
237 willing to discuss faster phasing.

238
239 Council Member Porter appreciates that they have gotten the vision for the development. He is
240 worried that another developer could purchase this property after the entitlements are given
241 and they may not have the same vision. He is willing to allow them to have the main street
242 commercial development completed to then get to Phase 4 of the residential. He is concerned
243 that they aren't even willing to do that.

244
245 Public Works Director Jeremy Lapin suggested they combine phase 1 and 2 so that the primary
246 access to the project is completed right away. He doesn't think that the residents accessing the
247 property from just Loch Lomond during the first phase is feasible. That has only been intended
248 to be a secondary access to the site.

Council Member Willden suggested tabling this so they can talk through this more. He doesn't want to just deny this outright.

Motion by Council Member Poduska to continue the proposed North Cove Development Agreement – Proposed Phasing Plan to a later date with direction to the applicant and Staff, with a 2 Council Representation on information and/or changes needed to render a decision, to work through more details seconded by Council Member Porter.

Vote:

Council Member Chris Carn Yes

Council Member Chris Porter Yes

Council Member Ryan Poduska Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

APPRECIATION OF SERVICE to Council Members Chris Porter and Ryan Poduska

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:40 p.m.

Jim Miller, Mayor

Date

Attest:

Nicolette Fike, City Recorder

Approved: