AGENDA – City Council Meeting

Mayor Jim Miller
Mayor Pro Tempore Stephen Willden
Council Member Audrey Barton
Council Member Christopher Carn
Council Member Michael McOmber
Council Member Lance Wadman

CITY OF SARATOGA SPRINGS
Tuesday, April 9, 2024 @ 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.
4. Public Input – This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed on this agenda.
5. Recognition: Miss Saratoga Springs Royalty 2024. Queen: Reagan Rowley, 1st Attendant: Rose Barnes, 2nd Attendant: Kiley Priday, Junior Miss: Anneliese Roman, Little Miss: Aspen Rowley.

REPORTS

1. Mayor.
2. City Council.
3. Administration: Ongoing Item Review.
4. Department Reports: Library, Recreation, Public Relations/Community Outreach.
5. Budget Reports: Tentative Balanced Budget and Fiscal Year 2024-2025 Budget Request Summary Review.

CONSENT ITEMS

The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.

1. Fireworks Restriction Map Update. Ordinance 24-13 (4-9-24).
2. Reimbursement Agreement with Suburban Land Reserve, Inc. for the Beacon Point Village 2 project. Resolution R24-21 (4-9-24).
3. Reimbursement Agreement with Saratoga 262 Partners, LLC for the Brixton Park Plat B-Phase 1 project. Resolution R24-22 (4-9-24).
4. Approval of proceedings in eminent domain as necessary for the MFRE River Jordan Mink Ranch North SLLC and MFRE River Jordan Mink Ranch South SLLC Properties near the intersection of Pioneer Crossing and Saratoga Road/2300 West. Resolution R24-23 (4-9-24).
5. Resolution Formally Initiating Proceedings Under the Pending Ordinance Doctrine in Utah Code Section 10-9A-509 and City Code Section 19.02.02 to Update the Transportation Master Plan to Include the New Cross Section for the Pioneer Crossing Freeway. Resolution R24-24 (4-9-24).
6. Approval of Minutes: March 12, 2024 & March 19, 2024.

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.

PUBLIC HEARINGS

The Council will accept public comment and may approve the following items:

1. Proposed Budget Amendments, Fiscal Year 2023-2024. Resolution R24-25 (4-9-24).

BUSINESS ITEMS

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

1. Bout Time Pub & Grub Site Plan, located 1422 N. Redwood Road. Tim Ryan as applicant.
2. Steele Ridge Plaza Lot 3 Site Plan, located 369 E. Crossroads Blvd. Eric Wolf as applicant.
3. Cliff Lake Master Development Agreement and Neighborhood Plan, located approximately SW corner of Pioneer Crossing and Saratoga Rd. Keith Lindstrom as applicant. Ordinance 24-14 (4-9-24).
4. Westport Business Park Preliminary Plat, located ~ 2000 N. and Redwood Road, Parker Johnson as applicant.
5. Personnel Policy & Procedure Updates (including Library). Ordinance 24-15 (4-9-24).
6. Library Volunteer Background Check Policy Resolution R24-26 (4-9-24).
7. Saratoga Springs Downtown Plan. Resolution R24-27 (4-9-24).

WORK SESSION

1. Sign Code.

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

CITY OF SARATOGA SPRINGS

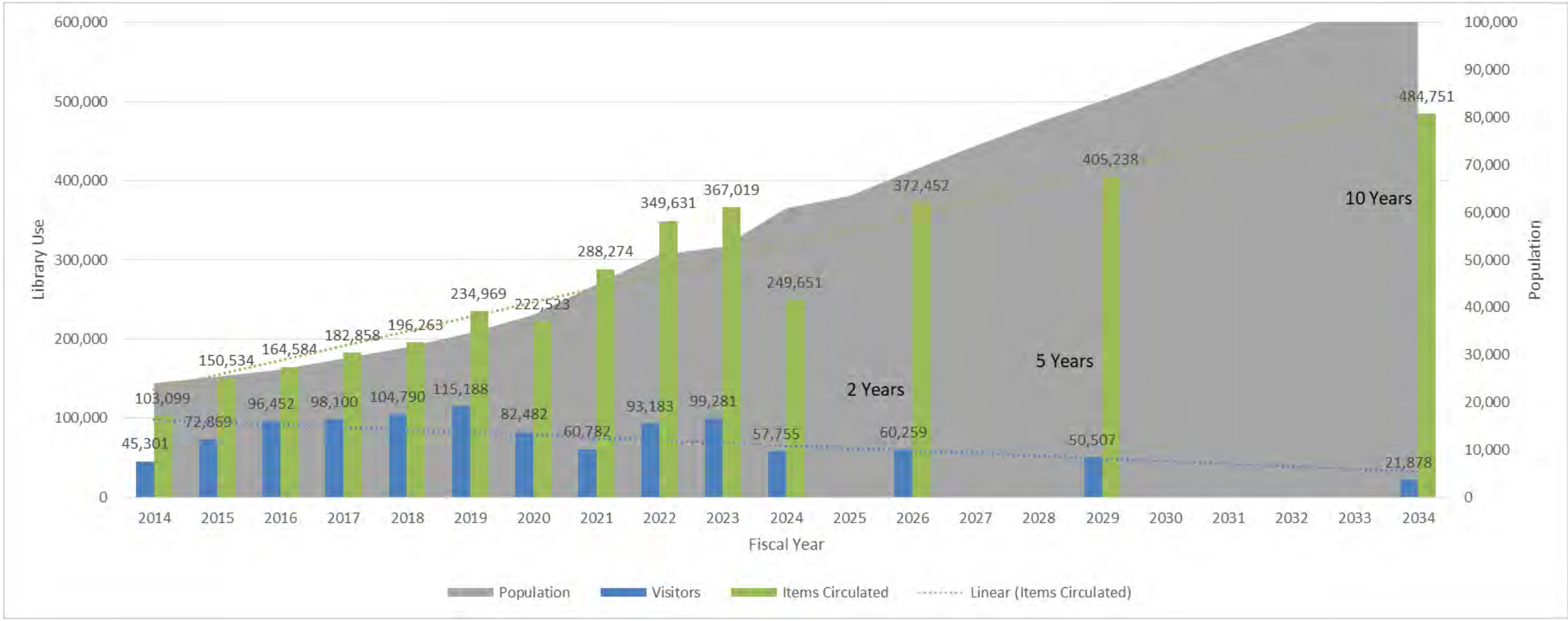
Library

Departmental Performance Indicators

Name	2020	2021	2022	2023	2024*
Visitors	82,482	60,782	65,266	99,281	57,775
Items Circulated	222,523	288,274	284,327	367,019	249,651
Internet Terminals	33	32	32	32	32
Number of Internet Terminal Users	1,893	200	850	1,219	883
Number of Wi-Fi Users	10,587	2,140	1,605	1,283	1,144
Number of Programs	376	153	414	749	463
Number of Program Attendees	10,069	10, 289	13,498	21,173	9,888
Number of Registered Users	6,506	6,602	7,525	8,874	10,123
Proctored Exams	97	1	4	1	9
Reference Transactions	8,837	1,482*	5,401	5,660	1,676

*Note: Data only collected through February 29, 2024

Annual Visitors and Checkouts



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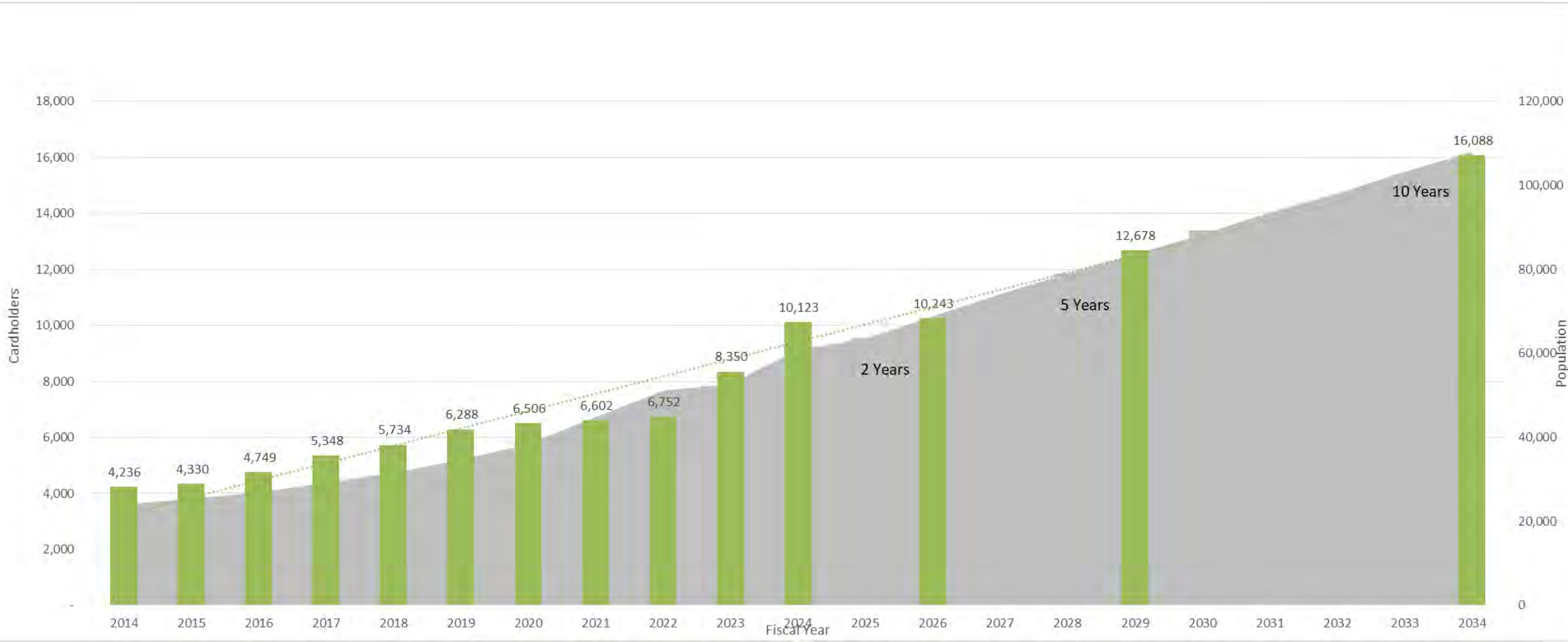
Registered Cardholders



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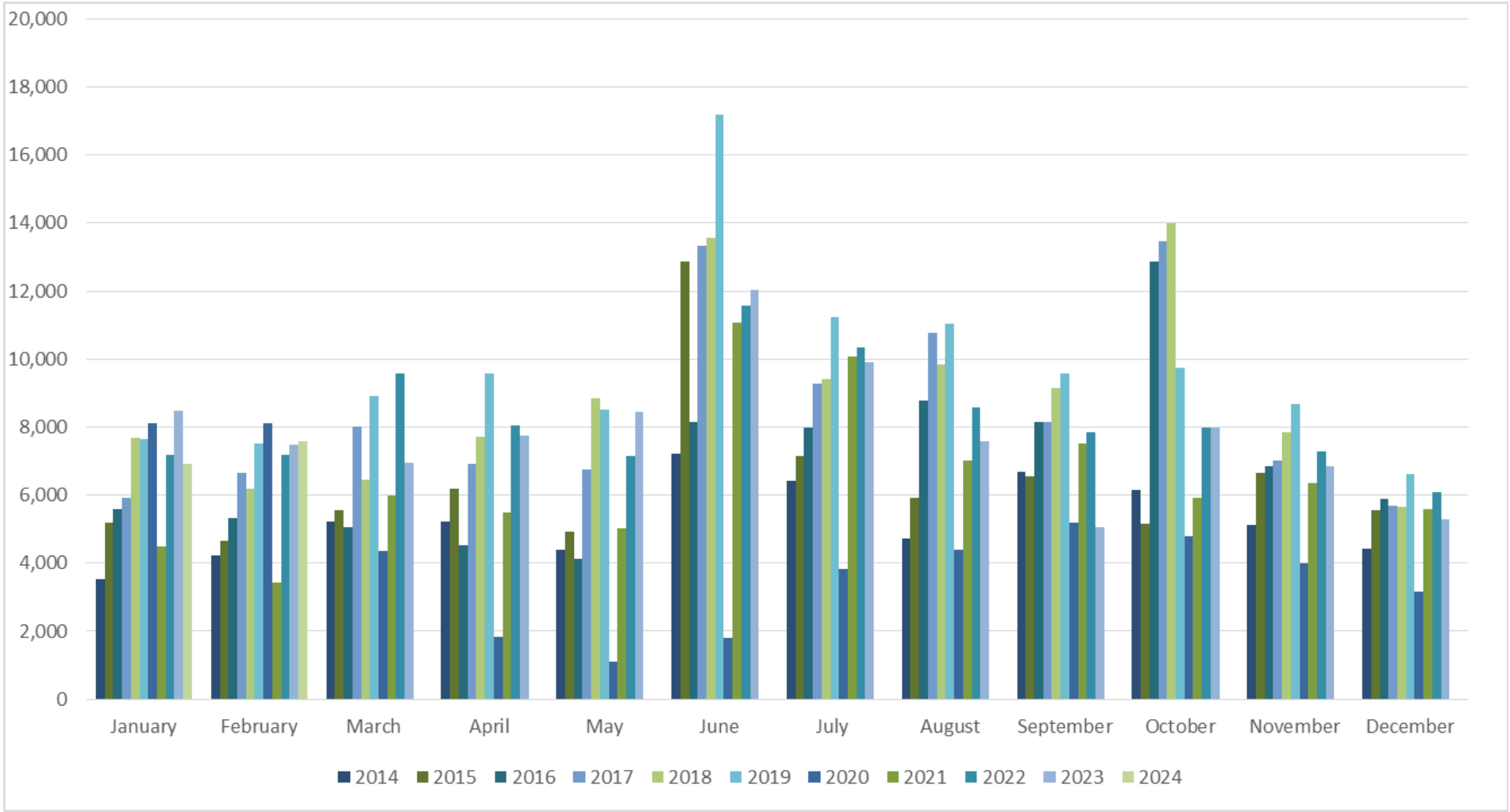
Library Visitors



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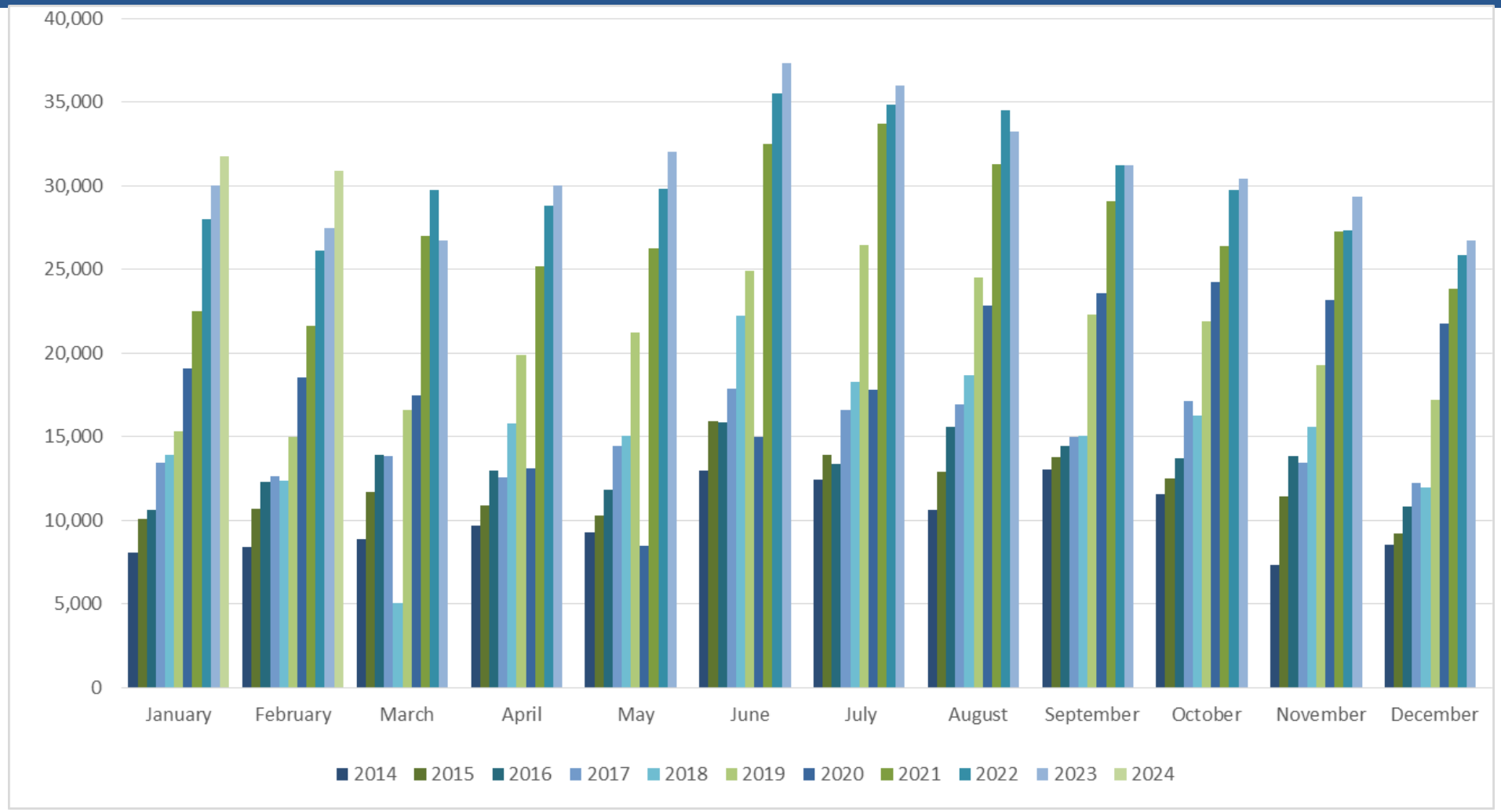
Checked Out Items



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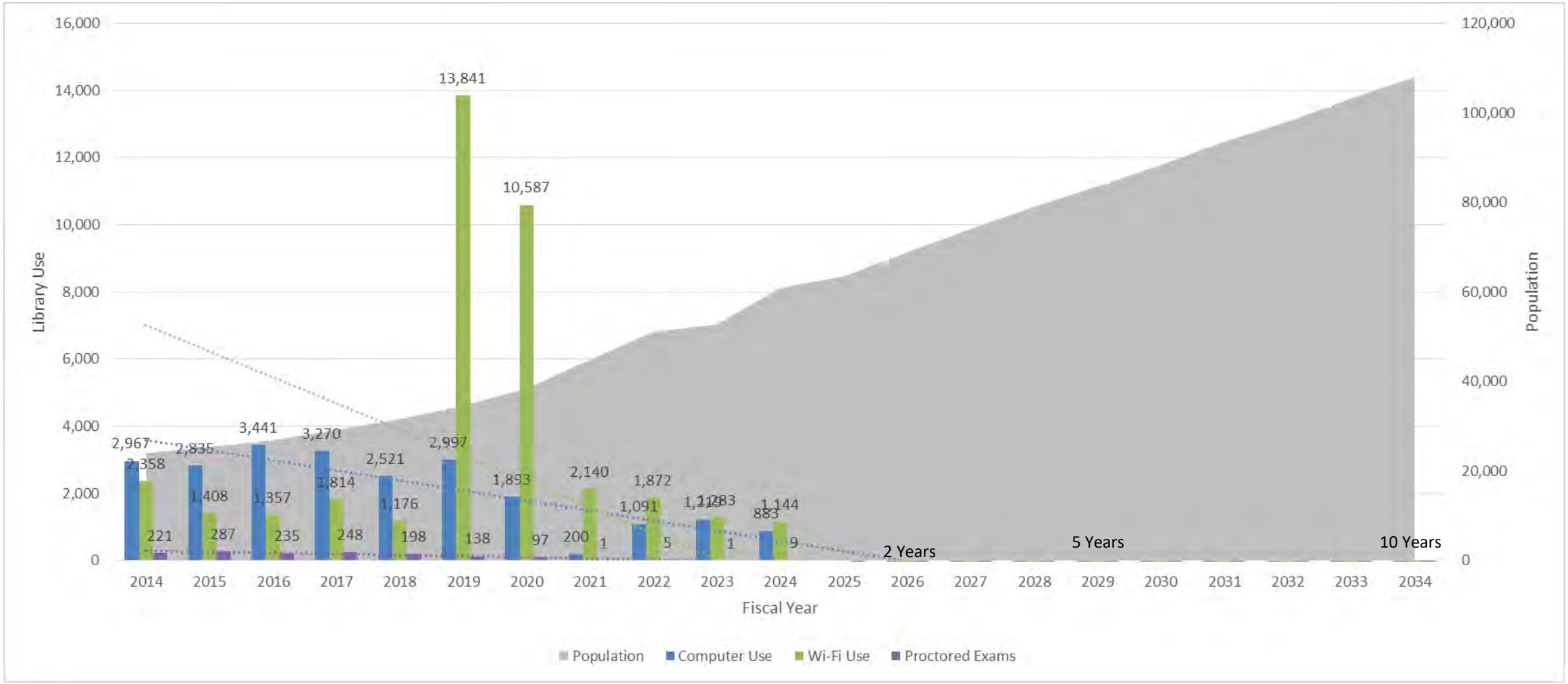
Technology Services for Customers



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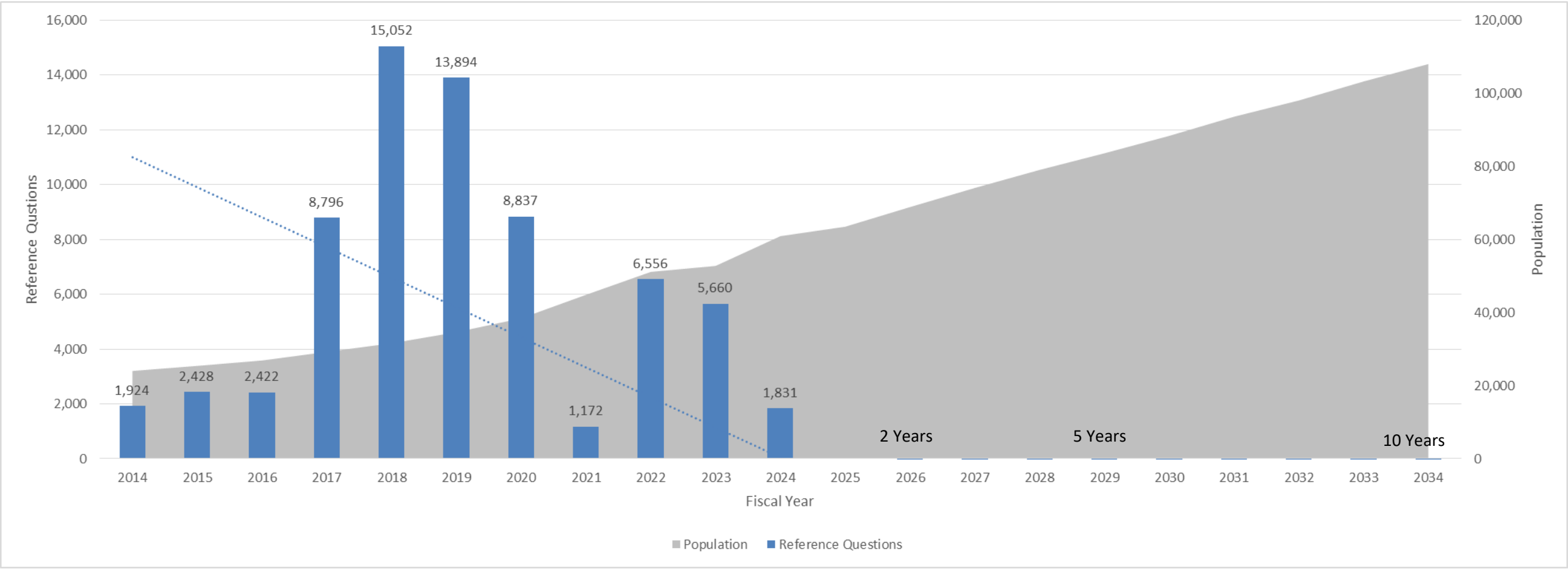
Reference Questions



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Workload Growth

There has been a workload increase which has created challenges in our current space with staffing.

Measures taken to improve issues:

- Inventory wanding the collection for items not checked in 2 times a month.
- Changing our staff review and bill process for lost and damaged items.
- Additional staff training.
- Discussions with City Management on other possible solutions.

Year	Circulation Growth	Staffing Growth
2019-2020*	35.56%	16.00%
2020-2021	-8.01%	12.00%
2021-2022	41.54%	12.36%
2022-2023	10.65%	0.00%
2023-2024	2.51%	13.99%

16.45% Circulation Growth Averaged over the last 5 years
10.87% Staffing Growth Averaged over the last 5 years
Staffing vacancies have also contributed to the lower staffing growth in some years.

Non-Resident Use

- Daily there are people walking in from Lehi and Eagle Mountain.
  - Estimated 5-10 daily.
- The frustration of many of the customers is that they believe libraries should be free and keep trying to attend and use services without purchasing a non-resident card.
- There has been an increase in questions from Eagle Mountain residents regarding if Saratoga Springs will rejoin the cooperative once we are in our new facility.

Future Considerations Regarding Cooperative Requests Recommendations

- Ensure the cooperative rewrites their bylaws to meet inter-local agreement requirements.
- We join as a temporary member for 6 months and reanalyze the data of non-resident use in Saratoga Springs and use of Saratoga Springs residents elsewhere.

Reference

Due to an inability to keep up with customer requests questions requiring more than 5 minutes of reference and/or research need to book an appointment.

- Computer Help.
- OverDrive assistance.
- Research Help.

Information on how to do this can be found on the website. However, most people are still walking in and we're having to have Library Assistants stop their other assigned tasks to work with them.

Rapid Growth Waiver Granted by Utah State Library

	2022 Re-Certification	2022 10th Percentile	2023 Re-Certification	2023 10th Percentile	2024 Re-Certification
1: Visitors	60,782	65,364	78,912	88,835	99,281
2: Circulation of Physical Materials	231,816	101,157	271,234	144,097	263,147
3: Circulation of Electronic Materials	58,286	41,564	78,635	57,826	103,872
4: Turnover Rate of Physical Materials	320,810	17,576	9.67	0.47	10.52
5: Turnover Rate of Electronic Materials	7,889	598	0.23	0.01	0.25
6: Internet Terminal Users	200	1,863	1,091	3,184	1,219
7: Wi-Fi Users	2,140	2,207	1,872	4,832	1,283
8: Attendance at Programs	2,425	1,055	5,830	7,703	12,533
9: Local Operating Expenditures	$487,553	$582,803	$568,555	$704,922	$656,040
10: Percentage of Collections Budget	16.96 %	7.00 %	14.68 %	6.00 %	15%
11: Staffing Levels	7.89	10.57	8.31	12.80	8.23*
12: Number of Programs	85	58	444	268	609

CITY OF SARATOGA SPRINGS

Recreation

Recreation

Quarterly Report April 2024

- Winter Programs
- Winter Program Participation
- Winter Volunteer Numbers
- Upcoming Programs

Recreation

Program Participation

Season	Program	2020-21	2021-22	2022-23	2023-24
Fall	Basketball Men's	49	148	98	120
Fall	Cross Country	51	63	57	53
Fall	Football, Flag	426	376	435	543
Fall	Pickleball Clinics Fall		27	10	18
Fall	Pickelball, Fall League	103	71	115	85
Fall	Pickleball, Fall Classic Tourney	73	30	0	35
fall	Soccer, Fall	1517	2267	2098	2236
fall	Softball Coed Fall	403	456	330	340
Fall	Softball Men's Fall	355	384	360	360
Fall	Volleyball, Women's	47	80	102	112
Fall	Volleyball, Youth	474	602	690	518
Winter	Basketball, Jr. Jazz	1561	2087	2147	2212
	TOTALS	**5059**	**6591**	**6442**	**6632**

Recreation

Program Volunteers

Season	Program	Volunteers	Volunteer Hours
Fall	Football, Flag	51	408
fall	Soccer, Fall	212	1696
Fall	Volleyball, Youth	87	696
Winter	Basketball, Jr. Jazz	215	1720

Total Volunteers	Unique Volunteers	Total Volunteer Hours
565	429	4520

Recreation

Upcoming Programs 2024

- Baseball, Instructional
- Baseball, Youth
- Fishing, Urban
- Pickleball, Spring League
- Pickleball, Spring Clinics
- Soccer, Spring
- Softball Coed Spring
- Softball Men's Spring
- Softball, Fast Pitch
- Track & Field
- Summer Camps

Recreation

Employees

Recreation Director FT	1
Recreation Coordinator FT	3
Asst. Recreation Coordinator	1
Site Supervisors	18
Sport Officials	84
Total Employees	107

CITY OF SARATOGA SPRINGS

PR & Community Outreach

PR & Community Outreach

Public Relations

- Public Relations Focus:
  - Road Construction
  - Keeping Website Current
  - New City Hall & Library
    - Open House
    - Ground Breaking
    - Sharing information online
- Social Media Posts Focus:
  - Snow Removal
  - My Water Use Portal
  - City App & Contact Us
- Other Public Relations:
  - Applied for Healthy Utah Designation
  - Business Grand Openings

PR & Community Outreach

Social Media Stats

Followers:

- Twitter - 4,393 ↑
- Instagram - 4,296 ↑
- Facebook - 14,696 ↑

Average Post Reach:

- Facebook Post Reach- 233.9K ↑
- Instagram Post Reach - 5.4K ↑

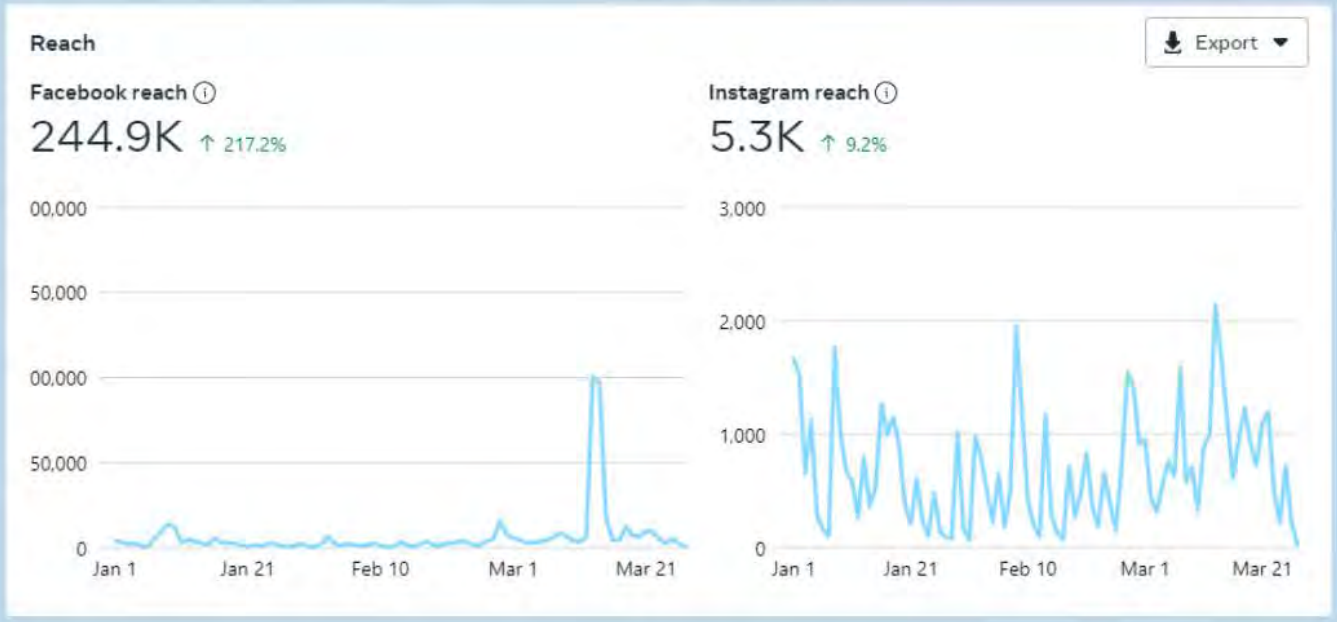
Average Posting:

- Twitter - 7 times a week
- Instagram - 7 times a week
- Facebook - 7 times a week
- LinkedIn - 2-3 Times a Month

Since we started using Loomly to schedule posts, information is being shared equally across most platforms. The numbers for LinkedIn are different as the posts on that page are City promotion and employment focused.

PR & Community Outreach

Social Media Stats



The Spike in March is when we advertised for Spring Festival, the City Hall Groundbreaking, and the utility work that affected Redwood Rd.

Facebook is still the top way to share information with residents.

Reach breakdown

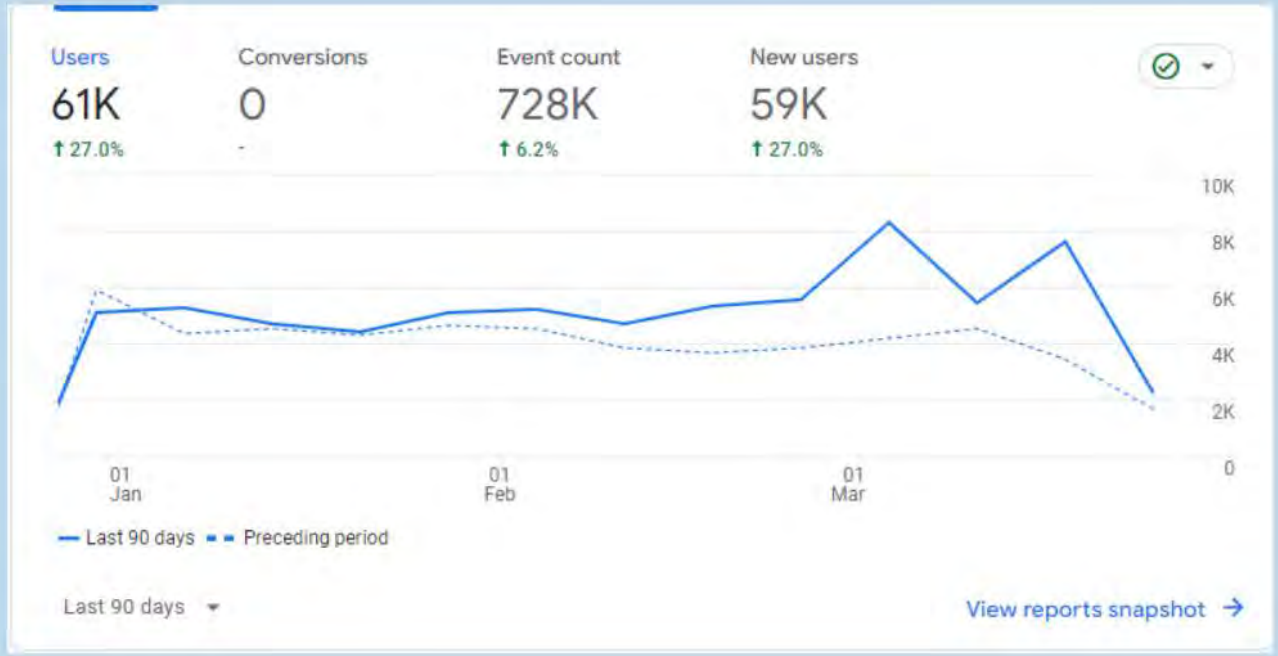
Total
244,906 ↑ 217.2%

From organic
242,275 ↑ 213.8%

From ads
2,950 ↑ 100%

PR & Community Outreach

Website Stats



How the site is accessed

- 58.4% Mobile Device
- 40.9% Computer
- 0.7% Other Devices

How the site is accessed

- 30% Direct
- 62% Organic Search
- 6% Social Media
- 2% Referral

Most viewed pages

- Main Page
- Library
- Employment Center
- Recreation
- Garbage & Recycling

PR & Community Outreach

Events

Events This Quarter

- Miss Saratoga Springs
- City Hall Groundbreaking
- Spring Festival

Upcoming Events

- Yappy Hour At The Dog Park- April 27
- Spring Orchestra Concert - April 29
- Photo Contest - April 1-30
- Summer Monday Fundays - Beginning June 3
- Saratoga Splash Days - June 5-8

PR & Community Outreach

Event Additions

- Yappy Hour Event at dog park
- Splash Days **-** Drone Show following the concert on Friday
- Summer Monday Fundays - Farmers Market added June - September

Stats

- Cash Sponsorships to date: $15,000
- In kind donations: $ 4,000
- Revenue: $17,000

Recognition

- Rated one of top 12 cities in Utah County for events by utahagenda.com
    - One of 7 cities in Utah County given a “Best” designation for Best Event Calendar

FY 2025 Recommended Balanced Funds

Staff have determined that 2025 expenditures are covered by projected revenues

General Fund

Revenue	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Taxes	$ 20,695,750	$ 21,895,000	$ 23,513,000	7%
Licenses and Permits	$ 1,898,241	$ 1,761,700	$ 2,373,000	26%
Intergovernmental Revenue	$ 3,279,501	$ 2,571,000	$ 2,224,000	-16%
Charges for Service	$ 4,317,008	$ 4,402,400	$ 4,878,700	10%
Other Revenue	$ 5,084,694	$ 4,227,119	$ 4,210,700	0%
Administrative Charges	$ 3,393,767	$ 3,882,743	$ 4,462,470	13%
Contributions & Transfers	$ -	$ 2,120,080	$ 2,295,811	8%
Total General Fund Revenue	**$ 38,668,961**	**$ 40,860,042**	**$ 43,957,681**	**7%**

Department	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Legislative	$ 190,750	$ 186,920	$ 186,920	0%
Administrative	$ 1,639,050	$ 2,259,525	$ 2,312,973	2%
Utility Billing	$ 337,267	$ 464,744	$ 483,320	4%
Treasurer	$ 373,501	$ 506,954	$ 529,615	4%
Recorder	$ 206,385	$ 309,429	$ 290,456	-7%
Attorney	$ 666,839	$ 784,989	$ 854,720	8%
Justice Court	$ 330,622	$ 338,130	$ 344,118	2%
Non-Departmental	$ 917,697	$ 1,187,790	$ 1,188,290	0%
General Gov. Bldings & Grounds	$ 385,857	$ 371,004	$ 296,300	-25%
Elections	$ 6,789	$ 92,500	$ 92,500	0%
Planning & Zoning	$ 850,405	$ 1,248,914	$ 1,315,076	5%
Community Development	$ 323,290	$ 448,666	$ 456,751	2%
Police	$ 5,060,125	$ 5,819,925	$ 7,100,048	18%
Police-Bluffdale	$ 1,996,845	$ 2,392,730	$ 2,614,562	8%
Fire	$ 4,227,067	$ 5,236,449	$ 5,600,349	6%
Building Inspection	$ 1,291,568	$ 1,714,891	$ 1,757,221	2%
Grant Expenditures	$ -	$ 71,250	$ 71,250	0%
Streets	$ 1,040,991	$ 1,465,443	$ 1,548,473	5%
Public Works	$ 873,113	$ 916,251	$ 953,000	4%
Engineering	$ 867,890	$ 913,635	$ 923,856	1%
IT	$ 480,064	$ 659,867	$ 619,371	-7%
Public Improvements	$ 544,192	$ 761,803	$ 759,854	0%
Parks	$ 1,709,354	$ 2,415,404	$ 2,396,892	-1%
Recreation	$ 910,898	$ 1,180,812	$ 1,206,832	2%
Public Relations and Community Outreach	$ 297,438	$ 444,562	$ 447,941	1%
Library	$ 680,016	$ 920,451	$ 949,994	3%
Transfers	$ 8,276,559	$ 7,747,000	$ 8,657,000	11%
Total General Fund Expenditures	**$ 34,484,572**	**$ 40,860,042**	**$ 43,957,681**	**7%**

Net Revenue Over Expenditures	**$ 4,184,389**	**$ -**	**$ -**

General Fund Summary

Revenues by Major Object	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Tax Revenue	$ 20,695,750	$ 21,895,000	$ 23,513,000	7%
Licenses and Permits	$ 1,898,241	$ 1,761,700	$ 2,373,000	26%
Intergovernmental Revenue	$ 3,279,501	$ 2,571,000	$ 2,224,000	-16%
Charges for Services	$ 4,317,008	$ 4,402,400	$ 4,878,700	10%
Other Revenue	$ 5,084,694	$ 4,227,119	$ 4,210,700	0%
Contributions and Transfers	$ 3,393,767	$ 6,002,823	$ 6,758,281	11%
Total Revenues	**$ 38,668,961**	**$ 40,860,042**	**$ 43,957,681**	**7%**

General Fund Expenditures by Major Object

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Personnel	$ 19,600,185	$ 25,318,338	$ 27,771,753	9%
Materials, Supplies, and Services	$ 6,377,523	$ 7,146,938	$ 7,398,928	3%
Capital Outlay	$ 230,305	$ 647,763	$ 130,000	-398%
Transfers	$ 8,276,559	$ 7,747,000	$ 8,657,000	11%
Total Expenditures	**$ 34,484,572**	**$ 40,860,039**	**$ 43,957,681**	**7%**

Zone 2 SID (24)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Water SID Revenue	$ 91,444	$ 353,000	$ 345,000	-2%
Interest Revenue	$ 9,500	$ 5,000	$ 13,000	62%
Total Revenue	**$ 100,944**	**$ 358,000**	**$ 358,000**	0%
Water SID Expenses	$ 97,206	$ 358,000	$ 358,000	0%
Transfers	$ -	$ -	$ -	0%
Total Expenses	**$ 97,206**	**$ 358,000**	**$ 358,000**	**0%**
Net Revenue Over Expenditures	**$ 3,738**	**$ -**	**$ -**	

Storm Drain Capital Projects (31)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Intergovernmental Revenue	$ 128,979	$ -	$ 1,831,845	0%
Contributions & Other Sources	$ 568	$ 51,595	$ -	0%
Transfers	$ -	$ 611,240	$ -	-
Impact Fees Revenues	$ 671,588	$ 327,300	$ 250,000	-31%
Total Revenue	**$ 801,135**	**$ 1,149,656**	**$ 2,081,845**	45%
Capital Project Expenditures	$ 694,407	$ 1,149,656	$ 2,081,845	45%
Transfers	$ -	$ -	$ -	0%
Total Expenses	**$ 694,407**	**$ 1,149,656**	**$ 2,081,845**	**45%**
Net Revenue Over Expenditures	**$ 106,728**	**$ -**	**$ -**	

Parks Capital Projects (32)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Intergovernmental Revenue	$ 1,668,092	$ 5,788,000	$ 8,198,637	0%
Transfers	$ -	$ 2,571,996	$ -	-
Contributions & Other Sources	$ -	$ 22,664	$ -	0%
Impact Fees Revenues	$ 2,147,838	$ 7,874,673	$ 1,480,000	-432%
Total Revenue	**$ 3,815,930**	**$ 16,257,334**	**$ 9,678,637**	**-68%**
Capital Project Expenditures	$ 12,364,451	$ 13,920,338	$ 9,428,637	-48%
Transfers	$ -	$ 2,321,996	$ 250,000	-829%
Total Expenses	**$ 4,140,745**	**$ 16,257,334**	**$ 9,678,637**	**-68%**
Net Revenue Over Expenditures	**$ (324,815)**	**$ -**	**$ -**	

Roads Capital Projects (33)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Intergovernmental Revenue	$ -	$ -	$ -	0%
Impact Fees Revenues	$ 1,254,520	$ 21,286,043	$ 16,826,460	-27%
Total Revenue	**$ 1,254,520**	**$ 21,286,043**	**$ 16,826,460**	**-27%**
Capital Project Expenditures	$ 10,340,076	$ 11,286,043	$ 14,826,460	24%
Transfers	$ -	$ 10,000,000	$ 2,000,000	-400%
Total Expenses	**$ 10,340,076**	**$ 21,286,043**	**$ 16,826,460**	**-27%**
Net Revenue Over Expenditures	**$ (9,085,556)**	**$ -**	**$ -**	

Public Safety Capital Projects (34)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Impact Fees Revenues	$ 812,337	$ 1,579,226	$ 825,000	-91%
Transfers	$ -	$ 375,978	$ -	-
Total Revenue	**$ 812,337**	**$ 1,955,204**	**$ 825,000**	**-137%**
Capital Project Expenditures	$ 261,337	$ 1,432,204	$ 75,000	-1810%
Transfers	$ -	$ 523,000	$ 750,000	30%
Total Expenses	**$ 261,337**	**$ 1,955,204**	**$ 825,000**	**-137%**
Net Revenue Over Expenditures	**$ 551,000**	**$ -**	**$ -**	

Capital Projects (35)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Transfers and Other Sources	$ 1,398,000	$ 11,379,840	$ 7,378,000	-54%
Contributions & Other Revenues	$ 760,420	$ 11,760,196	$ 800,000	-1370%
Total Revenue	**$ 2,158,420**	**$ 26,090,036**	**$ 8,178,000**	**-219%**
Capital Project Expenditures	$ 2,691,053	$ 25,590,035	$ 5,178,000	-394%
Transfers	$ -	$ 500,000	$ 3,000,000	0%
Total Expenses	**$ 2,691,053**	**$ 26,090,036**	**$ 8,178,000**	**-219%**
Net Revenue Over Expenditures	**$ (532,633)**	**$ -**	**$ -**	

Debt Service (40)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Admin Fees	$ 213,773	$ 174,000	$ 215,000	19%
Contributions and Transfers	$ 78,027	$ 119,500	$ 78,000	-53%
Total Revenue	**$ 291,800**	**$ 293,500**	**$ 293,000**	**0%**
Debt Service	$ 290,567	$ 293,500	$ 293,000	0%
Total Expenses	**$ 290,567**	**$ 293,500**	**$ 293,000**	**0%**
Net Revenue Over Expenditures	**$ 1,233**	**$ -**	**$ -**	

Community Development Renewal Agency (42)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Transfers and Other Sources	$ 760,000	$ 880,000	$ 960,000	8%
Total Revenue	**$ 760,000**	**$ 880,000**	**$ 960,000**	**8%**
Materials, Supplies and Services	$ 729,649.69	$ 880,000	$ 960,000	8%
Total Expenses	**$ 729,649.69**	**$ 880,000**	**$ 960,000**	**8%**
Net Revenue Over Expenditures	**$ 30,350.31**	**$ -**	**$ -**	

Local Building Authority (44)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Transfers and Other Sources	-	-	$ 3,200,000	-
Total Revenue	**-**	**-**	**$ 3,200,000**	**-**
Debt Service	-	-	$ 3,200,000	-
Total Expenses	**-**	**-**	**$ 3,200,000**	**-**
Net Revenue Over Expenditures	**-**	**-**	**$ -**	**-**

Street Lighting (50)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Street Lighting	$ 583,216	$ 554,000	$ 541,000	-2%
Transfers	$ 28,063	$ 121,186	$ 34,000	-256%
Total Revenue	**$ 611,279**	**$ 675,186**	**$ 575,000**	**-17%**
Street Lighting Operations	$ 211,576	$ 396,309	$ 399,438	1%
Street Lighting Capital	$ 119,841	$ 130,160	$ -	-
Transfers	$ 53,236	$ 58,717	$ 85,562	31%
Depreciation	$ -	$ 90,000	$ 90,000	0%
Total Expenses	**$ 384,653**	**$ 675,186**	**$ 575,000**	**-17%**
Net Revenue Over Expenditures	**$ 226,626**	**$ -**	**$ -**	

Water (51)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Utility Operating Revenue	$ 9,034,013	$ 8,300,000	$ 9,710,000	15%
Water	$ -	$ 3,011,871	$ -	-
Total Revenue	**$ 9,034,013**	**$ 11,311,871**	**$ 10,799,420**	**-5%**
Water Operations	$ 4,014,991	$ 4,581,587	$ 4,669,049	2%
Secondary Water Operations	$ 1,919,496	$ 2,500,103	$ 2,256,645	-11%
Depreciation	$ -	$ 3,275,000	$ 2,800,000	-17%
Transfers	$ 842,635	$ 955,181	$ 1,073,725	11%
Total Water Fund Expenses	**$ 6,777,123**	**$ 11,311,871**	**$ 10,799,420**	**-5%**
Net Revenue Over Expenditures	**$ 2,256,891**	**$ -**	**$ -**	

Sewer (52)

	2022 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Operating & Non-Operating Revenue	$ 7,023,592	$ 10,884,418	$ 7,420,000	-47%
Total Revenue	**$ 7,023,592**	**$ 10,884,418**	**$ 7,554,959**	**-44%**
Sewer Operations	$ 3,742,692	$ 8,503,889	$ 5,018,241	-69%
Depreciation	$ -	$ 1,200,000	$ 1,200,000	0%
Transfers	$ 979,829	$ 1,180,528	$ 1,336,718	12%
Total Expenses	**$ 4,722,521**	**$ 10,884,418**	**$ 7,554,959**	**-44%**
Net Revenue Over Expenditures	**$ 2,301,072**	**$ -**	**$ -**	

Wastewater Capital Projects (53)

	2022 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Transfers	$ -	$ 735,593	$ -	-
Impact Fees Revenue	$ 2,420,217	$ 2,343,525	$ 1,025,000	-129%
Total Revenue	**$ 2,420,217**	**$ 3,079,118**	**$ 1,025,000**	**-200%**
Capital Project Expenditures	$ 3,084,524	$ 2,679,118	$ 625,000	-329%
Depreciation	$ -	$ 400,000	$ 400,000	0%
Transfers	$ -	$ -	$ -	0%
Total Expenses	**$ 3,084,524**	**$ 3,079,118**	**$ 1,025,000**	**-200%**
Net Revenue Over Expenditures	**$ (664,307)**	**$ -**	**$ -**	

Storm Drain (54)

	2022 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Operating Revenue	$ 1,372,324	$ 1,266,000	$ 1,400,000	10%
Contributions & Other Sources	$ 91,418	$ 1,161,755	$ 1,123,610	-3%
Total Revenue	**$ 1,488,661**	**$ 2,427,755**	**$ 2,523,610**	**4%**
Storm Drain Operations	$ 356,291	$ 517,768	$ 539,894	4%
Depreciation	$ -	$ 1,200,000	$ 1,200,000	0%
Transfers and Other Uses	$ 527,851	$ 709,987	$ 783,715	9%
Total Expenses	**$ 884,142**	**$ 2,427,755**	**$ 2,523,610**	**4%**
Net Revenue Over Expenditures	**$ 604,519**	**$ -**	**$ -**	

Garbage (55)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Operating Revenue	$ 2,688,811	$ 2,500,000	$ 2,900,000	14%
Interest Revenue & Other Sources	$ 23,789	$ 35,000	$ 36,000	3%
Total Revenue	**$ 2,712,600**	**$ 2,535,000**	**$ 2,936,000**	**14%**
Garbage Operations	$ 2,384,726	$ 2,358,425	$ 2,731,550	14%
Transfers	$ 195,188	$ 176,575	$ 204,450	14%
Total Expenses	**$ 2,579,914**	**$ 2,535,000**	**$ 2,936,000**	**14%**
Net Revenue Over Expenditures	**$ 132,686**	**$ -**	**$ -**	

Culinary Water Capital Projects (56)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Connection Fees Revenue	$ 2,096,144	$ 1,573,000	$ 1,520,000	-3%
Intergovernmental Revenues	$ -	$ -	$ -	0%
Transfers	$ -	$ -	$ -	0%
Total Revenue	**$ 2,096,144**	**$ 8,063,495**	**$ 1,520,000**	**-430%**
Capital Project Expenditures	$ 4,327,810	$ 6,863,496	$ 50,000	-13627%
Transfers and Other Uses	$ -	$ -	$ 270,000	0%
Depreciation	$ -	$ 1,200,000	$ 1,200,000	0%
Total Expenses	**$ 4,356,856**	**$ 8,063,495**	**$ 1,520,000**	**-430%**
Net Revenue Over Expenditures	**$ (2,260,713)**	**$ -**	**$ -**	

Secondary Water Capital Projects (57)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Connection Fees Revenues	$ 1,709,075	$ 3,277,323	$ 1,300,000	-152%
Transfers	$ -	$ 436,213	$ -	-
Total Revenue	**$ 1,717,870**	**$ 3,713,536**	**$ 3,300,000**	**-13%**
Capital Project Expenditures	$ 2,912,383	$ 2,513,536	$ 2,100,000	-20%
Transfers Out	$ -	$ -	$ -	0%
Depreciation	$ -	$ 1,200,000	$ 1,200,000	0%
Transfers and Other Uses	$ -	$ -	$ -	0%
Total Expenses	**$ 2,912,383**	**$ 3,713,536**	**$ 3,300,000**	**-13%**
Net Revenue Over Expenditures	**$ (1,194,513)**	**$ -**	**$ -**	

Water Rights (58)

	2023 Actuals	2024 Adj. Budget	2025 Budget	% Change Between 2024 and 2025
Water Rights	$ 6,172,530	$ 3,447,000	$ 1,600,000	-115%
Interest Revenue & Other Sources	$ 352,039	$ 2,454,194	$ 2,239,600	0%
Total Revenue	**$ 6,524,569**	**$ 5,901,194**	**$ 3,839,600**	**-54%**
Water Rights Expenses	$ 3,741,682	$ 5,901,194	$ 3,839,600	-54%
Transfers	$ -	$ -	$ -	0%
Total Expenses	**$ 3,741,682**	**$ 5,901,194**	**$ 3,839,600**	**-54%**
Net Revenue Over Expenditures	**$ 2,782,886**	**$ -**	**$ -**	

Total Budget

	2023 Actuals	2023 Budget	2024 Budget	% Change Between 2024 and 2025
Total Budgeted Revenues	$ 82,292,991	$ 157,721,388	$ 120,432,211	-31%
Total Budgeted Expenditures	$ 83,173,411	$ 157,721,388	$ 120,432,211	-31%
Total Net Revenues Over Expeditures	**$ (880,420)**	**$ -**	**$ -**	

Statistical Information

	2021	2022	2023 (City Estimate)	% Difference
Population (according to the US Census)	44,164	49,354	56,000	12%

FY2025 Budget Requests								
Y/N City Manager Recommended	**Request**	**Budget Amendments**	**FY 2024 Adjusted Budget**	**FY 2025 Dept Request**	**FY 2026 Dept Request**	**FY 2025 with one time 2024 Revenues**	**Recommended FY 2025 Ongoing**	**Recommended FY 2026 Ongoing**
GENERAL FUND								
Administration								
BA #4	2 New Vehicles	$ 71,000						
Y	Payplan Adjustments			$ 179,006	$ 179,006		$ 179,006	$ 179,006
Y	Reclass Financial Analyst 1 to a 2			$ 4,000	$ 4,000		$ 4,000	$ 4,000
Y	Increase Office Supplies Budget			$ 3,900	$ 3,900		$ 3,900	$ 3,900
N	Management Intern			$ 31,068	$ 31,068			
Building Inspection								
BA #4	Reclass Building Inspector II to a III		$ 308	$ 4,867	$ 4,867		$ 4,867	$ 4,867
Y	Payplan Adjustments			$ 103,278	$ 103,278		$ 103,278	$ 103,278
Treasurer								
BA #3	Increase Admin Bank Charge Budget	$ 100,000						
Y	Payplan Adjustments			$ 8,864	$ 8,864		$ 8,864	$ 8,864
Y	Increase Training Budget			$ 2,000	$ 2,000		$ 2,000	$ 2,000
City Recorder								
BA #3	Increase Deputy Recorder Hours	$ 15,825						
Y	Payplan Adjustments			$ 3,068	$ 3,068		$ 3,068	$ 3,068
Public Relations & Communications								
Y	Payplan Adjustments			$ 11,805	$ 11,805		$ 11,805	$ 11,805
Community Development Department								
Y	Payplan Adjustments			$ 21,009	$ 21,009		$ 21,009	$ 21,009
Elections								
	None							
Engineering								
Y	Payplan Adjustments			$ 53,550	$ 53,550		$ 53,550	$ 53,550
Y	Reclass EIT to an Engineer 1			$ 5,408	$ 5,408		$ 5,408	$ 5,408
Y	Increase Overtime Budget			$ 1,000	$ 1,000		$ 1,000	$ 1,000
Fire								
BA #1	Fire Marshall	$ 3,947						
BA #4	Fire Marshall Vehicle	$ 54,000						
Y	Payplan Adjustments			$ 189,424	$ 189,424		$ 189,424	$ 189,424
Y	3 Firefighter/Paramedics			$ 310,987	$ 310,987		$ 310,987	$ 310,987
General Govt. Building and Grounds								
	None							
Human Resources								
	None							

Y/N City Manager Recommended	Request	Budget Amendments	FY 2024 Adjusted Budget	FY 2025 Dept Request	FY 2026 Dept Request	FY 2025 with one time 2024 Revenues	Recommended FY 2025 Ongoing	Recommended FY 2026 Ongoing
IT Services								
Y	Payplan Adjustments			$ 39,034	$ 39,034		$ 39,034	$ 39,034
Justice Court								
Y	Payplan Adjustments			$ 11,822	$ 11,822		$ 11,822	$ 11,822
Legal Department								
Y	Payplan Adjustments			$ 72,771	$ 72,771		$ 72,771	$ 72,771
Y	Increase Public Defender Budget			$ 20,000	$ 25,000		$ 20,000	$ 25,000
Y	Increase Books and Memberships Budget			$ 500	$ 1,000		$ 500	$ 1,000
Legislative Department								
Y	Payplan Adjustments			$ 789	$ 789		$ 789	$ 789
Library Services								
Y	Payplan Adjustments			$ 44,977	$ 44,977		$ 44,977	$ 44,977
N	Increase Digital Collections Budget			$ 53,000	$ 53,000			
N	Increase Library Programming Budget			$ 10,000	$ 10,000			
N	New Library Programming Associate			$ 26,492	$ 26,492			
Non-Departmental								
BA #3	Increase General Liability Insurance	$ 98,300						
BA #4	Increased Budget for Civic Plus	$ 2,000						
Y	Increase Employee Recognition Budget			$ 19,500	$ 19,500		$ 19,500	$ 19,500
Parks & Open Spaces								
Y	Payplan Adjustments			$ 129,676	$ 129,676		$ 129,676	$ 129,676
Y	Tree Maintenance			$ 114,000	$ 40,000	$ 114,000		$ 40,000
N	New Maintenance 1			$ 117,089	$ 75,389			
Y	Reclass a Maintenance 2 to a 3			$ 7,967	$ 7,967		$ 7,967	$ 7,967
Y	Reclass a Maintenance 4 to a Supervisor			$ 7,844	$ 7,844		$ 7,844	$ 7,844
Y	Increase WeatherTRAK Budget			$ 24,000	$ -	$ 24,000		
Planning & Zoning								
BA #4	Code Compliance Supervisor		$ 98,107	$ 121,713	$ 121,713		$ 121,713	$ 121,713
Y	Payplan Adjustments			$ 85,438	$ 85,438		$ 85,438	$ 85,438
Police - Bluffdale								
BA #1	Bluffdale Police Contract	$ 4,713						
BA #5	Body Cameras	$ 12,000		$ 22,400	$ 22,400		$ 22,400	$ 22,400
Y	Payplan Adjustments			$ 145,797	$ 145,797		$ 145,797	$ 145,797

Y/N City Manager Recommended	Request	Budget Amendments	FY 2024 Adjusted Budget	FY 2025 Dept Request	FY 2026 Dept Request	FY 2025 with one time 2024 Revenues	Recommended FY 2025 Ongoing	Recommended FY 2026 Ongoing
Police								
BA #1	Crime Control and Investigation	$ 3,742						
BA #2	Animal Control	$ 14,500						
BA #5	Body Cameras	$ 26,000		$ 41,000	$ 41,000		$ 41,000	$ 41,000
Y	Payplan Adjustments			$ 500,821	$ 500,821		$ 500,821	$ 500,821
Y	3 New Police Officers			$ 666,126	$ 435,126	$ 231,000	$ 435,126	$ 435,126
Y	PT Investigations Tech to FT		$ 18,454	$ 45,906	$ 45,906		$ 45,906	$ 45,906
N	PT Logistics Tech to FT			$ 51,319	$ 51,319			
Y	Increase Vehicle Maintenance Budget			$ 29,200	$ 29,200		$ 29,200	$ 29,200
Public Improvements								
Y	Payplan Adjustments			$ 13,976	$ 13,976		$ 13,976	$ 13,976
Y	Reclass a Public Inspectors 1 to 2			$ 10,716	$ 10,716		$ 10,716	$ 10,716
Y	Increase Miscellaneous Budget			$ 1,500	$ 1,500		$ 1,500	$ 1,500
Public Works								
BA #4	Fleet Software	$ 29,000		$ 29,000	$ 10,000		$ 10,000	$ 10,000
BA #4	Reclass an Admin Assistant to a Senior Public Works Technician		$ 781	$ 3,109	$ 3,109		$ 3,109	$ 3,109
Y	Payplan Adjustments			$ 59,898	$ 59,898		$ 59,898	$ 59,898
N	Vehicle Hoist System			$ 68,715	$ -			
N	Fleet Mechanic III			$ 224,257	$ 93,257			
N	GPS Cameras for 159 Vehicles			$ 60,000	$ 50,000			
Recreation								
BA #1	PT Recreation Coordinator to FT	$ 50,697						
BA #1	Equipment Purchases	$ 25,000						
Y	Payplan Adjustments			$ 51,294	$ 51,294	$ 51,294	$ 51,294	$ 51,294
Y	Increase Concessions Budget			$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
Y	Increase Flag Football Budget			$ 1,900	$ 1,900	$ 1,900	$ 1,900	$ 1,900
Y	Increase Pickleball Budget			$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500
Y	Increase Soccer Budget			$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000
Y	Increase Volleyball Budget			$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000
Y	Defund Golf			$ (5,000)	$ (5,000)	$ (5,000)	$ (5,000)	$ (5,000)

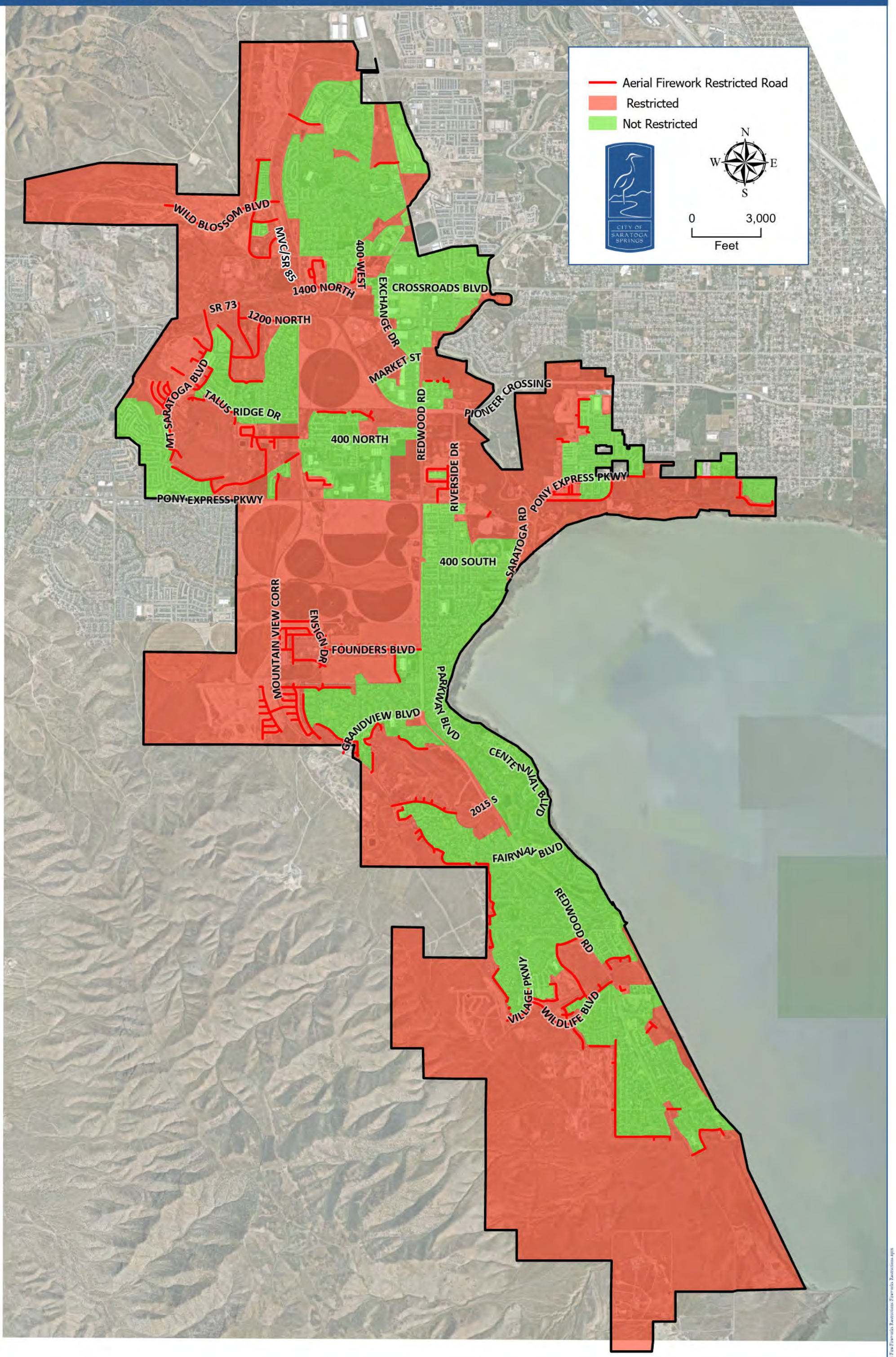
Y/N City Manager Recommended	Request	Budget Amendments	FY 2024 Adjusted Budget	FY 2025 Dept Request	FY 2026 Dept Request	FY 2025 with one time 2024 Revenues	Recommended FY 2025 Ongoing	Recommended FY 2026 Ongoing
Streets								
BA #3	Defund Vehicle Lease Payments Budget		$ (43,500)					
BA #3	Increase Snow Removal Budget		$ 43,500					
Y	Payplan Adjustments			$ 30,107	$ 30,107		$ 30,107	$ 30,107
Y	Increase Overtime Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
Y	Increase Signals Budget			$ 50,000	$ 25,000		$ 50,000	$ 25,000
Y	Increase Striping Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
Y	Increase Uniforms/Clothing Budget			$ 2,100	$ 2,100		$ 2,100	$ 2,100
Utility Billing								
Y	Payplan Adjustments			$ 26,375	$ 26,375		$ 26,375	$ 26,375
General Fund Total		**$ 439,724**	**$ 117,650**	**$ 4,055,861**	**$ 3,436,946**	**$ 369,000**	**$ 3,025,922**	**$ 3,046,422**
STORM DRAIN CAPITAL PROJ FUND								
BA #2	Defund Redwood Road SD Cleaning	$ (124)						
BA #2	Fox Hollow Debris Basin	$ 159,902						
BA #2	Defund Lake Mountain Est DS1 & PS1	$ (257)						
BA #3	Repair Lower Clark Canyon Drainage	$ 10,000						
BA #4	Storm Drain Masterplanning	$ 51,595						
Y	Fox Hollow Debris Basin			$ 1,700,000			$ 1,700,000	
Storm Drain Impact Fund Total		**$ 221,116**	**$ -**	**$ 1,700,000**	**$ -**	**$ -**	**$ 1,700,000**	**$ -**
PARKS CAPITAL PROJECTS FUND								
BA #1	Shoreline Trail	$ 1,070,000						
BA #1	Redwood Road Trail Segments	$ 300,000						
BA #1	Hot Springs	$ 350,000						
BA #2	South Marina	$ 500,000						
BA #2	Hot Springs	$ 344,707						
BA #3	South Marina Project	$ 25,000						
BA #3	BLM Bike Trails	$ 30,000						
BA #3	Defund Hot Springs Project	$ (340,630)						
BA #3	Heron Hills Park Road Base	$ 20,011						
BA #4	Parks Masterplan	$ 15,000						
BA #4	North Redwood Trail	$ 7,664						
Y	Patriot Park			$ 30,000			$ 30,000	
Y	Heron Hills			$ 15,000			$ 15,000	
Parks Impact Fund Total		**$ 2,321,752**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2024 Adjusted Budget	FY 2025 Dept Request	FY 2026 Dept Request	FY 2025 with one time 2024 Revenues	Recommended FY 2025 Ongoing	Recommended FY 2026 Ongoing
ROADS CAPITAL PROJECTS FUND								
BA #2	Pony Express Connector	$ 191,852						
BA #3	145 N Corridor Preservation	$ 50,000						
BA #4	Pony Express Extension	$ 313,320						
BA #4	Pony Express Connector	$ 110,321						
BA #4	Saratoga Rd 145 N Widening	$ 2,000,000						
BA #4	MVC Widening	$ 600,000						
BA #4	400 East Widening	$ 1,000,000						
Y	400 East Cross Roads BLVD to Lehi			$ 1,000,000	$ 2,579,350		$ 1,000,000	$ 2,579,350
Y	145 N and Saratoga Road Widening		$ 5,000,000	$ 7,012,550			$ 7,012,550	
Y	Traffic Signal at MVC & 400 North			$ 451,000			$ 451,000	
Y	MVC Widening		$ 600,000	$ 3,000,000			$ 3,000,000	
Roads Impact Fund Total		**$ 4,265,493**	**$ 5,600,000**	**$ 11,463,550**	**$ 2,579,350**	**$ -**	**$ 11,463,550**	**$ 2,579,350**
PUBLIC SAFETY CAPITAL PROJ FUND								
BA #3	North Fire Station Work	$ 240,000						
Y	Public Safety Master Plan			$ 75,000			$ 75,000	
Public Safety Impact Fund Total		**$ 240,000**	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ 75,000**	**$ -**
CAPITAL PROJECTS FUND								
BA #2	Transfer to Parks Fund	$ 500,000						
BA #3	Helical Peers for South Fire Station	$ 36,500						
BA #3	Defund Capital Equipment Budget	$ (151,025)						
BA #3	Increase Fleet Replacement Fund Budget	$ 129,816						
BA #3	Increase Equipment Replacement Fund Budget	$ 151,025						
BA #4	Loan to Fund 33 (145 N and 2300 W)	$ 2,000,000		$ (2,000,000)			$ (5,000,000)	
BA #4	Loan to Fund 33 (MVC)	$ 600,000		$ 3,000,000	$ (2,000,000)		$ 3,000,000	$ (2,000,000)
BA #4	Modular Office Space	$ 100,000						
Y	Fleet Replacement Fund Budget			$ 1,350,000	$ 1,350,000		$ 1,350,000	$ 1,350,000
Y	Equipment Replacement Fund Budget			$ 250,000	$ 250,000		$ 250,000	$ 250,000
Y	Public Works Building			$ 60,000			$ 60,000	
General Capital Fund Total		**$ 3,366,316**	**$ -**	**$ 2,660,000**	**$ (400,000)**	**$ -**	**$ (340,000)**	**$ (400,000)**
GARBAGE UTILITY FUND								
Y	Increase Contract Services Budget			$ 400,000	$ 400,000			
Garbage Utility Fund Total		**$ -**	**$ -**	**$ 400,000**	**$ 400,000**	**$ -**	**$ -**	**$ -**
CDRA FUND								
Y	Increase Developer Agreements Budget			$ 80,000	$ 80,000			
CDRA Fund Total		**$ -**	**$ -**	**$ 80,000**	**$ 80,000**	**$ -**	**$ -**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2024 Adjusted Budget	FY 2025 Dept Request	FY 2026 Dept Request	FY 2025 with one time 2024 Revenues	Recommended FY 2025 Ongoing	Recommended FY 2026 Ongoing
STREET LIGHTING FUND								
BA #4	Reclass Maintenance III to an Electrician Apprentice		$ 1,186	$ 2,803	$ 2,803		$ 2,803	$ 2,803
Y	Payplan Adjustments			$ 15,670	$ 15,670		$ 15,670	$ 15,670
Streetlighting Fund Total		**$ -**	**$ -**	**$ 15,670**	**$ 15,670**	**$ -**	**$ 15,670**	**$ 15,670**
WATER FUND								
Culinary Water								
BA #1	Electrical Upgrades at Jacobs Ranch Well	$ 250,000						
Y	Payplan Adjustments			$ 98,190	$ 98,190		$ 98,190	$ 98,190
Y	Vac Valve Maintenance Trailer (50/50 split with Secondary Water)			$ 65,190			$ 65,190	
Secondary Water								
Y	Payplan Adjustments			$ 42,217	$ 42,217		$ 42,217	$ 42,217
Y	Vac Valve Maintenance Trailer (50/50 split with Culinary Water)			$ 65,190			$ 65,190	
Water Operations Fund Total		**$ 250,000**	**$ -**	**$ 270,787**	**$ 140,407**	**$ -**	**$ 270,787**	**$ 140,407**
CULINARY WATER CAPITAL PROJ FUND								
BA #1	Foothill Water Booster	$ 2,600,000						
BA #4	Wildflower Zone 4 Drinking Water	$ 15,000						
Water Culinary Impact Fund Total		**$ 2,615,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2NDARY WATER CAPITAL PROJ FUND								
BA #4	Wildflower Zone 4 Drinking Water	$ 5,000						
Water Secondary Impact Fund Total		**$ 5,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
SEWER FUND								
BA #3	Decrease TSSD Sewer Connection Payments	$ (2,000,000)						
BA #3	Increase Sewage Treatment Budget	$ 500,000						
Y	Payplan Adjustments			$ 51,103	$ 51,103		$ 51,103	$ 51,103
Y	Increase Sewage Treatment Budget			$ 400,000	$ 400,000			
Sewer Operations Fund Total		**$ (1,500,000)**	**$ -**	**$ 451,103**	**$ 451,103**	**$ -**	**$ 51,103**	**$ 51,103**
WASTEWATER CAPITAL PROJ FUND								
BA #2	Wetland Mitigation at Lock Lomond	$ 45,000						
BA #2	Wildflower Lift Station	$ 17,673						
BA #2	Lift Station 10	$ 106,462						
BA #3	North Sewer Capacity Projects	$ 15,000						
BA #3	Grandview to Ring Road Sewer	$ 423,391						
BA #4	MVC South Sewer Alignment Study	$ 20,000						
Sewer Impact Fee Fund Total		**$ 627,526**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2024 Adjusted Budget	FY 2025 Dept Request	FY 2026 Dept Request	FY 2025 with one time 2024 Revenues	Recommended FY 2025 Ongoing	Recommended FY 2026 Ongoing
STORM DRAIN ENTERPRISE FUND								
BA #3	Repairs to SSD	$ 10,000						
Y	Payplan Adjustments			$ 31,976	$ 31,976		$ 31,976	$ 31,976
Y	Reclass a Maintenance 1 to a 2			$ 7,331	$ 7,331		$ 7,331	$ 7,331
Y	Increase Fuel Budget			$ 1,000	$ 1,000		$ 1,000	$ 1,000
Storm Drain Operations Fund Total		**$ 10,000**	**$ -**	**$ 40,307**	**$ 40,307**	**$ -**	**$ 40,307**	**$ 40,307**
WATER RIGHTS FUND								
Y	Spanish Fork Water Purchase			$ 3,000,000			$ 3,000,000	
Y	Mapleton Water Purchase			$ 200,000			$ 200,000	
Y	Beckstead water purchase			$ 102,000			$ 102,000	
Water Rights Operations Fund Total		**$ -**	**$ -**	**$ 3,302,000**	**$ -**	**$ -**	**$ 3,302,000**	**$ -**
Grand Totals		$ 12,861,927	$ 5,717,650	$ 24,514,278	$ 6,743,783	$ 369,000	$ 19,604,339	$ 5,473,259

Fireworks Restrictions 2024



28 March 2024

S:\GIS Fire Firework Restrictions Fireworks Restrictions.aprx

Road Name

* indicates partial road restriction, see map for details

1000 WEST
1200 NORTH
* 1400 NORTH
* 145 NORTH
400 WEST
665 WEST
* ALTA VIEW DR
* APPALOOSA DR
ARABIAN WAY
* AUTUMN CREEK DR
BANNER DR
BARLOW CT
BARLOW LN
* BARTON DR
* BEARING DR
* BELLWEATHER DR
BENNEDICT DR
BERETTA DR
BETH CIR
BLACK TAIL ST
BLAIR WAY
* BLUE HERON DR
BOSEMAN WAY
BOXELDER DR
BROCKET ST
* BROWNING DR
CAHILL AVE
* CANDLELIGHT DR
CANNAVALE CT
CANTERBURY CT
CARACARA ST
CAROLINE DR
CARPENTER LN
CASI WAY
CHIANTI ST
CHOKECHERRY ST
CIMARRON AVE
CLARK DR
COLONNADE RD
* COLT DR
COMMERCIAL WAY
COUNTRY RD
* COZY LN
DANDELION DR
* DEER CANYON DR

DEVONSHIRE CIR
* DEVONSHIRE DR
DUNN DR
EAGLES NEST WAY
ENSIGN DR
EVANS LN
* FAIRFIELD RD
* FALL HARVEST DR
FALLOW DR
FLOTSAM WAY
* FOUNDERS BLVD
* FOX HOLLOW DR
FREMONT ST
GALLERY ST
GILLIAN WAY
GOSSAMER LN
GRAND TOUR DR
* GRANDVIEW BLVD
GREEN HILL CT
* GREENHEAD DR
HACKBERRY ST
HALLMARK DR
HALVORSEN PKWY
* HARBOR PKWY
HARRIER DR
* HARVEST HILLS BLVD
HEATHERCREST DR
HEPPLER LN
* HERALD DR
* HICKORY ST
HIDDLESTONE WAY
HIGHPASS DR
HILLS CT
HILLS DR
* HUNTER DR
JAKE DR
* JAMAICA WAY
KINTAIL ST
KOLLMAN LN
* LAKE VISTA DR
* LAKEVIEW DR
* LANDVIEW DR
LARIAT BLVD
* LAZARET AVE
LEROY CIR
* LEXINGTON WAY
* LIGHTHOUSE DR

LONE TREE LN
LOUISA DR
LOVELAND LN
* LUBBER LN
* LUKAS LN
MAHOGONY ST
* MAJESTIC DR
MARIGOLD DR
MARLIN AVE
MATHILDA DR
* MEADOW CREST WAY
MEADOW SIDE DR
MERCHANT RD
* MERIDIAN DR
MEZZANINE LN
MIDLAND DR
* MISTY SAGE WAY
* MONTEGO DR
MOUNTAIN SHADOW LN
* MT SARATOGA BLVD
NETLEAF ST
NIGHT HERON CV
* NORTHGATE
* OLD FARM RD
OLSON DR
OVERLOOK CIR
PARADE AVE
PARK LN
* PARKSIDE DR
* PARLEY DR
* PELICAN LN
PEONY DR
* PILOT ST
PINE MOUNTAIN DR
PINNACLE CT
* PINNACLE LN
* PONDSIDE DR
PORTICO LN
* PUDDLE LN
* PYRE DR
* QUAILHILL RD
RAMBLE AVE
RANKEN LN
* RED WOLF DR
* ROAN AVE
ROCKY CREEK WAY
ROCKY RIDGE CT

ROCKY RIDGE LN
RUDDY CLOVER LN
* RUDDY WAY
RUSSO DR
SADDLE BROOK DR
SAGE VIEW CT
* SAGEHILL DR
SAMBER CIR
SARA DR
* SARATOGA RD
SARATOGA VIEW LN
* SCHOONER DR
SCOTTS CV
SCUTTLEBUTT LN
* SEASIDE ST
SERVICEBERRY ST
SIKA CIR
SKYLINE DR
* SPINNAKER BAY DR
* SPRING MEADOW DR
STARRY WAY
* STETSON AVE
* STILLWATER DR
* STROLL AVE
SUMMIT VIEW DR
* SUNRISE DR
SUNRISE PEAK CIR
* SWAINSON AVE
TALLULAH LN
* TALUS RIDGE DR
* THOROUGHBRED DR
* TRIDENT DR
UTAH COTTAGE DR
VALLEY VIEW DR
* VILLAGE PKWY
* WASATCH DR
WILD BLOSSOM BLVD
* WILDLIFE BLVD
* WOODRUN WAY
* WRANGLER AVE
* YELLOW BILL DR

ORDINANCE NO. 24-13 (4-9-24)

AN ORDINANCE OF THE SARATOGA SPRINGS CITY COUNCIL PURSUANT TO UTAH CODE SECTIONS 53-7-225 AND 15A-5-202.5 AMENDING THE MAP OF FIREWORKS RESTRICTIONS WITHIN THE CITY OF SARATOGA SPRINGS, UTAH, AND AMENDING CHAPTER 10.09 OF THE CITY CODE ACCORDINGLY

WHEREAS, Utah Code Sections 53-7-225 and 15A-5-202.5 require, among other things, a municipal legislative body to identify areas where the discharge of fireworks is prohibited and to provide such a map to the respective county by May 1st of each year; and

WHEREAS, the Saratoga Springs City Council (the "Council") met in regular session on April 9, 2024, to consider among other things, regulating, preventing, and banning the discharge of fireworks or use any ignition source including lighters, matches, sky lanterns, and smoking materials within certain areas of the city; and

WHEREAS, the Saratoga Springs Fire Chief ("Fire Chief") has advised the Council that existing hazardous environmental conditions necessitate controlled use of any ignition source including fireworks, lighters, matches, sky lanterns, and smoking materials in bush-covered, dry grass-covered, and mountainous areas, within 200 feet of waterways, trails, canyons, washes, ravines, or similar area, in Wildland-Urban Interface areas in the City, or in a limited area outside the hazardous areas described above to facilitate a readily identifiable closed area ("Restricted Areas"); and

WHEREAS, the Fire Chief has produced a map ("Map") that identifies the Restricted Areas in the City, which has been amended from time-to-time; and

WHEREAS, the Council finds that the amended Restricted Areas on the Map designated for closure are closed areas along readily identifiable features like major roadways, waterways, or geographic features; and

WHEREAS, the Council finds that based on the Map the boundary of the Restricted Areas is as close as is practical to the defined hazardous area, provided that the closed area may include areas outside of the hazardous area to facilitate a readily identifiable line; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of Saratoga Springs to ban the use of fireworks and other ignition sources within the Restricted Areas shown on the amended Map in the City of Saratoga Springs, Utah.

NOW, THEREFORE, BE IT ORDAINED by the City Council as follows:

SECTION I – ENACTMENT

Pursuant to Utah Code Sections 53-7-225 and 15A-502.5, the City Council hereby amends the Map of the boundary of Restricted Areas with the City of Saratoga Springs, Utah, where the discharge of fireworks is prohibited. Chapter 10.09 of the City Code is hereby amended to update the map identified therein as Figure 1.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this __ of _____, 20__.

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Audrey Barton	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A
Fireworks Restricted Areas

City Council Staff Report

Author: Jeff Pearson, Civil Engineer
Subject: Reimbursement Agreement for Beacon Point V-2
Date: April 9, 2024
Type of Item: Legislative Action

SARATOGA SPRINGS

1. **Summary:** The developer of the subject plat(s), Suburban Land Reserve, Inc., a Utah corporation, will install City system improvements.

2. **Funding Sources:** Impact fee credits, impact fee funds and cash in a funded budget cycle.

   A. Drinking Water: $146,496.00
   B. Secondary Water: $1,144,722.64
   C. Sewer: $147,574.00
   D. Storm Drain: $0
   E. Open Space (Trails): $0
   F. Transportation: $175,077.83

3. **Review:**

   The engineering plans have been accepted for construction, and construction is complete. The Engineering Department found the improvements listed in the reimbursement agreement to be consistent with the engineering plans. The City Attorney found the agreement to be acceptable as to form.

4. **Alternatives:** The following alternative motions are available to the Council in consideration of the proposed reimbursement agreement:

   <u>Adoption</u>

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with 6 for system improvements being installed with the subject development."

   <u>Alternative Motion with Modifications</u>

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with Suburban Land Reserve, Inc., a Utah corporation for system improvements being installed with the subject development, with the following modifications:"

   A. _____

B. _____
C. _____

Negative Motion

"I move to deny the attached resolution for the City to enter into this reimbursement agreement."

5. Attachments:

A. Proposed Reimbursement Agreement
B. Proposed Resolution

REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

This Reimbursement Agreement and Release of All Claims (hereinafter "Agreement") is made and entered into as of the 9th day of April, 2024, by and between CITY OF SARATOGA SPRINGS, a Utah municipal corporation, (the "City"), and Suburban Land Reserve, Inc., a Utah corporation, (the "Developer").

RECITALS:

WHEREAS, Developer is developing subdivisions within the City, which subdivision plats will be recorded as Beacon Point Village 2 ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, water, irrigation, sewer, storm drain, and other improvements that are necessary to meet the needs only of the Project ("Project Improvements"); and

WHEREAS, Developer has agreed to complete certain improvements, or portions thereof, within the Project, that are above and beyond what are required to service the Project and that provide a benefit to the City and the community at large ("System Improvements"), which improvements or portions thereof are more particularly described in **Exhibit A**, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in full and complete satisfaction of any additional expenses incurred by Developer relating to the System Improvements.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

AGREEMENT

1. CONSIDERATION

As a compromise and full settlement of all claims which Developer may have against the City with respect to the installation of all improvements for the Project, whether or not such improvements are System Improvements, Developer agrees to accept the consideration provided for in this Agreement and to withdraw with prejudice and waive any and all claims it may have against the City for compensation, reimbursement, capacity reservations, and credits with regard to the System Improvements and any and all other improvements required for the Project. Developer agrees to comply with the provisions in this Agreement and to install the Project and System Improvements.

2. REIMBURSABLE EXPENSES

Developer and City hereby agree that Developer's expenditures attached hereto as **Exhibit A**, which is incorporated herein by this reference, enumerates in full the actual additional expenses incurred by Developer to install the System Improvements which are eligible for reimbursement (the "Reimbursable Expenses").

Subject to the terms of this agreement, Developer agrees to accept a reimbursement in an amount up to the total eligible reimbursable expenses of **$1,613,870.47** ("Reimbursement" or "Reimbursement

Amount") as satisfaction in whole of City's obligations under this agreement and with respect to the installation of any and all Project and System Improvements.

3. ADDITIONAL TERMS OF REIMBURSEMENT

As material consideration of the Reimbursement, installation of the System Improvements, and other provisions of this Agreement, Developer and City agrees as follows:

A. Reimbursement shall be based upon the unit prices and quantities specified in Exhibit A. Exhibit A represents the actual quantities and measurements of work performed during the installation of the System Improvements as evidenced by material tickets and invoices. City acknowledges sufficient evidence has been provided as to the actual quantities and prices of the installed and accepted System Improvements. In no case shall the City be obligated to reimburse Developer for expenses that exceed the Reimbursement Amount specified in Exhibit A. Further, in no case shall City reimburse Developer for any labor, products, tools, equipment, plant, transportation, services, incidentals, erection, installation costs, overhead, or any item not listed in Exhibit A. Prior to reimbursement, the following requirements must be met:

   i. Developer shall submit a request for reimbursement in writing after full installation.

   ii. Prior to any reimbursement, Developer shall post applicable performance and warranty bonds in accordance with City ordinances to guarantee the installation and workmanship of the System Improvements and to ensure that the System Improvements remain in good condition and free from defects for a period of one (1) year, in accordance with City ordinances, regulations, and standards.

   iii. Prior to any reimbursement, City must approve the System Improvements in writing in connection with the standard inspections conducted by City to ensure that the System Improvements are constructed per City standards.

   iv. Prior to any reimbursement, Developer shall deliver a certified set of as-built plans (in both paper and electronic format) along with the verified actual costs of construction of the Improvements.

   v. City shall first issue impact fee credits for up to the Reimbursement Amount. If the Reimbursement Amount exceeds impact fees owed by the Developer, the City shall issue payment to Developer for the remaining difference, subject to previously-executed reimbursement agreements for other impact fee projects, the availability of impact fee funds, and all City policies and state law requirements with respect to budgeting for capital expenses. Developer understands, acknowledges, and agrees that City has or may have preexisting reimbursement obligations pursuant to other reimbursement agreements executed prior to this Agreement to which Developer's rights are subordinate. Subject to these stipulations, City will make its best efforts to reimburse the Reimbursement Amount as soon as impact fee funds are made available.

4. MUTUAL RELEASE OF CLAIMS

In return for the Reimbursement and installation of the System Improvements, as well as all other promises, covenants, and consideration in this Agreement, the receipt and sufficiency of which is hereby acknowledged and accepted, each party hereby fully and completely releases and forever discharges the other party, its elected officials, officers, agents, servants, employees, and former elected officials, officers, agents, servants, and employees from any and all claims, damages, and demands of every nature whatsoever which were asserted, could have been asserted, or will be asserted by either party arising out of and pertaining to each party's obligations for System Improvements and other Project Improvements, including but not limited to any claims for impact fee credits, illegal exactions, reimbursements, or credits because of Developer's installation of System Improvements and Project Improvements.

5. AUTHORITY TO SETTLE; INDEMNIFICATION

As an express condition of this Agreement, the signor below represents and warrants that he or she and Developer:

A. have the power to enter into and perform this Agreement;
B. are the lawful representatives of the Developer;
C. are the sole owner(s), assignee(s), heir(s), obligor(s), beneficiary(ies), etc. of the Project and the consideration in this Agreement;
D. have not transferred, assigned, or sold, or promised to transfer, assign, or sell their interest in the Project; and
E. shall indemnify, defend, and hold harmless the City with respect to any future claim related to this Agreement and with respect to any claim against the City for compensation, reimbursement, reservation of capacities, and credits for the installation of the System Improvements or Project Improvements brought against the City by any party, person, entity, corporation, homeowners association, government entity, third party, etc.

6. PARTIES REPRESENTATIVES; NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered in person or after three business days if mailed by registered or certified mail, postage prepaid, addressed to the following:

If to Developer:

Suburban Land Reserve, Inc.
Attn: Ryan Bull
51 S Main St Suite 301
Salt Lake City, UT 84111
Telephone: (801) 321-8756

If to City:

City of Saratoga Springs
Attn: City Manager – Mark Christensen
1307 N. Commerce Drive, Suite 200
Saratoga Springs, Utah 84045
Telephone: (801) 766-9793
Facsimile: (801) 766-9794

Either party shall have the right to specify in writing another name or address to which subsequent notices to such party shall be given. Such notice shall be given as provided above.

7. COMPLETE AGREEMENT, MODIFICATION

This Agreement, together with the attached exhibits, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings, contracts, or agreements, whether written or oral, between the parties on all matters. This Agreement cannot be modified except by written agreement between the Parties.

8. SETTLEMENT

The undersigned certifies that he or she has read this Agreement, that it:

A. voluntarily enters into it of its own free will;
B. has had ample opportunity to review this Agreement with legal counsel;
C. is a legally incorporated entity;
D. has performed all corporate formalities to execute this Agreement; and
E. accepts the consideration set forth herein is in full accord and satisfaction of claims which it may have with respect to the subject matter.

9. ATTORNEY FEES

Each party hereto shall bear its own attorneys' fees and costs arising from the actions of its own counsel in connection with this Agreement and the subject matter. In any action of any kind relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees and costs from the non-prevailing party in addition to any other recovery to which the prevailing party is entitled.

10. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall adversely affect any immunity from suit, or any right, privilege, claim, or defense, which the City or its employees, officers, and directors may assert under state or federal law, including but not limited to The Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101 et seq., (the "Act"). All claims against the City or its employees, officers, and directors are subject to the provisions of the Act, which Act controls all procedures and limitations in connection with any claim of liability.

11. MISCELLANEOUS PROVISIONS

A. If, after the date hereof, any provision of this Agreement is held to be invalid, illegal, or unenforceable under present or future law effective during its term, such provisions shall be fully severable. In lieu thereof, there shall be added a provision, as may be possible, that give effect to the original intent of this Agreement and is legal, valid, and enforceable.
B. The validity, construction, interpretation, and administration of this Agreement shall be governed by the laws of the State of Utah.
C. All titles, headings, and captions used in this Agreement have been included for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement.
D. This Agreement and release given hereunder shall be effective upon execution by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Reimbursement Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

ATTEST:

CITY OF SARATOGA SPRINGS

By:_____
City Recorder

_____
City Manager

Approved as to Form:

_____
City Attorney

DEVELOPER

By:_____

Its:_____

State of Utah)
:ss
County of Utah)

On this 9th day of April, 2024, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the authorized representative of Suburban Land Reserve, Inc., a Utah Corporation, and said document was signed by him/her in behalf of said company/corporation by proper authority, and he/she acknowledged to me that said company/corporation executed the same.

_____
Notary Public

EXHIBIT A

SARATOGA SPRINGS

Saratoga Springs Reimbursement Exhibit Summary
Project: Beacon Point Village 2
By: JRP
Date: 3/26/2024

Reimbursable Item Category				New Total Cost
Drinking Water				$ 146,496.00
Secondary Water				$ 1,144,722.64
Sanitary Sewer				$ 147,574.00
Storm Drain				
Transportation				$ 175,077.83
Parks				

Total Reimbursable Cost **$ 1,613,870.47**

RESOLUTION NO. R24-21 (4-9-2024)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH, APPROVING A REIMBURSEMENT AGREEMENT WITH SUBURBAN LAND RESERVE, INC., A UTAH CORPORTATION

WHEREAS, Developer is developing a master planned project within the City, known as "Beacon Point Village 2" ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, water, irrigation, sewer, storm drain, and other improvements; and

WHEREAS, Developer has agreed to complete certain improvements ("System Improvements") within the Project above and beyond what is required to service the Project, which are more particularly enumerated in the Public Improvements Reimbursement Agreements, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will provide capacity that benefits neighboring properties and the City; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in satisfaction in whole of any additional expenses incurred by Developer relating to the System Improvements that will benefit other neighboring properties and the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the Public Improvements Reimbursement Agreements attached as Exhibit 1 is approved and the City Manager or Mayor is authorized to sign said Agreements. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 9th day of April, 2024

City of Saratoga Springs

_____
Mayor

Attest:

_____
City Recorder's Office

EXHIBIT 1

City Council Staff Report

Author: Daniel McRae, Assistant City Engineer
Subject: Reimbursement Agreement for Brixton Park Plat B - Phase 1 (Offsite Sewer S3 & S5)
Date: April 9, 2024
Type of Item: Legislative Action

CITY OF SARATOGA SPRINGS

1. **Summary:** The developer of the subject plat(s), Saratoga 262 Partners LLC, a Utah limited liability company, will install City system improvements.

2. **Funding Sources:** Impact fee credits, impact fee funds and cash in a funded budget cycle.

   A. Sanitary Sewer (ALREADY BUILT): $126,277
   B. Sanitary Sewer (TO BE BUILT): $615,419

3. **Review:**
   The engineering plans were accepted for construction. The Engineering Department found the improvements listed in the reimbursement agreement to be consistent with the accepted engineering plans. The City Attorney found the agreement to be acceptable as to form.

4. **Alternatives:** The following alternative motions are available to the Council in consideration of the proposed reimbursement agreement:

   <u>Adoption</u>

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with Saratoga 262 Partners LLC, a Utah limited liability company, for system improvements being installed with the subject development."

   <u>Alternative Motion with Modifications</u>

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with Saratoga 262 Partners LLC, a Utah limited liability company, for system improvements being installed with the subject development, with the following modifications:"

   A. _____
   B. _____
   C. _____

Negative Motion

"I move to deny the attached resolution for the City to enter into this reimbursement agreement."

5. Attachments:

A. Proposed Reimbursement Agreement
B. Proposed Resolution

REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

This Reimbursement Agreement and Release of All Claims (hereinafter "Agreement") is made and entered into as of the ___ day of _____, 202__, by and between CITY OF SARATOGA SPRINGS, a Utah municipal corporation, (the "City"), and Saratoga 262 Partners LLC, a Utah limited liability company (the "Developer").

RECITALS:

WHEREAS, Developer is developing subdivisions within the City, which subdivision plats will be recorded as BRIXTON PARK PLAT B – PHASE 1 ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, water, irrigation, sewer, storm drain, and other improvements that are necessary to meet the needs only of the Project ("Project Improvements"); and

WHEREAS, Developer has agreed to complete certain improvements, or portions thereof, within the Project, that are above and beyond what are required to service the Project and that provide a benefit to the City and the community at large ("System Improvements"), which improvements or portions thereof are more particularly described in **Exhibit A**, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in full and complete satisfaction of any additional expenses incurred by Developer relating to the System Improvements.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

AGREEMENT

1. CONSIDERATION

As a compromise and full settlement of all claims which Developer may have against the City with respect to the installation of all improvements for the Project, whether or not such improvements are System Improvements, Developer agrees to accept the consideration provided for in this Agreement and to withdraw with prejudice and waive any and all claims it may have against the City for compensation, reimbursement, capacity reservations, and credits with regard to the System Improvements and any and all other improvements required for the Project. Developer agrees to comply with the provisions in this Agreement, to install the Project and System Improvements in a timely manner, and to grant City and other developers reasonable and convenient access at no charge to said Project and System Improvements.

2. REIMBURSABLE EXPENSES

Developer and City hereby agree that Developer's bid attached hereto as **Exhibit A**, which is incorporated herein by this reference, enumerates in full the estimated additional expenses incurred by Developer to install the System Improvements which are eligible for reimbursement (the "Reimbursable Expenses").

Subject to the terms of this agreement, Developer agrees to accept a reimbursement in an amount up to the total eligible reimbursable expenses of **$741,696** ("Reimbursement" or "Reimbursement Amount") as satisfaction in whole of City's obligations under this agreement and with respect to the installation of any and all Project and System Improvements.

3. ADDITIONAL TERMS OF REIMBURSEMENT

As material consideration of the Reimbursement, installation of the System Improvements, and other provisions of this Agreement, Developer and City agrees as follows:

A. Reimbursement shall be primarily based upon the unit prices and quantities specified in Exhibit A. Exhibit A represents plan quantities while final reimbursement shall be based on the actual quantities and measurements of work performed during the installation of the System Improvements as evidenced by material tickets and invoices. In no case shall the City be obligated to reimburse Developer for an item until sufficient evidence is provided as to the actual quantities and prices of the installed and accepted System Improvements. In addition, in no case shall the City be obligated to reimburse Developer for expenses that exceed one hundred ten percent (110%) of the Reimbursement Amount. Further, in no case shall City reimburse Developer for any labor, products, tools, equipment, plant, transportation, services, incidentals, erection, installation costs, overhead, or any item not listed in Exhibit A. Prior to reimbursement, the following requirements must be met:

   i. Developer shall submit a request for reimbursement in writing after full installation.

   ii. Prior to any reimbursement, Developer shall post applicable performance and warranty bonds in accordance with City ordinances to guarantee the installation and workmanship of the System Improvements and to ensure that the System Improvements remain in good condition and free from defects for a period of one (1) year, in accordance with City ordinances, regulations, and standards.

   iii. Prior to any reimbursement, City must approve the System Improvements in writing in connection with the standard inspections conducted by City to ensure that the System Improvements are constructed per City standards.

   iv. Prior to any reimbursement, Developer shall deliver a certified set of as-built plans (in both paper and electronic format) along with the verified actual costs of construction of the Improvements.

   v. City shall first issue impact fee credits for up to the Reimbursement Amount. If the Reimbursement Amount exceeds impact fees owed by the Developer, the City shall issue payment to Developer for the remaining difference, subject to previously-executed reimbursement agreements for other impact fee projects, the availability of impact fee funds, and all City policies and state law requirements with respect to budgeting for capital expenses. Developer understands, acknowledges, and agrees that City has or may have preexisting reimbursement obligations pursuant to other reimbursement agreements executed prior to this Agreement to which Developer's rights are subordinate. Subject to these stipulations, City will make its best efforts to reimburse the Reimbursement Amount as soon as impact fee funds are made available.

B. As an express condition of this Agreement, Developer shall grant City and other developers reasonable and convenient access at no charge to the Project and System Improvements listed in this Agreement through the granting of express easements or other instruments deemed necessary by City. Developer shall not create or cause to be created spite strips (e.g., private strips of land, etc.), barriers, or any other impediments to prevent City, adjacent landowners, or other developers in the City from using or accessing the Project and System Improvements in this Agreement.

4. MUTUAL RELEASE OF CLAIMS

In return for the Reimbursement and installation of the System Improvements, as well as all other promises, covenants, and consideration in this Agreement, the receipt and sufficiency of which is hereby acknowledged and accepted, each party hereby fully and completely releases and forever discharges the other party, its elected officials, officers, agents, servants, employees, and former elected officials, officers, agents, servants, and employees from any and all claims, damages, and demands of every nature whatsoever which were asserted, could have been asserted, or will be asserted by either party arising out of and pertaining to each party's obligations for System Improvements and other Project Improvements, including but not limited to any claims for impact fee credits, illegal exactions, reimbursements, or credits because of Developer's installation of System Improvements and Project Improvements.

5. AUTHORITY TO SETTLE; INDEMNIFICATION

As an express condition of this Agreement, the signor below represents and warrants that he or she and Developer:

A. have the power to enter into and perform this Agreement;
B. are the lawful representatives of the Developer;
C. are the sole owner(s), assignee(s), heir(s), obligor(s), beneficiary(ies), etc. of the Project and the consideration in this Agreement;
D. have not transferred, assigned, or sold, or promised to transfer, assign, or sell their interest in the Project; and
E. shall indemnify, defend, and hold harmless the City with respect to any future claim related to this Agreement and with respect to any claim against the City for compensation, reimbursement, reservation of capacities, and credits for the installation of the System Improvements or Project Improvements brought against the City by any party, person, entity, corporation, homeowners association, government entity, third party, etc.

6. PARTIES REPRESENTATIVES; NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered in person or after three business days if mailed by registered or certified mail, postage prepaid, addressed to the following:

If to Developer:
Trey Orsak, Director of Operations
High Ground Development, Inc. for Saratoga 262 Partners LLC
10771 South Ripplin Bay
South Jordan, UT 84009

If to City:

City of Saratoga Springs
Attn: City Manager – Mark J. Christensen
1307 N. Commerce Drive, Suite 200
Saratoga Springs, Utah 84045
Telephone: (801) 766-9793
Facsimile: (801) 766-9794

Either party shall have the right to specify in writing another name or address to which subsequent notices to such party shall be given. Such notice shall be given as provided above.

7. COMPLETE AGREEMENT, MODIFICATION

This Agreement, together with the attached exhibits, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings, contracts, or agreements, whether written or oral, between the parties on all matters. This Agreement cannot be modified except by written agreement between the Parties.

8. SETTLEMENT

The undersigned certifies that he or she has read this Agreement, that it:

A. voluntarily enters into it of its own free will;
B. has had ample opportunity to review this Agreement with legal counsel;
C. is a legally incorporated entity;
D. has performed all corporate formalities to execute this Agreement; and
E. accepts the consideration set forth herein is in full accord and satisfaction of claims which it may have with respect to the subject matter.

9. ATTORNEY FEES

Each party hereto shall bear its own attorneys' fees and costs arising from the actions of its own counsel in connection with this Agreement and the subject matter. In any action of any kind relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees and costs from the non-prevailing party in addition to any other recovery to which the prevailing party is entitled.

10. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall adversely affect any immunity from suit, or any right, privilege, claim, or defense, which the City or its employees, officers, and directors may assert under state or federal law, including but not limited to The Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101 et seq., (the "Act"). All claims against the City or its employees, officers, and directors are subject to the provisions of the Act, which Act controls all procedures and limitations in connection with any claim of liability.

11. MISCELLANEOUS PROVISIONS

A. If, after the date hereof, any provision of this Agreement is held to be invalid, illegal, or unenforceable under present or future law effective during its term, such provisions shall be fully severable. In lieu thereof, there shall be added a provision, as may be possible, that give effect to the original intent of this Agreement and is legal, valid, and enforceable.
B. The validity, construction, interpretation, and administration of this Agreement shall be governed by the laws of the State of Utah.
C. All titles, headings, and captions used in this Agreement have been included for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement.
D. This Agreement and release given hereunder shall be effective upon execution by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Reimbursement Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

ATTEST:

By:_____
City Recorder

CITY OF SARATOGA SPRINGS

_____
Mark J. Christensen
City Manager

Approved as to Form:

_____
City Attorney

DEVELOPER

By:_____

Its: Manager

State of Utah)
:ss
County of Utah)

On this 1st day of April, 2024, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the authorized representative of Saratoga 262 Partners LLC a Utah LLC, and said document was signed by him/her in behalf of said company/corporation by proper authority, and he/she acknowledged to me that said company/corporation executed the same.

HEATHER MCDOUGALD
Notary Public - State of Utah
My Commission Expires
May 24, 2025
Commission #718306

_____
Notary Public

EXHIBIT A

SARATOGA SPRINGS

Saratoga Springs Reimbursement Exhibit Summary

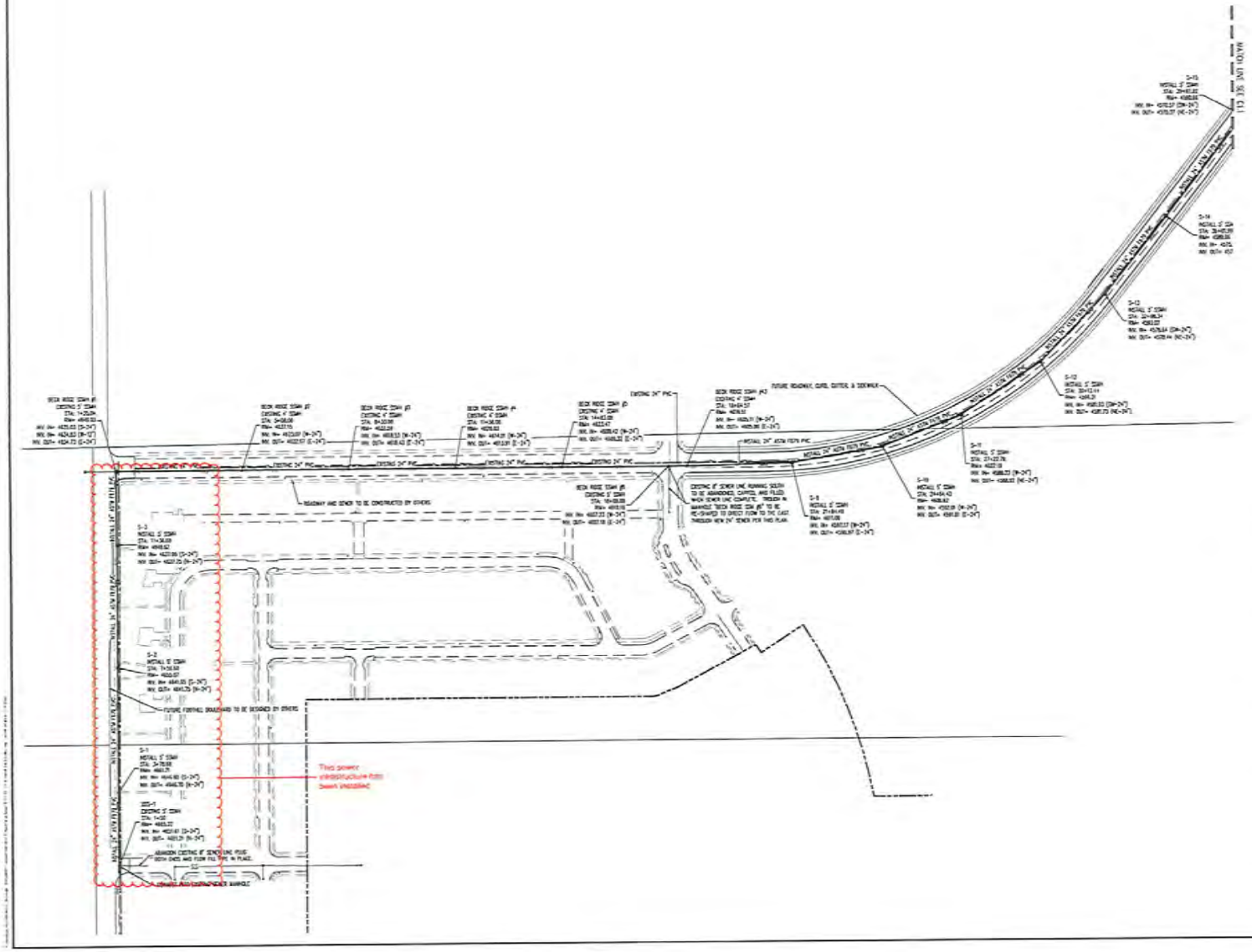
Project: Brixton Park Plat B - Phase 1 Offsite Sewer Project S3 & S5

By: D. McRae

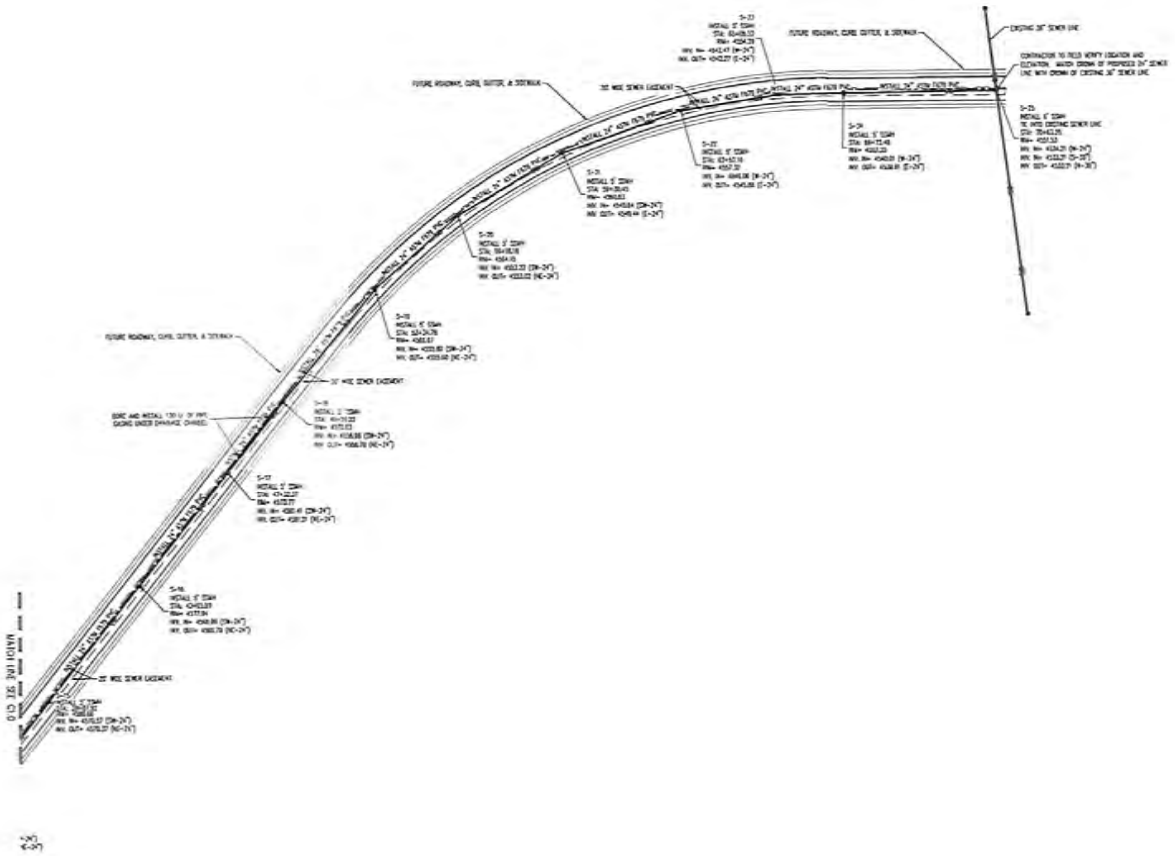
Date: 3/29/2024

Reimbursable Item Category		**Total Cost**
Drinking Water		
Secondary Water	$	-
Sanitary Sewer (ALREADY BUILT)	$	126,277
Sanitary Sewer (TO BE BUILT)	$	615,419
Transportation	$	-
Parks	$	-
Total Reimbursable Cost	**$**	**741,696**

Reimbursement Exhibit
Brixton Park Offsite Sewer Project S3 & S5


MAIN LINE S3 C1.1
MAIN LINE S5 C1.1
EXISTING 24" PVC
EXISTING 24" PVC
EXISTING 24" PVC
INSTALL 24" ASTM F679 PVC
INSTALL 24" ASTM F679 PVC
INSTALL 24" ASTM F679 PVC
ROADWAY AND SEWER TO BE CONSTRUCTED BY OTHERS
FUTURE ROADWAY, CURB, GUTTER, & SIDEWALK
FUTURE FORTHILL BOULEVARD TO BE DESIGNED BY OTHERS
FUTURE 24" SEWER LINE TO BE DESIGNED BY OTHERS
This sewer infrastructure falls beyond project limits
ABANDON EXISTING 8" SEWER LINE PER DETAIL ON THIS SHEET
INSTALL 5' SEWER MANHOLE
INSTALL 5' SEWER MANHOLE
INSTALL 5' SEWER MANHOLE

Reimbursement Exhibit
Brixton Park Offsite Sewer Project S3 & S5



LEGEND

- PROPERTY BOUNDARY LINE
- LOT LINE
- ROW BOUNDARY LINE
- EASEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE

SEWER DATA TABLE		
	LF	EA
24" SDR-35 PVC	6,395	
5' SSMH		19
24" STEEL PIPE CASING	120	

N

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

BENCHMARK

THE PROJECT BENCHMARK IS THE FOUND 1909 UTAH COUNTY MONUMENT AT THE WEST 1/4 CORNER OF SECTION 34, T5S, R1W, SLB&M PROJECT BENCHMARK ELEVATION = 4,742.59'

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL STRUCTS, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHODS. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway

8/3/22

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BRIXTON PARK OFFSITE UTILITIES

SARATOGA SPRINGS, UT

#	Date	Issue / Description	Init.

OVERALL SITE AND UTILITY

C1.1

Reimbursement Exhibit
Brixton Park Offsite Sewer Project S3 & S5
Schedule of Values

Saratoga Springs Master Planned Sewer Hallmark to Halverson - Reimbursement Estimate					
The quantities below represent the amount installed to date.					
Item #	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total Price**
	Masterplan Sewer Line Hallmark Dr. to Redwood Rd.				
	24" SDR-35 PVC Sewer Line	1,291	LF	$ 131.75	$ 170,089
	-- 8" SDR-35 PVC Sewer Line	1,291	LF	$ (42.00)	$ (54,222)
	5' SSMH	3	EA	$ 8,720.00	$ 26,160
	-- 4" SSMH	3	EA	$ (5,250.00)	$ (15,750)
	Installed Sewer Subtotal				**$ 126,277**
	Total				**$ 126,277**

Saratoga Springs Master Planned Sewer Halverson to Redwood - Reimbursement Estimate					
The quantities below represent the amount of material yet to be installed.					
Item #	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total Price**
	Masterplan Sewer Line Hallmark Dr. to Redwood Rd.				
	36" Jack and Boring Under Tickville Wash	130	LF	$ 1,620.00	$ 210,600
	-- Jack and Boring for 16" Pipe	130	LF	$ (875.00)	$ (113,750)
	24" SDR-35 PVC Sewer Line	5,104	LF	$ 131.75	$ 672,452
	-- 8" SDR-35 PVC Sewer Line	5,104	LF	$ (42.00)	$ (214,368)
	Pour in Place 5' Manhole - S-25	1	EA	$ 22,250.00	$ 22,250
	-- Pour in Place 4' Manhole -S-25	1	EA	$ (17,285.00)	$ (17,285)
	5' SSMH	16	EA	$ 8,720.00	$ 139,520
	-- 4" SSMH	16	EA	$ (5,250.00)	$ (84,000)
	Phase 2 Offsite Sewer Subtotal				**$ 615,419**
	Total				**$ 615,419**

Notes

The values expressed here are based on the most current plans and bid numbers provided by the selected contractor.

Reimbursement Exhibit
Brixton Park Offsite Sewer Project S3 & S5 Already Built Cost Documentation

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:
Saratoga 262 Partners, LLC
c/o Project Manager

PROJECT:
BRIXTON PARK OFFSITE SEWER

FROM CONTRACTOR:
Silver Spur Construction, LLC
392 E. 12300 S. Ste. E1
Draper, UT 84020

APPLICATION NO:	5
APPLICATION DATE:	5/30/2023
PERIOD TO:	5/30/2023
PROJECT NO:	2224
CONTRACT DATE:	

Distribution to:
☐ OWNER
☐ INSPECTOR
☐ CONTRACTOR
☐
☐

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1.	ORIGINAL CONTRACT SUM		2,328,213.35
2.	NET CHANGE BY CHANGE ORDERS		0.00
3.	CONTRACT SUM TO DATE (Line 1 + 2)		2,328,213.35
4.	TOTAL COMPLETED AND STORED TO DATE		982,431.92
5.	RETAINAGE:		
	a. % of Completed Work	0.00	
	b. % of Stored Material	Included in above	
	Total Retainage		0.00
6.	TOTAL EARNED LESS RETAINAGE		982,431.92
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior certificate)		922,404.42
8.	CURRENT PAYMENT DUE		60,027.50
9.	BALANCE TO FINISH, INCLUDING RETAINAGE		1,345,781.43

CHAGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved In previous months by Owner	0.00	0.00
Total approved this month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 05-31-23

INSPECTOR'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Inspector certifies to the Owner that to the best of the Inspector's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: $_____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on the Application and on the Continuation Sheet that are changed to conform with the amount certified)

INSPECTOR:

By: _____ Date: _____

ENGINEER:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Reimbursement Exhibit
Brixton Park Offsite Sewer Project S3 & S5 Already Built Cost Documentation

SILVER SPUR CONSTRUCTION

Silver Spur Construction
9901 South Prosperity Rd, West Jordan, UT 84081
Office: 801-501-8803 /// Fax: 801-501-7385

Shawn Hayward
801-706-9337

Invoice #10305 for all material on hand (Entire offsite sewer)= $594,990.32

Customer: Saratoga 262 Partners, LLC
Invoice #: 2224-03

Job Number: 2224
Job Name: BRIXTON PARK OFFSITE SEWER

Application #: 5
Period To: 5/30/2023

24" PVC Sewer to date = $666,637.82
60" Sewer Manhole to date = $124,634.48

Total Provided/Installed to date less $594,990.32 = $196,281.98

=1,291.2 LF 24" PVC @ 131.75/LF
+ 3 EA 5' SSMH @$8,720
= $196,281.98

1) Contract Sum 2,328,213.35
2) Completed to Date 982,431.92
3) Retainage 0.00
4) Total Earned less Retainage 982,431.92
5) Pl EXTENDED 922,404.42
6) C 594,990.32* ue 60,027.50
7) Sales Tax 0.00
8) Total Due 60,027.50

Item No.	Description	Bid Qty. Total/Unit	Bid Unit Cost	Bid Contract Amount	Prev. Request Qty. Total complete	Amount Thru Previous Request	Qty. This Request	Due This Request	Total Units To Date	Amount Completed To Date
01	MOBILIZATION	1 LS	7200.00	7,200.00	0.5	3,600.00	0	0.00	0.5	3,600.00
02	CONSTRUCTION ENTRANCE	1 LS	4775.00	4,775.00	1	4,775.00	0	0.00	1	4,775.00
03	TEMP SERVICES	1 LS	4775.00	4,775.00	0.25	1,193.75	0	0.00	0.25	1,193.75
04	SWPPP	1 LS	6000.00	6,000.00	0.3	1,800.00	0	0.00	0.3	1,800.00
05	CLEAR & GRUB/RE-APPLY STOCK PILE	1 LS	16100.00	16,100.00	0.3	4,830.00	0	0.00	0.3	4,830.00
06	CONNECT TO EXISTING MANHOLE	1 EA	4830.00	4,830.00	1	4,830.00	0	0.00	1	4,830.00
07	POUR IN PLACE MANHOLE S-25	1 EA	17285.00	17,285.00	0	0.00	0	0.00	0	0.00
08	24" PVC SEWER	6,395 LF	131.75	842,541.25	4,809.87	633,700.32	250	32,937.50	5,059.87	666,637.82
09	30" STEEL CASING- JACK & BORE	130 LF	1575.00	204,750.00	0	0.00	0	0.00	0	0.00
10	60" SEWER MANHOLE	19 EA	8720.00	165,680.00	3	26,160.00	0	0.00	3	124,634.48
11	GRAVEL BEDDING	3,860 TON	23.40	90,324.00	772	18,064.80	266	6,224.40	1,038	24,289.20
12	IMPORT TRENCH BACKFILL	42,942 TON	12.30	528,186.60	8,588.4	105,637.32	1,422	17,490.60	10,010.4	123,127.92
13	HAUL SPOILS TO BIXTON	25,785 CY	3.75	96,693.75	5,157	19,338.75	900	3,375.00	6,057	22,713.75
14	HAUL SPOILS OFFSITE	25,785 CY	13.15	339,072.75	0	0.00	0	0.00	0	0.00
	«grouptitle» Totals			**«groupsched»**		**«groupprev»**		**«groupperiod»**		**«grouptotal»**
	Grand Totals			**2,328,213.35**		**823,929.94**		**60,027.50**		**982,431.92**

Reimbursement Exhibit
Brixton Park Offsite Sewer Project S3 & S5 Already Built Cost Documentation

UTAH CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Property Name: Brixton Offsite Sewer
Property Location: Redwood Rd Saratoga Springs, UT 84045
Undersigned's Customer: Silver Spur Construction
Invoice/Payment Application Number: #03
,Payment Amount: $60,027.50

To the extent provided below, this document becomes effective to release and the undersigned is considered to waive any notice of lien or right under Utah Code Ann., Title 38, Chapter 1a, Preconstruction and Construction Liens, or any bond right under Utah Code Ann., Title 14, Contractors' Bonds, or Section 63G-6a-1103 related to payment rights the undersigned has on the above described Property once:

(1) The undersigned endorses a check in the above referenced Payment Amount payable to the undersigned; and
(2) The check is paid by the depository institution on which it is drawn.

This waiver and release applies to a progress payment for the work, materials, equipment, or a combination of work, materials, and equipment furnished by the undersigned to the Property or to the Undersigned's Customer which are the subject of the Invoice or Payment Application, but only to the extent of the Payment Amount. This waiver and release does not apply to any retention withheld; any items, modifications, or changes pending approval; disputed items and claims; or items furnished or invoiced after the Payment Period.

The undersigned warrants that the undersigned either has already paid or will use the money the undersigned receives from this progress payment promptly to pay in full all the undersigned's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or combination of work, materials, and equipment that are the subject of this waiver and release.

Dated: 05/31/2023

Company Name: Silver Spur Construction

Signature

By: Shawn Hayward
Printed Name

Its: owner
Title

Brixton Park Offsite Sewer Project S3 & S5 To Be Built Cost Documentation

SILVER SPUR CONSTRUCTION

9901 South Prosperity Rd, West Jordan, UT 84081
Office: 801-501-8803 /// Fax: 801-501-7385

To:	High Ground Development	**Contact:**	Trey Orsak
Address:	Plesasant Grove, UT 84062	**Phone:**	(801) 787-3358
		Fax:	
Project Name:	Brixton Park Offsite Utilities	**Bid Number:**	
Project Location:	Saratoga Springs, UT	**Bid Date:**	9/12/2022

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization	1.00	LS	$7,200.00	$7,200.00
Mobilization	1.00	LS	$7,200.00	$7,200.00
Construction Entrance	1.00	LS	$4,775.00	$4,775.00
Construction Entrance	1.00	LS	$4,775.00	$4,775.00
Temp Services	1.00	LS	$4,775.00	$4,775.00
SWPPP	1.00	LS	$6,000.00	$6,000.00
Clear & Grub/Re-Apply Stockpile	1.00	LS	$16,100.00	$16,100.00
Connect To Existing Manhole	1.00	EACH	$4,830.00	$4,830.00
Pour In Place Manhole - S-25	1.00	EACH	$17,285.00	$17,285.00
Pour In Place Manhole - S -25	1.00	EACH	$22,250.00	$22,250.00
24" PVC Sewer	6,395.00	LF	$131.75	$842,541.25
8" PVC Sewer	6,395.00	LF	$42.00	$268,590.00
16" Steel Casing - Jack And Bore	130.00	LF	$875.00	$113,750.00
36" Steel Casing - Jack And Bore	130.00	LF	$1,620.00	$210,600.00
60" Sewer Manhole	19.00	EACH	$8,720.00	$165,680.00
48" Sewer Manhole	19.00	EACH	$5,250.00	$99,750.00
Gravel Bedding	3,860.00	TON	$23.40	$90,324.00
Gravel Bedding	3,860.00	TON	$28.50	$110,010.00
Import Trench Backfill	42,942.00	TON	$12.30	$528,186.60
Import Trench Backfill	42,942.00	TON	$15.50	$665,601.00
Haul Spoils To Brixton - Not An Option	25,785.00	CY	$3.75	$96,693.75
			Total Bid Price:	**$3,286,916.60**

Haul Off

Haul Spoils Offsite	25,785.00	CY	$13.15	$339,072.75
Haul Spoils Offsite	25,785.00	CY	$37.00	$954,045.00
			Total Price for above Haul Off Items:	**$1,293,117.75**

Notes:

- Engineering and survey excluded.
- Haul off of excess material is excluded.
- Bonds or city permits excluded.
- Landscaping, new or restoration of existing, fencing, and rock walls is excluded.
- Any and all lot grading is excluded.
- Street Lights and dry utility work is excluded.
- Blasting and/or rock excavation is excluded. If material cannot be excavated with a 355 size trackhoe, then blasting, hammer attachment or rock excavation will be required and price to be negotiated upon investigation.

- All work, unless ex
-
- ****MATERIAL DISCLAIMER****
  This bid reflects current material pricing. Additional costs may be incurred for pipe, concrete, asphalt, and aggregate materials due to material escalations. Additional costs, if any, will be the responsibility of the owner/developer.
-
- This proposal is good for up to one year from the date signed by the owner/developer. Silver Spur Construction reserves the right to update any and all pricing, at it's sole discretion, if this project extends past one year from the date this proposal was signed.

Payment Terms:

NET 30

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **Silver Spur Construction** **Authorized Signature:** _____ **Estimator:** Danny Fonua (801) 381-9024 danny@silverspurutah.com

RESOLUTION NO. R24-22 (4-9-2024)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH, APPROVING A REIMBURSEMENT AGREEMENT WITH Saratoga 262 Partners LLC, a Utah limited liability company

WHEREAS, Developer is developing a subdivision within the City, which subdivision plats will be recorded as Brixton Park Plat B-Phase 1, ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, water, irrigation, sewer, storm drain, and other improvements; and

WHEREAS, Developer has agreed to complete certain improvements ("System Improvements") within the Project above and beyond what is required to service the Project, which are more particularly enumerated in the REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will provide capacity that benefits neighboring properties and the City; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in satisfaction in whole of any additional expenses incurred by Developer relating to the System Improvements that will benefit other neighboring properties and the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS attached as Exhibit A is approved and the City Manager or Mayor is authorized to sign said Agreement. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 9th day of April, 2024

City of Saratoga Springs

_____
Mayor

Attest:

_____
City Recorder's Office

EXHIBIT A

RESOLUTION R24-23 (4-9-24)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH AUTHORIZING AND APPROVING PROCEEDINGS IN EMINENT DOMAIN AS NECESSARY

WHEREAS, the City of Saratoga Springs, Utah (the "City") is a political subdivision of the State of Utah and is authorized to acquire private property for public use through the exercise of eminent domain pursuant to Utah Code § 78B-6-501 et seq.; and

WHEREAS, the City's Drinking Water and Secondary Water Impact Fee Facilities Plan, adopted by Ordinance No. 23-13 in May 2023, indicate that public water improvements (the "Project") are needed on portions of Utah County Parcels Nos. 58:031:0003 and 58:036:0078 located at 2300 West and Pioneer Crossing to service the current and future water needs of City residents, which property is more particularly described in Exhibit A ("Subject property"); and

WHEREAS, the City has the necessary funding to complete the Project and expects to be able to complete the Project within a reasonable time after all property interests necessary for the Project is obtained; and

WHEREAS, the City has identified the property as more particularly described in the attached Exhibit A (the "Subject Property"), owned by MFRE River Jordan Mink Ranch North SLLC and MFRE River Jordan Mink Ranch South SLLC (the "property owners"), as necessary to the Project and has: (i) provided required notifications to the property owners; (ii) has had the Subject Property and property interests appraised by independent appraisers; (iii) has offered the City's appraised amounts to the property owners; and (iv) has offered to engage in mediation and further negotiations through the auspices and with the assistance of the office of the Utah Property Rights Ombudsman; and

WHEREAS, despite these efforts the City has not been able to acquire ownership and easement rights over the Subject Property by negotiation and voluntary purchase; and

WHEREAS, because of the lack of a resolution, City Staff has requested that the City Council authorize the exercise of its power of eminent domain while negotiations for a voluntary transaction continue to take place.

NOW THEREFORE, the City Council for the City of Saratoga Springs, Utah, resolves, finds, approves, and directs as follows:

Section 1. The City Council finds and determines that: (i) the Project and uses proposed for the Subject Property are legitimate public purposes; (ii) the acquisition of the Subject Property is necessary for construction of the Project and is authorized by law; and (iii) the acquisition, construction, and use of the Subject Property will commence within a reasonable time.

Section 2. The proposed location of the Project and associated improvements are planned and located in a manner that will be most compatible with the greatest public good and the least private injury.

Section 3. In light of the equities involved and relative damages that may accrue to the parties, occupancy of the Subject Property pursuant to negotiation or by court order may be necessary prior to final acquisition of the Subject Property.

Section 4. Accordingly, the City Council directs City staff and the City's Legal Counsel, on behalf of the City:

a. To continue to negotiate with the property owners, including with and through the offices of the Utah Property Rights Ombudsman as appropriate, and to continue to use all reasonable efforts in attempts to acquire the Subject Property by negotiation and voluntary purchase.

b. Recognizing that City staff and the City's Legal Counsel have made reasonable efforts to-date to acquire the Subject Property through negotiation and voluntary purchase, City Staff and Legal Counsel are hereby authorized to initiate formal proceedings in eminent domain in accordance with Utah law and to prepare and prosecute the necessary condemnation in the proper court having jurisdiction thereof as is necessary for acquisition of the Subject Property.

c. If necessary and as dictated by the construction schedules applicable to the Project, to obtain by agreement or by court order permission to take immediate possession and use of the Subject Property for the purposes herein described; and

d. To use the services of outside consultants and legal counsel as necessary to accomplish these directives.

Section 5. This resolution to take effect immediately upon adoption and signature.

Adopted this 9th day of April, 2024.

Saratoga Springs City Council

_____
Mayor / Mayor Pro Tem

Attest:

_____
City Recorder

EXHIBIT A

FEE SIMPLE ACQUISITION

PART OF PARCEL NO. 580310003 DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST SLB&M; THENCE NORTH 208.00 FEET AND WEST 410.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 200 FEET; THENCE WEST A DISTANCE OF 200 FEET: THENCE SOUTH A DISTANCE OF 200 FEET: THENCE EAST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,000 SQ FT OR 0.92 ACRES.

PERMANENT UTILITY EASEMENT 1

A PORTION OF UTAH COUNTY PARCEL NO. 58:031:0003 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SLB&M THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY AS N 00°09’42” W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND NORTHEAST CORNER OF SAID SECTION 13, AND BEING MORE PARCITUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A APOINT ON THE GRANTORS SOUTHERLY PROPERTY LINE, SAID POINT BEING 419.61 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE WEST 40.00 FEET ALONG THE GRANTOR’S SOUTHERLY PROPERTY LINE; THENCE NORTH 208.00 FEET; THENCE EAST 40.00 FEET; THENCE SOUTH 208.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 8320 FT OR 0.19 ACRES.

PERMANENT UTILITY EASEMENT 2

A PORTION OF UTAH COUNTY PARCEL NO. 58:036:0078 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SLB&M THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY AS N 00°09’42” W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND NORTHEAST CORNER OF SAID SECTION 13, AND BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE GRANTOR’S NORTHERLY PROPERTY LINE, SAID POINT BEING 419.61 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE WEST 40.00 FEET ALONG THE GRANTOR’S NORTHERLY PROPERTY LINE; THENCE SOUTH 152.37 FEET; THENCE S 89°36’37” E 40.00 FEET; THENCE NORTH 152.64 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 6100 SQ FT OR 0.14 ACRES.

TEMPORARY UTILITY EASEMENT 1

A PORTION OF UTAH COUNTY PARCEL NO. 58:031:0003 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SLB&MERIDIAN THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY AS N 00°09’42” W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND NORTHEAST CORNER OF SAID SECTION 13, AND BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE GRANTORS SOUTHERLY PROPERTY LINE, SAID POINT BEING 459.61 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE WEST 20.00 FEET ALONG THE GRANTOR’S SOUTHERLY PROPERTY LINE; THENCE NORTH 208.00 FEET; THENCE EAST 20.00 FEET; THENCE SOUTH 208.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 4158 SQ FT OR 0.095 ACRES.

TEMPORARY UTILITY EASEMENT 2

A PORTION OF UTAH COUNTY PARCEL NO. 58:036:0078 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SLB&M THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY AS N 00°09’42” W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND NORTHEAST CORNER OF SAID SECTION 13, AND BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE GRANTOR’S NORTHERLY PROPERTY LINE, SAID POINT BEING 459.61 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE WEST 20.00 FEET ALONG THE GRANTOR’S NORTHERLY PROPERTY LINE; THENCE SOUTH 152.23 FEET; THENCE S 89°36’37” E 20.00 FEET; THENCE NORTH 152.37 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 3046 SQ FT OR 0.07 ACRES.

RESOLUTION NO. R24-24 (4-9-24)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS FORMALLY INITIATING PROCEEDINGS UNDER THE PENDING ORDINANCE DOCTRINE IN UTAH CODE SECTION 10-9A-509 AND CITY CODE SECTION 19.02.02(206) TO UPDATE THE TRANSPORATION MASTER PLAN

WHEREAS, Utah Code § 10-9a-509(1)(a)(ii)(B) allows the City of Saratoga Springs, Utah ("City") to require future land use applications to comply with ordinances not yet officially passed so long as the City has formally initiated proceedings to amend its ordinances in accordance with City procedures, thus protecting the City from misapplication of its land use ordinances; and

WHEREAS, this procedure is termed the "pending ordinance" doctrine in § 19.02.02(206) of the City's Land Development Code; and

WHEREAS, section 19.02.02(206) of the Land Development Code states that the pending ordinance doctrine is initiated when an ordinance has first been reviewed by the City Council and has been included or attached to a resolution indicating the Council's intent to initiate proceedings to amend; and

WHEREAS, in conformance with Utah Code § 10-9a-509(1)(a)(ii), section 19.02.02(206) of the Land Development provides that a pending ordinance is binding on any complete land use application or complete building permit application filed with the City prior to final approval of the pending ordinance; and

WHEREAS, the City Council wishes to: (a) invoke the pending ordinance doctrine; and (b) formally initiate proceedings to amend the Transportation Master Plan, which is a mandatory requirement of Title 19 of the City Code; and (c) subject future land uses to the regulations being promulgated by the City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council as follows:

1. The Saratoga Springs City Council—in accordance with Utah Code § 10-9a-509(1)(a)(ii) and Saratoga Springs Land Development Code § 19.02.02(206)—hereby formally initiates proceedings to amend the Transportation Master Plan, specifically to add the new alignment of the future Pioneer Crossing Freeway. Compliance with the new alignment of the future Pioneer Crossing Freeway, will therefore, in accordance with Title 19 of the City Code, be mandatory for new subdivision plat approvals and building permits. Attached hereto as Exhibit A is an initial draft of new alignment of the future roadway.

2. The City Council requests that the Saratoga Springs Planning Commission—at the earliest available opportunity—consider the proposed changes to the Transportation Master Plan and submit a recommendation to the Saratoga Springs City Council consistent herewith.

3. The City Council declares that subdivision plats and building permits in the City shall be subject to the regulations in Exhibit A being promulgated by the City Council, except as those regulations are otherwise amended during the amendment process.

4. This Resolution shall take effect immediately, and shall continue in effect for no longer than 180 days from the date of passage or until a final action by the City Council formally adopting the regulations in Exhibit A, whichever is sooner. During the time this Resolution is in effect, new applications shall be subject to the regulations in Exhibit A.

APPROVED and **PASSED** this ___ day of _____, 2024.

SARATOGA SPRINGS CITY COUNCIL:

_____
MAYOR JIM MILLER

Attest:

_____
City Recorder's Office

EXHIBIT A

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MINUTES – CITY COUNCIL MEETING

Tuesday, March 12, 2024
City of Saratoga Springs
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Call to Order: Mayor Jim Miller called the meeting to order at 6:04 p.m.

Roll Call:

Present: Mayor Jim Miller, Council Members Christopher Carn (electronically), Audrey Barton (electronically), Michael McOmber (electronically), Lance Wadman, and Stephen Willden.

Excused

Staff Present: City Manager Mark Christensen, Community Development Director Ken Young, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Planning Director Sarah Carroll, Public Information Officer AnnElise Harrison, City Recorder Nicolette Fike, Public Works Director Jeremy Lapin, Deputy Fire Chief Kenny Johnson, Finance Director Chelese Rawlings, Senior Planner Tippe Morlan, Planner II David Jellen, Planner I Kendal Black, Senior Planner Kent Page, and Deputy City Recorder Kayla Moss

Invocation: Council Member Willden
Pledge of Allegiance: Council Member Wadman

Public Input: None

REPORTS: Council Member Willden advised there is a school district

CONSENT ITEMS:

1. **Drinking Water Well #7 Construction Services Change Order #1 Resolution R24-10 (3-12-24).**
2. **Harbor Parkway Zone 2 Pond 20 Design and Construction Services Change Order #2. Resolution R24-11 (3-12-24).**
3. **Grandview to Ring Rd. Sewer Design and Construction Change Order #2. Resolution R24-12 (3-12-24).**
4. **Booster 8 at MVC/Pony Express Pkwy Design Change Order #1 Resolution R24-13 (3-12-24).**
5. **Task Order for Engineering Services to update IFFP and IFA for Drinking Water and Pressurized Irrigation with Hansen, Allen & Luce. Resolution R24-14 (3-12-24).**
6. **Approval of Minutes: February 20, 2024.**

Motion by Council Member Willden to approve the Consent Items with any staff findings and conditions seconded by Council Member McOmber.
Vote:
Council Member Chris Carn Yes
Council Member Lance Wadman Yes
Council Member Audrey Barton Yes
Council Member Stephen Willden Yes
Council Member Michael McOmber Yes
Motion carried 5-0.

DRAFT

BUSINESS ITEMS:

1. **Internal Accessory Dwelling Unit Map Amendment for Jacob's Ranch Plat S-1 including Dunn Drive, Stetson Avenue, and Roan Avenue. Title 19.20 – IADU Ordinance 24-06 (3-12-24).**
   Planner I Sam Stout presented this map amendment to the City Council. 21 lots would be included in this amendment. Four lots are currently finished and would like to register as IADU's at this time if this is approved.

   Council Member Willden wants staff to look at the requirement for this. He would like to look at larger neighborhoods as a whole so that this doesn't become impossible to enforce in the future.

   Council Member McOmber agrees that we need to make sure we look at parking and traffic impacts as they come in as a smaller group of lots rather than the neighborhood at large.

   Council Member Willden mentioned that as far as this application he is okay with moving forward with it because they have met all the conditions. He would just like to see the code updated for the future.

   Motion by Council Member Wadman to approve the Internal Accessory Dwelling Unit Map Amendment for Jacob's Ranch Plat S-1 including Dunn Drive, Stetson Avenue, and Roan Avenue. Title 19.20 – IADU Ordinance 24-06 (3-12-24) with findings and conditions in the staff report seconded by Council Member Carn.
   Vote:
   Council Member Chris Carn Yes
   Council Member Lance Wadman Yes
   Council Member Audrey Barton Yes
   Council Member Stephen Willden Yes
   Council Member Michael McOmber Yes
   Motion carried 5-0.

2. **Sierra Estates Master Development Agreement addendum, located approximately 240 W 400 N Ross Welch as applicant Ordinance 24-07 (3-12-24).**
   Planner Austin Roy advised that the current agreement is set to expire at the end of this month. They are seeking to extend the agreement from ten years to twelve years so they would like two more years to finish the project.

   Council Member McOmber is concerned that the development would have vested zoning and lot sizes that were approved 10 years ago. He would like to see this updated to meet current needs and demands. However, if City staff reviewed what the needs are now, and this meets those needs, he is okay with the extension.

   Motion by Council Member Wadman to approve the Sierra Estates Master Development Agreement addendum, located approximately 240 W 400 N Ross Welch as applicant Ordinance 24-07 (3-12-24) with all staff findings and conditions seconded by Council Member Willden.
   Vote:
   Council Member Chris Carn Yes
   Council Member Lance Wadman Yes
   Council Member Audrey Barton Yes
   Council Member Stephen Willden Yes
   Council Member Michael McOmber Yes

DRAFT

Motion carried 5-0.

3. **Wildflower Community Plan – Major Amendment #4, and Wildflower Village Plan 5, Located approximately at Marigold Drive and Chianti Street. Elizabeth Cole as applicant Ordinance 24-08 (3-12-24).** Senior Planner Tippe Morlan presented the Wildflower Community Plan Major Amendment. They would like to update their grading criteria and phasing plan. They are also requesting some changes to code for their commercial zone.

Council Member Carn appreciated the work they put into getting where they are today. He wondered if they are approving the buildings as they are shown right now.

Senior Planner Morlan advised that this is a concept they are proposing and if any major changes are made to the layout it would be brought back to the Council.

Council Member Carn is wondering why the grading requirement is changing so much.

The applicant advised they need to fill in the lots quite significantly so they can access the road. They will also be adding quite a bit of fill over the canal.

Council Member Willden is concerned that he still sees references to 1.3 million square feet of office warehouse in the proposal shown. They have also removed all of the rest of the product types in Village Plan 6 and he's not sure what to expect from that Village Plan. He also mentioned concerns with the amount of truck traffic that will be created so close to a residential area. He is also concerned about how tall the buildings are being proposed to be. He doesn't think that is fair to the people that are already living here. He doesn't want this to be the center piece of the City. He is not comfortable with approving this at this time because there is no vision for the other part of the property and no guarantee that that all of the zone types will be included.

Council Member McOmber thanked Council Member Willden for his comments. He has similar concerns. He thinks the Council has made an effort to communicate what they would like to see on this property and he feels like the developer is not listening to all of the concerns. He thinks that what is being proposed is not within the vision he has for the City.

Council Member Barton agrees that this is not the right fit for this part of the City.

The applicant advised that the elevation of the road does drop down about 10 feet so it would be at least 10 feet lower than what they are seeing further north.

Motion made by Councilmember Willden to deny the proposed amendments to the Community Plan and Village Plan as presented; with the findings that the Community Plan requires Neighborhood Commercial, Community Commercial, Regional Commercial, Business Park, and Office Warehouse; and only at this point is Office Warehouse being proposed; and we have insufficient evidence of the other property types within the Community Plan; and the applicant has not demonstrated, because of this compliance with the Community Plan for the lack of these things, and approval of the Community Plan and Village Plan is a legislative decision and approval of this would not promote the general welfare of the City. Seconded by Councilmember McOmber.

Question on the motion by Councilmember Carn: If this was approved would they be approving 1.3 million sq. ft. of Office Warehouse?

City Manager Mark Christensen advised that was referencing to when it was proposed as the whole site. It is closer to around 600,000 sq. ft according to the concept shown.

City Attorney Kevin Thurman advised that in reviewing the Community Plan, page 5-29, he proposed adding to the motion that the Community Plan on page 5-29 allows the Council to determine location restrictions during the village plan review.

Councilmember Willden amended the motion to include the finding that the Community Plan on page 5-29 allows the Council to determine location restrictions during the Village Plan review. Seconded by Councilmember McOmber.

Vote:

Council Member Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

CLOSED SESSION: - No closed session was held.

ADJOURNMENT:
There being no further business, Mayor Miller adjourned the meeting at 7:14 p.m.

_____
Jim Miller, Mayor

Attest:

_____
City Recorder
Approved:

DRAFT

MINUTES – City Council Meeting

Tuesday, March 19, 2024
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

CITY COUNCIL POLICY MEETING

CALL TO ORDER:

6:01 p.m. by Mayor Jim Miller

1. **Roll Call** – A quorum was present
   Present:
   Mayor Jim Miller, Council: Audrey Barton, Chris Carn, Michael McOmber, Lance Wadman, Stephen Willden. Staff: City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Community Development Director Ken Young, Planning Director Sarah Carroll, Senior Planner Austin Roy, Senior/Long Range Planner Tippe Morlan, Public Relations Specialist AnnElise Harrison, City Recorder Nicolette Fike; Deputy Recorder Wendy Wells.
   Others: Krista Malone, Julie King, Lisa Dunn, Ashton Jessop, Deb Lien, Kim Wiseman
2. **Invocation/Reverence** – given by Council Member Carn
3. **Pledge of Allegiance** – led by Council Member Wadman
4. **Public Input** –
   Krista Malone of Saratoga Springs expressed support of the Bar-to-Bar distance Amendment. She feels the Amendment will increase safety because she currently has to take an Uber to go to a bar, which is difficult and cost prohibitive. She is excited for the new bars that will be coming to Saratoga Springs.
   Public input closed at 6:02 by Mayor Jim Miller
5. **Presentation**: Alpine School District Split Status, ASD Board Member Julie King.
   Julie King presented several options for the school district split, and the funding/taxing of each option.

   Council discussed the various financial impacts of the options presented, such as: surplus funds, bond ratings, annual payments for future bonds, and the possibility of taxing IADUs.

   There was also discussion about the following items: Future population growth; Increasing School Board member representation; Issues of growth vs. declining population that ASD is currently facing; Possible boundary lines for a future school district split; And a possible location for a future transportation service facility.

   Council expressed appreciation to Julie for her presentation, her perspective and how student-focused her approach has been.

REPORTS:

1. **Mayor:** None
2. **City Council:** None
3. **Administration:** None

CONSENT ITEMS:

1. **Design Task Order for Jacobs Ranch Well Electrical Upgrade. HAL Engineering. Resolution R24-15 (3-19-24).**
2. **Design and Bidding documents Task order for ARPA Grant Projects. HAL Eng. Resolution R24-16 (3-19-24).**
3. **Approval of Construction Manager Contract for South Fire Station. Resolution R24-17 (3-19-24).**
4. **Authorization for Betterment – Truss Bridge over Mountain View Corridor.**

DRAFT

5. **TSSD Reuse Authorization Contract. Resolution R24-20 (3-19-24). *Item moved to the end of the meeting.**

Motion made by Council Member McOmber to approve the Consent Calendar with any staff findings and conditions. Seconded by Council Member Carn.

City Attorney Kevin Thurman advised that Item 5 be removed from the Consent Calendar and moved to later in the meeting, as last-minute changes had just been received.

Amended Motion by Council Member McOmber to remove Item 5 from the consent calendar to be discussed later in the meeting. Seconded by Council Member Carn.
Vote:

Council Member Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

No: None.
Absent: None.
Motion carried 5-0.

PUBLIC HEARING:

1. **Steet Name Change from 145 South to Pony Express Parkway. Ordinance 24-09 (3-19-24). City Initiated.**

City Manager Mark Christensen presented the item. This is an ordinance changing the name of 145 North to Pony Express Parkway in the City of Saratoga Springs, Utah.

Mayor Jim Miller opened the public hearing at 6:45 p.m.

Ashton Jessop of Lehi inquired about the implications of the name change. He said that he has a county address and lives near the road, and wondered if the road would eventually be widened. He asked what the timeline infrastructure changes look like.

Lisa Dunn of Saratoga Springs said she lives on the border of Lehi and Saratoga Springs and her children attend Lehi schools. She shared concerns about the possibility of more traffic on this road now that construction is completed. She feels there should be immediate plans to put a sidewalk on the North side of the road to provide a safe walking route for High School students. She inquired if a sidewalk would fall under the jurisdiction of Saratoga Springs or Lehi.

Deb Lien of Saratoga Springs shared that she lives on the border of Saratoga Springs and Lehi. She wonders if her home would be impacted if there is a road widening and asked when the next meeting would be to discuss the issues further.

City Manager Mark Christensen responded that he would meet with them briefly and/or have the Public Works Director reach out.

Mayor Jim Miller closed the Public Hearing at 6:50 p.m.

Council Member McOmber suggested we may need more discussion to help residents have a clear understanding of future plans. He mentioned there will be sidewalks in the area at some point, but was not sure of the specific timeline. He advised that the Schools and City work together to provide safe walking routes, and acknowledged the Public Input comments brought up fair concerns.

Motion made by Council Member Willden to approve Ordinance 24-09 (3-19-24), Street name change from 145 North to Pony Express Parkway with any staff findings and conditions. Seconded by Council Member Barton.
Vote:

DRAFT

Council Member Barton Yes
Councilmember Carn Yes
Councilmember McOmber Yes
Councilmember Wadman Yes
Councilmember Willden Yes
No: None.
Absent: None.
Motion carried 5-0.

BUSINESS ITEMS:

1. **Naming for City Parks located on Mount Saratoga Blvd. and Loveland Ln./Mountain Shadow Ln. Resolution R24-18 (3-19-24) & R24-19 (3-19-24).**
Public Relations Specialist AnnElise Harrison presented the item. The city has two new parks that were built by developers as part of their required open space. We need to officially name both facilities so they can be added to the City website.

Motion made by Council Member Carn to approve the Naming for the City Park located on Mount Saratoga Blvd. as Saratoga Ridge Park, Resolution R24-18 (3-19-24); and the City Park located on Loveland Ln./Mountain Shadow Ln. as Shadow Ridge Park, Resolution R24-19 (3-19- 24). Seconded by Council Member Wadman.
Vote:
Council Member Barton Yes
Councilmember Carn Yes
Councilmember McOmber Yes
Councilmember Wadman Yes
Councilmember Willden Yes
No: None.
Absent: None.
Motion carried 5-0.

2. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02 amendments to Bar and Tavern definitions. City initiated. Ordinance 24-10 (3-19-24).**
Planning Director Carroll presented the item. The proposed change would more clearly define bar as a use that includes a full menu; and remove uses from the definition that do not include a full menu. It would also add a definition for Tavern in order to prohibit this use in any zones.

Council Member Willden asked City Attorney Thurman if the City can define something and not allow it in any zone. He referenced a previous case where we had to allow something in the Industrial Zone and asked if this case would be similar.

City Attorney Thurman said that it was up to City Council, and they could make it a part of the motion.

Council Member Carn received clarification that the proposed amendment would be changing the definition only, and that no one under 21 would be allowed in a bar such as Bout Time.

Council Member Willden asked if the city tried to mirror the State definition for Tavern.

Planning Director Carroll clarified that the proposed definition is a blend of what is in the City's business License section and State Code.

City Attorney Thurman further clarified that the bar definition says they must have a full menu available, which differs somewhat from State Code.

Council Member Barton asked for clarification that the Planning Commission's main concern was with the definitions.

DRAFT

Planning Director Carroll said the Planning Commission did not like the wording and there had been differing opinions surrounding the definition of Bar vs. Tavern. She noted these definitions were in coordination with both State Code and the City's Business License Code.

Planning Director Carroll advised these changes should accomplish the goals the City is looking for; to allow for sports bars but not establishments that don't have a full food menu. She assured that City Council could make changes later if the change was warranted.

Motion made by Council Member Carn to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02 amendments to Bar and Tavern definitions. Ordinance 24-10 (3-19-24). Seconded by Council Member Barton.

Vote:

Council Member Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

No: None.

Absent: None.

Motion carried 5-0.

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations. Bar to Bar Distance. Initiated by The DK BK DBA The Break Sports Grill. Ordinance 24-11 (3-19-24).**

Senior/Long Range Planner Tippe Morlan presented the item. The applicant has requested the proposed code amendment reducing the distance between bars from ½ mile to 1,000 feet. This proposed location for The Break at 127 W Lake Drive does not allow a bar use under the existing code language. The Planning Commission issued a positive recommendation at their meeting on February 22, 2024.

Mayor Miller said that he was aware there were two businesses looking to build bars in the City and one has been working on it for two years. He wondered if the other had pulled a permit yet.

Senior/Long Range Planner Morlan responded they had not; but the Site Plan would be coming at the next City Council meeting. Planning Director Sarah Carroll further clarified that the first applicant identified their business; whereas on this application it was only listed as tenant space.

Council Member Willden expressed concern about making a Code change for one business that would impact the whole City. He wanted to make sure the City is consistent in treating all businesses the same.

Planning Director Carroll and Senior/Long Range Planner Morlan both clarified the City wants to have consistency and the maps show that there would be room for one more in the general Regional Commercial area of the City. The Southern end of the City would not allow for any bars currently because of the proximity to Residential areas.

Council Member McOmber reiterated that the reason for the Code Amendment was because there are two bars who want to build within 1000 feet of each other.

Mayor Miller asked if the shorter distance could be limited to the Gateway Overlay zone only.

Planning Director Carroll explained that the challenge was that this area is not in the Gateway Overlay zone. That zone is on the edges. This was evaluated for the current zoning and General Plan. If in the future there were a rezone to bring in more Regional Commercial, they would have to consider these distances at that time.

Council Member McOmber mentioned the City could change the Amendment later to make the distances larger if necessary, and these two businesses could be grandfathered in.

DRAFT

Council Member Carn shared that he supported the proposed Amendment and didn't see any difference between a business like The Break and a business such as Chili's.

Council Member Barton also said that she was in support of the Amendment and thinks that both locations for the new bars are great.

Motion made by Council Member Barton to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations. Bar to Bar Distance. Initiated by The DK BK DBA The Break Sports Grill. Ordinance 24-11 (3-19-24). Seconded by Council Member Wadman

Vote:

Council Member Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

No: None.
Absent: None.
Motion carried 5-0.

Applicant Kim Wiseman said that The Break building is currently being framed. She anticipates that it will be open sometime this summer.

4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 - Definitions. 19.04 - Establishment of Land Use Zones and Official Map. 19.16 – Site and Architectural Design Standards. Height and Loading Areas. City initiated. Ordinance 24-12 (3-19-24).** Planning Director Sarah Carroll presented the item. The proposed amendments would create a definition for "Municipal Building/Facility"; Change the maximum building height in the IC Zone from 50 to 75 feet; and Exempt Municipal Buildings from two requirements related to lading and trash locations.

Council Member Carn asked for clarification that this Amendment fixes most of the "Can Comply" items in the Staff Report.

Planning Director Carroll explained that the Amendment would fix two of the areas where it didn't meet the Code, and the rest will be fixed with the Final Plan.

Motion made by Council Member McOmber to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 - Definitions. 19.04 - Establishment of Land Use Zones and Official Map. 19.16 – Site and Architectural Design Standards. Height and Loading Areas. City initiated. Ordinance 24-12 (3-19-24)., with the findings and conditions in the Staff Report. Seconded by Council Member Willden.

Vote:

Council Member Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

No: None.
Absent: None.
Motion carried 5-0.

5. **City Hall and Library Site Plan, located 319 S. Saratoga Rd. City initiated.**
Senior Planner Austin Roy presented the item. Construction of the new City Hall and Library is set to begin in 2024, with a projected completion date of November 2025. The Site Plan is the formal review of the site layout, landscaping, utilities and zoning standards.

DRAFT

Motion made by Council Member Willden that the City Council approve the requested Site Plan for City Hall and the Library, located at 319 S. Saratoga Road, with the Findings and Conditions in the Staff Report. Seconded by Council Member Wadman

Vote:

Council Member Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

No: None.
Absent: None.
Motion carried 5-0.

Item 5 from the Consent Calendar was brought forward at this time.

Timpanogos Special Service District (TSSD) Reuse Authorization Contract. Resolution R24-20 (3-19-24).

City Manager Christensen explained that TSSD discharges its cleaned water back to Utah Lake, and can only discharge a certain number of phosphates into the Lake; rather than spend many on costly upgrades and annual treatment costs, they can take and reuse the water and pump it back to cities that have secondary water systems. He advised that this project could save the sewer district and the City money. There are some issues to be worked through and revisited at a later date, and this agreement helps us move to the next step. He stated that we have been approved for full depletion and reuse of this water, and we don't want to enter into a transaction where the City loses water.

City Attorney Thurman reviewed the redlined changes in the Authorization Contract. He said he is not concerned with any changes except for the language in Recital J on page 3. This states that we would return 43.5 % to the underground aquifer, and commits the City to return water that we are not required to. He would like to change that language to be less specific. He also advised that the Reuse application would allow us to service Zone 1.

Motion made by Council Member Carn to approve the Consent Item 5 TSSD Reuse Authorization Contract Resolution R24-20 (3-19-24) giving the City Manager with the input of the City Attorney negotiation authority to finalize the agreement. Seconded by Council Member Barton.

Vote:

Council Member Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

No: None.
Absent: None.
Motion carried 5-0.

CLOSED SESSION – No closed session was held.

ADJOURNMENT:

Meeting Adjourned Without Objection at 7:31 p.m. by Mayor Jim Miller.

_____ _____
Mayor Jim Miller Date

_____
City Recorder

DRAFT

City Council
Staff Report

Author: **Spencer Quain, Budget Administrator**
Subject: **Budget Amendment**
Date: **April 9th, 2024**
Type of Item: **Resolution**

Summary Recommendation: Staff recommends approval of the following by resolution amending the budget for the fiscal year 2023-24.

Description

A. Topic

This is the fifth budget amendment for the fiscal year 2023-2024.

B. Background

Attached is the detail of the requested budget amendments for this budget amendment.

C. Analysis

Additional budgeted expenditures are detailed in the attached spreadsheet.

Recommendation: Staff recommends approval of the resolution amending the budget for the fiscal year 2023-24.

2023-2024 Budget Amendment #5						
G/L Account	**Department**	**Description**	**Current FY 2024 Budget**	**New Budget Amount**	**Debit/Credit**	**Notes/Comments**
Staff have determined that the following items do not create a substantial burden on future budgets (according to a 5-year budget analysis)						
General Fund						
Revenues						
10-3221-100	Licenses and Permits	Building Permits	1,700,000	$ 2,100,000	400,000	Revenues coming in stronger than projected.
10-3310-100	Intergovernmental Revenues	Grant Revenues	$ 450,000	$ 458,854	$ 8,854	The City has received grant monies for the Library.
10-3414-100	Charges For Services	Plan Checking Fees	$ 1,020,000	$ 1,420,000	$ 400,000	Revenues coming in stronger than projected.
10-3493-100	Charges For Services	Ambulance Service Revenues	$ 760,000	$ 1,100,000	$ 340,000	Revenues coming in stronger than projected.
10-3640-100	Other Revenues	Sales of Assets	$ 46,000	$ 260,000	$ 214,000	The City has recently sold an older vehicle. Funds will be used in the Fleet Replacement Fund.
Expenditures						
10-4210-305	Police Department	Consumable Supplies & Electronics	$ 71,100	$ 97,100	$ 26,000	Monies needed for the purchase of additional Body Cameras. Funded with State Liquor Money.
10-4215-305	Bluffdale Police	Consumable Supplies & Electronics	$ 40,000	$ 52,000	$ 12,000	Monies needed for the purchase of additional Body Cameras. Funded by Bluffdale City.
10-4610-550	Library	Library Grant Expenditures	$ -	$ 8,854	$ 8,854	The Library has been awarded a grant from the State for media acquisition. Funded by Grants.
General Fund Total					**$ (1,316,000)**	
Storm Drain Capital Projects Fund						
Expenditures						
31-4000-733	Capital Projects	Fox Hollow Debris Basin	$ 160,000	$ 250,000	$ 90,000	City Received Grant for Project Design, City pays and gets reimbursed.
Storm Drain Capital Projects Fund Total					**$ 90,000**	
Parks Capital Projects Fund						
Expenditures						
32-4000-685	Capital Projects	Fox Hollow Park	$ -	$ 10,093	$ 10,093	Property Transfer expenses. Funded with Fund Balance.
32-4000-745	Capital Projects	Hot Springs Park	$ 10,000	$ 20,119	$ 10,119	Cost increases to design and bid project, not awarded due to high bids
32-4000-751	Capital Projects	BLM ROW Grant	$ 30,000	$ 5,000	$ (25,000)	Preject cancelled due to transfer of BLM land to SITLA.
Parks Capital Projects Fund Total					**$ (4,788)**	
Roads Capital Projects Fund						
Expenditures						
33-4000-725	Capital Projects	MVC Extension - Pony to Lariat	$ 5,503,416	$ 5,348,331	$ (155,085)	Project Complete, Defund.
33-4000-762	Capital Projects	Pony Express Connector	$ 910,321	$ 990,000	$ 79,679	Increase in project cost for utility relocations and pedestrian improvments. Funded with Fund Balance.
Roads Capital Projects Fund Total					**$ (75,406)**	

2023-2024 Budget Amendment #5						
G/L Account	Department	Description	Current FY 2024 Budget	New Budget Amount	Debit/Credit	Notes/Comments
Staff have determined that the following items do not create a substantial burden on future budgets (according to a 5-year budget analysis)						
General Capital Projects Fund						
Expenditures						
35-4000-796	Capital Projects	Fleet Replacement Fund	$ 4,270,315	$ 4,484,315	$ 214,000	Increase Fund from sale of an old vehicle.
General Capital Projects Fund Total					**$ 214,000**	
LBA Fund						
Revenues						
44-3721-000	Other Revenues	Interest Revenue	$ -	$ 226,000	$ 226,000.00	LBA has started to collect insurance.
Expenditures						
44-4161-730	General Government Buildings	Other Expenses	$ -	$ 800,000	$ 800,000	Initial expense for paying
LBA Fund Total					**$ 574,000**	
Sewer Fund						
Expenditures						
52-5200-657	Sewer Operations	Inlet Park Outfall	$ 206,539	$ -	$ (206,539)	Project Complete, Defund.
Sewer Fund Total					**$ (206,539)**	
Culinary Water Capital Projects Fund						
Expenditures						
56-4000-600	Capital Projects	Masterplan/IFFP/IFA Update	$ 50,000	$ 60,000	$ 10,000	Masterplan/IFFP/IFA Update
56-4000-730	Capital Projects	Wildflower Zone 4 Drinking Water	$ 15,000	$ 30,000	$ 15,000	"
56-4000-732	Capital Projects	Foothill Waterline	$ 114,502	$ 25,000	$ (89,502)	Project Complete, Defund
56-4000-733	Capital Projects	Mt Saratoga Zone 1 Tank 8 Property	$ 48,673	$ -	$ (48,673)	Project Complete, Defund
56-4000-736	Capital Projects	Foothill Booster 8	$ 5,999,902	$ 4,500,000	$ (1,499,902)	Project Rebid and bids improved
Culinary Water Capital Projects Fund Total					**$ (1,613,077)**	
Secondary Water Capital Projects Fund						
Expenditures						
57-4000-600	Capital Projects	Masterplan/IFFP/IFA Update	$ 50,000	$ 110,000	$ 60,000	Masterplan/IFFP/IFA Update. Funded with Fund Balance.
57-4000-715	Capital Projects	Well #7	$ 442,819	$ 526,000	$ 83,181	Additional expenses due to utility work and flushing. Funded with Fund Balance.
57-4000-718	Capital Projects	Wildflower Zone 4 Secondary	$ 5,000	$ 10,000	$ 5,000	Additional expenses due to utility work and flushing. Funded with Fund Balance.
57-4000-720	Capital Projects	Zone 1 North Pioneer Xing Pipeline	$ 646,200	$ 20,000	$ (626,200)	Defund, project deferred to future year.
57-4000-721	Capital Projects	New Jacobs Ranch Well	$ 100,000	$ 20,000	$ (80,000)	Defund, project deferred to future year.
57-4000-808	Capital Projects	South Zone 2 Pond	$ 419,813	$ 250,000	$ (169,813)	Project Complete, Defund.
Secondary Water Capital Projects Fund Total					**$ (727,832)**	
Total Funding Impact					**$ (3,065,642)**	

RESOLUTION NO. R24-25 (4-9-24)

A RESOLUTION AMENDING THE CITY OF SARATOGA SPRINGS BUDGET FOR FISCAL YEAR 2023-2024 AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to amend the City's current 2023-2024 fiscal year budget;

WHEREAS, pursuant to state law, the City Council has conducted a public hearing on the proposed amended budget; and,

WHEREAS, the City Council has determined that the proposed budget amendment is in the best interests of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs does hereby adopt the amended 2023-2024 fiscal year budget as set forth and attached hereto.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 9th day of April, 2024

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
City Recorder Date

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Site Plan
Bout Time Pub & Grub
April 9, 2024
Public Meeting

Report Date:	April 2, 2024
Applicant:	Tim Ryan, Bout Time Pub & Grub
Owner:	SOH Investments LLC
Location:	1422 N Redwood Rd.
Major Street Access:	Redwood Rd. and Crossroads Blvd.
Parcel Number(s) & Size:	66:387:0006, 0.91 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Current Use of Parcel:	Vacant
Adjacent Uses:	Walgreens, medical/dental offices, Legends Boxing Gym, vacant
Previous Approvals:	4/10/13 - Saratoga Town Center No. 2 Subdivision recorded 9/8/22 – Previous Site Plan approval (Planning Commission) 2/20/24 – Bar Code Amendment approval (City Council)
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Tippe Morlan, AICP, Senior/Long Range Planner

A. Executive Summary:

The applicant is proposing a site plan for the Bout Time Pub & Grub to be located at 1422 North Redwood Road on an existing 0.91 acre lot within the Regional Commercial (RC) zone. This is a standalone structure for a bar use, which is an allowed use in the RC zone.

Recommendation:

Staff recommends that the City Council conduct a public meeting on the Bout Time Pub & Grub Site Plan, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without conditions, denial, or continuation. The Planning Commission reviewed this item at their March 14, 2024 public meeting and issued a positive recommendation.

Tippe Morlan, AICP, Senior/Long Range Planner
tmorlan@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x116 • 801-766-9794 fax

B. **Background:** The subject property was originally recorded as Lot 6 of the existing Saratoga Town Center No. 2 subdivision in 2013. The lot has remained undeveloped since it was created. On September 8, 2022, the Planning Commission approved a Site Plan at 1434 N Redwood Rd for a multi-tenant building, which Staff understood previously included a unit for Bout Time Pub & Grub, under a different property owner and a different applicant. That site was not constructed, and Bout Time Pub & Grub has proposed a standalone structure on Lot 6 which complies with City standards in Title 19.

C. **Specific Request:** The applicant is requesting site plan approval for the Bout Time Pub & Grub located on Lot 6 of the Saratoga Town Center No. 2 subdivision. The proposed structure is 5,167 square feet in size with 55 proposed parking spaces and 7,970 square feet of open space.

D. **Process:** Pursuant to Section 19.13 of the Saratoga Springs Code, the City Council is the Land Use Authority for site plans following 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 pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting. At the time of this staff report, no public input has been received.

F. **General Plan:** The site is designated as Regional Commercial on the Land Use Map of the General Plan. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

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

Staff conclusion: Consistent. The proposed structure allows for a permitted use in the Regional Commercial zone providing entertaining and dining options for residents. Adjacent properties are zoned RC where retail, restaurant, and office uses occur. Other adjacent properties will remain vacant until future development happens. Nearby commercial uses and multi-family housing exist.

G. **Code Criteria:**

For full analysis, please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies**.
- 19.05, Supplementary Regulations: **Complies**
- 19.06, Landscaping and Fencing: **Complies**.
- 19.09, Off Street Parking: **Complies**
- 19.11, Lighting: **Complies.**
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Complies**.
- 19.18, Sign Regulations: **Complies** (separate permit and approval required)

H. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public meeting, discuss the application, and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the requested Site Plan for Bout Time Pub & Grub, located at 1422 N Redwood Rd, 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 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. The Bout Time Pub & Grub Site Plan is recommended as shown in the attachments to the Staff report. Any remaining redlines shall be corrected before the plans are stamped for construction.
4. All other Code requirements shall 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 Bout Time Pub & Grub 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 that City Council deny the requested Site Plan for Bout Time Pub & Grub, located at 1422 N Redwood Rd. with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section {XX.XX] of the Code:
    a. _____, and/or

J. Exhibits:

A. Engineering Report
B. Location & Zone Map

C. Planning Review Checklist
D. Site Plan
E. Landscape Plan
F. Elevations
G. Draft Planning Commission Minutes

Exhibit A

Staff Report

Author: Kyle Kingsbury, Engineer II
Subject: Bout Time Pub & Grub (Saratoga Town Center) – Site Plan
Date: March 14, 2024
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Tim Ryan – Bout Time*
Request:	*Site Plan Approval*
Location:	*1422 N Redwood Road*
Acreage:	*0.91 Acres - 1 Lot*

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

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.

2. Provide a Storm Water Pollution Prevention Plan (SWPPP), following the State template, prior to the pre-construction meeting. Coordinate with Thomas Gwynn, Storm Water Division (TGwynn@saratogasprings-ut.gov).

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. Coordinate with Thomas Gwynn, Storm Water Division (TGwynn@saratogasprings-ut.gov).

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

12. 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.

13. Provide an acceptable AutoCAD Grading and Drainage Plan file.

14. Developer shall connect PI to the service lateral constructed on the adjacent property and metered on Commerce Drive to the east.

Exhibit B: Location and Zone Map

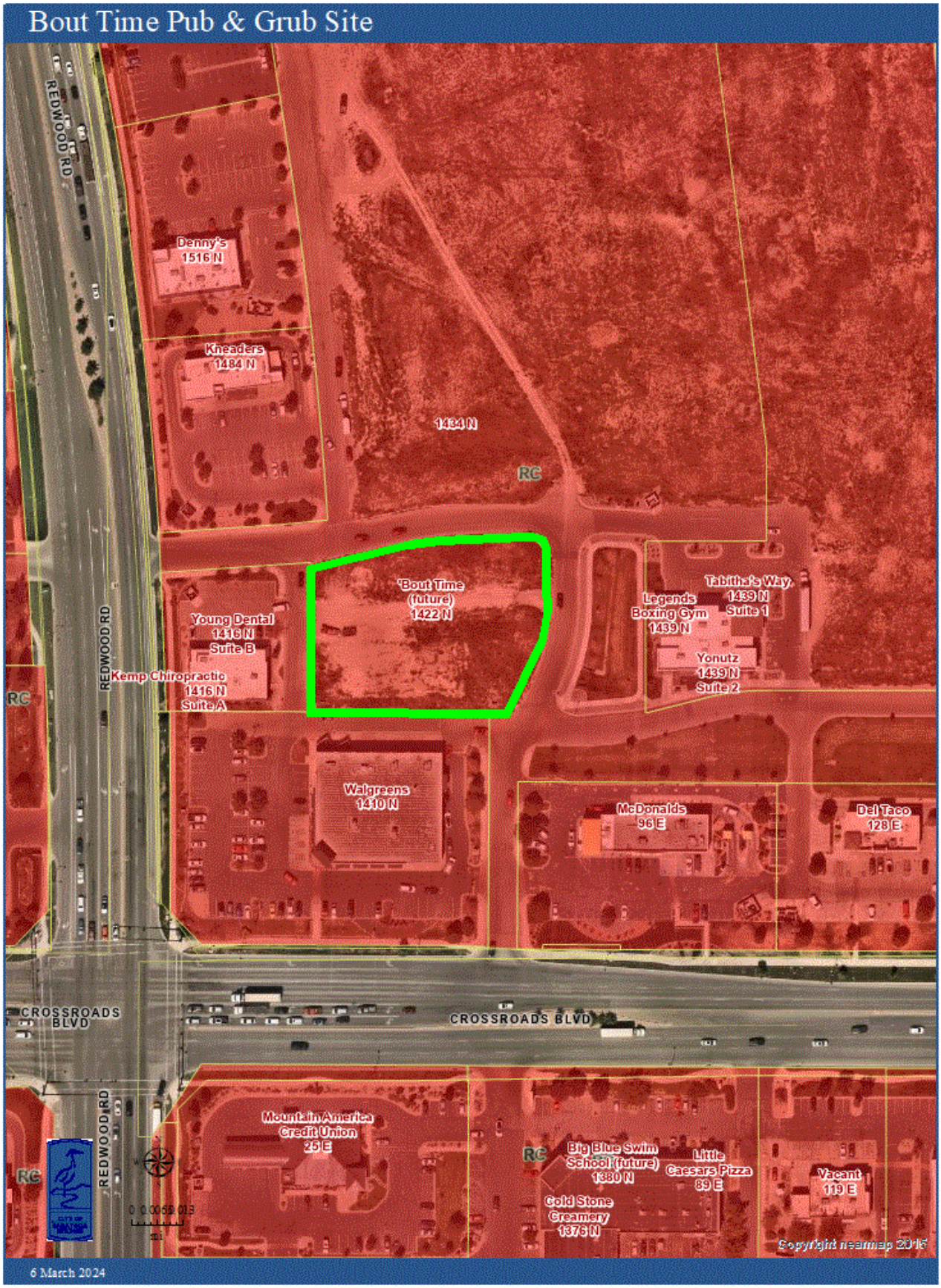


Exhibit C

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	10/16/2023; 1/17/2024
Date of Review:	11/13/2023; 1/29/2024
Project Name:	Bout Time Pub and Grub
Project Request / Type:	Site Plan
Meeting Type:	N/A
Applicant:	Tim Ryan
Owner:	SOH Investments LLC
Location:	1442 N Redwood Rd
Major Street Access:	Redwood Road, Crossroads Boulevard
Parcel Number(s) and size:	66:387:0006, 0.91 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Current Use:	Vacant
Adjacent Uses:	Restaurant and Retail (McDonald's, Walgreens, Legend's Boxing Gym, Medical Offices)
Previous Meetings:	None
Previous Approvals:	April 10, 2013 – Saratoga Town Center No. 2 Plat Recorded
Type of Action:	**Administrative**
Land Use Authority:	City Council
Future Routing:	Planning Commission Recommendation, City Council Approval
Planner:	Tippe Morlan, AICP, Senior/Long Range Planner

Section 19.13 – Application Submittal

- Application Complete: No
- Rezone Required: No
- General Plan Amendment required: No
- Additional Related Application(s) required: None.333

Section 19.13.04 – Process

- DRC: August 1, 2023
- Neighborhood Meeting: N/A
- PC: 3/14/24
- CC: 4/9/24

General Review

Fire Department

- Building shall be fire sprinkled and have an alarm system that both monitors ambient space as well as any water flows or tampers. It shall be monitored by a 24.7 365 third party monitoring company. It shall have Knox box located 5'6" off of finished grade. It shall have Knox lock(s) on FDC connections. 26' of access is required for all access points. Hydrants shall be within 300' of this location.

Code Review

- 19.04, Land Use Zones
  - Zone: Regional Commercial
  - Use: Bar

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Comliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*Existing 39,597 SF lot*
Front/Corner Side Setback (Minimum)	10'	**Complies**	*North – 10' shown* *East Corner – 10' shown*
Interior Side Setback (Minimum)	10' or height of building,whichever is greater, when adjacent to a residential zone	**Complies**	*West – Exceeds 10' as shown*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*South Rear – Exceeds 30' as shown*
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**	*24'-2" shown*
Lot coverage (Maximum)	50%	**Complies**	*5,167 SF footprint = 13% coverage*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*5,167 SF*
Building Size (Maximum)	N/A	**N/A**	

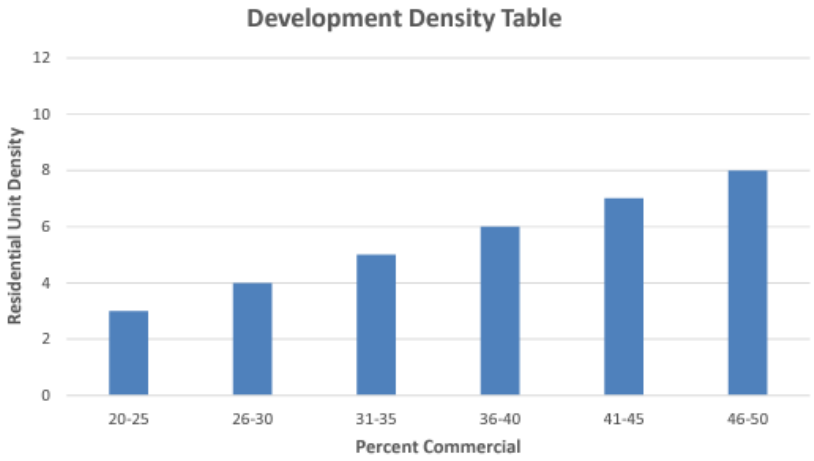
1. One building of 80,000 sq. ft. maximum is permitted for every 20 contiguous acres within the same development. i.e. 40 contiguous acres is required for two buildings that are each 80,000 sq. ft. maximum.
2. These limits shall not be applied to "Retail, Big Box," "Office, Professional," or "Office, Medical and Health Care" which may be any size in the HC zone.

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 them 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;	**N/A.**	
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.	**N/A.**	
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;	**N/A.**	
ii. Small groves of trees;	**N/A.**	
iii. Water features; and/or	**N/A.**	
iv. Other similar landscaping features as approved by planning staff.	**N/A.**	
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.	**N/A.**	

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.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**N/A.**	
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.	**N/A.**	
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Existing lot, existing accesses to private roads*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*		
Automobile refueling stations and car wash operations.	**N/A.**	
Automobile Repair, Minor:	**N/A.**	
Car Wash (full service).	**N/A.**	
Hotels.	**N/A.**	
Kennel, Private.	**N/A.**	
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	
Vehicle Storage.	**N/A.**	

Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	
Bars.	**Complies.**	*602 feet from nearest residential development (east); no other existing Bars in the City*

19.04.12 Mixed Waterfront Zone

Regulation	Compliance	Findings
Purpose and Intent: Multiuse land development shall be prioritized and preferred, with an emphasis on community gathering spaces and recreational opportunities along the waterfront.	**N/A.**	
The Utah Lake Shoreline Trail, and Jordan River trail, and connections thereto, shall be a top priority of any development in the Mixed Waterfront Zone and shall be required.	**N/A.**	
Developments must include a mix of residential, and office or commercial uses.	**N/A.**	
Density shall be focused around the waterfront with density decreasing further from the water's edge.	**N/A.**	
Important characteristics that must be addressed in this land use zone include: a. neighborhood services and facilities, b. social gathering places, c. attractive landscaping, d. convenient access to public areas along the lakeshore, e. appropriately placed parking, f. a sense of personal safety, g. well-maintained housing, and h. attractive parks.	**N/A.**	
Density: a. The maximum residential density upon the residential portion of any development shall be based upon the amount of commercial acreage provided, as outlined in the tables below (see figure 4.1), with smaller amounts of commercial reflecting lower residential density.  	**N/A.**	
i. For mixed use buildings one hundred percent of the main floor must be commercial to count towards the commercial requirement. Entrances to upper level residential are an exception and shall not be counted towards or against commercial acreage.	**N/A.**	
ii. The maximum percentage of commercial development is indicated by the far right category in the table.	**N/A.**	

b. The Land Use Authority has the discretion to increase the overall density by two (2) additional units per acre. In considering an increase in overall density, the City Council shall consider:	**N/A.**	
i. If the Neighborhood Plan proposes to donate open space to the City for a city-wide amenity supported by the City;	**N/A.**	
ii. a significant increase in the acreage of open space proposed to exceed the required percentage of open space in Chapter 19.19 by at least 25 percent; and	**N/A.**	
iii. the creation of additional and significant amenities to exceed the required number of points in Chapter 19.19 by at least 25 percent, that may be enjoyed by all residents of the neighborhood.	**N/A.**	
Sensitive Lands, as defined in 19.02, shall not be included in the calculation of density.	**N/A.**	
Required residential parking shall not be counted towards commercial acreage when calculating density.	**N/A.**	
Mixed use buildings may count the commercial footprint and commercial parking towards the commercial percentage within the development.	**N/A.**	
Lot, Setback, and Development Requirements: See table in 19.04.12.5.	**N/A.**	
Open Space, Landscaping, and Development Requirements: If the open space is common space, the developer shall record a public access easement at plat recordation to any adjacent public open space or access to the waterfront.	**N/A.**	
Open space includes parks, plazas, courtyards, arcades, pedestrian walkways, natural areas and landscaped areas.	**N/A.**	
Open space shall not include: i. Required setbacks between buildings; ii. narrow space under ten feet (10') in width that is immediately adjacent to buildings; iii. space between buildings and parking areas under ten feet (10'); iv. private (limited common) residential patios or yards; v. drive aisles; or vi. private roads or alleys.	**N/A.**	
At least seventy five percent of required open space must be usable, contiguous, and available for recreational uses.	**N/A.**	
Open space may include parks, walkways, natural areas, landscaped areas, and usable wetland areas.	**N/A.**	
Landscaping is to be used for commercial lots and open space is to be used for multi-family or mixed use areas. Required commercial landscaping shall not be counted towards the open space requirement, and open space shall not be counted toward the required commercial landscaping requirement.	**N/A.**	
For areas where commercial and residential are completely separate buildings: 1. Commercial and residential shall be separate lots. 2. Commercial lots or sites shall contain 20 percent landscaping. 3. The residential portion shall have 15 percent overall open space.	**N/A.**	

4. The overall combined landscaping and open space acreage shall not be less than 25 percent of total acreage. a. This includes 20 percent landscaping for commercial sites and required open space for residential.		
For areas containing mixed use buildings: 1. Commercial, mixed use, and residential areas shall be separated by lot boundaries for the purpose of calculating landscaping, open space, and amenities. 2. Commercial lots or sites shall contain 20 percent landscaping that is separate from residential open space requirements. 3. Mixed Use lots shall meet multi-family amenity requirements. 4. The overall combined landscaping and open space acreage shall not be less than 25 percent of total acreage a. This includes a 20 percent landscaping for commercial sites and required open space for residential and mixed use. 5. Single family and multi-family shall follow 19.19.	**N/A.**	
Sharing of common open space between residential and nonresidential uses may be allowed by the applicable Land Use Authority when it is clear that the open space will provide direct benefit to residents and patrons of the project subject to the following limitations:	**N/A.**	
i. Up to 30 percent of the required open space for residential uses in a horizontal mixed use project may be provided as quasi-public open space within the nonresidential component of the project or up to 70 percent where such quasi-public open space will be immediately adjacent to the waterfront; or	**N/A.**	
ii. Up to 50 percent of the required open space for residential uses in a vertical mixed use project may be provided as quasi-public open space within the nonresidential component of the project or up to 70 percent where such quasi-public open space will be immediately adjacent to the waterfront.	**N/A.**	
iii. The minimum area of shared common open space areas shall be 150 sq. ft. with a minimum width of 10 feet. These areas shall be accessible for use by the general public.	**N/A.**	
iv. Quasi-public open space areas shall not include outdoor dining areas or other outdoor activity areas for exclusive use by an individual business.	**N/A.**	
v. Quasi-public open space areas are areas located on private property and accessible to the general public. These areas may include pedestrian oriented amenities, including enhanced seating, lighting, paving, landscaping, public art, water features, and other similar features deemed appropriate by the land use authority.	**N/A.**	
If the project is adjacent to the waterfront, open space and common areas shall border the waterfront and be connected to the waterfront through public access trails.	**N/A.**	
If the project is not adjacent to the waterfront, then the open space and common areas shall be connected to the waterfront through public access trails.	**N/A.**	
When the trail is located on the opposing side of the River, a connecting bridge shall be required and may count toward amenity points.	**N/A.**	
Shops and other commercial uses shall be primarily located along the waterfront in order to create a destination focused development that promotes uses and activities along the waterfront.	**N/A.**	

In order to create a balanced waterfront development, both a commercial and residential component are required and shall be developed simultaneously, unless a phasing plan approved in a development agreement provides otherwise. Projects without one component or the other will not be considered.	**N/A.**	
Design: All buildings and structures shall conform to the Mixed Waterfront Design Standards.	**N/A.**	
Residential and non-residential uses shall not be separated from each other by a public or private roadway as defined in the adopted Engineering Technical Specifications.	**N/A.**	
Fences shall not separate residential uses from non-residential uses, but this requirement shall not apply to fences to delineate individual private residential patio areas or yards.	**N/A.**	
Uses shall be integrated to allow development that cannot be accomplished by the potential implementation of other zones.	**N/A.**	
Access via trails shall be implemented throughout the residential and nonresidential areas.	**N/A.**	
Neighborhood Plan Required: A Neighborhood Plan shall be required to guide future development in the Mixed Waterfront zone.	**N/A.**	
Neighborhood Plans shall include the identification and placement of lot types, designated commercial areas, open space types, and all infrastructure, utilities, grading, and other aspects detailing future construction.	**N/A.**	
Neighborhood Plan must be approved prior to submittal of an application for a site plan, preliminary plat, or final plat	**N/A.**	
Neighborhood Plans shall include conceptual plans for integration with adjacent waterfront land uses, including roads, building connections, and trail connections.	**N/A.**	
Neighborhood Plans shall include streets, such that blocks and urban fabric are walkable and bikeable. Bus and rail alignments shall be located outside of neighborhood blocks.	**N/A.**	
Neighborhood Plans must identify the overall theme of a community. All elements of the development shall follow a Unified Waterfront Theme.	**N/A.**	
Neighborhood Plan Requirements. The required Neighborhood Plan shall include the following:	**N/A.**	
a. Character and Theme Plan identifying the organizational design framework showing a clearly recognizable neighborhood character and theme that is mixed use and waterfront focused, while also distinguishing the neighborhood from others and cohesively unifying the neighborhood through its distinctive design elements. Character and Theme Plan shall meet the requirements as outlined in the Mixed Waterfront Design Standards.	**N/A.**	
Community character and theme elements shall include the following: i. Architectural Façade Plan identifying the principle façade and secondary façade(s) for each buildable lot; ii. conceptual architectural elevations to scale (including building height); iii. open space, landscaping, and recreational design concepts; iv. community signage, and place identification; v. Street Naming Plan; vi. identification of mixed use sites and buildings, commercial locations, and residential locations; and	**N/A.**	

vii. a demonstration of how the development relates to and integrates the waterfront area.		
b. Transportation Network and Street Plan shall include: i. adjacent streets; ii. modifications to existing streets, if any; iii. a key for the street network; iv. existing, new, and modified streets, rear lanes, and shared drives including: 1. centerline radius; 2. data table indicating ownership; 3. right-of-way width; 4. number of vehicular lanes; 5. street type; and 6. transportation provisions; v. any existing or proposed public transit stops or ways, bicycle ways, and trails within and adjacent to the Neighborhood Plan area; and vi. local street network consisting of all new streets within the Neighborhood.	**N/A.**	
c. Phasing Plan - including phase boundaries, acreages, and the sequence for each phase. i. Demonstrate that commercial will be developed simultaneously or ahead of residential or according to a development agreement.	**N/A.**	
d. Existing conditions and features within and adjacent to the project area including: i. roads, ii. structures, iii. drainages, iv. wells, v. septic systems, vi. buildings, vii. trails, viii. waterfront characteristics (wetlands, water elevations, etc.), and	**N/A.**	
e. Open Space Plan - for each area assigned as open space (see Section 19.19) including: i. general type, use, and programming concepts of all open spaces; ii. identification of open space integration with the waterfront; iii. conceptual landscape treatment; and iv. recreational amenities (public vs. private and active vs. passive).	**N/A.**	
f. Landscaping and Fencing Plans per Section 19.06.	**N/A.**	
g. Lotting Plan – including a conceptual plan for Lot Types and Parking to include: i. layout and description of all lot and unit types; ii. building configurations including number of buildings per lot, lot dimensions; iii. setbacks for principal and accessory buildings; iv. commercial; v. residential and commercial parking (including guest parking); vi. mixed use; vii. landscape areas;	**N/A.**	

viii. open space areas; ix. lot coverage; and x. lot frontage.		
h. Mass and Scaling plan for the streetscape and waterfront that shall include: i. scaled streetscape and waterfront elevations; and ii. maximum building size.	**N/A.**	
i. Conceptual Utility Plan that includes a schematic with existing and proposed utility alignments and sizes sufficient to show how the property will be served including drainage, sewer, culinary, and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project.	**N/A.**	
j. If a development is less than 10 acres and adjacent properties are also designated mixed waterfront land use in the General Plan the adjacent conceptual layouts for adjacent properties shall be included.	**N/A.**	
k. Show integration with abutting mixed waterfront development, both existing and potential future abutting development (based upon the Zoning Map and Future Land Use Map).	**N/A.**	

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Cory A. Shupe signed plans*
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.**	*Alta survey provided*
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.**	*Shown on LP101*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*Shown on LP101*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*Shown on LP101*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	
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.**	*Shown on LP501*
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	**Complies.**	

Planting Standards *Shown on LP101*

Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*Shown on LP101*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*Shown on LP101*
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	**Complies.**	*Noted on LP101*

where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.		
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.**	*167 shrubs 5 gal + 81 shrubs 1 gal*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*No turf shown.*
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; 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.	**Complies.**	*None shown.*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*61% shrubs + 73% trees*
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.**	*Rock Mulch A and B comply as detailed on LP101*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*Drip ring shown on LI101*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**Complies.**	
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	

Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The 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.**	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**N/A.**	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*Dewitt Pro5 Weed Barrier identified*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies.**	
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**N/A.**	*No turf, all planters*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Shown*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**N/A.**	
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	

Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*Entire site is developed*
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**N/A.**	
At least 50% of the landscaped area shall be covered with live vegetation at maturity, 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.**	

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	39,597		
Required Landscaping	7,970	**Complies**	7,970 SF shown on C1.01
Required Deciduous Trees	6	**Complies**	21 provided
Required Evergreen Trees	3	**Complies**	5 provided
Required Shrubs	17	**Complies**	248 provided
Drought Tolerant Plants	13	**Complies**	61% of all shrubs, 73% of all trees exceeds 13 shrubs

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.**	*Asphalt*
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.**	*Existing private road access to east and north*
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.**	*None shown*
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.**	*Existing stubs to adjacent commercial (south) to remain*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*Noted and shown as shielded (see Sheet ES02).*
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	**Complies.**	

<table>
<tr><td>said yard abuts an alley-type access or is fenced with privacy fencing.
<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table></td><td></td><td></td></tr>
<tr><td>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.</td><td>N/A.</td><td></td></tr>
<tr><td>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.</td><td>Complies.</td><td>Shown on C1.01</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Complies.</td><td>3 ADA stalls</td></tr>
<tr><td colspan="3">Parking Requirements and Shared Parking</td></tr>
<tr><td>Available on-street parking shall not be counted towards meeting the required parking stalls.</td><td>Complies.</td><td></td></tr>
<tr><td>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.</td><td>Complies.</td><td>52 stalls required, 55 proposed</td></tr>
<tr><td>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.</td><td>N/A.</td><td></td></tr>
<tr><td>When a development contains multiple uses, more than one parking requirement may be applied.</td><td>N/A.</td><td></td></tr>
<tr><td>Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.</td><td>N/A.</td><td></td></tr>
<tr><td>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.</td><td>Complies.</td><td></td></tr>
<tr><td>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)</td><td>N/A.</td><td></td></tr>
<tr><td>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.</td><td>N/A.</td><td></td></tr>
<tr><td>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:</td><td>N/A.</td><td></td></tr>
</table>

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.		
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. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
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 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.	**N/A.**	
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.	**N/A.**	*Site is surrounded by private streets*

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.**	*Shown on curb details on C5.01*
Clear Sight Triangles must be followed.	**Complies.**	*Shown on LP101*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*Shown on LP101.*
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.**	*Exception exercised on south (2 required, 2 provided) and west (2 required, 4 provided) boundary. 9 total trees are required. 26 are provided.*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	
Required Minimum Parking		
See table in 19.09 *Restaurant Use = 1 stall per 100 SF, 52 stalls total*	**Complies.**	*57 stalls provided*
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	**N/A.**	
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	**N/A.**	
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**N/A.**	
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**N/A.**	
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**N/A.**	
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**N/A.**	
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**N/A.**	
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.	**N/A.**	

19.10 Hillside Development

Requirements at Concept Plan, Village Plan, and Neighborhood Plan

Regulation	Compliance	Findings
Slope Survey: Detailed slope map derived from data no older than 5 years with a minimum of two-foot contour intervals: i. The map shall identify and delineate all disturbed and undisturbed areas. ii. The map shall include a color legend of the site with the existing slopes identified in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater.	**N/A.**	
Lotting Plan: Plan showing overall project layout, including: i. lots with setbacks; ii. limits of disturbance and buildable areas; iii. open spaces; and iv. roads, highways, and rights-of-way.	**N/A.**	
Conceptual Grading and Drainage Plan: Plan which identifies at a minimum all existing and proposed drainages, areas of proposed cuts and fills, and the proposed size and scale of such areas and activities.	**N/A.**	

Requirements of Development Activity, Subdivision, and Site Plan

Regulation	Compliance	Findings
Grading and Drainage Plan: A Grading and Drainage Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah. Such plan shall comply with applicable provisions of the City's Engineering Standards. i. A slope classification map and analysis for the development site. Two maps shall be prepared. The first shall represent the pre-development slope districts and the second shall represent post-development slope districts. ii. Balanced cut and fill shall be implemented to the maximum extent practicable. Balanced cut and fill measures include the following: 1. avoiding stockpiling material on-site; and 2. minimizing the export and import of material. iii. All roof drainage that cannot be drained to a roadway or approved drainage system shall be managed on site via Low Impact Development principles, per City storm water regulations. iv. Topsoil stockpile areas shall be designated. v. Access or haul road locations, designs, and maintenance requirements shall be designated on the grading plan. vi. A written statement addressing the Hillside Development Guidelines found in 19.10.05 of this Chapter shall be submitted with the grading plan.	**Complies.**	Sheet C2.01
Slope Protection Plan and Requirements: A Slope Protection Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah and shall identify areas within the project with contiguous slopes greater than 30 percent that are required to be protected from disturbance. These areas may be located within lots if the provisions of this chapter can be met, otherwise they shall be placed in protected open space. In either case, these areas shall be identified on the development application, subdivision plan, site plan, and building plan as areas that may not be disturbed. The following standards apply to the slope protection plan:	**N/A.**	

i. Provide a detailed slope map derived from a physical survey no older than 5 years with a minimum of two-foot contour intervals. 1. The map shall identify all disturbed and undisturbed areas. 2. The map shall include a color legend of the site slope percentages in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater. ii. Contiguous slopes of 30 percent or greater are to be protected, except for the following exceptions: 1. Areas with slopes that exceed 30 percent may be disturbed if: A. They are smaller than one-half (0.50) acre in size; B. They are isolated from other areas that exceed 30 percent; C. They are less than 100 feet in length and width; and D. Their disturbance or removal will not create unstable geologic or drainage conditions that result in damage to public or private property. 2. Man-made slopes exceeding 30 percent may be disturbed if it is determined, per the geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area. 3. Prior to disturbance of the slope a geotechnical report shall be prepared by a licensed engineer and shall be approved by the City Engineer, along with a grading plan.		
Vegetation Preservation and Slope Stabilization Plan: A Slope Stabilization Plan shall be prepared by a qualified professional licensed by the state of Utah and shall contain all of the following: i. Location of existing vegetation on the development site, including noxious and invasive weeds, and areas of native vegetation to be preserved, containing the following details: 1. A delineation of the area to be developed or remain permanent native open space; An inventory or survey of the vegetation species or a subset of species (such as noxious weeds) present; 2. A map showing the area and the location of populations of each species; and 3. A characterization of each identified plant species as native versus non-invasive or noxious. ii. For open space or common area of the development proposed to remain native and cleared of existing vegetation possessing erosion control characteristics at least equal to the existing native vegetation, which was removed, in compliance with the Engineering Standards. Existing non-invasive vegetation shall be replaced in kind; iii. A plant schedule listing the plant species and seed mixes to be used for revegetation in accordance with City standards for revegetation species; iv. A plan showing how the planting and installation of revegetation will be supervised by a person or firm having expertise in the practice of revegetation (e.g., licensed landscape architects) and how the revegetation will be protected with mulch and fertilized and watered in conjunction with a planting and maintenance schedule;	**N/A.**	

v. Slope stabilization and erosion control measures while new vegetation is being established; vi. Temporary irrigation as needed until established; vii. Plans shall comply with Utah Wildlife-Urban Interface Code.		
Geology Report: A Geology Report shall be prepared by a Geotechnical Engineer or Geologist licensed by the State of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements, and surface or subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. The map shall clearly distinguish the difference between observed and inferred features or relationships. The Geology Report shall contain, at a minimum, the following: i. Identification of any zones of deformation with respect to active faults and other mass movements of soil and rock; ii. Alluvial fans and other areas with debris and flood flow hazards; iii. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site; iv. Active or inactive landslide areas; v. Identification of all rock fall zones; and vi. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geological hazards (as prepared by a Geotechnical Engineer).	**N/A.**	
Fire Protection Report: A Fire Protection Report, approved by the Fire Marshall, shall be prepared to assess fire probability and potential hazards. The plan shall be prepared by a person or agency qualified by training and experience and approved by the City Fire Marshall. The Fire Protection Report is a separate and independent obligation from the Fire Protection Plan that may be required by the Fire Marshall or Building Official in the Wildland-Urban Interface Code, Fire Code, or Building code. The Fire Protection Report shall include the following: i. The width and approximate location of any easement required for access of fire protection equipment; ii. The width and approximate location of recommended fuel breaks on the development site; and iii. A letter from the Fire Marshall specifying required fire protection measures and fire suppression flow.	**N/A.**	
Physical Constraints Report: A report prepared by a licensed geologist or geotechnical engineer demonstrating that buildings, structures, or building envelops shall not be placed on or within any of the following areas: i. Natural or manmade slopes exceeding 30 percent with the exception of terracing to accommodate walk-out basements; ii. Within the distance recommended by the Geology Report of any fault line; iii. Area considered as navigable, interstate waters, or areas having an significant nexus to such waters per federal law, within the jurisdiction of the United States or State of Utah such as wetlands, drainages, streams, rivers, and lakes, whether or not ephemeral, without the proper permits (or letter exempting the area from such jurisdiction) through the Utah Division of Water Rights and United States Army Corps of Engineers or other state or federal entity having jurisdiction;	**N/A.**	

iv. landscape hazard areas, except that lots, but not buildings or building envelopes, may be included in landslide areas if supported by the required geotechnical report; v. an area of flood hazard as defined and specified in Chapter 18.02; vi. areas of springs, seeps, or surface water areas. 1. These areas are defined as follows: A. Spring: A spring is any natural situation where water flows from an aquifer. B. Seep: A seep is a moist or wet place where water, usually ground, reaches the earth's surface from an underground aquifer. C. Surface water areas: Surface water is water on the surface such as in a river, lake, or wetland. vii. existing or master planned detention basins, roads, and utility corridors.		
Hillside Development Guidelines		
Regulation	**Compliance**	**Findings**
General Guidelines: A written statement addressing the following guidelines shall be submitted with the grading plan: a. Development shall be concentrated in the flattest areas of the site in order to preserve as much of the natural terrain as possible. b. Varied lot sizes and designs shall be utilized in order to reduce the amount of grading required and preserve natural landforms. c. Building pads shall be located in order to preserve as much of the natural terrain as possible. d. Lots and buildings shall be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type. e. Large flat pads shall be avoided in favor of stepped pads, or split-level structures that follow the general contours of the site.	**N/A.**	
Limits of Disturbance: No building or other structure is allowed on slopes greater than 30 percent. No excavation, grading, or permanent clearing shall be allowed on slopes greater than 30 percent, without the necessary methods implemented and outlined in this Chapter.	**N/A.**	
Limits on grading: Grading shall comply with the following standards, in addition to the standards within other applicable Chapters: a. All cut, filled, and graded slopes and transitions shall be re-contoured to blend into the grade of surrounding land. b. The outside corners or edges of all permanent cut and fill slopes shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least five feet. c. All permanent cuts and fills shall be constructed and stabilized to prevent settlement, sliding, and erosion. d. Mass grading and benching of hillside areas to create large flat building envelops for multiple homes shall be avoided. Instead, smaller stepped envelops for each home shall be used that follow the existing topography. e. Cut and fill slopes exceeding 50 percent shall be retained. f. The maximum slope of driveways shall not exceed 15 percent and shall minimize disturbance to natural terrain. g. Terracing shall be used to facilitate the completion of balanced cut and fill slopes as well as to reduce overall impacts to slopes.	**N/A.**	
Limits on changes to established lot grades: The elevation of an established lot shall not be permanently raised or lowered more than 6	**N/A.**	

feet at any point for construction of any structure or improvement, except: a. Areas outside the building pad but within the lot may be raised or lowered more than 6 feet if a retaining wall or other slope protection measure is used to reduce the steepness of man-made slopes, provided that the retaining wall complies with the provisions of this chapter.		
Limits on man-made slopes: a. Maximum cuts and fills shall not exceed 25 feet in height unless it is determined, per a geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area.	**N/A.**	
Terracing and retaining walls: Use of retaining walls is encouraged to reduce the steepness of man-made slopes as outlined herein. Cutting terraces combined with the use of retaining walls may be implemented to create buildable areas, to minimize or alleviate potential erosion to hillsides, and to establish planting pockets conducive to revegetation of hillsides. The following standards shall apply: a. Individual retaining walls may be permitted to support deep slopes but shall not exceed 10 feet in height as measured from adjacent finished grade. b. When the overall retained height would exceed 10 feet, the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding 6 feet in height as measured from the lowest adjacent grade to the top of the wall. c. Retaining walls taller than 4 feet shall be separated from any other retaining wall by a minimum distance of 3 horizontal feet or half the height of the highest wall, whichever is greater. Terraces created between retaining walls shall be permanently landscaped or re-vegetated per City Code. d. A building permit shall be obtained if required by the Building code. The lot owner or developer may be required to obtain documentation from the building official that a building permit is not required. e. The parabolic slip plane mode of failure of the retaining wall system shall be used to determine height and wall separation.	**N/A.**	
Structures: Additional grading for structures shall be determined on an individual lot basis, shall be minimized by designing the house to fit the natural slopes, and shall meet the following requirements: a. The general location and magnitude of cuts and fills shall be identified with each site plan. b. Where building masses orient against the lot's existing contours, the structures shall be stepped with the grade and broken into a series of individual smaller components. c. Structures and foundation types shall be utilized that are compatible with the existing hillside conditions and require less grading. Split-level, embedded structures, and stepped foundations shall be utilized. d. Building highest shall comply with the requirements in the specific zone using the definition in 19.02. e. No more than four feet of the foundation may be exposed on the fronts of the structure and no more than six feet on the sides and backs of the structure.	**N/A.**	
Preservation of existing vegetation: Existing concentrations of significant trees and vegetation shall be preserved, except that noxious	**N/A.**	

or invasive trees and vegetation and sage brush are not required to be preserved. a. For the purposes of this subsection, "significant trees and vegetation" means: i. Large trees of 6-ich caliper or greater; and ii. Groves of five or more smaller trees, or clumps of shrubs covering an area of 50 square feet or more measured at the drip lines. b. Areas with significant trees and non-invasive vegetation may not be disturbed unless specifically approved by the City, based on a replacement plan as described in Chapter 19.06.		
Revegetation: a. Any permanent slope exposed or created in new development shall be landscaped or revegetated with native or adapted trees and other native or adapted plant material. b. New vegetation shall be equivalent to, or exceed, the density and erosion control characteristics of the original vegetation cover to mitigate adverse environmental and visual effects. c. All existing native or adapted vegetation within and adjacent to major drainage channels shall be preserved to the maximum extent practical. d. All areas of the site where removal of native or adapted natural vegetation in the course of development will occur shall be replanted with native or adapted trees and plants. The vegetation shall possess erosion control characteristics (such as fast growing and deep roots) at least equal to the native or adapted vegetation which was removed. These may be replaced within other areas of the site such as open space, common areas, or street trees. e. Use of fire-resistant plants for revegetation is strongly encouraged and shall be required if the area is located in a Wildland-Urban Interface area per the City's Fire Code. (For a list of fire-resistant plants, refer to the Wildland-Urban Interface, contact the local Forest Service, or contact the Utah Division of Forestry, Fire, and State Lands.) f. All disturbed areas shall be stabilized no later than 30 days after the disturbance is complete. Reseeding may be delayed until the earliest planting season thereafter if temporary stabilization measures are implemented in the interim.	**N/A.**	
Buildable Area and Limits of Disturbance: a. Slopes greater than 30 percent shall be identified on the plat and restricted on the plat as protected, undisturbed areas. A lot may contain existing natural grades in excess of 30 percent if the following conditions are met: i. The subdivision plat clearly identifies the limits of disturbance and each lot contains a buildable area that is: 1. At least 2000 square feet on contiguous area; 2. A minimum dimension of 30 feet in any direction; 3. No greater than 30 percent in slope; and 4. Contained within the building setbacks of a proposed lot. ii. Slopes greater than 30 percent shall be recorded on the plat or site plan with the prohibition on their disturbance.	**N/A.**	

iii. No grading, building, accessory building, or structure will be allowed outside of the limits of disturbance as delineated on the respective plat or site plan. iv. Access and driveways shall be included within the limits of disturbance for a lot. v. No grading related to the construction of the structure shall occur outside the limits of disturbance. b. The buildable area and limits of disturbance must be recorded on the plat along with an easily identified location for clear access.		
Streets and hard surface trail access and driveways: a. Streets and hard surface trails and driveways may cross slopes over 30 percent and up to 50 percent if deemed necessary by the Development Review Committee. Approval shall be based on the following findings: i. No alternate location for access is feasible or available. ii. No individual segment or increment of the street or trail crossing these slopes exceeds 1500 feet in length. iii. Visual, environmental, and safety impacts from the street or trail crossing shall be mitigated as outlined in the revegetation, grading, and erosion sections of this chapter. b. The developer shall dedicate to the City a slope easement for any cut or fill slope created by construction of a street on a hillside which is not contained within the public right-of-way to allow for future road maintenance or reconstruction of the road. c. Points of access shall be provided to trails in canyons, drainages, and natural washes shall be provided to all developed and undeveloped land for emergency firefighting equipment. d. Emergency vehicle access shall be provided to all developments that are located adjacent to such canyons, drainages, or washes. e. When open space, common area, or undeveloped land is behind lots, access between homes is required every 1000 feet for emergency access. f. Private driveways that are longer than 150 feet shall not exceed a grade of 10 percent at any point, so as to not hinder emergency service vehicles. g. Driveways longer than 150 feet shall require a fire truck turn around. h. Access via streets and driveways require approval by the Fire Chief and shall comply with the Fire Code.	**N/A.**	
Drainage corridor and flood zone protection: a. **Filling and dredging**. Filling or dredging of natural drainage channels as identified for protection by the City shall meet engineering standards. b. **Minimum setbacks**. Lots shall be setback 20 feet horizontally from the top of the required freeboard, whether ephemeral or not, of: (a) water courses; (b) gullies; and (c) major drainages as identified for protection by the City as open channels in the Storm Drain Capital Facilities Plan.	**N/A.**	
Responsibility for construction and maintenance of improvements: The developer shall be fully responsible for making all improvements in accordance with accepted plans.	**N/A.**	

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*Shown on ES02*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*Noted on ES02*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*Shown, and noted as full-cutoff where it is ambiguous*
Angle: Shall be directed downward.	**Complies.**	
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*Complies provided the Lithonia Lighting is to be used indoor only.*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*Shown on ES01, ES02*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*None shown*
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.**	*Shown on ES02*

Residential Lighting

Floodlights: Floodlights are prohibited.	**N/A.**	
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	**N/A.**	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**N/A.**	
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.**	

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.**	
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.	**N/A.**	*None shown.*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Complies.**	
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*Shown black on ES02*

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.**	*Shown on ES02*
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.**	*16' height identified on ES02*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*Shown on ES02*
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.**	*Noted on ES01*
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.	**N/A.**	
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*Streetlights placed to light walkways*
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.**	
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Shown on ES01*
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.**	*Shown on ES02*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*Shown on ES01*
Plans providing information required in the Technical Standards and Specifications Manual.	**Complies.**	*Shown on ES02*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required?	*No*
Notice/Land Use Authority.	*Planning Commission/City Council*
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	*No*

Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	Amount of $: N/A
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	See Section 19.13.10

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.	**Can Comply.**	*In progress pending PC/CC review and approval*
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.**	
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.**	*Shown on C4.01*
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.	**Can Comply.**	*See Engineering comments.*
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance	**Can Comply.**	*See Engineering comments.*

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.		
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.**	
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. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	
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.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Shown on A0.0*
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.**	*Shown on A0.0*
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.**	*Shown on existing conditions survey*
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.**	
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*Shown on A6.0*
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 :	**Complies.**	

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; 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.**	
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.**	*Shown on FTR1.0*
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).	**Complies.**	*C1.01*

xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
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.**	*LP101*
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.**	*ES01*
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.**	
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.	Item.	
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	
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.**	*Noticed for Planning Commission*
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).	**N/A.**	
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	**Complies.**	

vi. the surfacing and lighting of off-street parking facilities.		
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**N/A.**	
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.**	*LP101*
Considerations Relating to Buildings and Site Layout: 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.	**Complies.**	
The effect of the site development plan on the adequacy of the storm and surface water drainage.	**Complies.**	
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	**Complies.**	
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.**	
Trails Master Plan: Shows required trails	**N/A.**	

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Complies.**	
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or	**Complies.**	

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.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**N/A.**	
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Complies.**	
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.	**Complies.**	
All trash dumpsters shall be provided with solid enclosures. i. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	

Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. 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.**	
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	
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.**	
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.	**N/A.**	
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.**	
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.**	
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.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
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.	**N/A.**	
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.	**N/A.**	
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.	**N/A.**	

Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**N/A.**	
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
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).	**N/A.**	
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.	**N/A.**	
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.	**N/A.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	
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.	**N/A.**	
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.	**N/A.**	
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.	**N/A.**	
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.**	

Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	
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.**	*Parapet shown on roof plan.*
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.**	
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.**	*Shown on Roof Plan Sheet A1.3, shielded as per elevations*
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.**	*Shown on Elevations*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	
Backlighting is not permitted.	**Complies.**	*Signage lighting details TBD with sign permit application.*
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.**	*Shown on Roof Plan Sheet A1.3*
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.**	*See Roof Plan Sheet A1.3*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*See Roof Plan Sheet A1.3*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Same material as siding per Elevations sheet*
Residential Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Architectural Wrap: Stone, brick, wainscot, and other front elevation materials shall be wrapped a minimum of 2' into interior side elevations and shall extend the full width of any street side yard, or façade abutting common open space.	**N/A.**	
Materials and Colors: A minimum of three materials and three colors shall be utilized on front or street side elevations, or façade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations.	**N/A.**	
No more than 75% of any building elevation shall consist of any one material or color.	**N/A.**	
Carports and similar structures shall be compatible in architectural design and details with the main residential structure through the use of at least two out of three of the same materials and colors.	**N/A.**	

Color Variation: Three-family, and multi-family developments containing more than five buildings shall be designed with at least two color palettes.	**N/A.**	
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	**Complies.**	*3 primary building materials*
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.**	*3 primary building materials*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*Shown on A2.0*
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.**	*CMU present as an accent only.*
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**N/A.**	
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*None shown on elevations.*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*None shown on elevations.*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	
At least 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 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	**Complies.**	*Complies as shown on A2.0*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	

All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	
19.16.09 Mixed Use and Mixed Waterfront Site Additional Standards		
At least 75 percent of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).	**N/A.**	
50% of the ground level façade shall be devoted to windows affording view into the interior of the building.	**N/A.**	
Upper level features: Upper floor balconies, bays, or windows shall be provided on multiple story buildings.	**N/A.**	
Entrances: When nonresidential and residential uses are located in a vertical mixed use structure, separate pedestrian entrances shall be provided for each use. i. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses.	**N/A.**	
Entrances to individual residential units in a vertical mixed use project shall not be allowed along a street frontage. Instead shared entrances to residential units located above the ground floor shall be from lobbies that serve multiple units. Façade treatment. 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.	**N/A.**	
Parking, loading, and circulation: i. Parking facilities shall be separated for nonresidential uses and residential uses, except that guest parking for residential uses may be shared with nonresidential uses. ii. If enclosed parking, including parking garages and structures, is provided for residential and nonresidential portions of a mixed-use project, separate areas/levels shall be provided for each use and separate entrances shall be provided.	**N/A.**	
Loading areas: Loading areas for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project and public streets. Loading areas shall be compatible in architectural design and details with the overall project through the use of at least two out of three materials and colors used in the overall project. The location and design of loading areas shall mitigate nuisances from noise when residential uses might be impacted.	**N/A.**	
Vehicular circulation: i. Vehicular circulation shall be designed to direct non-residential traffic away from adjacent residential streets outside the mixed use districts, to the greatest extent feasible. ii. Roadways are prohibited between the waterway and buildings nearest the waterway.	**N/A.**	
Pedestrian design: Developments shall provide enhanced pedestrian amenities throughout the project, including seating, pedestrian area lighting, special paving, public art, water features, common open space, directories, and similar items to create a pleasant pedestrian experience.	**N/A.**	
Mixed Use Layout: i. Separate site access driveways shall be provided, whenever possible, for nonresidential and residential uses. Site access	**N/A.**	

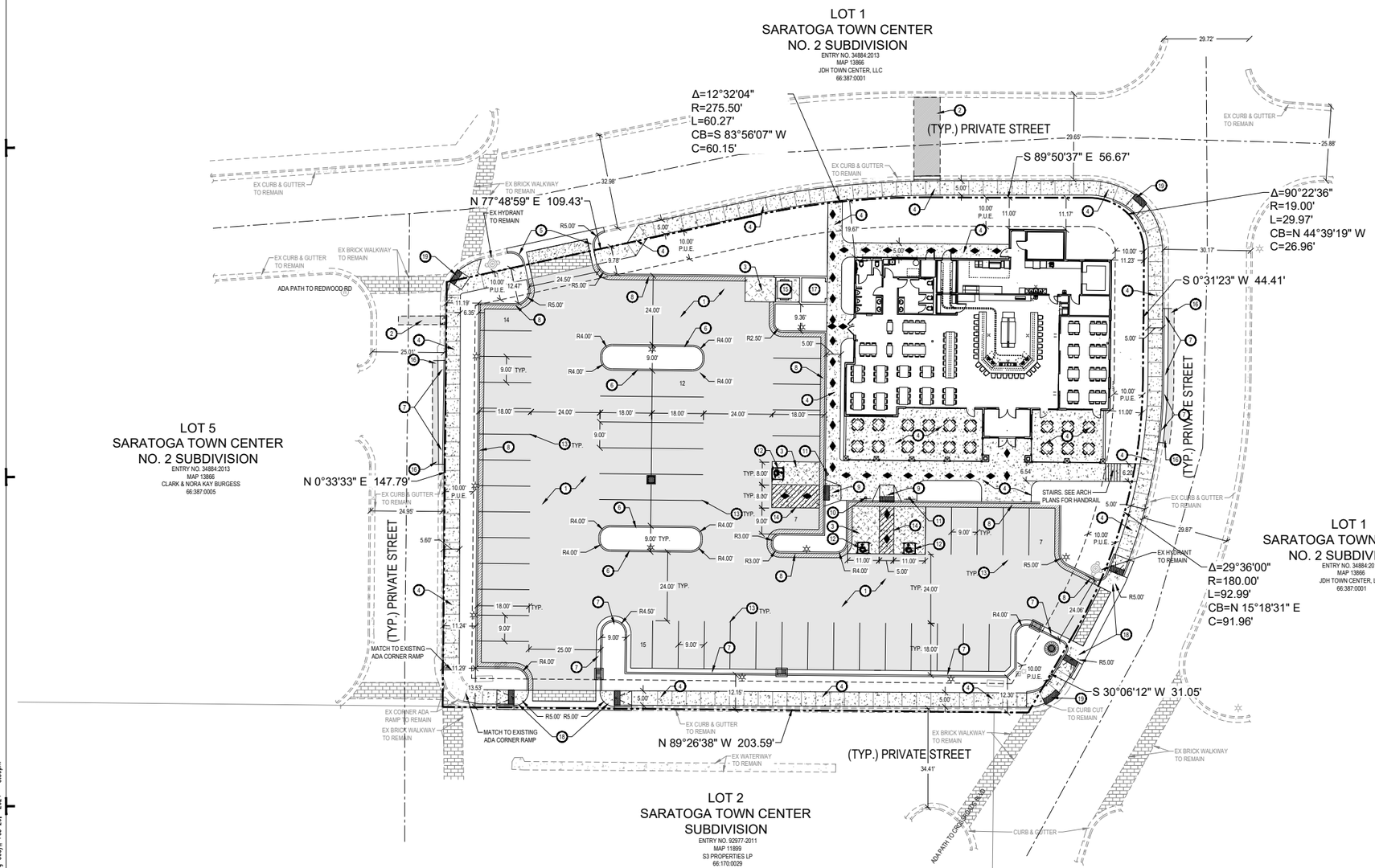
driveways shall incorporate distinctive design elements, landscape features, and signs to help differentiate access to nonresidential parking areas from access to residential parking areas. ii. For vertical mixed use projects, only nonresidential uses shall be located on the ground floor along public/private street frontages. Residential uses may be located above the ground floor and in areas that do not have frontage on a street. Up to 20% of the ground floor frontage may be occupied by lobby entrances to multiple residential units and pedestrian amenities (e.g., plaza, paseo, or courtyard).		
A prominent entrance shall be oriented to the major street on which the structure has frontage, street corner, courtyard, plaza, park, or other structures on the site, but not to interior blocks or parking lots/structures.	**N/A.**	
Live/work units, dwelling units that are used jointly for commercial and residential purposes, shall be designed with the following elements: i. Each live/work unit fronting a public street shall have a pedestrian oriented frontage that allows views into the interior of the nonresidential areas of the unit. ii. The living space within the live/work unit shall be contiguous with the commercial space, with direct access between the two areas.	**N/A.**	
Operational standards: a. Outdoor nonresidential uses in a mixed-use project that includes residential uses shall be prohibited from operating between the hours of 11:00 P.M. and 6:00 A.M. b. Loading and unloading activities shall not take place after 10:00 P.M. or before 6:00 A.M. on any day of the week.	**N/A.**	
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.	**N/A.**	
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.	**N/A.**	
Prohibited building materials: i. High gloss or shiny metal panels as a primary material. ii. Mirror glass panels.	**N/A.**	
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.	**N/A.**	
Facades Treatment:	**N/A.**	

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.		
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)	**N/A.**	

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Shown on SI1.0. A separate sign plan application is still required.*
Monument sign location and details	**Complies.**	*Location and footprint shown on SI1.0. Sign detail needed with sign permit application.*
Wall signs and potential locations and details	**Complies.**	
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	**N/A.**	
b. Signs shall not obscure display windows or significant building features.	**N/A.**	

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*No*
What is the anticipated cost to the City?	*N/A*
When will City maintenance begin?	*N/A*

Exhibit D - Site Plan



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	26,465 SQFT	67%
LANDSCAPE	7,970 SQFT	20%
BUILDINGS	5,162 SQFT	13%
TOTAL	39,597 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

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 AT https.cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

*NOTE: NO SENSITIVE LANDS WITHIN PROPERTY

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. ASPHALT T-PATCH. PER SARARTOGA SPRINGS STANDARD DETAIL 'SS-1' ON SHEET C5.03.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
4. CONCRETE SIDEWALK, PER SARATOGA SPRINGS DETAIL 'ST-1', SHEET C5.01.
5. COMMERCIAL DRIVE APPROACH, PER SARATOGA SPRINGS STANDARD PLAN 'ST-4B' ON SHEET C5.01.
6. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
7. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
8. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
9. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE SARATOGA SPRINGS DETAIL 'ST-5B', SHEET C5.01.
10. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
11. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
12. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
13. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
14. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
15. NORMAL SCREEN DUMPSTER ENCLOSURE WITH GATE & BOLLARDS. SEE ARCHITECTURAL PLANS FOR DETAILS. (MASONRY WALLS TO BE 6-FEET TALL.)
16. ASPHALT TIE IN PER APWA PLAN 251, SEE SHEET C5.02.
17. WASTE OIL PICKUP. SEE ARCHITECTURAL PLANS FOR DETAILS. (MASONRY WALLS TO BE 6-FEET TALL.)
18. DIP DRIVE APPROACH PER APWA PLAN 215, DETAIL ON SHEET C5.02. APPROACH SHALL BE 8" THICK CONCRETE.
19. CORNER PEDESTRIAN RAMP PER SARATOGA SPRINGS STANDARD DETAIL ST-4E ON SHEET C5.01.

◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

LAND DEVELOPMENT CODE - TITLE 19.09
OFF STREET PARKING
ZONE: REGIONAL COMMERCIAL
RESTAURANT: 1 STALL PER 100 SF.

REQUIRED PARKING : 52 STALLS
PROVIDED PARKING: 55 STALLS (3 ADA STALLS)

BUILDING AREA: 5,136 SQ FT

1 PROPOSED BUILDING

DATA TABLE		
DESCRIPTION	NUMBERS	PERCENTAGE
TOTAL PROJECT AREA	39597	100%
TOTAL NUMBER OF LOTS, DWELLINGS AND BUILDINGS	1	N/A
SQUARE FOOTAGE OF PROPOSED BUILDINGS	5167	13%
NUMBER OF PROPOSED GARAGE PARKING	0	N/A
NUMBER OF PROPOSED SURFACE PARKING	55	N/A
PERCENTAGE OF BUILDABLE LAND	100%	N/A
ACREAGE OF SENSITIVE LANDS	0	N/A
AREA OF OPEN SPACE OR LANDSCAPE	7970	20%
AREA TO BE DEDICATED AS RIGHT-OF-WAY	0	N/A
NET DENSITY OF DWELLINGS BY ACRE	N/A	N/A
NUMBER OF OFF STREET PARKING	55	N/A

NUMBER OF ADA RAMPS: 6

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8618 South Sandy Parkway, Suite 250 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
REG. NO. 375473-2202
ROBERT J. POIRIER
02-28-24
STATE OF UTAH

BOUT TIME PUB & GRUB SARATOGA

1422 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UT

LOCATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

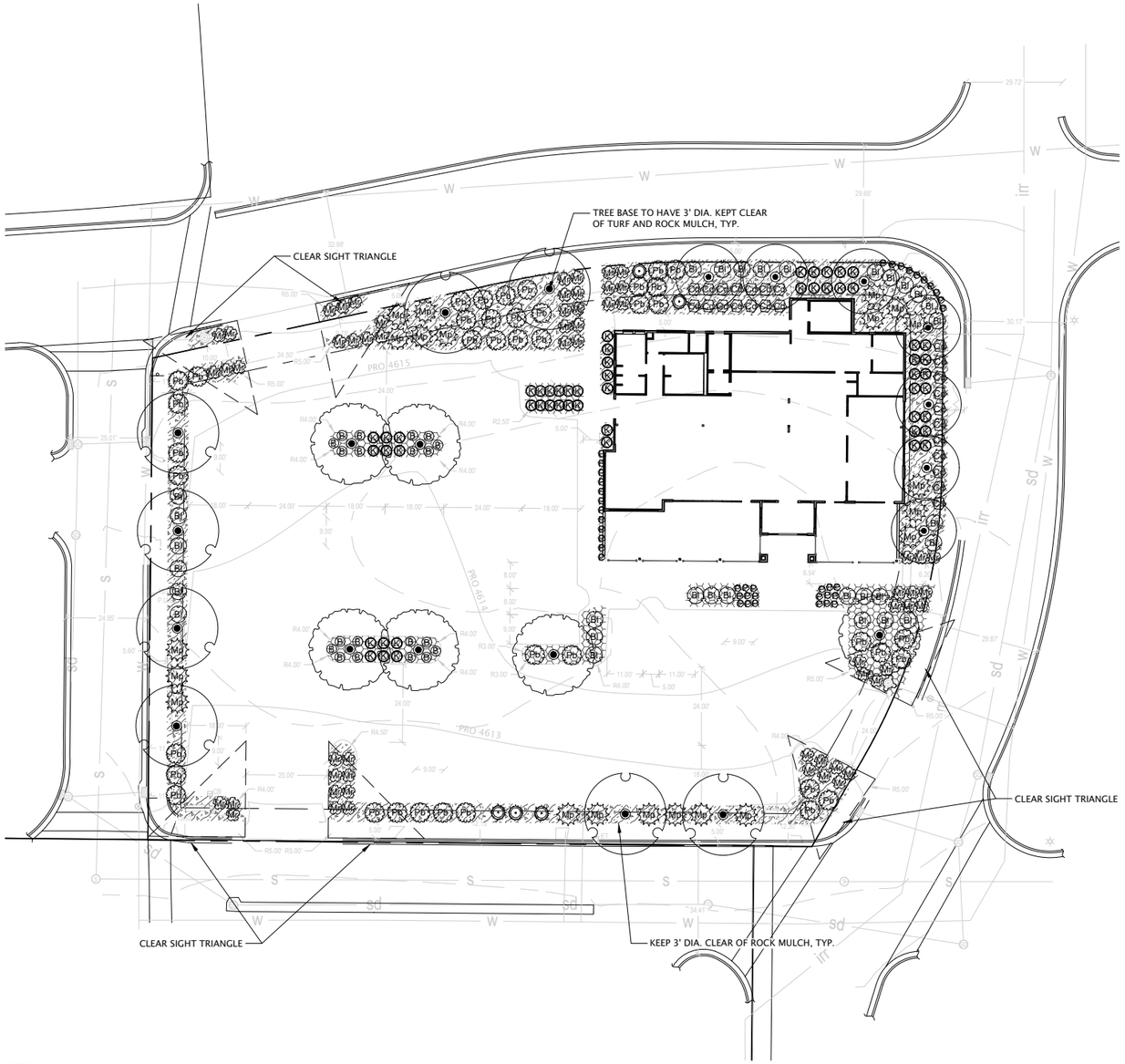
PROJECT NO: 23229
DRAWN BY: TJO/ CCW
CHECKED BY: RJP
DATE: 02-28-2024

CIVIL SITE PLAN

C1.01

C:\Users\CODYW~1\AppData\Local\Temp\AcPublish_17880\23229 PLN.dwg CodyW Feb 29, 2024 - 3:59pm

Exhibit E - Landscape Plan



NOTE:
ALL LANDSCAPING AND FENCING SHALL BE LIMITED TO A HEIGHT OF NO MORE THAN 3' AND THE GRADE SHALL NOT BE BERMED OR RAISED AND COMPLY WITH AASHTO STANDARDS.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	...	DROUGHT TOLERANT
TREES					
	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER	B&B	2" CAL	8	NO
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B&B	2" CAL	7	YES
	PICEA PUNGENS GLAUCA 'ISELI FASTIGIATA' / COLUMNAR COLORADO BLUE SPRUCE	B&B	6` HT MIN.	5	YES
	ZELKOVA SERRATA 'JFS KW4ZS' / ZILERATION® JAPANESE ZELKOVA	B&B	2" CAL	6	YES

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY	
SHRUBS				
©	BERBERIS THUNBERGII `CONCORDE` / CONCORDE BARBERRY	5 GAL	20	YES
Bl	BERBERIS THUNBERGII 'BAILELLA' / LAMBRUSCO™ JAPANESE BARBERRY	5 GAL	31	NO
Cs	CORNUS ALBA `JEFREB` TM / LITTLE REBEL DOGWOOD	5 GAL	25	NO
Mp	PINUS MUGO 'MUGHUS' / MUGO PINE	5 GAL	21	YES
Pb	PRUNUS BESSEYI `PAWNEE BUTTES` / PAWNEE BUTTES SAND CHERRY	5 GAL	40	YES
Mr	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE	5 GAL	60	NO
ANNUALS/PERENNIALS				
○	HEMEROCALLIS X 'COSMIC STRUGGLE' / PURPLE DAYLILY	1 GAL	40	YES
GRASSES				
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	55	YES

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	ROCK MULCH 'A' - SOUTHTOWN 1-1/2" COBBLE ROCK MULCH. INSTALL 3" DEPTH OVER DEWITT PRO5 WEED BARRIER.	6,469 SF
	ROCK MULCH 'B' - SOMA 2-4" CRUSHED ROCK MULCH. INSTALL 3" DEPTH OVER DEWITT PRO5 WEED BARRIER.	1,820 SF

* ALL SHOWN QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE TO CONDUCT INDEPENDENT TAKEOFFS TO ESTABLISH QUANTITIES. PLAN SYMBOL QUANTITIES OVERRIDE QUANTITIES SHOWN IN SCHEDULE.

Scale: 1" = 20'-0"
0 10 20 40 60

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

PROJECT NUMBER
23–150

REVISIONS

SHEET TITLE
LANDSCAPE PLAN

PROJECT/OWNER
BOUT TIME PUB & GRUB
SARATOGA SPRINGS
1422 N REDWOOD RD
SARATOGA SPRINGS CITY, UT 84045

ARCHITECT
STATE OF UTAH
CORY A. SHURTZ
7844301
02/22/2024
Licensed Landscape Architect

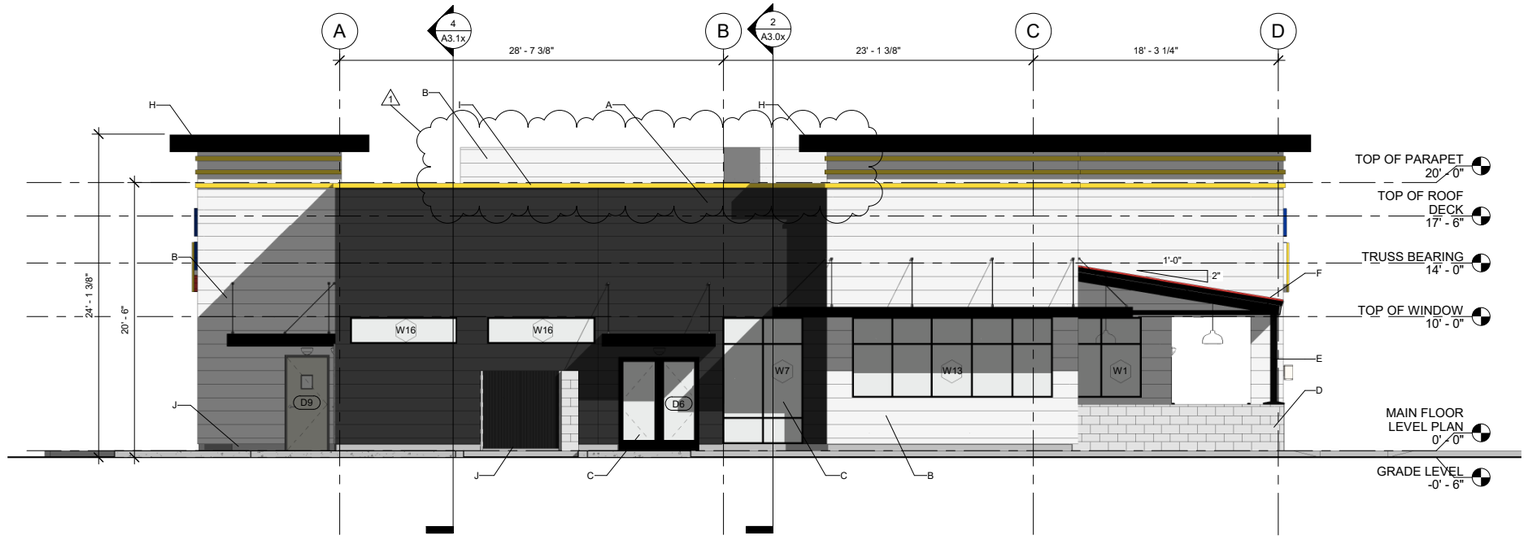
NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095
(801) 487-3330

DATE
02/22/2024

SHEET NUMBER
LP101

Exhibit F - Elevations

1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

SAMPLE		FINISH MATERIAL	SOUTH ELEV. AREA	SOUTH ELEV. %	WEST ELEV. AREA	WEST ELEV. %	NORTH ELEV. AREA	NORTH ELEV. %	EAST ELEV. AREA	EAST ELEV. %
	A	1" HORIZONTAL METAL WALL PANEL - CHARCOAL	539.09 SF	23.26 %	651.61 SF	37.55 %	1,117.98 SF	53.40 %	736.33 SF	41.00 %
	B	1" HORIZONTAL METAL WALL PANEL - WHITE	553.01 SF	26.24 %	646.88 SF	36.54 %	406.30 SF	19.67 %	477.53 SF	27.59 %
	C	1" INSULATED LOW-E GLAZING IN THERMALLY BROKEN FRAME	446.24 SF	24.34 %	177.78 SF	11.54 %	127.33 SF	6.95 %	203.64 SF	13.22 %
	D	CONCRETE MASONRY UNIT	33.30 SF	1.82 %	53.75 SF	3.49 %	1.45 SF	0.08 %	64.30 SF	4.18 %
	E	BLACK METAL FRAME, RAILING AND POSTS	134.49 SF	7.34 %	22.58 SF	1.47 %	0 SF	0.00 %	28.14 SF	1.83 %
	F	METAL ROOF - RED (HEX: #D93732, RGB: 217, 55, 50, CMYK: 0, 75, 77, 15, PANTONE: 485C)	192.62 SF	10.50 %	1.94 SF	0.13 %	0 SF	0.00 %	2.32 SF	0.15 %
	G	1-1/2" STONE VENEER	0 SF	0.00 %	0 SF	0.00 %	205.00 SF	11.17 %	74.50 SF	4.84 %
	H	METAL FASCIA TO MATCH METAL SIDING	70.88 SF	3.87 %	88.73 SF	5.76 %	79.64 SF	4.34 %	47.89 SF	3.11 %
	I	METAL TRIM - YELLOW (HEX: #FADC3C, RGB: 250, 220, 60, CMYK: 0, 12, 76, 2, PANTONE: 114C)	31.66 SF	1.73 %	27.01 SF	1.75 %	37.15 SF	2.03 %	32.63 SF	2.12 %
	J	CAST IN-PLACE CONCRETE	16.74 SF	0.90 %	27.21 SF	1.77 %	43.20 SF	2.36 %	30.21 SF	1.96 %
	TOTAL		2,018.03 SF	100.00 %	1,697.49 SF	100.00 %	2,018.05 SF	100.00 %	1,697.49 SF	100.00 %
	TOTAL AREA		7,431.06 SF							

EXTERIOR FINISH SCHEDULE (10')

SAMPLE		FINISH MATERIAL	SOUTH ELEV. AREA	SOUTH ELEV. %	WEST ELEV. AREA	WEST ELEV. %	NORTH ELEV. AREA	NORTH ELEV. %	EAST ELEV. AREA	EAST ELEV. %
	A	1" HORIZONTAL METAL WALL PANEL - CHARCOAL	118.84 SF	12.88 %	222.37 SF	29.68 %	445.42 SF	48.27 %	251.06 SF	33.52 %
	B	1" HORIZONTAL METAL WALL PANEL - WHITE	153.44 SF	16.63 %	156.66 SF	20.91 %	84.02 SF	9.11 %	117.22 SF	15.65 %
	C	1" INSULATED LOW-E GLAZING IN THERMALLY BROKEN FRAME	525.17 SF	56.92 %	270.29 SF	36.08 %	127.33 SF	13.80 %	207.00 SF	27.65 %
	D	CONCRETE MASONRY UNIT	31.50 SF	3.41 %	53.71 SF	7.17 %	0 SF	0.00 %	64.21 SF	8.57 %
	E	BLACK METAL FRAME, RAILING AND POSTS	79.25 SF	8.59 %	3.44 SF	0.46 %	0 SF	0.00 %	3.44 SF	0.46 %
	G	1-1/2" STONE VENEER	0 SF	0.00 %	0 SF	0.00 %	205.00 SF	22.22 %	76.00 SF	10.15 %
	H	METAL TRIM AND FASCIA TO MATCH METAL SIDING	0 SF	0.00 %	15.47 SF	2.07 %	17.84 SF	1.93 %	0 SF	0.00 %
	J	CAST IN-PLACE CONCRETE	14.48 SF	1.57 %	27.19 SF	3.63 %	43.11 SF	4.67 %	30.13 SF	4.02 %
	TOTAL		922.68 SF	100.00 %	749.13 SF	100.00 %	922.72 SF	100.00 %	749.06 SF	100.00 %
	TOTAL AREA		3,343.59 SF							

PROJECT NUMBER
23-10

REVISIONS

#	DATE	DESCRIPTION
1	01/12/20 24	SITE PLAN REVIEW

SHEET TITLE
ELEVATIONS

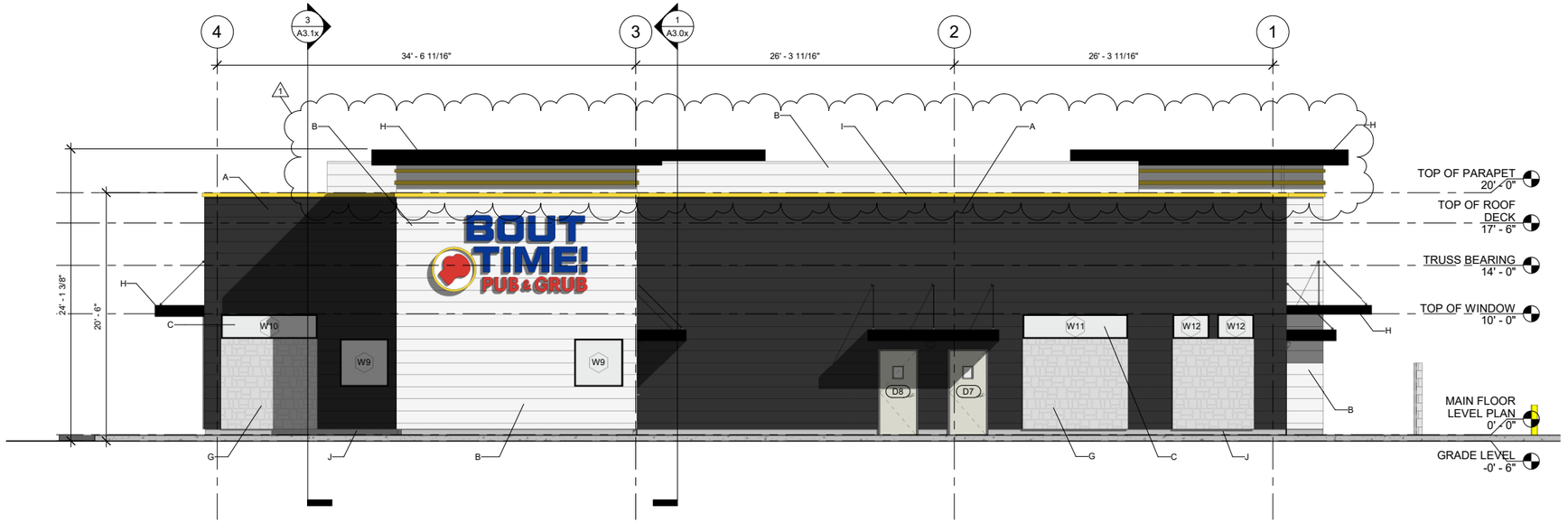
PROJECT/OWNER
BOUT TIME PUB & GRUB - SARATOGA SPRINGS
1422 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

ARCHITECT
STATE OF UTAH
RUSSELL C. NAYLOR
No. 120850-0301
LICENSED ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 S. 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

DATE
03/04/2024

SHEET NUMBER
A2.0



1 NORTH ELEVATION
3/16" = 1'-0"

2 EAST ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE										
SAMPLE		FINISH MATERIAL	SOUTH ELEV.		WEST ELEV.		NORTH ELEV.		EAST ELEV.	
			AREA	%	AREA	%	AREA	%	AREA	%
	A	1" HORIZONTAL METAL WALL PANEL - CHARCOAL	539.09 SF	23.26 %	651.61 SF	37.55 %	1,117.98 SF	53.40 %	736.33 SF	41.00 %
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	D	CONCRETE MASONRY UNIT	33.30 SF	1.82 %	53.75 SF	3.49 %	1.45 SF	0.08 %	64.30 SF	4.18 %
	E	BLACK METAL FRAME, RAILING AND POSTS	134.49 SF	7.34 %	22.58 SF	1.47 %	0 SF	0.00 %	28.14 SF	1.83 %
	F	METAL ROOF - RED (HEX: #D93732, RGB: 217, 55, 50, CMYK: 0, 75, 77, 15, PANTONE: 485C)	192.62 SF	10.50 %	1.94 SF	0.13 %	0 SF	0.00 %	2.32 SF	0.15 %
	G	1-1/2" STONE VENEER	0 SF	0.00 %	0 SF	0.00 %	205.00 SF	11.17 %	74.50 SF	4.84 %
	H	METAL FASCIA TO MATCH METAL SIDING	70.88 SF	3.87 %	88.73 SF	5.76 %	79.64 SF	4.34 %	47.89 SF	3.11 %
	I	METAL TRIM - YELLOW (HEX: #FADC3C, RGB: 250, 220, 60, CMYK: 0, 12, 76, 2, PANTONE: 114C)	31.66 SF	1.73 %	27.01 SF	1.75 %	37.15 SF	2.03 %	32.63 SF	2.12 %
	J	CAST IN-PLACE CONCRETE	16.74 SF	0.90 %	27.21 SF	1.77 %	43.20 SF	2.36 %	30.21 SF	1.96 %
	TOTAL		2,018.03 SF	100.00 %	1,697.49 SF	100.00 %	2,018.05 SF	100.00 %	1,697.49 SF	100.00 %
	TOTAL AREA		7,431.06 SF							

EXTERIOR FINISH SCHEDULE (10')										
SAMPLE		FINISH MATERIAL	SOUTH ELEV.		WEST ELEV.		NORTH ELEV.		EAST ELEV.	
			AREA	%	AREA	%	AREA	%	AREA	%
	A	1" HORIZONTAL METAL WALL PANEL - CHARCOAL	118.84 SF	12.88 %	222.37 SF	29.68 %	445.42 SF	48.27 %	251.06 SF	33.52 %
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	E	BLACK METAL FRAME, RAILING AND POSTS	79.25 SF	8.59 %	3.44 SF	0.46 %	0 SF	0.00 %	3.44 SF	0.46 %
	G	1-1/2" STONE VENEER	0 SF	0.00 %	0 SF	0.00 %	205.00 SF	22.22 %	76.00 SF	10.15 %
	H	METAL TRIM AND FASCIA TO MATCH METAL SIDING	0 SF	0.00 %	15.47 SF	2.07 %	17.84 SF	1.93 %	0 SF	0.00 %
	J	CAST IN-PLACE CONCRETE	14.48 SF	1.57 %	27.19 SF	3.63 %	43.11 SF	4.67 %	30.13 SF	4.02 %
	TOTAL		922.68 SF	100.00 %	749.13 SF	100.00 %	922.72 SF	100.00 %	749.06 SF	100.00 %
	TOTAL AREA		3,343.59 SF							

PROJECT NUMBER
23-10

REVISIONS

#	DATE	DESCRIPTION
1	01/12/20 24	SITE PLAN REVIEW

SHEET TITLE
ELEVATIONS

PROJECT/OWNER
BOUT TIME PUB & GRUB - SARATOGA SPRINGS
1422 N REDWOOD ROAD
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10459 S. 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

DATE
03/04/2024

SHEET NUMBER
A2.1

1 SOUTHEAST 3D PERSPECTIVE

2 SOUTHWEST 3D PERSPECTIVE

3" 1 1/2" 3/4" 1/2" 3/8" 1/4" 3/16" 1/8" 3/32" 1/16"

PROJECT NUMBER
23-10

REVISIONS

#	DATE	DESCRIPTION

SHEET TITLE
PERSPECTIVES

PROJECT/OWNER
BOUT TIME PUB & GRUB - SARATOGA SPRINGS
1422 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

ARCHITECT
STATE OF UTAH
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NICHOLS • NAYLOR
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10459 S. 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

DATE
03/04/2024

SHEET NUMBER
A2.2

Commissioner Mangum asked if the City had ever changed code regarding Height for another business or private citizen. He inquired about the Men's bathrooms and wondered if there should be a urinal installed.

Planning Director Carroll stated that there is a precedence for changing Code for Height if it is warranted. She mentioned that this had recently happened with the Fat Cats Cell Tower. She appreciated the feedback about adding a urinal to the Men's Bathrooms in the future City Hall.

Commissioner Kilgore asked about a future amphitheater and received a response from Assistant City Manager Jackson that there is no specific plan for an amphitheater, but we would have to make plans and provide parking if that happens down the road.

Commissioner Mann shared that she lives next to Patriot Park and walks there almost every day, and her perception is that 90% of the time Patriot Park parking lots are empty.

Commissioner Sprosty Burns mentioned that if WIC were a possible tenant, they are open until 7:00 p.m.

Commissioner Ryan received clarification from Assistant City Manager Jackson regarding parking in the current City Hall. He explained many city vehicles are gone during the day and staff is encouraged to park on the fringes and most parking is left for our constituents. He specified that his comments were anecdotal based on his observations.

Motion made by Commissioner Scott Hill to forward a recommendation for Approval of the requested Site Plan for City Hall and the Library, located at 319 S. Saratoga Road, with the Findings and Conditions in the Staff Report. Seconded By Commissioner Ken Kilgore.
Yes: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden
No: Rachel Sprosty Burns.
Absent: None.
Motion passed 6 - 1.

Commissioner Sprosty Burns indicated that she voted No because she feels the City should hold to a higher standard on parking.

2. **Bout Time Pub & Grub Site Plan, located at 1422 N. Redwood Road. Tim Ryan as applicant.**

Planning Director Sarah Carroll presented the item. The applicant is proposing a Site Plan for the Bout Time Pub & Grub on an existing 0.91 Acre lot within the Regional Commercial (RC) zone. This is a standalone structure for a bar use, which is an allowed use in the RC zone.

Tim Ryan of Bout Time Pub & Grub was in attendance to answer any questions.

Commissioner Kilgore asked if there are any issues expected with grading, drainage, secondary water systems, and water shares and if Applicant can comply with City Code.

Applicant Tim Ryan said he does not expect any issues with water shares or any other item, and will comply with City Code.

Motion made by Commissioner Rachel Sprosty Burns that the Planning Commission forward a recommendation for approval of the requested Site Plan for Bout Time Pub & Grub, located at 1422 N. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded By Virginia Rae Mann.
Yes: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

3. **Approval of Minutes: February 22, 2024.**

DRAFT

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

SITE PLAN
STEELE RIDGE PLAZA LOT 3
APRIL 9, 2024
PUBLIC MEETING

Report Date:	April 2, 2024
Applicant:	Eric Wolf
Owner:	Pepperdign Homes, LLC
Location:	369 East Crossroads Boulevard
Major Street Access:	Crossroads Boulevard and Riverside Drive
Parcel Number(s) & Size:	66:919:0003 / 0.86 Acres 66:949:0005 / 1.00 Acres 66:949:0006 / 1.12 Acres 66:919:0008 / 0.81 Acres 66:919:0009 / 0.79 Acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial in Gateway Overlay Zone
Adjacent Zoning:	Regional Commercial, MF-18, and MF-10 in PUD Overlay Zone
Current Use of Parcel:	Vacant Lot
Adjacent Uses:	Multi-family and Regional Commercial
Previous Meetings:	None
Previous Approvals:	Concept Plan Review by staff, June 16, 2023
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

The applicant requests approval of a site plan for Lot 3 of the Steele Ridge Plaza, at 369 E. Crossroads Blvd. The project is 4.58 acres, will include 35,970 square feet of retail space and 6,000 square feet of restaurant space, and incorporates 23.33% 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 177 parking stalls and provides 191 parking stalls.

Austin Roy, Senior Planner
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Recommendation:
This item is scheduled for review by the Planning Commission on March 28, 2024. Staff will present their recommendation at the April 9 City Council meeting.

Staff recommends that the City Council conduct a public meeting on the Steele Ridge Plaza Lot 3 Site Plan, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without conditions, 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 site improvements and building elevations located on Lot 3 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, following 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:** Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

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 on Lot 3. 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 property.

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**.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Complies**.
- 19.18, Sign Regulations: **Complies** (separate permit and approval required)

H. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public meeting, discuss the application, and choose from the following options.

Option 1 Approval

"I move that the City Council approve the requested Site Plan for Steele Ridge Plaza Lot 3, located at 369 East Crossroads Boulevard, 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 in sections 19.04, 19.05, 19.06, 19.09, 19.11, 19.13, 19.14, 19.16, and 19.18 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met including standards of the Gateway Overlay.
4. Steele Ridge Plaza Amended Plat C shall be recorded prior to building permit being issued.
5. A fence or wall shall be installed on top of the south retaining wall to help screen potential light and noise from the adjacent residential development.
6. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Steele Ridge Plaza Lot 3 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 that the City Council deny the requested Site Plan for Steele Ridge Plaza Lot 3, located at 369 East Crossroads Boulevard with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section [19.04, 19.05, 19.06, 19.09, 19.11, 19.13, 19.14, 19.16, and 19.18] of the Code:
    _____.

J. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. Site Plan
5. Landscape Plan
6. Elevations
7. Renderings
8. Material Board
9. Photometric

EXHIBIT 1: CITY ENGINEERS REPORT

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Steele Ridge Plaza Lot 3– Site Plan
Date: March 28,2024
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Eric Wolf—Pepperdign Homes, LLC*
Request:	*Site Plan Approval*
Location:	*369 East Crossroads Boulevard*
Acreage:	*4.58 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 is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.

7. 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.

8. 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.

9. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.

10. 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.

11. Developer shall provide Saratoga Springs City's engineering department with a fire flow analysis indicating sufficient flow to service the proposed sprinkled buildings prior to construction drawings being accepted.

12. Developer shall address grading concerns at the southern end of the site plan as discussed at a site meeting on March 20, 2024.

Location Map

EXHIBIT 2: LOCATION AND ZONE MAP

Regional Commercial Zone in the Gateway Overlay

EXHIBIT 3: PLANNING REVIEW CHECKLIST

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	3/21/2024
Date of Review:	3/21/2024
Project Name:	Steele Ridge Plaza Lot 3
Project Request / Type:	Site Plan
Meeting Type:	Planning Commission/City Council
Applicant:	Eric Wolf
Owner:	Pepperdign Homes, LLC
Location:	369 E. Crossroads Blvd.
Major Street Access:	Crossroads Blvd.
Parcel Number(s) and size:	TBD/4.58 AC
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial/Gateway Overlay
Adjacent Zoning:	MF-10/Regional Commercial
Current Use:	Vacant
Adjacent Uses:	MF-10
Previous Meetings:	City Council 08/16/22
Previous Approvals:	Preliminary Plat 08/16/22
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	Austin Roy/Senior Planner

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: 02/13/2024
- Neighborhood Meeting: Completed.
- PC: 03/28/2024
- CC: 04/09/2024

General Review

Building Department
- No comments.

Fire Department
- No comments.

GIS / Addressing
- No comments.

Additional Recommendations:
- Identify and show existing easements on plat. Should be identified separately from proposed easements.
- Gateway Overlay standards shall be met.
- Steele Ridge Plaza Amended Plat C shall be recorded prior to building permit being issued.
- A fence or wall shall be installed on top of the south retaining wall to help screen potential light and noise from the adjacent residential development as necessary.

Code Review

- 19.04, Land Use Zones
  - Zone: Regional Commercial/Gateway Overlay
  - Use: Regional Commercial

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*199,505 sq. ft.*
Front/Corner Side Setback (Minimum)	10'	**Complies.**	*>10'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies.**	*>10'*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies.**	*> 30'*
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	**Complies**	*25'8"*
Lot coverage (Maximum)	50%	**Complies.**	*20.96%*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*4,520 sq. ft. smallest shown.*

Building Size (Maximum)	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 them 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.**	*LP-100.*
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.**	*LP-101.*
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.**	*LP-100 – 104.*
ii. Small groves of trees;	**Complies.**	*LP-100 – 104.*
iii. Water features; and/or	**N/A.**	
iv. Other similar landscaping features as approved by planning staff.	**Complies.**	*Clusters of native grasses and small groves of trees shown.*
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.**	*Awnings, trees, planters, decorative garbage canisters, outdoor restaurant seating, and outdoor plaza shown.*
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.**	*No flood plain on site.*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Sheet 1.03.*
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.**	*Sheet 0.00.*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Sheet 1.01.*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*		
Automobile refueling stations and car wash operations.	**N/A.**	

Automobile Repair, Minor:	**N/A.**	
Car Wash (full service).	**N/A.**	
Hotels.	**N/A.**	
Kennel, Private.	**N/A.**	
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	
Vehicle Storage.	**N/A.**	
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	
Bars.	**N/A.**	

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Jeremy Ainsworth.*
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.**	*Sheet 1.00.*
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.**	*LP101-104.*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*LP101-104.*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*Sheet 1.02.*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*IR-100-103*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*Sheet 1.01, 1.01C & 1.06.*
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.**	*LP-101.*

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*LP-101.*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*LP-101.*
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.**	*LP-101.*
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.**	*LP-101.*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*LP-100.*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor:	**N/A.**	

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; 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.**	*LP-101.*
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.**	*1.5" Wasatch Rock & 2" Desert Pearl.*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	*LP-103.*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*LP-100-104.*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*Drip lines and rain shut off device shown.*
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.**	*LP-100-104.*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*LP-100-104.*
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.	**N/A.**	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the	**N/A.**	

proposed site.		
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**N/A.**	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*LP-101.*
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.**	*LP-100-104.*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*LP-100-104.*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*IR-100 - 104.*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*LP-100-104.*
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	

For commercial, mixed use, and industrial developments abutting residential zones an opaque fence or wall shall be installed and maintained along lot lines.	**Complies.**	*Sheet 1.01, 1.01C & 1.06.*
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.**	*LP-100-104.*
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.**	*See table below.*
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.**	*LP-100-104.*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	199,505		
Required Landscaping	39,901	**Complies**	*46,552*
Required Deciduous Trees	15	**Complies**	*44*
Required Evergreen Trees	13	**Complies**	*51*
Required Shrubs	33	**Complies**	*>33*
Drought Tolerant Plants	30	**Complies**	*100%*

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.**	*Sheet 1.01.*
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.**	*Sheet 1.01.*
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.**	*Sheet 1.01.*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with	**Complies.**	*Sheet 1.01.*

<table>
<tr><td>documentation of cross-access easements with adjacent development.</td><td></td><td></td></tr>
<tr><td>Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.</td><td>Complies.</td><td>ESP01-05.</td></tr>
<tr><td>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.
<table>
<tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr>
<tr><td>Up to 1,500 square feet</td><td>150’</td></tr>
<tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr>
<tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr>
<tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr>
<tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr>
<tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr>
<tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr>
<tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr>
<tr><td>Over 125,000 square feet</td><td>600’</td></tr>
</table>
a. Exception: To promote walkability, Mixed-Use and Mixed-Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.
i. The walking path travel distance from a business’ main entrance shall not apply to these areas.</td><td>Complies.</td><td>Sheet 1.01.</td></tr>
<tr><td>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.</td><td>Complies.</td><td>Sheet 1.01.</td></tr>
<tr><td>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.</td><td>Complies.</td><td>Sheet 1.01a,b,c.</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Complies.</td><td>Sheet 1.01.</td></tr>
<tr><td colspan="3">Parking Requirements and Shared Parking</td></tr>
<tr><td>Available on-street parking shall not be counted towards meeting the required parking stalls.</td><td>Complies.</td><td>Sheet 1.01.</td></tr>
<tr><td>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.</td><td>Complies.</td><td>Sheet 1.01.</td></tr>
</table>

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.**	*Sheet 1.01.*
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies.**	*Sheet 1.01.*
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	**N/A.**	
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.**	*Sheet 1.01.*
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)		
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.	**N/A.**	
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.	**N/A.**	
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. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
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.	**N/A.**	

b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.		
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 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.	**N/A.**	
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.**	*Sheet 1.01.*
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.**	*Sheet 1.01.*
Clear Sight Triangles must be followed.	**Complies.**	*Sheet 1.01.*
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.**	*LP-100.*
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.**	*LP-100-104.*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of	**Complies.**	*LP-100-104.*

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.		
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.**	*Sheet 1.01.*
Required Minimum Parking		
See table in 19.09	**Complies.**	*Sheet 1.01..*
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	**Complies.**	*Sheet 1.01.*
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	**Complies.**	*Sheet 1.01.*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*Sheet 1.01.*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*Sheet 1.01.*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Complies.**	*Hales Engineering April 20, 2022.*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*Sheet 1.0 a,b,c.*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies.**	*Sheet 1.01.*
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.**	*Sheet 1.01.*

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'	18'	24'	24'

60° Parking				
Required	9'	18'	25'	18'
Provided	N/A	N/A	N/A	N/A
45° Parking				
Required	9'	18'	25'	14'
Provided	N/A	N/A	N/A	N/A
Parallel				
Required	9'	20'	N/A	12'
Provided	N/A	N/A	N/A	N/A

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*ESP01-05.*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*ESP04-05.*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*ESP04-05.*
Angle: Shall be directed downward.	**Complies.**	*ESP04-05.*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*ESP01-05.*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*ESP01-05.*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	
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.**	*ESP01-05.*
Residential Lighting		
Floodlights: Floodlights are prohibited.	**N/A.**	
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	**N/A.**	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**N/A.**	
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.**	
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.**	*ESP01-05.*
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.**	*ESP01-05.*
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.**	*ESP01-05.*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*ESP01-05.*
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.**	*ESP01-05.*
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.**	*ESP01-05.*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*ESP01-05.*
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.**	*ESP01.*
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.**	*ESP01.*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*ESP01-05.*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**Complies.**	*ESP01-05.*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		

Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*ESP01-05.*
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.**	*ESP01-05.*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*ESP01-05.*
Plans providing information required in the Technical Standards and Specifications Manual.	**Complies.**	*ESP01-05.*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required?	*Yes. Meeting has been held.*
Notice/Land Use Authority.	*City Council.*
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.	*N/A.*
Phasing Improvements.	*N/A.*
Payment of Lieu of Open Space.	Amount of $: *N/A.*
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	See Section 19.13.10

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	**Complies.**	*Application submitted.*

5. A multi-family residential development.		
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.**	*Sheet 1.0 a,b,c.*
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.**	*Sheet 1.03.*
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.**	*Sheet 1.02.*
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.**	*Sheet 1.03.*
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.**	
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. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**Complies.**	*Previously submitted and approved.*

Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*Uses appear compatible.*
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.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See application.*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Sheet 0.00.*
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.**	*Sheet 1.00.*
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.**	*Sheet 1.00.*
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.**	*C-1.1.*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See application.*
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	**Complies.**	*Sheets 0.00-3.01.*

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; 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.**	*MW Brown Drainage Calculations October 18, 2023.*
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.**	*Hales Engineering TIS April 20, 2022.*
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)	**Complies.**	*Sheet 0.00 & 1.01.*

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.)		
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.**	*LP-100.*
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.**	*ESP01-05.*
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.**	*Elevations and material board provided.*
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.**	*See elevations and renderings.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid.*
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.**	*To be noticed.*
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.**	*Steele Ridge Plaza.*
Considerations Relating to Traffic Safety and Traffic Congestion:	**Complies.**	*TIS provided.*

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.		
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*Signs shown on elevations and renderings.*
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.**	*Sheet 1.01, 1.01C & 1.06. LP100-104.*
Considerations Relating to Buildings and Site Layout: 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.	**Complies.**	*Site plan provided.*
The effect of the site development plan on the adequacy of the storm and surface water drainage.	**Complies.**	*Drainage sheets included.*
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	**Complies.**	*See construction drawings.*
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.**	*No conflicts.*
Trails Master Plan: Shows required trails	**N/A.**	

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.**	*Pedestrian walkways shown throughout project that connect.*
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.**	*Shown connections use crosswalks and safe crossings.*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*Shown on site plan.*
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.**	*Sheet 1.01.*
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.**	*Sheet 1.01.*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	*LP-100.*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	

The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Complies.**	*Sheet 3.02 & LP-100.*
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.**	*Sheet 3.02 & LP-100.*
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.**	*Sheet 3.02 & LP-100.*
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.**	*> 3'*
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.**	*Sheet 3.02 & LP-100.*
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.**	*LP-100-104.*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	
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.**	
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	**Complies.**	*Sheet 1.01.*

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.		
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.**	
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.**	
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.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
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.**	
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.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
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.**	
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.**	
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	
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.**	*Sheets 1.01a, b, & c.*
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.	**N/A.**	
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be	**N/A.**	

located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.		
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**N/A.**	
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
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).	**N/A.**	
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.**	*Sheet 1.01, 1.01C & 1.06. Fence shown on top of retaining wall to create a buffer with the residential to the south.*
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.**	*Sheet 1.01, 1.01C & 1.06.*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies.**	*Sheet 1.01, 1.01C & 1.06.*
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.**	*Sheets 1.01a, b, & c.*
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.**	*Sheets 1.01a, b, & c.*
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.**	*Sheets 1.01a, b, & c.*
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'.	**Complies.**	*A200-202.*

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.		
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	
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.**	*A200-202.*
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.**	
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.**	*A200-202.*
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.**	*A200-202.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*A200-202.*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*A200-202.*
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.**	*A200-202.*
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.**	*A200-202.*
Backlighting is not permitted.	**Complies.**	*A200-202.*
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.**	*A200-202.*
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.**	*A200-202.*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*A200-202.*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*A200-202.*
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.**	*A200-202.*
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.**	*Design Board provided meets requirements. Compatible material types, and colors shown.*
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.**	*Design Board provided meets requirements. Compatible material types, and colors shown.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*Design Board provided meets requirements. Compatible material types, and colors shown.*
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.**	*Design Board provided meets requirements. Compatible material types, and colors shown.*
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.**	*Design Board provided meets requirements. Compatible material types, and colors shown.*
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.**	*Fire risers shown.*
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.**	*A200-202.*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*A101.*
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.**	*A200-202.*
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	**Complies.**	*A200-202.*

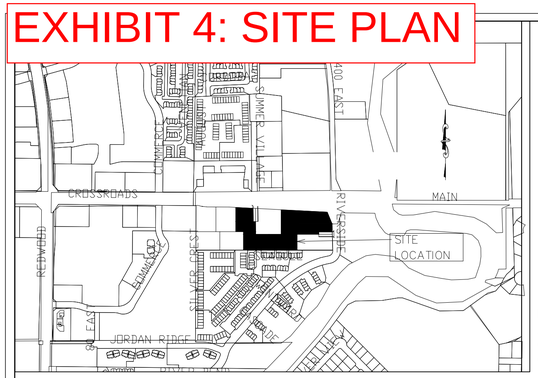
additional architectural elements are used in City of Saratoga Springs Municipal Code Land Development Code - Title 19.16 Page | 9 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.		
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	
19.16.10 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.**	*<35'*
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.**	*>50% windows shown.*
Prohibited building materials: i. High gloss or shiny metal panels as a primary material. ii. Mirror glass panels.	**Complies.**	*Design Board provided meets requirements. Compatible material types, and colors shown.*
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.	**N/A.**	
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.**	*4 sided architecture used.*
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	**N/A.**	

other obstructions, and shall extend from the water through the entirety of the development generally perpendicular to the water. (see figure 16.1)		

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*A200-202.*
Monument sign location and details	**Complies.**	*See street scape concept sketch.*
Wall signs and potential locations and details	**Complies.**	*A200-202.*
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.**	*A200-202.*
b. Signs shall not obscure display windows or significant building features.	**Complies.**	*Sheets 1.01a, b, & c.*

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

EXHIBIT 4: SITE PLAN



PARKING TABULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
RESTAURANT/TAKE OUT	30	191*
RETAIL	144	
TOTAL	174	
ADA	6	12**
* 176 STALLS, 15 DRIVE THRU STACK		
** INCLUDES 6 VAN ACCESSIBLE STALLS		
RESTAURANT/TAKEOUT = 5 STALLS / 1000 SQ. FT.		
RETAIL = 4 STALLS / 1000 SQ. FT.		
DRIVE THRU STACK = 3 PER DRIVE THRU		

NOTES:
A RIGHT OF WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT OF WAY. APPLY FOR AN ENCROACHMENT PERMIT AT https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

0 30 60 Feet

STEELE RIDGE PLAZA LOT 3 SITE PLAN

357 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UTAH

MARCH 20, 2024

LEGEND

- RETAIL SPACE
- OPEN SPACE / LANDSCAPING
- RESTAURANT/TAKE STORE
- NOT PART OF THIS PROJECT
- FALL OUT CURB
- ADA ACCESSIBLE ROUTE TO PUBLIC R.O.W.
- SHEET LIMITS
- EXISTING EASEMENT
- PROPERTY LINE
- SETBACKS
- FIRE HYDRANT (FH)
- STREET LIGHT (SL)
- FDC FIRE DEPARTMENT CONNECTION
- FC FIRE CLOSET

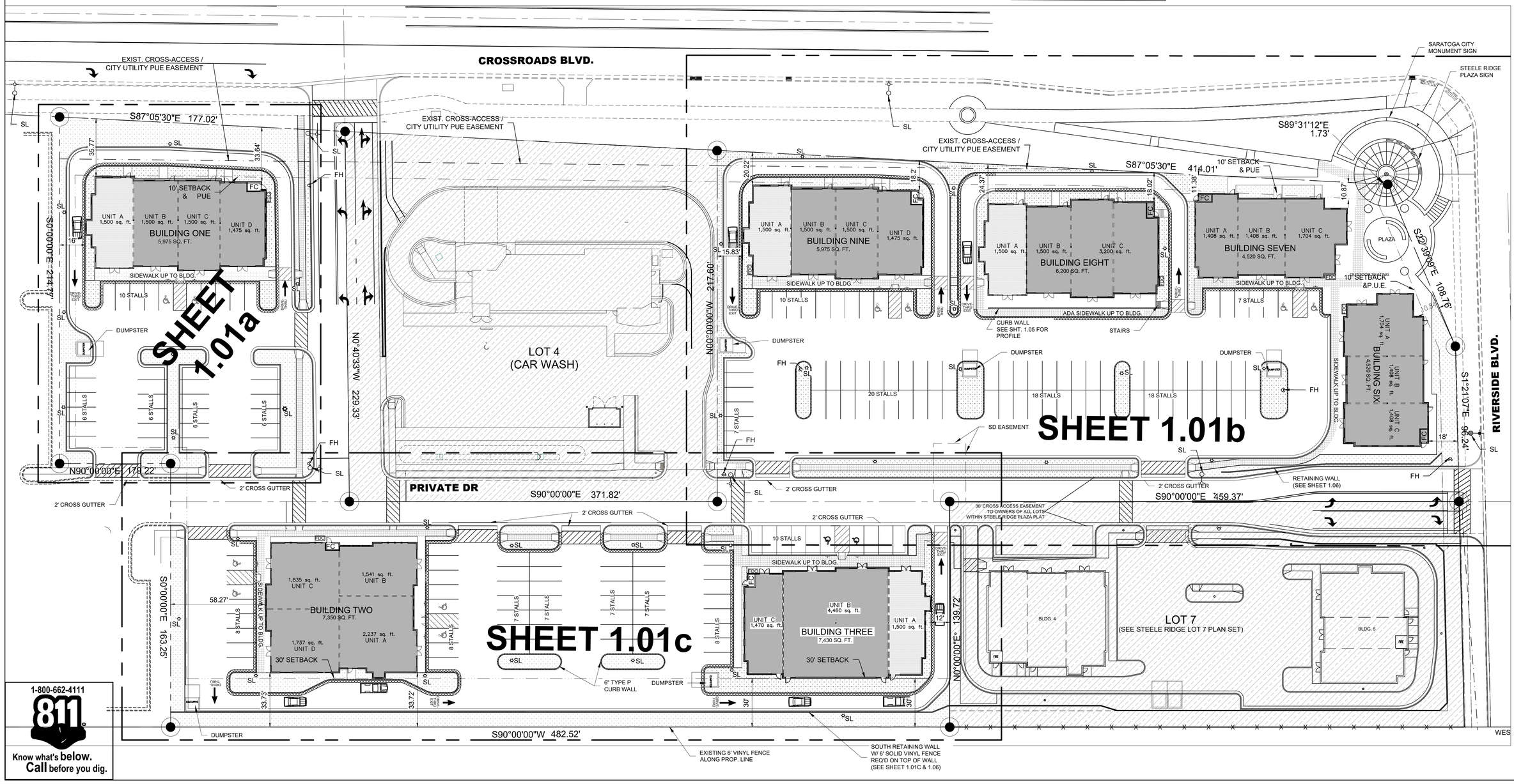
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED 1139.57 FEET NORTH 00°01'48" EAST ALONG THE SECTION LINE AND 155.05 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 14, SAID POINT IS ALSO THE NORTHEAST CORNER OF STEELE RIDGE PLAZA SUBDIVISION ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE ALONG SAID STEELE RIDGE PLAZA SUBDIVISION THE FOLLOWING TWO COURSES: 1) S 22°39'09" E FOR A DISTANCE OF 108.76 FEET, 2) S 01°21'07" E FOR A DISTANCE OF 96.24 FEET TO THE NORTHEAST CORNER OF LOT 7, OF SAID STEELE RIDGE PLAZA SUBDIVISION, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 7 S 90°00'00" W A DISTANCE OF 315.40 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID STEELE RIDGE PLAZA SUBDIVISION, THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 7 S 00°00'00" E FOR A DISTANCE OF 139.72 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID STEELE RIDGE PLAZA SUBDIVISION, THENCE ALONG SAID SOUTHERLY BOUNDARY S 90°00'00" W FOR A DISTANCE OF 482.52 FEET, THENCE N 00°00'00" E FOR A DISTANCE OF 163.25 FEET; THENCE N 90°00'00" W FOR A DISTANCE OF 68.80 FEET; THENCE N 00°00'00" E FOR A DISTANCE OF 214.77 FEET; THENCE S 87°05'30" E FOR A DISTANCE OF 177.02 FEET; THENCE S 00°40'33" W FOR A DISTANCE OF 229.33 FEET; THENCE N 90°00'00" E FOR A DISTANCE OF 227.86 FEET; THENCE N 00°00'00" E FOR A DISTANCE OF 217.60 FEET TO THE NORTHERLY BOUNDARY OF SAID STEELE RIDGE PLAZA SUBDIVISION PLAT. THENCE ALONG SAID PLAT THE FOLLOWING TWO (2) CALLS: 1) THENCE S 87°05'30" E FOR A DISTANCE OF 414.01 FEET; 2) S 89°31'12" E FOR A DISTANCE OF 1.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 4.58 ACRES (199,656 SQ. FT.) AND 1 LOT

NOTE: THE BASIS OF BEARING IS NORTH 00°01'48" EAST ALONG THE SECTION LINE IN BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 14.



1-800-662-4111
811
Know what's below. Call before you dig.

PRINT DATE: 3/21/2024

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
MAR. 20, 2024
NO. 174774
MATT W. BROWN
STATE OF UTAH

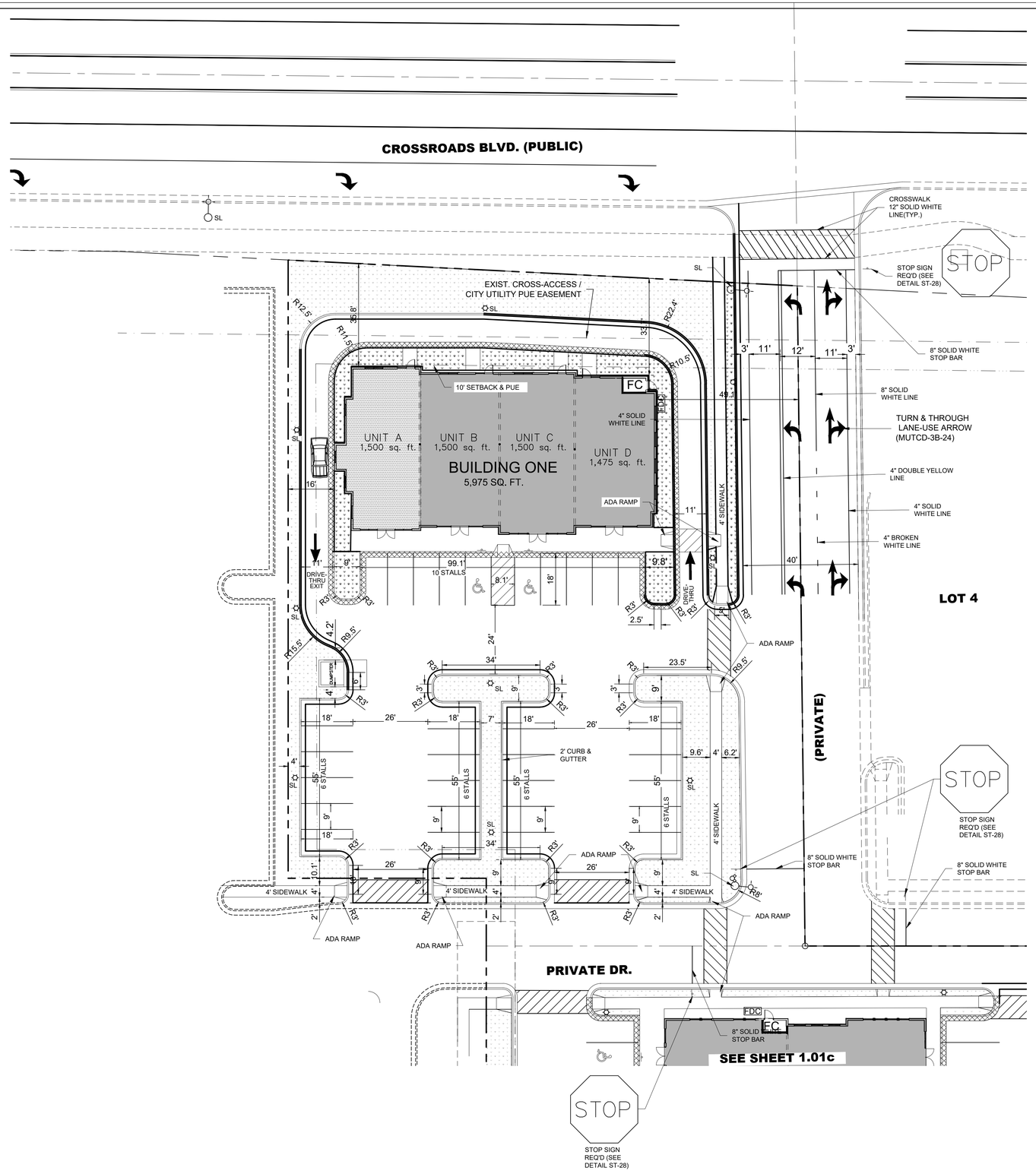
No.	Date	By	REVISIONS Notes

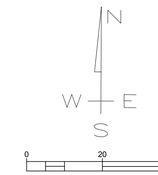
Designed
Drawn
Checked
Date

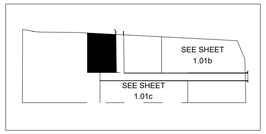
Title: STEELE RIDGE PLAZA
Location: SARATOGA SPRINGS, UTAH
Drawing Name: SITE PLAN LOT 3

PROJECT NO. 2023.022

SHEET NO. 1.01







SHEET INDEX

LEGEND

- RETAIL SPACE
- OPEN SPACE / LANDSCAPING
- RESTAURANT/TAKE OUT
- NOT PART OF THIS PROJECT
- FALL OUT CURB(DETAIL ST-2D)
- EXISTING
- EASEMENT
- PROPERTY LINE
- SETBACKS
- FIRE HYDRANT (FH)
- STREET LIGHT (SL)

ROADWAY IMPROVEMENTS		
ITEM	UNIT	QUANTITY
PAVEMENT	SF	97181
ROAD BASE	SF	97181
GRANULAR BORROW	SF	97181
2' C&G	LF	5909
6" CURB	LF	524
SIDEWALK	LF	1137
DRIVE APPROACH	EACH	0
ADA RAMPS	EACH	38
MONUMENTS	EACH	1
DUMPSTER PADS	EACH	6

NOTE:
ALL PARKING STALLS TO BE 4" WHITE STRIPE.
ADA STRIPING TO BE 4" SOLID WHITEE STRIPE
CROSSWALKS TO BE 12" SOLID WHITE STRIPE.
STOP BARS TO BE 8" WHITE STRIPE.

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578 East 770 North, Orem UT 84058

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NO. 174774
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STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: STEELE RIDGE PLAZA
Location: SARATOGA SPRINGS, UTAH
Drawing Name: BLDG. #1 SITE DIMENSION PLAN

PROJECT NO. 2023.022

SHEET NO. 1.01a

1-800-662-4111
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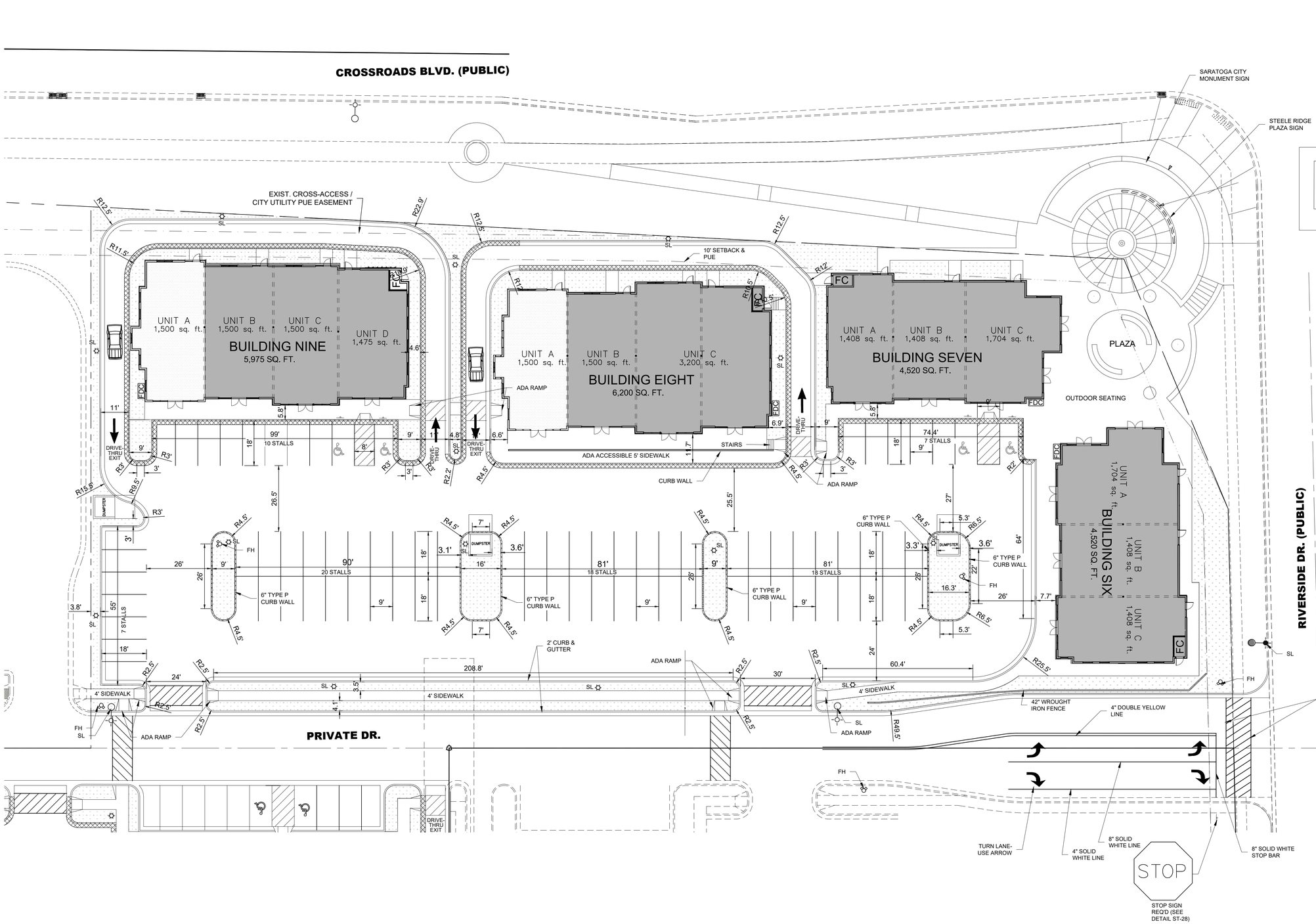
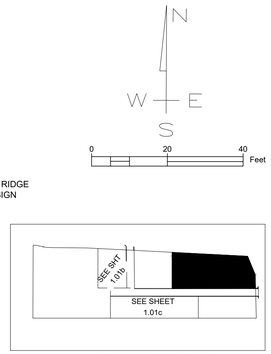
PRINT DATE: 3/21/2024





SHEET INDEX

LEGEND

- RETAIL SPACE
- OPEN SPACE / LANDSCAPING
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- STREET LIGHT (SL)

NOTE:
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REGISTERED PROFESSIONAL ENGINEER
MAR. 2024
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: STEELE RIDGE PLAZA
Location: SARATOGA SPRINGS, UTAH
Drawing Name: BLDGS. 6-9 SITE DIMENSION PLAN

PROJECT NO. 2023.022

SHEET NO. 1.01b

1-800-662-4111 811 Know what's below. Call before you dig.

PRINT DATE: 3/21/2024

RETAINING WALL NOTES:

1) FOR RETAINING WALLS 4' OR TALLER IN HEIGHT, A BUILDING PERMIT MUST BE OBTAINED.
2) PRIOR TO CONSTRUCTION OF RETAINING WALLS, CHAPTER 18 OF THE CITY CODE SHALL BE CONSULTED TO DETERMINE IF A GRADING PERMIT IS ALSO REQUIRED.
3) THERE SHALL BE AT LEAST 3' SEPERATION FROM THE EXISTING VINYL FENCE ON THE NEIGHBORING SOUTH PROPERTY LINE.
4) SOLID VINYL FENCE SHALL BE A MINIMUM OF 6 FT IN HEIGHT AND A MAXIMUM OF 8 FEET.

LEGEND

- RETAIL SPACE
- OPEN SPACE / LANDSCAPING
- RESTAURANT/TAKE STORE
- NOT PART OF THIS PROJECT
- FALL OUT CURB(DETAIL ST-2D)
- EXISTING
- EASEMENT
- PROPERTY LINE
- SETBACKS
- FIRE HYDRANT (FH)
- STREET LIGHT (SL)

NOTE:
ALL PARKING STALLS TO BE 4" WHITE STRIPE.
ADA STRIPING TO BE 4" SOLID WHITEE STRIPE
CROSSWALKS TO BE 12" SOLID WHITE STRIPE.
STOP BARS TO BE 8" WHITE STRIPE.

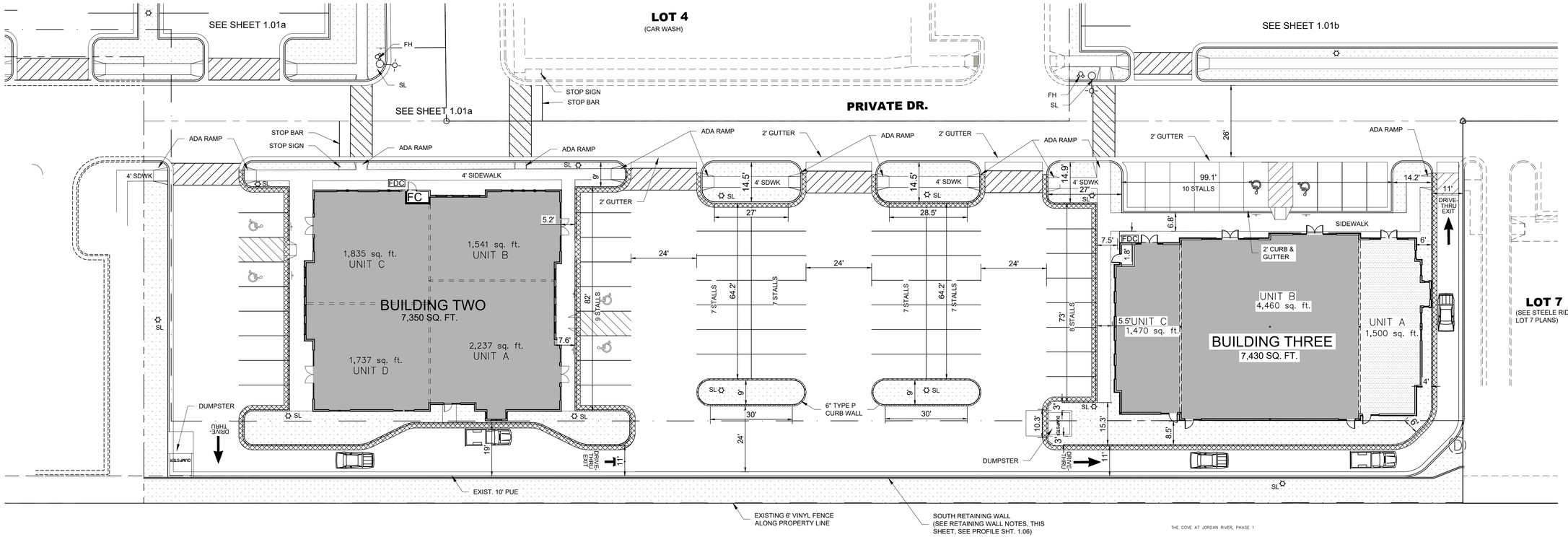
SEE SHT 1.01b

SEE SHEET 1.01b

SHEET INDEX

N
W E
S

0 20 40 Feet



MW BROWN ENGINEERING, INC
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578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
MAR. 2024
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: STEELE RIDGE PLAZA
Location: SARATOGA SPRINGS, UTAH
Drawing Name: BLDGS. 2 AND 3 SITE DIMENSION PLAN

PROJECT NO. 2023.022

SHEET NO. 1.01c

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Know what's **below.**
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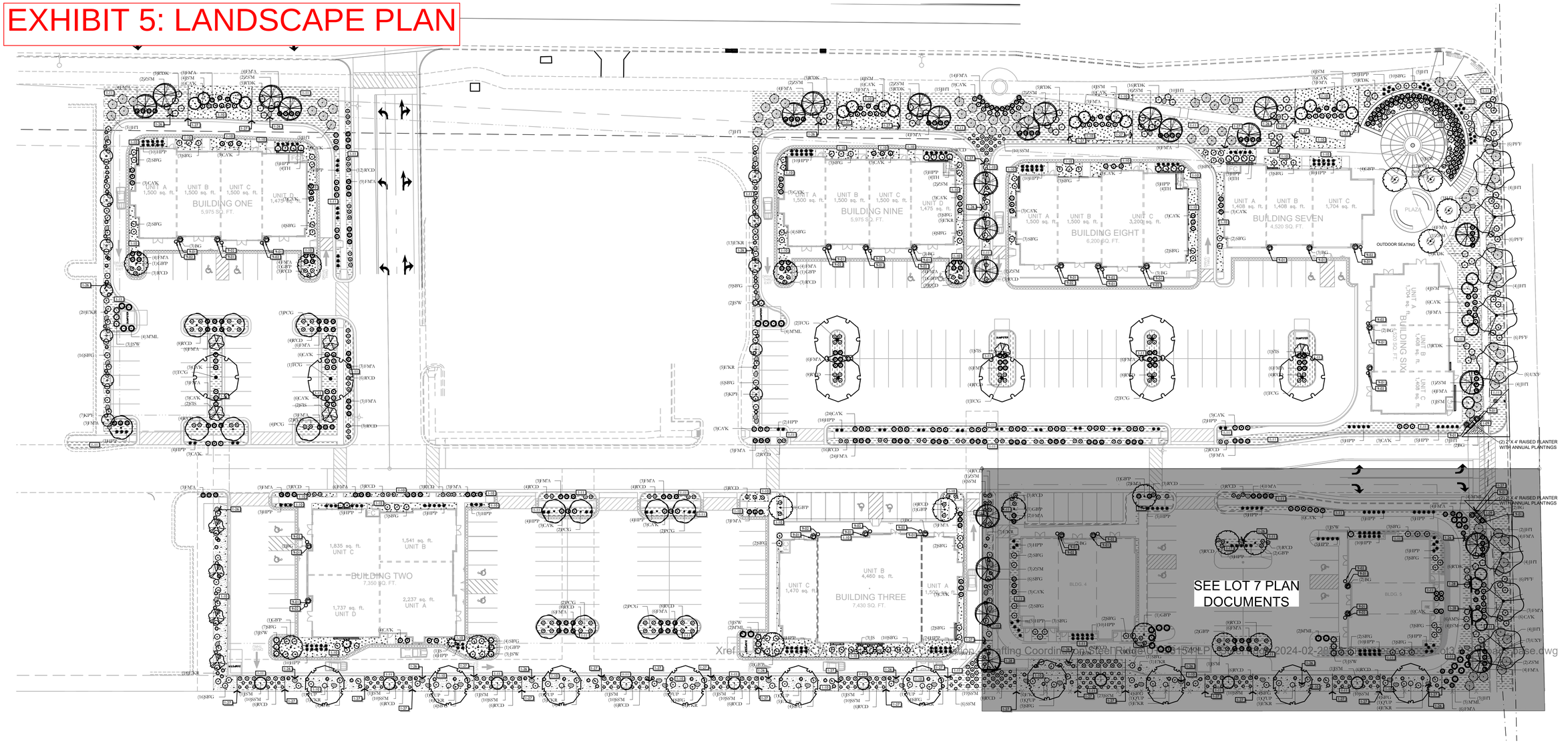
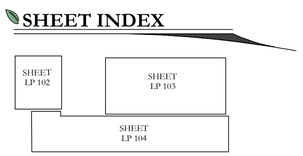
PRINT DATE: 3/21/2024

EXHIBIT 5: LANDSCAPE PLAN



SHEET INDEX



ISSUE DATE	PROJECT NUMBER
3/4/2024	UT23068

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

STEELE RIDGE PLAZA
LOT #3,6,8,9

SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LAYTON DAVIS ARCHITECTS
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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN AINSWORTH
8128121-5301
3/4/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/4/2024

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (partiele size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil partiele greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the erown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. Cut weed barrier back to the edge of the plant rootball.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	
1-09	SOIL PEP MULCH FOR ANNUAL BED PLANTINGS PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SOIL PEP MULCH TOP DRESSING. REPLENISH ON A YEARLY BASIS TO A DEPTH OF 3".	159 sf	0.3%
1-10	1.5" WASATCH ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. OR USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	17,888 sf	38.9%
1-11	2" DESERT PEARL CRUSHED ROCK OR APPROVED EQUAL. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. OR USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	27,857 sf	60.5%

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-26	BOULDERS - DECORATIVE	59
1-27	6" CONCRETE MOW CURB	390 lf

SYMBOL	9 SITE FURNISHINGS DESCRIPTION	QTY
9-01	24 IN SQUARE PLANTER POT	21
9-02	TRASH RECEPTACLE: TO BE SELECTED BY OWNER	17

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE

	REQUIRED:	PROVIDED:
RIVERSIDE DRIVE 1 TREE / 30 FT (151 LN FT)	5	5

SITE AREA: 216,865 SF
LANDSCAPE AREA: 46,030 SF
DOMESTIC TURF GRASS: 0 SF
DECORATIVE ROCK: 45,745 SF
MULCH/BARK: 159 SF

VEGETATION COUNT:	REQUIRED:	PROVIDED:
DECIDUOUS TREES:	18	44
EVERGREEN TREES:	16	51
SHRUBS:	36	36+ TO MEET 50% REQUIREMENT
PARKING LOT TREES:		40
DROUGHT TOLERANT PLANTS:	80%	100%

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'

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.

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DETAIL
CONIFERS							
	JS	5	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		6'	DROUGHT TOLERANT
	JS'M	27	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'	DROUGHT TOLERANT
	JS'W	19	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper	B & B		6'	DROUGHT TOLERANT
DECIDUOUS TREES							
	GBP	13	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal		DROUGHT TOLERANT
	KPF	12	Koelreuteria paniculata 'Fastigiata' Columnar Goldenrain Tree	B & B	2"Cal		DROUGHT TOLERANT
	PC'G	15	Pyrus calleryana 'Glen's Form' TM Chanticleer Pear	B & B	2"Cal		
	Q'UP	6	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2"Cal		DROUGHT TOLERANT
	S'IS	10	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B	2"Cal		DROUGHT TOLERANT
	TC'G	8	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2"Cal		DROUGHT TOLERANT
	UX'F	6	Ulmus x 'Frontier' Frontier Elm	B & B	2"Cal		DROUGHT TOLERANT
	ZS'M	19	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	2"Cal		DROUGHT TOLERANT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DETAIL
DECIDUOUS SHRUBS					
	PF'F	18	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal	DROUGHT TOLERANT
	SB'G	155	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal	DROUGHT TOLERANT
EVERGREEN SHRUBS					
	BG	23	Buxus x 'Green Velvet' Green Velvet Boxwood	5 gal	DROUGHT TOLERANT
	HP'P	187	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal	DROUGHT TOLERANT
	JH'I	65	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal	DROUGHT TOLERANT
	TH	16	Taxus x media 'Hicksii' Hicks Anglo-Japanese Yew	5 gal	DROUGHT TOLERANT
GRASSES					
	CA'K	174	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	DROUGHT TOLERANT
	FM'A	237	Festuca mairei Atlas Fescue	1 gal	DROUGHT TOLERANT
	M'ML	10	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal	DROUGHT TOLERANT
	SS'M	76	Schizachyrium scoparium 'MinnblueA' Blue Heaven Little Bluestem	1 gal	DROUGHT TOLERANT
PERENNIALS					
	E'KR	84	Echinacea x 'TNECHKR' Kismet® Raspberry Coneflower	1 gal	DROUGHT TOLERANT
ROSES					
	RC'D	211	Rosa x 'Meidrifora' TM Coral Drift Groundcover Rose	5 gal	DROUGHT TOLERANT
	RD'K	50	Rosa x 'Radtko' Double Knock Out Rose	5 gal	DROUGHT TOLERANT

ISSUE DATE	PROJECT NUMBER
3/4/2024	UT23068

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PLAN INFORMATION

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JEREMY ANDREW AINSWORTH
8728121-5301
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STATE OF UTAH

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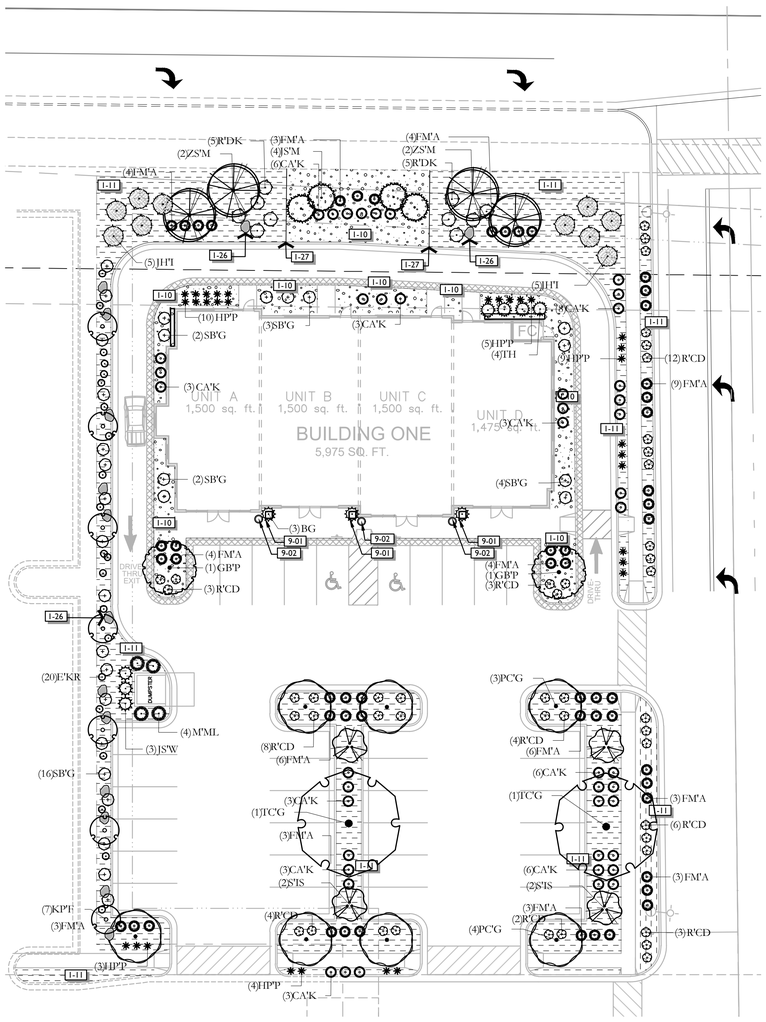
LANDSCAPE COVER

CITY PERMIT SET

LP-101



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SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	
1-09	SOIL PEP MULCH FOR ANNUAL BED PLANTINGS PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SOIL PEP MULCH TOP DRESSING. REPLENISH ON A YEARLY BASIS TO A DEPTH OF 3".	159 sf	0.3%
1-10	1.5" WASATCH ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. OR USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	17,888 sf	38.9%
1-11	2" DESERT PEARL CRUSHED ROCK OR APPROVED EQUAL. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. OR USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	27,857 sf	60.5%

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-26	BOULDERS - DECORATIVE	59
1-27	6" CONCRETE MOW CURB	390 lf

SYMBOL	9 SITE FURNISHINGS DESCRIPTION	QTY
9-01	24 IN SQUARE PLANTER POT	21
9-02	TRASH RECEPTACLE: TO BE SELECTED BY OWNER	17

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DETAIL
CONIFERS							
	JS	5	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		6'	DROUGHT TOLERANT
	JS'M	27	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'	DROUGHT TOLERANT
	JS'W	19	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper	B & B		6'	DROUGHT TOLERANT
DECIDUOUS TREES							
	GB'P	13	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal		DROUGHT TOLERANT
	KP'F	12	Koelreuteria paniculata 'Fastigiata' Columnar Goldenrain Tree	B & B	2"Cal		DROUGHT TOLERANT
	PC'G	15	Pyrus calleryana 'Glen's Form' TM Chanticleer Pear	B & B	2"Cal		
	Q'UP	6	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2"Cal		DROUGHT TOLERANT
	S'IS	10	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B	2"Cal		DROUGHT TOLERANT
	TC'G	8	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2"Cal		DROUGHT TOLERANT
	UX'F	6	Ulmus x 'Frontier' Frontier Elm	B & B	2"Cal		DROUGHT TOLERANT
	ZS'M	19	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	2"Cal		DROUGHT TOLERANT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DETAIL
DECIDUOUS SHRUBS					
	PF'F	18	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal	DROUGHT TOLERANT
	SB'G	155	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal	DROUGHT TOLERANT
EVERGREEN SHRUBS					
	BG	23	Buxus x 'Green Velvet' Green Velvet Boxwood	5 gal	DROUGHT TOLERANT
	HP'P	187	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal	DROUGHT TOLERANT
	JH'I	65	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal	DROUGHT TOLERANT
	TH	16	Taxus x media 'Hicksii' Hicks Anglo-Japanese Yew	5 gal	DROUGHT TOLERANT
GRASSES					
	CA'K	174	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	DROUGHT TOLERANT
	FM'A	237	Festuca mairei Atlas Fescue	1 gal	DROUGHT TOLERANT
	M'ML	10	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal	DROUGHT TOLERANT
	SS'M	76	Schizachyrium scoparium 'Minnblue A' Blue Heaven Little Bluestem	1 gal	DROUGHT TOLERANT
PERENNIALS					
	E'KR	84	Echinacea x 'TNECHKR' Kismet® Raspberry Coneflower	1 gal	DROUGHT TOLERANT
ROSES					
	R'CD	211	Rosa x 'Meidrifora' TM Coral Drift Groundcover Rose	5 gal	DROUGHT TOLERANT
	R'DK	50	Rosa x 'Radtko' Double Knock Out Rose	5 gal	DROUGHT TOLERANT

ISSUE DATE	PROJECT NUMBER
3/4/2024	UT23068

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PLAN INFORMATION

PROJECT INFORMATION

STEELE RIDGE PLAZA
LOT #3,6,8,9

SARATOGA SPRINGS, UTAH

LP-102 LP-103 LP-104

DEVELOPER / PROPERTY OWNER / CLIENT

LAYTON DAVIS ARCHITECTS
ATT: CHRIS LAYTON
801-487-0715
CHRIS@LAYTONDAVISARCHITECTS.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
8128727-5301
3/4/2024
ELECTRONIC SEAL

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/4/2024

LANDSCAPE PLAN

CITY PERMIT SET

LP-102

SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-26	BOULDERS - DECORATIVE	59
1-27	6" CONCRETE MOW CURB	390 lf

SYMBOL	9 SITE FURNISHINGS DESCRIPTION	QTY
9-01	24 IN SQUARE PLANTER POT	21
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SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	
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PLANT LEGEND

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	S'IS	10	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B	2"Cal		DROUGHT TOLERANT
	TC'G	8	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2"Cal		DROUGHT TOLERANT
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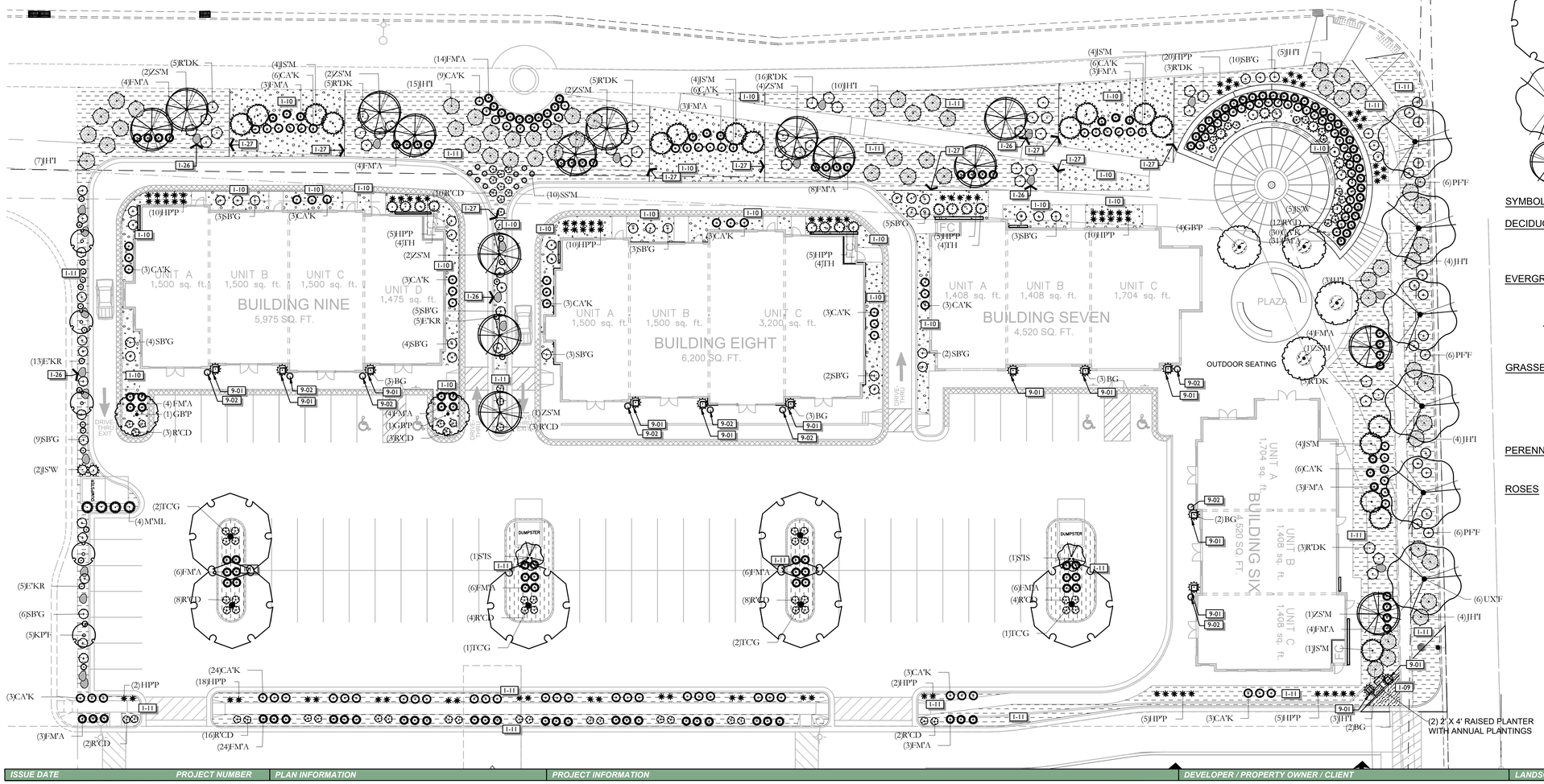

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/4/2024	UT23068						

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

STEELE RIDGE PLAZA
LOT #3,6,8,9

SARATOGA SPRINGS, UTAH

LP-102 LP-103 LP-104

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LEHI, UTAH 84043 (801) 753-5644
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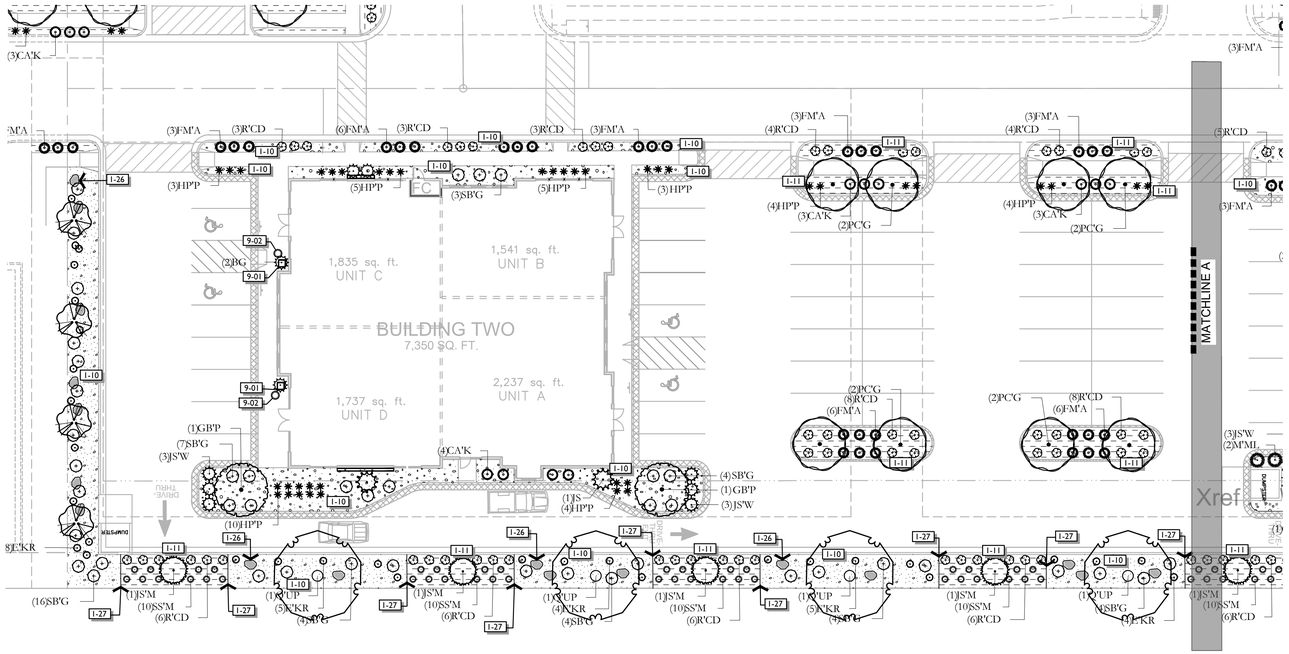
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 3/4/2024 STATE OF UTAH

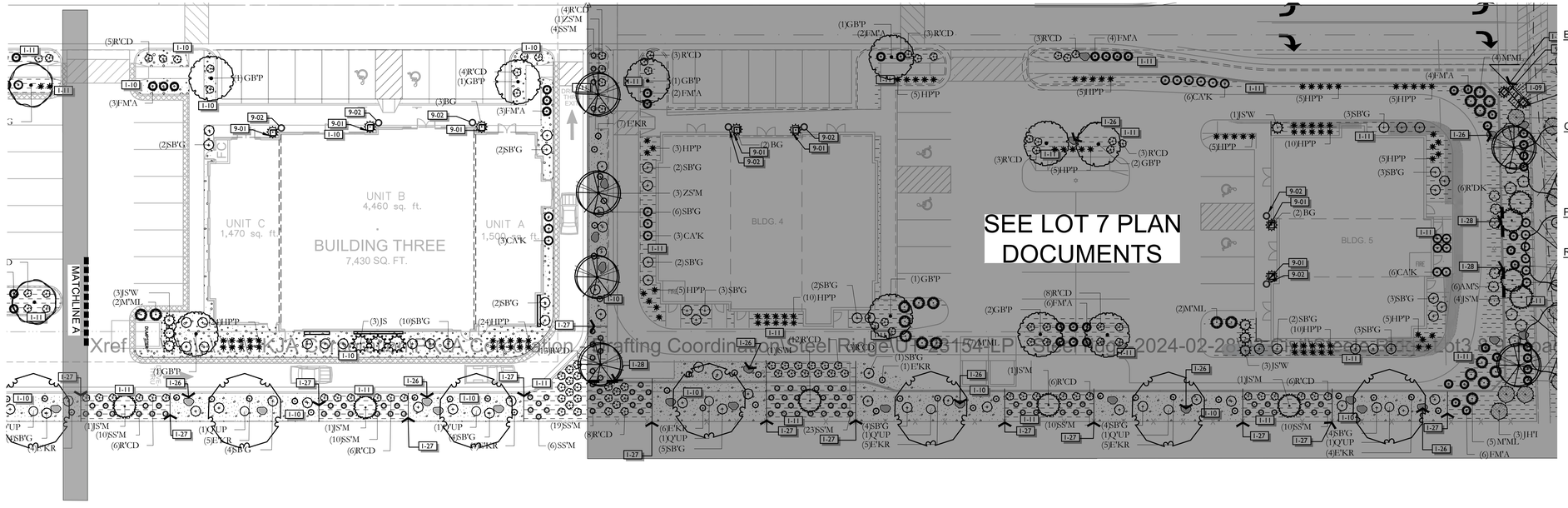
DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/4/2024

LANDSCAPE PLAN

CITY PERMIT SET

LP-103





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NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	
1-09	SOIL PEP MULCH FOR ANNUAL BED PLANTINGS PLANTING AREAS TO RECEIVE MIN. 4" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SOIL PEP MULCH TOP DRESSING. REPLENISH ON A YEARLY BASIS TO A DEPTH OF 3".	159 sf	0.3%
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www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8129171-5301 3/4/2024 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/4/2024

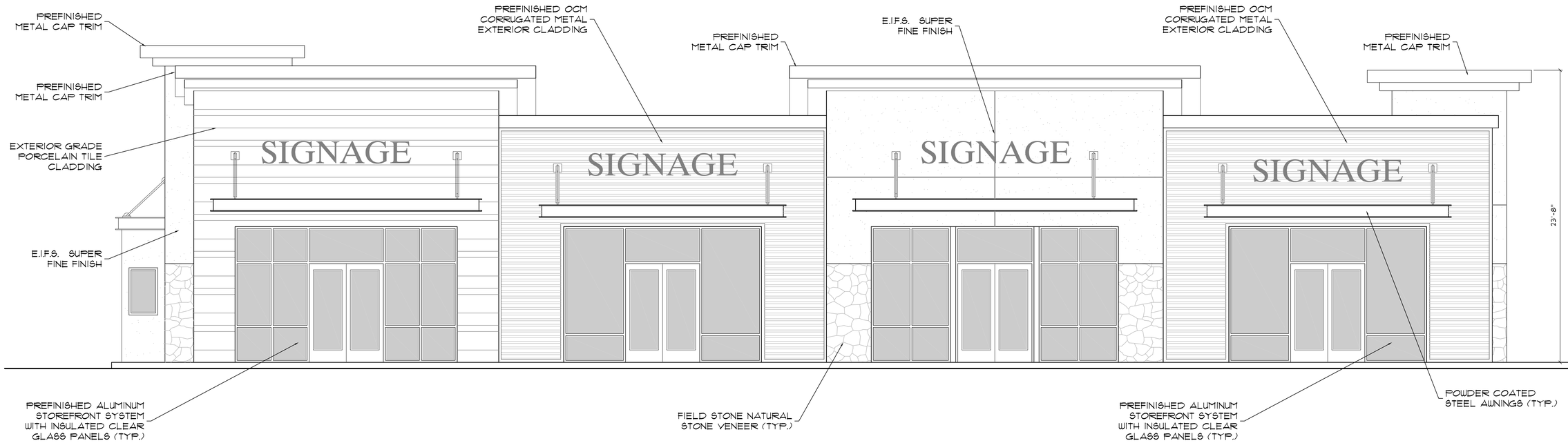
LANDSCAPE PLAN

CITY PERMIT SET

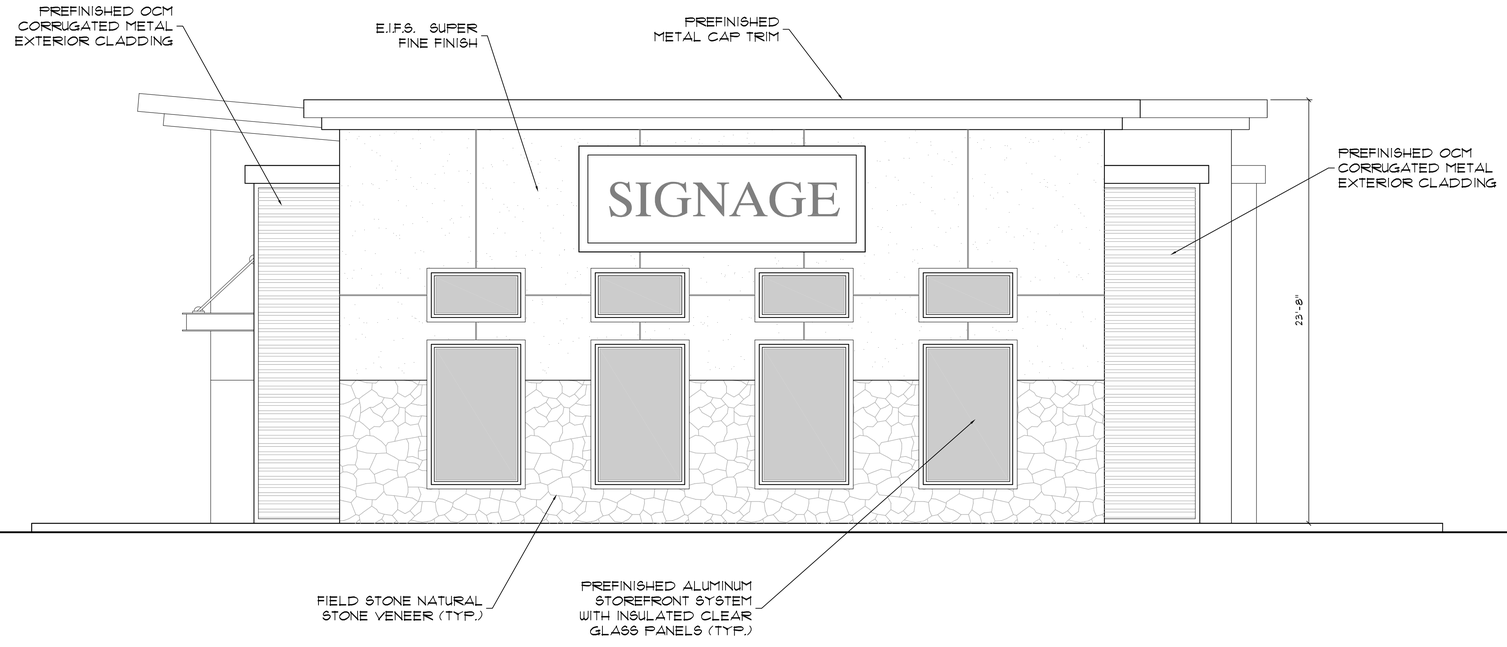
LP-104

EXHIBIT 6: ELEVATIONS

STEELE RIDGE PLAZA - SARATOGA SPRINGS - STREET SCAPE CONCEPT SKETCH



1 / 1-A201 BUILDING ONE - EXTERIOR SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 / 1-A201 BUILDING ONE - EXTERIOR EAST ELEVATION
SCALE: 1/4" = 1' - 0"

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STEELE RIDGE PLAZA
RETAIL CENTER
Crossroads Blvd. and Riverside Drive
Saratoga Springs, Utah

CHRONOLOGY

PROJECT NO
22.111

DWN BY/ CHK BY
CWL

TITLE
BUILDING ONE ELEVATIONS

24X36 SHEET #
1-A201

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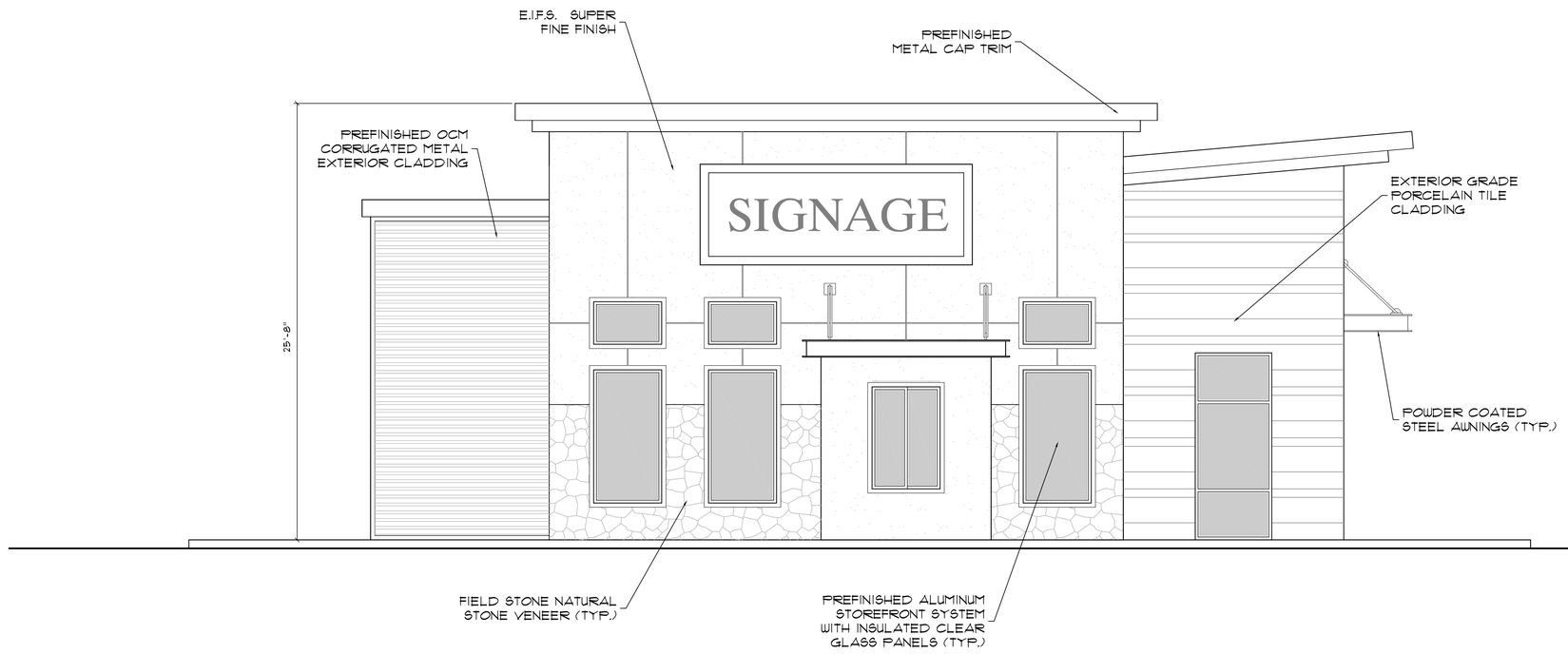
1 / 1-A202 BUILDING ONE - EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 / 1-A202 BUILDING ONE - EXTERIOR WEST ELEVATION
SCALE: 1/4" = 1' - 0"

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24X36 SHEET #
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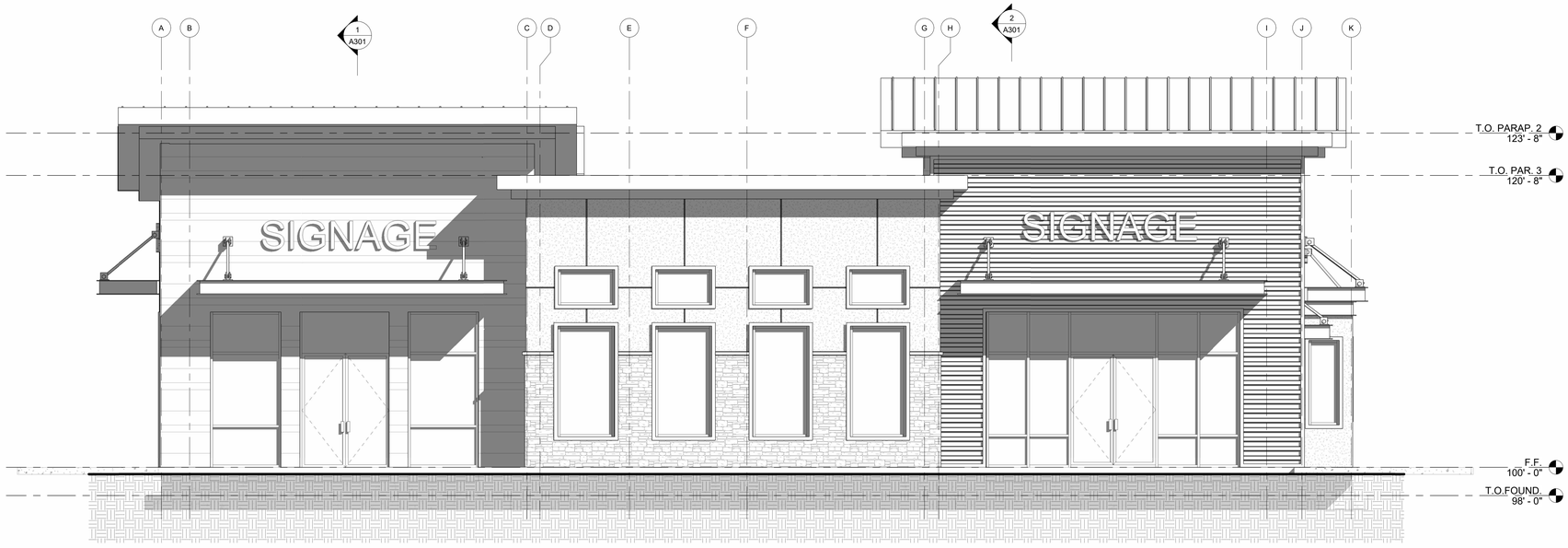
1 A201 EAST ELEVATION
1/4" = 1'-0"



2 A201 WEST ELEVATION
1/4" = 1'-0"

BUILDING EXTERIOR MATERIALS

MATERIALS	Material: Description	Material: Comments
EF-3	2'x 3" STONE CAP	EXTERIOR
EF-5	STRUCTURAL STEEL	EXTERIOR
EF-8	HIGH SEAM METAL ROOF	EXTERIOR

BUILDING SECTIONS - KEY NOTES

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPOGRAPHIC LINE INFORMATION PER LAND SURVEY. RE: GRADING PLAN 1.02

2- BUILDING ELEVATION 100'-0" = CIVIL DRAWINGS TOPOGRAPHIC ELEVATION. RE: GRADING PLAN 1.02

3- ALL DIMENSIONS TO BE FIELD VERIFIED

4- ← DRAINAGE ARROWS

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STEEL RIDGE PLAZA BUILDING 2

333 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT 84045

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#	REV. DESCRIPTION	DATE

PROJECT NO.
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ELEVATIONS

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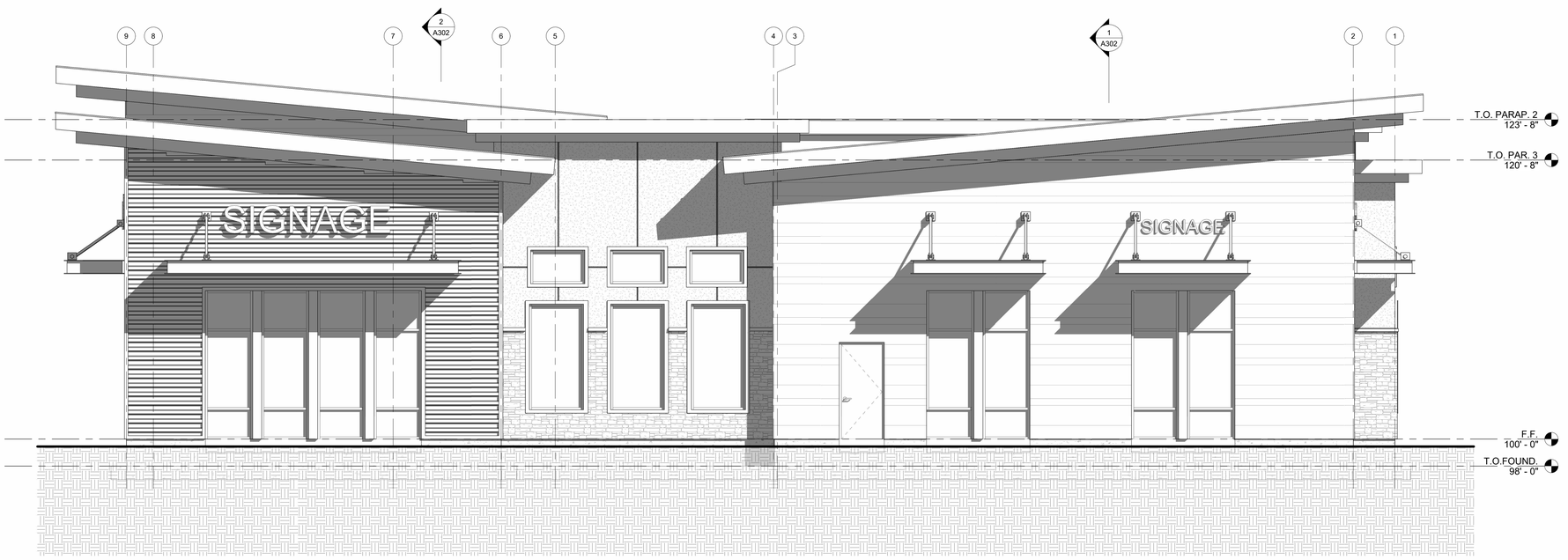
BUILDING EXTERIOR MATERIALS

MATERIALS	Material: Description	Material: Comments
EF-3	2"x 3" STONE CAP	EXTERIOR
EF-5	STRUCTURAL STEEL	EXTERIOR
EF-8	HIGH SEAM METAL ROOF	EXTERIOR

1 A202 SOUTH ELEVATION
1/4" = 1'-0"



2 A202 NORTH ELEVATION
1/4" = 1'-0"

BUILDING SECTIONS - KEY NOTES

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPOGRAPHIC LINE INFORMATION PER LAND SURVEY, RE: GRADING PLAN 1.02

2- BUILDING ELEVATION 100'-0" = CIVIL DRAWINGS TOPOGRAPHIC ELEVATION. RE: GRADING PLAN 1.02

3- ALL DIMENSIONS TO BE FIELD VERIFIED

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STEEL RIDGE PLAZA BUILDING 2

333 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT 84045

#	ISSUE DESCRIPTION	ISS. DATE
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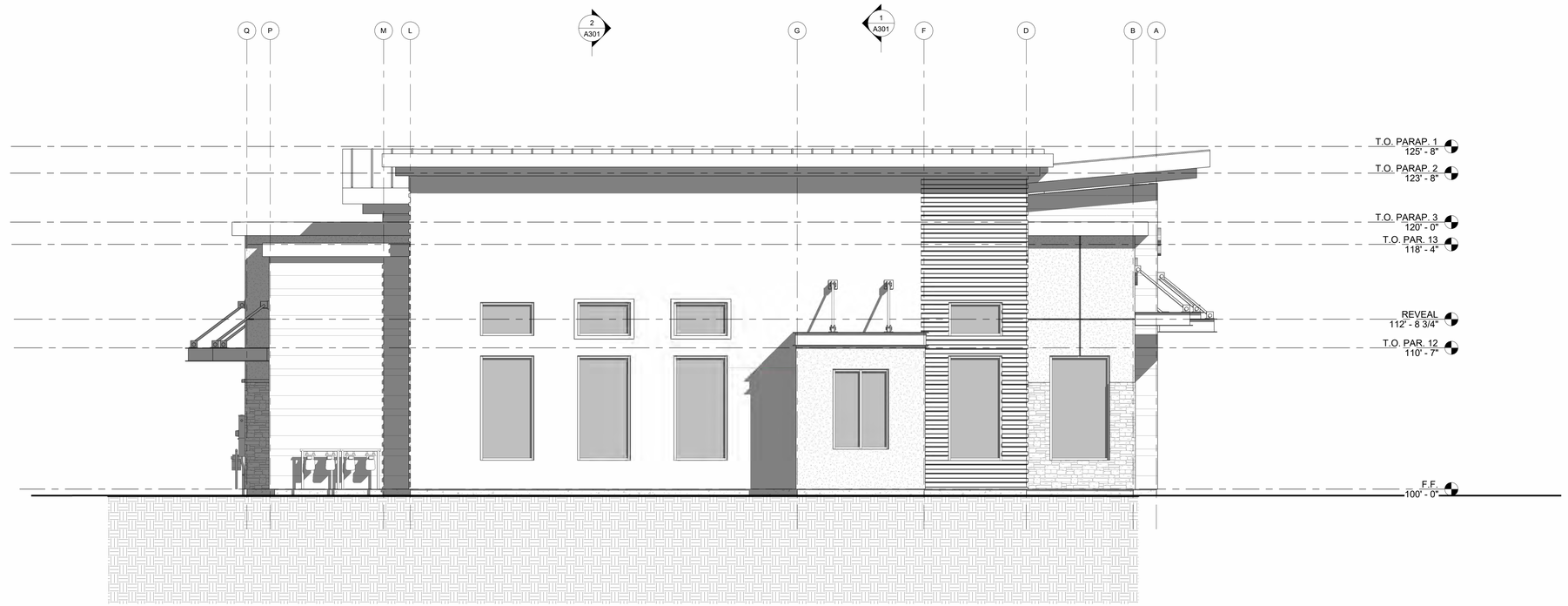
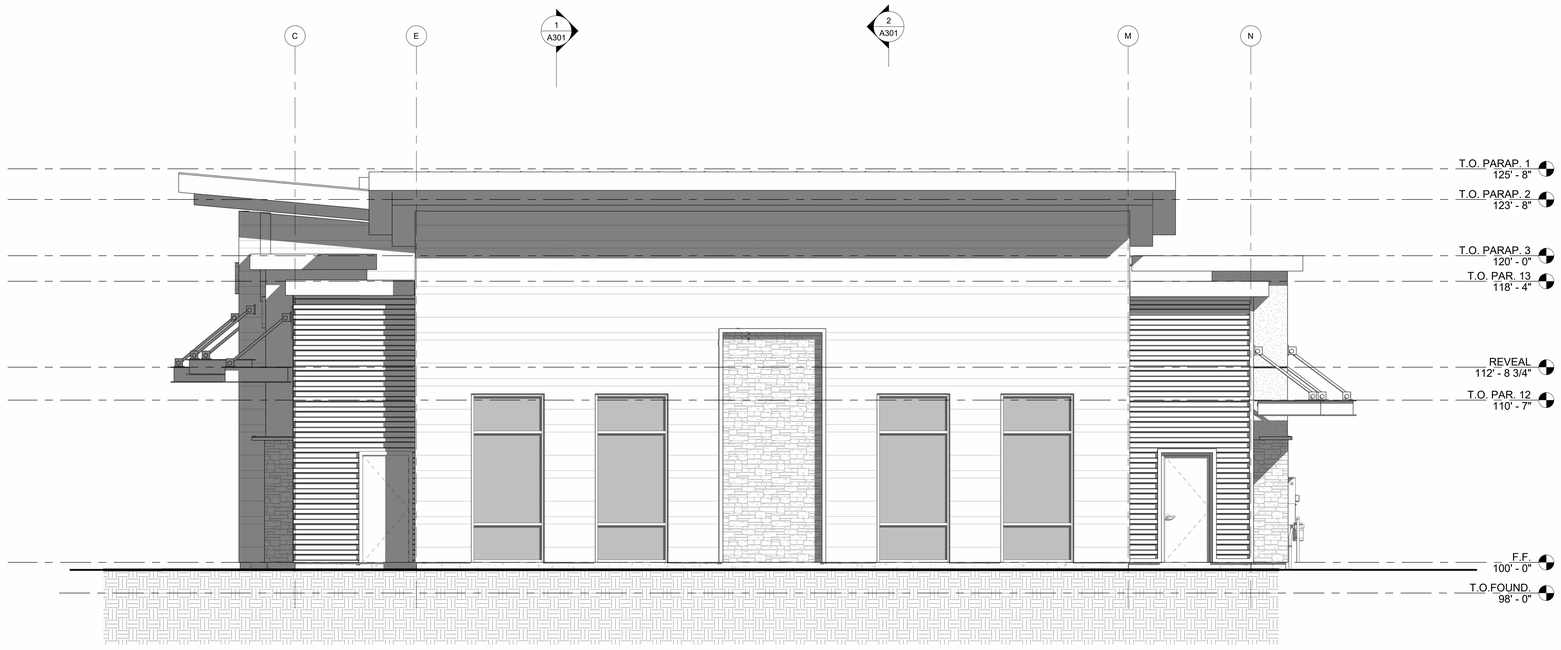


1 A201 EAST ELEVATION
1/4" = 1'-0"



2 A201 WEST ELEVATION
1/4" = 1'-0"

BUILDING EXTERIOR MATERIALS

MATERIALS	Material: Description	Material: Comments
EF-3	2'x 3" STONE CAP	EXTERIOR
EF-5	STRUCTURAL STEEL	EXTERIOR
EF-8	HIGH SEAM METAL ROOF	EXTERIOR
Glass(3)	Soda Lime Glass	EXTERIOR

BUILDING SECTIONS - KEY NOTES

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPOGRAPHIC LINE INFORMATION PER LAND SURVEY. RE: GRADING PLAN 1.02

2- BUILDING ELEVATION 100'-0" = CIVIL DRAWINGS TOPOGRAPHIC ELEVATION. RE: GRADING PLAN 1.02

3- ALL DIMENSIONS TO BE FIELD VERIFIED

4- ← DRAINAGE ARROWS

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STEEL RIDGE PLAZA BUILDING 3

333 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT 84045

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#	ISSUE DESCRIPTION	ISS. DATE

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TITLE
ELEVATIONS

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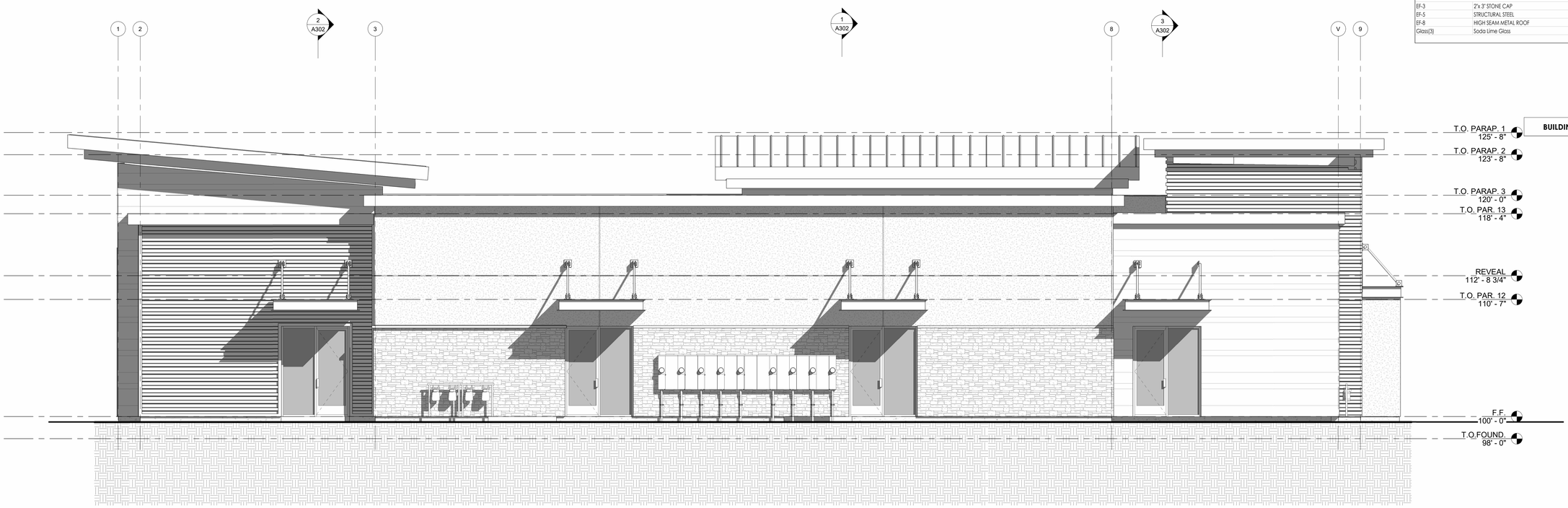
BUILDING EXTERIOR MATERIALS		
MATERIALS	**Material: Description**	**Material: Comments**
EF-3	2"x 3" STONE CAP	EXTERIOR
EF-5	STRUCTURAL STEEL	EXTERIOR
EF-8	HIGH SEAM METAL ROOF	EXTERIOR
Glass(3)	Soda Lime Glass	EXTERIOR



1 A202 SOUTH ELEVATION
1/4" = 1'-0"

BUILDING SECTIONS - KEY NOTES

2 A202 NORTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPOGRAPHIC LINE INFORMATION PER LAND SURVEY, RE: GRADING PLAN 1.02

2- BUILDING ELEVATION 100'-0" = CIVIL DRAWINGS TOPOGRAPHIC ELEVATION, RE: GRADING PLAN 1.02

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STEEL RIDGE PLAZA BUILDING 3

333 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT 84045

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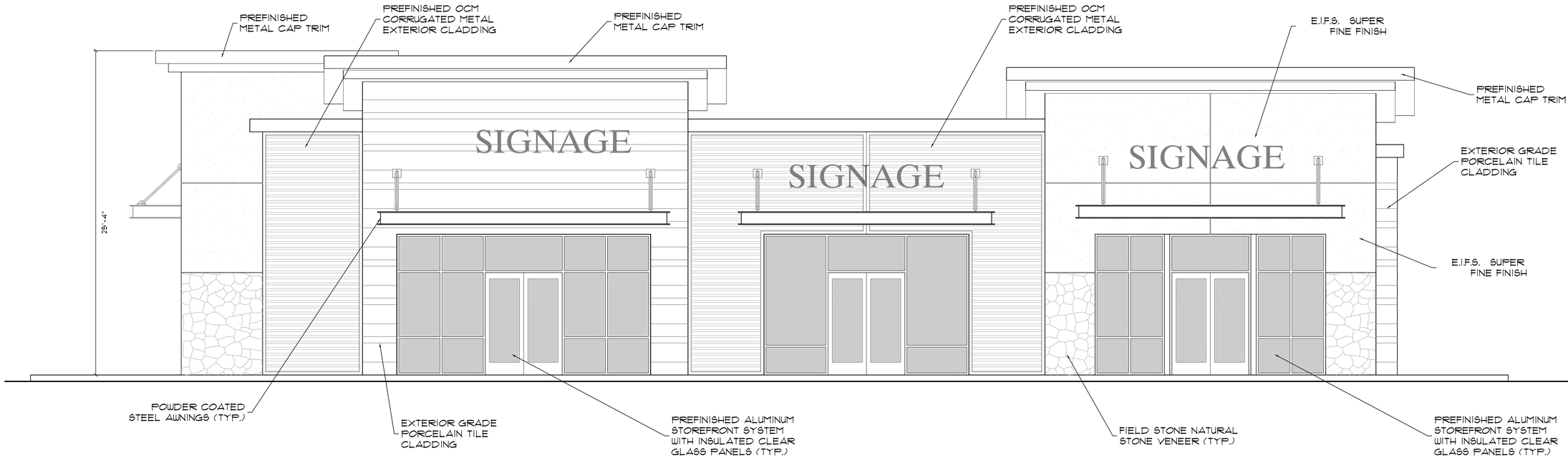
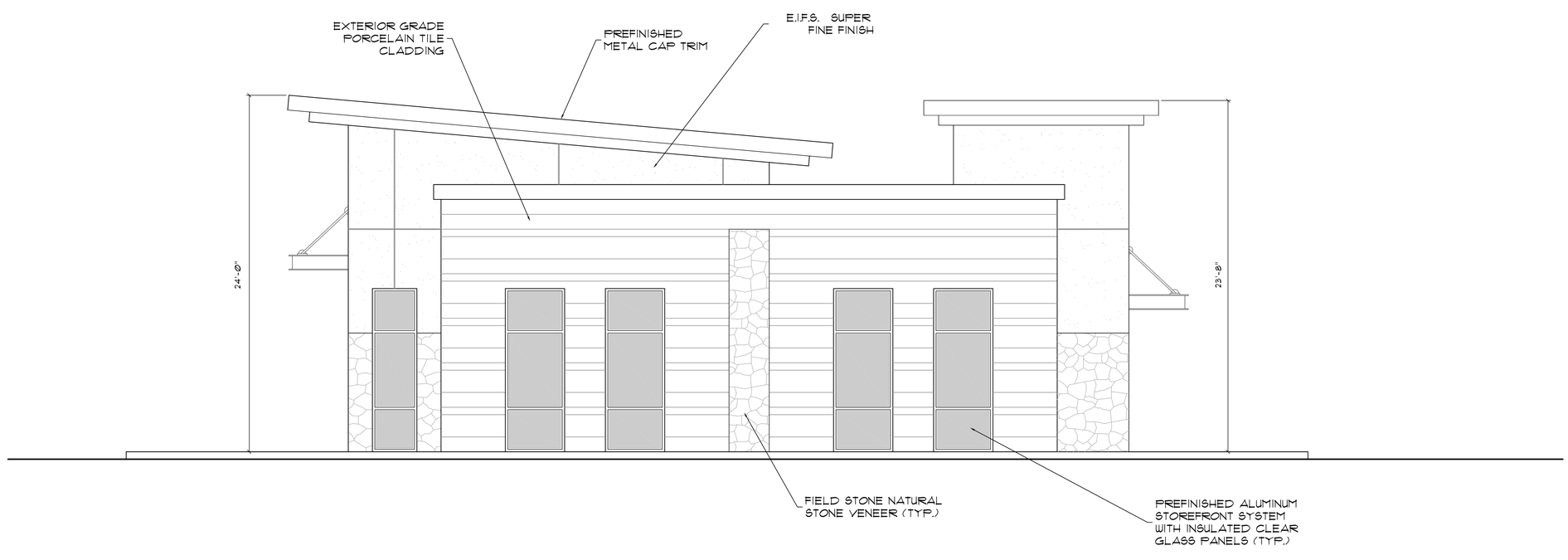


1 / 6-A201 BUILDING SIX - EXTERIOR WEST ELEVATION
SCALE: 1/4" = 1' - 0"



2 / 6-A201 BUILDING SIX - EXTERIOR SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

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Saratoga Springs, Utah

CHRONOLOGY

PROJECT NO
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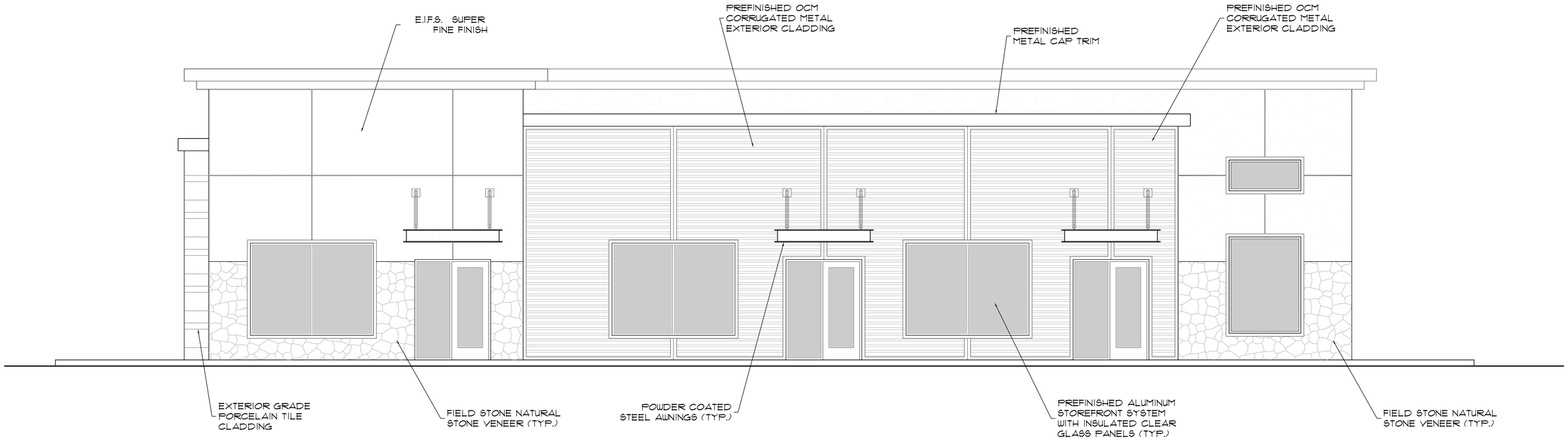
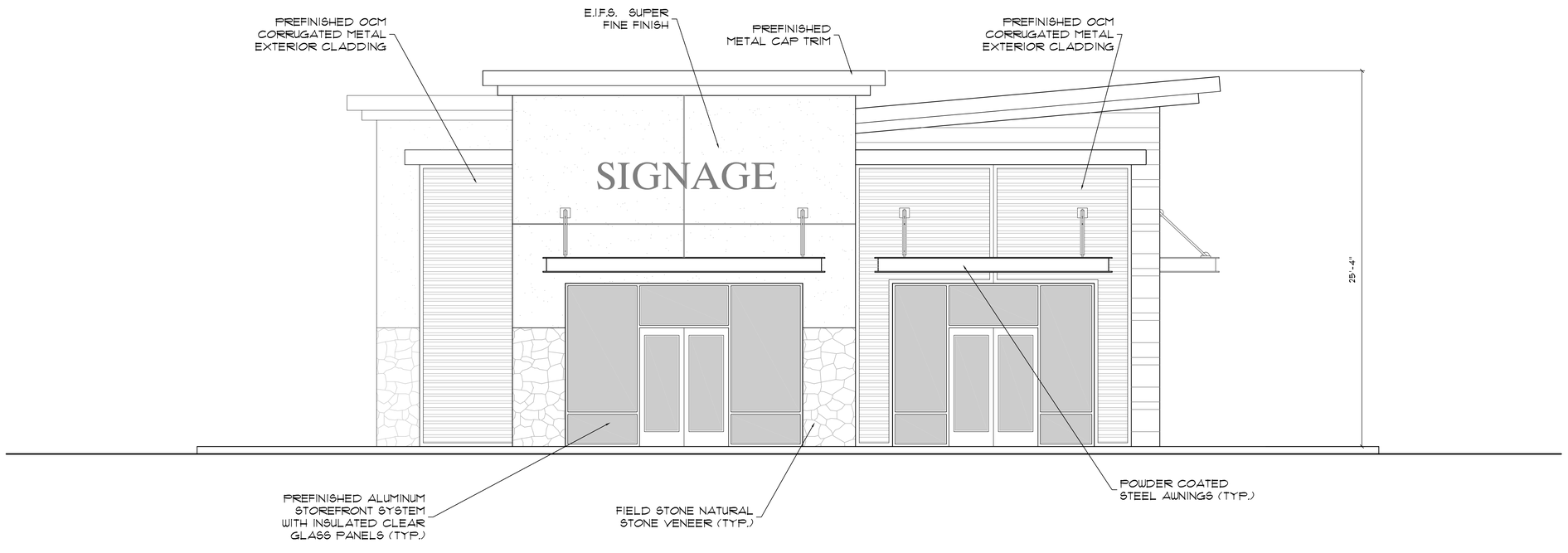
TITLE
BUILDING SIX ELEVATIONS

24X36 SHEET #
6-A201



1 / 6-A202 BUILDING SIX - EXTERIOR EAST ELEVATION
SCALE: 1/4" = 1' - 0"



2 / 6-A202 BUILDING SIX - EXTERIOR SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

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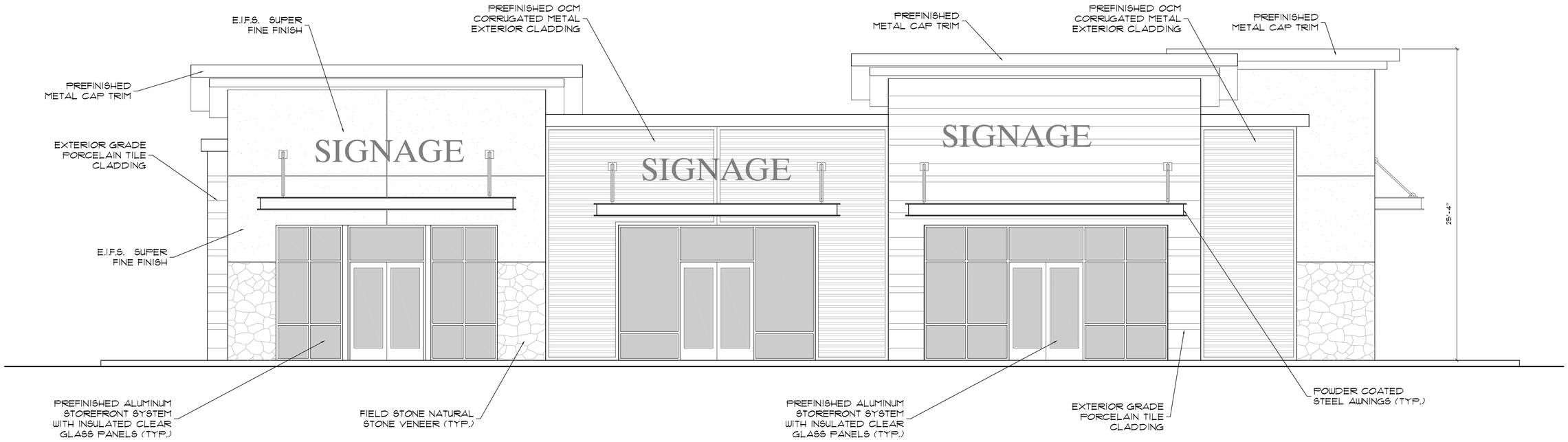
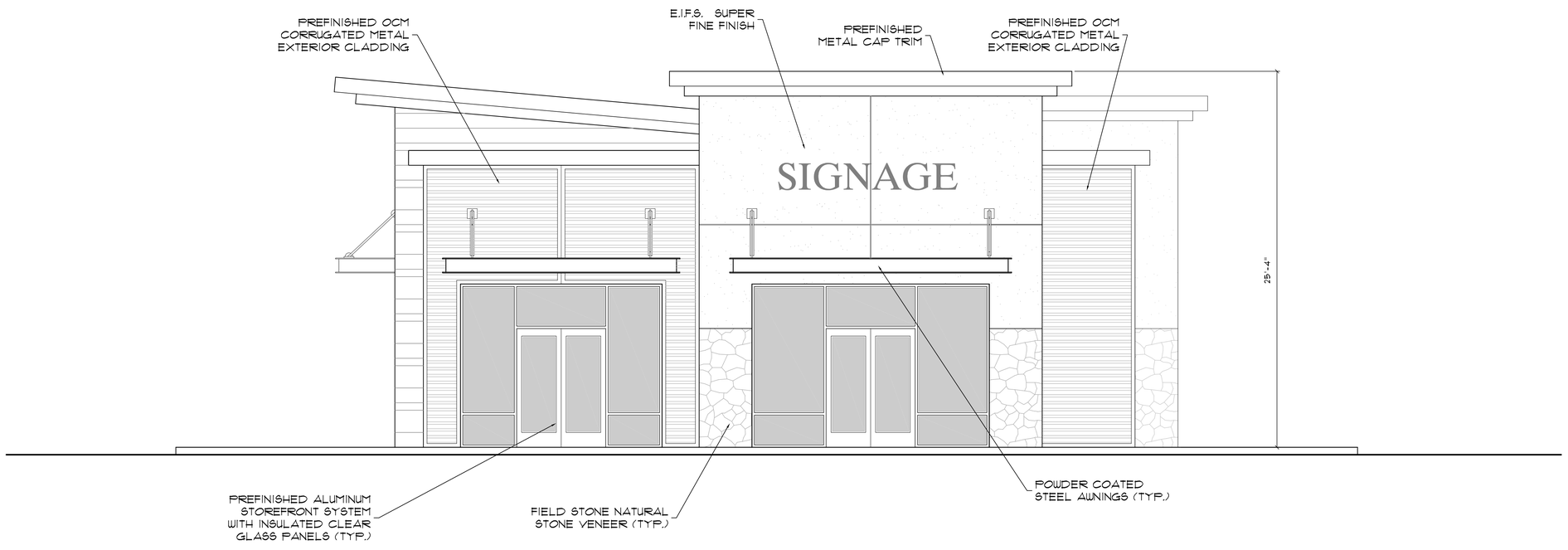


1 / 7-A201 BUILDING SEVEN - EXTERIOR SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 / 7-A201 BUILDING SEVEN - EXTERIOR EAST ELEVATION
SCALE: 1/4" = 1' - 0"

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24X36 SHEET #
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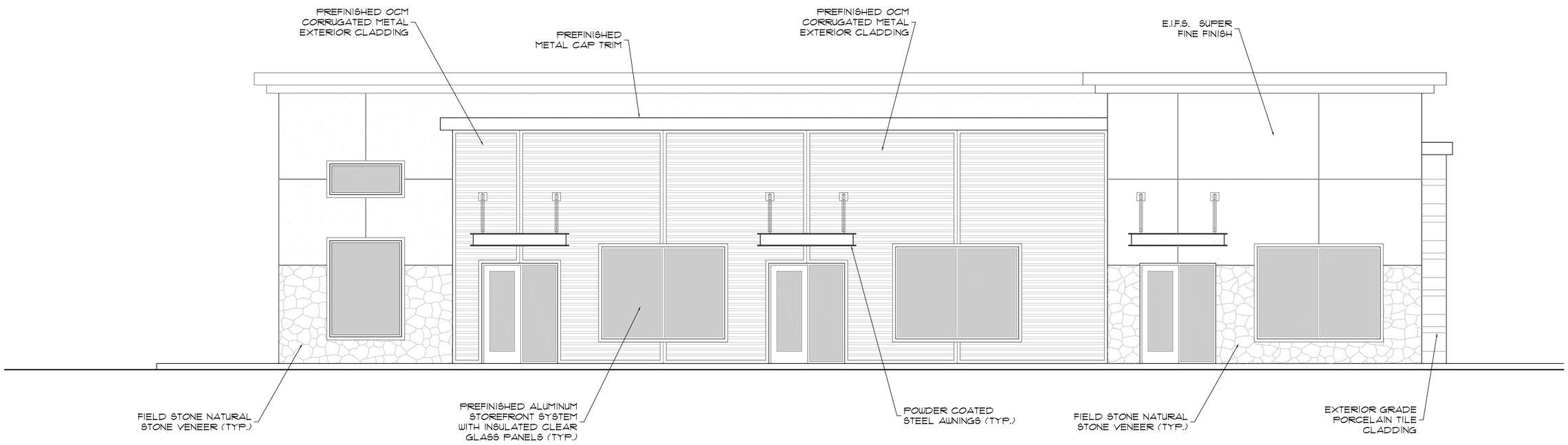
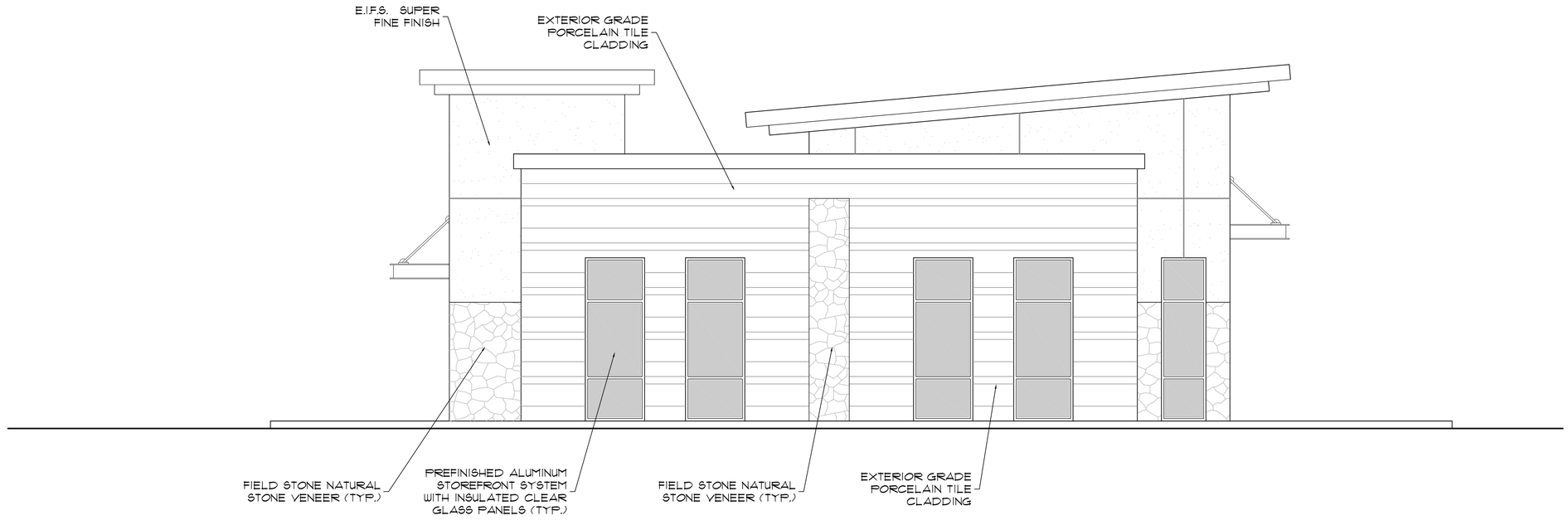


1 / 7-A202 BUILDING SEVEN - EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 / 7-A202 BUILDING SEVEN - EXTERIOR WEST ELEVATION
SCALE: 1/4" = 1' - 0"

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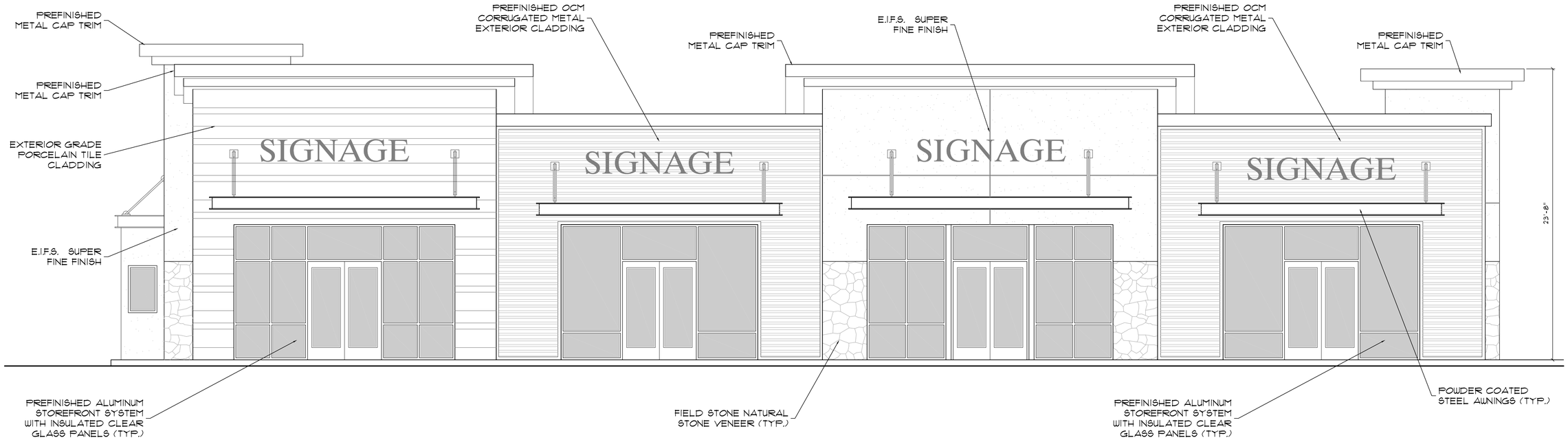
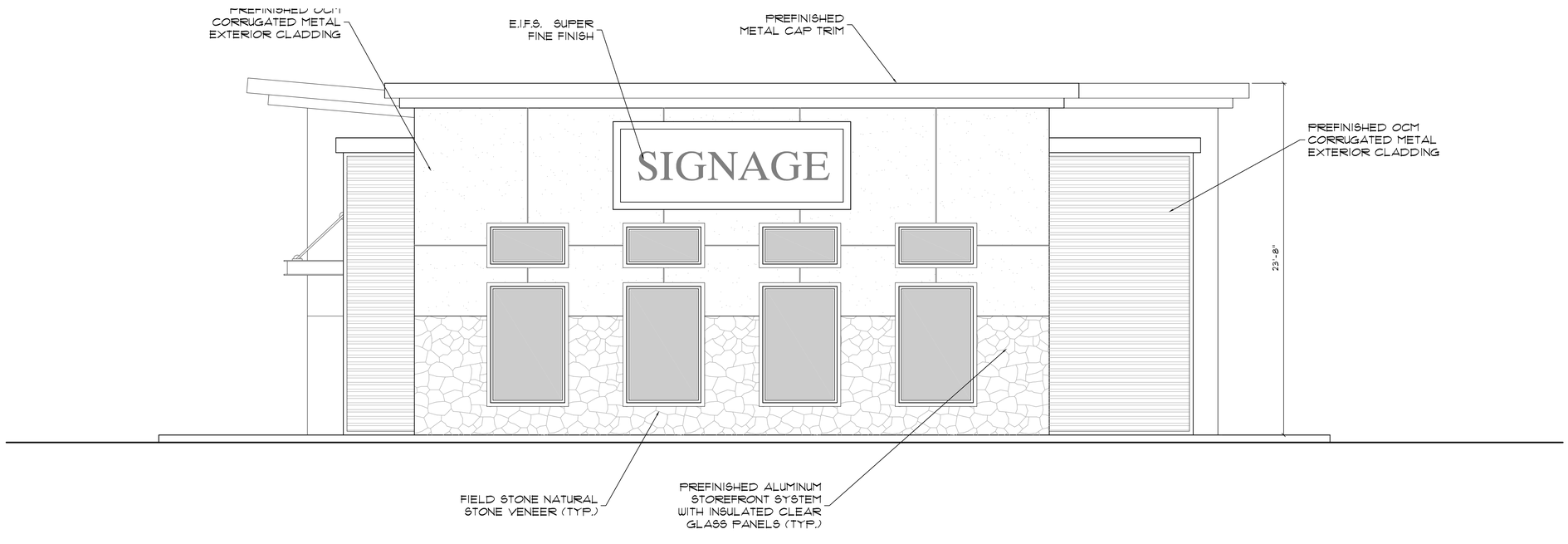


1 / 8-A201 BUILDING EIGHT - EXTERIOR SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 / 8-A201 BUILDING EIGHT - EXTERIOR EAST ELEVATION
SCALE: 1/4" = 1' - 0"

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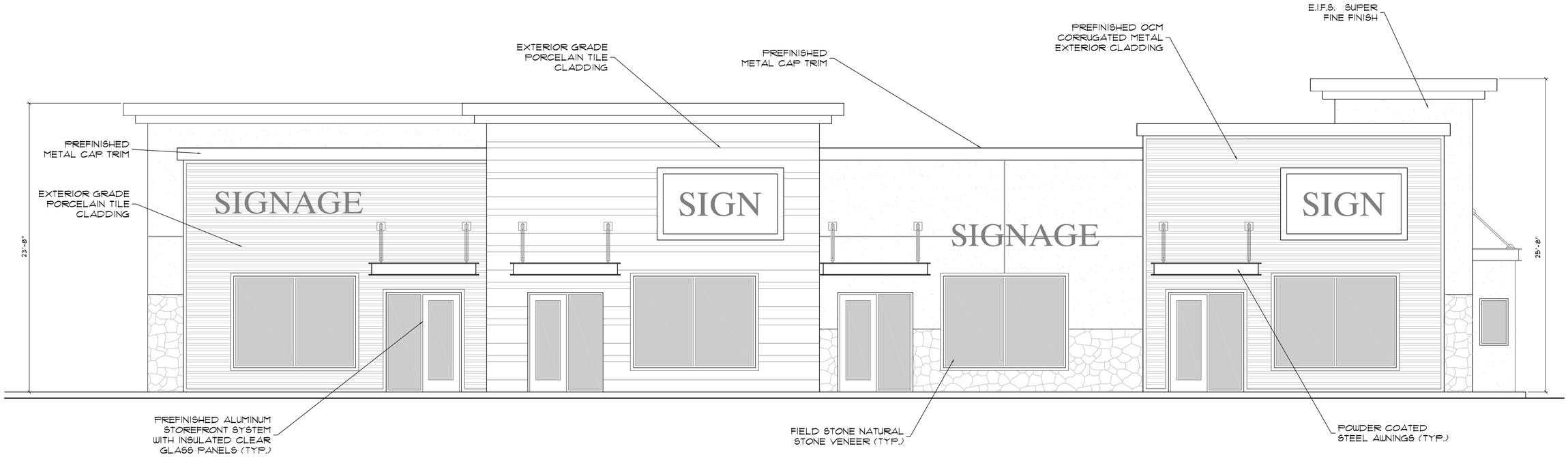
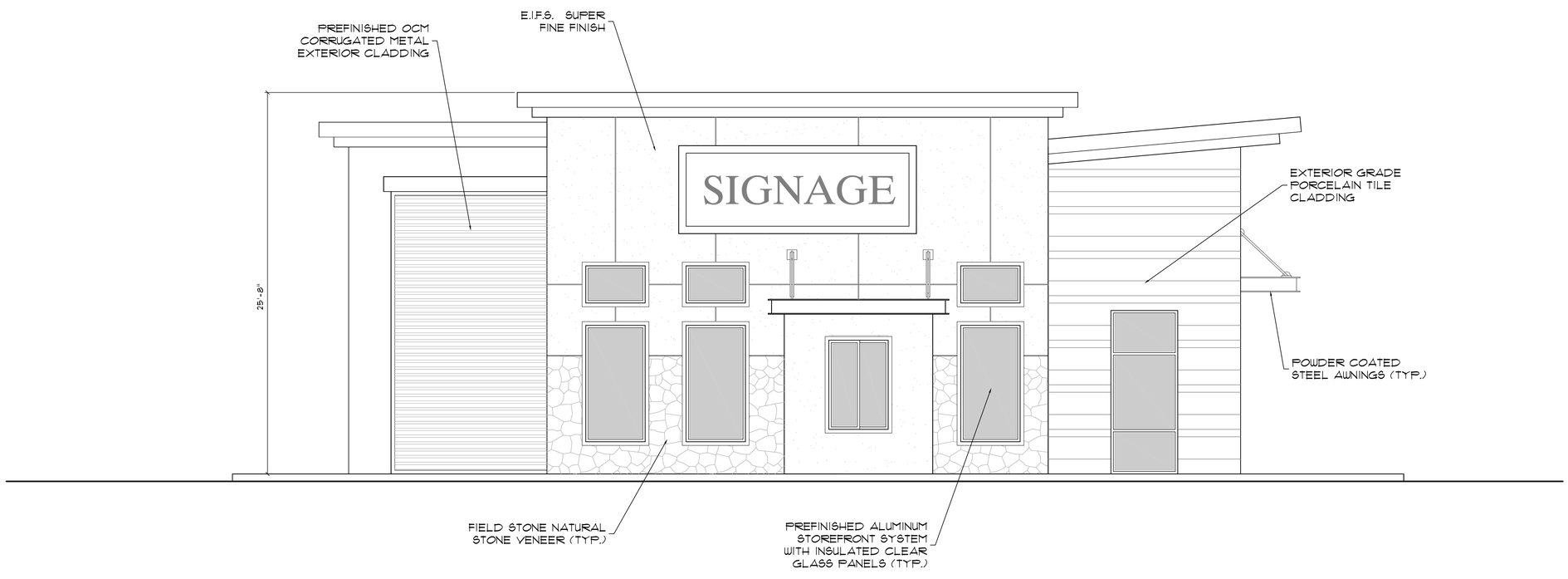


1 8-A202 BUILDING EIGHT - EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 8-A202 BUILDING EIGHT - EXTERIOR WEST ELEVATION
SCALE: 1/4" = 1' - 0"

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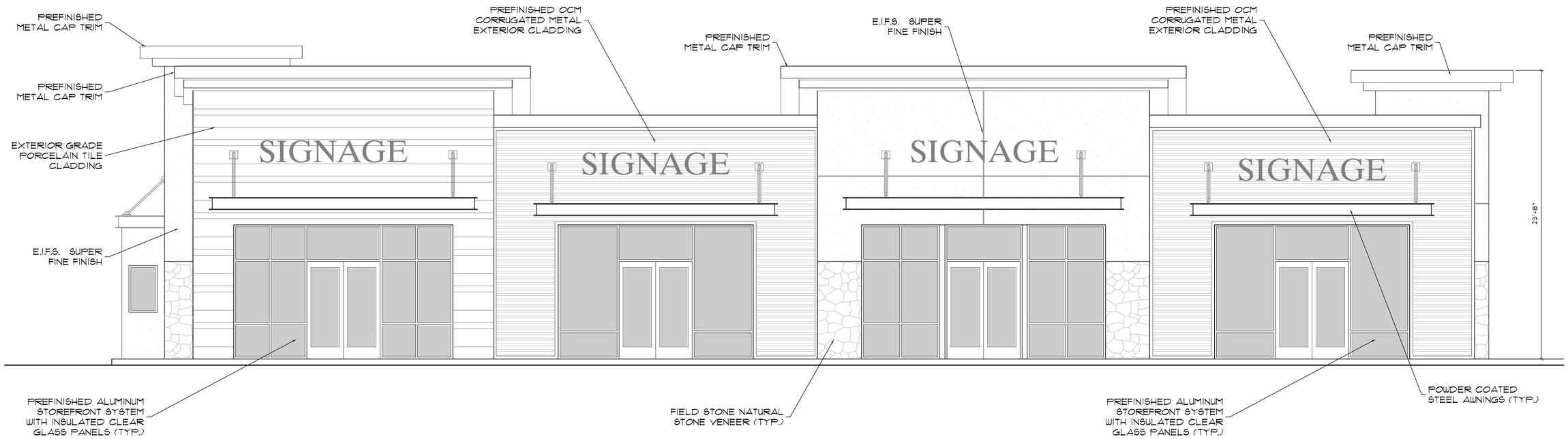
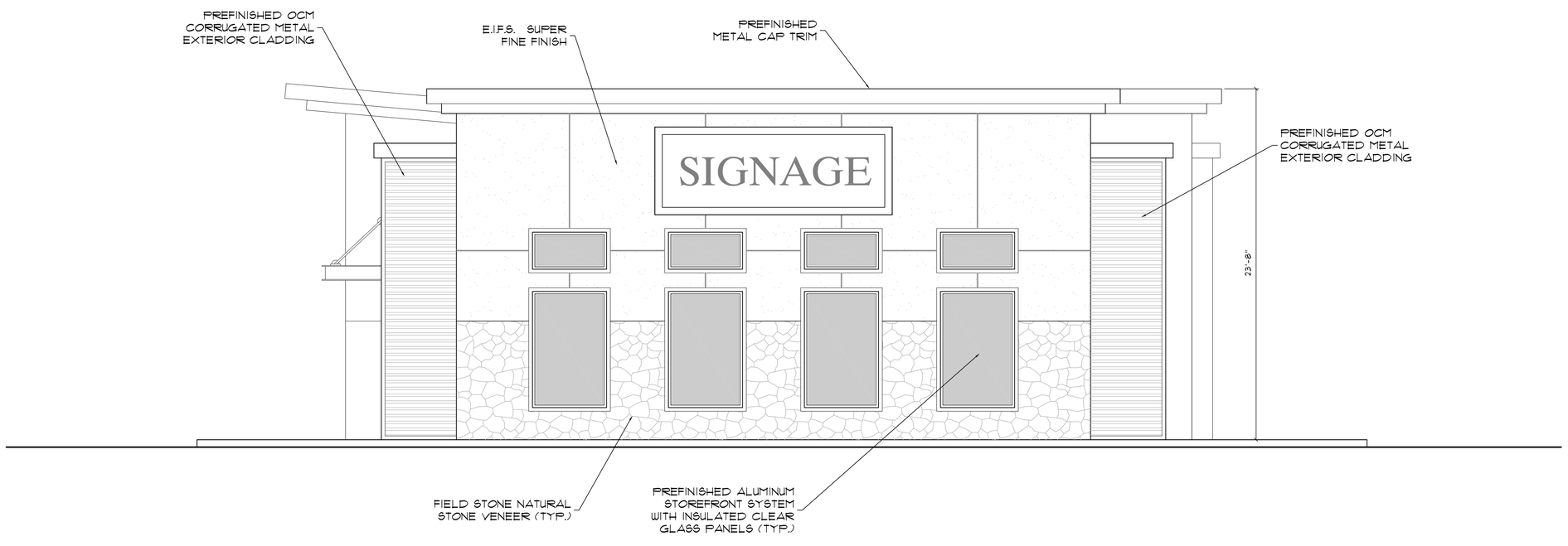


1 9-A201 BUILDING NINE - EXTERIOR SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 9-A201 BUILDING NINE - EXTERIOR EAST ELEVATION
SCALE: 1/4" = 1' - 0"

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STEELE RIDGE PLAZA
RETAIL CENTER

Crossroads Blvd. and Riverside Drive
Saratoga Springs, Utah

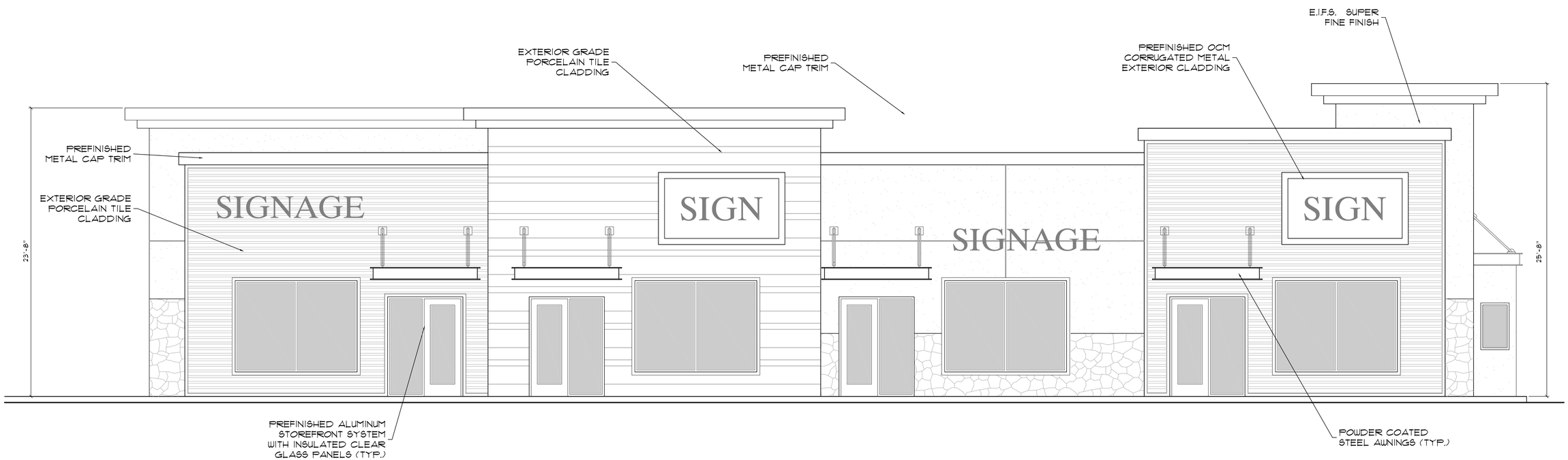
CHRONOLOGY

PROJECT NO
22.111

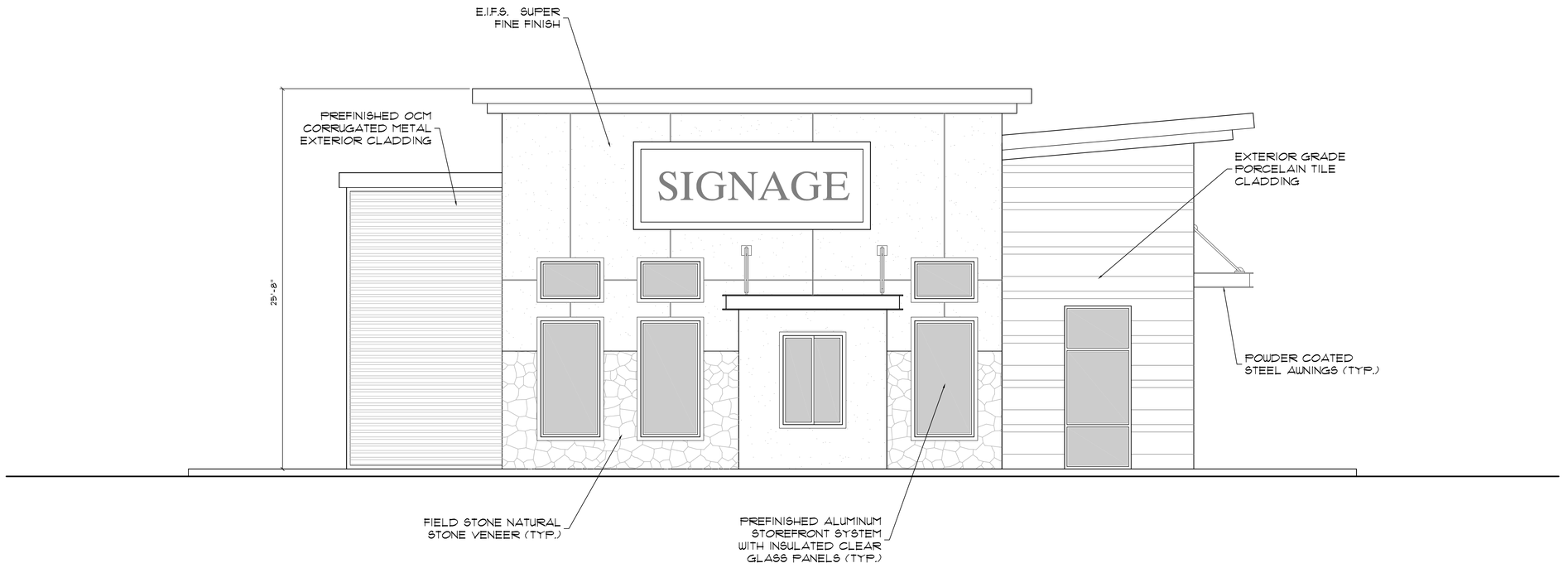
DWN BY/ CHK BY
CWL

TITLE
BUILDING NINE ELEVATIONS

24X36 SHEET #
9-A201



1 9-A202 BUILDING NINE - EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 9-A202 BUILDING NINE - EXTERIOR WEST ELEVATION
SCALE: 1/4" = 1' - 0"

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CHRONOLOGY

PROJECT NO
22.111

DWN BY/ CHK BY
CWL

TITLE
BUILDING NINE ELEVATIONS

24X36 SHEET #
9-A202

EXHIBIT 7: RENDERINGS

SIGNAGE
SIGNAGE
SIGNAGE
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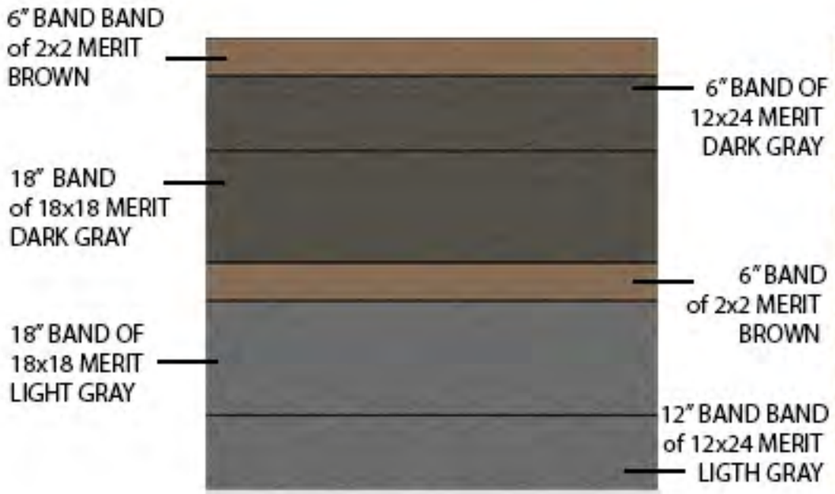
SIGNAGE
SIGNAGE
SIGNAGE
LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

EXHIBIT 8: MATERIAL BOARD



#1 -CERAMIC TILE SIDING:
AMERICAN OLEAN, MERIT CERAMIC TILE BANDS

#2 - CORRUGATED METAL SIDING:
OCM (OLD COUNTRY MILLWORK), K5 "RUSTIC RIDGE" KYNAR, 4" BOX RIB

#3 - EIFS VENEER
SYNERGY ACRYLIC POLYMER, FINE FINISH EIFS, BRUME #3099

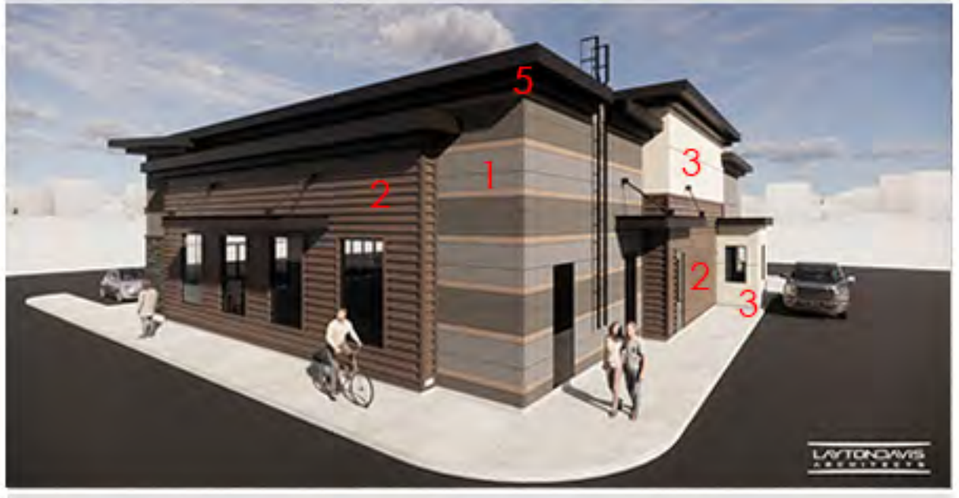
#4 - EIFS VENEER
SYNERGY ACRYLIC POLYMER, FINE FINISH EIFS, GREY CLOUD #875

#5 - SEAMED METAL ROOFING:
MBCI "LOKSEAM 18" PANNELS (OR APROVED EQUAL), SIG 300 MIDNIGHT BRONZE.

#6 - THIN STONE VENEER-
ELDORADO STONE VENEER – CLIFFSTONE, BANFF SPRINGS

VIEW FROM NORTH WEST

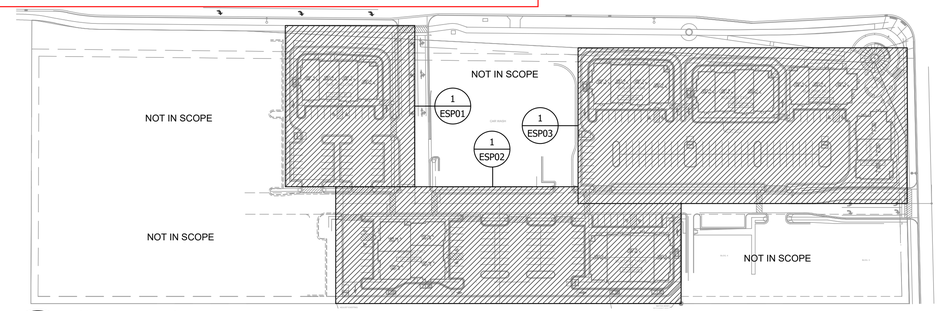
VIEW FROM NORTH EAST



VIEW FROM SOUTH EAST

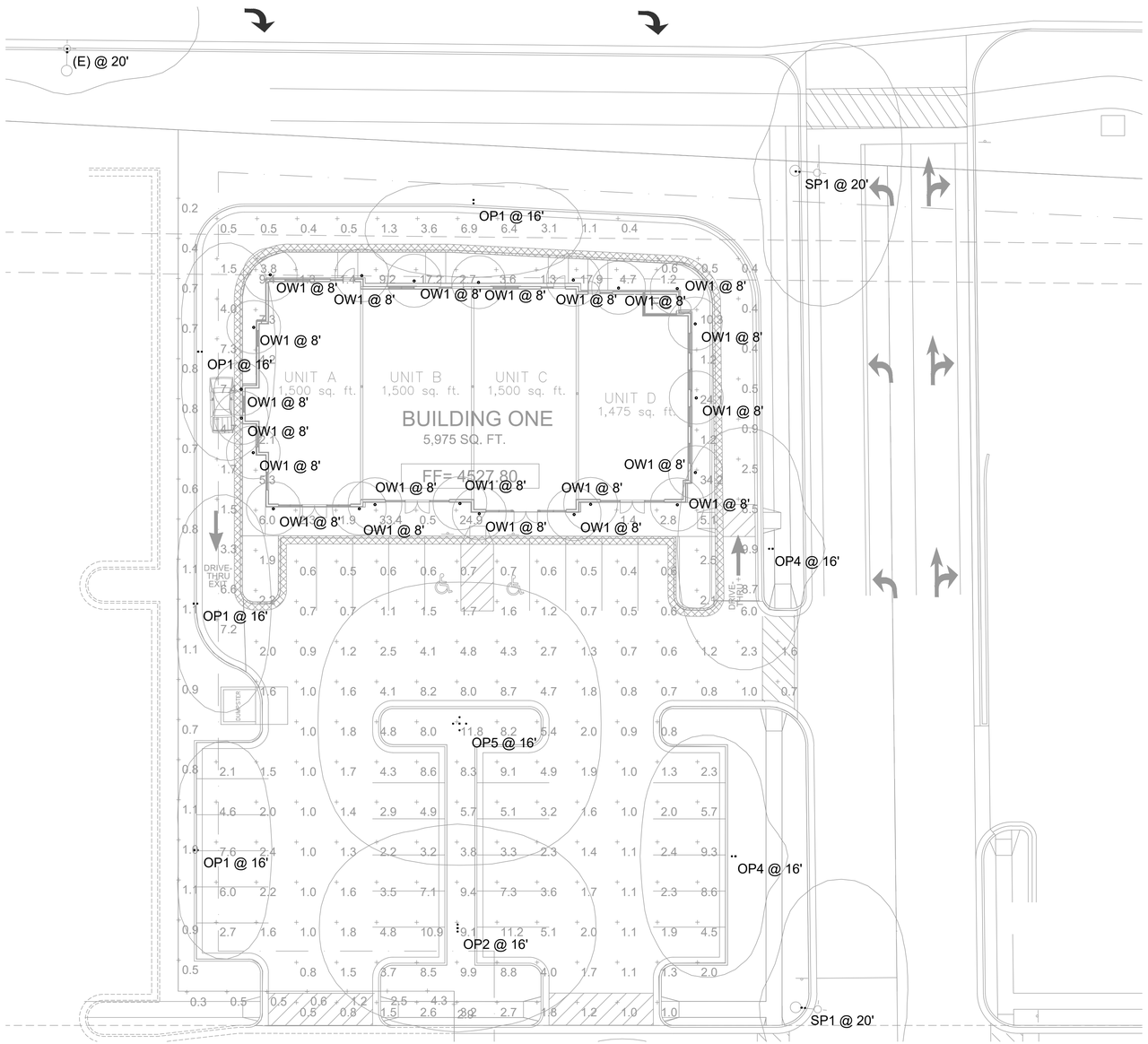
VIEW FROM SOUTH WEST

EXHIBIT 9: PHOTOMETRIC



2 ESP01 OVERALL SITE PLAN

SCALE: 1" = 100'-0"



1 ESP01 BUILDING #1 ELECTRICAL SITE PHOTOMETRIC

SCALE: 1/16" = 1'-0"

LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021

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.

BUSINESSES 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.

GENERAL NOTES

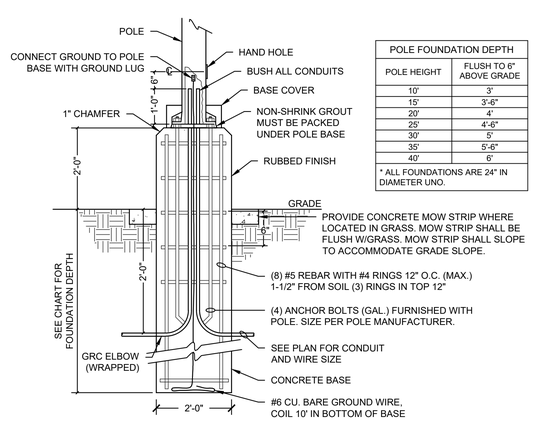
A. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTEND SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT ARE NOT PERMITTED.
B. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND WITH THE LIGHTING PLAN PROVIDED IN THE ACCEPTED DRAWINGS. REMEDIAL ACTION DUE TO NON-CONFORMANCE SHALL BE PROVIDED IN THE ACCEPTED DRAWINGS.
C. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA AND NOT EXCEED 4000K IN COLOR TEMPERATURE.
D. ALL WALL MOUNTED FIXTURES SHALL NOT BE MOUNTED ABOVE 16'.
E. 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'.
F. ALL FREE STANDING LIGHT FIXTURES SHALL BE BLACK.
G. ALL LIGHT FIXTURES AND ASSEMBLIES SHALL BE METAL.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Total Lamp Lumens	Wattage
	OP2	13	Sternberg Lighting	1521LED-16L40T3-MDL018-SV1	1521LED Omega Small Size Fixture, T3, Soft Vue 1	15693	159.4
	OP1	9	Sternberg Lighting	1521LED-16L40T2-MDL018-SV1-BLOC	1521LED Omega Small Size Fixture, T2, Soft Vue 1, Bloc Optic Shield	5420	79.6
	OP3	3	Sternberg Lighting	1521LED-16L40T2-MDL018-SV1	1521LED Omega Small Size Fixture, T2, Soft Vue 1	15561	159.4
	OP4	6	Sternberg Lighting	1521LED-16L40T3-MDL018-SV1	1521LED Omega Small Size Fixture, T3, Soft Vue 1	7847	79.7
	OW1	159	Pathway Lighting Products, Inc	C76LB79V1535KW_DOWN	6 INCH LOW VOLTAGE LED CYLINDER	1207	10
	OW2	0	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1229	10.0002
	OW3	4	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	3469	25
	SP1	6	Sternberg Lighting	1521LED-16L40T3-MDL018-SV1	1521LED Omega Small Size Fixture, T3, Soft Vue 1	7847	79.7
	(E)	1	Sternberg Lighting	1521LED-16L40T3-MDL018-SV1	1521LED Omega Small Size Fixture, T3, Soft Vue 1	7847	79.7

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bldg 1-3 Commercial Properety Line	+	0.8 fc	4.3 fc	0.1 fc	43.0:1	8.0:1
Bldg #1 Drive Thru	+	3.2 fc	9.9 fc	0.4 fc	24.8:1	8.0:1
Bldg #1 Parking Lot	+	3.1 fc	11.8 fc	0.4 fc	29.5:1	7.8:1
Bldg #1 Walkway	+	7.5 fc	34.2 fc	0.5 fc	68.4:1	15.0:1



POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

2 ESP01 LIGHT POLE BASE DETAIL

NO SCALE

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STEELE RIDGE PLAZA BLDG-04

357 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT 84045

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE
1	CITY COMMENTS	10/09/23

PROJECT NO.

22.187

DWN BY / CHK BY

NF/MM ES

TITLE

SITE PHOTOMETRIC PLAN

24X36 SHEET #

ESP01

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Statistics

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Bldg 1-3 Commercial Properety Line	+	0.8 fc	4.3 fc	0.1 fc	43.0:1	8.0:1
Bldg 2-3 Residential Property Line	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
Bldg #2 Walkway	+	12.5 fc	33.9 fc	0.7 fc	48.4:1	17.9:1
Bldg #3 Drive Thru	+	3.2 fc	8.9 fc	0.5 fc	17.8:1	6.4:1
Bldg #3 Parking	+	1.3 fc	7.9 fc	0.2 fc	39.5:1	6.5:1
Building #2 & #3 Parking Lot	+	3.4 fc	22.3 fc	0.4 fc	55.8:1	8.5:1
Building #3 Walkway	+	11.2 fc	67.1 fc	0.5 fc	134.2:1	22.4:1

LTG CTRL
SEQUENCE OF OPERATION

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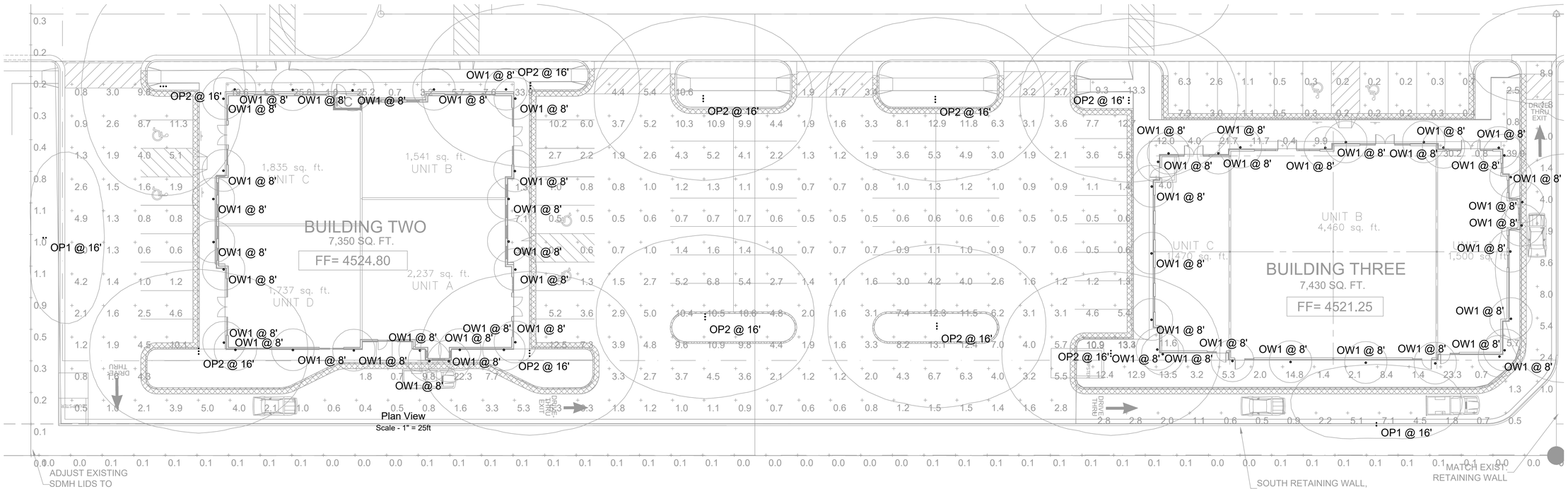

Plan View
Scale - 1" = 25ft

1 ESP02

BUILDINGS 2-3 ELECTRICAL SITE PHOTOMETRIC

SCALE: 1/16" = 1'-0"

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357 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT 84045

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#	ISSUE DESCRIPTION	ISS. DATE
1	CITY COMMENTS	10/09/23

PROJECT NO.
22.187

DWN BY / CHK BY
NF/MM ES

TITLE
SITE PHOTOMETRIC PLAN

24X36 SHEET #
ESP02

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bldg 6-9 Parking Lot	+	3.1 fc	12.9 fc	0.4 fc	32.3:1	7.8:1
Bldg 7 Plaza Area	+	2.5 fc	7.3 fc	0.0 fc	N/A	N/A
Bldg #6 Walkway	+	7.8 fc	32.8 fc	0.0 fc	N/A	N/A
Bldg #7 Walkway	+	5.6 fc	34.1 fc	0.1 fc	341.0:1	56.0:1
Bldg #8 Drive Thru	+	4.0 fc	12.8 fc	0.5 fc	25.6:1	8.0:1
Bldg #8 Walkway	+	7.4 fc	34.6 fc	0.3 fc	115.3:1	24.7:1
Bldg #9 Drive Thru	+	4.3 fc	12.9 fc	0.5 fc	25.8:1	8.6:1
Bldg #9 Walkway	+	8.3 fc	32.3 fc	0.5 fc	64.6:1	16.6:1

LTG CTRL SEQUENCE OF OPERATION

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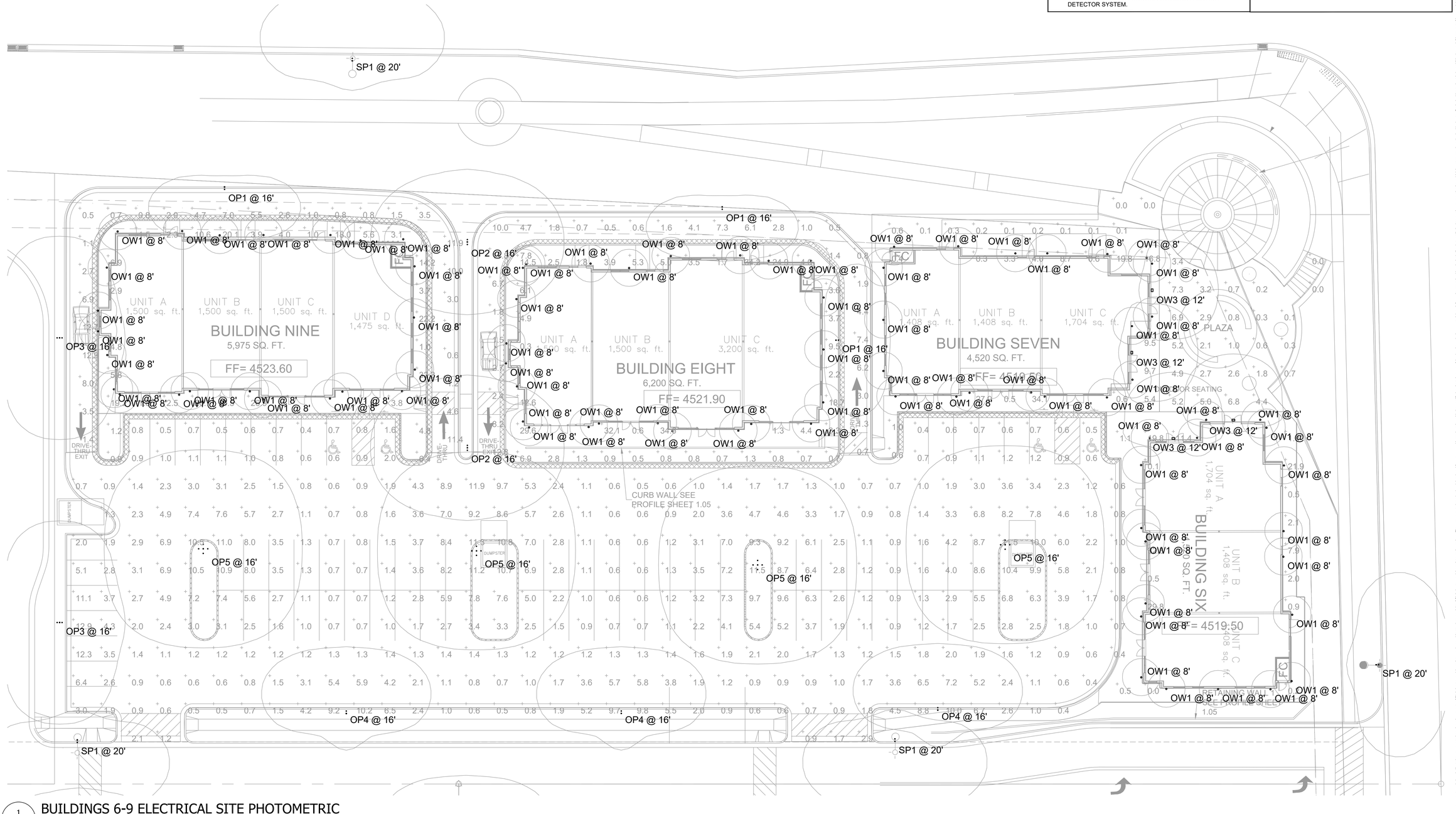

1 ESP03 BUILDINGS 6-9 ELECTRICAL SITE PHOTOMETRIC

SCALE: 1/16" = 1'-0"

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#	REV. DESCRIPTION	DATE
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1	CITY COMMENTS	10/08/23

PROJECT NO.
22.187

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NF/MM ES

TITLE
SITE PHOTOMETRIC PLAN

24X36 SHEET #
ESP03

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SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Neighborhood Plan (NP) and Master Development Agreement (MDA)
Parks at Cliff Lake Development (Cliff Lake)
April 9, 2024
PUBLIC MEETING

Report Date:	April 2, 2024
Applicants & Owners:	Cliff Lake LLC, Banana Point LLC, c/o Keith Lindstrom
Location:	approximately at SW corner Pioneer Crossing & Saratoga Road
Major Street Access:	Pioneer Crossing & Saratoga Road
Parcel Number(s) & Size:	58:036:0173 / 62.13 acres 58:036:0184 / 4.59 acres 58:036:0175 / 57.09 acres
Land Use Designation:	Mixed Use
Parcel Zoning:	Mixed Residential
Adjacent Zoning:	North: Lehi City and Agriculture; East: Regional Commercial, Heavy Commercial, Mixed Residential; South: Agriculture, Mixed Residential; West: Lehi City
Current Use of Parcel:	Vacant
Adjacent Uses:	North: Lehi City, Vacant/Undeveloped, UDOT Property; East: Vacant and Mixed Residential; South: Vacant, Public Works Site, and Mixed Residential; West: Vacant/Undeveloped Lehi City
Previous Meetings:	Rezone/General Plan Amendment - Planning Commission Public Hearing, May 26, 2022 - City Council, July 19, 2022 Neighborhood Plan (part of the MDA) - Planning Commission Public Hearing, February 8, 2024 Master Development Agreement - Planning Commission Public Hearing, March 28, 2024
Previous Approvals:	Rezone/General Plan Amendment City Council, July 19, 2022
Type of Action:	Administrative and Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Kent Page, Senior Planner

Kent Page, Senior Planner, AICP
kpage@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x137 • 801-766-9794 fax

A. Executive Summary:

This is a request for review and approval of a requested Master Development Agreement and Neighborhood Plan for the Cliff Lake Development.

MDA: The property within the MDA includes approximately 123.87 acres and includes the Mixed Residential zone (86.89 acres), Heavy Commercial zone (27.59 acres), and the Regional Commercial zone (9.39 acres).

NP: The property within the NP includes the Mixed Residential zone of approximately 86.89 acres of the approximately 123.87 MDA acres. The NP includes 717 multiple types of housing including 46 single-family, 307 townhomes, 128 senior attached, 36 senior condominiums, and 200 senior apartments. The NP also includes approximately 15.48 percent open space.

Recommendation:

Staff recommends that the City Council reviews the proposed Master Development Agreement Neighborhood Plan and choose from the options in Section H of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

Rezone/GPA:

Planning Commission Public Hearing, May 26, 2022. The Planning Commission recommends denial as outlined in the attached minutes.

City Council Public Meeting, July 19, 2022. The City Council approved the request with the conditions and findings in the staff report. Minutes are attached and the findings and conditions are included below.

City Council, July 19, 2022, Staff Report, Findings & Conditions:

1. The General Plan Land Use Map is proposed to be amended from *Office* and *Light Industrial* to *Mixed Use* as outlined Section G of this report to accommodate the proposed rezone from *Agriculture* to *Mixed Residential*, *Heavy Commercial*, and *Regional Commercial*.
2. The General Plan Land Use Map amendment and rezone will not result in a decrease in public health, safety, and welfare as outlined in the findings for approval in Section G of this report.
3. The Rezone to *Mixed Residential*, *Heavy Commercial*, and *Regional Commercial* can be consistent with Chapter 19.17 of the Land Development Code, as articulated in the findings for approval in Section G of this report, and an approved Master Development Agreement.
4. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report as Exhibit 2.
5. All other Land Development Code requirements shall be met.
6. A Neighborhood Plan for the *Mixed Residential* zone shall be included as part of a Master Development Agreement.

7. A Master Development Agreement shall be presented before the Planning Commission in a Public Hearing before being presented before the City Council for consideration.
8. A site plan shall be applied for to comply with the standards contained in the Land Development Code for such a request and any items contained with a City Council approved Master Development Agreement.
9. An acceptable landscape buffer between the *Heavy Commercial* zone and the *Mixed Residential* zone shall be worked out between the applicant and the City and their associated landscape architects and defined in the rezone Master Development Agreement.

Neighborhood Plan:

Planning Commission Public Hearing, February 8, 2024. The Planning Commission recommended approval, subject to the findings and conditions in the staff report and addition to the two conditions below, which have been added to Section G of this report. Meeting minutes are attached.

- Parking requirements shall meet the current code. (The applicant requests approval to use the parking code in place at the time of the rezone.)
- NP Page 7 General Description, change the language to "can allow" instead of "does allow", which has been addressed in the attached draft.

C. **Specific Request:** The applicant requests approval of a Master Development Agreement and Neighborhood Plan for the Cliff Lake Development. The MDA is for the entire acreage and the NP is for the property zoned MR as required by Title 19.

D. **Process:**

MDA required [19.13.09(2)]

A MDA is required when a non-residential or mixed-use development is greater than 20 acres or when a residential development is greater than 160 acres. ([19.13.09(2)] Cliff Lake needs a MDA because it contains 86.89 acres of Mixed Residential, 27.59 acres of Heavy Commercial, and 9.39 acres of Regional Commercial. MDA's require a public hearing with the Planning Commission and the City Council is the Land Use Authority.

Mixed Residential Zone (19.04.13).

- Neighborhood Meeting: The proposed development is located next to developed townhomes in the Northshore development and requires a neighborhood meeting. The applicant will conduct a Neighborhood Meeting on Monday, April 8th before the April 9th City Council meeting.
- The Planning Commission shall conduct a public hearing on a Neighborhood Plan and shall make a recommendation to the City Council. The Commission held a public hearing for the NP on February 8, 2024.
- The City Council is the Land Use Authority and makes the final decision for the NP

The original Neighborhood Plan application was submitted in October 2022. Staff and the applicant have been working back and forth with this Neighborhood Plan and the associated Master Development Agreement.

The Neighborhood Plan is a part of the Master Development Agreement. A Neighborhood Plan is required for developments in the Mixed Residential zone [19.04.13(2)]. A Neighborhood Plan includes the identification and placement of lot types, open space types, infrastructure, utilities, grading, and other aspects to guide future development. A Neighborhood Plan typically includes new streets, ensuring the resulting blocks and the urban fabric are walkable and bikeable. A Neighborhood Plan identifies the overall theme of a community. All elements of the development shall follow a unified theme. [19.04.13(2)]

E. General Plan:

The CC approved GPA in 2022 to the Mixed Use land use.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Subject to approval.** Requested modifications are outlined below.
- 19.05, Supplemental Regulations: **Subject to approval by Army Corp. "**All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map"
- 19.06, Landscaping and Fencing: **Subject to approval.** Requested modifications are outlined below.
- 19.09, Off Street Parking: **Subject to approval.** Requested modifications are outlined below.
- 19.13, Process: **Can Comply**. MDAs and Neighborhood Plans require a public hearing with the Planning Commission and final decision by City Council.
- 19.16, Site and Architectural Design Standards: **Subject to approval.** Requested modifications are outlined below.
- 19.18, Sign Regulations: **Complies.** The Neighborhood Plan proposes three entry monuments, all other signs shall meet Section 19.18 (a separate permit and approval are required).
- 19.19, Open Space: **Complies.** Page 47 of the Neighborhood Plan identifies the proposed amenity points. Pages 33-46 provide conceptual park plans and amenities.

Requested Modifications: The requested modifications and justifications are detailed on pages 74-75 of the Neighborhood Plan and summarized below.

Density: The applicant is requesting an increase of 0.25 units per acre. 19.04.13 states:

4. Density.

a. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Residential densities within a project utilizing this zone shall not exceed an overall blended density of **8 units per acre.**
b. The City Council has the discretion to increase the overall blended density to up to 12 units per acre. In considering an increase in overall blended density, the City Council shall consider:
    i. An increase of up to 2 units if the project proposes additional community open space in the neighborhood plan or proposes to donate open space to the City for a city-wide amenity supported by the City.
    ii. An increase of up to 2 units if the neighborhood plan contains opportunities for neighborhood commercial uses.
    iii. An increase of up to 2 units if the property is adjacent to a future or existing transit stop or corridor and opportunities are provided in the neighborhood plan for commercial uses that support transit consistent with 19.03.13.8.

Staff finding: Does not comply. The application requests a density of 8.25 units per acre and justifies the request because an increase of up to 2 units per acre is allowed if the property is adjacent to a future or existing transit stop or corridor and opportunities are provided in the neighborhood plan for commercial uses that support transit consistent with 19.03.13.8. The application states that they have been working with UTA to place a functional bus stop location in the commercial area (see Transportation Plan, page 62). However, the Neighborhood Plan does not involve any of the adjacent commercial areas and as of the date of this report, the applicant has not provided any documentation from UTA indicating that they will support a new bus stop and new bus route in this location. If they do, it may be best to place the stop on both sides of the street, subject to further evaluation. Staff has been working with UTA on a future park-and-ride near the existing RC park, but has not had any discussions about a route that will go through this development.

Parking: The applicant is requesting they be allowed to follow the previous parking code. Section 19.04.13. (8.h.)allows the City Council to consider requests for parking reductions as follows.

i. Parking shall comply with section 19.09, with the following exception: Parking will be required as outlined in Section 19.09. Opportunities for reductions in parking requirements may be sought when justification for the reductions can be identified and approved by the City Council.

Staff finding: Subject to approval by the City Council. The applicant is requesting to follow the parking code that was in place at the time they made the rezone application. The parking code was amended in 2022 and now requires guest

parking to be within 200 feet of the units and does not allow driveways to count as guest parking. The code that was in place at the time they made application is attached at the end of the Neighborhood Plan as Appendix B and does not have these restrictions. The applicant's justification is that they designed the plan based on the code in place when they made application for the rezone. Please see the detailed Parking Analysis on the attached Neighborhood Plan page 54.

Flat Roofs for Senior Housing: The applicant is requesting flat roofs for the Senior Housing.

19.04.13. (8.e.) Architectural Standards.

i. All construction shall be consistent with Section 19.16 Site and Architectural Design Standards with the following exceptions:

1. In order to meet the Theme and Character requirements for a Neighborhood Plan, the number and color of materials required in 19.16 may not be desirable. For example, if the theme of the Neighborhood Plan is a farm theme, homes that are entirely vertical siding with 2 colors may be appropriate. The Neighborhood Plan shall specify any deviations from Section 19.16.

Staff finding: Subject to approval by the City Council. The applicant is proposing flat roofs, with variations to the roof lines created through the use of parapets, for the Senior housing buildings, as shown on pages 29-30 of the Neighborhood Plan. Please note, that these pages indicate that these may not be the final designs.

No Evergreen Trees: The applicant is requesting no evergreen trees.

19.04.13 (8.f.) Landscaping and Fencing

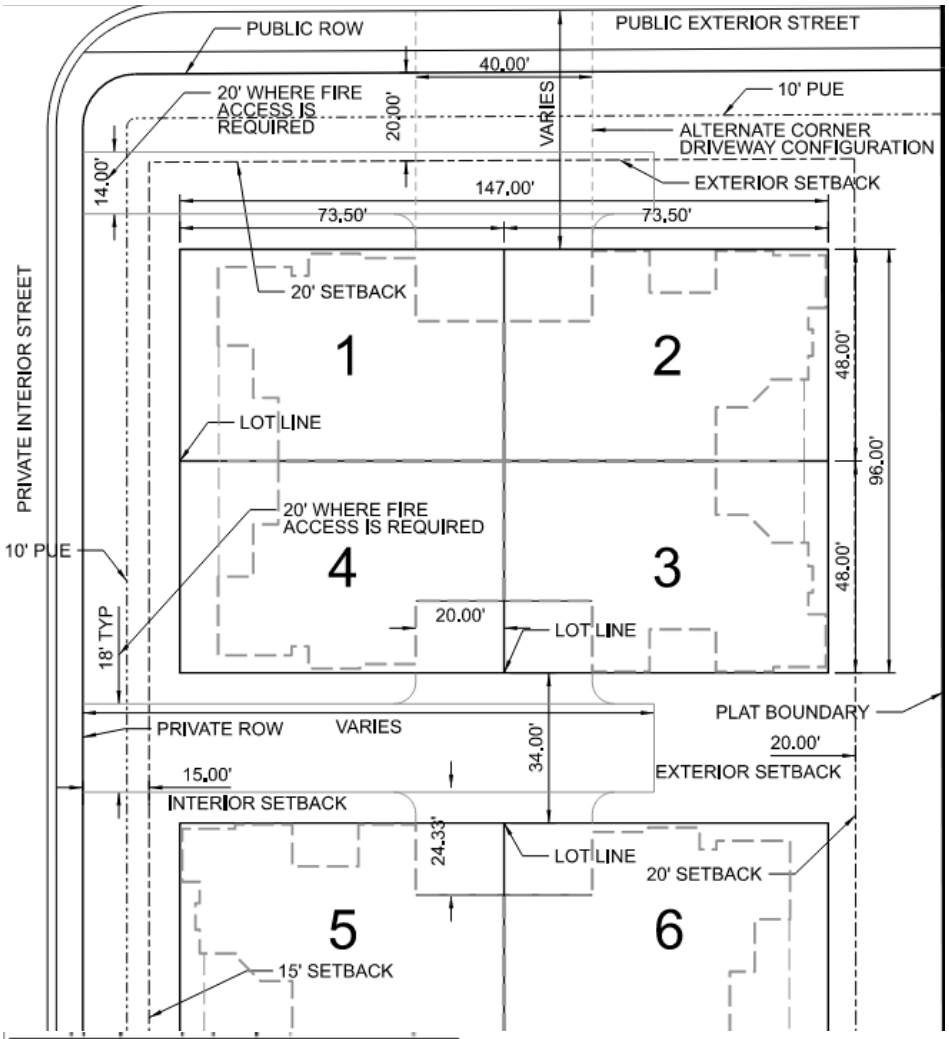
Landscaping and Fencing are required to comply with Section 19.06 Landscaping and Fencing. Exceptions or modifications to Section 19.06 may be considered at the time of Neighborhood Plan approval if the modification does not result in less landscaping. For example, in some cases, it may be beneficial to slightly reduce plant size in exchange for more plants.

Staff finding: Subject to approval by the City Council. The applicant has evaluated the soils in this area and found them to have higher salinity content than other areas of the City and suggests that evergreen trees will not survive. Staff suggests that if this is allowed that they are required to provide deciduous trees in place of the required evergreen trees.

Setbacks: The applicant is requesting reduced setbacks. 19.04.07 (1, footnote +) states "Setback reductions may be considered at the time of Neighborhood Plan approval per 19.04.13."

Request:

- Front & Street Side reduced from 20’ to 15’



SENIOR ATTACHED LOT STANDARDS	
Minimum Lot Size	N/A
Minimum Building Separation	34'
Max Lot Coverage	100%
Primary Structure Max Height	35'
Minimum Dwelling Size	1,600 SF
Lot Width	N/A
Minimum Lot Frontage	N/A
Project Interior Setback	15'
Project Exterior Setback	20'

- Rear setback for Rear Load Townhomes reduced from 20’ to 10.5’ (however, the driveways will be 20’)

STANDARD TOWNHOME REAR LOAD	
Minimum Lot Size	936 SF
Minimum Building Separation	20'
Max Lot Coverage	100%
Primary Structure Max Height	35'
Minimum Dwelling Size	800 SF
Minimum Lot Width	N/A
Minimum Lot Frontage	N/A
Front Setback	N/A
Street Side Setback	N/A
Interior Side Setback	N/A
Rear Setback	10.5'

Staff finding: Subject to approval by the City Council. The applicant's reasoning is that a portion of the driveway for the rear load townhomes is located in the private right-of-way and that the senior condominiums are configured in a pinwheel layout.

G. Public Comment:

Public Meeting: Prior to the City Council meeting, these items were noticed as a public meeting pursuant to City and State statutes, which require posting notice of the meeting and the agenda not less than 24 hours before the meeting.

Public Hearing: Prior to the Public Hearing with the Planning Commission, these items were noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

Public Comment: As of the date of this report, public input was received via email and is attached in Exhibit 8.

H. Recommendation and Alternatives:

Staff recommends that the City Council reviews the applications, and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the *The Parks at Cliff Lake* Master Development Agreement and Neighborhood Plan, located at approximately at SW corner Pioneer Crossing & Saratoga Road, with the following Findings and Conditions:"

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application can comply with the criteria in Title 19 of the Land Development Code, if the proposed modifications are approved by the City Council, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All requirements of the City Engineer shall be met, including those in the attached staff report.
2. All requirements of the City Fire Department shall be met.
3. The applicant shall provide a letter from UTA supporting the addition of a UTA Dedicated Bus Stop shown in the Neighborhood Plan's Transportation Plan (page 62). The letter shall also indicate that UTA will be providing a bus route that will utilize this stop within the next 2-3 years. If no such letter is provided, the density increase shall not be approved and shall remain at 8 units per acre.
4. Parking requirements shall meet the code in place at the time the rezone application was made.
5. The roof articulation for the Senior Housing shall substantially match the conceptual elevations, or shall be pitched roofs.
6. Required evergreen trees may be replaced with deciduous trees due to soil conditions in this location.
7. The requested setback reductions are approved to allow for the proposed layout.
8. Building height shall comply with Title 19.
9. All other Code requirements shall be met.

Option 2 – Continuance

"I move that the City Council **continue** review of *The Parks at Cliff Lake* Neighborhood Plan to a future meeting [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

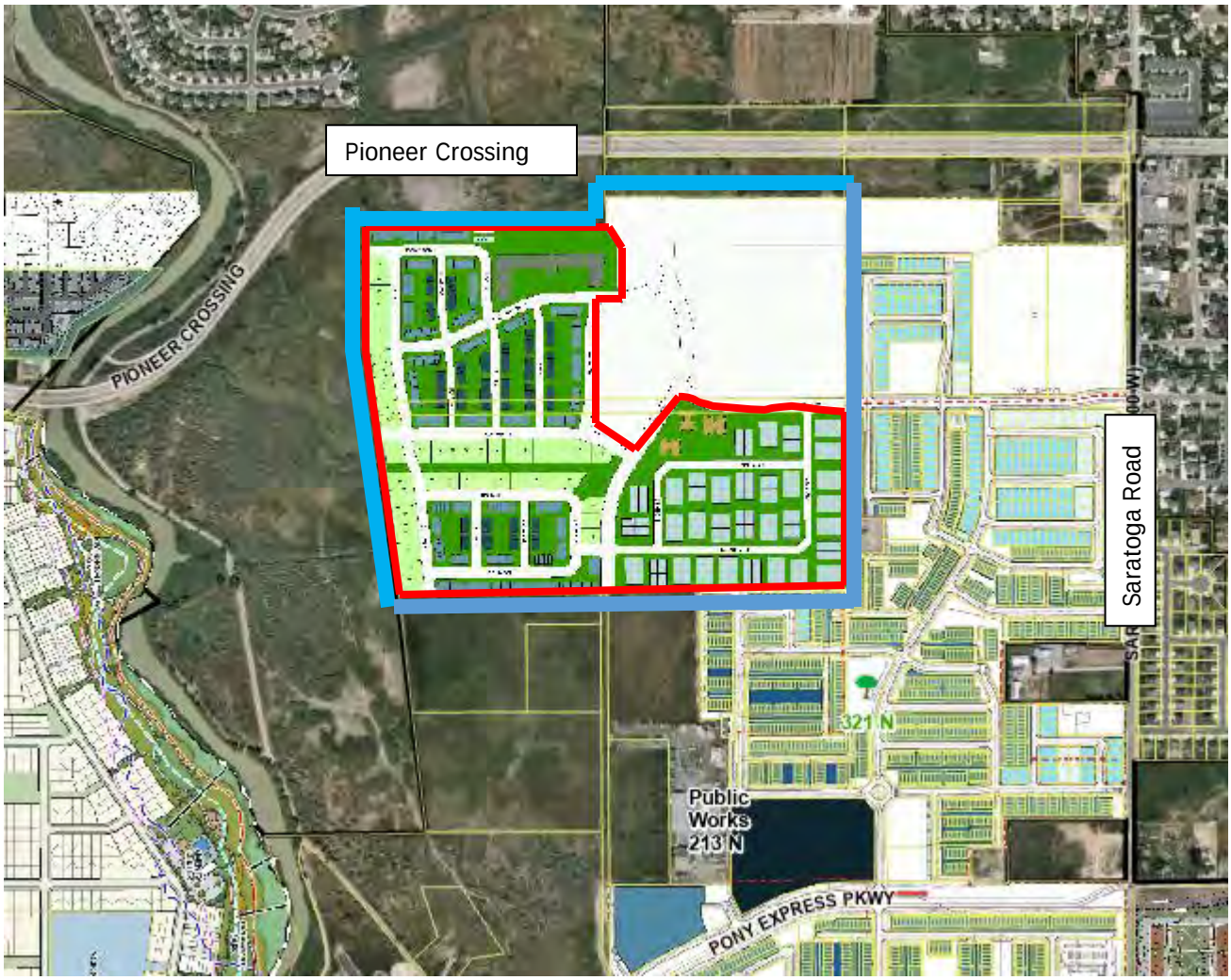
"I move that the City Council deny *The Parks at Cliff Lake* Master Development Agreement with its Neighborhood Plan, located at approximately at SW corner Pioneer Crossing & Saratoga Road, with the Findings below:

1. The proposed parking is not sufficient.
2. _____.
3. _____.

I. Exhibits:

1. Location Map
2. Engineering Staff Report – Neighborhood Plan
3. Planning Review Checklist
4. May 26, 2022, Planning Commission Public Hearing Minutes for Rezone/GPA
5. July 19, 2022, City Council Public Meeting Minutes for Rezone/GPA
6. February 8, 2024, Planning Commission Public Hearing Minutes for NP
7. March 28, 2024, Planning Commission Public Hearing Minutes for MDA
8. Public Comments
9. Master Development Agreement
10. Neighborhood Plan
11. Draft Ordinance

Exhibit 1. Location Map



Blue = MDA

Red = NP

Exhibit 2. Engineering Staff Report
Staff Report

Author: Jeffrey Pearson, Civil Engineer
Subject: Cliff Lake — Neighborhood Plan
Date: Jan 8, 2024
Type of Item: Neighborhood Plan

Description:

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

B. Background:

Applicant:	*Keith Lindstrom — Cliff Lake LLC, Banana Point LLC*
Request:	*Neighborhood Plan Approval*
Location:	2900 W. Pioneer Crossing
Acreage:	*123.81 acres*

A. Recommendation: Staff recommends the approval of neighborhood plan subject to the following conditions:

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the neighborhood plan.

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

3. This Neighborhood plan is conceptual in nature. In case of changing circumstances or additional insight, this plan shall be amended as necessary.

4. Developer shall comply with the City's Transportation Master Plan including but not limited to the construction of 800 East (Promenade Way) and 550 N. (Lazaret Avenue) through the Project as collector roads per City standards and specifications. 800 East shall extend from the Project's south boundary with a local road connection to Flotsam Way as drawn with sidewalk on one side through to the north with a connection to Pioneer Crossing.

5. Developer shall be responsible for the completion of the north frontage improvements (including utilities) and partial ROW dedication of Flotsam Way where a portion has already been constructed within the Northshore Development and extending to 800 East.

6. Developer shall be responsible for working with and obtaining approval from UDOT for the connection at Pioneer Crossing and for the installation of a signal and any other improvements required by UDOT as a condition of their access permit.

7. Developer shall be responsible for working with UDOT to complete a land swap of the 4.587 acres parcel #58:036:0184 for the accommodation of a collector road running east-west through the property to Promenade Way and a local road running west from Promenade Way to the west boundary of the project. The developer is also aware that the city of Lehi needs to sign the UDOT agreement on the Pioneer Crossing intersection agreement.

8. Developer shall comply with the City's Storm Drain Master Plan including but not limited to the design and install a drainage outfall to the Jordan River in accordance with master-planned projects PE2A and PE2B and meet all other on-site and offsite requirements in accordance with City regulations.

9. Developer shall comply with the City's Sewer Master Plan including but not limited to master-planned project N9b conveying the Project's sewage via a 15-inch sewer line to the existing 15-inch sewer line in Bearing Drive via Flotsam Way to Sewer Lift Station #9.

10. Any relocation of existing utilities done for the benefit of the project including the 18-inch drinking waterline that runs through the property needs to meet all City regulations with respect to its depth and location within the proposed rights-of-way.

11. In accordance with City regulations, the developer shall be responsible to provide at least 2 points of connection to the City's drinking water and pressurized irrigation to provide adequate redundancy including connections to the existing pipelines in Lazaret Avenue and Flotsam Way.

12. Developer shall comply with the City's Secondary Water Master Plan including but not limited to master-planned project SW11 for the expansion of the existing Zone 1 pressurized irrigation system in order to support the storage requirements for this project. Project SW11 includes an expansion of the Zone 1 pressurized irrigation pond located on Evans Lane.

13. Developer shall be required to provide conveyance for the City's drinking water well #6 "flow to waste" discharges through the project and into a City storm drainage pipe or other acceptable outfall location.

Exhibit 3. Planning Review Checklist

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	1/16/2024 Original 11/4/2022
Date of Review:	1/25/2024 Last review 4/18/2023; first review of this 2nd submittal 3/29/2023
Project Name:	Cliff Lake Neighborhood Plan (part of the Cliff Lake Master Development Agreement)
Project Request / Type:	Neighborhood Plan
Meeting Type:	Planning Commission Public Hearing, Planning Commission recommendation, and City Council approval
Applicant:	Leisure Villas, c/o Keith Lindstrom Application says Cliff Lake LLC & Banana Point LLC
Owner:	Cliff Lake LLC & Banana Point LLC
Location:	approximately 900 E. Pioneer Crossing
Major Street Access:	Pioneer Crossing & Saratoga Road
Parcel Number(s) and size:	58:036:0173 / 62.13 acres 58:036:0184 / 4.59 acres 58:036:0175 / 57.09 acres
Land Use Designation:	Mixed Use
Parcel Zoning:	Mixed Residential (86.89 acres) (Ordinance 22-29; 7-19-22)
Adjacent Zoning:	Lehi City; Office Warehouse; Mixed Residential; Agriculture
Current Use:	Vacant
Adjacent Uses:	Vacant and under residential construction
Previous Meetings:	Rezone - Planning Commission Public Hearing – May 26, 2022 - City Council – July 19, 2022
Previous Approvals:	Rezone, City Council – July 19, 2022 (subject to Master Development Agreement – which includes this Neighborhood Plan)
Type of Action:	Administrative in following Title 19, & Legislative for the exceptions to following: 19.04.13.(8.d.e.f.h.) Site & Architectural Design Features Landscaping Parking 19.04.07.(1.) Setbacks
Land Use Authority:	City Council (City Code Section 19.13.04)
Future Routing:	City Council
Planner:	Kent Page, AICP

Section 19.13.04 – Process

- DRC: March 28, 2023
- Neighborhood Meeting: Not required because Cliff Lake is not adjacent to developed property in a residential zone.
- Planning Commission Public Hearing: February 8, 2024
- CC: Date for City Council Meeting will be set after completion of Planning Commission Public Hearing.

General Review

Building Department
- No comments

Fire Department
- No comments

GIS / Addressing
- No comments

Additional Recommendations:
- DRC comments below:

Cliff Lake Neighborhood Plan (3-minute discussion) Kent (Planner) & Jeff (Engineer)
- Need to address following:
  - Parking Plan.
  - Architecture Standards.
- Will be reviewed during Planning Group Review

Code Review

- 19.04, Land Use Zones
  - Zone: Mixed Residential (MR)
  - Use: Mixed Use

19.04.010 Requirements		MR	
Category To Be Reviewed	Regulation	Compliance	Findings
Maximum Units per Acre	8 units/acre[5]	Can Comply	*Requesting 8.25; can be increased according to 19.04.13(4)* The City Council has the discretion to increase the overall blended density to up to 12 units per acre. In considering an increase in overall blended density, the City Council shall consider: i. An increase of up to 2 units if the project proposes additional community open space in the neighborhood plan or proposes to donate open space to the City for a city-wide amenity supported by the City. ii. An increase of up to 2 units if the neighborhood plan

			contains opportunities for neighborhood commercial uses. iii. An increase of up to 2 units if the property is adjacent to a future or existing transit stop or corridor and opportunities are provided in the neighborhood plan for commercial uses that support transit consistent with 19.03.13.8. *The applicant is showing a UTA Dedicated Bus Stop on the Transportation Plan (sheet/page 62; however, staff has not received UTA confirmation.)*
Lot Size, Residential (Minimum)	3,200 sq. ft.	Complies	*Minimum 8,000 sq. ft.*
Footprint Development	allowed	Complies	All Mixed Residential Use in the application is Footprint Development, except single-family.
Building Separation - Footprint (Minimum)	10'	Complies	
Project Size - Footprint (Minimum)	50 acres	Complies	
Lot Coverage (Maximum)	Per Neighborhood Plan	N/A	
Structure Height (Maximum)	35' for Single Family, 40' for Townhouse, 45' for stacked[2]	Complies	*Latest NP draft calls for the Senior Apartments (tower) to be 45'.*
Maximum Accessory Structure Height: 200 sq. ft. and over = 25' or the height of the primary structure, whichever is more restrictive. Under 200 sq. ft. = 15'.			*No Accessory building being proposed at this time.*
Dwelling Size (Minimum)	800 sq. ft.	Complies	
Lot Width (Minimum)	50' non-footprint (single-family); No minimum lot width in Footprint development.	Complies	
Lot Frontage (Minimum)	Per Neighborhood Plan	N/A	
Open Space Frontage (Minimum)	Per Neighborhood Plan	N/A	
Setback reductions for Primary Structures may be considered at the time of Neighborhood Plan Approval per 19.04.13.			*Seeking the following setback reductions:* *Front & Street Side 20' to 15' for Senior Attached & Senior Condos on private road.*

			Front & Street Side 20' to 10.50' for rear load townhomes on private alleys.
Front[3] Setback (Minimum)	20'	Complies	*Except in setback reductions requested above.*
Street Side Setback (Minimum)	20'	Complies	*Except in setback reductions requested above.*
Interior Side Setback, Residential(Minimum)	10' between buildings, 5' between exterior walls and property line or sidewalk	Complies	
Rear[3] Setback, Residential(Minimum)	20' between buildings, 20' between exterior walls and property lines.	Complies	*Except in setback reductions requested above.*

1. Up to 12 units per acre may be considered in the MR Zone per 19.04.13.4.
2. Stacked means stacked multifamily units.
3. An unenclosed entry, porch, or deck may encroach up to five feet into either the required front setback or rear setback and up to three feet into the required side setback.

Minimum Setbacks for Accessory Structures No Accessory Structure are proposed with this Neighborhood Plan; however, these standards are listed	Mixed Residential (MR) Zone
Front	Same as primary structure
Street Side	Same as primary structure
Interior Side (200+ sq. ft.)	5′
Interior Side (less than 200 sq. ft.)	2′
Rear (200+ sq. ft.)	5′
Rear (less than 200 sq. ft.)	2′
Distance from Residence	5′

Neighborhood Plans shall comply with the Development Standards of Title 19 with some exceptions listed in 19.04.13(8) for Entry Features, Site & Architectural Design Standards, Landscaping, Fencing, Parking, and 19.04.07(1) for Setbacks.
Once a Neighborhood Plan is approved by the legislative authority – the City Council, the Preliminary Plat & Final Plat may be approved by Staff as long as these plats are in compliance with the Neighborhood Plan.

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.	Can Comply.	*A Jurisdictional Determination is required from the Army Corps.* *This can be asked for during Site Plans submittals.*
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	*Complies for a neighborhood plan. Individual lots will need to be approved with Plats.*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street,	Complies.	

road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.		
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	

19.06 Landscaping and Fencing

Landscape Plans

19.04.13(8.f) Exceptions or modifications to Section 19.06 may be considered at the time of Neighborhood Plan approval, if the modification does not result in less landscaping. For example, in some cases, it may be beneficial to slightly reduce plant size in exchange for more plants. Fencing definitions may be modified as a part of the Neighborhood Plan if necessary for compliance with the Character and Theme Plan.

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	*Sufficient detail is provided for the Neighborhood Plan. Additional detail will be needed for each subsequent Site Plan approval.* *Please provide a signature and stamp from a Licensed Landscape Architect on subsequent Site Plans.*
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.	*Sufficient details is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan. Additional detail will be needed for each subsequent Site Plan approval.*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	*On Existing Conditions sheet*
Irrigation: Irrigation plans showing the system layout and details.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	*See sheet/page 53.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	
Evergreen Trees: Minimum 6' in height.	Can Comply.	*Due to soil conditions, applicant requests an exception in the NP that the number of evergreen*

		trees be replaced with the same number of deciduous trees.
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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; 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.	Complies.	*No artificial turf proposed.*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Can Comply.	*Neighborhood Plan is seeking an exception to the type of landscaping (per 19.04.13.(8.f.) Due to soil type, applicant desires to use deciduous trees in place of evergreen trees.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*

planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.		
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*No existing power poles. Power will need to be buried.*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	Complies.	*No existing vegetation worthy of saving.*
Tree Preservation: Existing mature evergreen trees of 16′ in height or greater, and existing mature deciduous or decorative trees of more than 4″ in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	Complies.	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	N/A.	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	N/A.	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	N/A.	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	N/A.	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Drip Lines: Drip lines must be used in planter beds.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Fencing and Screening		
Front Yards: Fences exceeding 3′ in height shall not be erected in any front yard space of any residential lot.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals,	Complies.	*Privacy fencing is shown abutting agricultural land use and semi-private fencing is shown along*

and trails. In addition, fencing may also be required adjacent to undeveloped properties.		*trail and abutting senior housing. See sheet/page 53.*
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.	*See sheet/page 53.*
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	
Fencing along open space, parks, and trails may be less than 6′ in height but shall not be less than 3′ in height, at the discretion of the property owner or HOA as applicable.	Complies.	*See sheet/page 53.*
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.	*See sheet/page 53.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*

Landscape Amount (See 19.06.07 below)			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	?		
Required Landscaping	?		*Sufficient detail is provided for the Neighborhood Plan. See sheet/page 50.*
Required Deciduous Trees	?		
Required Evergreen Trees	?		
Required Shrubs	?		
Drought Tolerant Plants	?		

19.04.13(8.h) Opportunities for reductions in parking requirements may be sought when the justification for the reductions can be identified and approved by the City Council.

Please see the Neighborhood Plan sheet/page #54 for a detailed review of the parking proposed.		
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	N/A.	*No common access to parking areas.*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	N/A.	*No shared parking.*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	*No on-street parking is counted towards meeting the required parking stalls.*
When a development contains multiple uses, more than one parking requirement may be applied.	Can Comply.	*Development contains two parking requirements for single-family and multi-family. Reductions in parking requirements are being asked for.*
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.	*Numbers have been rounded up.*
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. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	N/A.	*No shared parking agreement being sought between residential uses.*
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	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*

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.		
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Clear Sight Triangles must be followed.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan. Appears to comply.*
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.	*Sufficient detail is provided for the Neighborhood Plan. Appears to comply.*
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.	*Sufficient detail is provided for the Neighborhood Plan. Appears to comply.*

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

Neighborhood Plan specifies that all parking stall and aisle dimensions will meet City standards. See sheet/page 54 of the Neighborhood Plan.

Provided				
Parallel				
Required	9'	20'	N/A	12'
Provided				

Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	Complies.	*Application received a General Plan amendment in July 2022.*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	Complies.	
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	N/A.	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.* *Please consult with:* Patrick Armstrong Growth Assistant Supervisor USPS – Lehi Office 333 E Main Street Lehi, UT 84043 patrick.l.armstrong@usps.gov (385)277-5096 To plan now for the general areas to avoid potential future conflict.
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	Complies.	*Complies for the detail needed for a Neighborhood Plan*
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. Access Exception: Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	Complies.	*Engineering and Fire have not noted any concern.*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way.	Complies.	

Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	Can Comply.	*Please verify that the lot on the corner of 520 N. and Promenade Way is buildable with Mixed Residential standards.* *Can verify at Preliminary Plat.*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	Complies.	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	Complies.	*Complies with the Neighborhood Plan level of detail.*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	
Corner lots for residential use shall be 10% larger than the required minimum lot.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.* *Verify at Preliminary Plat*
No lot shall be created that is divided by a municipal or county boundary line.	Complies.	
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	Can Comply.	*Verify at Preliminary Plat*
Double access lots are not permitted with the exception of corner lots.	Can Comply.	*Two lots on 770 will need to be restricted to one access.*
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	N/A.	*No arterial roadways.*
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	N/A.	*No arterial roadways.*

19.13 Process	
Regulation	Findings
Neighborhood Meeting.	*No Neighborhood Meeting needed because Cliff Lake is not adjacent to any developed residential area.*
Notice/Land Use Authority.	*Notice to neighbors needed / City Council is the Land Use Authority*
Master Development Agreement.	*The Neighborhood Plan is a part of theDevelopment Agreement.*
Phasing Improvements.	*Sheet/page 64 shows Phasing Plan.*
Payment of Lieu of Open Space.	Amount of $: none (Sheets/pages 47 & 48 show sufficient amenity points.)
Piping of Canals	No canals present.
Burial of Overhead Utility Lines	See Section 19.13.10

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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	N/A.	*Neighborhood Plan just includes residential area.* *This regulation will need to be followed for the development of the Heavy Commercial and Regional Commercial properties.*
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.	*Sufficient detail is provided for the Neighborhood Plan.* *The only parking lot is for the Senior Apartments (Tower).*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3′ as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	*No major arterials.*
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.*
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	N/A.	

The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A.	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	N/A.	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.* *Greater detail needed for Site Plans.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a development agreement.		
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′.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.* *The Senior Apartment Tower will need to follow this standard.*

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.		
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	Does Not Comply.	*The Neighborhood Plan on sheet/page 75 asks to allow a flat roof for the Senior Apartment Tower.*
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.	Does Not Comply.	*The Neighborhood Plan on sheet/page 75 asks to allow a flat roof for the Senior Apartment Tower.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Backlighting is not permitted.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
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.	*Sufficient detail is provided for the Neighborhood Plan.*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
Residential Architectural Design Standards		

General standards do not apply one-family and two-family dwellings unless governed under a development agreement.		
Architectural Wrap: Stone, brick, wainscot, and other front elevation materials shall be wrapped a minimum of 2′ into interior side elevations and shall extend the full width of any street side yard, or façade abutting common open space.	Complies.	*The Neighborhood Plan allows modifications to the architectural design standards.* *Sheets/pages 11-27 and 29-30 address architectural design standards.* *Sheet/page 78 only asked for a flat roof to be allowed.*
Materials and Colors: A minimum of three materials and three colors shall be utilized on front or street side elevations, or façade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations.	Complies.	*The Neighborhood Plan allows modifications to the architectural design standards.* *Sheets/pages 11-27 and 29-30 address architectural design standards.*
No more than 75% of any building elevation shall consist of any one material or color.	Complies.	*The Neighborhood Plan allows modifications to the architectural design standards.* *Sheets/pages 11-27 and 29-30 address architectural design standards.*
Carports and similar structures shall be compatible in architectural design and details with the main residential structure through the use of at least two out of three of the same materials and colors.	Complies.	*The Neighborhood Plan allows modifications to the architectural design standards.* *Sheets/pages 11-27 and 29-30 address architectural design standards.*
Color Variation: Three-family, and multi-family developments containing more than five buildings shall be designed with at least two color palettes.	Complies.	*The Neighborhood Plan allows modifications to the architectural design standards.* *Sheets/pages 11-27 and 29-30 address architectural design standards.*

19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	*Sheet/page 51 shows the location of three proposed entry monument signs and an example photograph. Neighborhood Plan is proposing to follow current Sign Regulations.*
Monument sign location and details	Complies.	
Wall signs and potential locations and details	N/A.	

19.19 Open Space		
Minimum Required Open Space		
Regulation	Compliance	Findings
Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	Complies.	*Sheets/pages 47-48 show compliance to Open Space requirements.*
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: a. Single family developments: 10% of overall development acreage b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.	Complies.	
Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement. i. Unimproved, not Sensitive Lands ii. Open space with no access	Complies.	
Minimum Required Amenities		
Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	Complies.	*Sheets/pages 47-48 show compliance with Open Space requirements.*
Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.	Complies.	*Sufficient detail is provided for the Neighborhood Plan.*
No more than 25% of the points may be met by one specific item type in any one category.	Complies.	
All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.	N/A.	
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	N/A.	*No items in Categories A and B identified in the Parks and Trails Master Plan.*
Payment in Lieu of Open Space		
Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria: i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or	N/A.	*Neighborhood Plan on sheets/pages 47-48 show ample Open Space and amenities.*

iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.		
Total Cost: 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by $2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.	N/A.	

Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	*There will be no City maintained open space.*
What is the anticipated cost to the City?	
When will City maintenance begin?	

Exhibit 4. May 26, 2022, Planning Commission Public Hearing Minutes for Rezone/GPA

Public Hearing: Cliff Lake General Plan Amendment from Office Warehouse & Light Industrial to Mixed Use. Rezone from Agriculture to Mixed Residential (86.89 acres), Heavy Commercial (27.59 acres), and Regional Commercial (9.34 acres). Located approximately 800 E. Pioneer Crossing. Keith Lindstrom as applicant.

Senior Planner Kent Page presented the plans. The applicant requests the City amend 125.04 acres of the General Plan Land Use map from Office land use and Light Industrial land use to Mixed Use and change the zoning from Agriculture to Mixed Residential, Heavy Commercial, and Regional Commercial. These changes would then permit the development of a plat similar to the Concept Plan.

Keith Lindstrom was present as applicant, he noted some of the proposed product areas.

Public Hearing Open by Chairman Troy Cunningham

Julie Hammonds noted she liked the senior homes. She asked if the new ones would be multiple levels.

Public Hearing Closed by Chairman Troy Cunningham

Keith Lindstrom responded to public comment that they are looking into different products but in one of the senior areas they are looking at multi-level condo-style with an elevator.

Commissioner Kilgore asked if the senior apartments were for purchase or rent. Keith Lindstrom replied that the apartments on the north would be for rent, the rest would be for purchase. They follow federal guidelines for senior housing. The applicant indicated they were fine with the suggestion from staff for the landscape buffer, they liked to make the community look good. Commissioner Kilgore felt the applicant had sufficiently complied with the requirements for their zone request. He felt even without a zone change they would have many of the same issues and would need a Development Agreement.

Commissioner Anderson noted an area elsewhere similar to this (Target in Orem) that met resistance initially but now has been a big success with the residents. The tall wall plus the parkstrip behind it has been very positive and looks nice. He believes something similar could be done here between the commercial and residential.

Planning Director Dave Stroud advised that through Development Agreements they can address some of those standards such as for buffers.

Commissioner McConkie noted they need the drivable space around the commercial. He received clarifications from Planning Director Dave Stroud on some possible type uses in the various zones. Commissioner McConkie asked if there were soils issues. Engineer II Jeff Pearson noted they will look at it closely with the geo-technical report, it is susceptible to wetlands at that area. Commissioner McConkie shared concern about the heavy commercial request and losing more office use. Applicant Keith Lindstrom advised in the front along Pioneer Crossing would be Regional Commercial.

Commissioner Ryan received clarification on separate communities in the area. Keith Lindstrom noted the two senior areas would be their own communities. The other areas would be one community. Commissioner Ryan wanted to make sure the City wasn't setting themselves up for precedence on block length, he felt it could be stronger language to encouraging the 15' walkway. He was worried about the buffer area, in terms of protecting the City. He would like insurances that we are protected and that we were really comfortable with the terms in the agreements. The applicant noted they were committed to the landscape. Commissioner Ryan appreciated Commissioner McConkie's concerns on heavy commercial, however; he felt the descriptor made him feel better about the zone. He wasn't opposed to some remaining residential on the south.

Senior Planner Kent Page noted some items they could foresee being ironed out in the Development Agreement such as truck delivery or idle times. Keith Lindstrom noted the uses allowed in the zone eliminated much of the heavy truck traffic.

Commissioner Sprosty Burns noted she is in favor of more commercial and less in favor of putting in more residential but felt they had met requirements of the request.

Commissioner McConkie felt the concept plan was good and we needed more senior areas. He felt the applicant has gone through due process, but noted as they are looking at the General Plan update they want to look at the most appropriate places for the uses. He doesn't want residential just because they didn't have anything else an area could be and as such become too much of a bedroom community. He is not opposed to turning some of the south end to residential but felt we needed to preserve the access area for commercial.

Commissioner Cunningham noted an area that looked like a larger body of water. Keith Lindstrom advised the property next door did have a lot of wetland. Commissioner Cunningham felt he would like to see more of it remain as commercial as they have lost some other potential business areas have become more residential. Keith Lindstrom noted they have a lot of residential around them like D.R. Horton and felt they are trying to match those zones and felt the residences wouldn't like so much commercial near them.

Commissioner Ryan felt the variety in the product helped diversify and balance the uses in the application and so was ok with the residential. We should look at uses on the main corridors into the City and what it is people see coming in and out.
Commissioner Kilgore agreed about preserving the business areas and in other areas preserving access to water. He noted however; the application, he felt, met requirements and didn't think there were standards, such as safety or health they could use to oppose the request.
Commissioner McConkie felt the General Plan was the way to guide what was best for the City.
Several commissioners mentioned the idea of balancing the "live, work, play" aspect of goals for the City.

Motion made by Commissioner McConkie to recommend denial of the Cliff Lake General Plan amendment and rezone request with finding in the staff packet and based on the effort to retain the current General Plan. Motion seconded by Commissioner Cunningham.
Yes: Commissioner McConkie, Commissioner Cunningham, Commissioner Sprosty Burns.
No: Commissioner Anderson, Commissioner Kilgore, Commissioner Ryan.
Absent: Audrey Barton.
Motion split 3-3.

Exhibit 5. July 19, 2022, City Council Public Meeting Minutes for Rezone/GPA

1. Cliff Lake General Plan Amendment from Office Warehouse and Light Industrial to Mixed Use, Rezone from Agriculture to Mixed Residential (86.89 acres), Heavy Commercial (27.59 acres), and Regional Commercial (9.39 acres), and Concept Plan, Keith Lindstrom Applicant, 2900 West Pioneer Crossing; Ordinance 22-29 (7-19-22).

Senior Planner Kent Page presented this item to the City Council. These rezones are off of Pioneer Crossing and East of the river.

Council Member Poduska asked if the 55+ community will be deed restricted.

Keith Lindstrom, the applicant, advised that they will be deed restricted.

Council Member Carn would like to see commercial built before residential is put in. He clarified that this is just a general plan amendment and isn't approving a development plan yet. He is concerned about losing a lot of commercial and industrial space in the City and wants to make sure they don't just build the residential and walk away from the commercial portion of the development.

Council Member Porter thanked staff and the applicant for all of the hard work on this development. He thinks the product ended up with is a good compromise on both sides. However, he is also very concerned about losing commercial and industrial space in the City.

Council Member Willden asked that the title to the homes in the area include a note that they will be by heavy commercial.

Motion by Council Member Poduska to approve the Cliff Lake General Plan Amendment from Office Warehouse and Light Industrial to Mixed Use, Rezone from Agriculture to Mixed Residential (86.89 acres), Heavy Commercial (27.59 acres), and Regional Commercial (9.39 acres), and Concept Plan, Keith Lindstrom Applicant, 2900 West Pioneer Crossing; Ordinance 22-29 (7-19-22) with all staff findings and conditions was seconded by Council Member Willden.

Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	No
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 4-1.

Exhibit 6. February 8, 2024, Planning Commission Public Hearing Minutes for NP

Cliff Lake Neighborhood Plan, located approximately at the SW corner of Pioneer Crossing and Saratoga Road. Keith Lindstrom as Applicant.
Senior Planner Kent Page presented the item. The Applicant is requesting Neighborhood Plan approval. Staff has suggested modifications to the application as indicated in the Staff Report.

Applicants Keith Lindstrom of Lehi and Mark Johnson, Engineer with Mustang Design, were in attendance to answer questions.

Public Hearing Open by Chairman Reed Ryan.
Public input was received by email from Sue Alexander. She expressed concern regarding ADA accommodations in a Senior Housing Community. She feels there should be accessible doors in public areas and accessible mailboxes.
Having no further comments, the public hearing was closed by the chair.

Commissioner Kilgore opened the discussion and expressed concerns about several of the conditions listed in the Staff Report. He received clarification from Staff on which elements of the plan were administrative and which were legislative.

Applicant Lindstrom addressed concerns about height increases in the Senior Apartments, clarifying that the height would be 45 feet only.

Planning Director Carroll clarified density concerns relating to a proposed UTA bus stop, which currently allows 8 units per acre. The Applicant is requesting more density based on the condition UTA provide a confirmation letter stating there will be a future bus stop in the development. She stated the density exception is difficult because we cannot guarantee future transit in the area. We do not currently have a letter from UTA, but there are future plans being coordinated with UDOT for a Park & Ride.

In response to questions about parking and guest parking, Applicant Johnson advised the parking plan met City Code due to the length of driveways and garages. Most residential units provide 4 parking stalls per unit. In addition, no RV, ATV, or campers would be allowed. He said they have really tried to plan carefully and want parking to be problem-free.

Concerning Wetlands and approvals, Applicant Lindstrom noted they are required to go through the process of having the Army Corp approve the Wetlands area of the development. The Army Corp have already approved 90% of the area and are expected to approve the remaining 10%.

Commissioner Kilgore asked for clarification on the request for no evergreen trees. Applicant Lindstrom affirmed he has a concern that evergreen trees don't do well in our area due to the soil and high salinity in our irrigation water. He does not want the added expense of having to replace trees. Planning Director Carroll agreed with the Applicant and advised that an alluvial fan in this specific area is problematic, and staff is familiar with the concern of evergreen trees not doing well in the area.

Concerning flat roofs, Planning Director Carroll advised that the flat roof condition was based mostly on aesthetics and character, and would be decided by City Council.

In response to Commissioner Kilgore's concerns regarding buffering and feathering; Planning Director Carroll explained that City Code requires a 10-foot landscape buffer. This buffer would be on Commercial property. Senior Planner Page went on to say that there would need to be appropriate buffers between Residential and Commercial areas.

Commissioner Hill thanked the Applicant for their vision and a great Neighborhood Plan. He feels the conditions in the Staff Report need to be resolved before the project can move forward. His main concern with the project is parking, because he feels the garage usage cannot be controlled completely.

Applicant Lindstrom suggested that the CC&Rs could state that vehicles must be parked in the garage, and could be controlled somewhat through that avenue.

Commissioner Mangum had a concern about changing the density for Cliff Lake and did not want to set a precedent for future developments.

Planning Director Carroll advised there is a set of criteria that needs to be met to make an exception to the density. The Applicant needs to meet all the conditions to have an exception made.

Commissioner Mann asked if the development would be 100% senior residents, and if CC&Rs could be created later to change that percentage. She also inquired about ADA requirements which could require a caregiver to live with a Senior and wondered if parking would be adequate under those circumstances.

Applicant Lindstrom related that the development is deed restricted. One occupant/owner must be 55 or older. 20% allowable by law can be younger due to federal guidelines. All single-family units have 4 parking stalls, Senior Apartments are the only area with less parking. He stated that they have data showing that 1.25 parking stalls is adequate for the 1-2 Bedroom apartments.

Commissioner Willden stated that his main concern that has not been resolved with the discussion is density.

Commissioner Sprosty Burns inquired about the area between 520 N and 480 N, in the canal area, and wanted to know what the usage in that area would be. She further expressed a concern that the Open Space in Cliff Lake was not accessible to the public.

Applicant Johnson replied that the canal area was a Linear Park that would be part of the Wetland mitigation, the canal is owned by the Applicant and is part of the property. He noted the parks are intended to be private, and are not open to the public.

Commissioner Sprosty Burns felt her concerns about parking had been resolved, in regard to the driveway length of the Single-Family units. She liked a lot about the plan and the parks that will be located behind the townhomes. She asked what the distance between Residential areas and the UTA bus stop would be, and about the parking limitations in the Senior Apartment area.

Applicant Johnson stated the distance between the bus stop and the Residential areas was anticipated to be about 300-400 feet, the more limited parking will only apply to the Senior Apartments, and the request for .25 over and above one parking stall would equate to about 50 additional parking stalls.

Chairman Ryan thanked the Applicant for having patience with the discussion, and City staff for all the work that has gone into the project. He reiterated that we have a tough situation with water and soil and dying vegetation due to the problem. He really likes the thought that has gone into the design of the flat roofs and how the condensers and air conditioning units are hidden.

Chairman Ryan does have a concern with the density language because of the word "and" in the clause. We don't know and cannot predict what will happen in the future with UTA. Parking is also a concern, and he recognizes density brings parking challenges. He inquired what changes might occur if we need to add more parking space.

Applicant Johnson advised that if additional parking must be added, Green Space may be compromised. Staff would need to see if the Green Space remaining would still meet City Code requirements.

Commissioners discussed the staff options indicated for conditions in the motion regarding parking requirements.

Motion made by Commissioner Kilgore, based upon the evidence and explanations received today, that the Planning Commission forward a recommendation to the City Council to approve the Cliff Lake Neighborhood Plan, located at approximately 900 E. Pioneer Crossing, with the Findings and Conditions in the Staff Report with the following changes: Condition 4- "Parking Requirements shall meet the code in place at the time the rezone application was made" be removed; and that on the Neighborhood Plan, page 7-General Description, change the language to "can allow" instead of "does allow" Seconded by Commissioner Mangum.
Yes: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.
No: Commissioner Sprosty Burns.
Absent: None.
Motion passed 6 - 1.

Commissioner Sprosty Burns stated that she voted No because she does not feel that the Code requirements are met.

Exhibit 7. March 28, 2024, Planning Commission Public Hearing DRAFT Minutes for MDA

PUBLIC HEARINGS

1. **Cliff Lake Master Development Agreement, located approximately at SW corner of Pioneer Crossing and Saratoga Road. Keith Lindstrom as applicant.**
   Senior Planner Kent Page presented the item. The application is for a MDA, which is a comprehensive agreement often addressing multi-phase developments, all aspects of planning, construction, and long-term management.

   Applicants Keith Lindstrom of Leisure Villas and Larry Lindstrom of Lehi were both in attendance to answer questions. Keith said that he had tried to make the plan simple and transparent.

   Public Hearing Open by Chairman Ryan.

   Sue Alexander sent an email expressing concern about parking at Cliff Lake. She said that she lives in the Leisure Villas at Legacy Farms and she recounted her experiences with parking there and her feelings that there is not enough parking for guests or gatherings.

Public Hearing Closed by Chairman Ryan

Commissioner Kilgore asked for Staff or Applicant response to the email sent from Sue Alexander.

Applicant Keith Lindstrom said that he was surprised to hear of parking issues at Leisure Villas and that he felt there could be parking issues with any development during the holidays when there are extra guests.

Commissioner Kilgore received clarification that parking would meet Code, but had changed due to a change in the City Code. He also asked to see the Buffer Zone recommended by Staff in the Commercial Zone referred to in the Staff Report.

Senior Planner Page presented the Neighborhood Plan page and explained that an adequate landscape buffer would need to be provided.

Planning Director Carroll explained that City Code requires 10 feet of landscaping around the rear and side perimeter of parking lots. She told the Commissioners that if they wanted to make a recommendation for something in addition to the requirement, they could put that in the motion. She mentioned that the Applicant's preference would be that nothing is added in addition to Code. She said that there are many unknowns as to what the future uses would be so it is hard to say what the buffering needs could be.

Commissioner Kilgore referred to the Public Input made earlier in the meeting and said that there could be heavy commercial areas butting up against residential areas that could cause some privacy concerns, and wondered where appropriate areas would be to put buffers.

Planning Director Carroll related that the motion could include the addition of requiring "screen walls be used to screen loading areas". She clarified that Staff wanted the Planning Commission to be aware of the 10-foot landscaping requirement and that they could add something in addition if they chose to.

Applicant Keith Lindstrom feels the 10-foot buffer that is listed in City Code in the Neighborhood Plan is adequate and he does not want to be burdened with something that is not Code.

Chairman Ryan asked for clarification of what the material must be for the 10-foot landscaping buffer. He expressed concern that the material used would provide an adequate buffer. He asked if installing a berm would be an option.

Planning Director Carroll informed the Commissioners that putting in berms is not required in all situations.

Senior Planner Grandpre explained that a 6-foot perimeter fence is required to separate Heavy Commercial and Residential areas when they abut each other. If a street is next to the area, then it could change that requirement.

Commissioner Kilgore asked if the planned buffer would provide adequate buffering for a future neighborhood.

Senior Planner Page advised that we did not yet have a Site Plan to know which way the parking lot will be facing so it is hard to say if the planned buffer would be adequate.

Commissioner Mangum clarified the conditions in the Staff Report and verified with Planning Director Carroll that Condition #4 should be removed and Condition #5 should be kept in regard to the Parking Requirement.

Commissioner Willden said that the City could place additional restrictions at this point because don't typically place Heavy Commercial next to Residential. He feels we need to make sure we are protecting residents from lighting and trucking issues, and screening is only part of those concerns. He said we need to be sure the burden is not placed on the residents who live next to a Heavy Commercial area.

Motion made by Commissioner Kilgore to Re-open the Public Hearing. Seconded by Commissioner Willden.
Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.

No: None.
Absent: Scott A. Hill, Rachel Sprosty Burns.
Motion passed 5 - 0.

Public Hearing Re-Opened by Chairman Ryan.

Amber Santy of Saratoga Springs said that her home on Bridgewater backs up to the fence. She is concerned about the usability of her back yard, and did not know about a porta potty that was delivered to the area.

Planning Director Carroll clarified that Ms. Santy's comment was directed to Steel Ridge and not Cliff Lake, and explained that the Public Comment would better be addressed with that item.

Public Hearing Re- Closed by Chairman Ryan.

Chairman Ryan appreciated the good discussion and reiterated Commissioner Willden's comments about planning ahead for future residents.

Planning Director Carroll advised there are a few sections in the code related to buffering. She explained that the Lighting Code is pretty detailed with lighting that has to be directed downward and not outward, and maximum brightness levels that cannot be exceeded, among other things.

Commissioner Willden received clarification that there are no "hours of operation" set in Code to regulate trucks coming and going. He also mentioned that Planning Director Carroll's comments about lighting did help alleviate some concerns.

Assistant City Attorney Rulon Hopkins advised he would need to do further research to see if the City could add hours of operation in the Code.

Planning Director Carroll informed the Planning Commission that there are a few things in Code that can help provide further restrictions, if needed, when the City gets to the Site Plan.

Commissioner Mangum said he is in favor of following Code without adding additional burdens on the Applicant.

Commissioner Mann commented that she was in agreement with Commissioner Kilgore and Commissioner Willden and feels we need a very sufficient buffer zone. She thinks we have an obligation to our residents to provide a beautiful area and we need to err on the side of protecting them.

Applicant Larry Lindstrom of Lehi said that he has done several office warehouse buildings in the past, and does not foresee heavy usage in this area. He likes to have nice facades on the buildings, with good street appeal and have traffic in the back. He would like to build something really pretty that the city can be proud of. The usage he envisions would be local people-based businesses. He said that he understood the concerns that had been brought up.

Chairman Ryan expressed that he was grateful for Planning Director Carroll direction that more can be decided when the Site Plan is presented. He appreciated the Applicant's comments as well, but wondered if the "definition of pretty" might differ between people.

Commissioner Willden expressed concern that if the Developer sold the property and the usage were to become more of a Heavy Commercial area, we could have some residents upset. He feels we need to recommend putting additional measures in the motion to protect the residents.

Motion made by Commissioner Kilgore based upon the evidence and explanations received today, that the Planning Commission forward a recommendation to the City Council to approve the Cliff Lake Master Development Agreement, located at approximately 900 E. Pioneer Crossing, with the Findings and Conditions in the Staff report, with an addition to remove Condition #4 and request that Staff work with the Applicant to ensure buffering in Heavy Commercial and Regional Commercial areas to protect the Neighborhood. Seconded by Commissioner Mangum.

Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.
No: None.
Absent: Scott A. Hill, Rachel Sprosty Burns.
Motion passed 5 - 0.

Exhibit 8. Public Comment

From: Sue Alexander <grandma5532@yahoo.com>
Sent: Wednesday, January 31, 2024 11:05 AM
To: Nicolette Fike <NFike@saratogasprings-ut.gov>
Subject: Feb. 8 planning comments

CAUTION: This email originated from outside the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Nicolette,

Thank you for responding so promptly to my questions!

Comments for the Planning Commission and Planners in regard to #3 on the agenda for February 8, 2024:

I am Sue Alexander, president of the Villas at Legacy Farms HOA. As some of you may know, I addressed the City Council in March 2023, regarding concerns with warranty work not completed by Leisure Villas. Brent Lindstrom was quick to respond when he was made aware of the concerns expressed at that meeting. He met with the HOA board, did a thorough walk-through of the community and began to address the issues. Most of the concrete work has now been completed, drainage issues were corrected, trees and shrubs were purchased, and fire lane signs were installed. We are very appreciative his efforts!

Speaking as a resident of a 55+ community, the floor plans offered by Leisure Villas are exceptional - plenty of living space and storage. My only suggestions for the Planning Commission would be regarding ADA accommodations. The homes are completely accessible. However, the mailboxes and clubhouse should also be accessible. Having terrific amenities in the clubhouse and no accessible door for those with wheelchairs or walkers doesn't make sense. The community is designed for "active" 55+ residents, but those residents are aging and future needs should be considered.

Thank you,

Sue Alexander
801-836-2198
grandma5532@yahoo.com
502 E. Lone Star Lane, unit C
Saratoga Springs, UT 84045

From: Sue Alexander [mailto:grandma5532@yahoo.com]
Sent: Wednesday, March 27, 2024 7:48 AM
To: Comments <Comments@saratogasprings-ut.gov>
Subject: Cliff Lake

CAUTION: This email originated from outside the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Regarding the public hearing for Cliff Lake:

- Parking should be a real concern. I live in The Villas at Legacy Farms. We do not allow parking on the streets - they are too narrow to safely navigate if cars are parked on either side, especially considering the age of the residents and diminishing reaction times. Guests may park in the resident's driveway or at the clubhouse. We also have a small parking lot on the east and west sides of the community. When a resident hosts a gathering, there isn't enough parking for all the guests, especially if multiple residents are hosting holiday gatherings.
- The Leisure Villas 4-plex homes provide great floor plans with excellent storage for older residents and those with disabilities.

Thank you,

Sue Alexander
502 E. Lone Star Lane, #C
Saratoga Springs, UT 84045
801-836-2198

Exhibit 9. Master Development Agreement (MDA)

Please see the next 16 pages for the Parks at Cliff Lake Development MDA

WHEN RECORDED RETURN TO:

Saratoga Springs City Recorder
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

MASTER DEVELOPMENT AGREEMENT

THIS MASTER DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on _____, 20__, by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as “City,” and Leisure Villas Inc, a Utah corporation; hereinafter referred to as “Developer.”

RECITALS:

WHEREAS, Developer owns or has the right to purchase 123.808 acres of property located in the City of Saratoga Springs, Utah, which is more fully described in the property ownership map, vicinity map, and/or legal descriptions attached as Exhibit A (“Property”); and

WHEREAS, the Property is currently zoned Agriculture, Developer wishes to develop the project known as The Parks at Cliff Lake in the Mixed Residential (“MR”), Heavy Commercial (“HC”), and Regional Commercial (“RC”) zones, which will consist of approximately 86.89 acres in the Mixed Residential zone, 27.59 acres in the Heavy Commercial zone, and 9.34 acres in the Regional Commercial zone (“Project”). Currently, the proposed Project does not meet the Agriculture zone requirements and therefore would not be allowed in the Agriculture zone. Therefore, in order to develop the Project, Developer wishes to place the Property in the Mixed Residential, Heavy Commercial, and Regional Commercial zones, as provided in Title 19 of the City Code, as amended (the “Zoning Request”) and wishes to be voluntarily bound by this Agreement in order to be able to develop the Project as proposed; and

WHEREAS, City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, City desires to enter into this Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property consistent with the City General Plan, the City Code, and the conditions imposed by the Planning Commission and City Council; and

WHEREAS, to assist City in its review of the Rezoning Request and to ensure development of the Project in accordance with Developer’s representations to City, Developer and City desire to enter voluntarily into this Agreement, which sets forth the process and standards whereby Developer may develop the Project; and

WHEREAS, on September 6, 2022, City adopted a comprehensive update to its general plan (“General Plan”) pursuant to Utah Code Annotated §§ 10-9a-401, et seq. A portion of the General Plan establishes development policies for the Property; and

WHEREAS, on May 26, 2022, after a duly noticed public hearing, City's Planning Commission considered Developer's Zoning Request and Neighborhood Plan attached hereto as Exhibit D ("Neighborhood Plan"), and forwarded the application to the City Council for final consideration; and

WHEREAS, on July 19, 2022, the Saratoga Springs City Council ("City Council"), after holding a duly noticed public meeting and consideration of all comments from the public, neighborhood representatives, Developer, and City officials, approved Developer's Zoning Request, subject to entering into this Agreement

WHEREAS, on April 9, 2024, the City Council, after holding a duly noticed public meeting, approved this Agreement and the Neighborhood Plan, attached hereto as Exhibit D, subject to the findings and conditions contained in the Staff Report and written minutes attached hereto as Exhibit C; and

WHEREAS, the Neighborhood Plan, attached as Exhibit D, identifies, among other things, lot types, open space types, infrastructure, utilities, construction details, and overall theme of the MR Property; and

WHEREAS, to allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and to address concerns of property owners in proximity to the Property, Developer and City are each willing to abide by the terms and conditions set forth herein; and

WHEREAS, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, *et seq*., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City's General Plan, and Title 19 of the City code (collectively, the "Public Purposes"). As a result of such determination, City has elected to process the Rezoning Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of City.

AGREEMENT:

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the "Effective Date"). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals.

2. Affected Property. The property ownership map, vicinity map, and/or legal descriptions for the property are attached as Exhibit A. In the event of a conflict between the legal description and

the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.

3. Zone Change, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the MR, RC, and HC zones respectively and the Neighborhood Plan. Except to the extent that this Agreement is more restrictive, the Property shall comply with the Neighborhood Plan and all "City Regulations," which are defined as "all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat (or Final Plat in accordance with Utah Code § 10-9a-101 *et seq*.), or site plan is filed and all application fees are paid. City Regulations may include but are not limited to regulations regarding permitted uses, conditional uses, setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements."

4. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

5. Developer's Acknowledgement of Written Disclosure. The Developer acknowledges and agrees that, to the extent applicable, the City has, pursuant to Utah Code § 10-9a-532(2)(c), disclosed in writing any and all rights under clearly established state law that this Agreement restricts. The Developer hereby voluntarily agrees to waive any claims asserting that the City failed to make such disclosures.

6. Required Improvements. This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to service the Property, including without limitation the dedication of water rights and sources. Capacity shall only be reserved once a Final Plat is recorded, accepted construction drawings are stamped, and all improvements necessary to resolve any existing system capacity issues are guaranteed to be installed by Developer through an improvement completion assurance as defined by Utah Code § 10-9a-103(23). Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure, except as provided within this Agreement with its exhibits. Developer's improvements that are subject to reimbursement will follow Utah law in the form of impact fee credits and cash reimbursement as set forth in Paragraph 7. In addition, in

consideration of granting the Zoning Request, and notwithstanding the provisions of Paragraph 7 of this Agreement, Developer shall be required to install the following at Developer's own cost:

a. The completion and right-of-way dedication of Flotsam Way as a local road from the Northshore Development to the connection to Seaside Drive (800 East). This includes completion of 26 feet of asphalt and curb, gutter, park strip, street lights, and sidewalk on the north side of Flotsam Way per City regulations. The location of Flotsam Way, and the division between the City property and Developer's property, shall be based on the current bearing and alignment of the portion of Flotsam Way already built within the Northshore development.
b. With respect to the existing 18-inch drinking waterline that runs through the property, any relocations of this waterline shall be completed by Developer to ensure its final location meets all City regulations with respect to its depth and location within the proposed public rights-of-way.
c. Conveyance for the City's drinking water well #6 "flow to waste" discharges through the project and into a City storm drainage pipe with sufficient capacity to convey flows to the Jordan River.

7. Upsizing of Improvements. Other than the improvements listed in Section 6, which Developer agrees to complete without reimbursement, Developer may be required, as specified by the City, to upsize improvements as specified in the City's Capital Facilities Plans, Impact Fee Facilities Plans, and Master Plans. However, City shall be responsible to reimburse the Developer for the costs of upsizing the improvements pursuant to an acceptable financial arrangement to be set forth in a separate reimbursement agreement. The reimbursement agreement shall, among other things, identify the onsite and offsite improvements, upsizing requirements, and additional information required to identify the financial impact of the upsized improvements. Prior to beginning construction of the improvements, the reimbursement agreement shall be executed between Developer and City and shall comply with Utah law regarding takings and exactions.

By way of illustration, the Developer is required to pay for all project improvements (improvements required for needs of the project), and the City is responsible to pay for the upsizing of public or system improvements (for needs beyond the needs of the project). Any road or utility, other than local roads or roads or utilities specified in Paragraph 6, that exceeds the project needs would be considered a "system improvement" if it is included in the City's impact fee facilities plan. In these cases, the Developer shall receive impact fee credits and reimbursement from the City for the portion of any newly built roadway and related improvements, or utility pipe, that is in excess of a local street cross section or is in excess of a "project improvement" as defined under Utah law. Once the cost of constructing any roads or other system improvements have been finalized, the parties will enter into a reimbursement agreement providing impact fee credits and/or reimbursement payments to the owner (from transportation impact fees, water impact fees, sewer impact fees, secondary water impact fees, and storm water impact fees). Developer will construct all community parks and open spaces in the project at the Developer's own cost and expense.

8. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the

"Plans") to be prepared for the Project meeting City Regulations, the Neighborhood Plan, this Agreement, including all exhibits, and any conditions of approval as specified in Exhibits B and C. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations and the Neighborhood Plan, as well as any information which City staff reasonably requests.

9. Standards for Approval. City shall approve the Plans if such Plans meet the requirements of this Agreement, the Neighborhood Plan, and City Regulations. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations to record a Final Plat with the Utah County Recorder and pay all recording fees. The developer shall be allowed to submit applications for preliminary plat and final plat at the same time.

10. Architectural and Design Requirements. As an express condition of granting the Zoning Request, Developer shall comply with the architectural and design requirements as specified in the Neighborhood Plan and Title 19 of the Land Development Code. In the case of a conflict, the approved Neighborhood Plan shall take precedence. Developer acknowledges that the City's approval of the Zoning Request is fair and adequate consideration, and the Project would not otherwise be allowed to build the Project in the current zone without the Zoning Request being granted. Developer therefore voluntarily agrees to comply with and be bound by such architectural and design requirements and the Neighborhood Plan. Developer acknowledges and agrees that the granting of the Zoning Request qualifies factually and legally under Utah Code § 10-9a-534(h) as benefit not otherwise available in the zoning area or district prior to granting the Zoning Request.

11. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of ten years. However, this Agreement shall terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall survive this Agreement; or (ii) if Developer fails to proceed with the Project within a period of two years. "Failure to proceed with Development" shall be defined as failure to submit a complete site plan or preliminary plat application meeting all current City regulations and failure to pay the City's application fees for such. Unless otherwise agreed to by City and Developer, Developer's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement approved by City and Developer in writing. However, this Agreement shall continue for perpetuity for any portions of the property contained in a final plat approved by City and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing.

12. Successors and Assigns.

    a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. If the Property is transferred ("Transfer") to a third party ("Transferee"), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this

Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.

b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 12.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

13. Default.

a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:

i. a warranty, representation, or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;
ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;
iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.

b. Procedure Upon Default. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty-day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty days or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph 13.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period

equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

c. Breach of Agreement. Upon Default as set forth in Subparagraphs 13.a. and 13.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

14. Entire Agreement. This Agreement shall supersede all prior agreements with respect to the subject matter hereof, excepting therefrom the future reimbursement agreement(s) contemplated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A: Property Ownership Map, Vicinity Map, and/or Legal Descriptions

Exhibit B: Staff Report with Adopted Planning Commission Findings and Conditions of Approval, Report of Action (if applicable) and Planning Commission Written Minutes

Exhibit C: Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), and City Council Written Minutes

Exhibit D: Neighborhood Plan

15. General Terms and Conditions.

a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

c. Severability. Each and every provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

d. Time of Performance. Time shall be of the essence with respect to the duties imposed on

the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.

f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.

h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein, except for minor amendments allowed per City Regulations.

i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement, except for minor amendments allowed per City regulations.

j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing

this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

k. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four days after being sent by registered or certified mail, properly addressed to the parties as follows (or to such other address as the receiving party shall have notified the sending party in accordance with the provisions hereof):

To the Developer:	Keith Lindstrom Cliff Lake LLC 791 N 100 E Lehi, UT 84043
To the City:	City Manager City of Saratoga Springs 1307 N. Commerce Drive, Suite 200 Saratoga Springs, UT 84045

l. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

m. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven days of receipt of said facsimile copy.

n. Hold Harmless, Indemnification, and Waivers. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, just compensation restitution, inverse condemnation, or any judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on its behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Project and geological hazards.

i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives,

officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance

ii. City shall give written notice of any claim, demand, action, or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.

iii. Developer has threatened to disconnect the Property from the City of Saratoga Springs and to seek annexation into Lehi City. By signing this Agreement, Developer hereby agrees to waive any such rights to disconnect its Property or seek annexation into Lehi City. This provision runs with the land and shall survive termination of this Agreement.

o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 13 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. However, any remedy against the City shall be limited to specific performance only. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.

r. Title and Authority. Developer expressly warrants and represents to City that Developer

(i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City of Saratoga Springs, a political subdivision of the State of Utah

_____
City Recorder

By:_____
Mayor

DEVELOPER, _____, a Utah corporation/limited liability company/partnership.

By: _____

Its:_____

State of Utah

County of _____

The foregoing instrument was acknowledged before me this ___ day of _____ 20__ by _____, of _____, a Utah corporation/limited liability company/partnership.

_____
Notary Public

Exhibit A

Property Ownership map, Vicinity Map, and/or Legal Descriptions

Owner: Banana Point LLC
Parcel: 58:036:0173
Acreage: 62.13011
Legal Description: COM N 89 DEG 54' 56" E 5.58 FT & S 492.24 FT FR N 1/4 COR. SEC. 24, T5S, R1W, SLB&M.; S 89 DEG 25' 28" E 1323.55 FT; S 0 DEG 8' 11" E 1095.708 FT; S 89 DEG 42' 35" W 2601.106 FT; N 7 DEG 18' 50" W 289.1 FT; N 0 DEG 6' 10" W 667.33 FT; N 89 DEG 58' 30" E 1311.29 FT; N 0 DEG 34' 40" E 167.53 FT TO BEG. AREA 62.130 AC.

Owner: City of Saratoga Springs
Parcel: 58:036:0184
Acreage: 4.586908
Legal Description: COM S 1682.3 FT & W 1324.4 FT FR NE COR. SEC. 24, T5S, R1W, SLB&M.; S 89 DEG 42' 30" W 2591.59 FT; N 7 DEG 18' 50" W 77.58 FT; N 89 DEG 42' 30" E 2601.29 FT; S 0 DEG 8' 12" E 77 FT TO BEG. AREA 4.587 AC.

Owner: Cliff Lake LLC
Parcel: 58:036:0175
Acreage: 57.09099
Legal Description: COM E 1615.44 FT & N 14.95 FT FR W 1/4 COR. SEC. 24, T5S, R1W, SLB&M.; N 6 DEG 18' 5" W 87.07 FT; N 5 DEG 18' 53" W 450.45 FT; N 6 DEG 29' 42" W 113.14 FT; N 6 DEG 29' 41" W 178.05 FT; S 89 DEG 28' 44" W 7.94 FT; N 7 DEG 18' 50" W 170.48 FT; N 89 DEG 42' 35" E 2591.67 FT; S 0 DEG 8' 11" E 322.83 FT; S 0 DEG 4' 0" E 463.54 FT; E 1.1 FT; S 0 DEG 3' 11" W 187.35 FT; S 89 DEG 43' 27" W 8.14 FT; S 0 DEG 1' 30" W 4.12 FT; S 89 DEG 52' 40" W 1318.75 FT; S 0 DEG 2' 7" E 15.16 FT; S 89 DEG 28' 12" W 1153.17 FT TO BEG. AREA 57.091 AC.

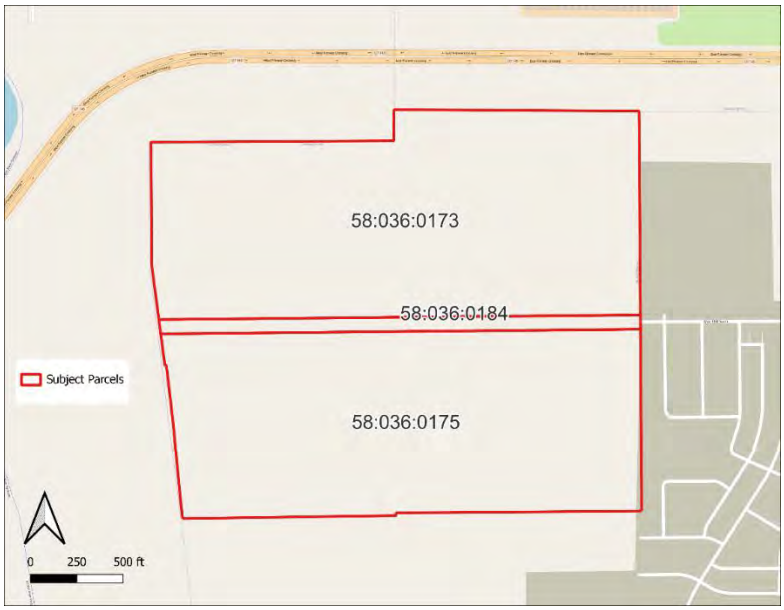


Exhibit B

Staff Report with Adopted Planning Commission Findings and Conditions of Approval, Report of Action (if applicable), and Written Minutes

[ON FILE WITH THE CITY RECORDER]

Exhibit C

Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), City Council Written Minutes.

[ON FILE WITH THE CITY RECORDER]

Exhibit D

Neighborhood Plan

[ON FILE WITH THE CITY RECORDER]

Exhibit 10. Neighborhood Plan

[Please see the next 88 pages for the *"Parks at Cliff Lake Development"* Neighborhood Plan (part of the MDA)]

PARKS AT CLIFF LAKE DEVELOPMENT

A MIXED RESIDENTIAL COMMUNITY NEIGHBORHOOD PLAN

This Neighborhood Plan consists of a Park theme, which reflects the ideas that the architecture, amenities, and social benefits of the community are consistent with what someone might find in and near various city parks.

PREPARED FOR :

Saratoga Springs City

APPLICANT:

LEISURE VILLAS
791 N 100 E
LEHI, UTAH 84043

12 Jan, 2024

Prepared by:

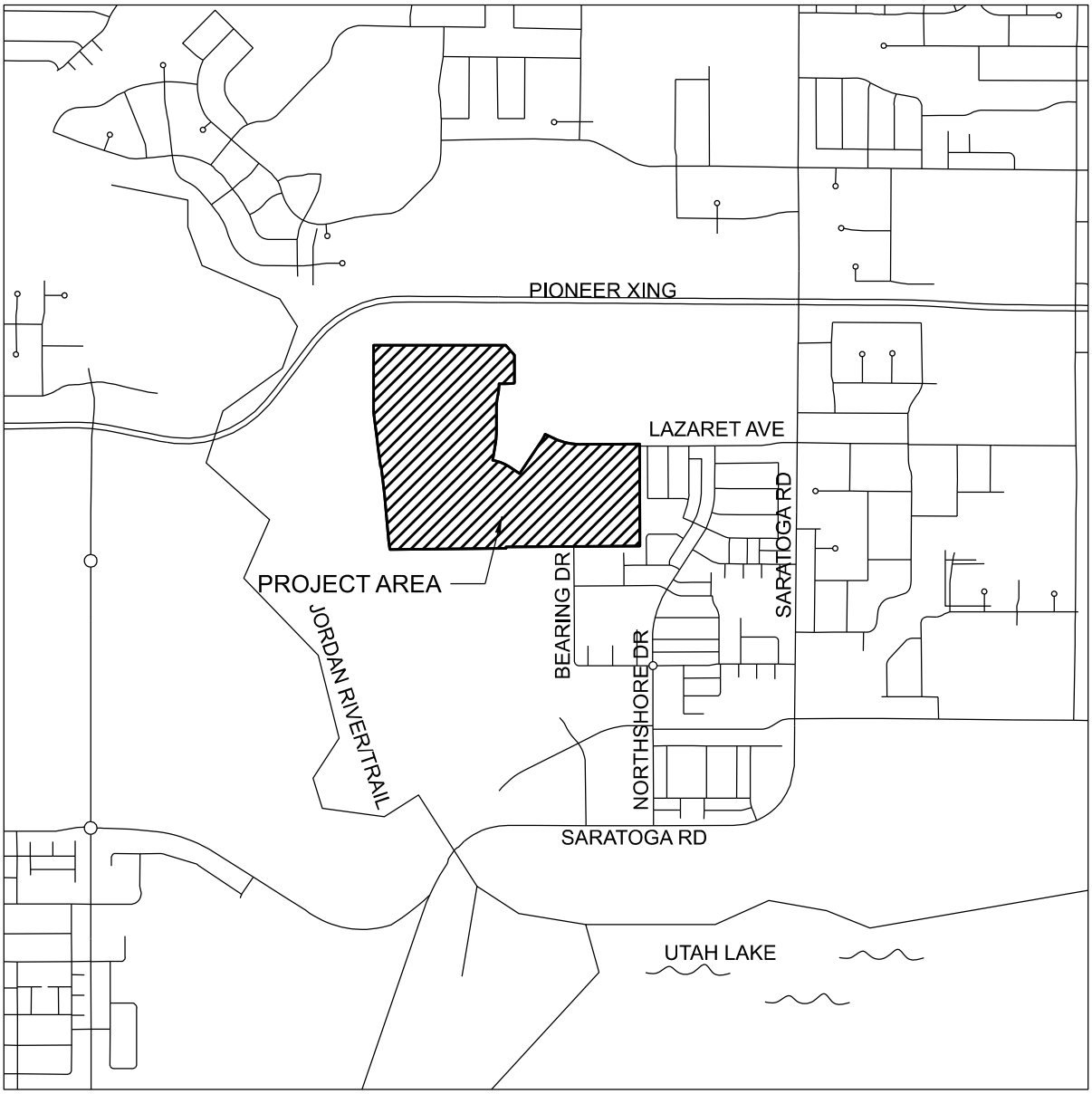
Leisure Villas

Mustang Design

Valley Land Surveying

CONTENTS

Vicinity Map....4
Introduction....5
Legal Description....6
General Description....7
Neighborhood Plan....8
Character and Theme....9
Materials & Colors....11
Exterior Design Standards....18
Architectural Façade Plan....31
Parks and Amenity Plan....32
Open Space Calculations....47
Landscape Plan....50
Monumentation and Wayfinding....51
Street Names....52
Fencing....53
Parking Plan....54
Lot Plan....55
Lot Standards....56
Transportation Plan....62
Street Sections....63
Phasing Plan....64
Utility Plans....65
Drainage Plan....69
Existing Features....70
Surrounding Area Plan....71
ERU Calculations....72
Code Exemptions....74
Exhibit A....76
Exhibit B....77



SINGLE FAMILY LOTS				BUILDABLE LAND	
Min Lot Size	8,000 SF			86.86	AC
Avg Lot Size	10,000 SF				
				OPEN SPACE	
UNIT MIX	**UNITS**	**BUILDINGS**		19.18	AC
Townhomes	307	63			
Senior Attached	128	32		COMMON AREA	
Senior Condo	36	3		39%	
Senior Apartment	200	1			
Single Family	46	46		DENSITY	
Total	717	145		8.25	/AC
				COMMERCIAL AREA ERUs	
				3/ACRE =	98

MUSTANG DESIGN, LLC
797 N 1000 W #200
LEHI, UTAH 84043

Mustang DESIGN

CLIFF LAKE DEVELOPMENT
VICINITY MAP
NEIGHBORHOOD PLAN
SARATOGA SPRINGS, UTAH

DRAWING REUSE STATEMENT
THIS DOCUMENT AND THE INFORMATION HEREIN ARE THE PROPERTY OF MUSTANG DESIGN AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

LAST DATE OF CHANGE:

PROJ. #: 2020006
DRAWN BY: PSJ
DESIGN BY: MIJ
CHECKED BY: MIJ
SCALE OF SHEET: N/A
SHEET VIC
OF 1

Introduction

The Parks at Cliff Lake Neighborhood Plan creates a framework for a Mixed Residential community in the City of Saratoga Springs, Utah. Cliff Lake is designed as a community-centered neighborhood in the Mixed Residential Zone. We will use the term Cliff Lake in short for The Parks at Cliff Lake throughout this document.

The purpose of the Mixed Residential Zone "is to allow for the establishment of residential neighborhoods displaying a mix of housing types and open spaces that allow for lifestyle choices and opportunities for a wide a range of demographics and socio-economics. Developments in the Mixed Residential Zone shall be designed to integrate a blended community of households made possible through the allowable housing mix which generates more complete and authentic neighborhoods" (19.04.06.13)

The Neighborhood Plan must provide the following as defined in Section 19.4.13.2: Neighborhood Plans include the identification and placement of lot types, open space types, and all infrastructure, utilities, grading, and other aspects detailing future construction. Neighborhood Plans typically include new streets, ensuring the resulting blocks and the urban fabric are walkable and bike-able. Bus and rail alignments should be located outside the neighborhood blocks.

Neighborhood Plans identify the overall theme of a community. All elements of the development shall follow a unified theme.

Submittal of a Neighborhood Plan may occur either as part of a re-zone application or after re-zoning has occurred.

Cliff Lake will comply with all building, fire, and city codes at the time of adoption or application, with exception of any special cases that will be identified hereafter, which will require city council approval. Neighborhood Plans allow the following modifications to Title 19:04.13(8.d.e.f.h)

1. Entry Features
2. 19.16 Site & Architectural Design Standards
3. Type of landscaping (if same amount)
4. Fencing (in order to comply with theme)
5. Parking reductions.

Legal Descriptions

CLIFF LAKE DEVELOPMENT MIXED RESIDENTIAL BOUNDARY DESCRIPTION

BEGINNING AT A POINT EAST 1615.44 FEET AND NORTH 14.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE N06°18'05"W 87.06 FEET; THENCE N05°18'53"W 450.45 FEET; THENCE N06°29'41"W 291.19 FEET; THENCE S89°28'44"W 7.94 FEET; THENCE N07°18'50"W 170.48 FEET; THENCE N06°46'58"W 77.19 FEET; THENCE N07°19'25"W 289.10 FEET; THENCE N00°06'45"W 667.33 FEET; THENCE N89°57'55"E 1311.29 FEET; THENCE S40°44'01"E 131.06 FEET; THENCE SOUTH 277.37 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 87.92 FEET, WITH A RADIUS OF 800.00 FEET, WITH A CHORD BEARING OF S86°51'06"W, WITH A CHORD LENGTH OF 87.88 FEET; THENCE WEST 65.10 FEET; THENCE EAST 0.00 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 101.70 FEET, WITH A RADIUS OF 600.00 FEET, WITH A CHORD BEARING OF S04°44'57"W, WITH A CHORD LENGTH OF 101.58 FEET; THENCE EAST 0.00 FEET; THENCE S09°36'18"W 43.02 FEET; THENCE EAST 0.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 100.58 FEET, WITH A RADIUS OF 600.00 FEET, WITH A CHORD BEARING OF S04°48'09"W, WITH A CHORD LENGTH OF 100.47 FEET; THENCE EAST 0.00 FEET; THENCE SOUTH 218.96 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 126.37 FEET, WITH A RADIUS OF 800.00 FEET, WITH A CHORD BEARING OF S04°31'31"W, WITH A CHORD LENGTH OF 126.23 FEET; THENCE S09°03'01"W 172.59 FEET; THENCE EAST 0.00 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 195.24 FEET, WITH A RADIUS OF 500.00 FEET, WITH A CHORD BEARING OF S67°19'56"E, WITH A CHORD LENGTH OF 194.00 FEET; THENCE EAST 0.00 FEET; THENCE S56°08'46"E 104.47 FEET; THENCE EAST 0.00 FEET; THENCE N33°51'14"E 368.02 FEET; THENCE EAST 0.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 96.68 FEET, WITH A RADIUS OF 600.00 FEET, WITH A CHORD BEARING OF N29°14'17"E, WITH A CHORD LENGTH OF 96.57 FEET; THENCE EAST 0.00 FEET; THENCE S65°22'41"E 108.16 FEET; THENCE EAST 0.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 260.90 FEET, WITH A RADIUS OF 600.00 FEET, WITH A CHORD BEARING OF S77°50'05"E, WITH A CHORD LENGTH OF 258.84 FEET; THENCE EAST 0.00 FEET; THENCE N89°42'30"E 586.66 FEET; THENCE EAST 0.00 FEET; THENCE S00°08'37"E 38.00 FEET; THENCE S00°05'43"E 786.54 FEET; THENCE EAST 1.10 FEET; THENCE S00°03'06"W 187.35 FEET; THENCE S89°43'24"W 1326.93 FEET; THENCE S00°02'07"E 15.73 FEET; THENCE S89°28'12"W 1153.16 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 3,783,607 SQUARE FEET, OR 86.860 ACRES, MORE OR LESS.

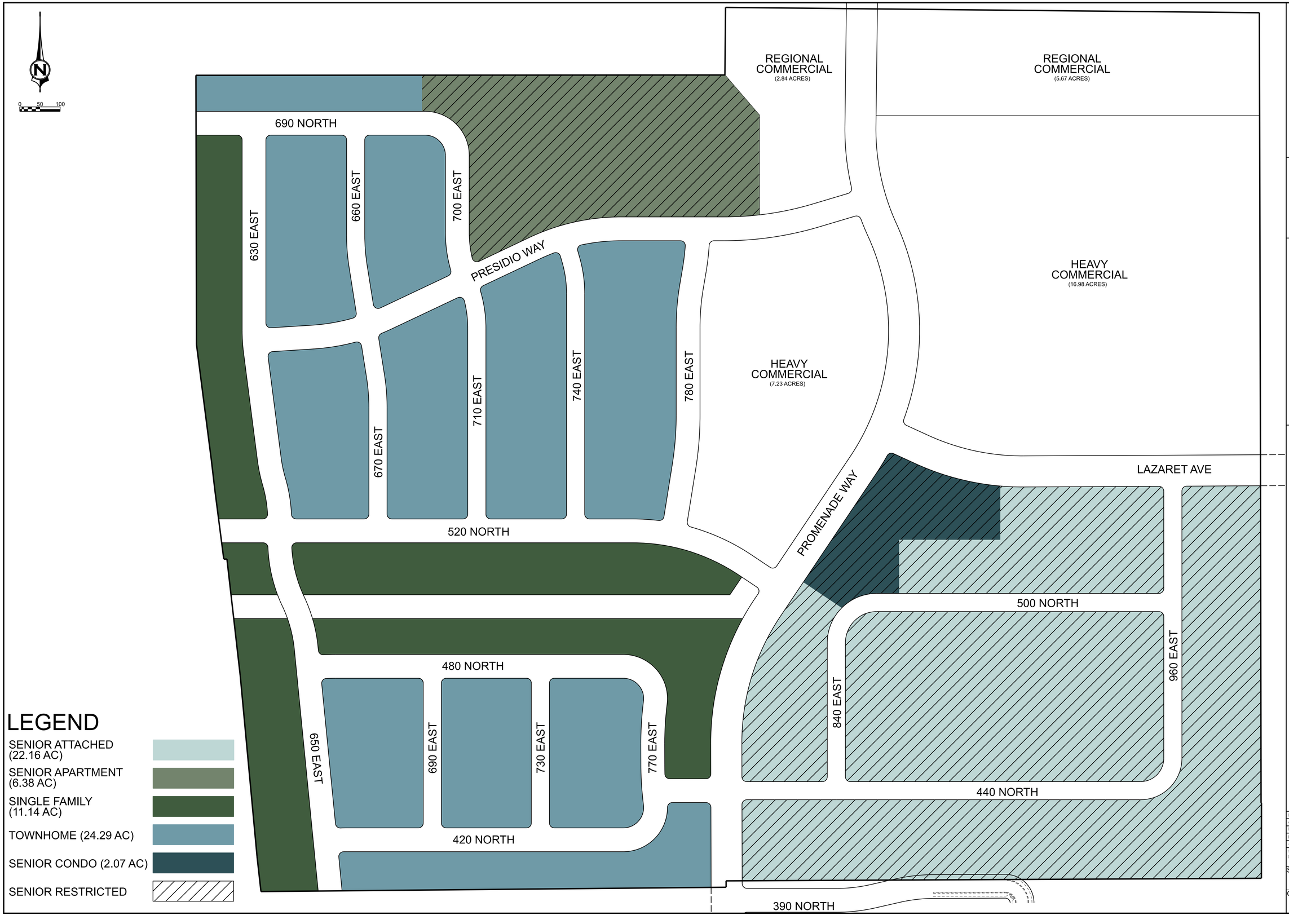
General Description

Parks at Cliff Lake is designed as a highly amenitized Mixed Residential community containing a wide range of housing types that are geared to meet the needs of the rapidly shifting demographics along Northern Utah County. The Project encompasses approx. 86.86 acres of land in the Mixed Residential zone which governs this Neighborhood Plan. At build-out, Cliff Lake will contain a maximum of 717 residential units with an average blended density of 8.25 dwelling units per acre (du/ac).

The MR zone can allow for a blended density of up to 12 du/ac. At 8.25 dwelling units per acre, Cliff Lake will be below the maximum density for the zone. Cliff Lake will have different areas with different densities but will maintain no more than a blended 8.25 du/ac.

The term Senior in this document refers to the federal code, section 807(b)(2)(c) of the Fair Housing Act, meaning restricted for those age 55 and grater. The densest area of the community will be closest to Pioneer Crossing. Here there will be a 4-story 200-unit senior apartment. Saratoga Springs City is a great location for a senior apartment. Not only will it provide more affordable housing options for the aging population in Saratoga Springs, but it will also create a community where those living there will be able to have social activities and the security they need to thrive. Surrounding the Senior apartment will be different styles of townhomes, followed by single-family lots. There will also be another "senior" active adult community, on the southeast corner of the property hereafter to be known as Senior Attached and Senior Condo respectively, which are a for sale product wherein the attached patio homes may have optional bonus rooms. Of the 717 possible dwellings, over 50% of those dwellings will be senior-restricted neighborhoods, meeting the federal code.

Parks at Cliff Lake is designed around a significant open space network. A great deal of thought was given to the scale and specific location of the parks within the community. Cliff Lake provides meaningful open spaces that are programmed to support the needs of future residents. These open spaces will be connected by walking trails to provide a safe walking area for all residents of the community of all ages.



MUSTANG DESIGN, LLC
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REVISION			
NO.	DESCRIPTION	BY	APP.	DATE

CLIFF LAKE DEVELOPMENT NEIGHBORHOOD PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006NP.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=100'
VER SCALE:	
SHEET	NP
OF	1

Character and Theme

The Parks at Cliff Lake. Character and Theme of our Cliff Lake project is to resemble a community full of walkable neighborhoods with parks throughout for kids and families to play.

American Architecture style will be used for this community. American architecture encompasses a diverse range of styles and influences that have evolved over the centuries. Due to the country's history of immigration and cultural exchanges. American architecture has been shaped by various traditions, including European, Native American, and modernist influences. These styles include, Colonial, Federal, Victorian, Craftsman, Art Deco, Mid-Century Modern, Skyscrapers, and Contemporary. While we will not be using all of these styles we will be pulling parts from different ones for exterior looks and for interior floor plans. Some of the things being used are Symmetrical Facades, brick or stone work, varied rooflines, vibrant colors, low-pitched roofs, front porches, open floor plans, large windows, tall buildings and open space.

The Cliff Lake development opts to focus on a sense of community by encouraging a walkable community with attractive amenities that will be desirable and pleasing to the residents. The architectural elements selected are those we believe best represent the attitude of our desired community where it is mixed yet all together. Cliff Lake will conform to the standards set by Saratoga City as described in section 19.16 of the Architectural Design Standards, with the following modifications:

Each individual “Product” (i.e.- Senior Attached, Senior Condo, Townhomes, Senior Apartment, Single Family Homes) will contain a minimum of 20% masonry (i.e.- stone, brick, or Hardie) on the frontage throughout that Product. Within each Product mix, the color pallets will include at least 3 different colors that alternate from building to building.

The masonry element and color pallets for the different Products will vary from one Product class to another, however, they will all fit into an overriding color pallet to tie them all together.

The single-family homes are the only exception to this color theme. While they will still conform to section 19.16 as pertaining to the quantities of different elements on specific areas of the house, there will be no defined color pallet requirements to follow as long as they incorporate at least one of the colors or masonry products used throughout the rest of the Cliff Lake Development. This is designed to tie the homes to the community, while allowing maximum flexibility for custom home choices.

Character and Theme Cont.

The character for the Park theme will come from multiple parks in nine different blocks. These simple shared parks will each have outdoor activities for families to use so they can grow a community feeling. The parks will have walkways that connect them to each other.

There will be an abundance of landscaping though out the community which will comply with Section 19.06 of the city code, with the exception of the evergreen requirement, as recent watering conditions have made it clear that the city irrigation water at times contains too high of salinity to provide healthy water to these styles of trees. This exemption shall be dependent upon City Council approval.

Designs will blend multiple styles of American architectural designs into a cohesive community that gives residents a feeling of owning a unique home that does not clash with their neighbors. There will be a generous mix of colors and building materials used to create a friendly upbeat environment.

Home styles will very by product. Each will reflect different types of home styles that might be found near city parks, while also incorporating a variety of city styles. For example:

Senior Apartments: These will reflect more of a skyscraper city style, with flat roofs and parapets replacing traditional sloped roofs, and building heights that reach a higher maximum of 50 feet tall. This is a variation from code and is subject to city council approval.

Townhomes: These will reflect a blend of Craftsman and Traditional and other styles that are currently popular in cities here in Utah.

Senior Attached/Senior Condo: These will reflect a Traditional style rambler, with some with bonus rooms and a few Condo style structures that are three stories tall. These are meant to draw appeal to an aging, but active lifestyle, where the residents are used to rambler style living, while also getting out, and being active in their parks and neighborhoods.

Single Family Homes: Since single family homes are very personal, and all styles may be found within city limits and near most city parks, these are not constrained to any single style, but are allowed to vary based on home-buyer desires.

While there are different styles of homes included in this neighborhood plan, all will be asked to comply with the following exterior treatments to bring the different styles into harmony with each other: (See section below)

Materials & Colors

EXTERIOR COLOR PALETTES CLIFF LAKE SINGLE FAMILY, TOWNHOMES, SENIOR APARTMENTS, SENIOR ATTACHED, AND SENIOR CONDO

- Materials and mixes are as specified in this Neighborhood plan per product mix. Color pallets will be chosen from the following palettes. The specific palette used for each product type (ie- townhome, single family, etc) will be varied from one community type to another, but still using elements from the following palettes, as they are all planned for working in unity with each other. These colors may be used for either stucco, hardiboard, or other exterior paint-grade applications.
- The stone shown, are the approved colors of stone by Creative Mines, however, the shape and size of the stone (ie. ledgestone, fieldstone, etc) may be changed to add more flexible designs, brick options must be in the same color palate as stone.
- The approved stone, shown with the specific color palettes do not mean that these stone colors must go with these colors. They are just shown as examples here, and may be interchanged with others shown in these examples.
- Colors names and numbers are based on Sherwin Williams designations. Any brand of matching color may be used.
- All homes shall have a minimum of 20% brick, stone, or Hardie on primary facades (frontage).
- Building designs exemplify how guidelines might apply to the various homes in this subdivision, but are not to be construed as being the actual floorplans or colors used on those specific styles of homes. Final choices for which color palette to use on each home may be changed, as long as they conform with these approved color palettes.
- Below is a table of recognized color schemes. The colors can be applied to either fiber-cement board, or to stucco. They are meant as a source of matching an known and acceptable color combinations to the given stone choices. Multiple colors may be applied as needed for any given stone color.
- Examples of different color combinations (as described by the table) are shown below the table.

Table of recognized color schemes	**Stone Colors:**	Orchard Limestone: Graypearl	Peak Ledge: Graypearl	Peak Ledge: Timberwolf	Peak Ledge: Wild Flower	Orchard Limestone: Graypearl	Orchard Limestone: Timberwolf	Peak Ledge: Shadow Play
Paint Colors:								
Extra White SW7006		x	x	x	x	x	x	x
Functional Gray SW7024		x			x	x		
Naval SW6244		x			x	x		
Snowbound SW7004		x	x		x	x		x
Repose Gray SW7015		x				x		
Iron Ore SW7069		x			x	x		x
Dried Thyme SW6186		x						
Agreeable Gray SW7029			x	x				
Coastal Plain SW6192			x					
Rookwood Jade SW2812				x				
Worldy Gray SW7043			x	x		x	x	
Retreat SW6207			x			x	x	
Grays Harbor SW6236			x				x	
Alabaster SW7008				x		x	x	
Vogue Green SW0065				x				
Ripe Olive SW6209				x				
Blustery Sky				x				
Light French Gray SW0055					x			
Gray Matters SW7066								x
North Star SW6246								x
Tricorn Black SW6258								x
Silver Strand SW7057							x	

While this table addresses Stone and Paint/Stucco colors, the use of fiber-cement products using wood tones and/or brick which compliment the color schemes set forth, shall be accepted.

Materials & Colors Cont.

EXTERIOR COLOR PALETTES FOR CLIFF LAKE RESIDENTIAL HOMES, FOR ATTACHED AND DETACHED HOMES

Example 1:

Extra White SW7006	Agreeable Gray SW7029	Rookwood Jade SW2812	

Example 2:

Alabaster SW7008	Worldly Gray SW7043	Vogue Green SW0065	

Example 3:

Snowbound SW7004	Light French Gray SW0055	Iron Ore SW7069	

Example 4:

Alabaster SW7008	Worldly Gray SW7043	Ripe Olive SW6209	

Materials & Colors Cont.

EXTERIOR COLOR PALETTES FOR CLIFF LAKE RESIDENTIAL HOMES, FOR ATTACHED AND DETACHED HOMES

Example 5:

Snowbound SW7004	Repose Gray SW7015	Iron Ore SW7069	

Example 6:

Snowbound SW7004	Gray Matters SW7066	Iron Ore SW7069	

Example 7:

Snowbound SW7004	Worldly Gray SW7043	Retreat SW6207	

Example 8:

Extra White SW7006	Functional Gray SW7024	Naval SW6244	

Materials & Colors Cont.

EXTERIOR COLOR PALETTES FOR CLIFF LAKE RESIDENTIAL HOMES, FOR ATTACHED AND DETACHED HOMES

Example 9:

Extra White SW7006	North Star SW6246	Tricorn Black SW6258	

Example 10:

Extra White SW7006	Agreeable Gray SW7029	Grays Harbor SW6236	

Example 11:

Extra White SW7006	Agreeable Gray SW7029	Blustery Sky SW9140	

Example 12:

Extra White SW7006	Functional Gray SW7024	Naval SW6244	

Materials & Colors Cont.

EXTERIOR COLOR PALETTES FOR CLIFF LAKE RESIDENTIAL HOMES, FOR ATTACHED AND DETACHED HOMES

Example 13:

Alabaster SW7008	Worldly Gray SW7043	Retreat SW6207	

Example 14:

Alabaster SW7008	Worldly Gray SW7043	Retreat SW6207	

Example 15:

Extra White SW7006	Silver Strand SW7057	Grays Harbor SW6236	

Example 16:

Extra White SW7006	Agreeable Gray SW7029	Coastal Plain SW6192	

Materials & Colors Cont.

EXTERIOR COLOR PALETTES FOR CLIFF LAKE RESIDENTIAL HOMES, FOR ATTACHED AND DETACHED HOMES

Example 17:

Extra White SW7006	Functional Gray SW7024	Dried Thyme SW6186	Orchard Limestone: Graypearl

Optional Materials:

May also add wood tones to fiber-cement products or brick such as, but not limited to the examples above.

Exterior Design Standards

SINGLE-FAMILY, SENIOR ATTACHED, SENIOR CONDO, AND TOWNHOMES

Single family and attached homes will follow city code 19.16.05 and 19.16.06 with the follow exceptions and clarifications:

MATERIALS:

- Wall materials may include stucco, stone, brick, siding (including board and batten, shakes, lap, made from any commercially available materials).
- 30 year architectural shingles required, though metal, shake, or composite roof elements are permitted as design elements. Membrane roofs are allowed on flat roofs.
- For homes with a single frontage view (interior to the block), the front materials must wrap a minimum of 2 ft around each side.
- For homes with two frontage views (corner lots), the front materials must wrap both sides completely, and extend a minimum of 2 ft around at least one of the non-frontage sides.
- Frontage façade areas must maintain a minimum of 20% stone, brick, or Hardie. The 20% minimum area is to be calculated by exposed wall surface that is not recessed under a covered patio. Brick, stone, or Hardie may be applied in any pattern, so long as the total product used is in accordance with the minimums stated.
- Besides the 20% minimum stone, brick, or Hardie on the frontage there will be no other material percentage restrictions.

MASSING:

- For single family homes- only ramblers and 2 stories are allowed.
- For townhomes- only 2 and 3 stories are allowed.
- Senior Attached- 4-plex- ramblers with option bonus rooms over the garage.
- Senior Condo- 3 story building with max height of 45 ft.
- Projecting bays, shed roofs, decks, sunrooms are allowed.

ROOFS:

- 30 year architectural shingles required on majority of the roof.
- Roof pitches allowed on single family, townhomes, and senior attached- 3:12 to 12:12 pitches.
- Senior Condo- flat roof with parapets used to hide air conditioning units placed on the roof.
- Gable and hip roofs facing the street are allowed.
- Main gables are allowed to be intersected by other roofs.
- Roof overhangs allowed are between 6 and 18 inches.
- Solar panels are only allowed on Single Family houses and not allowed on the front façade of the roof.

.

Exterior Design Standards

SINGLE FAMILY, SENIOR ATTACHED, SENIOR CONDO, AND TOWNHOMES

WINDOWS & DOORS:

- Individual or paired window treatments (i.e. exterior shutters) are allowed.
- Minimum 4 inch exterior stucco or Hardie trim on windows and doors are required when they are wrapped in stucco or Hardie.
- Side Lights in or next to doors are allowed.
- 2-car minimum garages are required, 3-car garages are allowed on Single family homes

PORCH/ENTRY:

- Porches may have exposed wood or metal elements.
- Railings may be square, round, wood, or metal.
- Porch columns shall be no smaller than 6"x6” when applied.
- Covered entrances are allowed.
- Corner lots may have wrap around porches if architectural plans allow for it.

DETAIL ELEMENTS:

- Each pod of townhomes shall use a different color combination to add variety from one pod to the next. No two pods of townhomes shall have the exact color combination as the pod next to it, though some colors or stones may individually be repeated to maintain a common design theme.
- Townhomes shall have at least 3 color palettes from the approved color palette list.
- Townhome color palettes may share the same brick or stone color.
- Senior Condos will share the same color palettes as the Senior Attached.
- Senior Attached shall have at least 3 color palettes from the approved color palette list.
- Senior Attached color palettes may share the same brick or stone color.
- Single family home exteriors may be customized by the homebuyer as long as they have 1 element/color from the approved color palette list.
- For Single family homes, no two identical floorplans may be used adjacent to or across from each other.
- There are no restrictions as to where air conditioner units can be placed.

AMERICAN ARCITECTURE STYLE:

- Architectural designs must conform to or be a derivative of or combination of the styles listed on page 9 of this neighborhood plan.
- Unacceptable designs would include homes not typically found in cities or near city parks or non-permanent homes ex: Earthen homes, straw-bail homes, mobile homes.

Townhomes - Front Load

-Large townhome, front load, front elevation.*

-Large townhome, front load, rear elevation*

Building examples exemplify how guidelines might apply to townhomes in this subdivision, but are not to be construed as being the actual floorplans used.

Townhomes - Front Load (continued)

-Large townhome, front load, side elevation with altermate side showing side loading garage.*

-Large townhome, front load, side elevation*

Building examples exemplify how guidelines might apply to townhomes in this subdivision, but are not to be construed as being the actual floorplans used.

Townhomes - Rear Load

-Standard townhome rear load*

-Large townhome rear load, rear elevation*

-Large townhome rear load, front elevation*

Building designs exemplify how guidelines might apply to townhomes in this subdivision, but are not to be construed as being the actual floorplans used.

Townhomes - Rear Load (continued)

-Large townhome rear load, side elevation*

-Large townhome rear load, side elevation*

Single Family

Building designs exemplify how guidelines might apply to single family homes in this subdivision, but are not to be construed as being the actual floorplans used.

Senior Attached

-Senior Attached side A elevation*

-Senior Attached side B elevation*

Building designs exemplify how guidelines might apply to senior homes in this subdivision, but are not to be construed as being the actual floorplans or color palettes used.

Senior Attached (continued)

-Senior Attached side C elevation*

-Senior Attached side D elevation*

Building designs exemplify how guidelines might apply to senior homes in this subdivision, but are not to be construed as being the actual floorplans or color palettes used.

Exterior Design Standards

SENIOR APARTMENTS ONLY

MATERIALS:

- Wall materials may include stucco, stone, brick, siding (including board and batten, shakes, lap, made from any commercially available materials)
- Flat Membrane roof to be used which differs from city code.
- Frontage façade areas must maintain a minimum of 20% stone, brick, or Hardie. The 20% minimum area is to be calculated by exposed wall surface that is not recessed under a covered patio. Brick or stone may be applied in any pattern, so long as the total product used is in accordance with the minimums stated.

MASSING:

- 4 stories with a maximum height of 45 feet which includes parapets.
- Protruding walls, decks, and parapets are required.
- Covered parking, not garages, will be provided for residents.
- Parking will be 1.25 stalls per unit which differs from city code. Senior apartments have less cars and drivers. On average senior apartments have 1.25 people per unit. Other cities have done studies and have modified their code to reflect 1.25 Stalls per unit for senior apartments (i.e. Pleasant Grove code 10-13e-10) and we feel Saratoga Springs City would be allowed to justify this request.

ROOFS:

- Flat roofs for mounting air conditioners are necessary, with parapets to hide mechanical fixtures. This differs from city code and is subject to city council approval.
- Parapet overhangs may be between 0 and 36 inches

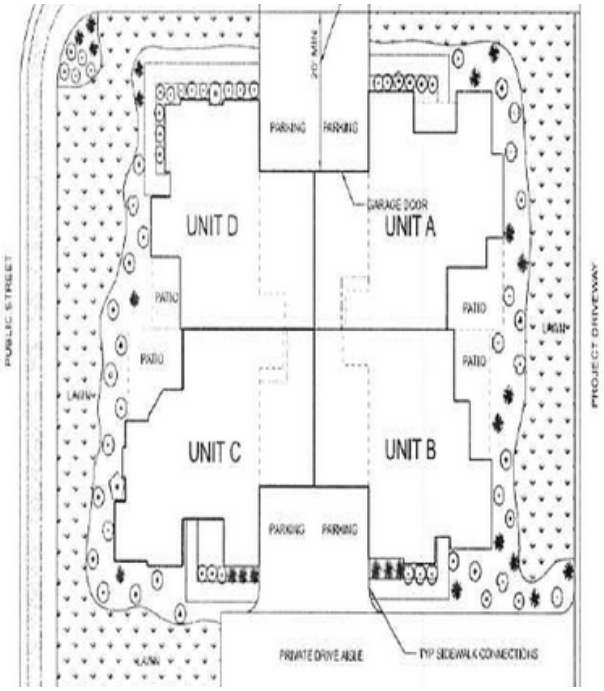
WINDOWS & DOORS:

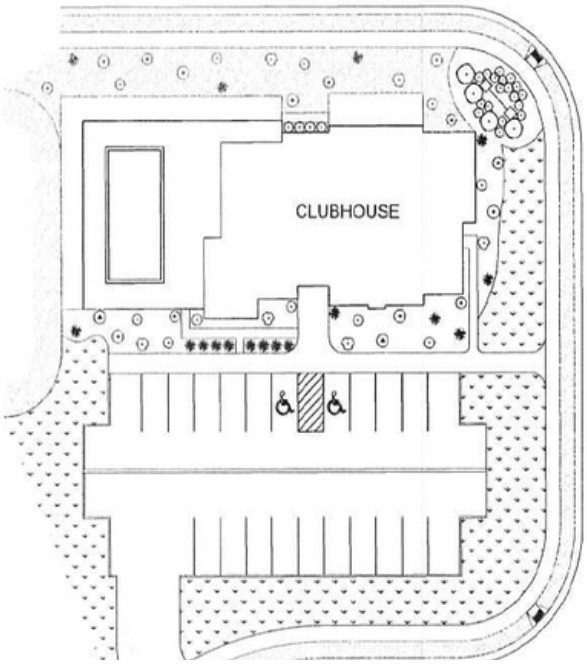
- Sliding or standard doors with glass on patios are required.
- Commercial hardware included in public areas, residential hardware used within the individual residences.

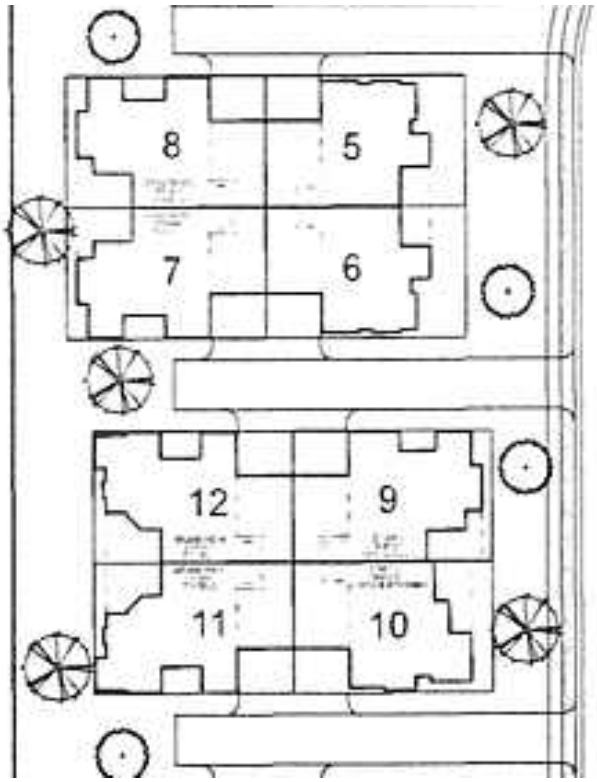
PORCH/ENTRY:

- Decks may have exposed wood or metal elements.
- Railings may be square, round, wood, or metal

Typical Landscaping Senior Attached







Landscape designs exemplify how guidelines will apply to the senior attached in this subdivision, but are not to be construed as being the actual location of plant and trees.

Senior Apartments

Senior Apartment in Pleasant Grove we built what will be the model for this one.

Senior Apartment Example with approved colors front elevation

Building designs exemplify how guidelines might apply to the senior apartment in this subdivision, but are not to be construed as being the actual floorplans or color palettes used.

Senior Apartments (continued)

Senior Apartment Example with approved colors side elevation

Senior Apartment Example with approved colors side elevation

Building designs exemplify how guidelines might apply to the senior apartment in this subdivision, but are not to be construed as being the actual floorplans or color palettes used.

FACADE NOTE:

FACADES VISIBLE FROM A PUBLIC ROAD ARE REQUIRED TO BE PRIMARY FACADES (EXCLUDING FACADES OBSTRUCTED FROM VIEW WITH A 6' PRIVACY FENCE)

LEGEND

PRIMARY FACADE

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NO.	DESCRIPTION	BY	APP.	DATE

REVISION

CLIFF LAKE DEVELOPMENT
ARCHITECTURAL FACADE PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #: 2020006
CAD FILE: 2020006 FACADE PLAN.d
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: MIJ
SCALE OF SHEET
HOR SCALE: 1"=100'
VER SCALE:
SHEET FAC
OF 1

NOTES:

1. ALL AMENITIES ARE PRIVATE.
2. SEE AMENITY/OPEN SPACE CALCULATION SHEET FOR MORE INFORMATION

LEGEND

PARKS & AMENITIES (11.73 ACRES)

OTHER SPACE (22.43 ACRES)

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

CLIFF LAKE DEVELOPMENT
PARK & AMENITY PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #: 2020006
CAD FILE: 2020006 PARK PLAN.dgn
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: MIJ
SCALE OF SHEET
HOR SCALE: 1"=100'
VER SCALE:

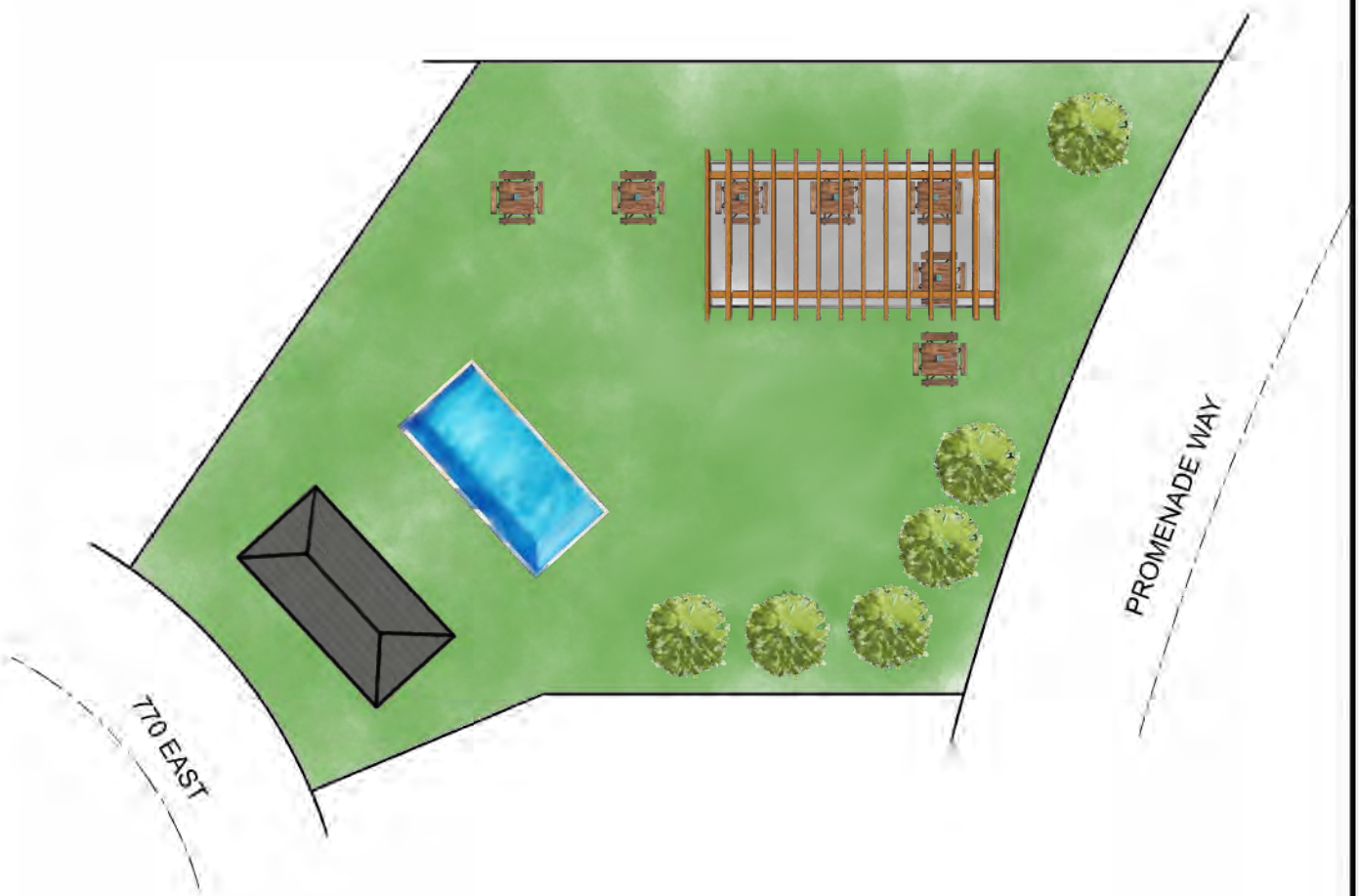
SHEET
PARK

OF
1

0 20 40

10 30

AMENITY LIST:
-SWIMMING POOL
-PICNIC TABLES
-PERGOLA
-PAVILION WITH SHOWERS & RESTROOMS



*THE GRAPHIC REPRESENTATION DISPLAYED IN THIS DRAWING IS INTENDED SOLELY TO DEPICT THE TYPE AND APPROXIMATE LOCATION OF PLANNED AMENITIES. THE APPEARANCE OF AMENITIES AND LANDSCAPING SHOWN IS SUBJECT TO POTENTIAL CHANGES.

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PARKS AT CLIFF LAKE
AQUA PARK

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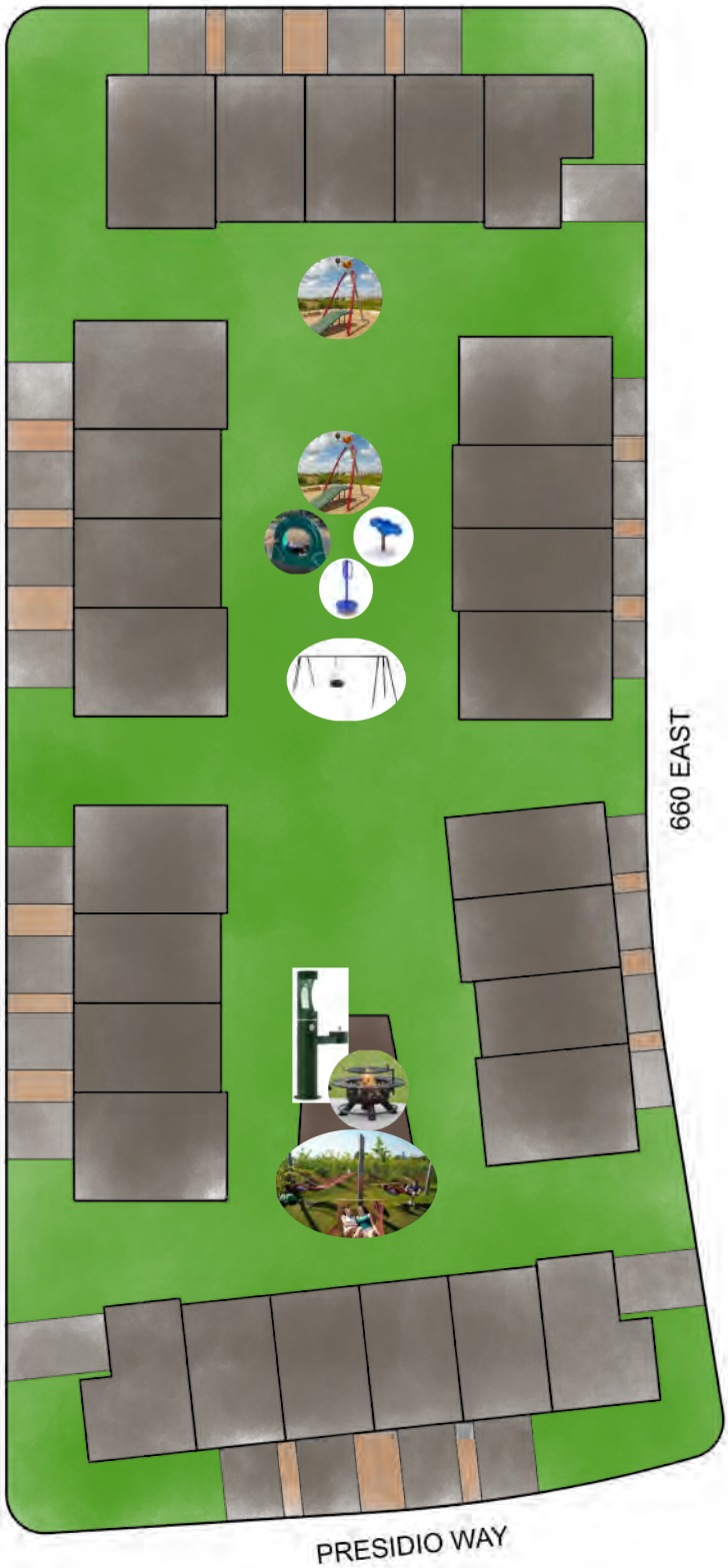
LAST DATE OF CHANGE:

PROJECT #: 23005
DRAWN BY:
DESIGN BY:
CHECKED BY:
SCALE OF SHEET:
SHEET
OF

690 NORTH

AMENITY LIST:
-ZIPLINE
-SIT AND SPIN
-HAMSTER WHEEL
-STAND ALONE SPINNER
-SWING SET WITH TIRE SWING
-HAMMOCKS
-FIRE PIT
-DRINKING FOUNTAIN



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Mustang DESIGN

PARKS AT CLIFF LAKE
BALBOA PARK

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LAST DATE OF CHANGE:

PROJ. #: 2020000
DRAWN BY:
DESIGN BY:
CHECKED BY:
SCALE OF SHEET:
SHEET
OF:

AMENITY LIST:
-TABLE TENNIS
-DOG WASTE STATION
-CHESS TABLES
-MERRYGO CYCLE
-SENSORY TUNNEL
-TRAIN PLAYGROUND

*THE GRAPHIC REPRESENTATION DISPLAYED IN THIS DRAWING IS INTENDED SOLELY TO DEPICT THE TYPE AND APPROXIMATE LOCATION OF PLANNED AMENITIES. THE APPEARANCE OF AMENITIES AND LANDSCAPING SHOWN IS SUBJECT TO POTENTIAL CHANGES.

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PARKS AT CLIFF LAKE
CENTENNIAL PARK

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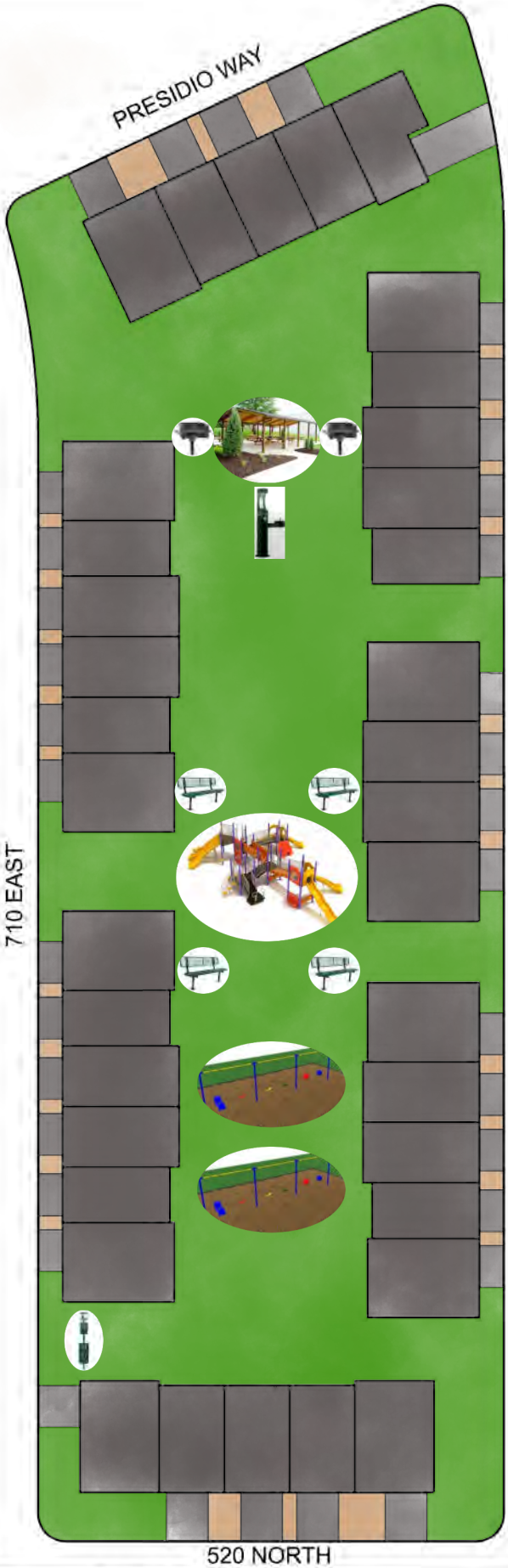
LAST DATE OF CHANGE:

PROJ. #:
DRAWN BY:
DESIGN BY:
CHECKED BY:
SCALE OF SHEET:
SHEET
OF

AMENITY LIST:
-BBQ GRILLS
-PAVILION
-PLAYGROUND
-BENCHES
-SWING SETS
-DRINKING FOUNTAIN
-DOG WASTE STATION



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Mustang DESIGN

PARKS AT CLIFF LAKE
CENTRAL PARK

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DESIGN BY:
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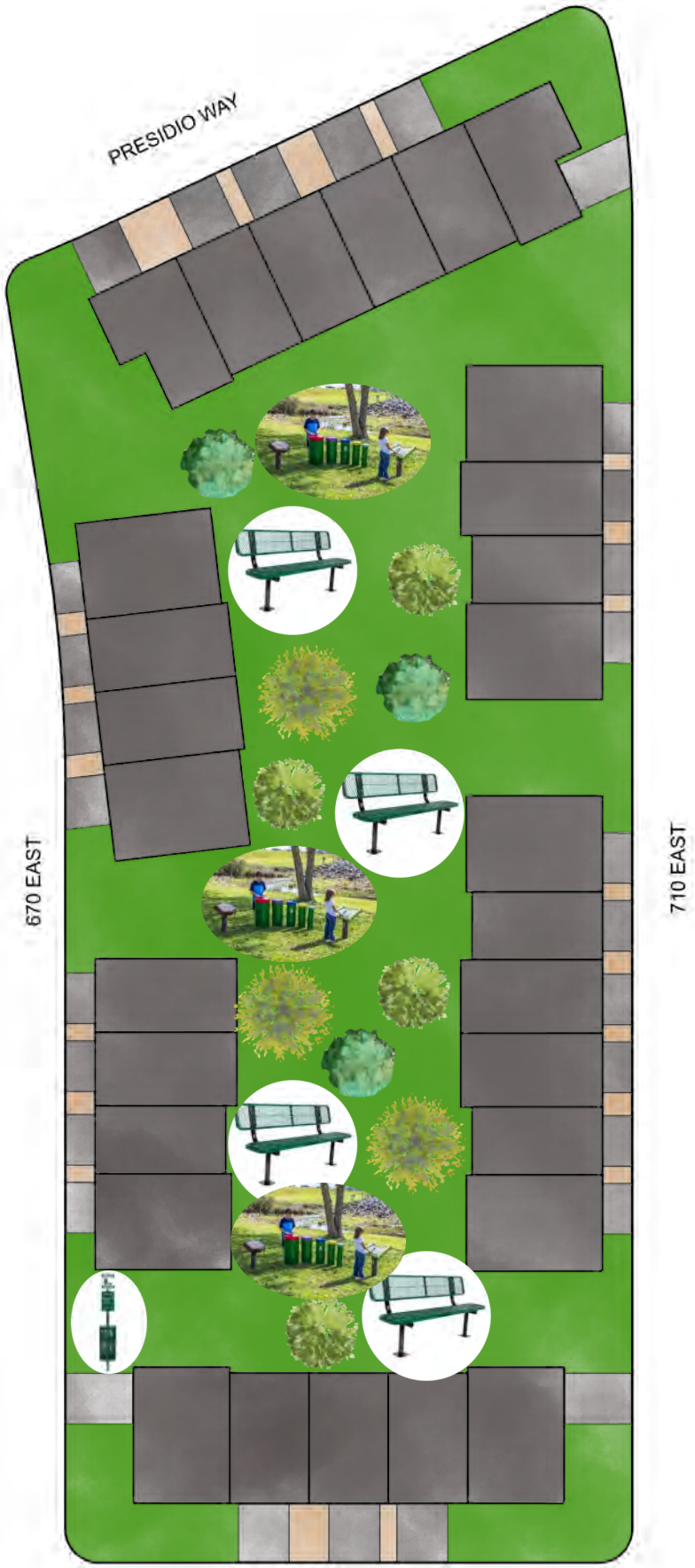
SCALE OF SHEET:
SHEET
OF
LAST DATE OF CHANGE:

AMENITY LIST:
-BOTANICAL GARDEN
-MUSICAL INSTRUMENTS
-BENCHES
-DOG WASTE STATION



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PARKS AT CLIFF LAKE
FOREST PARK

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SHEET
OF

PRESIDIO WAY

AMENITY LIST:
-SWIMMING POOL
-HOT TUB
-PRIVATE WALKING PATH
-DOG PARK
-BENCHES
-DOG WASTE STATION

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1811 W. 1075 N.
LEHI, UTAH 84043
801.318.3100

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PARKS AT CLIFF LAKE
GOLDEN PARK

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SHEET
OF

AMENITY LIST:
-BURIED TIRE COURSE
-CONSTRUCTION THEMED PLAYSET
-BENCHES
-TIRE DOME
-CONCRETE PIPE TUNNELS
-DOZER SPRING TOYS
-DOG WASTE STATION

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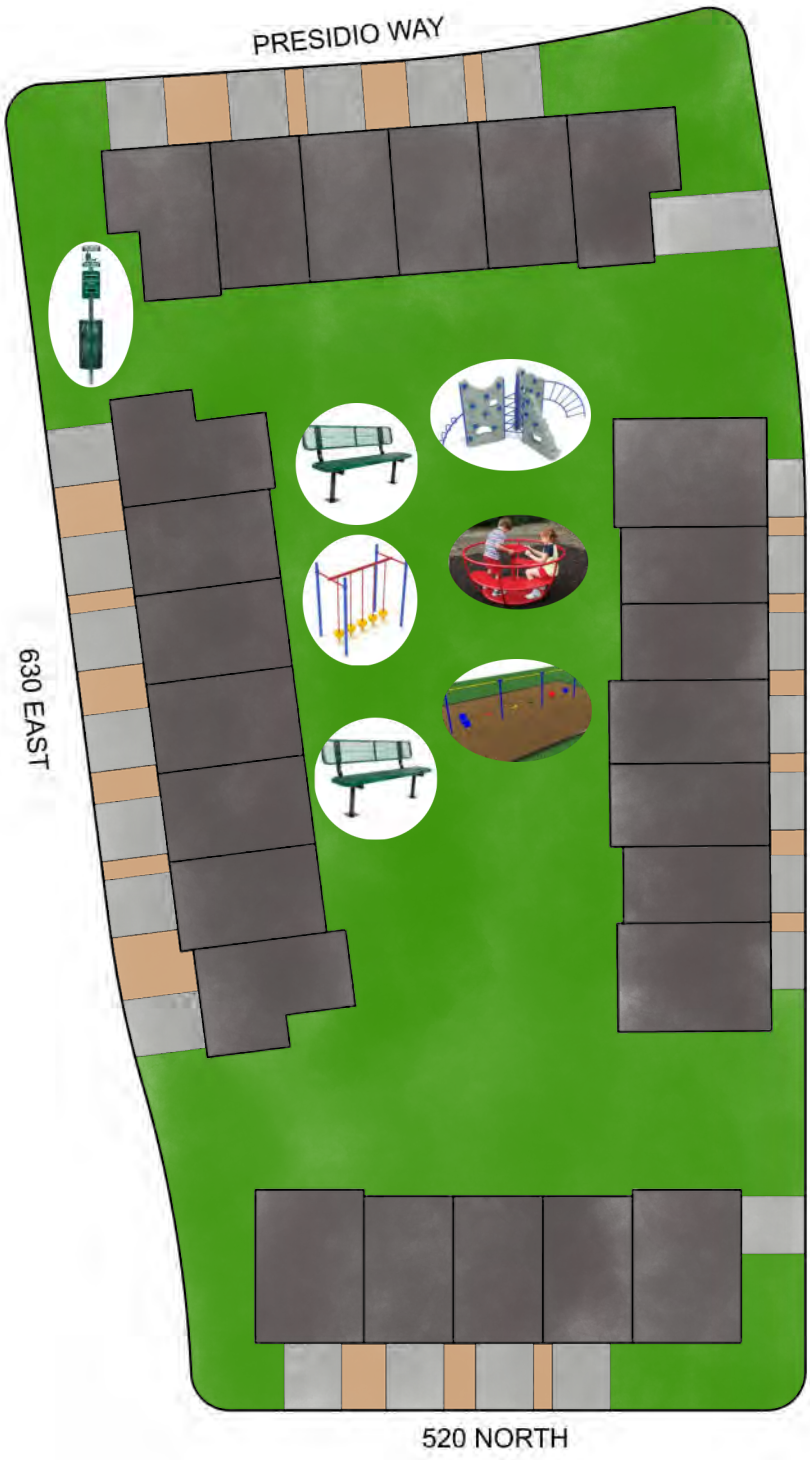
AMENITY LIST:
-SWINGSET
-BENCHES
-PEBBLE BRIDGE
-TEA CUP MERRY-GO-ROUND
-ROCK CLIMBING SET
-DOG WASTE STATION



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737 NORTH 1010 WEST
LEHI, UTAH 84043

PARKS AT CLIFF LAKE
LIBERTY PARK

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CHECKED BY:
SCALE OF SHEET:
SHEET
OF

0 20 40
10 30

AMENITY LIST:
-GAS STATION PLAYSET
-SPRING BUS TOY
-SPRING CAR TOY
-TRAFFIC SIGNS
-DOG WASTE STATION

*THE GRAPHIC REPRESENTATION DISPLAYED IN THIS DRAWING IS INTENDED SOLELY TO DEPICT THE TYPE AND APPROXIMATE LOCATION OF PLANNED AMENITIES. THE APPEARANCE OF AMENITIES AND LANDSCAPING SHOWN IS SUBJECT TO POTENTIAL CHANGES.

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Mustang DESIGN

PARKS AT CLIFF LAKE
PROMENADE PARK

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PROJ. #: 2020006
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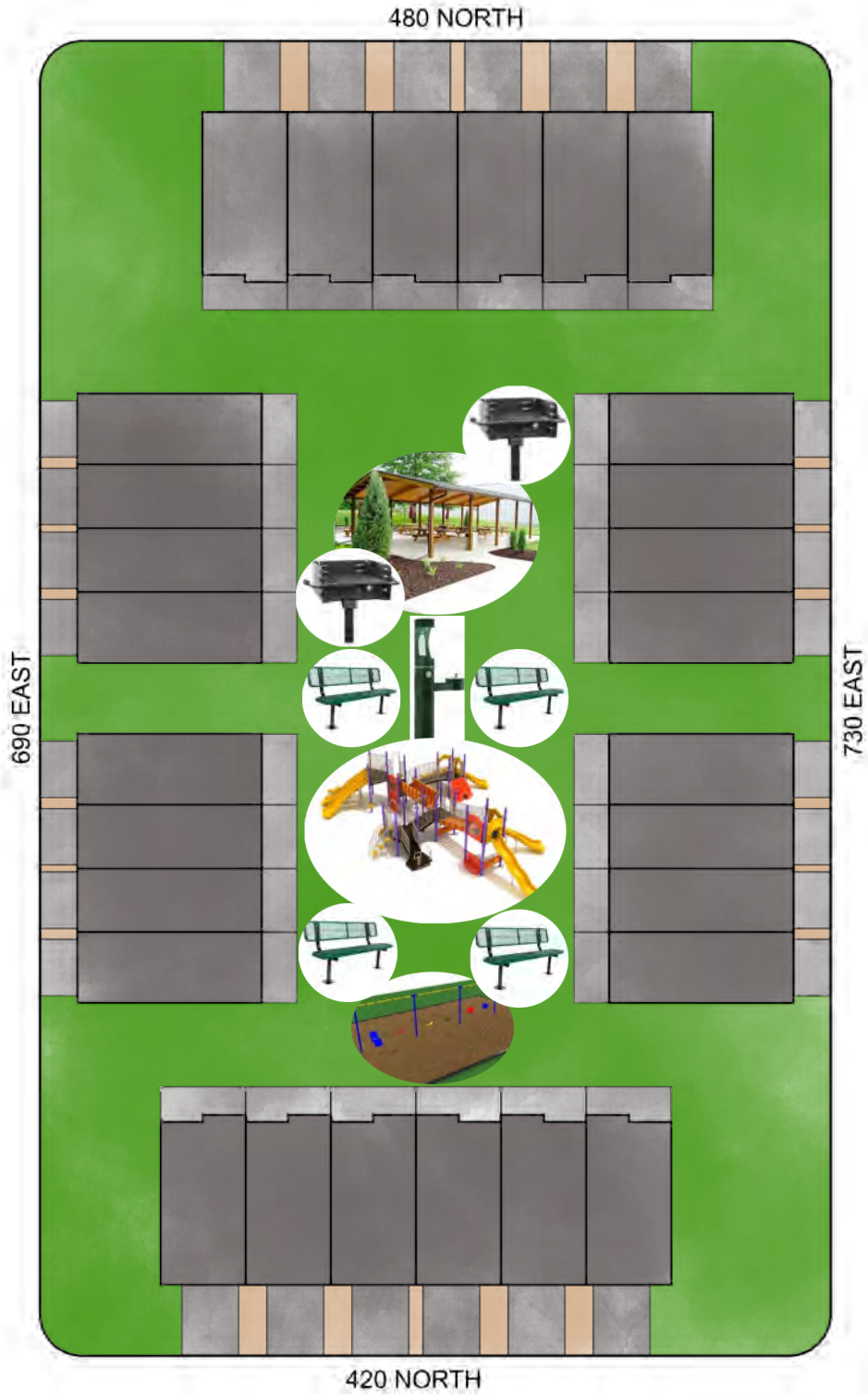
DESIGN BY:
CHECKED BY:
SCALE OF SHEET:
SHEET
OF



AMENITY LIST:
-PAVILION
-BBQ GRILLS
-BENCHES
-PLAYGROUND
-SWINGSET
-DRINKING FOUNTAIN

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1111 NORTH 2550 WEST
LEHI, UTAH 84043

PARKS AT CLIFF LAKE
REGENTS PARK

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PROJ. #:
DRAWN BY:
DESIGN BY:
CHECKED BY:
SCALE OF SHEET:
SHEET
OF
LAST DATE OF CHANGE:

AMENITY LIST:
-BEACH VOLLEYBALL
-SWINGSET
-FOSSIL TUNNEL
-BENCHES
-DINO FOSSIL DIG
-DINO DUO PLAYSET
-SOCCER NETS
-DOG WASTE STATION

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Mustang DESIGN

PARKS AT CLIFF LAKE
SAND COVE PARK

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DRAWN BY:
DESIGN BY:
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SCALE OF SHEET:
SHEET
LAST DATE OF CHANGE:

Playground Equipment

These examples are not the exact equipment being installed but are examples of what we will be looking for when we build the parks.

Playground Equipment (continued)

These examples are not the exact equipment being installed but are examples of what we will be looking for when we build the parks.

Clubhouse Amenities

These examples are not the exact equipment being installed but are examples of what we will be putting in the clubhouses.(i.e. pool, exercise room, theater, pool table, library)

Open Space Calculations for the Parks at Cliff Lake

EQUIVALENT ACRE FORMULA	
Category of Open Space Provided:	**Multiplier:**
Unimproved, not Sensitive Lands	0.15
Open Space with no access	0.15
Sensitive Lands - limited access	0.33
Improvement of existing City owned open space	0.67
Detention basin - limited access	0.67
Detention basin - no access	0 - no credit
Partially Improved	0.75
Fully improved with limited access	0.75
Fully Improved with full access	1

1. Number of Total Units in Development	**Equivalent Acres Required**
717	17.93
	Minimum # Amenity Points Required
A or B, 3 from P, and 1 Restroom Also Required	717

Park Size	**Min Points Per Required Equivalent Acre:**
0 - 2.49 Equivalent Acres	**100**
2.5 - 4.99 Equivalent Acres	**80**
5 - 9.99 Equivalent Acres	**60**
10+ Equivalent Acres	**40**

Development Type	2. Development Acreage by Type
Single Family	16.75
Multi Family	70.11
Minimum Actual OS Acreage	12.19

Minimum Open Space Percentage	
Single Family	10%
Multi-Family	15%
Single and Multi Family	Sum of % for acreage of each type

Checks & Balances	
Form Completely Filled Out?	Complete
Equivalent Acres Sufficient?	Sufficient EA
Minimum Actual OS Acreage Sufficient?	Sufficient
Minimum # Amenity Points Provided?	Sufficient Points
1 Item from Categories C, D, and E?	Categories C, D, and E Provided
A or B, 3 from P, and 1 Restroom Also Required	A or B, 3 from P, and Restroom Provided
Any Item Exceed 25.0% Required Points?	No item exceeds 25%
Maximum Limit Sensitive, No access, Unimproved Met?	Complies with limits

EQUIVALENT ACRES (EA) CALCULATOR		
Category of Open Space Provided:	**3. Actual Acres Provided:**	**EA Provided:**
Unimproved, not Sensitive Lands	0	0.00
Open Space with no access	0	0.00
Sensitive Lands - limited access	0.93	0.31
Improvement of existing City owned open space	0	0.00
Detention basin - limited access	2.79	1.87
Detention basin - no access	0	0.00
Partially Improved	0.76	0.57
Fully improved with limited access	2.15	1.61
Fully Improved with full access	17.55	17.55
Total	24.18	21.91

4. Amenities Provided	**5. Number Of items**	**Points Earned**
Swimming Pool, 2 lane equivalent	2.4	360
Pavilion - (medium, 30'x24')	3	70.2
Drinking fountain (freeze resistant w/pet bowl & b	3	18
BBQ Grill	5	1.5
Bench	21	8.4
Volleyball pit	1	1.3
Playground Structure (1-platform)	2	50
Restroom 3+ Toilets	3	246
Play or skate feature - eg rock wall or kicker, large	22	550
Swingset	5	62.5
Table (6' aluminum)	13	10.4
Trail, hard surface, per 1000 linear feet	1.2	49.56
Trash Receptacle (32 gal)	11	6.6
Play field - half size	1	28
Parking - 1 space (hard surface with drive aisle)	60	24
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
Clubhouses = Senior 4,000SF + Appts 7,000SF	11,000	5.5
	Total Points	**1491.96**

AMENITIES LIST SORTED ALPHABETICALLY			
Item	**Min sq.ft per item**	**Category**	**Points per Item**
Additional Equivalent Acre Above Requirement	See Tables	B	40
Amphitheater (100 person seating area)	1000	A	125
Amphitheater (structure)	2500	A	375
Art - 1 statue, sculpture, or other single piece	50	E	1
Baseball Diamond - Little League© size	56000	A	216
Basketball 1/2 court	2350	D	16.5
BBQ Grill	25	E	0.3
Bench	50	E	0.4
Bike Rack, 4-bike capacity	30	E	0.3
Bleachers - per section	450	E	2.8
Drinking fountain (freeze resistant w/pet bowl & bottle filler)	9	D	6
Horseshoes or similar	250	E	3
Ice rink - indoor facility	n/a	A	1750
Ice rink - outdoor facility	10000	A	250
Marina - public access (ramp to accommodate 4 boats min.)	n/a	A	500
Parking - 1 space (hard surface with drive aisle)	320	P	0.4
Parking - 1 space (soft surface with drive aisle)	320	P	0.1
Pavilion - (medium, 30'x24')	720	C	23.4
Pavilion - extra large (30'x40')	1200	C	39
Pavilion - large (30'x32')	960	C	31.2
Pavilion (small, 30'x16')	400	D	15.6
Personal Watercraft Dock	2000	D	12.5
Pickleball Court	3000	D	22.5
Play Field - full size (soccer, football, etc.)	56000	B	56
Play field - half size	28000	C	28
Play or skate feature - eg rock wall or kicker, large	200	C	25
Playground Structure (1-platform)	250	C	25
Restroom 1-2 Toilets	200	B	41
Restroom 3+ Toilets	400	B	82
Skate Park - one pit	10000	A	200
Splash Pad (25 people)	2250	B	90
Swimming Pool, 2 lane equivalent	3000	A	150
Swingset	100	D	12.5
Table (6' aluminum)	75	E	0.8
Tennis Court (post tension concrete with fencing)	7200	B	50.4
Tetherball or similar	250	E	0.6
Trail, hard surface, per 1000 linear feet	10000	B	41.3
Trail, soft surface, per 1000 linear feet	5000	D	8.3
Trash Receptacle (32 gal)	25	E	0.6
Volleyball pit	1800	E	1.3
Workout station	100	E	0.5
Zipline - per 75' linear rideable line	n/a	D	17.5

AMENITIES LIST SORTED BY CATEGORY			
Item	**Min sq.ft per item**	**Category**	**Points per Item**
Amphitheater (100 person seating area)	1000	A	125
Amphitheater (structure)	2500	A	375
Baseball Diamond - Little League© size	56000	A	216
Ice rink - indoor facility	n/a	A	1750
Ice rink - outdoor facility	10000	A	250
Marina - public access (ramp to accommodate 4 boats min.)	n/a	A	500
Skate Park - one pit	10000	A	200
Swimming Pool, 2 lane equivalent	3000	A	150
Additional Equivalent Acre Above Requirement	See Tables	B	40
Play Field - full size (soccer, football, etc.)	56000	B	56
Restroom 1-2 Toilets	200	B	41
Restroom 3+ Toilets	400	B	82
Splash Pad (25 people)	2250	B	90
Tennis Court (post tension concrete with fencing)	7200	B	50.4
Trail, hard surface, per 1000 linear feet	10000	B	41.3
Pavilion - (medium, 30'x24')	720	C	23.4
Pavilion - extra large (30'x40')	1200	C	39
Pavilion - large (30'x32')	960	C	31.2
Play field - half size	28000	C	28
Play or skate feature - eg rock wall or kicker, large	200	C	25
Playground Structure (1-platform)	250	C	25
Basketball 1/2 court	2350	D	16.5
Drinking fountain (freeze resistant w/pet bowl & bottle filler)	9	D	6
Pavilion (small, 30'x16')	400	D	15.6
Personal Watercraft Dock	2000	D	12.5
Pickleball Court	3000	D	22.5
Swingset	100	D	12.5
Trail, soft surface, per 1000 linear feet	5000	D	8.3
Zipline - per 75' linear rideable line	n/a	D	17.5
Art - 1 statue, sculpture, or other single piece	50	E	1
BBQ Grill	25	E	0.3
Bench	50	E	0.4
Bike Rack, 4-bike capacity	30	E	0.3
Bleachers - per section	450	E	2.8
Horseshoes or similar	250	E	3
Table (6' aluminum)	75	E	0.8
Tetherball or similar	250	E	0.6
Trash Receptacle (32 gal)	25	E	0.6
Volleyball pit	1800	E	1.3
Workout station	100	E	0.5
Parking - 1 space (hard surface with drive aisle)	320	P	0.4
Parking - 1 space (soft surface with drive aisle)	320	P	0.1

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LEHI, UTAH 84043

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REVISION				

CLIFF LAKE DEVELOPMENT
OPEN SPACE CALCULATION EXHIBIT

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006 OPEN SPACE EX
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=100'
VER SCALE:	
SHEET	OSX
OF	1

PLANNED PLANT LIST

SELECTED TREE MATERIALS SCHEDULE

Botanical Name	Common Name	Size
STREET TREES		
Cercis Canadensis	Eastern Redbud	2" Cal.
Malus spp.	Crabapple	2" Cal.
Prunus Virginiana	Chokecherry	2" Cal.
Ulmus parvifolia	Lacebark Elm	2" Cal.
Tilia Cordata	Little Leaf Linden	2" Cal.
Zelkova Serrata	Japanese Zelkova	2" Cal.
Gleditsia Triacanthos	Honeylocust	2" Cal.
Platanus X Acerifolia	London Planetree	2" Cal.
Crataegus Crus-galli	Hawthorn	2" Cal.
Acer Platanoides	Parkway Maple	2" Cal.
LARGE DECIDUOUS TREES		
Platanus X Acerifolia	London Planetree	2" Cal.
Gleditsia Triacanthos	Honeylocust	2" Cal.
Tilia Cordata	Little Leaf Linden	2" Cal.
Zelkova Serrata	Japanese Zelkova	2" Cal.
Acer Platanoides	Norway Maple	2" Cal.
Acer Freemanii	Autumn Blaze Maple	2" Cal.
MEDIUM DECIDUOUS TREES		
Crataegus Crus-galli	Hawthorn	2" Cal.
Ulmus parvifolia	Lacebark Elm	2" Cal.
Prunus Virginiana	Chokecherry	2" Cal.
Cercis Canadensis	Eastern Redbud	2" Cal.
Acer Ginnala	Amur Maple	2" Cal.
ORNAMENTAL DECIDUOUS TREES		
Malus spp.	Crabapple	2" Cal.
Crataegus Crus-galli	Hawthorn	2" Cal.
Betula Nigra	River Birch	2" Cal.
Acer Palmuatums	Japanese Maple	2" Cal.
Carpinus	Hornbeam	2" Cal.
Quercus Bimundorum	Crimson Spire Oak	2" Cal.
Fagus Sylvatica	Dawyck Purple Beach	2" Cal.
EVERGREEN TREES		
Picea pungens	Weeping Colorado Spruce	7'+
Pinus flexilis glauca 'Vanderwolfe's Pyr'	Vanderwolfe's Pine	7'+
Pinus nigra	Austrian Pine	7'+
Cedrus atlantica	Blue Atlas Cedar	7'+
Picea mariana fastigiata 'Wellspire'	Wellspire Black Spruce	7'+
Chamaecyparis nootkatensis 'Glauca Pendula'	Blue Weeping Alaska Cedar	7'+
Picea abies 'Pendula'	Weeping Norway Spruce	7'+
Thuja occidentals 'Emerald'	Emerald Arborvitae	7'+
Juniperus scopulorum 'Whichita Blue'	Wichita Blue Spruce	7'+
Picea pungens glauca fastigiata 'Blue Totem'	Blue Totem Spruce	7'+
Picea glauca 'Pendula'	Weeping White Spruce	7'+
Pinus contorta	Lodgepole Pine	7'+
Pinus sylvestris 'Fastigiata'	Columnar Scotch Pine	7'+
Sequoiadendron 'Pendulum'	Weeping Sequoia	7'+
Chamaecyparis nootkatensis 'Pendula'	Weeping Alaskan Cedar	7'+
Pinus heldreichii	Bosnian Pine	7'+
Pinus ponderosa	Ponderosa Pine	7'+

SELECTED PLANT MATERIALS SCHEDULE

Botanical Name	Common Name	Size
DECIDUOUS SHRUBS		
Berberis thunbergi	Barberry	2 Gal.
Cornus alba	Dogwood	5 Gal.
Cotoneaster lucidus	Peking Cotoneaster	5 Gal.
Cytisus x 'Lilac Time'	Lilac Time Broom	2 Gal.
Euonymus alata 'Compacta'	Dwarf Burning Bush	5 Gal.
Hibiscus syricus	Rose of Sharon	5 Gal.
Lonicera x 'Emerald Mound'	Emerald Mound Honeysuckle	1 Gal.
Potentilla fruiticosa 'Klondike'	Shrubby Cinquefoil	3 Gal.
Prunus x cistena	Cistena Plum	5 Gal.
Rosa meidiland	Meidiland Roses	5 Gal.
Hysocarpus opulifolius	Summer Wine Ninebark	2 Gal.
Spiraea Japonica	Spiraea	2 Gal.
Viburnum Trilobum	Bailey Compact Viburnum	2 Gal.
EVERGREEN AND BROADLEAF SHRUBS		
Euonymus fortunei	Trailing Euonymus	1 Gal.
Juniperus horizontalis	Horizontal Junipers	3 Gal.
Juniperus sabina	Sabina Junipers	3 Gal.
Pinus mugo mugus 'Pumilio'	Dwarf Mugo Pine	3 Gal.
Taxus cuspidata 'Densiformis'	Dense Japanese Yew	3 Gal.
Thuja	Arborvitae	3 Gal.
ORNAMENTAL GRASSES AND PERENNIALS		
Bergenia cordifolia	Rose Saxifraga	1 Gal.
Calamagrostis x acutifolia	Feather Grass	1 Gal.
Hemerocallis	Daylily	1 Gal.
Miscanthus sinensis	Maiden Grass	1 Gal.
Calamagrostis acutiflora	Carl Foerster Fountain Grass	1 Gal.
Penisetum alopucuroides	Little Bunny Fountain Grass	1 Gal.

LAWN - LOWER WATER USAGE
Draylar Upland Bluegrass - 30 %
Cover Sheep Fescue - 30 %
CrystalHard Fescue - 30%
AnnualRye Gross - 10%

LEGEND

PARK LANDSCAPING (GRASS, TREES, ETC.)

HOA LANDSCAPING (ROCK, MUCH, SHRUBS, GRASS, TREES, ETC) (CHAPTER 19.06.06)

HOA LANDSCAPE CALCS

Landscape Area (SF)	Minimum Trees	Minimum Shrubs
780,886	533	285

NOTES:

1. LANDSCAPE DESIGNATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. SINGLE FAMILY LOTS WILL BE RESPONSIBLE FOR THEIR OWN LANDSCAPING. (19.06.08)
3. TOWNHOMES WITH PRIVATE REAR YARDS WILL BE RESPONSIBLE FOR THAT PORTION OF LANDSCAPING (19.06.08)
4. DETAILED LANDSCAPE PLANS WILL BE SUBMITTED WITH EACH PLAT (PLANS TO COMPLY WITH SS 19.06).
5. HOA WILL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE WITHIN COMMON AREAS.
6. DUE TO SOIL CONDITIONS, NO SPECIFIC PERCENTAGE OR RATIO OF DECIDUOUS TO EVERGREEN TREES WILL BE HELD. EACH TYPE WILL BE PLANTED ACCORDING TO WHAT SOIL CONDITIONS WILL ALLOW (SEE EXEMPTIONS, PAGE 73).

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LEHI, UTAH 84043

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

CLIFF LAKE DEVELOPMENT LANDSCAPE PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #: 2020006
CAD FILE: 2020006 LANDSCAPE PL
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: MU
SCALE OF SHEET
HOR SCALE: 1"=100'
VER SCALE:
SHEET LP01
OF 1

690 NORTH
630 EAST
660 EAST
700 EAST
PRESIDIO WAY
670 EAST
710 EAST
740 EAST
780 EAST
520 NORTH
480 NORTH
650 EAST
690 EAST
730 EAST
770 EAST
420 NORTH
PROMENADE WAY
LAZARET AVE
500 NORTH
840 EAST
960 EAST
440 NORTH
390 NORTH

EXAMPLE ENTRANCE SIGN (SIGNS TO COMPLY WITH 19.04.13.8)

LEGEND

COMMUNITY ENTRANCE SIGN

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

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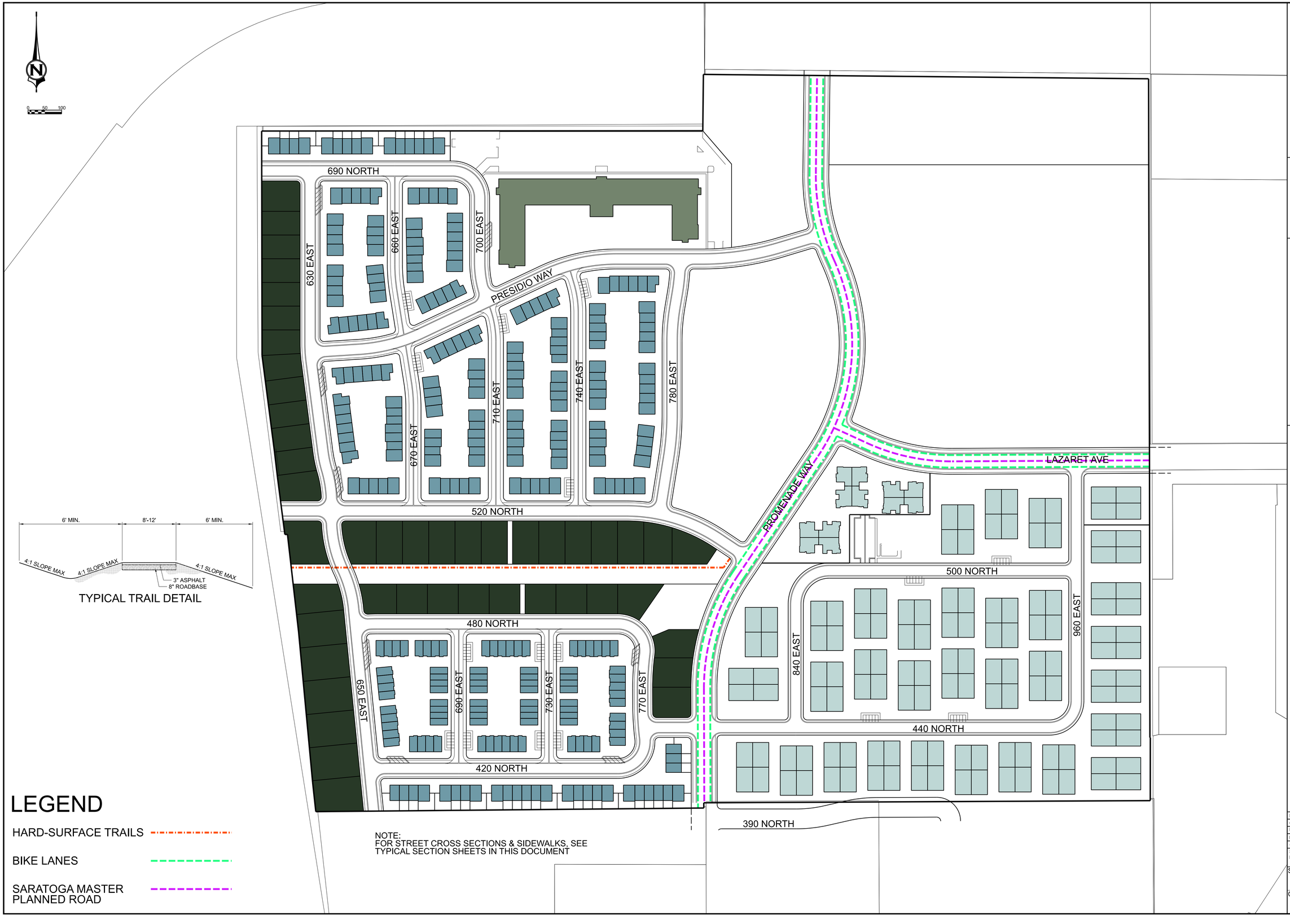
REVISION

NO.	DESCRIPTION	BY	APP.	DATE

CLIFF LAKE DEVELOPMENT MONUMENTATION & SIGNAGE PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006 MONUMENTS &
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=100'
VER SCALE:	
SHEET	MON
OF	1



TYPICAL TRAIL DETAIL

LEGEND

HARD-SURFACE TRAILS

BIKE LANES

SARATOGA MASTER PLANNED ROAD

NOTE:
FOR STREET CROSS SECTIONS & SIDEWALKS, SEE TYPICAL SECTION SHEETS IN THIS DOCUMENT

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NO.	DESCRIPTION	BY	APP.	DATE

REVISION

CLIFF LAKE DEVELOPMENT
STREET NAMES & NUMBERS

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

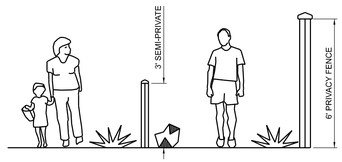
PROJ. #:	2020006
CAD FILE:	2020006 STREET NAMING
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MU
SCALE OF SHEET	
HOR SCALE:	1"=120'
VER SCALE:	

SHEET
STRT

OF
1

0 50 100

690 NORTH
630 EAST
660 EAST
700 EAST
PRESIDIO WAY
670 EAST
710 EAST
740 EAST
780 EAST
520 NORTH
PROMENADE WAY
LAZARET AVE
500 NORTH
840 EAST
960 EAST
440 NORTH
480 NORTH
650 EAST
690 EAST
730 EAST
770 EAST
420 NORTH
390 NORTH



FENCE DETAIL

3' SEMI-PRIVATE FENCE EXAMPLE

6' PRIVACY FENCE EXAMPLE

6' SEMI-PRIVATE FENCE EXAMPLE

NOTES:

1. SINGLE FAMILY LOTS ARE RESPONSIBLE FOR THE CONSTRUCTION OF THEIR OWN FENCING.

LEGEND

- 6' PRIVACY FENCE
- 6' SEMI-PRIVATE FENCE
- 3' SEMI-PRIVATE FENCE

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NO.	DESCRIPTION	BY	APP.	DATE

REVISION

CLIFF LAKE DEVELOPMENT FENCING PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #: 2020006
CAD FILE: 2020006 FENCING.dgn
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: MIJ
SCALE OF SHEET
HOR SCALE: 1"=100'
VER SCALE:

SHEET
FENCE

OF
1

NOTES:

1. PARKING WITHIN SINGLE FAMILY LOTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE.

2. SINGLE FAMILY LOTS ARE REQUIRED TO HAVE A 2 CAR MINIMUM GARAGE.

3. ALL UNITS (EXCEPT SENIOR APARTMENTS) WILL PROVIDE AT LEAST 2 RESIDENT STALLS PER UNIT, NO MATTER THE BEDROOM COUNT.

4. PARKING STALL DIMENSIONS TO MEET CITY STANDARDS.

5. GUEST PARKING EXEMPTIONS:
   A. DRIVEWAYS SHALL COUNT TOWARDS GUEST PARKING REQUIREMENTS.
   B. GUEST PARKING IS NOT REQUIRED TO BE LOCATED WITHIN 200' OF UNITS
   C. SEE EXPEMPTIONS PAGE OF THIS NEIGHBORHOOD PLAN FOR MORE DETAILS.

PARKING LEGEND

- GARAGE PARKING
- DRIVEWAY PARKING (2 CAR MIN.)
- SURFACE PARKING

PARKING MATRIX

SINGLE FAMILY	
Number of Units	46
Resident Parking Required	92
Resident Parking Provided	92
Guest Parking Required	N/A
Guest Parking Provided	N/A
TOWNHOMES	
Number of Units	307
Resident Parking Required	614
Resident Parking Provided	614
Guest Parking Required	77
Guest Parking Provided	710
SENIOR ATTACHED	
Number of Units	128
Resident Parking Required	256
Resident Parking Provided	256
Guest Parking Required	32
Guest Parking Provided	164
SENIOR CONDOS	
Number of Units	36
Resident Parking Required	72
Resident Parking Provided	72
Guest Parking Required	9
Guest Parking Provided	9
SENIOR APARTMENT	
Number of Units	200
Resident Parking Required	250
Resident Parking Provided	252
Guest Parking Required	50
Guest Parking Provided	50

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

CLIFF LAKE DEVELOPMENT
PARKING PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006 PARKING.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=100'
VER SCALE:	
SHEET	PKNG
OF	1

NOTE:

FOR SPECIFIC LOT STANDARDS SUCH AS SIZE, LAYOUT, SETBACKS, LOT COVERAGE, FRONTAGE, BUILDING HEIGHT, ETC. SEE SPECIFIC LOT STANDARD DRAWINGS FOLLOWING THIS PAGE.

LEGEND

- SENIOR ATTACHED
- SENIOR CONDOS
- SENIOR APARTMENT
- SINGLE FAMILY
- TOWNHOME FRONT
- TOWNHOME REAR
- OTHER SPACE

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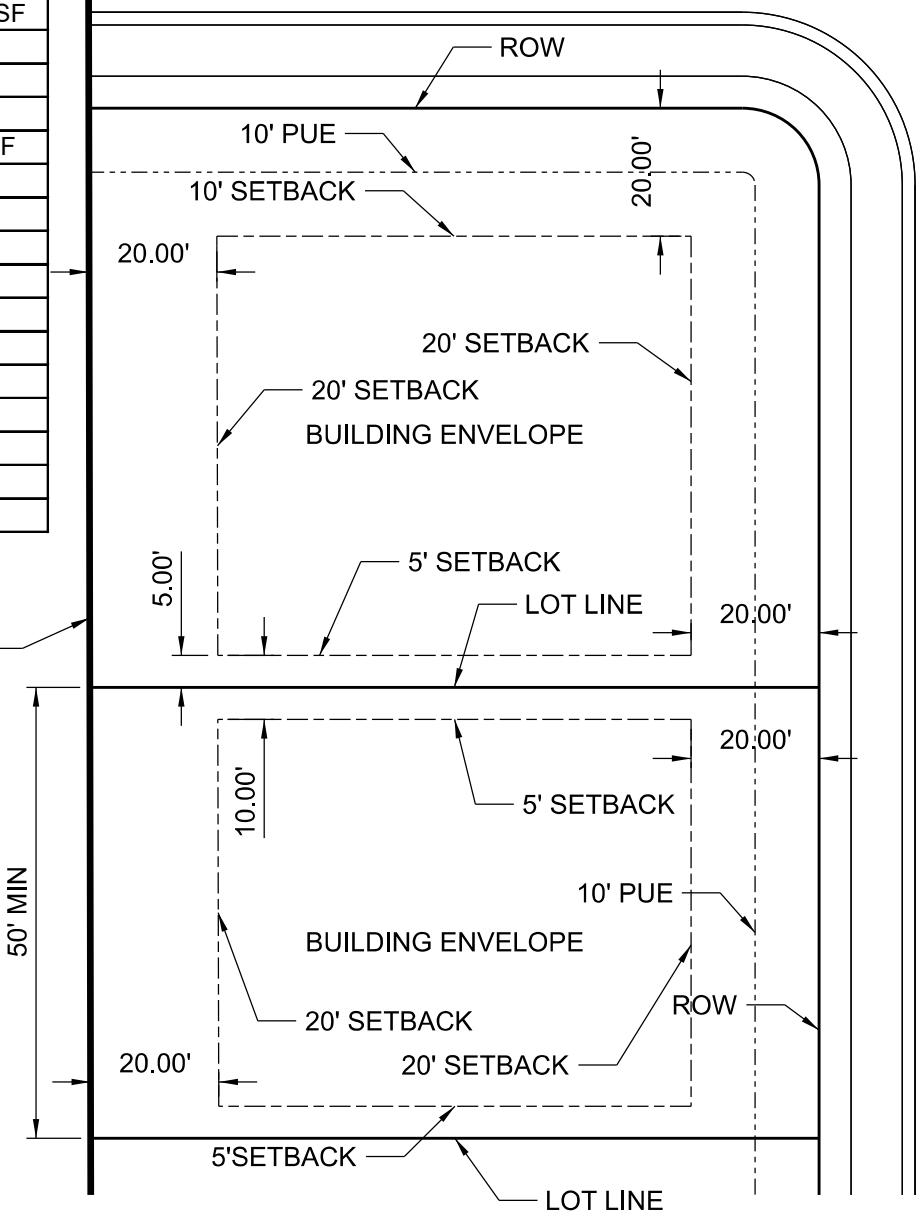
NO.	DESCRIPTION	BY	APP.	DATE
REVISION				

CLIFF LAKE DEVELOPMENT
LOTTING PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006 LOTTING.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=100'
VER SCALE:	
SHEET	LOT
OF	1

SINGLE FAMILY LOT STANDARDS	
Minimum Lot Size	3,200 SF
Minimum Building Separation	10'
Max Lot Coverage	60%
Primary Structure Max Height	35
Minimum Dwelling Size	800 SF
Minimum Lot Width	50'
Minimum Lot Frontage	50'
Front Setback	20'
Street Side Setback	20'
Interior Side Setback	5'
Rear Setback	20'
Accessory Front Setback	20'
Accessory Street Side Setback	20'
Accessory Interior Side Setback	5'
Accessory Rear Setback	5'
Accessory Distance From Dwelling	5'



NOTE:
1. SEE FACADE PLAN FOR LOCATIONS OF PRIMARY FACADES

2. DRIVE APPROACHES ON PUBLIC STREETS TO MEET SS CITY STANDARD ST-4A

3. THESE STANDARDS MEET OR EXCEED THE REQUIREMENTS IN 19.04.07.

MUSTANG DESIGN, LLC
797 N 100 E #200
LEHI, UTAH 84043

Mustang DESIGN

CLIFF LAKE DEVELOPMENT
SINGLE FAMILY LOT STANDARDS
NEIGHBORHOOD PLAN
SARATOGA SPRINGS, UTAH

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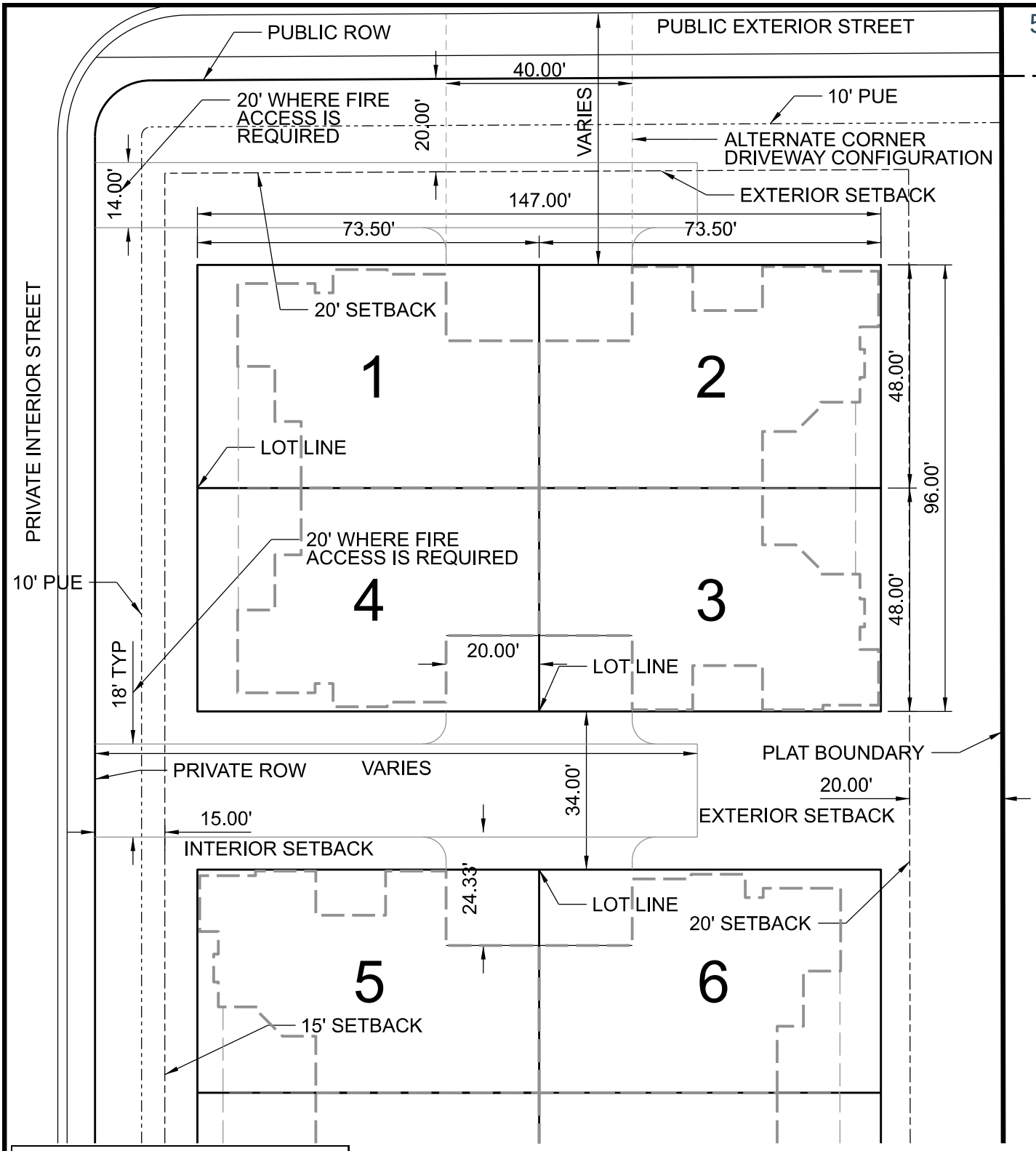
LAST DATE OF CHANGE:

PROJ. #: 2020006
DRAWN BY: PSJ
DESIGN BY: MIJ
CHECKED BY: MIJ
SCALE OF SHEET: 1"=30'
SHEET SFLS
OF 1



SENIOR ATTACHED LOT STANDARDS	
Minimum Lot Size	N/A
Minimum Building Separation	34'
Max Lot Coverage	100%
Primary Structure Max Height	35'
Minimum Dwelling Size	1,600 SF
Lot Width	N/A
Minimum Lot Frontage	N/A
Project Interior Setback	15'
Project Exterior Setback	20'

NOTES:

1. SEE FACADE PLAN FOR LOCATION OF PRIMARY FACADES.

2. THE LOTS DESCRIBED HERE ARE PART OF A FOOTPRINT DEVELOPMENT.

3. DRIVEWAYS SERVING 4 UNITS SHALL BE 18' WIDE AND DRIVEWAYS SERVING 2 UNITS SHALL BE 14' WIDE

4. SETBACK EXCEPTION: 15' FRONT/INTERIOR SETBACK. SEE EXCEPTIONS PAGE IN THIS NEIGHBORHOOD PLAN FOR MORE DETAILS.

5. EXCLUDING EXCEPTIONS LISTED OR THOSE DEEMED NOT APPLICABLE IN FOOTPRINT DEVELOPMENTS, THESE STANDARDS MEET OR EXCEED THE REQUIREMENTS IN 19.04.07.

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LEHI, UTAH 84043
Mustang DESIGN

CLIFF LAKE DEVELOPMENT
SENIOR ATTACHED LOT STANDARDS (FOOTPRINT DEV.)
NEIGHBORHOOD PLAN
SARATOGA SPRINGS, UTAH

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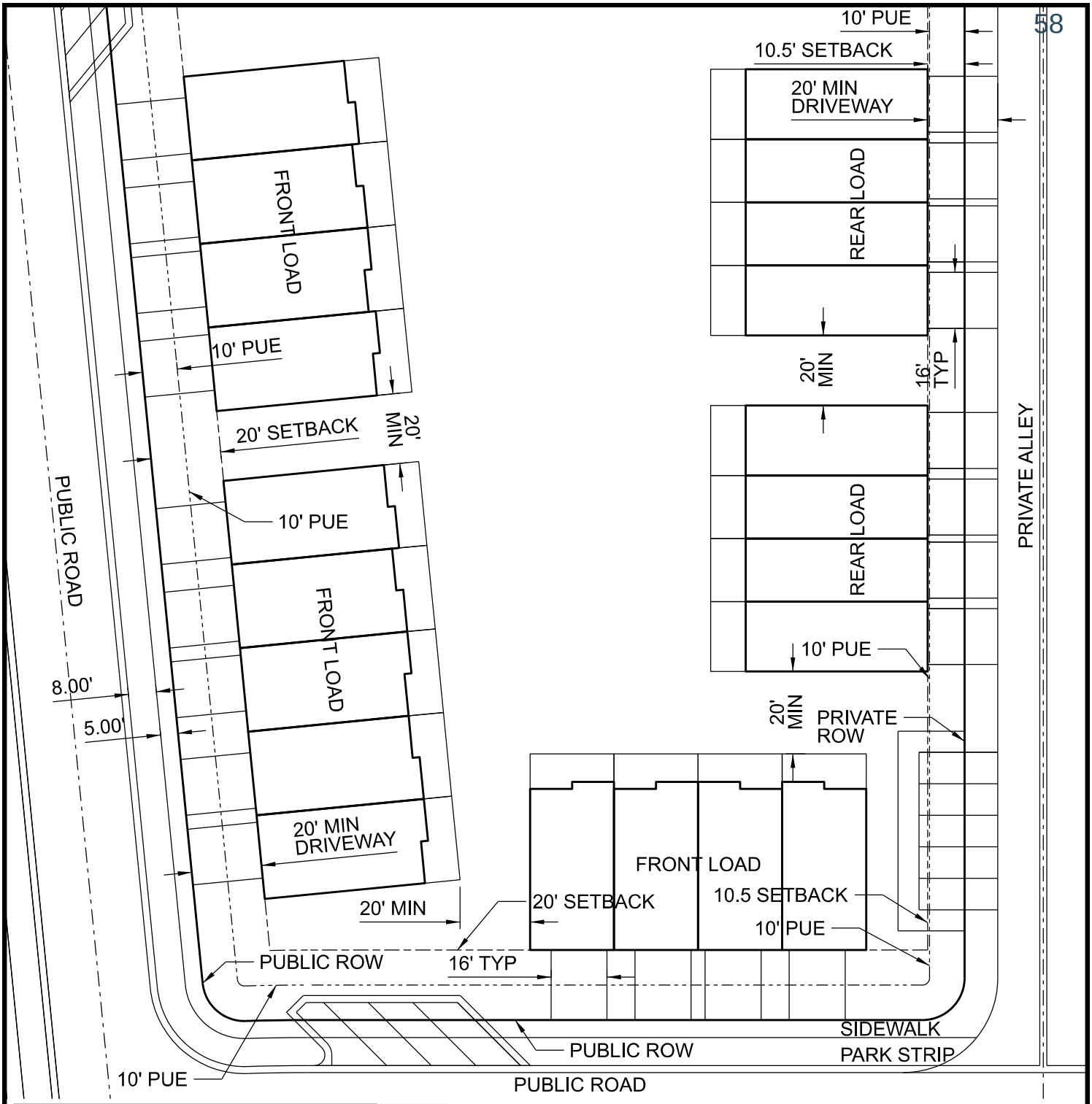
LAST DATE OF CHANGE:

PROJ. #: 2020006
DRAWN BY: PSJ
DESIGN BY: MIJ
CHECKED BY: MIJ
SCALE OF SHEET: 1"=30'
SHEET SEN
OF 1



STANDARD TOWNHOME REAR LOAD	
Minimum Lot Size	936 SF
Minimum Building Separation	20'
Max Lot Coverage	100%
Primary Structure Max Height	35'
Minimum Dwelling Size	800 SF
Minimum Lot Width	N/A
Minimum Lot Frontage	N/A
Front Setback	N/A
Street Side Setback	N/A
Interior Side Setback	N/A
Rear Setback	10.5'

STANDARD TOWNHOME FRONT LOAD	
Minimum Lot Size	1,128 SF
Minimum Building Separation	20'
Max Lot Coverage	100%
Primary Structure Max Height	35'
Minimum Dwelling Size	800 SF
Minimum Lot Width	N/A
Minimum Lot Frontage	N/A
Front Setback	20'
Street Side Setback	N/A
Interior Side Setback	N/A
Rear Setback	20'

NOTES:
1. SEE FACADE PLAN FOR LOCATION OF PRIMARY FACADES.

2. THE LOTS DESCRIBED HERE ARE PART OF A FOOTPRINT DEVELOPMENT.

3. FOR STREET SECTION DETAILS, SEE CLIFF LAKE TYPICAL SECTIONS.

4. SETBACK EXCEPTION: 10.5' FRONT/INTERIOR SETBACK FOR REAR LOAD TOWNHOMES. SEE EXCEPTIONS PAGE IN THIS NEIGHBORHOOD PLAN FOR MORE DETAILS.

5. EXCLUDING EXCEPTIONS LISTED OR THOSE DEEMED NOT APPLICABLE IN FOOTPRINT DEVELOPMENTS, THESE STANDARDS MEET OR EXCEED THE REQUIREMENTS IN 19.04.07.

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LEHI, UTAH 84043

Mustang DESIGN

CLIFF LAKE DEVELOPMENT
STANDARD TOWNHOME LOT STANDARDS (FOOTPRINT DEV.)

NEIGHBORHOOD PLAN
SARATOGA SPRINGS, UTAH

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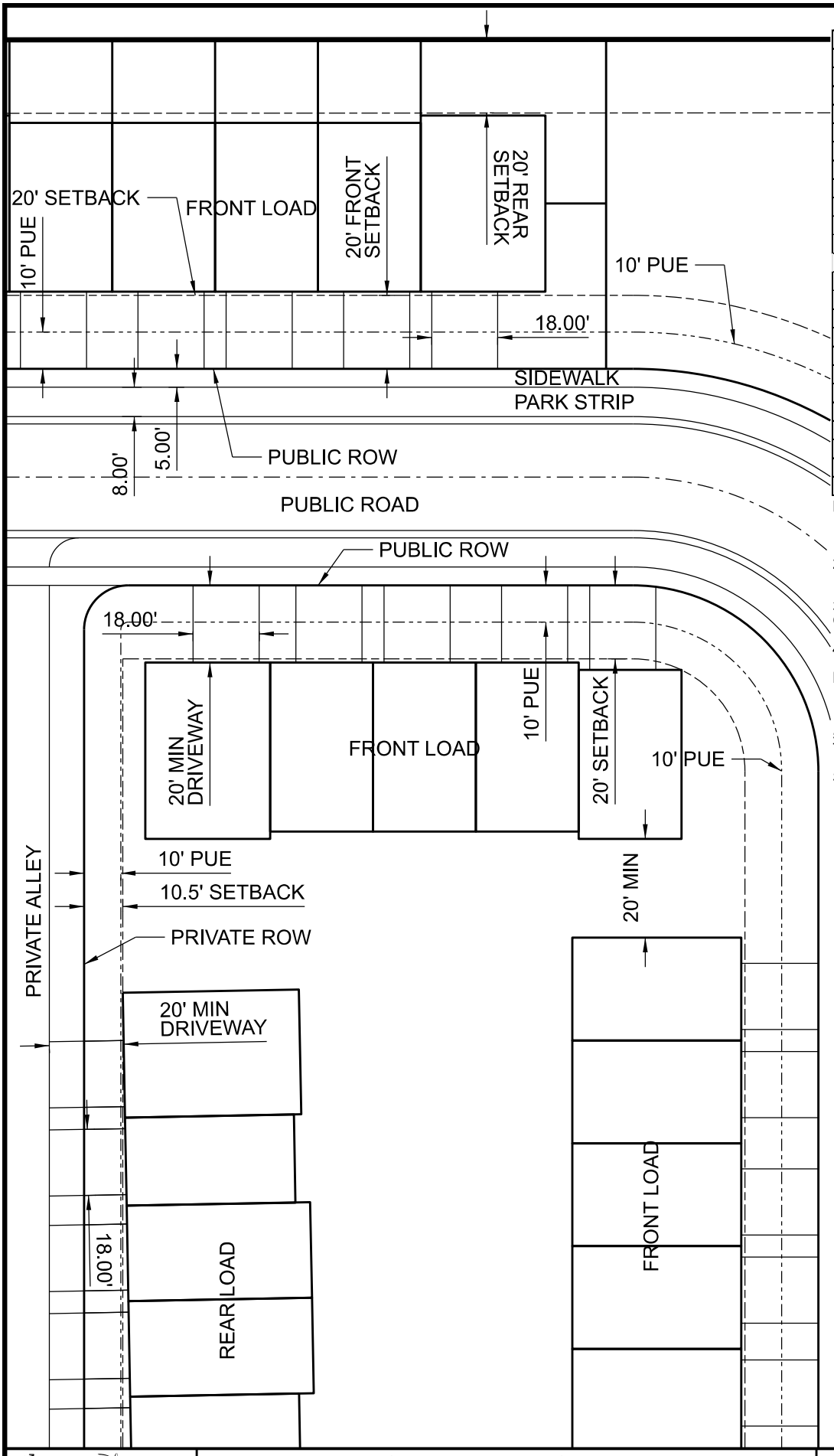
LAST DATE OF CHANGE:

PROJ. #: 2020006	
DRAWN BY: PSJ	
DESIGN BY: MIJ	
CHECKED BY: MIJ	
SCALE OF SHEET: 1"=40'	
SHEET	STOWN
OF	1



LARGE TOWNHOME REAR LOAD	
Minimum Lot Size	1,100 SF
Minimum Building Separation	20'
Max Lot Coverage	100%
Primary Structure Max Height	35'
Minimum Dwelling Size	800 SF
Minimum Lot Width	N/A
Minimum Lot Frontage	N/A
Front Setback	N/A
Street Side Setback	N/A
Interior Side Setback	N/A
Rear Setback	10.5'

LARGE TOWNHOME FRONT LOAD	
Minimum Lot Size	1,288 SF
Minimum Building Separation	20'
Max Lot Coverage	100%
Primary Structure Max Height	35'
Minimum Dwelling Size	800 SF
Minimum Lot Width	N/A
Minimum Lot Frontage	N/A
Front Setback	20'
Street Side Setback	N/A
Interior Side Setback	N/A
Rear Setback	20'

NOTES:
1. SEE FACADE PLAN FOR LOCATION OF PRIMARY FACADES.

2. THE LOTS DESCRIBED HERE ARE PART OF A FOOTPRINT DEVELOPMENT.

3. FOR STREET SECTION DETAILS, SEE CLIFF LAKE TYPICAL SECTIONS.

4. SETBACK EXCEPTION: 10.5' FRONT/INTERIOR SETBACK FOR REAR LOAD TOWNHOMES. SEE EXCEPTIONS PAGE IN THIS NEIGHBORHOOD PLAN FOR MORE DETAILS.

5. EXCLUDING EXCEPTIONS LISTED OR THOSE DEEMED NOT APPLICABLE IN FOOTPRINT DEVELOPMENTS, THESE STANDARDS MEET OR EXCEED THE REQUIREMENTS IN 19.04.07.

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LEHI, UTAH 84043

Mustang DESIGN

CLIFF LAKE DEVELOPMENT
LARGE TOWNHOME LOT STANDARDS (FOOTPRINT DEV.)

NEIGHBORHOOD PLAN
SARATOGA SPRINGS, UTAH

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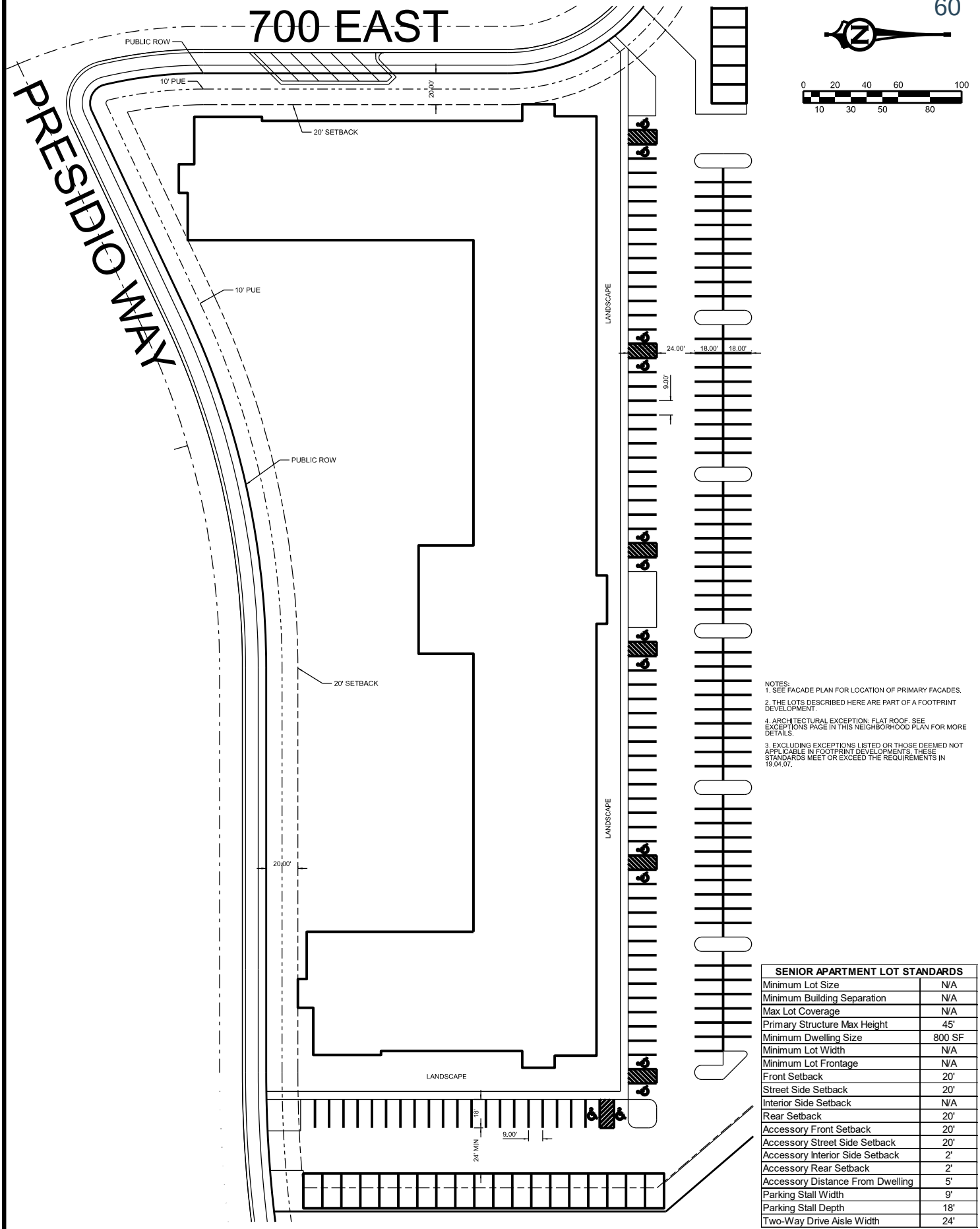
LAST DATE OF CHANGE:

PROJ. #: 2020006
DRAWN BY: PSJ
DESIGN BY: MIJ
CHECKED BY: MIJ
SCALE OF SHEET: 1"=40'
SHEET TOWN
OF 1



NOTES:
1. SEE FACADE PLAN FOR LOCATION OF PRIMARY FACADES.

2. THE LOTS DESCRIBED HERE ARE PART OF A FOOTPRINT DEVELOPMENT.

4. ARCHITECTURAL EXCEPTION: FLAT ROOF. SEE EXCEPTIONS PAGE IN THIS NEIGHBORHOOD PLAN FOR MORE DETAILS.

3. EXCLUDING EXCEPTIONS LISTED OR THOSE DEEMED NOT APPLICABLE IN FOOTPRINT DEVELOPMENTS, THESE STANDARDS MEET OR EXCEED THE REQUIREMENTS IN 19.04.07.

SENIOR APARTMENT LOT STANDARDS	
Minimum Lot Size	N/A
Minimum Building Separation	N/A
Max Lot Coverage	N/A
Primary Structure Max Height	45'
Minimum Dwelling Size	800 SF
Minimum Lot Width	N/A
Minimum Lot Frontage	N/A
Front Setback	20'
Street Side Setback	20'
Interior Side Setback	N/A
Rear Setback	20'
Accessory Front Setback	20'
Accessory Street Side Setback	20'
Accessory Interior Side Setback	2'
Accessory Rear Setback	2'
Accessory Distance From Dwelling	5'
Parking Stall Width	9'
Parking Stall Depth	18'
Two-Way Drive Aisle Width	24'

MUSTANG DESIGN, LLC
791 NORTH 100 EAST #200
LEHI, UTAH 84043

Mustang DESIGN

CLIFF LAKE DEVELOPMENT
SENIOR APARTMENT LOT STANDARDS (FOOTPRINT DEV.)
NEIGHBORHOOD PLAN
SARATOGA SPRINGS, UTAH

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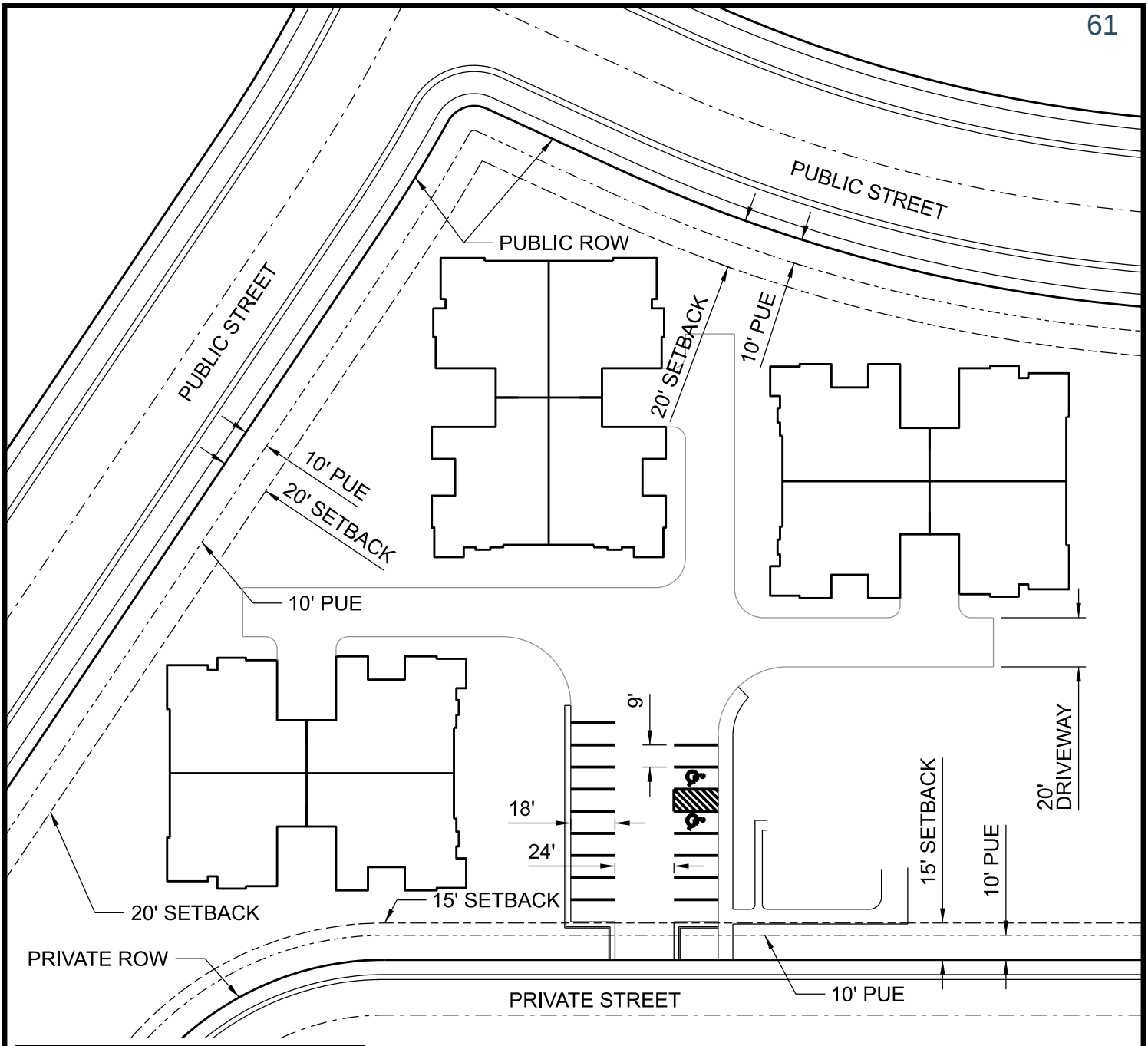
LAST DATE OF CHANGE:

PROJ. #:	2020006
DRAWN BY:	PSJ
DESIGN BY:	MIJ
CHECKED BY:	MIJ
SCALE OF SHEET:	1"=80'
SHEET	APTLS
OF	1



SENIOR CONDO LOT STANDARDS	
Minimum Lot Size	N/A
Minimum Building Separation	N/A
Max Lot Coverage	N/A
Primary Structure Max Height	45'
Minimum Dwelling Size	1,800 SF
Minimum Lot Width	N/A
Minimum Lot Frontage	N/A
Project Exterior Setback	20'
Project Interior Setback	15
Accessory Front Setback	N/A
Accessory Street Side Setback	N/A
Accessory Interior Side Setback	N/A
Accessory Rear Setback	N/A
Accessory Distance From Dwelling	N/A
Parking Stall Width	9'
Parking Stall Depth	18'
Two-Way Parking Drive Aisle Width	24'
Driveway Width	20'

NOTES:
1. SEE FACADE PLAN FOR LOCATION OF PRIMARY FACADES.

2. THE LOTS DESCRIBED HERE ARE PART OF A FOOTPRINT DEVELOPMENT.

4. SETBACK EXCEPTION: 15' FRONT/INTERIOR SETBACK. SEE EXCEPTIONS PAGE IN THIS NEIGHBORHOOD PLAN FOR MORE DETAILS.

5. EXCLUDING EXCEPTIONS LISTED OR THOSE DEEMED NOT APPLICABLE IN FOOTPRINT DEVELOPMENTS, THESE STANDARDS MEET OR EXCEED THE REQUIREMENTS IN 19.04.07.

MUSTANG DESIGN, LLC
797 N 100 E #200
LEHI, UTAH 84043

Mustang DESIGN

CLIFF LAKE DEVELOPMENT
SENIOR CONDO LOT STANDARDS (FOOTPRINT DEV.)
NEIGHBORHOOD PLAN
SARATOGA SPRINGS, UTAH

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LAST DATE OF CHANGE:

PROJ. #: 2020006
DRAWN BY: PSJ
DESIGN BY: MIJ
CHECKED BY: MIJ
SCALE OF SHEET: 1"=60'
SHEET CONDO
OF 1

NOTE:
FOR ALTERNATIVE TRANSPORTATION ROUTES, PLEASE SEE STREET NAMES AND NUMBERS SHEET WITHIN THIS DOCUMENT

LEGEND

- 59' LOCAL STREET
- 77' COLLECTOR STREET
- 45' PRIVATE STREET
- 45' PRIVATE ALLEY
- UTA DEDICATED BUS STOP

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

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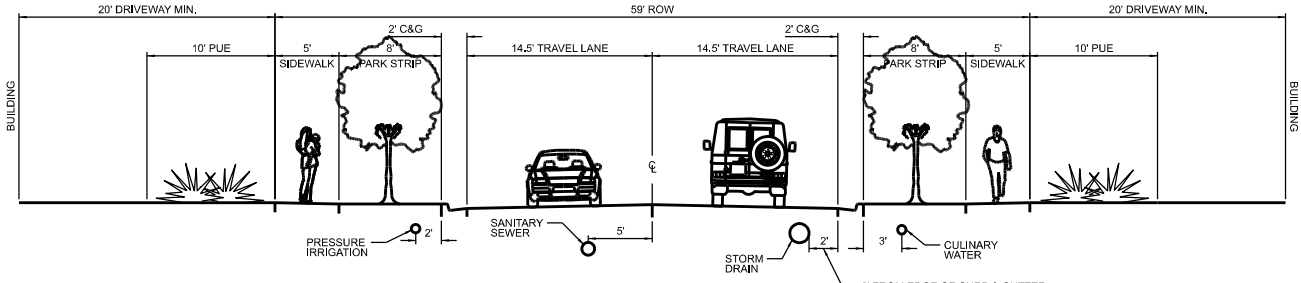
NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

CLIFF LAKE DEVELOPMENT TRANSPORTATION PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

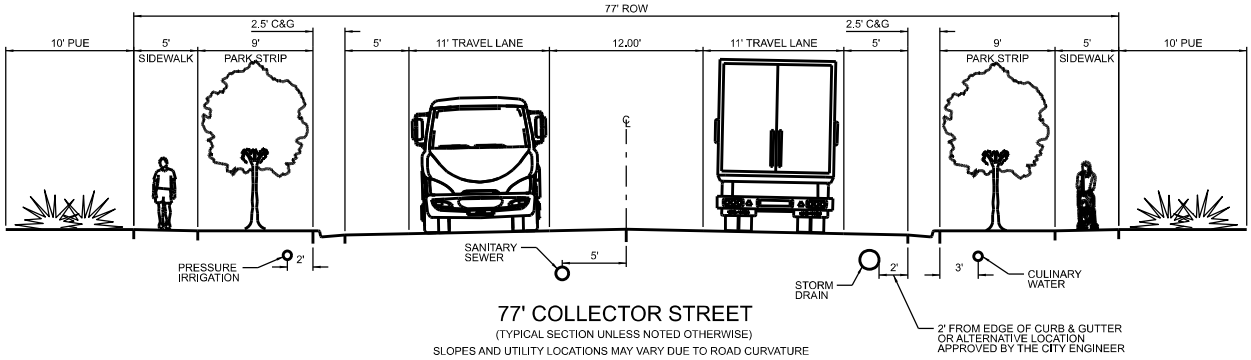
PROJ. #:	2020006
CAD FILE:	2020006 TRANSPORTATI
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MU
SCALE OF SHEET	
HOR SCALE:	1"=120'
VER SCALE:	
SHEET	TRAN
OF	1



59' LOCAL STREET

(TYPICAL SECTION UNLESS NOTED OTHERWISE)

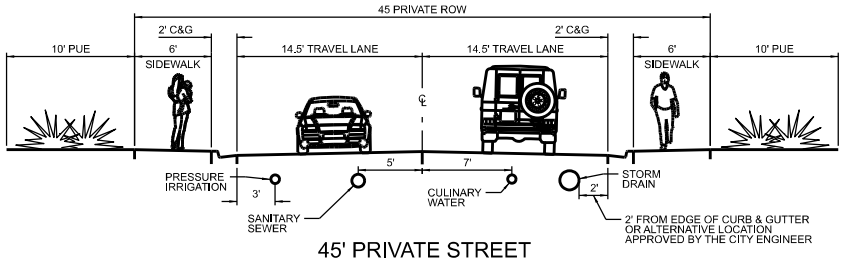
SLOPES AND UTILITY LOCATIONS MAY VARY DUE TO ROAD CURVATURE



77' COLLECTOR STREET

(TYPICAL SECTION UNLESS NOTED OTHERWISE)

SLOPES AND UTILITY LOCATIONS MAY VARY DUE TO ROAD CURVATURE

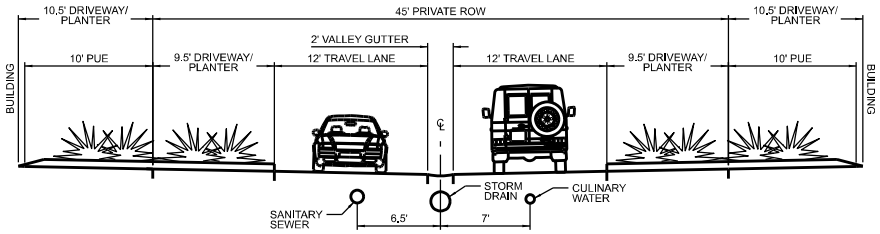


45' PRIVATE STREET

(TYPICAL SECTION UNLESS NOTED OTHERWISE)

SLOPES AND UTILITY LOCATIONS MAY VARY DUE TO ROAD CURVATURE

SEWER AND STORM DRAIN IN PRIVATE STREETS IS TO BE OWNED & OPERATED BY HOA



45' PRIVATE ALLEY

(TYPICAL SECTION UNLESS NOTED OTHERWISE)

SLOPES AND UTILITY LOCATIONS MAY VARY DUE TO ROAD CURVATURE

SEWER AND STORM DRAIN IN PRIVATE STREETS IS TO BE OWNED & OPERATED BY HOA

MUSTANG DESIGN, LLC
797 N 1000 W, SUITE 200
LEHI, UTAH 84043

Mustang DESIGN

CLIFF LAKE DEVELOPMENT
TYPICAL SECTIONS

NEIGHBORHOOD PLAN
SARATOGA SPRINGS, UTAH

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LAST DATE OF CHANGE:

PROJ. #:	2020006
DRAWN BY:	PSJ
DESIGN BY:	MIJ
CHECKED BY:	MIJ
SCALE OF SHEET:	
SHEET	TYP
OF	1

RC ZONE

RC ZONE

HC ZONE

HC ZONE

690 NORTH

PHASE 7

630 EAST

660 EAST

700 EAST

PRESIDIO WAY

PHASE 6

670 EAST

710 EAST

740 EAST

780 EAST

520 NORTH

PHASE 5

480 NORTH

PHASE 4

650 EAST

730 EAST

770 EAST

420 NORTH

PROMENADE WAY

LAZARET AVE

PHASE 3

PHASE 1

500 NORTH

840 EAST

960 EAST

440 NORTH

PHASE 2

390 NORTH

EQUIVALENT ACRES (EA) RUNNING TALLY

PHASE	UNITS	EA REQ'D	SENSITIVE LANDS - LIMITED ACCESS	DETENTION BASIN - LIMITED ACCESS	PARTIALLY IMPROVED	FULLY IMPROVED - LIMITED ACCESS	FULLY IMPROVED - FULL ACCESS	EA PRVD'D	ACTUAL RUNNING TOTAL	REQ'D RUNNING TOTAL
1	72	1.80	0.00	0.41	0.00	0.33	4.62	5.14	5.14	1.80
2	56	1.40	0.00	0.00	0.00	0.00	2.57	2.57	7.71	3.20
3	36	0.90	0.00	0.00	0.00	0.00	1.12	1.12	8.83	4.10
4	112	2.80	0.00	0.49	0.00	0.00	2.33	2.66	11.49	6.90
5	46	1.15	0.93	0.00	0.76	0.54	0.00	1.28	12.77	8.05
6	130	3.25	0.00	1.30	0.00	0.00	4.43	5.30	18.07	11.30
7	265	6.63	0.00	0.58	0.00	1.28	2.48	3.83	21.90	17.93
TOTAL	717	**17.93**						**21.90**		

*DUE TO MEASURMENT ROUNDING PROCESSES THE TOTAL NUMBERS MAY VARY SLIGHTLY

NOTES:

1. PHASES MAY NOT BE DEVELOPED IN NUMERICAL ORDER, ABILITY TO DEVELOP PHASES WILL BE DETERMINED BY IF THE REQUIRED INFRUSTRUCTURE IS EXISTING OR WILL BE CONSTRUCTED DURING WITH THE PHASE BEING BUILT.

2. PHASE LINES DIVIDING STREETS INDICATES THAT STREET WILL BE BUILT DURING FIRST ADJACENT PHASE TO BE BUILT AND REQUIRED RUNNING TOTAL OPEN SPACE IS MET.

3. FOR 30 OR MORE UNITS, TWO SEPARATE CONNECTIONS TO A COLLECTOR OR HIGHER CLASSIFIED STREET ARE REQUIRED FROM THE PHASE

LEGEND

- PHASE 1 (22.33 AC) (OPEN SPACE = 5.14 EA)
- PHASE 2 (8.71 AC) (OPEN SPACE = 2.57 EA)
- PHASE 3 (1.97 AC) (OPEN SPACE = 1.12 EA)
- PHASE 4 (11.29 AC) (OPEN SPACE = 2.66 EA)
- PHASE 5 (16.27 AC) (OPEN SPACE = 1.28 EA)
- PHASE 6 (15.89 AC) (OPEN SPACE = 5.31 EA)
- PHASE 7 (14.60 AC) (OPEN SPACE = 3.83 EA)

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LEHI, UTAH 84043

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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

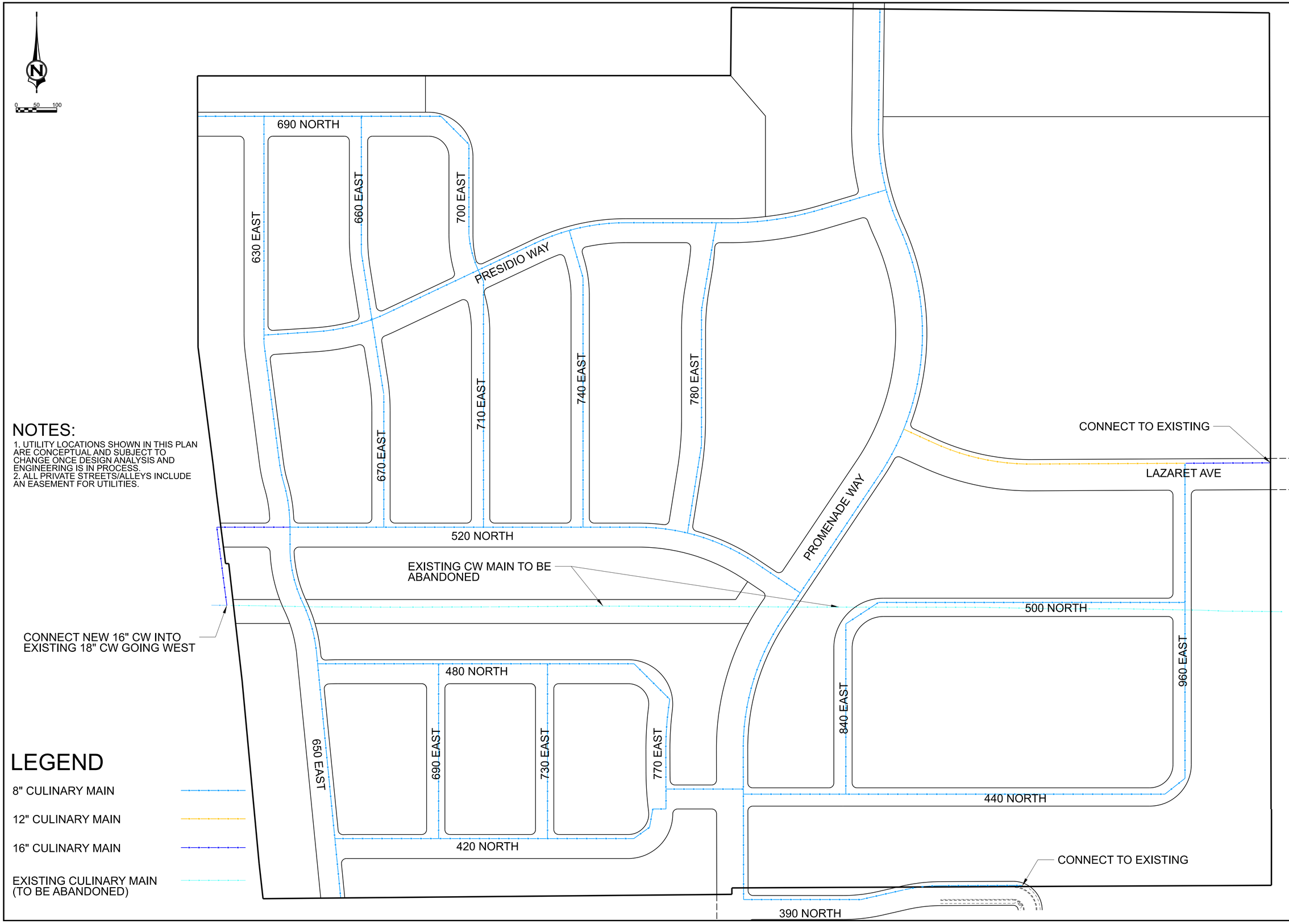
CLIFF LAKE DEVELOPMENT
PHASING PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #: 2020006
CAD FILE: 2020006 PHASING PLAN
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: MU
SCALE OF SHEET
HOR SCALE: 1"=100'
VER SCALE:

SHEET
PHASE

OF
1



NOTES:

1. UTILITY LOCATIONS SHOWN IN THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE ONCE DESIGN ANALYSIS AND ENGINEERING IS IN PROCESS.
2. ALL PRIVATE STREETS/ALLEYS INCLUDE AN EASEMENT FOR UTILITIES.

LEGEND

- 8" CULINARY MAIN
- 12" CULINARY MAIN
- 16" CULINARY MAIN
- EXISTING CULINARY MAIN (TO BE ABANDONED)

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LEHI, UTAH 84043

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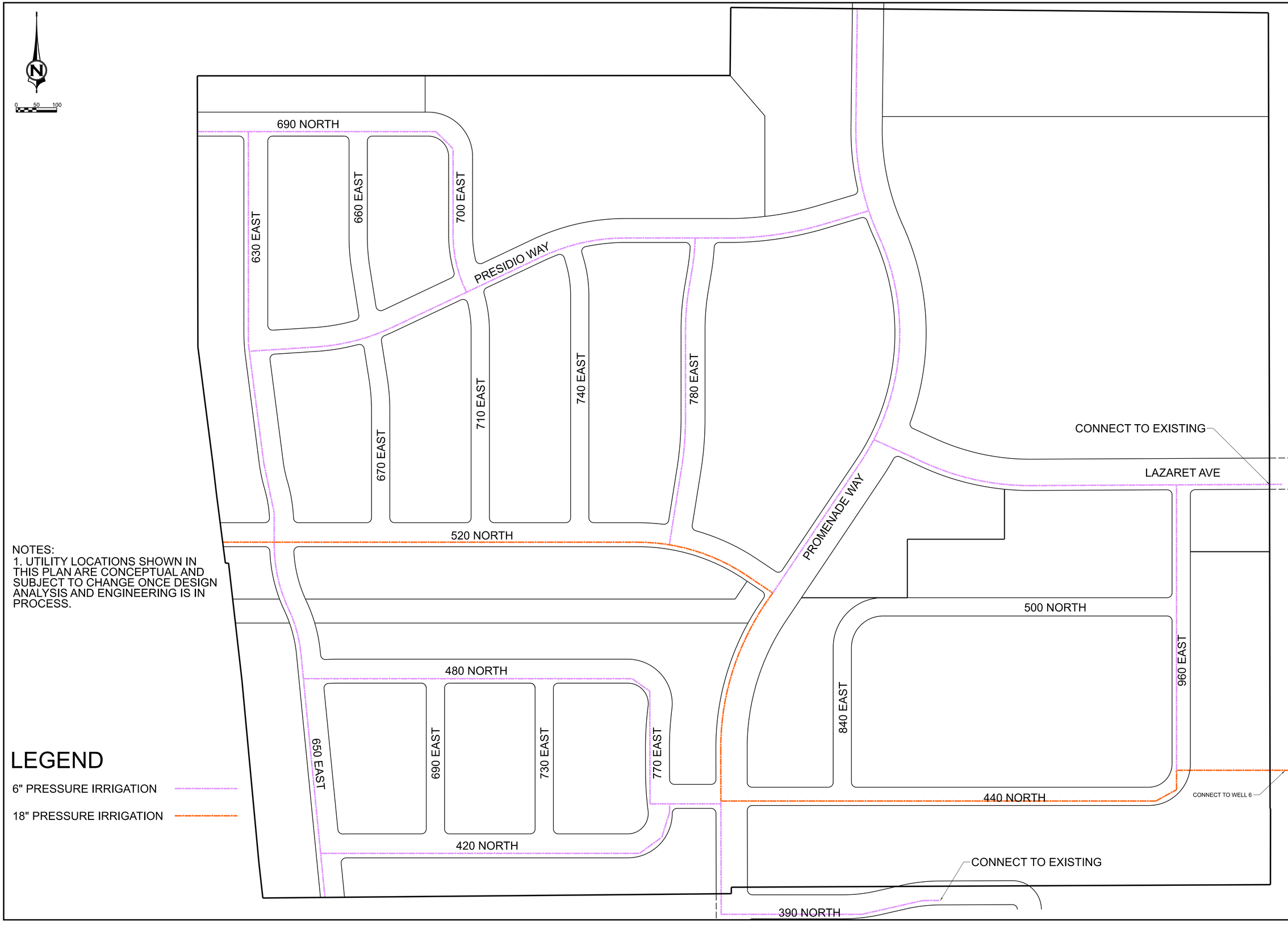
NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

CLIFF LAKE DEVELOPMENT
CULINARY WATER PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006CW.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=100'
VER SCALE:	
SHEET	CW
OF	1



NOTES:
1. UTILITY LOCATIONS SHOWN IN THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE ONCE DESIGN ANALYSIS AND ENGINEERING IS IN PROCESS.

LEGEND

6" PRESSURE IRRIGATION

18" PRESSURE IRRIGATION

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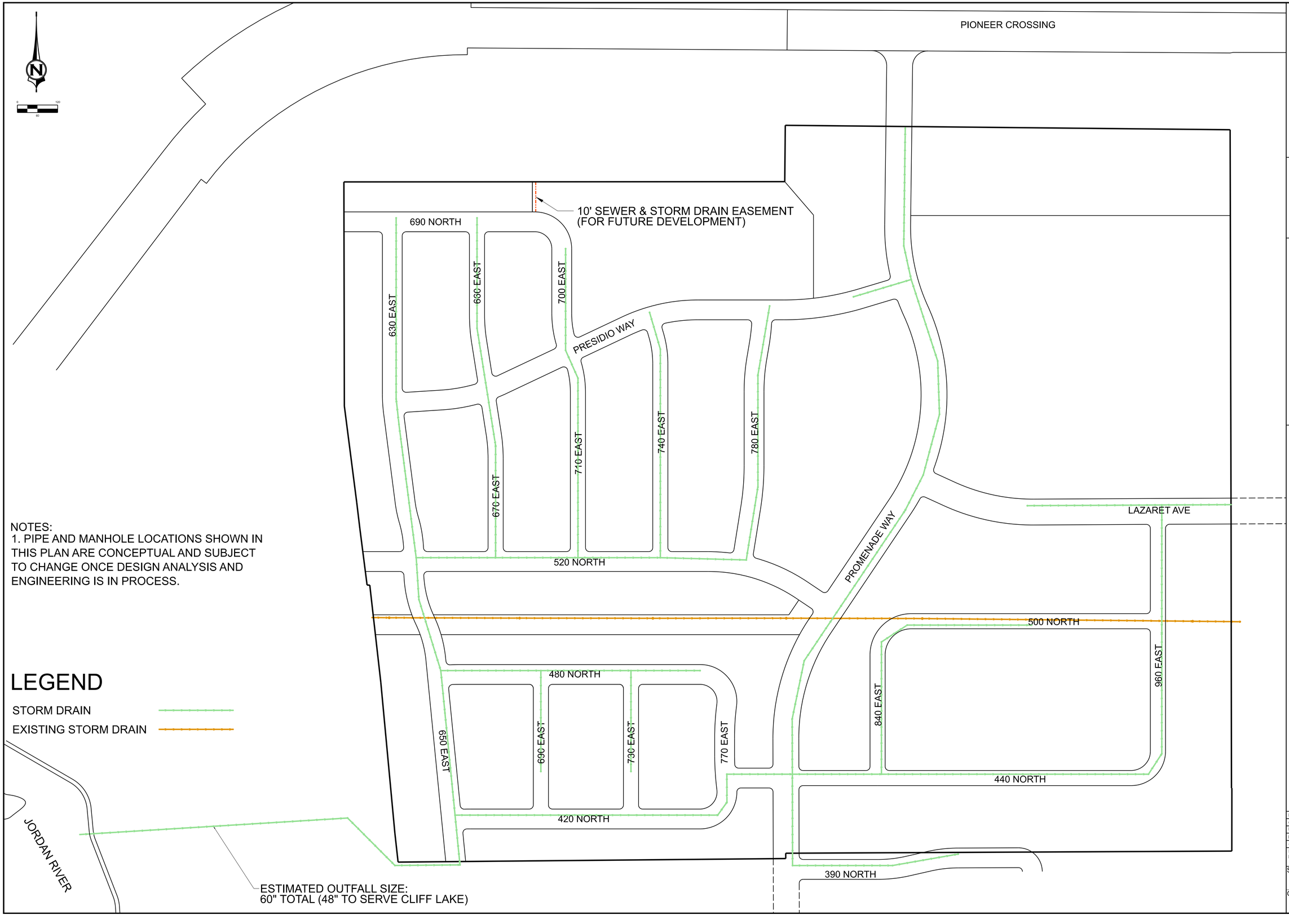
NO.	DESCRIPTION	BY	APP.	DATE

REVISION

CLIFF LAKE DEVELOPMENT PRESSURE IRRIGIATION PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006PI.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=100'
VER SCALE:	
SHEET	PI
OF	1



NOTES:
1. PIPE AND MANHOLE LOCATIONS SHOWN IN THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE ONCE DESIGN ANALYSIS AND ENGINEERING IS IN PROCESS.

LEGEND

STORM DRAIN

EXISTING STORM DRAIN

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

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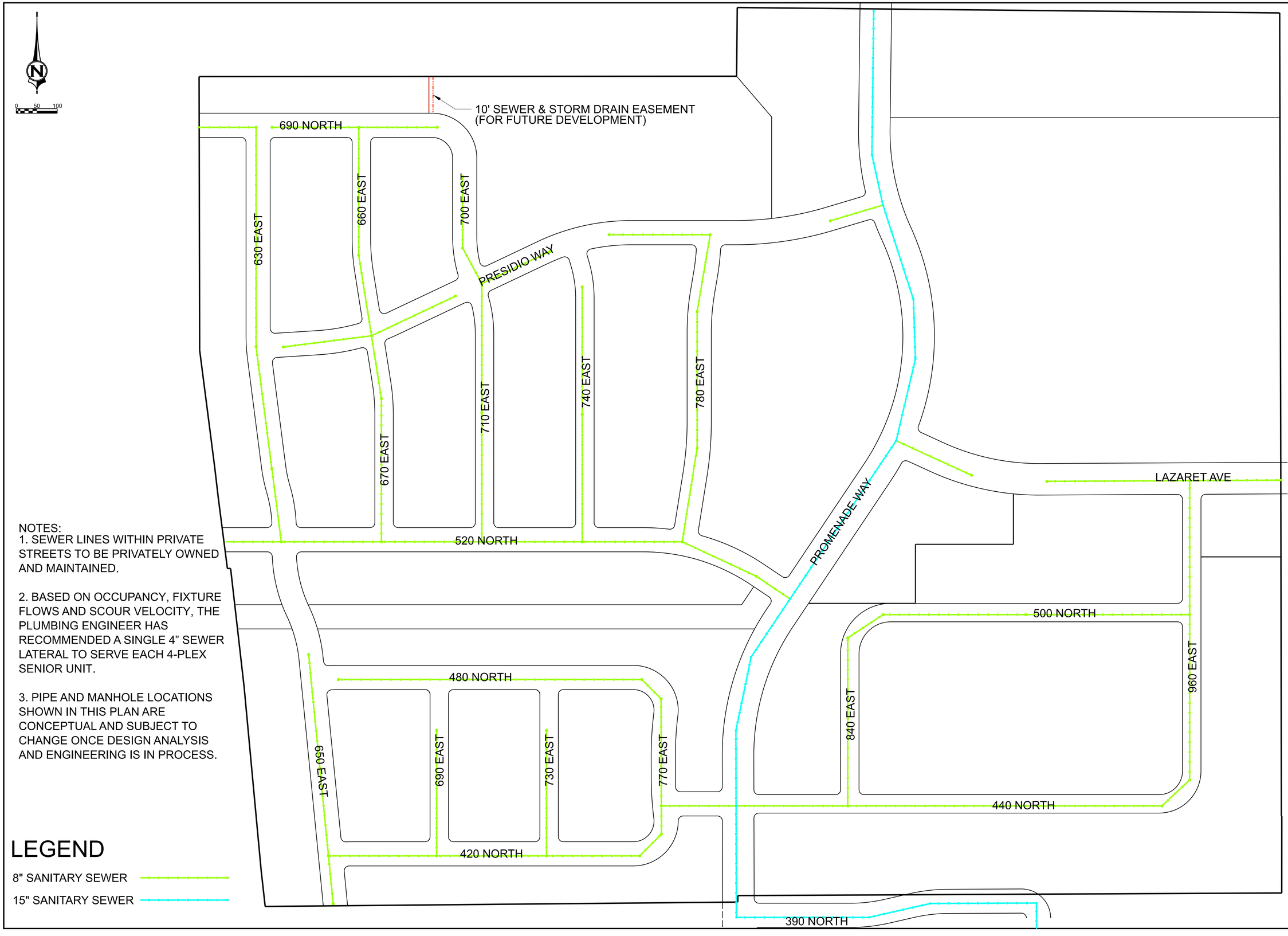
NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

CLIFF LAKE DEVELOPMENT
STORM DRAIN PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006SD.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=120'
VER SCALE:	
SHEET	SD
OF	1



NOTES:
1. SEWER LINES WITHIN PRIVATE STREETS TO BE PRIVATELY OWNED AND MAINTAINED.

2. BASED ON OCCUPANCY, FIXTURE FLOWS AND SCOUR VELOCITY, THE PLUMBING ENGINEER HAS RECOMMENDED A SINGLE 4" SEWER LATERAL TO SERVE EACH 4-PLEX SENIOR UNIT.

3. PIPE AND MANHOLE LOCATIONS SHOWN IN THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE ONCE DESIGN ANALYSIS AND ENGINEERING IS IN PROCESS.

LEGEND

8" SANITARY SEWER

15" SANITARY SEWER

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

CLIFF LAKE DEVELOPMENT
SANITARY SEWER PLAN

A MIXED RESIDENTIAL DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006SS.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MU
SCALE OF SHEET	
HOR SCALE:	1"=100'
VER SCALE:	
SHEET	SS
OF	1

PRELIMINARY SD FLOWS:

10-YR STORM
PEAK RUNOFF FLOW (NO DETENTION): 57 CFS

100-YR STORM
ALLOWABLE DISCHARGE (AFTER DETENTION): 24.76 CFS
PEAK RUNOFF FLOW (NO DETENTION): 142.0 CFS
DETENTION VOLUME: 422,225 CF

*FLOW NUMBERS INCLUDE COMMERCIAL AREAS, HOWEVER, COMMERCIAL DETENTION AREAS ARE NOT YET DETERMINED.

LEGEND

PROPOSED STORM DRAIN
EXISTING STORM DRAIN

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

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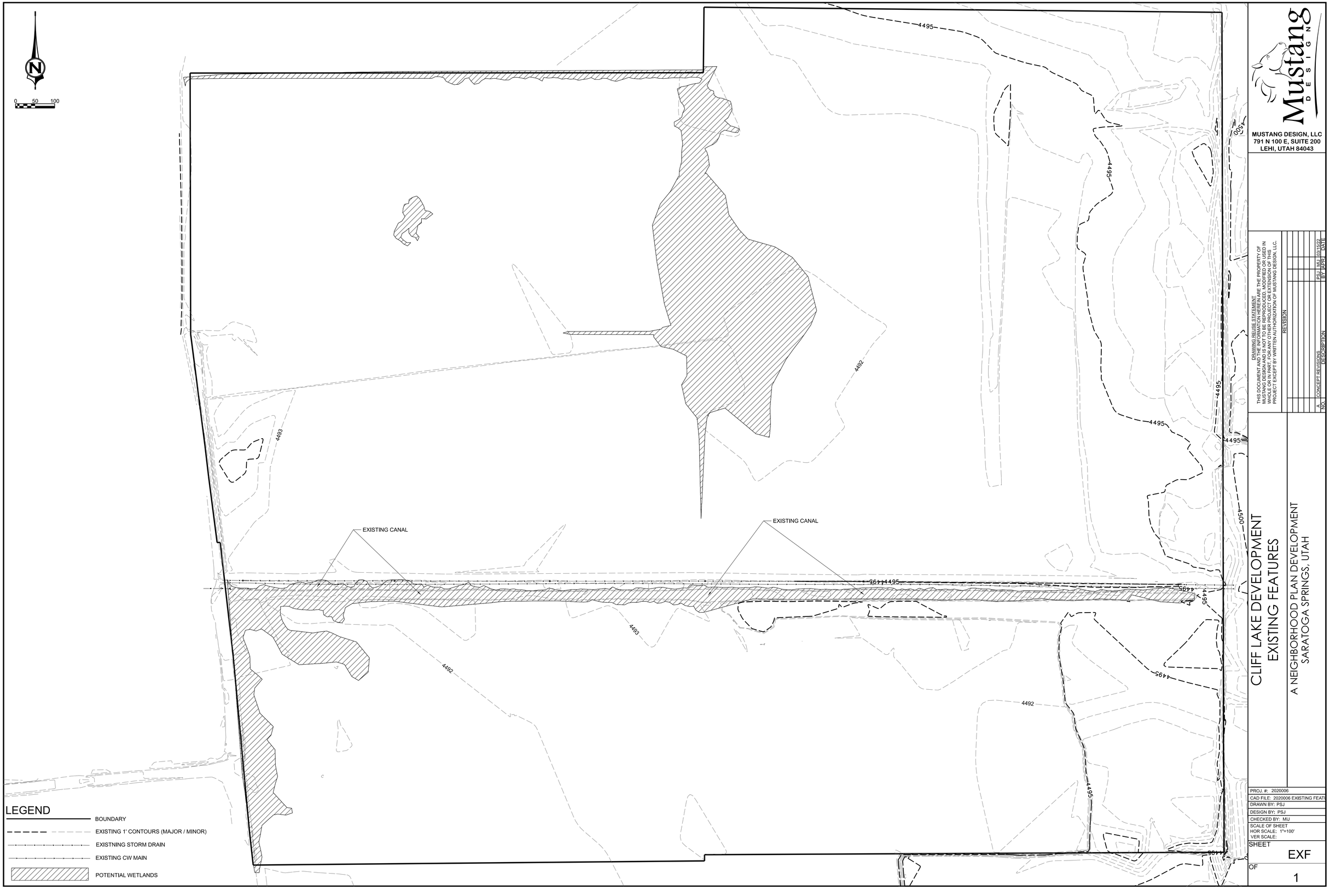
NO.	REVISION	DESCRIPTION	DATE
A		CONCEPT REVISIONS	03/14/22

CLIFF LAKE DEVELOPMENT DRAINAGE PLAN

A NEIGHBORHOOD PLAN DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020006
CAD FILE:	2020006 DRAINAGE.dgn
DRAWN BY:	PSJ
DESIGN BY:	PSJ
CHECKED BY:	MIJ
SCALE OF SHEET	
HOR SCALE:	1"=100'
VER SCALE:	
SHEET	DRAIN
OF	1



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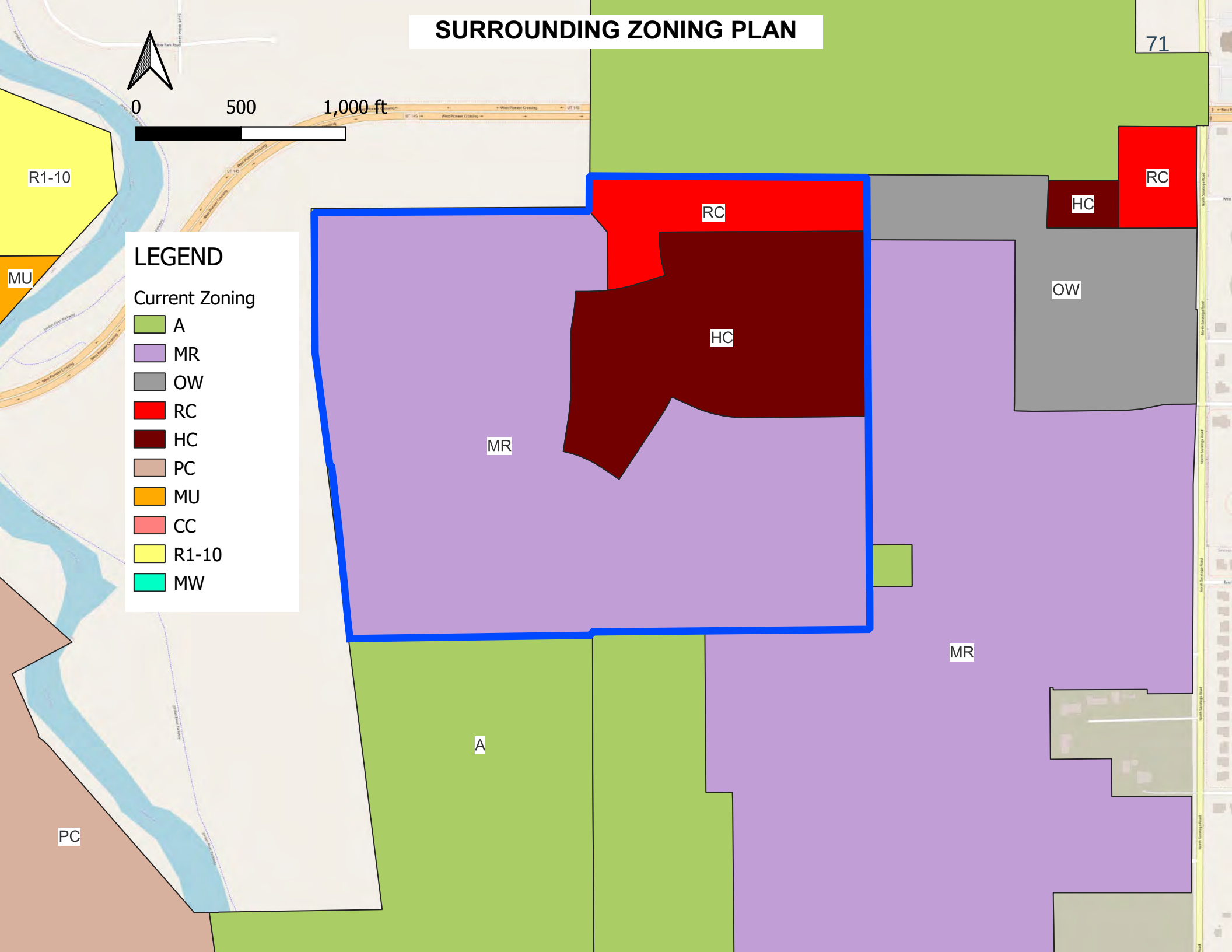
NO.	REVISION DESCRIPTION	BY	DATE
A	CONCEPT REVISIONS	PSJ	03/14/22

CLIFF LAKE DEVELOPMENT
EXISTING FEATURES

A NEIGHBORHOOD PLAN DEVELOPMENT
SARATOGA SPRINGS, UTAH

PROJ. #: 2020006
CAD FILE: 2020006 EXISTING FEAT
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: MU
SCALE OF SHEET
HOR SCALE: 1"=100'
VER SCALE:
SHEET
EXF
OF
1

SURROUNDING ZONING PLAN



CLIFF LAKE TOTAL ERU's CALCULATOR - Project 2020006

Single Family Detached	Units	ERU's
1 ERU Per Unit	46	46

Senior Apartment Units — **Total Units >** 200

Fixture Type	Load Factor		Basement	1st	2nd	3rd	Total
Automatic clothes washers, commercial	3	x	0	1	0	0	3
Bathroom group	5	x	0	1.5	0	0	7.5
Bidet	1	x	0		0	0	0
Combination sink and tray	2	x	0		0	0	0
Dental lavatory	1	x	0		0	0	0
Dental unit or cuspidor	1	x	0		0	0	0
Dishwashing machine	2	x	0	1	0	0	2
Drinking fountain	0.5	x	0		0	0	0
Emergency floor drain	0	x	0		0	0	0
Floor drains	2	x	0		0	0	0
Kitchen sink	2	x	0	1	0	0	2
Lavatory	1	x	0		0	0	0
Shower	2	x	0		0	0	0
Sink	2	x	0		0	0	0
Urinal	4	x	0		0	0	0
Wash sink (circular or multiple) each set of faucets	2	x	0		0	0	0
Water closet, flushometer tank, public or private	4	ea.	0		0	0	0
Water closet, public (1.6 gpf)	4	ea.	0		0	0	0
Water closet, public (>1.6 gpf)	6	ea.	0		0	0	0
TOTAL LOAD							14.5

100 Units 1 Bathroom, 100 Units 2 Bathrooms

ERU's per Unit > 0.3625 **TOTAL ERU's >** 72.50

ERUs = Total/40

Clubhouse Units — **Total Units >** 3

Fixture Type	Load Factor		Basement	1st	2nd	3rd	Total
Automatic clothes washers, commercial	3	x	0		0	0	0
Bathroom group	5	x	0		0	0	0
Bidet	1	x	0		0	0	0
Combination sink and tray	2	x	0		0	0	0
Dental lavatory	1	x	0		0	0	0
Dental unit or cuspidor	1	x	0		0	0	0
Dishwashing machine	2	x	0		0	0	0
Drinking fountain	0.5	x	0	1	0	0	0.5
Emergency floor drain	0	x	0		0	0	0
Floor drains	2	x	0		0	0	0
Kitchen sink	2	x	0	1	0	0	2
Lavatory	1	x	0		0	0	0
Shower	2	x	0	2	0	0	4
Sink	2	x	0		0	0	0
Urinal	4	x	0	1	0	0	4
Wash sink (circular or multiple) each set of faucets	2	x	0		0	0	0
Water closet, flushometer tank, public or private	4	ea.	0		0	0	0
Water closet, public (1.6 gpf)	4	ea.	0	3	0	0	12
Water closet, public (>1.6 gpf)	6	ea.	0		0	0	0
TOTAL LOAD							22.5

ERU's per Unit > 0.5625 **TOTAL ERU's >** 1.69

ERUs = Total/40 Divide by 3 > 0.563

Senior Condo Units — **Total Units >** 36

Fixture Type	Load Factor		Basement	1st	2nd	3rd	Total
Automatic clothes washers, commercial	3	x	0	1	0	0	3
Bathroom group	5	x	0	2	0	0	10
Bidet	1	x	0		0	0	0
Combination sink and tray	2	x	0		0	0	0
Dental lavatory	1	x	0		0	0	0
Dental unit or cuspidor	1	x	0		0	0	0
Dishwashing machine	2	x	0	1	0	0	2
Drinking fountain	0.5	x	0		0	0	0
Emergency floor drain	0	x	0		0	0	0
Floor drains	2	x	0		0	0	0
Kitchen sink	2	x	0	1	0	0	2
Lavatory	1	x	0		0	0	0
Shower	2	x	0		0	0	0
Sink	2	x	0		0	0	0
Urinal	4	x	0		0	0	0
Wash sink (circular or multiple) each set of faucets	2	x	0		0	0	0
Water closet, flushometer tank, public or private	4	ea.	0		0	0	0
Water closet, public (1.6 gpf)	4	ea.	0		0	0	0
Water closet, public (>1.6 gpf)	6	ea.	0		0	0	0
TOTAL LOAD							17

ERU's per Unit > 0.425 **TOTAL ERU's >** 15.30

ERUs = Total/40

Senior Attached Units — **Total Units >** 128

Fixture Type	Load Factor		Basement	1st	2nd	3rd	Total
Automatic clothes washers, commercial	3	x	0	1	0	0	3
Bathroom group	5	x	0	2	0	0	10
Bidet	1	x	0		0	0	0
Combination sink and tray	2	x	0		0	0	0
Dental lavatory	1	x	0		0	0	0
Dental unit or cuspidor	1	x	0		0	0	0
Dishwashing machine	2	x	0	1	0	0	2
Drinking fountain	0.5	x	0		0	0	0
Emergency floor drain	0	x	0		0	0	0
Floor drains	2	x	0		0	0	0

Kitchen sink	2	x	0	1	0	0	2
Lavatory	1	x	0		0	0	0
Shower	2	x	0		0	0	0
Sink	2	x	0		0	0	0
Urinal	4	x	0		0	0	0
Wash sink (circular or multiple) each set of faucets	2	x	0		0	0	0
Water closet, flushometer tank, public or private	4	ea.	0		0	0	0
Water closet, public (1.6 gpf)	4	ea.	0		0	0	0
Water closet, public (>1.6 gpf)	6	ea.	0		0	0	0
TOTAL LOAD							17

ERU's per Unit > 0.425 **TOTAL ERU's >** **54.40**

ERUs = Total/40

Townhome Attached Units **Total Units >** **307**

Fixture Type	Load Factor		Basement	1st	2nd	3rd	Total
Automatic clothes washers, commercial	3	x	0	1	0	0	3
Bathroom group	5	x	0	2.5	0	0	12.5
Bidet	1	x	0		0	0	0
Combination sink and tray	2	x	0		0	0	0
Dental lavatory	1	x	0		0	0	0
Dental unit or cuspidor	1	x	0		0	0	0
Dishwashing machine	2	x	0	1	0	0	2
Drinking fountain	0.5	x	0		0	0	0
Emergency floor drain	0	x	0		0	0	0
Floor drains	2	x	0		0	0	0
Kitchen sink	2	x	0	1	0	0	2
Lavatory	1	x	0		0	0	0
Shower	2	x	0		0	0	0
Sink	2	x	0		0	0	0
Urinal	4	x	0		0	0	0
Wash sink (circular or multiple) each set of faucets	2	x	0		0	0	0
Water closet, flushometer tank, public or private	4	ea.	0		0	0	0
Water closet, public (1.6 gpf)	4	ea.	0		0	0	0
Water closet, public (>1.6 gpf)	6	ea.	0		0	0	0
TOTAL LOAD							19.5

ERU's per Unit > 0.4875 **TOTAL ERU's >** **149.66**

ERUs = Total/40

TOTAL PROJECT ERU's >	**339.55**

City Code Exemptions

Cliff Lake will comply with all building, fire, and city codes at the time of adoption or application, with the exception of a few considerations within this park-themed community which will require city council approval. Neighborhood Plans allow the following modifications:

- Entry features
- Site & architectural design standards
- Type of landscaping (if same amount)
- Fencing (to comply with the theme)
- Parking reductions
- Setback reductions

Due to some conditions beyond our control to manage and to better meet the theme, we are requesting the following exemptions:

- Modification to the landscape requirements of Ch 19.06.07, wherein, a minimum number of evergreen trees are required.
  - We respectfully submit a request to modify the required number of evergreen trees to be planted in our project. Our decision is rooted in a commitment to environmental sustainability, considering the unique soil conditions of the site. As our project is located near the Utah Lake and the Jordan River, within an alluvial fan, according to the Utah State University Extension, a large portion or all of the property's soil is classified as Alfisols (Appendix A). These Alfisols are known for their inherent alkalinity and high sodium content, which is a crucial factor in the sustainability of tree planting decisions. Given the lessons learned from nearby projects, such as the Legacy Farms project, where evergreen trees struggled in alkaline soils, we believe it is essential to make informed choices that benefit both our environment and the community.
  - Our proposal for reduced evergreen tree planting is not a hasty decision but a part of a comprehensive plan to ensure a thriving and sustainable landscape. As we proceed with landscaping installation, we are committed to conducting thorough soil assessments to determine the appropriateness of evergreens for the planting area. Our objective is to make informed choices that enhance the long-term health and aesthetics of our landscape while minimizing undue stress on our environment. While we are lowering the evergreen tree count the overall tree count requirement will stay the same.
- Density
  - We exceed the 8 units per acre by .25 units per acre. We are working with UTA to place a functional future Bus stop location in the commercial area of the overall Parks at Cliff Lake project. This would allow for up to 10 per acre, since the property is adjacent to a corridor, and it provides opportunities for commercial uses which are the 2 things required by Code 19.01.13(4).

City Code Exemptions (continued)

- Guest parking within 200 feet and driveways not counting towards guest parking (19.09.05.11).
  - Parking is outlined in our MDA as well as in the Neighborhood Plan. We are clarifying that we meet the parking requirements by having 2 guest parking stalls in each driveway of each home. This gives each home 4 parking areas, 2 private inside the garage and 2 guests spots in the driveways. In early plan submissions with David Stroud we were instructed to do this type of guest parking to satisfy the parking code as this requirement was added during the neighborhood plan process. With our community being a park theme, this also helps with our theme. By having driveways large enough for guest parking, it frees up more area to keep our parks and trails larger.
  - A copy of the parking code which we were instructed to follow is attached in Appendix B.
- Private Road Setback reductions on senior attached and senior condos to 15’
  - These buildings are very similar to our product in legacy farms, they are configured in a pinwheel layout, while most buildings are 20’ from the Private ROW line, the 15’ setback allows us to stagger the buildings more for greater aesthetic appeal. This reduction does not prevent the driveways from being greater than or equal to 20'
- Private Alley Setback reductions on rear load townhomes to 10.50’
  - The normal 20’ setback is not needed because a portion of the driveway is located within the private ROW, creating a circumstance where the driveways are always greater than or equal to 20’ deep.
- Allow Senior Apartment roof pitch to be flat, rather than pitched (19.15.05.2.c)
  - Flat roofs are complimentary to the park theme as many famous parks are surrounded by large buildings with flat roofs.
  - Also, this prevents an eyesore on the neighborhood, as it allows us to build decorative parapets on top of the roof to hide the air conditioning units, which would otherwise go on the ground with a pitched roof. The number of condensers that would be required to service this building would create an unattractive sea of appliances, which would never be found in any large city, or in any well planned out community.

APPENDIX A

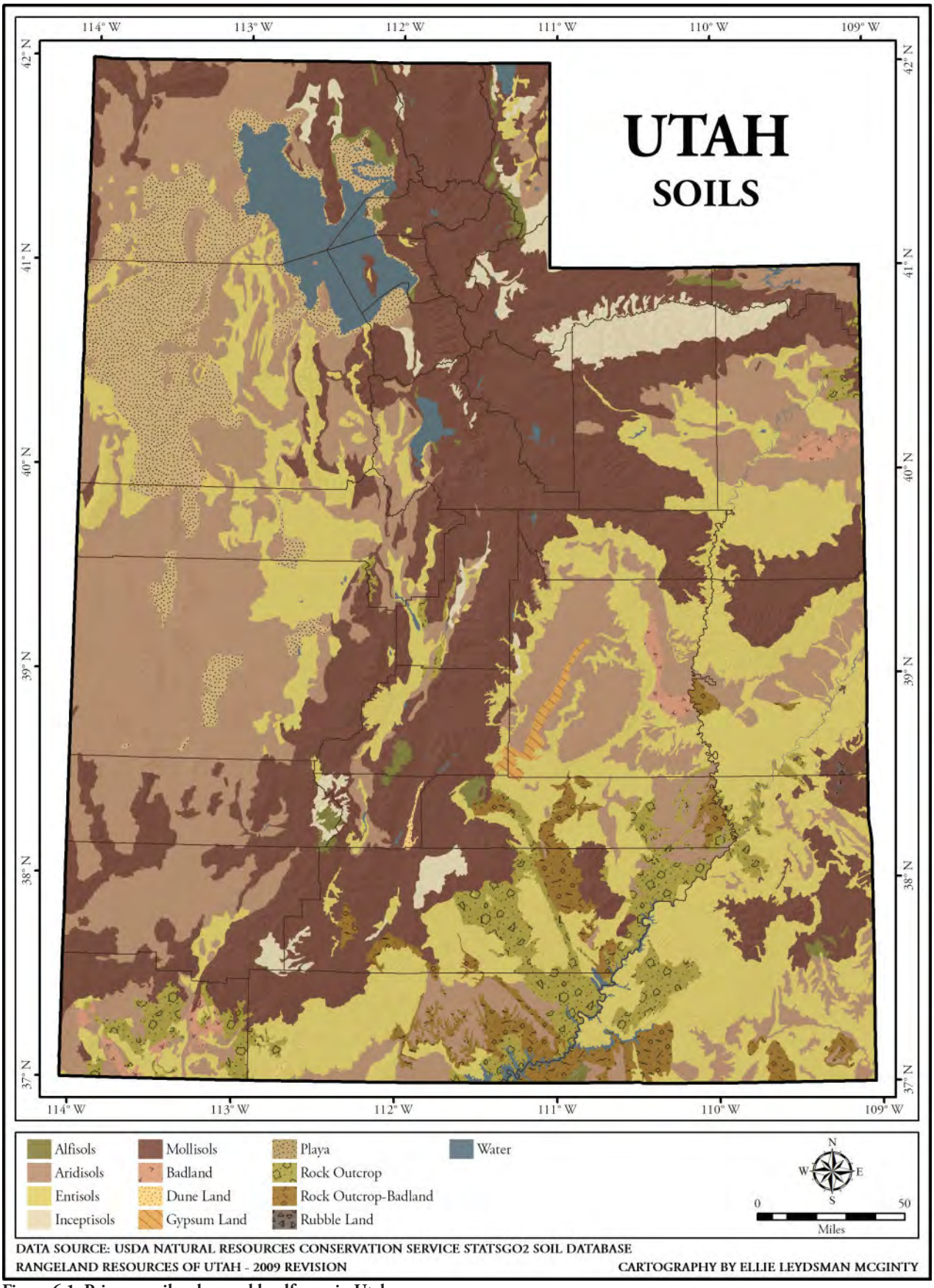


Figure 6.1. Primary soil orders and landforms in Utah.

APPENDIX B

Chapter 19.09. Off-Street Parking Requirements.

Sections:

19.09.01. Purpose.
19.09.02. Required Parking.
19.09.03. General Provisions.
19.09.04. Submittal and Approval of Parking Areas.
19.09.05. Parking Requirements and Shared Parking.
19.09.06. Dimensions for Parking Stalls.
19.09.07. Accessible Parking.
19.09.08. Landscaping in Parking Areas.
19.09.09. Pedestrian Walkways and Accesses.
19.09.10. Required Minimum Parking.
19.09.11. Drive-thru Requirements

19.09.01. Purpose.

The purpose of this Chapter is to reduce congestion and traffic hazards on public rights-of-way by requiring adequate, functional, and effective use of off-street parking areas. This chapter also establishes minimum landscaping requirements in order to: reduce adverse impacts of headlight glare and lighting within the parking area; improve circulation within parking areas by channeling vehicles and pedestrians; provide climatic relief from broad expanses of pavement; and improve the appearance of the site and surrounding neighborhood.

(Ord. 12-3, Ord. 11-9)

19.09.02. Required Parking.

Off-street parking shall be provided according to standards noted in this Chapter for all newly constructed buildings, and additional parking shall be provided for any structure or use that is legally expanded.

(Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.09.03. General Provisions.

1. **Materials for Parking Areas.** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards.

2. **Maintenance of Parking Areas.** Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as practical.

3. **Parking Area Access.**
    a. 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.

b. 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.
c. 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.

4. **Lighting in Parking Areas.** Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward to prevent nuisances to adjacent properties or uses.

5. **Location of Parking Areas**. Required off-street parking areas for non-residential uses shall be placed within 600 feet of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.

6. **Storm Water Runoff.** All parking areas other than single-family dwellings shall be reviewed and approved by the City Engineer for adequate drainage of storm water runoff.

7. **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.

(Ord. 17-14, Ord. 17-08, Ord. 14-13, Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.09.04. Submittal and Approval of Parking Areas.

1. Plans depicting the parking areas for newly constructed buildings and expanded structures or uses shall be submitted:
    a. in conjunction with a Site Plan for all non-residential and multi-family residential developments; or
    b. in conjunction with a preliminary plat application for residential and multi-family residential developments, or
    c. in conjunction with a building permit application for all single-family homes.

2. 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.

(Ord. 14-13, Ord. 13-16, Ord. 12-9, Ord. 11-9))

19.09.05. Parking Requirements and Shared Parking

This Section describes criteria to be used in assessing required parking. The following criteria shall be used in conjunction with the table found in Section 19.09.10, Required Minimum Parking, when determining required parking for any project:

1. Available on-street parking shall not be counted towards meeting the required parking stalls.

2. 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.

3. 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.

4. When a development contains multiple uses, more than one parking requirement may be applied.

5. Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.

6. 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.

7. 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:
   a. the intensity of the proposed use;
   b. times of operation and use;
   c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
   d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below—if there is a shared parking agreement, a reduction may not be granted;
   e. the number of employees;
   f. the number of customers and patrons;
   g. trip generation; and
   h. peak demands.

8. 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.

9. 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:
   a. the intensity of the proposed use;
   b. times of operation and use;
   c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;

d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;
e. trip generation; and
f. peak demands.

10. Shared Parking. Up to twenty-five percent of the 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.

(Ord. 17-14, Ord 17-08, Ord. 15-13, Ord. 14-13, Ord. 13-16, Ord. 12-9, Ord. 11-9))

19.09.06. Dimensions for Parking Stalls.

The standards in this Section shall apply to all parking areas unless otherwise noted. The dimensions of parking stalls and aisles contained within the parking areas shall be dependent upon the orientation of stalls.

Dimensions for Parking Stalls and Aisle

Parking Angle	Stall Width	Stall Length	Aisle Width (two-way traffic)	Aisle Width (one-way traffic)
Parallel	9’	20’	N/A	12’
45	9’	18’	25’	14’
60	9’	18’	25’	18’
90	9’	18’	24’	24’

(Ord 16-17, Ord. 14-13, Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.09.07. Accessible Parking.

Accessible parking spaces shall be provided in off-street parking areas and shall count towards fulfilling the minimum requirements for automobile parking. The City of Saratoga Springs hereby adopts by this reference the American National Standards Institute (“ANSI”) A117.1, as currently amended, and the International Building Code (“IBC”), as currently amended, as the City’s regulations pertaining to accessible parking. Every development, use, permit, application, plan, and drawing shall comply with the ANSI A117.1 and IBC regulations with regard to location, number, size, dimension, type, marking, surface, clearance, identification, and all other particulars whatsoever. In the event of a conflict, the more restrictive provision shall apply and take precedence.

(Ord. 12-9, Ord. 12-3, Ord. 11-9)

19.09.08. Landscaping in Parking Areas.

In addition to the planting standards in Chapter 19.06, the following requirements shall apply to all landscaping of off-street parking areas:

1. **Parking Areas Adjacent to Public Streets**. 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 ten feet in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of three feet 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 thirty feet 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.

2. **Curbs.** 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 six inches higher than the parking surface.

3. **Clear Sight.** See 19.06.11, Clear Sight Triangles.

4. **Components of Landscaped Areas.** 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.

5. **Required Parking Islands.**
    a. **Islands on Doubled Rows of Parking.** On doubled rows of parking stalls, there shall be one 36-foot by 9-foot landscaped island on each end of the parking rows, plus one 36-foot by 9-foot 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. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
    b. **Islands on Single Rows of Parking.** On single rows of parking or where parking abuts a sidewalk, there shall be one 18-foot by 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. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
        i. Exception: landscaped islands are not required in single rows of parking that abut or are no farther than 6 feet 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 feet of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.
    c. 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.

6. **Completion of Landscaping.** All landscaping improvements shall be completed in accordance with the approved Site Plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.

(Ord. 20-35, Ord. 17-26, Ord. 17-14, Ord. 17-08, Ord. 16-09, Ord. 16-01, Ord. 14-23-1, Ord. 14-13, Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.09.09. 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 ten feet wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every thirty feet. 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.

(Ord. 12-9, Ord. 11-9)

19.09.10. Required Minimum Parking.

The table below indicates the minimum requirement for each use; unless otherwise identified, in no case may the minimums be exceeded by more than 25%.

Use	Parking Requirement
Agriculture	To be determined by the Land Use Authority (See 19.09.05.7)
Alcoholic Beverage, State Liquor Store	4 stalls per 1000 sq. ft.
Animal Hospital, Large/Large Veterinary Office	4 stalls per 1000 sq. ft.
Animal Hospital, small / Small Veterinary Office	4 stalls per 1000 sq. ft.
Arts and Crafts Sales	4 stalls per 1000 sq. ft.
Automobile Refueling Station	1 stall per 100 sq. ft.
Automobile Rental & Leasing Agency	4 stalls per 1000 sq. ft. of office space.
Automobile Repair, Major	3 stalls for every bay plus 1 stall per person employed on highest employee shift.
Automobile Repair, Minor	2 stalls for every bay plus 1 stall per person employed on highest employee shift.
Automobile Sales	1 stall per person employed on highest employee shift plus 1 stall for every 15 items on display.

Use	Parking Requirement
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service	1 stall per person employed on highest employee shift, plus 1 stall per bay, plus 1 stall for every 15 items on display.
Bakery, Commercial	1.5 stalls per person employed on highest employee shift.
Bakery, Retail	4 stalls per 1000 sq. ft.
Bed and Breakfast	2 stalls per bedroom
Bookstore	4 stalls per 1000 sq. ft.
Building Material Sales (with outdoor storage)	4 stalls per 1000 sq. ft.
Building Material Sales (without outdoor storage)	4 stalls per 1000 sq. ft.
Bus Lot	2 stalls per 1000 sq. ft. of any office, plus 1 stall per employee originating from that location.
Car Wash (full service)	3 stacking stalls per bay including stall inside bay, plus 1 parking stall per bay, plus 1 stall per person employed on highest employee shift.
Car Wash (self service)	2 parking stalls, plus 2 stacking stalls per bay including stall inside bay, plus 1 post-stacking space per bay.
Cemetery	To be determined by the Land Use Authority (See 19.09.05.7)
Child care center	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time.
Church	1 stall per 3 seats. **
Commercial and industrial laundries	1.5 stalls per person employed on highest employee shift.
Commercial Recreation	1 stall per 100 sq. ft.
Commuter/Light Rail Station	To be determined by the Land Use Authority (See 19.09.05.7)
Contractor Construction Services Establishments	4 stalls per 1000 sq. ft.
Convenience Store	5 stalls per 1000 sq. ft.
Convenience Store/Fast Food Combination	Based on sq. ft. of each separate use.
Copy Center	4 stalls per 1000 sq. ft.
Crematory/Embalming Facility	1.5 stalls per person employed on highest employee shift. **
Dairy Farm	To be determined by the Land Use Authority (See 19.09.05.7)

Use	Parking Requirement
Distribution Center	Office and retail areas: 4 stalls per 1,000 sq. ft. Warehouse area: 1 stall per 1,000 sq. ft.
Drive-thru**	Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane Food or beverage establishment: minimum of 5 stacking spaces
Dry Cleaners	2 stalls per 1000 sq. ft., plus 1 stall per employee on highest employee shift.
Dwelling, above commercial	1 stall per bedroom or 2 stalls per unit, one of which must be covered*, whichever is lower, plus 0.25 guest stalls per unit.
Dwelling, Multi-Family*	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus 0.25 guest stalls per unit. **
Dwelling, Single Family	2 stalls per dwelling enclosed in garages. Driveways are to be 20' in length. **
Dwelling, Three-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus 0.25 guest stalls per unit. **
Dwelling, Two-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus 0.25 guest stalls per unit. **
Educational Center	4 stalls per 1000 sq. ft.
Electronic Media Rental and Sales	4 stalls per 1000 sq. ft.
Electronic Sales and Repair	4 stalls per 1000 sq. ft.
Equestrian Center	To be determined by the Land Use Authority (See 19.09.05.7)
Equipment Sales & Services (with indoor storage)	4 stalls per 1000 sq. ft.
Equipment Sales & Services (with outdoor storage)	4 stalls per 1000 sq. ft.
Exhibition Center	To be determined by the Land Use Authority (see 19.09.05.7)
Financial Institution	2 stalls per 1000 sq. ft. **
Fitness Center (5,000 sq. ft. or less)	5 stalls per 1000 sq. ft.
Fitness Center (5001 sq. ft. or larger)	5 stalls per 1000 sq. ft.
Floral Sales	4 stalls per 1000 sq. ft.
Fueling Station	Stalls at the pump will meet the requirement.
Fueling Station, Cardlock Facility	Stalls at the pump will meet the requirement.
Funeral Home	1 stall per 3 seats.

Use	Parking Requirement
Golf Course	3 stalls per hole, plus 1 stall per driving range station, plus 1 stall per employee employed on highest shift. Parking for any reception center, restaurant, or other ancillary use to be calculated separately based on the requirement for that use.
Grocery Store	4 stalls per 1000 sq. ft.
Hardware and Home Improvement Retail	4 stalls per 1000 sq. ft.
Home Occupations	Same as for the dwelling, plus 1 stall per each employee that lives outside the home.
Hospitals	To be determined by the Land Use Authority (See 19.09.05.7)
Hotels	1 stall per bedroom, plus 1 stall per employee at the highest staffing level. If hotel contains a restaurant, restaurant parking shall be calculated separately based on the restaurant square footage.
Ice Cream Parlor	4 stalls per 1000 sq. ft.
Impound Yard	1.5 stalls per person employed on highest employee shift. **
Kennel, Commercial	4 stalls per 1000 sq. ft.
Laundromat	5 stalls per 1000 sq. ft.
Library	To be determined by the Land Use Authority (See 19.09.05.7)
Light Manufacturing	1.5 stalls per person employed on highest employee shift.
Livestock Auction Yard	To be determined by the Land Use Authority (See 19.09.05.7)
Marina	To be determined by the Land Use Authority (See 19.09.05.7)
Mixed Use, Commercial, Office & Residential Use	Residential: see Dwelling requirements. Nonresidential: Based on the sq. ft. of each individual use.
Non-Depository Institutions	5 stalls per 1000 sq. ft.
Office, High-Intensity	6 stalls per 1000 sq. ft. **
Office, Medical and Health Care	5 stalls per 1000 sq. ft. **
Office, Professional	4 stalls per 1000 sq. ft.
Office, Warehouse/Flex	Office and retail areas: 4 stalls per 1,000 sq. ft. Warehouse area: 1 stall per 1,000 sq. ft.
Parks, playgrounds, or community recreation - Private	To be determined by the Land Use Authority (See 19.09.05.7)
Parks, playgrounds, Recreation areas, or Other Park Improvements - Public	To be determined by the Land Use Authority (See 19.09.05.7)

Use	Parking Requirement
Pawn Shop	4 stalls per 1000 sq. ft.
Personal Service Establishment	4 stalls per 1000 sq. ft.
Plant & Tree Nursery	To be determined by the Land Use Authority (See 19.09.05.7)
Postal Center	5 stalls per 1000 sq. ft.
Preschool	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time. **
Printing, lithography, and publishing establishments	4 stalls per 1000 sq. ft.
Public and private utility buildings and facilities	To be determined by the Land Use Authority (See 19.09.05.7)
Public Building or Facilities (City Owned)	To be determined by the Land Use Authority (See 19.09.05.7)
Reception Centers	1 stall per 100 sq. ft.
Recreation Center	1 stall per 100 sq. ft.
Recreation Rentals	4 stalls per 1000 sq. ft.
Recycling Facilities	1.5 stalls per person employed on highest employee shift, plus 3 stacking stalls at drop-off.
Research and Development	1.5 stalls per person employed on highest employee shift.
Residential Facilities for Elderly Persons	To be determined by the Land Use Authority (See 19.09.05.7)
Residential Facility for Persons with a Disability	Same as for the dwelling, plus Home Occupation requirements for employees.
Restaurant, Takeout	5 stalls per 1000 sq. ft.
Restaurant	1 stall per 100 sq. ft.
Retail Sales	4 stalls per 1000 sq. ft.
Retail, Big Box	4 stalls per 1000 sq. ft.
Retail, Specialty	4 stalls per 1000 sq. ft.
Retail, Tobacco Specialty Store	4 stalls per 1000 sq. ft.
Riding Arena (Commercial)	To be determined by the Land Use Authority (See 19.09.05.7)
Riding Arena (Private)	To be determined by the Land Use Authority (See 19.09.05.7)
School, Private and Quasi-Public	To be determined by the Land Use Authority (See 19.09.05.7)
School, Trade or Vocational	To be determined by the Land Use Authority (See 19.09.05.7)
Self-storage or mini storage units	1 per bedroom in any caretaker unit, plus 1 stall for every 50 storage units.
Sexually Oriented Businesses	To be determined by the Land Use Authority (See 19.09.05.7)

Use	Parking Requirement
Shooting Range, Indoor	1 stall per shooting lane, plus 4 stalls per 1000 sq. ft. of office/retail space.
Stables	To be determined by the Land Use Authority (See 19.09.05.7)
Tattoo Shop	4 stalls per 1000 sq. ft.
Theater	To be determined by the Land Use Authority (See 19.09.05.7)
Transit-Oriented Development (TOD)	To be determined by the Land Use Authority (See 19.09.05.7)
Truck and Large Equipment Center	3 stalls for every bay plus 1 stall per person employed on the highest employee shift.
Warehouse, Heavy	Office and retail areas: 4 stalls per 1,000 sq. ft. Warehouse area: 1 stall per 1,000 sq. ft.
Warehouse, Light	Office and retail areas: 4 stalls per 1,000 sq. ft. Warehouse area: 1 stall per 1,000 sq. ft.

* Tandem parking spaces within a garage will only be counted as one parking space for residential uses.

** Exception – the minimum for these uses may be exceeded by more than 25%.

(Ord. 21-14, Ord. 20-07, Ord. 19-38, Ord. 18-30, Ord. 17-14, Ord. 16-17, Ord. 16-01, Ord. 15-03, Ord. 14-23-1, Ord. 14-13, Ord. 14-1, Ord. 13-16, Ord. 12-9, Ord. 12-3, Ord. 11-9)

19.09.11. Drive-thru Requirements

1. Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.

2. All Drive-thru facilities must provide at a minimum 3 stacking spaces (60’) per lane. See Table 19.09.10. for additional requirements by use. Up to 3 stacking spaces may be counted towards required parking.

3. Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.

4. A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.

5. Landscaping shall be provided as described below:

    a. A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area.

b. All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.

(Ord. 21-14, Ord. 20-07)

Exhibit 11. DRAFT Ordinance

(see next four pages)

ORDINANCE NO. (Date)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING A MASTER DEVELOPMENT AGREEMENT AND APPROVING THE NEIGHBORHOOD PLAN FOR THE PARKS AT CLIFF LAKE DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Utah Code § 10-9a-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

WHEREAS, the City and Cliff Lake LLC & Banana Pointe LLC desire to enter into a Master Development Agreement ("Agreement") for the property located at approximately 800 E. Pioneer Crossing, Saratoga Springs, UT 84045 (the "Property"), attached as Exhibit A, to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, the City desires to enter into the Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property; and

WHEREAS, the Developer intends to develop and improve the Property as a mixed-residential, heavy commercial, and regional commercial project to be known as "The Parks at Cliff Lake" consistent with and in accordance with the Neighborhood Plan, attached as Exhibit B; and

WHEREAS, on February 8, 2024, after a duly noticed public hearing, City's Planning Commission considered Developer's Neighborhood Plan attached as Exhibit B, and forwarded the application to the City Council for final consideration in accordance with City Code § 19.13.04; and

WHEREAS, the City Council is the land use authority for all Neighborhood Plans pursuant to City Code § 19.04.13, and after due consideration in a public meeting held on April 9, 2024, including due consideration of the public comment to and the recommendations from the Planning Commission, the City Council wises to approve the Neighborhood Plan Application; and

WHEREAS, after due consideration and after proper notice, the City Council, acting pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that the Agreement be approved.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The City Manager is hereby authorized to sign the Agreement attached as Exhibit A. City Staff may make any non-substantive changes to the Agreements before the City Manager signs but may not make any changes inconsistent with the conditions of approval adopted by the Council.

The City Council is the approval authority for all Neighborhood Plans pursuant to City Code § 19.04.13. The Cliff Lake Neighborhood Plan, attached hereto as Exhibit B and/or on file with the City, and incorporated herein by this reference, is hereby approved and enacted, subject to the City Council's adopted findings and conditions of approval.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 9th day of April, 2024

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Christopher Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A
Master Development Agreement

EXHIBIT B
Neighborhood Plan

ORDINANCE NO. 24-14 (4-9-24)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING A MASTER DEVELOPMENT AGREEMENT AND APPROVING THE NEIGHBORHOOD PLAN FOR THE PARKS AT CLIFF LAKE DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Utah Code § 10-9a-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

WHEREAS, the City and Cliff Lake LLC & Banana Pointe LLC desire to enter into a Master Development Agreement ("Agreement") for the property located at approximately 800 E. Pioneer Crossing, Saratoga Springs, UT 84045 (the "Property"), attached as Exhibit A, to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, the City desires to enter into the Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property; and

WHEREAS, the Developer intends to develop and improve the Property as a mixed-residential, heavy commercial, and regional commercial project to be known as "The Parks at Cliff Lake" consistent with and in accordance with the Neighborhood Plan, attached as Exhibit B; and

WHEREAS, on February 8, 2024, after a duly noticed public hearing, City's Planning Commission considered Developer's Neighborhood Plan attached as Exhibit B, and forwarded the application to the City Council for final consideration in accordance with City Code § 19.13.04; and

WHEREAS, the City Council is the land use authority for all Neighborhood Plans pursuant to City Code § 19.04.13, and after due consideration in a public meeting held on April 9, 2024, including due consideration of the public comment to and the recommendations from the Planning Commission, the City Council wises to approve the Neighborhood Plan Application; and

WHEREAS, after due consideration and after proper notice, the City Council, acting pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that the Agreement be approved.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The City Manager is hereby authorized to sign the Agreement attached as Exhibit A. City Staff may make any non-substantive changes to the Agreements before the City Manager signs but may not make any changes inconsistent with the conditions of approval adopted by the Council.

The City Council is the approval authority for all Neighborhood Plans pursuant to City Code § 19.04.13. The Cliff Lake Neighborhood Plan, attached hereto as Exhibit B and/or on file with the City, and incorporated herein by this reference, is hereby approved and enacted, subject to the City Council's adopted findings and conditions of approval.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 9th day of April, 2024

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Christopher Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A
Master Development Agreement

EXHIBIT B
Neighborhood Plan

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

PRELIMINARY PLAT
WESTPORT BUSINESS PARK
APRIL 9, 2024
PUBLIC MEETING

Report Date:	April 2, 2024
Applicant:	Mark Johnson, Mustang Design
Owner:	Larry Lindstrom
Location:	Approximately 2000 N and Redwood Road
Major Street Access:	Approximately 2000 N and Redwood Road
Parcel Number(s) & Size:	58:023:0116; 6.54 acres
Land Use Designation:	Office Warehouse
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse and Regional Commercial
Current Use of Parcel:	Vacant Undeveloped Land
Adjacent Uses:	Commercial/Office Warehouse
Previous Meetings:	Rezone – August 21, 2021; Preliminary Plat Planning Commission – March 28, 2024
Previous Approvals:	Rezone Approval – August 21, 2021
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary:

The proposed Westport Business Park is located at approximately 2000 North and Redwood Road. The total acreage of the proposed development is on 18.30 acres and will include 5 lots ranging in size from .813 acres to 5.646 acres. The Westport Business Park General Plan Amendment and Rezone Development Agreement indicates the location of the Master Planned Canal Trail east of the proposed development. The proposed Preliminary Plat requires a condition that the developer be required to obtain additional easement permissions from adjacent property owners prior to submittal of the Final Plat application. The trail lines up with the existing trail to the north and runs south to connect to the Redwood Road trail. The proposed Preliminary Plat includes plans to install the Redwood Road trail along the frontage of the development and within the UDOT easement.

Gina Grandpre, Senior Planner
ggrandpre@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x185 • 801-766-9794 fax

Recommendation:

The Planning Commission reviewed the Westport Business Park Preliminary Plat on March 28, 2024 and recommends approval of the application subject to the findings and conditions in Section I of this report.

Staff recommends that the City Council conduct a public meeting on the Westport Business Park Preliminary Plat, take public comment, review and discuss the proposal, and 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 proposed property had a General Plan Amendment and Rezone approved with conditions on August 17, 2024, as shown in the City Council Meeting Minutes, August 17, 2021 in Exhibit 4. The Utah Lake Distributing Company (ULDC) canal is east of the proposed development, if the proposed canal trail is constructed outside of the proposed development, the developer is required to obtain easements from adjacent property owners. The City is obligated, by the development agreement, to obtain permissions by ULDC for any encroachment of said trail into ULDC's easements.

C. **Specific Request:** The developer requests approval of the Westport Business Park Preliminary Plat. The total acreage of the proposed development is on 18.30 acres, will include 5 lots ranging in size from .813 acres to 5.646 acres. The Master Planned Canal Trail east of the proposed development will require additional easement permissions from adjacent property owners. The trail lines up with the existing trail to the north and runs south to connect to the Redwood Road trail. The proposed Preliminary Plat includes plans to install the Redwood Road trail along the frontage of the development and within the UDOT easement.

D. **Process:** Code Section 19.12.03 and 19.13.04 outlines the process for a Preliminary Plat Application. A public meeting is required with the Planning Commission who then makes a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request.

Section 19.12.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Director is specifically charged with ensuring that all such requirements have been resolved before recommending land use authority action. If the Planning Director recommends that a proposed Preliminary Plat be approved, the City Staff shall place it on the agenda of the next available meeting of the appropriate land use authority, for that application, as indicated in Section 19.13.04., where the application may be properly considered.

   Staff conclusion. *Consistent. Staff recommends the proposed Preliminary Plat be approved with the findings and conditions outlined in Section I of this staff report. The application will be reviewed by the Planning Commission and they will make a recommendation prior to review by the City council. The application was received on April 18, 2023 and upon*

completion of reviews, March 28, 2024 was the soonest available Planning Commission meeting where the application could be reviewed by the Planning Commission.

2. If the land use authority finds that the preliminary Plat meets state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall approve the Preliminary Plat. If the land use authority finds that the Preliminary Plat does not meet state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall deny the Preliminary Plat.

   Staff conclusion. *Consistent. Once the Planning Commission reviews the proposed Preliminary Plat on March 28, 2024, the recommendation will be forwarded on to the April 9, 2024 City Council meeting for their consideration.*

E. Community Review:
Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

F. Review: The City is obligated by the Westport Business Park General Plan Amendment and Rezone Development Agreement to obtain canal company permission if the proposed trail encroaches upon their easements. All other easements are required to be obtained by the developer if the proposed trail is constructed outside the development boundary.

Staff conclusion: *Inconsistent. The developer shall obtain all required easements by adjacent property owners if the proposed trail is constructed outside of the development boundary. See the Findings and Conditions in Section I.*

G. General Plan: The land use designation shown in the General Plan and based on the General Plan Amendment approved with conditions on August 21, 2021, is Office Warehouse. The Office Warehouse designation states that these areas be, "… designated for warehousing and office uses." General Plan pg. 33.

Staff conclusion: *Consistent. The proposed preliminary plat is consistent with the General Plan, indicating that the future uses intended for these lots will meet the intent and purpose of the General Plan.*

H. Code Criteria:
For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies**.
- 19.06, Landscaping and Fencing: **Can Comply**. Show a detail on the landscape plans of how concrete edging will be used to separate planters and turf, see Condition 4.
- 19.09, Off Street Parking: **Complies**
- 19.11, Lighting: **Complies**

- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Complies**.
- 19.18, Sign Regulations: **Complies** (separate permit and approval required)
- **Development Agreement: Westport Business Park General Plan Amendment and Rezone Development Agreement - Can comply** – Details of the proposed canal trail easements shall be resolved prior to submittal of the Final Plat application.

I. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public meeting, discuss the application, and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the requested Preliminary Plat for Westport Business Park, located at approximately 2000 North and Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section Title 19 of the Land Development Code, subject to the conditions below, as articulated in Section H of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. If the proposed trail is constructed outside of the plat boundary, the developer shall obtain easements on adjacent property and submit them with the Final Plat application.
4. Show a detail on the landscape plans of how concrete edging will be used to separate planters and turf.
5. The Westport Business Park is recommended as shown in the attachments to the Staff report. Any remaining redlines shall be corrected before the plans are stamped for construction.
6. All other Code requirements shall be met.
7. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the Preliminary Plat for the Westport Business Park 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 that the City Council deny the requested Preliminary Plat for Westport Business Park, located at approximately 2000 North and Redwood Road with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section {XX.XX] of the Code:
    a. _____, and/or
3. The application does not comply with _____.

J. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. City Council Minutes, August 7, 2021
5. Preliminary Plat
6. Landscaping
7. Planning Commission DRAFT minutes, March 28, 2024

Staff Report

Author: Scott Petrik, Staff Engineer
Subject: Westport Business Park – Preliminary Plat
Date: March 28, 2024
Type of Item: Preliminary Plat Approval

Description:

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

B. Background:

Applicant:	*Mark Johnson – Mustang Design*
Request:	*Preliminary Plat Approval*
Location:	*2000 N Redwood Road*
Acreage:	*18.29*

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

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

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

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

4. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.

5. Developer shall bury any distribution power lines and any overhead utilities that are within and adjacent to this plat. Transmission power lines may not have to be buried if exempt by City code.

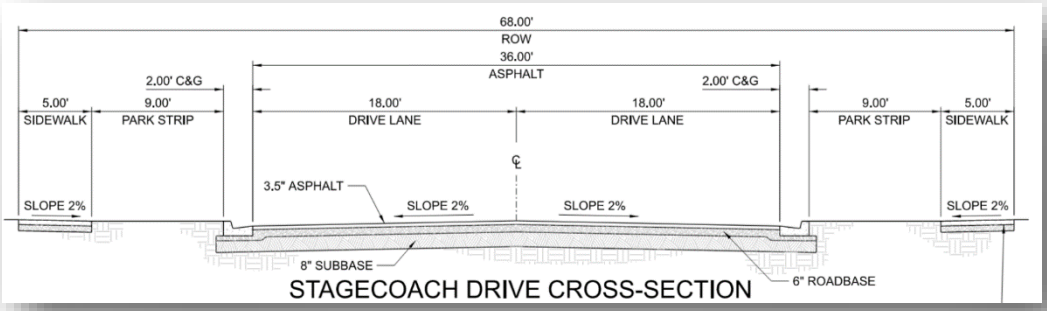
6. Developer shall prepare and provide easements for all public facilities not located in the public right-of-way.

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

8. Existing utilities shall be moved to the required PUE's shall be shown on the plans and plat.

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

10. The developer shall install Stagecoach drive through the project from north to south connecting the existing stub at the north end of the project and wrapping around and connecting to Redwood Road at the south-west aligning with the existing intersection of Redwood Road and Harvest Hills Boulevard. The developer has requested approval to construction Stagecoach drive as a 3-lane 68-ft wide ROW road per the image below and, per the existing development agreement, shall do so at the developers sole cost.



11. The developer shall obtain a UDOT access permit for the connection with Redwood Road and comply with any requirements therein including, but not limited, the modification of the existing signal and any widening and modification to both Stagecoach Drive and Harvest Hills Boulevard if required by UDOT. Any comments provided by the City in regards to the intersection (including the need for widening to accommodate turning lanes at the intersection) or signal design for the intersection are advisory only and requirements for the intersection and signal design shall be per UDOT standards and permit requirements. No request has been made by the City to construct or expand Stagecoach Drive beyond the standard 68-ft ROW cross section requested by the Developer.

12. Developer shall make a formal request for any items they believe might be eligible for reimbursement to the City prior to commencing construction on the project. Any such requests shall be submitted to the Engineering Department with an exhibit containing a breakdown of costs for items the developer has determined could be eligible for reimbursement. The engineering department will review the costs and exhibits, present the proposal to the city administration, and if the reimbursement request is found to be warranted the Engineering Department will provide the applicant with the agreement documentation that will need to be prepared for review by the City Council at the soonest council meeting. Any improvements constructed 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.

13. The developer shall meet the horizontal and vertical sewer separation standards established by the State of Utah.

14. The developer shall provide a paved access road to the existing sanitary sewer and storm drain manhole structures in accordance with the City's adopted Engineering Standards and Specifications. In accordance with the existing development agreement, an 8-ft concrete trail, installed west of the existing canal maintenance road, following the existing sewer and storm drain alignments, shall be acceptable for meeting this requirement.

15. The developer shall install an 8-ft concrete trail along the Canal in accordance with the City's Trail master plan. If the developer desires for the proposed trail to be located and constructed outside of the developer's property, the developer shall be responsible to coordinate with any applicable property owners and to obtain any required temporary construction easements. A perpetual public use and maintenance easement must be recorded by the developer for the trail based on its as-constructed location of sufficient width to allow for its use and maintenance. Per the existing development agreement developer shall not be entitled to any credits, or reimbursement for the installation, improvement, and dedication of the trail improvements.

    a. The Developer shall be aware that The Engineering Department has communicated with the Engineer for the Utah Lake Distributing Canal Company and from emails and phone calls it was understood that the canal company holds no ownership to land, there is a Notice of Interest easement document recorded with Utah County as entry number 129142:2002. Conversations with the canal company's engineer indicated that this document was the primary concern and a trail was unlikely to be approved by the Canal Co with their easement area (16.5 feet west of the canal centerline). In an email dated 13 December 2024 the Engineering Department advised

Mustang Design that the portion of property where the trail was being proposed did not show ownership on the county records, the City had communicated with the canal company's engineer and it was our understanding that the canal company at that time held no property ownership to the best of the engineers knowledge. The applicant provided additional feedback indicating that their belief was that the "unowned" parcel of property between the applicant's property and the canal was a taking of property for the canal referencing Utah County entry number 30678 – Notice of Right-Of-Way. The document calls for a strip of land 30' east of the canal centerline, evaluating the offset from the centerline the applicants property line does not fall 30' off of the centerline in many locations, therefor it is questioned if this was the document that conveyed that property. No other documentation conveying the land in question was found by the Engineering Department during reviews of land records associated with this project.

16. The developer has signed a sewer capacity limitation acknowledgement, release, and indemnification agreement allowing the project to proceed prior to the completion of the improvements that will free up sewer capacity for the Posey lift station service area. Per the agreement, the developer shall not be allowed to connect to the City's sewer system, building and occupancy permits shall not be issued, final plats shall not be allowed to be recorded, and no final plat approval shall be given unless and until capacity is expanded or otherwise becomes available.

17. The Developer shall comply with the Traffic Impact Fee Study submitted with the project including, but not limited to, installing any improvements identified in the key findings and recommendations as referenced in the table below.

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of 239,000 sq. ft. of flex office space
- The project is anticipated to generate approximately 2,972 weekday daily trips, including 312 trips in the morning peak hour, and 314 trips in the evening peak hour
- Based on these guidelines and the anticipated project traffic, it is recommended that the following deceleration (ingress) lanes be installed:
    - Harvest Hills Blvd / Redwood Road:
        - Northbound right-turn
        - Southbound left-turn (can be accommodated in the existing middle turn lane)
    - Cambria Drive / Redwood Road:
        - Northbound right-turn
        - Southbound left-turn (can be accommodated in the existing middle turn lane)

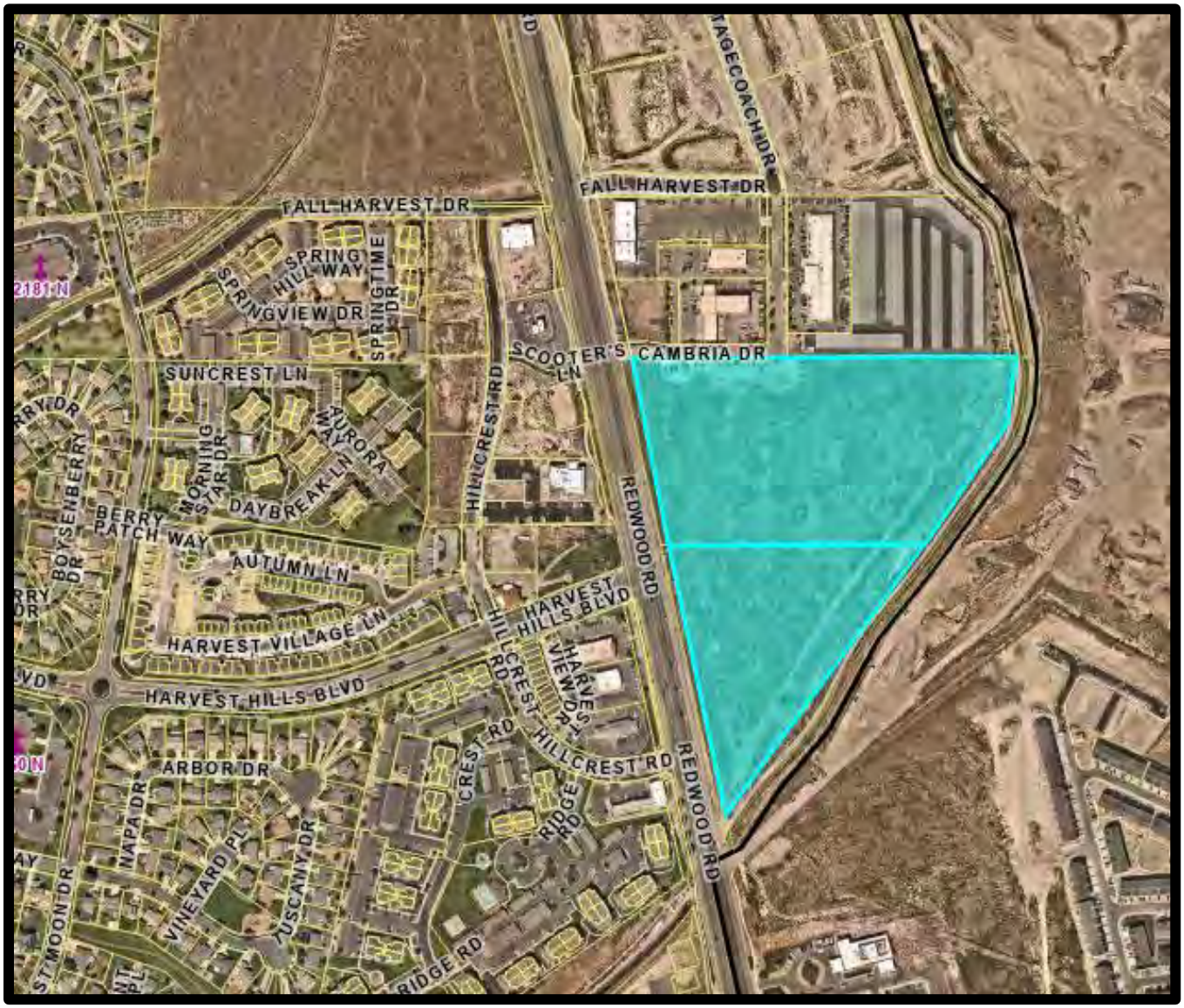
Right-turn acceleration lanes are generally not needed at signalized intersections. However, UDOT has lately required the installation of a full-width auxiliary lanes between intersections along Redwood Road to accommodate both deceleration and acceleration movements. They may also require this at this location, resulting in a full-width northbound auxiliary lane between Harvest Hills Boulevard and Cambria Drive.

2023	Background	Plus Project
Assumptions	• Traffic from 2250 North Redwood Rd and Phase 1 of the Exchange Property added	• Some westbound traffic at **Cambria Drive / Redwood Road** rerouted to the signal at **Harvest Hills Boulevard / Redwood Road** • **Harvest Hills Boulevard / Redwood Road** signal timing optimized with Stagecoach connection.
Findings	• Poor LOS at: o Cambria Drive / Redwood Road o Stagecoach Drive / Cambria Drive	• Poor LOS at: o Cambria Drive / Redwood Road
Mitigations	• None	• None, drivers will reroute as needed to avoid delays

2028	Background	Plus Project
Assumptions	• Traffic from 2250 North Redwood Rd and Full Build Exchange Property added • **2400 North / Redwood Road** intersection opened and new traffic signal installed. Some background traffic rerouted to this signal	• Some westbound traffic at **Cambria Drive / Redwood Road** rerouted to the signal at **Harvest Hills Boulevard / Redwood Road**
Findings	• Poor LOS at: o Cambria Drive / Redwood Road	• Poor LOS at: o Cambria Drive / Redwood Road
Mitigations	• None	• None, drivers will reroute as needed to avoid delays

Exhibit 2: Location and Zoning Map

LOCATION MAP



ZONING MAP

FALL HARVEST DR
SPRING MILL WAY
SPRINGVIEW DR
SPRINGTIME DR
SUNCREST LN
MORNING STAR DR
AURORA
DAYBREAK LN
BERRY PATCH WAY
AUTUMN LN
HARVEST VILLAGE LN
HARVEST HILLS BLVD
HILLCREST RD
HARVEST VIEW DR
CREST RD
RIDGE RD
ARBOR DR
NAPA DR
VINEYARD PL
TUSCANY DR
MOON DR
BOYSENBERRY DR
BERRY DR
2181 N
1960 N
SCOOTER'S LN
CAMBRIA DR
REDWOOD RD
GECOACH DR
RC
C
OW
MU
MF-14
A

Exhibit 3: Plan Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	12/6/2023
Date of Review:	**12/28/2023**
Project Name:	Westport Business Park
Project Request / Type:	Site Plan
Meeting Type:	N/A
Applicant:	Mark Johnson
Owner:	Larry Lindstrom
Location:	Approx. 2000 N Redwood Road
Major Street Access:	Redwood Road and Cambria Drive
Parcel Number(s) and size:	58:023:0114, 11.75 acres; 58:023:0116, 6.54 acres
Land Use Designation:	Business Park
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Regional Commercial, Office Warehouse, Mixed Use
Current Use:	Vacant Land
Adjacent Uses:	Office Warehouse, Regional Commercial
Previous Meetings:	None
Previous Approvals:	Rezone/General Plan Amendment – 08.07.21
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	Planning Commission
Planner:	Gina Grandpre, Senior Planner

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: 04/25/23
- Neighborhood Meeting: N/A
- PC: TBD

- CC: TBD

General Review

Building Department
- No Comments

Fire Department
- No Comments

GIS / Addressing
- See Addressing Comments

Additional Recommendations:
- DRC – 04/25/23 – No Comments

Code Review

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

19.04.01 Requirements		Office Warehouse	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)	40,000 sq. ft.	**Complies**	*See Planning for plans.*
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*See Planning for plans.*
Front/Corner Side Setback (Minimum)	20'	**Can Comply**	*TBD at building permit*
Interior Side Setback (Minimum)	25'	**Can Comply**	*TBD at building permit*
Rear Setback (Minimum)	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones.	**Can Comply**	*TBD at building permit*
Building Separation (Minimum)	20'	**Can Comply**	*TBD at building permit*
Lot Width (Minimum)	70'	**Complies**	*See Planning for plans.*
Lot Frontage (Minimum)			
Building Height (Maximum)	35'	**Can Comply**	*TBD at building permit*
Lot coverage (Maximum)	50%	**Can Comply**	*TBD at building permit*
Building Size (Minimum)			
Building Size (Maximum)			

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.**	*See Planning for plans.*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*See Planning for plans.*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*		
Automobile refueling stations and car wash operations.		*TBD at site plan application*
Automobile Repair, Minor:		*TBD at site plan application*
Car Wash (full service).		*TBD at site plan application*
Hotels.		*TBD at site plan application*
Kennel, Private.		*TBD at site plan application*
Storage, Self-Storage, or Mini-Storage Units.	**N/A**	*Not allowed in this subdivision*
Vehicle Storage.		*TBD at site plan application*
Public and Private Utility Building or Facility and Public Building Sites.		*TBD at site plan application*
Bars.		*TBD at site plan application*

19.06 Landscaping and Fencing		
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
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.**	*See Planning for plans.*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See Planning for plans.*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See Planning for plans.*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See Planning for plans.*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*See Planning for plans.*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*

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.**	*See Planning for plans.*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*See Planning for plans.*
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; 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.	**N/A.**	*None proposed*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See Planning for plans.*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See Planning for plans.*
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.	**N/A.**	*None proposed*
Preservation of Existing Vegetation		

Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Complies.**	*See Planning for plans.*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
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.**	*See Planning for plans.*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Does Not Comply.**	*Show concrete edging diagram REPEAT COMMENT*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	*Not a residential development*
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.**	*See Planning for plans.*
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	*Not a residential development*
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.**	*See Planning for plans.*
Fencing along arterial roads shall be of a consistent material and color within each development.	**Complies.**	*None proposed*
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.	**Complies.**	*See Planning for plans.*
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	*No residential is adjacent to this development*
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.**	*See Planning for plans.*
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.**	*See Planning for plans.*
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	**Complies.**	*See Planning for plans.*

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.		

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	796,983		
Required Landscaping	159,397	**Complies.**	*See Planning for plans.*
Required Deciduous Trees	55	**Complies.**	*See Planning for plans.*
Required Evergreen Trees	53	**Complies.**	*See Planning for plans.*
Required Shrubs	73	**Complies.**	*See Planning for plans.*
Drought Tolerant Plants	90	**Complies.**	*See Planning for plans.*

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		*TBD at site plan*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.		*TBD at site plan*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.		*TBD at site plan*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.		*TBD at site plan*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.		*TBD at site plan*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed within 600' of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing		*TBD at site plan*
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.		*TBD at site plan*
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		*TBD at site plan*

capabilities; lighting; landscaping and irrigation; and pedestrian walkways.		
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking		*TBD at site plan*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.		*TBD at site plan*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.		*TBD at site plan*
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.		*TBD at site plan*
When a development contains multiple uses, more than one parking requirement may be applied.		*TBD at site plan*
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.		*TBD at site plan*
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.		*TBD at site plan*
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.		*TBD at site plan*
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.		*TBD at site plan*
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. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.		*TBD at site plan*
Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.		*TBD at site plan*

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.		*TBD at site plan*
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.		*TBD at site plan*
Clear Sight Triangles must be followed.		*TBD at site plan*
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.		*TBD at site plan*
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.		*TBD at site plan*
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.		*TBD at site plan*
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.		*TBD at site plan*
Required Minimum Parking		
See table in 19.09		*TBD at site plan*
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.		*TBD at site plan*
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).		*TBD at site plan*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.		*TBD at site plan*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.		*TBD at site plan*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect		*TBD at site plan*

the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.		
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.		*TBD at site plan*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.		*TBD at site plan*
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.	**N/A.**	*Development not in Gateway Overlay*

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	TBD at Site Plan		TBD at Site Plan	
60° Parking				
Required	9'	18'	25'	18'
Provided	TBD at Site Plan		TBD at Site Plan	
45° Parking				
Required	9'	18'	25'	14'
Provided	TBD at Site Plan		TBD at Site Plan	
Parallel				
Required	9'	20'	N/A	12'
Provided	TBD at Site Plan		TBD at Site Plan	

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*See Planning for plans.*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*See Planning for plans.*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See Planning for plans.*
Angle: Shall be directed downward.	**Complies.**	*See Planning for plans.*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See Planning for plans.*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See Planning for plans.*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**Complies.**	*See Planning for plans.*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*

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.		*TBD at site plan*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.		*TBD at site plan*
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.		*TBD at site plan*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.		*TBD at site plan*
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.		*TBD at site plan*
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.		*TBD at site plan*
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'.		*TBD at site plan*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.		*TBD at site plan*
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.		*TBD at site plan*

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.		*TBD at site plan*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**N/A.**	*None proposed*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	*None proposed*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See Planning for plans.*
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.**	*See Planning for plans.*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See Planning for plans.*
Plans providing information required in the Technical Standards and Specifications Manual.	**Complies.**	*See Planning for plans.*

19.12 Subdivision

Preliminary Plat Requirements

Regulation	Compliance	Findings
Standard Plat Format followed.	**Complies.**	*See Planning for plans.*
Name and address of property owner and developer.	**Complies.**	*See Planning for plans.*
Name of land surveyor.	**Complies.**	*See Planning for plans.*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*See Planning for plans.*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*See Planning for plans.*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*See Planning for plans.*
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	*See Planning for plans.*
Subdivision name cleared with Utah County.	**Complies.**	*See Planning for plans.*
North arrow.	**Complies.**	*See Planning for plans.*
A tie to a permanent survey monument at a section corner.	**Complies.**	*See Planning for plans.*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*See Planning for plans.*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*See Planning for plans.*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*See Planning for plans.*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*See Planning for plans.*
Proposed road cross sections.	**Complies.**	*See Planning for plans.*
Proposed fencing.	**Complies.**	*See Planning for plans.*
Vicinity map.	**Complies.**	*See Planning for plans.*
All required signature blocks are on the plat.	**Complies.**	*See Planning for plans.*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*See Planning for plans.*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*See Planning for plans.*

Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*See Planning for plans.*
Location of 100-year high water marks of all lakes, rivers, and streams.	**Complies.**	*See Planning for plans.*
Projected Established Grade of all building lots.	**Complies.**	*See Planning for plans.*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*See Planning for plans.*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**Complies.**	*See Planning for plans.*
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*See Planning for plans.*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**Complies.**	*See Planning for plans.*
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**Complies.**	*See Planning for plans.*
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*See Planning for plans.*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	**Complies.**	*See Planning for plans.*
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	**N/A.**	*None proposed*
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**Complies.**	*See Planning for plans.*

Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Access Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**Complies.**	*See Planning for plans.*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way.	**Complies.**	*See Planning for plans.*
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	**Complies.**	*See Planning for plans.*
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*See Planning for plans.*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*See Planning for plans.*
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**N/A.**	*No flag lots are proposed*
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**Complies.**	*See Planning for plans.*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*See Planning for plans.*
Corner lots for residential use shall be 10% larger than the required minimum lot.	**Complies.**	*See Planning for plans.*
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*See Planning for plans.*
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**Complies.**	*See Planning for plans.*
Double access lots are not permitted with the exception of corner lots.	**Complies.**	*See Planning for plans.*
Driveways for residential lots or parcels shall not be allowed to have access on major arterials.	**N/A.**	*None proposed*

Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.		
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**Complies.**	*See Planning for plans.*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required?	*N/A – Not adjacent to residential*
Notice/Land Use Authority.	*City Council*
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.	*Yes*
Phasing Improvements.	*No*
Payment of Lieu of Open Space.	Amount of $: N/A
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	See Section 19.13.10

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)		*TBD at site plan*
Monument sign location and details		*TBD at site plan*
Wall signs and potential locations and details		*TBD at site plan*

19.19 Open Space		
Minimum Required Open Space		
Regulation	**Compliance**	**Findings**
Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	**N/A.**	*Open Space is not required for this subdivision.*
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: a. Single family developments: 10% of overall development acreage b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage	**N/A.**	*Open Space is not required for this subdivision.*

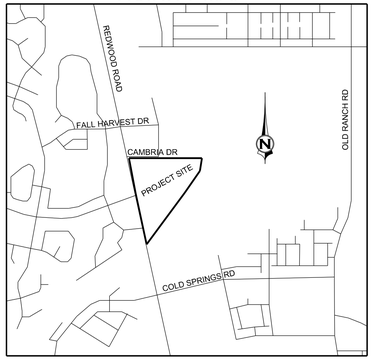
d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.		
Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement. i. Unimproved, not Sensitive Lands ii. Open space with no access	**N/A.**	*Open Space is not required for this subdivision.*
Minimum Required Amenities		
Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	**N/A.**	*Amenities are not required for this subdivision.*
Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.	**N/A.**	*Amenities are not required for this subdivision.*
No more than 25% of the points may be met by one specific item type in any one category.	**N/A.**	*Amenities are not required for this subdivision.*
All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.	**N/A.**	*Amenities are not required for this subdivision.*
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	**N/A.**	*Amenities are not required for this subdivision.*
Payment in Lieu of Open Space		
Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria: i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.	**N/A.**	
Total Cost: 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by $2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.	**N/A.**	

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*A public access easement and trail surface only at the east of the property will be maintained by the City.*
What is the anticipated cost to the City?	*None*
When will City maintenance begin?	*None*

WESTPORT BUSINESS PARK SUBDIVISION

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
LOCATED IN THE WEST HALF AND NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

VICINITY MAP



PLAT NOTES

1-PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE_____DAY OF_____, 20__.

2-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

3-THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.

4-PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO._____ ," WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.

5-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.

6-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.

7-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.

8-A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY_____[GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.

9-DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

10-LOTS 1, 5, & 4 ARE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING ADJACENT TO THEIR PROPERTY LINES ALONG REDWOOD ROAD.

11-LOTS 2, 3 AND 4 MUST COOPERATE IN A STORM DRAIN ACCESS EASEMENT AND ALL STORM WATER FROM IMPERVIOUS AREAS MUST DISCHARGE TO THE DETENTION BASIN.

DATA TABLE

INFORMATION	AC	SQ FT.	%TOTAL	#	NOTES	
TOTAL PLAT AREA	18.30	796,983	100%		INSIDE PLAT BOUNDARIES	
LOTS				5		
RIGHT-OF-WAY AREA	1.45	63,127	8%		INSIDE PLAT BOUNDARIES	100%
SENSITIVE LANDS	0.00	0	0%			
DETENTION & TRAIL AREA LANDSCAPING	1.15	50,042	6%		INSIDE PLAT BOUNDARIES	
BUILDABLE LAND	15.70	683,814	86%		INSIDE PLAT BOUNDARIES	
TOTAL LOT AREA	16.85	733,856	92%		INSIDE PLAT BOUNDARIES	
TOTAL LANDSCAPING AREA INSIDE ALL LOTS	3.37	146,771	20%		INSIDE PLAT BOUNDARIES	
LANDSCAPING AREA INSIDE PLAT RIGHT-OF-WAY	0.37	16,012	2%		INSIDE PLAT BOUNDARIES	
LANDSCAPING AREA OUTSIDE OF PLAT	0.75	32,609	4%		OUTSIDE PLAT BOUNDARIES INCLUDING TRAIL AREA	

ANTICIPATED TOTAL PROJECT LANDSCAPING = 26% (SARATOGA SPRINGS CITY MUST SECURE PROPERTY OUTSIDE OF PLAT FOR THE TRAIL BEFORE IT CAN BE LANDSCAPED)

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLA CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a-601 et seq. ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF_____ 20 ____

_____
ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

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

APPROVED THIS____DAY_____ OF 20____

BY _____

TITLE _____

DOMINION ENERGY QUESTAR CORP.

CENTURY LINK

Approved this ___ day of _____, A.D. 20____

_____
CENTURY LINK

PLANNING DIRECTOR

Approved by the Planning Director on this ___ day of _____, A.D. 20____

_____
PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by the Land Use Authority on this ___ day of _____, A.D. 20____

_____
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this ___ day of _____, A.D. 20____

_____
SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION

Approved this ___ day of _____, A.D. 20____

_____
COMCAST CABLE TELEVISION

CITY ENGINEER

Approved by the City Engineer on this ___ day of _____, A.D. 20____

_____
CITY ENGINEER

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this ___ day of _____, A.D. 20____

_____
CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by Post Office Representative on this ___ day of _____, A.D. 20____

_____
LEHI CITY POST OFFICE REPRESENTATIVE

DEVELOPER:
WESTPORT BUSINESS PARK, LLC
LARRY LINDSTROM
(801)898-0509
larry@leisurevillas.com

VALLEY LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

PREPARED BY
Mustang DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

DECEMBER 2023

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS THE VILLAS AT WESTPORT BUSINESS PARK SUBDIVSON. I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SR-68 REDWOOD ROAD, SAID POINT BEING NORTH 89°55'02" EAST 1794.19 FEET ALONG THE SECTION LINE AND SOUTH 1734.25 FEET FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EAST 1108.61 FEET; THENCE SOUTH 09°02'00" WEST 196.18 FEET; THENCE SOUTH 34°53'00" WEST 402.46 FEET; THENCE SOUTH 36°32'14" WEST 976.15 FEET; TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SR-68 REDWOOD ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS; (1) NORTH 12°01'41" WEST 791.51 FEET; (2) NORTH 10°45'54" WEST 543.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.296 ACRES OR 796,983 SQFT MORE OR LESS AND 5 LOTS

BASIS OF BEARING IS SOUTH 89°55'02" WEST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 11

_____ _____ _____
SURVEYOR (SEE SEAL BELOW) DATE LICENSE #

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

WESTPORT BUSINESS PARK SUBDIVISION

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

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____DAY _____OF 20 ____.

_____ _____ _____
SIGNATURE PRINT NAME TITLE & ENTITY

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THIS ____DAY _____ OF 20 ____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: _____

PRINT NAME AS COMMISSIONED: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS ____DAY _____OF 20 ____.

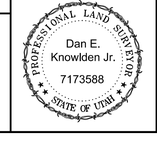
_____ ATTEST _____
CITY MAYOR CITY RECORDER (SEE SEAL BELOW)

WESTPORT BUSINESS PARK SUBDIVISION

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 11,
T5S, R1W, SLB&M, CITY OF SRATOGA SPRINGS, UTAH COUNTY, UTAH

NOT TO SCALE SHEET 1 OF 3

SURVEYORS SEAL

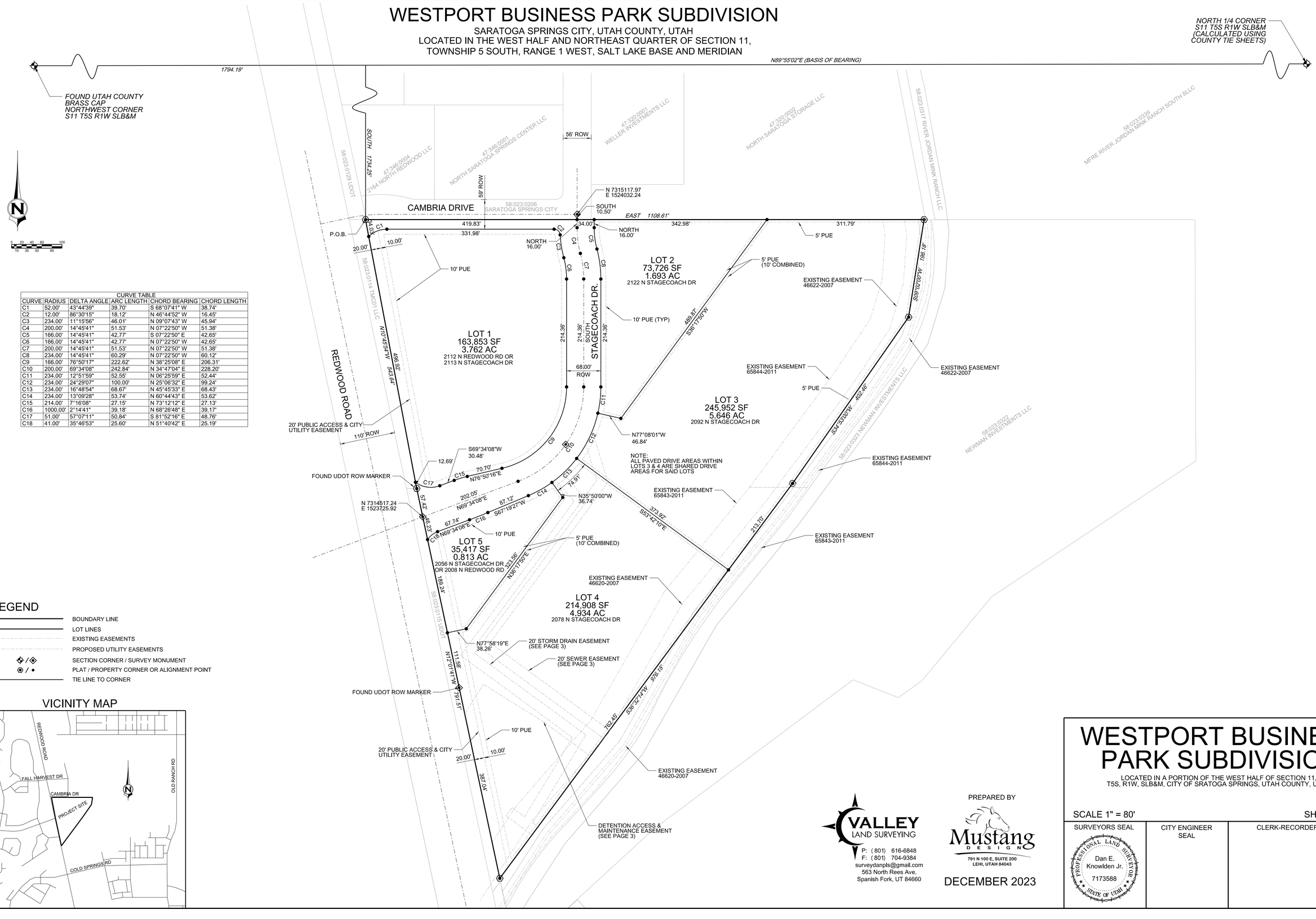


CITY ENGINEER SEAL

CLERK-RECORDER SEAL

WESTPORT BUSINESS PARK SUBDIVISION

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
LOCATED IN THE WEST HALF AND NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

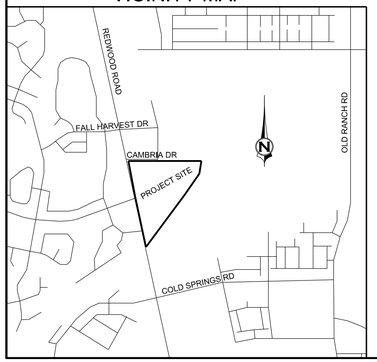


CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	52.00'	43°44'39"	39.70'	S 68°07'41" W	38.74'
C2	12.00'	86°30'15"	18.12'	N 46°44'52" W	16.45'
C3	234.00'	11°15'56"	46.01'	N 09°07'43" W	45.94'
C4	200.00'	14°45'41"	51.53'	N 07°22'50" W	51.38'
C5	166.00'	14°45'41"	42.77'	S 07°22'50" E	42.65'
C6	166.00'	14°45'41"	42.77'	N 07°22'50" W	42.65'
C7	200.00'	14°45'41"	51.53'	N 07°22'50" W	51.38'
C8	234.00'	14°45'41"	60.29'	N 07°22'50" W	60.12'
C9	166.00'	76°50'17"	222.62'	N 38°25'08" E	206.31'
C10	200.00'	69°34'08"	242.84'	N 34°47'04" E	228.20'
C11	234.00'	12°51'59"	52.55'	N 06°25'59" E	52.44'
C12	234.00'	24°29'07"	100.00'	N 25°06'32" E	99.24'
C13	234.00'	16°48'54"	68.67'	N 45°45'33" E	68.43'
C14	234.00'	13°09'28"	53.74'	N 60°44'43" E	53.62'
C15	214.00'	7°16'08"	27.15'	N 73°12'12" E	27.13'
C16	1000.00'	2°14'41"	39.18'	N 68°26'48" E	39.17'
C17	51.00'	57°07'11"	50.84'	S 81°52'16" E	48.76'
C18	41.00'	35°46'53"	25.60'	N 51°40'42" E	25.19'

LEGEND

- BOUNDARY LINE
- LOT LINES
- EXISTING EASEMENTS
- PROPOSED UTILITY EASEMENTS
- SECTION CORNER / SURVEY MONUMENT
- PLAT / PROPERTY CORNER OR ALIGNMENT POINT
- TIE LINE TO CORNER

VICINITY MAP



VALLEY
LAND SURVEYING
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surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

PREPARED BY

Mustang
DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

DECEMBER 2023

WESTPORT BUSINESS PARK SUBDIVISION

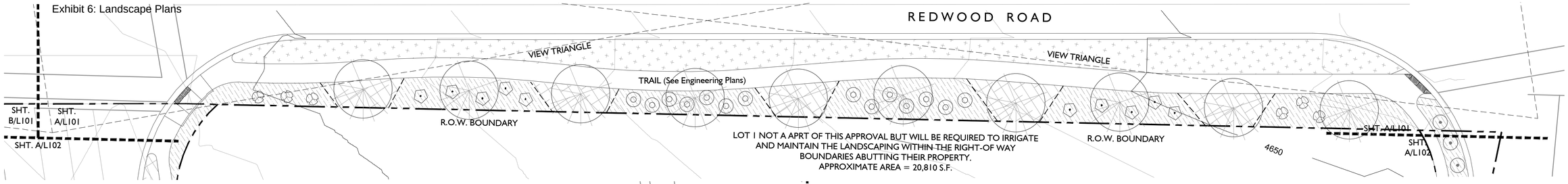
LOCATED IN A PORTION OF THE WEST HALF OF SECTION 11,
T5S, R1W, SLB&M, CITY OF SRATOGA SPRINGS, UTAH COUNTY, UTAH

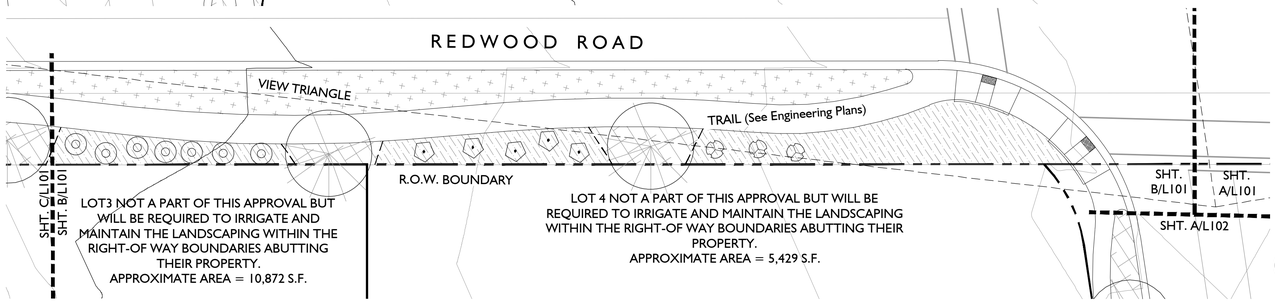
SCALE 1" = 80'

SHEET 2 OF 3

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR Dan E. Knowlden Jr. 7173588 STATE OF UTAH		

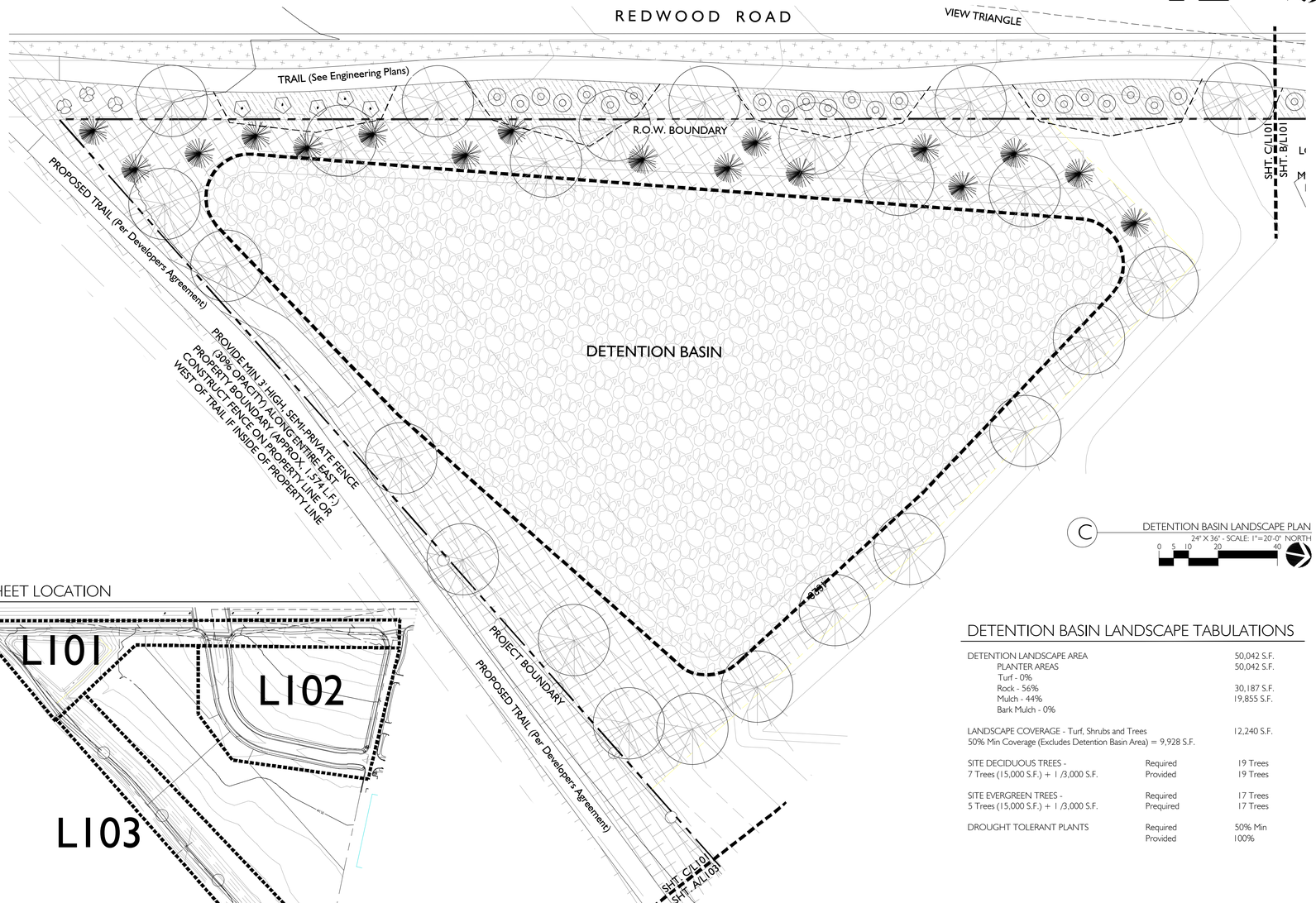
Exhibit 6: Landscape Plans





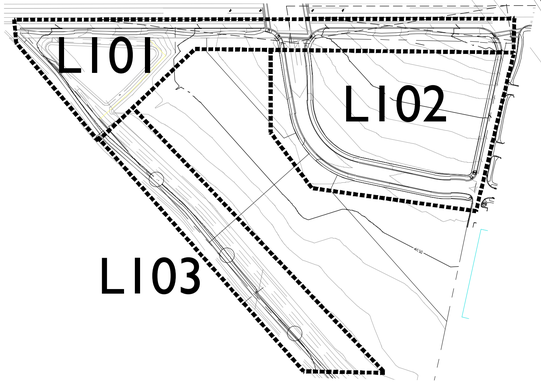
A LANDSCAPE OUTSIDE OF PLAT LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

B LANDSCAPE OUTSIDE OF PLAT LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40



C DETENTION BASIN LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

SHEET LOCATION



AREA OUTSIDE OF PLAT LANDSCAPE TABULATIONS

LANDSCAPE AREA		32,609 S.F.
PLANTER AREAS		
Turf - 28%		11,653 S.F.
Rock - 0%		
Mulch - 82%		20,956 S.F.
Bark Mulch - 0%		
LANDSCAPE COVERAGE - Turf, Shrubs and Trees		23,653 S.F.
50% Min Coverage = 16,305 S.F.		
DECIDUOUS TREES -	Required	13 Trees
7 Trees (15,000 S.F.) + 1 /3,000 S.F.	Provided	19 Trees
Trees from Outside of Plat		5 Trees
Total Trees		24 Trees (Includes Reqd. Ev. Trees)
EVERGREEN TREES -	Required	11 Trees
5 Trees (15,000 S.F.) + 1 /3,000 S.F.	Provided	0 Trees
Note: Evergreen tree requirement transferred to deciduous trees due to limited parkstrip widths.		
DROUGHT TOLERANT PLANTS	Required	50% Min.
	Provided	100%
5 GAL. SHRUB CONTAINER	Required	19 Shrubs
75 Shrubs Total - 25% Min 5 Gal.	Provided	20 Shrubs

AREA OUTSIDE OF PLAT LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size	Water-Wise
24	DECIDUOUS TREES		2" Cal. Min.	
	Acer freemanii 'Jeffersred'	Autumn Blaze Maple		Yes
	Acer platanoides 'Emerald Queen'	Emerald Queen Maple		Yes
	Cercis canadensis	Eastern Redbud		Yes
	Gleditsia triacanthos var. inermis	Thornless Honeylocust		Yes
	Malus 'Spring Snow'	Spring Snow Crabapple		Yes
	Zelkova serrata 'Green Vase'	Green Vase Zelkova		Yes
	SHRUBS			
1	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.	Yes
42	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.	Yes
	ORNAMENTAL GRASSES			
20	Miscanthus sinensis var.	Maiden Grass var.	5 Gal.	Yes
	PERENNIALLS			
12	Perovskia atriciplifolia	Russian Sage	1 Gal.	Yes
	TURF			
11,653 S.F.	Utah Valley Turf Farms		Sod	
	MULCH			
16,538 S.F.	Decorative Rock Mulch - 1 - 2" over Weed Barrier		3"	
4,418 S.F.	Decorative Rock Mulch - 2 - 3" over Weed Barrier		3"	
	EDGING			
	Rock Mulch to Rock Mulch Interface - Metal, 3/16" x 4"			
	Note: Site does not contain any turf to palnter interface requiring concrete edging.			

DETENTION BASIN LANDSCAPE TABULATIONS

DETENTION LANDSCAPE AREA		50,042 S.F.
PLANTER AREAS		50,042 S.F.
Turf - 0%		
Rock - 56%		30,187 S.F.
Mulch - 44%		19,855 S.F.
Bark Mulch - 0%		
LANDSCAPE COVERAGE - Turf, Shrubs and Trees		12,240 S.F.
50% Min Coverage (Excludes Detention Basin Area) = 9,928 S.F.		
SITE DECIDUOUS TREES -	Required	19 Trees
7 Trees (15,000 S.F.) + 1 /3,000 S.F.	Provided	19 Trees
SITE EVERGREEN TREES -	Required	17 Trees
5 Trees (15,000 S.F.) + 1 /3,000 S.F.	Prequired	17 Trees
DROUGHT TOLERANT PLANTS	Required	50% Min
	Provided	100%

DETENTION BASIN / TRAIL LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size	Water-Wise
19	DECIDUOUS TREES		2" Cal. Min.	
	Acer freemanii 'Jeffersred'	Autumn Blaze Maple		Yes
	Acer platanoides 'Emerald Queen'	Emerald Queen Maple		Yes
	Gleditsia triacanthos var. inermis	Thornless Honeylocust		Yes
	Zelkova serrata 'Green Vase'	Green Vase Zelkova		Yes
17	EVERGREEN TREES		6'	
	Pinus edulis	Pinyon Pine		Yes
	Picea pungens Fastigiata	Columnar Blue Spruce		Yes
	Abies concolor	White Fir		Yes
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper		Yes
	MULCH			
19,855 S.F.	Decorative Rock Mulch - 2 - 3" over Weed Barrier		3"	
30,187 S.F.	Cobble - 3 - 6" over Weed Barrier		4"	
	EDGING			
	Metal, 3/16" x 4"			

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STATE OF UTAH · SCOTT THOMAS BLAKE · No. 155982 · REGISTERED LANDSCAPE ARCHITECT

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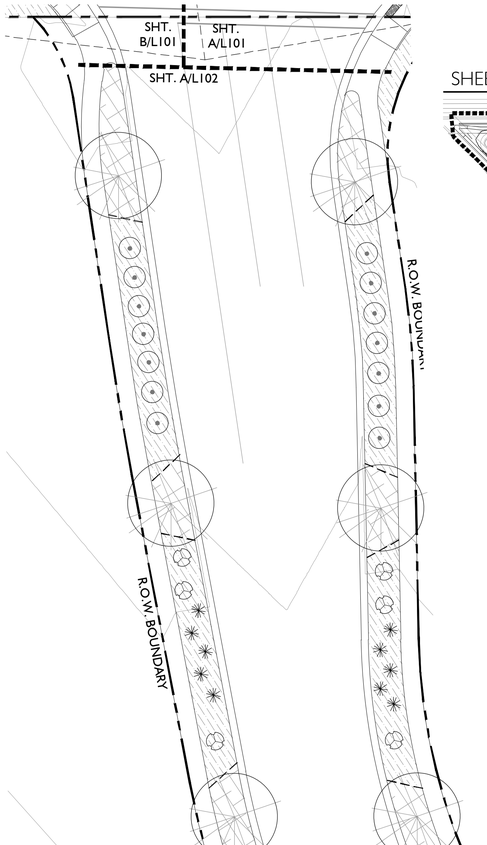
R.O.W. / DETENTION BASIN LANDSCAPE PLAN

LI01



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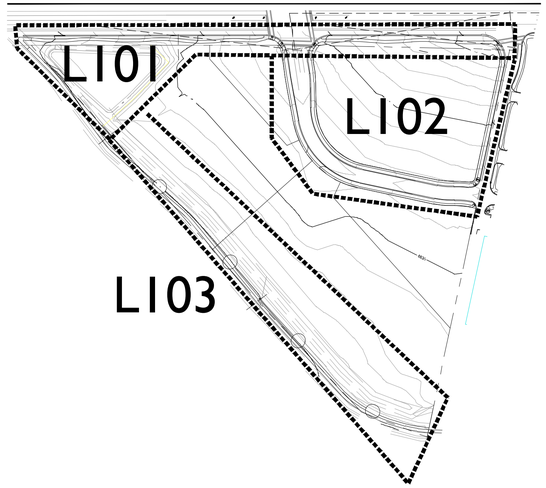


0VERALL PROJECT DATA TABLE

INFORMATION	AC	SQ FT.	%TOTAL	#	NOTES
TOTAL PLAT AREA	18.30	796,983	100%		INSIDE PLAT BOUNDARIES
LOTS				5	
RIGHT-OF-WAY AREA	1.45	63,127	8%		INSIDE PLAT BOUNDARIES
SENSITIVE LANDS	0.00	0	0%		
DETENTION & TRAIL AREA LANDSCAPING	1.15	50,042	6%		INSIDE PLAT BOUNDARIES
BUILDABLE LAND	15.70	683,814	86%		INSIDE PLAT BOUNDARIES
TOTAL LOT AREA	16.85	733,856	92%		INSIDE PLAT BOUNDARIES
TOTAL LANDSCAPING AREA INSIDE ALL LOTS	3.37	146,771	20%		INSIDE PLAT BOUNDARIES
LANDSCAPING AREA INSIDE PLAT RIGHT-OF-WAY	0.37	16,012	2%		INSIDE PLAT BOUNDARIES
LANDSCAPING AREA OUTSIDE OF PLAT	0.75	32,609	4%		OUTSIDE PLAT BOUNDARIES INCLUDING TRAIL AREA

100%

ANTICIPATED TOTAL PROJECT LANDSCAPING = 26% (SARATOGA SPRINGS CITY MUST SECURE PROPERTY OUTSIDE OF PLAT FOR THE TRAIL BEFORE IT CAN BE LANDSCAPED)

LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
5. Pre-emergent herbicide shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
10. Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
11. All turf areas shall receive four inches (4") of topsoil prior to planting.
12. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
    Sand (0.05 - 2.0 mm Dia.) 20 - 70%
    Clay (0.002 - 0.05 mm Dia.) 20 - 70%
    The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
    pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
13. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

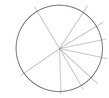
AREA INSIDE OF PLAT ROW LANDSCAPE SCHEDULE

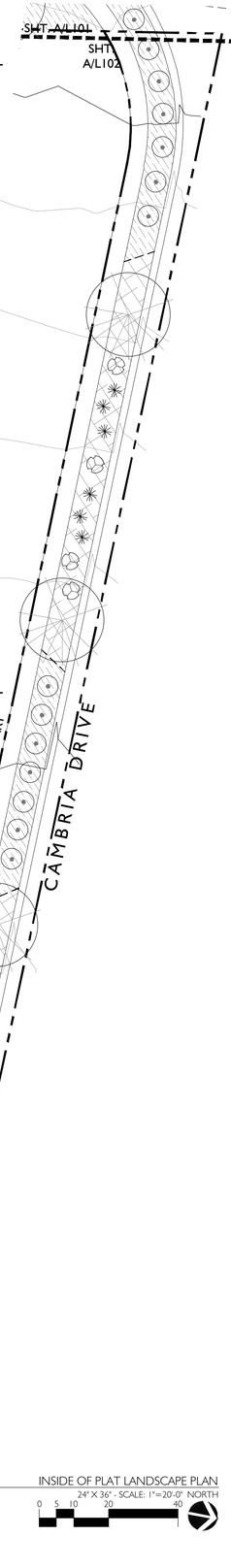
Qnty.	Botanical Name	Common Name	Size	Water-Wise
14	DECIDUOUS TREES		2" Cal. Min.	
	Acer freemanii 'Jeffersred'	Autumn Blaze Maple		Yes
	Acer platanoides 'Emerald Queen'	Emerald Queen Maple		Yes
	Cercis canadensis	Eastern Redbud		Yes
	Gleditsia triacanthos var. inermis	Thornless Honeylocust		Yes
	Malus 'Spring Snow'	Spring Snow Crabapple		Yes
	Zelkova serrata 'Green Vase'	Green Vase Zelkova		Yes
	SHRUBS			
69	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.	Yes
	ORNAMENTAL GRASSES			
42	Calamagrostis acutifolia var.	Feather Grass var.	5 Gal.	Yes
	PERENNIALLS			
19	Perovskia atriciplifolia	Russian Sage	1 Gal.	Yes
	MULCH			
11,149 S.F.	Decorative Rock Mulch - 1 - 2" over Weed Barrier		3"	
4,863 S.F.	Decorative Rock Mulch - 2 - 3" over Weed Barrier		3"	
	EDGING			
	Rock Mulch to Rock Mulch Interface - Metal, 3/16" x 4"			

Note: Site does not contain any turf to palnter interface requiring concrete edging.

AREA INSIDE OF PLAT ROWLANDSCAPE TABULATIONS

LANDSCAPE AREA		16,012 S.F.
PLANTER AREAS		
Turf - 28%		
Rock - 0%		
Mulch - 82%		16,012 S.F.
Bark Mulch - 0%		
LANDSCAPE COVERAGE - Turf, Shrubs and Trees		8,633 S.F.
50% Min Coverage = 8,006 S.F.		
DECIDUOUS TREES -	Required	8 Trees
7 Trees (15,000 S.F.) + 1 /3,000 S.F.	Provided	14 Trees
		(Includes Reqd. Ev. Trees)
Trees Above Requirement		5 Trees
Note: The 5 trees above the requirement will be allocated to the Inside of Plat Tree requirements to provide more widespread coverage of trees along streets.		
EVERGREEN TREES -	Required	6 Trees
5 Trees (15,000 S.F.) + 1 /3,000 S.F.	Provided	0 Trees
Note: Evergreen tree requirement transferred to deciduous trees due to limited parkstrip widths.		
DROUGHT TOLERANT PLANTS	Required	50% Min.
	Provided	100%
5 GAL. SHRUB CONTAINER	Required	33 Shrubs
130 Shrubs Total - 25% Min 5 Gal.	Provided	42 Shrubs





LOT3 NOT A PART OF THIS APPROVAL BUT WILLWILL BE REQUIRED TO IRRIGATE AND MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF WAY BOUNDARIES ABUTTING THEIR PROPERTY.
APPROXIMATE AREA = 10,872 S.F.

LOT 1 NOT A PART OF THIS APPROVAL WILL BE REQUIRED TO IRRIGATE AND MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF WAY BOUNDARIES ABUTTING THEIR PROPERTY.
APPROXIMATE AREA = 20,810 S.F.

R.O.W. BOUNDARY

STAGECOACH DRIVE

R.O.W. BOUNDARY
LOT 2 NOT A PART OF THIS APPROVAL BUT WILL WILL BE REQUIRED TO IRRIGATE AND MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF WAY BOUNDARIES ABUTTING THEIR PROPERTY.

A — INSIDE OF PLAT LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

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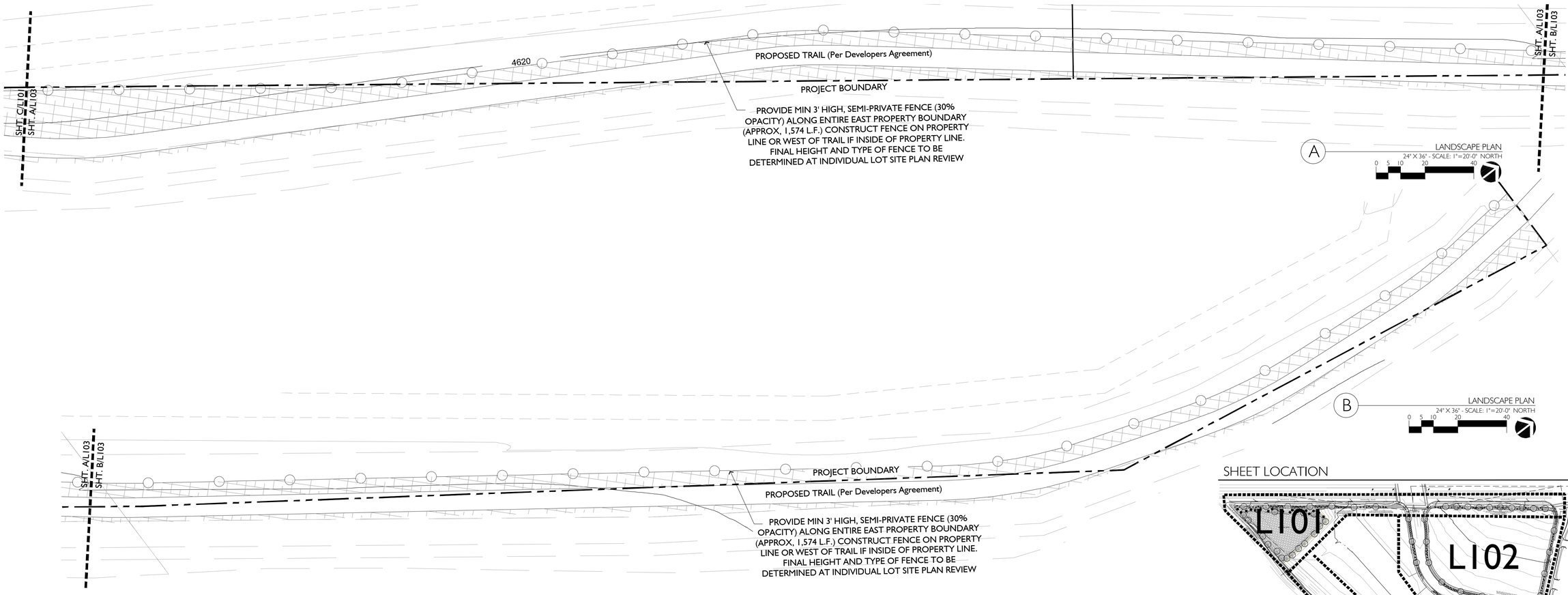
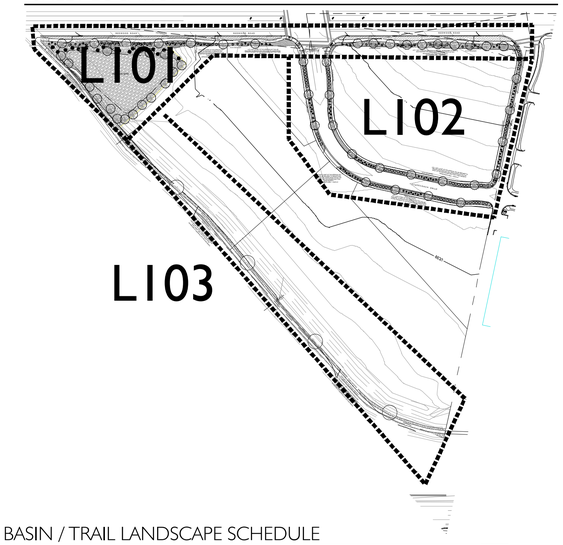
SUBDIVISION PLAT

R.O.W. LANDSCAPE PLAN

L102

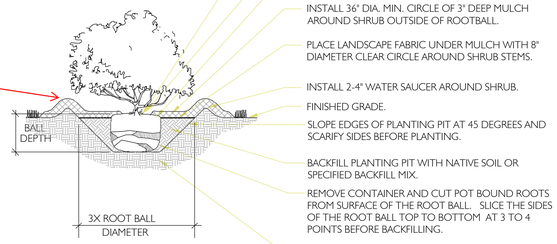


SHEET LOCATION



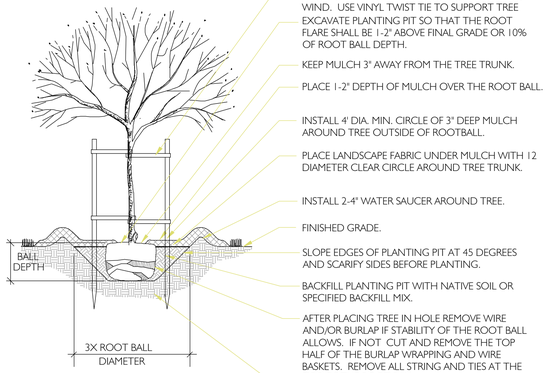
Show concrete edging diagram REPEAT COMMENT

Concrete edging must be used to separate planter and turf areas in all non-residential zones.



C SHRUB/GRASS PLANTING

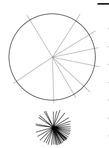
NOT TO SCALE



D TREE PLANTING

NOT TO SCALE

DETENTION BASIN / TRAIL LANDSCAPE SCHEDULE



Qnty.	Botanical Name	Common Name	Size	Water-Wise
19	DECIDUOUS TREES		2" Cal. Min.	
	Acer freemanii 'Jeffersred'	Autumn Blaze Maple		Yes
	Acer platanoides 'Emerald Queen'	Emerald Queen Maple		Yes
	Gleditsia triacanthos var. inermis	Thornless Honeylocust		Yes
	Zelkova serrata 'Green Vase'	Green Vase Zelkova		Yes
17	EVERGREEN TREES		6'	
	Pinus edulis	Pinyon Pine		Yes
	Picea pungens Fastigiata	Columnar Blue Spruce		Yes
	Abies concolor	White Fir		Yes
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper		Yes
	MULCH			
19,855 S.F.	Decorative Rock Mulch - 2 - 3" over Weed Barrier		3"	
30,187 S.F.	Cobble - 3 - 6" over Weed Barrier		4"	
	EDGING			
	Metal, 3/16" x 4"			

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6376867
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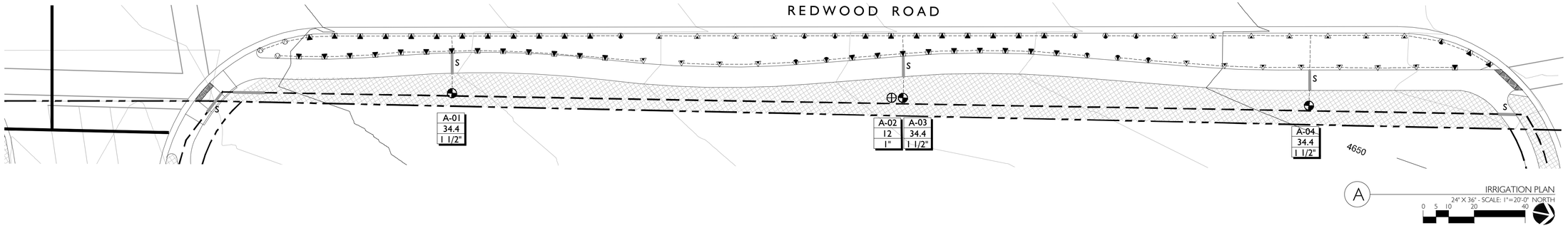
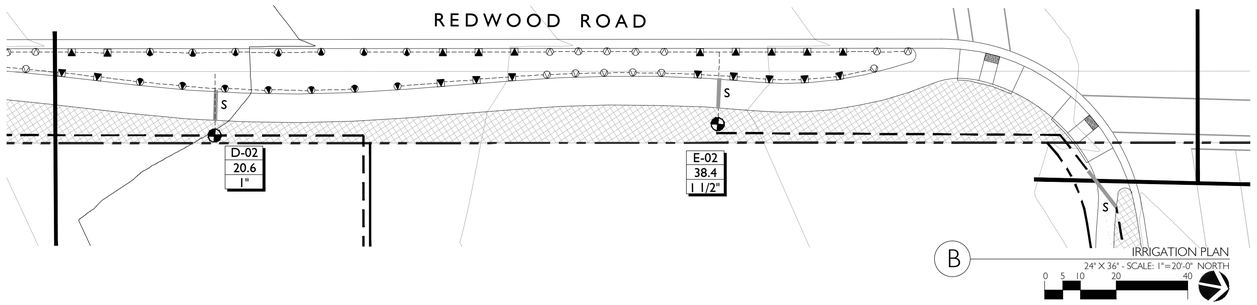
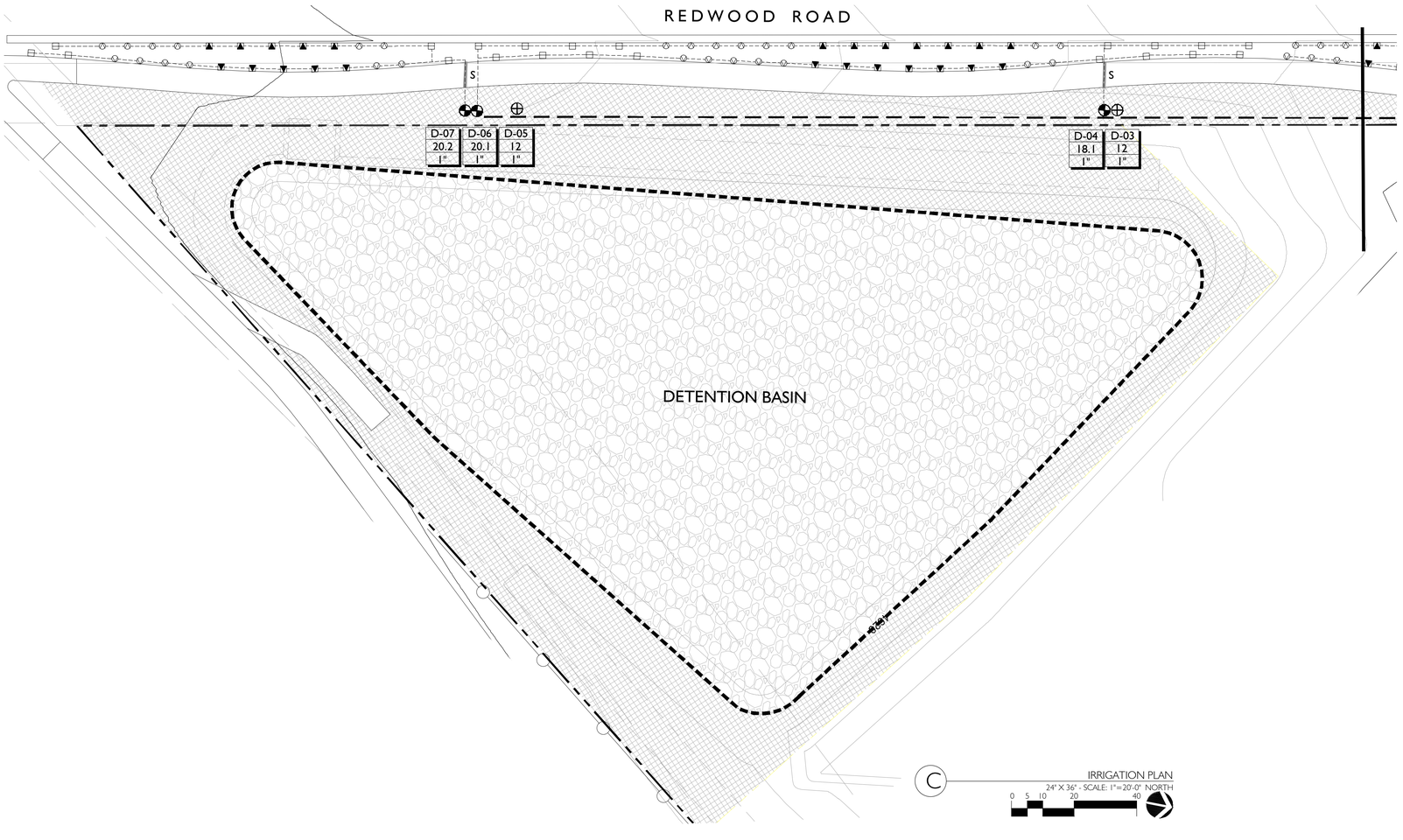
SUBDIVISION PLAT

LANDSCAPE PLAN

L103







IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
⊟	Rainbird 1804-PRS w/ 15 Strip Series MPR (15RCS,15LCS,15SST)	30	1.21	4' x 15'
⊠	Rainbird 1804-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	5'
⊛	Rainbird 1804-PRS w/ 8 Sereis MPR (8Q-8F, 8VAN)	30	0.52	8'
▼	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
▼	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12'
▽	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15'

Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub

Automatic Control Valve - Rainbird PEB - See Plan for Sizes

Drip Control Zone - Rainbird XCZ-100-PRBCOM

Quick Coupling Valve Assembly

R Rain Sensor - Rainbird WR2 Wireless Rain Sensor

Mainline - 1 1/2" Sch 40 PVC Mainline

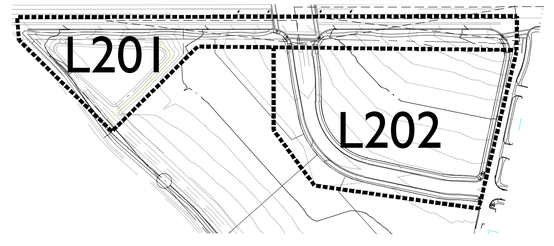
S Irrigation Sleeving (See Plan)

A-01 Valve #
12.0 GPM
1" Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2 -1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

SHEET LOCATION



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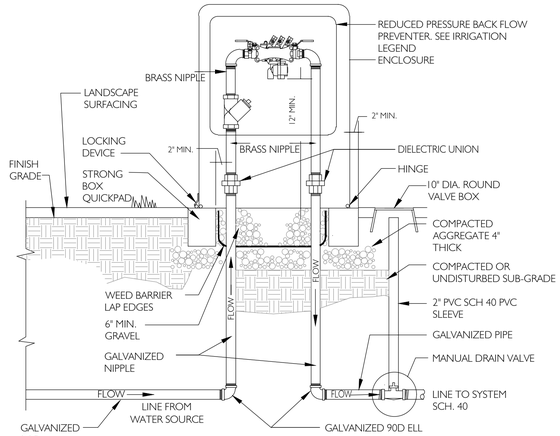
R.O.W. / DETENTION BASIN IRRIGATION PLAN

L201



SIDE VIEW

B BACKFLOW PREVENTION ASSEMBLEY

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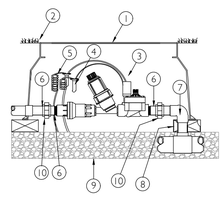
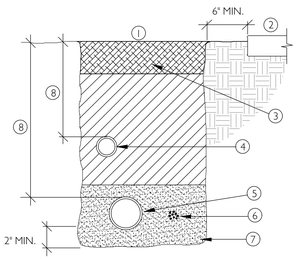


1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE CONTROL ZONE ASSEMBLY (SEE EQUIPMENT SCHEDULE)
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

C DRIP IRRIGATION VALVE ASSEMBLY

NOT TO SCALE

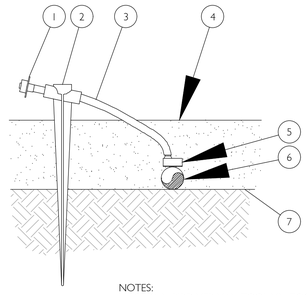


1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES; TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE OF PIPE OR 6" BELOW.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE IN AREAS OF ROCK LADEN SOIL
8. PIPE DEPTHS:
   MAIN LINE: 18 - 30" COVER
   LATERAL LINE: 8 - 14" COVER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

D PIPE TRENCH

NOT TO SCALE



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTER - XB-20PC (2.0 GPH / 0.033 GPM)

E XERIBUG EMITTER

NOTE TO SCALE

IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
⊟	Rainbird 1804-PRS w/ 15 Strip Series MPR (15RCS,15LCS,15SST)	30	1.21	4' x 15'
⊠	Rainbird 1804-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	5'
◎	Rainbird 1804-PRS w/ 8 Sereis MPR (8Q-8F, 8VAN)	30	0.52	8'
◥	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
◔	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12'
▽	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15'

Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub

Automatic Control Valve - Rainbird PEB - See Plan for Sizes

Drip Control Zone - Rainbird XCZ-100-PRBCOM

Quick Coupling Valve Assembly

R Rain Sensor - Rainbird WR2 Wireless Rain Sensor

Mainline - 1 1/2" Sch 40 PVC Mainline

S Irrigation Sleeving (See Plan)

A-01 / 12.0 Valve # / GPM

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2 -1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

SHEET LOCATION

E-01 / 12 / 1"

A-07 / 12 / 1"

LOT 5 WILL BE REQUIRED TO IRRIGATE AND MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF WAY BOUNDARIES ABUTTING THEIR PROPERTY = 5,429 S.F. (ACREAGE SHOWN IS FOR R.O.W. AREA ONLY). IRRIGABLE ACREAGE FOR EACH INDIVIDUAL LOT WILL BE SHOWN FOR REVIEW DURING EACH SITE PLAN SUBMITTAL PROCESS

LOT 5 PRESSURIZED IRRIGATION SYSTEM CONNECTION w/ METER

M R RAIN SENSOR

D-01 / 12 / 1"

M R RAIN SENSOR

LOT 4 PRESSURIZED IRRIGATION SYSTEM CONNECTION w/ METER

LOT 4 WILL BE REQUIRED TO IRRIGATE AND MAINTAIN THE LANDSCAPING WITHIN THE R.O.W. BOUNDARY ABUTTING THEIR PROPERTY = 10,872 S.F. (ACREAGE SHOWN IS FOR R.O.W. AREA ONLY). IRRIGABLE ACREAGE FOR EACH INDIVIDUAL LOT WILL BE SHOWN FOR REVIEW DURING EACH SITE PLAN SUBMITTAL PROCESS

C-01 / 12 / 1"

M R RAIN SENSOR

LOT 3 PRESSURIZED IRRIGATION SYSTEM CONNECTION w/ METER

LOT3 WILL BE REQUIRED TO IRRIGATE AND MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF WAY BOUNDARIES ABUTTING THEIR PROPERTY = 10,872 S.F. (ACREAGE SHOWN IS FOR R.O.W. AREA ONLY). IRRIGABLE ACREAGE FOR EACH INDIVIDUAL LOT WILL BE SHOWN FOR REVIEW DURING EACH SITE PLAN SUBMITTAL PROCESS

LOT 1 WILL BE REQUIRED TO IRRIGATE AND MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF WAY BOUNDARIES ABUTTING THEIR PROPERTY = 20,810 S.F. (ACREAGE SHOWN IS FOR R.O.W. AREA ONLY). IRRIGABLE ACREAGE FOR EACH INDIVIDUAL LOT WILL BE SHOWN FOR REVIEW DURING EACH SITE PLAN SUBMITTAL PROCESS

RM RAIN SENSOR

LOT 1 PRESSURIZED IRRIGATION SYSTEM CONNECTION w/ METER

A-06 / 12 / 1"

R M RAIN SENSOR

B-01 / 12 / 1"

LOT 2 PRESSURIZED IRRIGATION SYSTEM CONNECTION w/ METER

LOT 2 WILL BE REQUIRED TO IRRIGATE AND MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF WAY BOUNDARIES ABUTTING THEIR PROPERTY = 3,549 S.F. (ACREAGE SHOWN IS FOR R.O.W. AREA ONLY). IRRIGABLE ACREAGE FOR EACH INDIVIDUAL LOT WILL BE SHOWN FOR REVIEW DURING EACH SITE PLAN SUBMITTAL PROCESS

STAGECOACH DRIVE

CAMBRIA DRIVE

A-05 / 12 / 1"

A IRRIGATION PLAN

24" X 36" - SCALE: 1"=20'-0" NORTH

0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH — SCOTT THOMAS BLAKE — No. 11082 — REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	2.09.2024

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2024

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WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

SUBDIVISION PLAT

R.O.W. IRRIGATION PLAN

L202

MINUTES – Planning Commission

Thursday, March 28, 2024
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 Reed Ryan.

1. **Pledge of Allegiance -** led by Commissioner Doug Willden.

2. **Roll Call** – A quorum was present.
Present:
Commission Members: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.
Excused: Scott A. Hill, Rachel Sprosty Burns.
Staff: Sarah Carroll, Planning Director; Ken Young, Community Development Director; Doug Meldrum, Economic Development Director; Kendal Black, Planner I; Austin Roy, Senior Planner; Gina Grandpre, Senior Planner; Kent Page, Senior Planner; Rulon Hopkins, Assistant City Attorney; Scott Petrik, Engineer; Jeff Pearson, Engineer; Wendy Wells, Deputy Recorder; Jeremy Lapin, Public Works Director/City Engineer (participated via Zoom).
Others: Keith Lindstrom, Larry Lindstrom, Jill Dusek, Amber Santy, Teresa Anderson, Eric Wolf, Mark Johnson, Julie Smith, Devin Hatch.

3. **Public Input Open** by Chairman Ryan.

Jill Dusek of Saratoga Springs shared that she was concerned about the high grading of the Steel Ridge Plaza project and was worried her backyard would no longer have privacy because the development is at fence level. She is concerned that all her neighbors who have homes along the fence line would also have privacy issues due to the grading.

Public Input Closed by Chairman Ryan.

4. **Presentation:** Downtown Plan Update.

Economic Development Director Doug Meldrum Presented the update. He explained that we don't currently have a Downtown, and there were guiding principles used to create the Downtown Plan. He said the area is planned to be about 200 acres and is located West of Pioneer Crossing and East of Mountain View Corridor. There will be pedestrian zones, parking that is planned for the periphery, and the plan may incorporate some future office space. He explained that data had been researched showing there is a trend back towards retail shopping, and they had studied some local shopping areas to be certain they have criteria set into place to create a successful, vibrant Downtown area.

PUBLIC HEARINGS

1. **Cliff Lake Master Development Agreement, located approximately at SW corner of Pioneer Crossing and Saratoga Road. Keith Lindstrom as applicant.**

Senior Planner Kent Page presented the item. The application is for a MDA, which is a comprehensive agreement often addressing multi-phase developments, all aspects of planning, construction, and long-term management.

Applicants Keith Lindstrom of Leisure Villas and Larry Lindstrom of Lehi were both in attendance to answer questions. Keith said that he had tried to make the plan simple and transparent.

Public Hearing Open by Chairman Ryan.

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Sue Alexander sent an email expressing concern about parking at Cliff Lake. She said that she lives in the Leisure Villas at Legacy Farms and she recounted her experiences with parking there and her feelings that there is not enough parking for guests or gatherings.

Public Hearing Closed by Chairman Ryan.

Commissioner Kilgore asked for Staff or Applicant response to the email sent from Sue Alexander.

Applicant Keith Lindstrom said that he was surprised to hear of parking issues at Leisure Villas and that he felt there could be parking issues with any development during the holidays when there are extra guests.

Commissioner Kilgore received clarification that parking would meet Code, but had changed due to a change in the City Code. He also asked to see the Buffer Zone recommended by Staff in the Commercial Zone referred to in the Staff Report.

Senior Planner Kent Page presented the Neighborhood Plan and explained an adequate landscape buffer would need to be provided.

Planning Director Sarah Carroll explained that City Code requires 10 feet of landscaping around the rear and side perimeter of parking lots. She told the Commissioners that if they wanted to make a recommendation for something in addition to the requirement, they could put that in the motion. She mentioned that the Applicant's preference would be that nothing is added in addition to Code. She said that there are many unknowns as to what the future uses would be so it is hard to say what the buffering needs could be.

Commissioner Kilgore referred to the Public Input made earlier in the meeting and said that there might be heavy commercial areas butting up against residential areas that could cause some privacy concerns, and wondered where appropriate areas would be to put buffers.

Planning Director Sarah Carroll related that the motion could include the addition of requiring "screen walls be used to screen loading areas". She clarified that Staff wanted the Planning Commission to be aware of the 10-foot landscaping requirement and that they could add something in addition if they chose to.

Applicant Keith Lindstrom feels the 10-foot buffer that is listed in City Code in the Neighborhood Plan is adequate and he does not want to be burdened with something that is not Code.

Chairman Ryan asked for clarification of what the material would be for the 10-foot landscaping buffer. He expressed concern that the material used would be able to provide an adequate buffer. He asked if installing a berm would be an option.

Planning Director Sarah Carroll informed the Commissioners that berms are not required in all situations.

Senior Planner Gina Grandpre explained that a 6-foot fence is required to separate Heavy Commercial and Residential areas when they abut each other. If a street is next to the area, it could change the requirement.

Commissioner Kilgore asked if the buffer would provide adequate buffering for a future neighborhood.

Senior Planner Kent Page advised that we did not have a Site Plan to know which way the parking lot will be facing so it is hard to say if the planned buffer would be adequate.

Commissioner Mangum clarified the conditions in the Staff Report and verified with Planning Director Carroll that Condition #4 should be removed and Condition #5 should be kept in regard to the Parking Requirement.

Commissioner Willden said the City could place additional restrictions at this point because we don't typically place Heavy Commercial next to Residential. He feels we need to make sure we are protecting residents from lighting and trucking issues, and screening is only part of those concerns. He wanted to be sure the burden is not placed on the residents who live next to a Heavy Commercial area.

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Motion made by Commissioner Kilgore to Re-open the Public Hearing. Seconded by Commissioner Willden.
Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.
No: None.
Absent: Scott A. Hill, Rachel Sprosty Burns.
Motion passed 5 - 0.

Public Hearing Re-Opened by Chairman Ryan.

Amber Santy of Saratoga Springs said her home on Bridgewater backs up to the fence. She is concerned about the usability of her back yard, and did not know about a porta potty that had been delivered to the area.

Planning Director Sarah Carroll clarified that Ms. Santy's comment should be directed to Steel Ridge Plaza and not Cliff Lake, and explained that the Public Comment would better be addressed with that item.

Public Hearing Re- Closed by Chairman Ryan.

Chairman Ryan appreciated the good discussion and reiterated Commissioner Willden's comments about planning ahead for future residents.

Planning Director Sarah Carroll advised there are a few sections in the code related to buffering. She explained that the Lighting Code is pretty detailed and includes several requirements to ensure lighting would not be a problem.

Commissioner Willden received clarification that there are no "hours of operation" set in Code to regulate trucks coming and going. He also said that Planning Director Carroll's comments about lighting did help alleviate some concerns.

Assistant City Attorney Rulon Hopkins advised he would need to do further research to see if the City could add hours of operation in the Code.

Planning Director Sarah Carroll informed the Planning Commission that there are a few things in Code that can help provide further restrictions, if needed, when the City gets to the Site Plan.

Commissioner Mangum said wants to follow Code, without adding additional burdens for the Applicant.

Commissioner Mann commented she was in agreement with Commissioners Kilgore and Willden and she feels we need a very sufficient buffer zone. She thinks we have an obligation to our residents to provide a beautiful area and need to err on the side of protecting them.

Applicant Larry Lindstrom of Lehi said he has done several office warehouse buildings previously, and does not foresee heavy usage here. He likes nice facades on the buildings, with good street appeal and plans to have traffic in the back. He would like to build something pretty that the city can be proud of. The usage he envisions would be local people-based businesses. He said he understood the concerns that had been brought up.

Chairman Ryan expressed that he was grateful for the direction from Planning Director Carroll that more can be decided when the Site Plan is presented. He appreciated the Applicant's comments as well, but wondered if the "definition of pretty" might differ between people.

Commissioner Willden expressed concern that if the Developer sold the property and the usage were to become more Heavy Commercial usage, some residents may be upset. He feels we need to recommend putting additional measures in the motion to protect the residents.

Motion made by Commissioner Kilgore based upon the evidence and explanations received today, that the Planning Commission forward a recommendation to the City Council to approve the Cliff Lake Master Development Agreement, located at approximately 900 E. Pioneer Crossing, with the Findings and Conditions in the Staff report, with an addition to remove Condition #4 and request

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that Staff work with the Applicant to ensure buffering in Heavy Commercial and Regional Commercial areas to protect the Neighborhood. Seconded by Commissioner Mangum.
Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.
No: None.
Absent: Scott A. Hill, Rachel Sprosty Burns.
Motion passed 5 - 0.

BUSINESS ITEMS

1. **Drift 2 Sail Class III Home Occupancy, located at 628 N. Fox Circle. Teresa Anderson as applicant.**

Planner I Kendal Black presented the item. The applicant is requesting approval for the Drift 2 Sail swimming school. The operating hours will be Monday to Friday from 7:30 a.m.-5:00 p.m. There will be ten classes a day with one to four students per class, and up to 25 students per day.

Applicant Teresa Anderson of Saratoga Springs was in attendance to answer questions.

Commissioner Kilgore asked the Applicant if she would agree to all Conditions, and what safety precautions were being undertaken.

Applicant Teresa Anderson said she agrees to all Conditions. The safety measures include: buoys, ropes, insurance and signage in the backyard. She explained that she has over 20 years of experience.

Commissioner Mann thinks it is wonderful this service is being provided to our City and is in support of this home-based business.

Motion made by Commissioner Kilgore based upon the evidence and explanations received today, that the Planning Commission approve the requested Class III Home Occupation Permit for Drift 2 Sail, located at 628 North Fox Circle, with the Findings and Conditions in the Staff Report. Seconded By Commissioner Mann.
Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.
No: None.
Absent: Scott A. Hill, Rachel Sprosty Burns.
Motion passed 5 - 0.

2. **Saratoga Dignity Plat Amendment, located at 675 West Utah Cottage Drive. Adam Lambert as applicant.**

Planner I Kendal Black presented the item. This is an amendment to change the orientation of the buildings of the Dignity Care Neighborhood Plat. The change would affect configuration of the common area open space which is designated as a blanket utility easement for the City of Saratoga Springs.

Julie Smith was in attendance on behalf of the applicant to answer any questions.

Commissioner Willden asked how the open space had changed.

Planner I Kendal Black clarified that the only thing that would change is the pathway going in.

Commissioner Kilgore asked about the original orientation and why a change was being made now.

Julie Smith of Orem explained she does not know the reason for the change, and she said she thought it was an architectural change and she was there to facilitate the change.

Motion made by Commissioner Willden that the Planning Commission approve the requested Plat Amendment for Dignity Care Neighborhood Amended, located at 651 West, 652 West, and 674 West Utah Cottage Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.
Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.
No: None.
Absent: Scott A. Hill Commissioner Sprosty Burns.
Motion passed 5-0.

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3. **Steel Ridge Plaza Lot 3 Site Plan, located at 369 E Crossroads Blvd. Eric Wolf as applicant.**

Senior Planner Austin Roy presented the item. This is a request for Site Plan approval of the site improvements and building elevations. The project is 4.58 acres, will include 35,970 square feet of retail space and 6,000 square feet of restaurant space, and incorporates 23.33% landscaping on the site to meet the Title 19 requirements.

Senior Planner Austin Roy said Staff is aware of some concerns that residents have. Staff had received a few emails from residents concerned about lighting, sound, drainage, and security. He explained City Staff had met with the Developer onsite to share the concerns of the residents.

Planning Director Sarah Carroll presented a photo of the fenced area backing the Steel Ridge development and explained how headlights could shine in windows due to the grading.

The Developer has been working with the City and plans to implement the following:

- A photometric light plan created that will meet requirements.
- A berm installed to deal with drainage issues, and proper drainage that has been engineered for the future.
- A fence and wall to provide screening to help with the lighting and sound concerns.
- Speaker boxes of drive-throughs to face away from homes to help with sound issues.
- A sloped grade will be placed in a buffer zone to help alleviate a security concern.
- Screening will be installed to help address concerns with headlights.

Applicant Eric Wolf of Draper and Devin Hatch of Lehi were both present to answer any questions.

Commissioner Kilgore said he appreciated the clean application and asked if they would abide by City Code. He referred to the photo that Planning Director Carroll had shown earlier, and asked for clarification of where the fence and wall would be placed.

Applicant Devin Hatch said they would follow City Code, and agreed with *the* concerns expressed by residents. They came up with the idea of moving the wall up to the fence, and a barrier will be placed at the highest point to create a true 6-foot fence that would help with lighting and sound concerns. He clarified they will maintain the wall as well.

Chairman Ryan appreciated the Developer trying their best to work with residents. He also wanted to understand why the grade had been raised.

Applicant Devin Hatch responded that the lot slopes quite a bit. The portion that was raised was the lowest portion of the slope. He said the photo presented showed a grade that was quite high due to a berm that had been made to control some water. He also shared they have some very pretty landscaping planned as well that will be more than just a grass area.

Senior Planner Austin Roy clarified the fence material had not been specified, but the Applicant had submitted a proposal for a vinyl fence that would be 6 feet tall with a 3-foot 11 inch retaining wall near the property line.

Commissioner Mangum asked what the grading concerns were at the South end of the Site.

Applicant Devin Hatch explained that once the storm drains are in place, it will take care of the concerns that occurred due to the slope of the lot coupled with some heavy rains.

Commissioner Kilgore shared he appreciated the Applicant trying to mitigate concerns.

Motion made by Commissioner Mangum that the Planning Commission forward a recommendation for approval of the requested Site Plan for Steele Ridge Plaza Lot 3, located at 369 East Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.
No: None.
Absent: Scott A. Hill, Rachel Sprosty Burns.
Motion passed 5 - 0.

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4. **Westport Business Park Preliminary Plat, located approximately at 2000 North and Redwood Road. Mark Johnson and Parker Johnson as applicants.**

Senior Planner Gina Grandpre presented the item. The total acreage of the proposed development is on 18.30 acres, will include 5 lots ranging in size from .813 acres to 5.646 acres. The Master Planned Canal Trail east of the proposed development will require additional easement permissions from adjacent property owners. The Preliminary Plat includes plans to install the Redwood Road trail along the frontage of the development and within the UDOT easement.

Engineer Scott Petrik said the main concern had been easements, and he cannot identify if the land had changed ownership. The trail being proposed appeared to be outside the right of way, but the Canal Company claimed they do not hold ownership, but have operated through easements.

Senior Planner Gina Grandpre advised that Legal has recommended the City put in place the Conditions that are in the Staff Report.

Applicant Mark Johnson with Mustang Design and Larry Lindstrom owner of Villa Finance were in attendance to answer questions.

Applicant Mark Johnson said there had been two deeds affiliated with this property recorded in 1983 and 2002. He thought there might be an error in the later deed. The original deed was a description of the canal, and was deeded to the Utah Lake Distribution Company (also known as the Canal Company). He said the deed listed an easement of 30 feet right of the legal description and 20 feet left, and that anything not specified is in control of the Utah Lake Distribution Company. He said the surveyor thinks there was a misunderstanding in what left and right meant on the deeds. The Applicant's concern is construction of the trail, and their understanding is that the City would obtain the right for the developer to build the trail.

Public Works Director Jeremy Lapin related that the existing storm drain line and sewer are not within the Canal Company's easement. He explained that if the land is owned by the Canal Company, then they have to grant permission, if it is not owned by them then no permission would be required.

Applicant Mark Johnson felt if the city would ensure they wouldn't be building the trail on the Canal Company easement they would accept that as permission, they want to be absolved of any liability.

City Staff was concerned about the parcel of land which currently was not showing any vested ownership with the County.

Public Works Director Jeremy Lapin would like the applicant to provide a legal description of the proposed trail location, outside of the 30-foot offset; he felt confident the Canal Company would agree that was outside of their easement.

Applicant Mark Johnson said he would be open to any analysis from a land surveyor.

Engineer Scott Petrik noted there had been a verbal response from Vince, who is the Engineer for the Canal Company, that it was not within their easement, but that the easement was 16.5 ft on the West side based on the notice of intent and he was not considering the easement on the other side.

Public Works Director Jeremy Lapin noted our pipelines were approved outside the Canal Company easement, so if the trail followed the pipelines, it should be outside the easement also.

Applicants Larry Lindstrom and Mark Johnson felt their Development Agreement said what was needed to resolve the easement issue, and both noted they got an updated Staff Report they felt went against the original Development Agreement regarding roads.

Chairman Ryan received direction from staff that solving the easement issue was not under their purview for this item but that they may add a condition that the question be resolved or executed.

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Public Works Director Jeremy Lapin noted there may not be any permission needed from the Canal Company, and clarified they weren't requiring any (road) widening beyond what UDOT may require. He also clarified the Staff Report didn't mention anything regarding compensation.

Commissioner Kilgore received further clarification about deceleration lanes in Staff recommendations. The applicant noted they were already in design, which has exceeded the recommendation.

Chairman Ryan recognized the Applicant had frustrations and he felt there was sufficient direction from Staff and the Applicant to move forward with a motion.

Motion made by Commissioner Kilgore that the Planning Commission forward a recommendation for approval to the City Council for the requested Preliminary Plat for Westport Business Park, located at approximately 2000 North and Redwood Road, with the Findings and Conditions in the Staff Report, with the addition of a condition that the City and Applicant agree to move forward based on the mutually agreed upon legal description of the easement with approval from the Canal Company in writing.
Seconded by Commissioner Mangum.
Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.
No: None.
Absent: Scott A. Hill, Rachel Sprosty Burns.
Motion passed 5 - 0.

5. **Approval of Minutes: March 14, 2024.**

Motion made by Commissioner Kilgore to approve the minutes of March 14, 2024. Seconded by Commissioner Willden
Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden
No: None.
Absent: Scott A. Hill, Rachel Sprosty Burns
Motion passed 5 - 0.

REPORTS

1. **Commissioner's Comments.**

Commissioner Willden thanked Vice Chair Kilgore for making some of the difficult motions during the meeting.

Chairman Ryan commented on some of the difficult conversations, and thanked the staff for all their hard work.

2. **Director's Report.**

Planning Director Sarah Carroll reviewed items that had been approved at the last City Council meeting. She mentioned the calendar changes for Planning Commission Meetings that would be coming up.

CLOSED SESSION - No closed session was held.

ADJOURNMENT - Meeting Adjourned Without Objection at 8:30 p.m. by Chairman Reed Ryan.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

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PERSONNEL POLICIES AND PROCEDURES MANUAL FOR THE CITY OF SARATOGA SPRINGS

Last Updated ~~November 2023~~April 2024

This document supersedes all personnel policies and procedures previously established or approved by Saratoga Springs.

DISCLAIMER: No policies set forth herein constitute a contract of employment or create any specific contractual right or obligation between Saratoga Springs and its employees or any individual employee.

* * * * *

SECTION III: EMPLOYEE HIRING

1. EMPLOYMENT. Job descriptions defining the essential functions of the vacant position shall be drafted by the department head or supervisor and approved by the HR Director before the vacancy is posted or otherwise advertised internally or externally.

2. RECRUITMENT. All recruitment shall be conducted in accordance with Saratoga Springs' equal opportunity and antidiscrimination guidelines.

   A. Internal recruitment. The City may choose to give first consideration to current employees desiring to fill an open job position so long as they meet the minimum qualifications of the job. Posting, therefore, may be advertised only or initially to the organization for internal recruitments.

   B. External advertising.

      (1) The HR Director is authorized to place advertisements, as directed by the City Manager, and respond to inquiries from employment agencies and/or job applicants.

      (2) Each job opening notice should contain a statement indicating that Saratoga Springs is an equal opportunity employer.

      (3) Job opening notices may be advertised in the appropriate media and through any other channels the HR Director deems appropriate for at least three separate days.

      (4) All job opening notices should specify where job applications are to be obtained, the name and office of the person to whom completed applications are to be returned, and the deadline for filing an application.

3. SELECTION.

   A. Nepotism. It is the policy of Saratoga Springs to comply with the provisions of Utah's anti-nepotism requirements found in Utah Code Chapter 52-3, entitled "Prohibiting Employment of Relatives."
   B. Elected officials. No City employee shall serve as an elected official for the City of Saratoga Springs simultaneously with their active term of employment. A City employee who is seeking elected office to a municipal

office for Saratoga Springs must take a leave of absence without pay when they declare their candidacy consistent with Utah Code § 10-3-1108. An employee may use PTO leave consistent with this Personnel Policy. Once PTO has been exhausted, all pay and benefits will be suspended consistent with this Personnel Policy. An elected official who desires to apply for a position as an employee must resign their office prior to applying for the position.

C. Employment of minors. It is the policy of Saratoga Springs that no one under the age of 14 shall be hired for any position and that employment of other minors shall comply with State and Federal labor laws, including but not limited to the Fair Labor Standards Act, Utah Code Chapter 34-23, and Utah Administrative Code R610-2, with respect to the employment of minors. The following are some of the current laws that apply, which may be amended from time-to-time:

(1) Minors shall not be employed or permitted to work in a hazardous position.

(2) Hours:

a. A minor under age 16 shall not be permitted to work during school hours, except as otherwise allowed by the school;

b. A minor under the age of 16 may not be permitted to work:

i. Before or after school in excess of four hours a day;

ii. Before 5:00 a.m. or after 9:30 p.m., unless the next day is not a school day;

iii. In excess of eight hours in any 24-hour period; or

iv. More than 40 hours in any week.

D. Rehires. Job applications received from former employees will be processed using the same procedures and standards that govern all other non-employee applications. The City Manager will review the former employee's personnel records and the circumstances surrounding termination of previous employment with Saratoga Springs.

(1) Former employees who have been terminated for cause or who voluntarily resign while facing disciplinary action are not eligible for

rehire;

(2) Applicants who are rehired shall be required to serve the same probationary period that new hires serve unless the City Manager only waives this requirement in writing at the time of rehire.

(3) Applicants who are rehired within 3 years shall receive credit for previous years of service for the purposes of calculating PTO.

E. Job applications. All interested job applicants shall complete a job application.

(1) All applications and resumes received for the job opening will be forwarded to Human Resources. Upon receipt, each application and resume will be marked with the date it was received and placed in the applicant's file per the City's retention schedule.

(2) Job applications shall be signed by the job applicant, and the truthfulness of all information contained therein shall be certified by the job applicant's signature. The job applicant may be required to provide a copy of required certified educational transcripts either with the application or upon hire.

F. Tests. Job applicants may be required to take tests that the City deems necessary for a specific position. Job applicants for certain positions may require skills for which a known level of competence must exist such as mathematics or timed typing tests. The City shall make reasonable accommodations for disabled applicants.

G. Job applicant disqualification. An application may be rejected for, but not limited to, the following reasons when the job applicant:

(1) Does not meet minimum qualifications established for the position;

(2) Is unable to perform the essential duties and responsibilities of the position with or without reasonable accommodation(s) determined only after a conditional offer of employment, pending the results of a medical examination, has been extended to a job applicant;

(3) Has falsified a material fact or failed to complete the application;

(4) Has failed to timely file the application;

(5) Has an unsatisfactory employment history or poor work references;

(6) Has failed to attain a passing score if an examination is required.

H. Interviewing.

(1) The HR Director will select applicants to interview from those who have passed the preliminary screening tests and job applications. Job related duties and qualifications will provide the basis for initial screening of job applicants. Job applicants should be advised that any and all of the information provided will be verified.

(2) Individuals conducting job interviews should mostly ask questions that pertain to the job position and their potential employment with the City. Interviewers should only ask questions that are consistent with Saratoga Springs' Equal Employment Opportunity and Antidiscrimination Policy.

I. Reference checks. The City may contact the references and prior supervisors for each job applicant and ask job-related questions which include similar questions for each job applicant checked.

J. Background checks. All offers of employment at the City are contingent upon clear results of a thorough background check. Background checks shall be performed for at least the last 7 years prior to offer of employment. Background checks may be conducted prior to or after all employment offers and on all employees who are promoted, as deemed necessary by the HR Director. In order to facilitate a background check, the applicant shall provide written permission and sign a release form complying with the Fair Credit Reporting Act which releases and waives any and all liability.

(1) Human Resources may order the background check upon receipt of the signed release form, and the City will conduct the checks. The City will review all results.

(2) Background checks may include, but are not limited to, any or all of the following:

a. Social Security verification to verify the applicant's Social Security number, date of birth, and former addresses;

b. Prior employment verification to confirm the applicant's employment with the listed companies, including dates of employment, position held, and additional information available pertaining to performance rating, reason for departure, and eligibility for rehire.

c. Personal and professional references. The city may contact the previous employer and their prior employees, personal and professional references, and prior supervisors;

d. Educational verification may be conducted to confirm the applicant's claimed educational institution, including the years attended and the degree/diploma received;

e. Criminal history may include charges, review of criminal convictions, sentences, and probation. The following factors may be considered for applicants with a criminal history:

i. The nature of the crime and its relationship to the position;

ii. The time since the incident;

iii. The number of incidents;

iv. Whether hiring, transferring, or promoting the applicant would pose an unreasonable risk to the City and its employees, residents, customers, and vendors.

f. Motor Vehicle Records may be conducted to provide a report on an individual's driving history in each state where the individual has held a driver's license or ID. This search may be run when driving is a requirement of the position.

g. Credit history may be run to confirm candidate's credit history for positions that involve management of City funds and/or handling of cash, credit cards, or other sensitive information.

(3) In instances where negative or incomplete information is obtained, the City will assess the potential risks and liabilities related to the job's requirements and determine whether the individual should be

hired.

(4) Background check information will be maintained according to the City's record retention policies.

(5) Certain departments with specific security needs, such as the Library, Recreation, Legal, Police, and Court, may have specific background check policies that apply to prospective volunteers, current volunteers, prospective employees, and current employees.

(5) The City Manager reserves the right to modify this policy at any time without notice.

4. PLACEMENT.

A. Job offers. Prior to any job offers being made, a Personnel Action Form (PAF) must be signed by the City Manager. After the PAF is signed, the supervisor shall notify the successful job applicant of their conditional selection through a written Job Offer Letter. The written conditional Job Offer Letter shall clearly state the job description, unless such was provided earlier in the process, such as with the job announcement, salary conditions, and any provisional conditions of employment (e.g., successfully passing drug/alcohol tests). Additionally, the written conditional Job Offer Letter shall clearly state that the offer is not accepted until the candidate accepts the written conditional Job Offer Letter in writing by the requested date. The original Job Offer Letter is then filed in the employee's file and a copy is given to the new employee during orientation. Written conditional Job Offer Letters should also include the following:

(1) A clear statement of the job description unless the statement was provided earlier in the process, such as with the job announcement.

(2) The employee's starting salary. Starting salary offers for exempt positions shall be figured for a specified period, such as annual salary. Starting salary offers for non-exempt positions shall be figured at an hourly wage.

(3) The employee's job title.

(4) Any relocation commitments, if applicable.

(5) The employee's starting date.

(6) The length of the employee's probationary period.

(7) Notice that employment is contingent upon passing a background examination, drug tests, medical/physical examinations, etc.

B. Job rejection letters. Within a reasonable time after the job offer has been accepted, non-selected job applicants may be notified. The HR Director may send a job rejection letter to each job applicant who was not selected for a job opening.

C. Medical examinations. Once the City has extended a conditional job offer to the job applicant, a medical interview or examination may be conducted by a health professional chosen by the City to determine a job applicant's ability to fulfill essential job-related requirements. The City Manager may authorize such interviews or physical examinations. All costs for required medical interviews or physical examinations will be borne by the City. The prospective employee must sign a written release of this information to the City.

A. Reinstatements. Notwithstanding any contrary provision herein, employees who are reinstated to Saratoga Springs may, at the discretion of the City Manager only, maintain their original anniversary date for those benefit programs governed by the anniversary date as follows:

(1) Layoffs. Employees who were terminated because of reduction in workforce will maintain their original anniversary date if they are re-employed by Saratoga Springs within two years after date of termination.

(2) Voluntary resignations. Employees who voluntarily terminate their employment with Saratoga Springs may maintain their original anniversary date, subject to City Manager only approval, if they are re-employed by Saratoga Springs within six months after date of termination.

B. Hiring new employees.

(1) Required for all employees: The HR Director is responsible for having new employees fill out all pre-employment forms, benefit applications, and enrollment forms and for providing basic information on the City's policies concerning pay, personal time off (PTO), holidays, benefits, parking, and work hours during the employee's first day of work.

(2) Additional requirement for all part-time, temporary, and seasonal employees only: If applicable, the HR Director is responsible for having employees fill out a Part-Time/Temporary/Seasonal Employment Agreement.

C. Orientation. Newly hired Saratoga Springs employees shall complete all required paperwork and receive an orientation on their first day of work.

(1) In accordance with the Immigration Reform and Control Act of 1986, all new employees shall provide proof of identity and employment eligibility status by completing an Employment Eligibility Verification Form. The employee must sign under penalty of perjury that they are a U.S. citizen, a lawful permanent resident alien, or an alien otherwise authorized for U.S. employment. The employee must also re-verify such proof of identity and employment eligibility at or prior to expiration of the original verification.

(2) All new employees shall complete and sign a Form W-4 Federal Withholding Statement.

(3) All new employees should be given a tour of the workplace with a brief overview of company rules and benefits. The employee should complete an orientation form to meet the particular needs of the applicable department.

D. Probationary Period.

(1) New employees shall be subject to at least a six-month probationary period. The probationary period may exceed six months if job performance is unsatisfactory and the employee is notified of such per subsection (3) below. Each offer letter shall state the duration of the probationary period which shall state that the period is at a minimum of six months. During this period, probationary employees may be terminated with or without notice, for any lawful reason, and without any right to due process, notice, explanation, or appeal in connection with said termination. The City Manager only may waive this requirement in writing for a newly hired employee.

(2) Probationary periods begin on the first day of employment and continue for at least six months until the performance evaluation pursuant to subsection (3) below is performed. If the performance evaluation is not performed within 30 days after the initial six

months of employment, the probationary period shall automatically end. Supervisors will provide guidance to probationary employees so they understand work requirements.

(3) An employee on probation should have a performance evaluation performed by the supervisor within 30 days after the end of the first six-month period. This performance evaluation shall be used to provide information to the employee, supervisors, the City Manager, and the HR Director regarding the employee's performance. A performance evaluation and the results of such evaluation shall not obligate the City to a particular course of action relative to the probationary employee, nor shall it create any property or due process rights for the probationary employee relative to their job/position. If the employee has not satisfactorily performed the essential functions of the job or has violated this Personnel Policy, the supervisor shall be required to state this during the performance evaluation, and the probationary period shall be extended by a period of no longer than six months, as stated in the performance evaluation. Additional probationary periods beyond the first and second periods may be imposed pursuant to the procedure in this subsection. If the supervisor fails to perform the performance evaluation within 30 days after the end of the first, second, or additional probationary periods as applicable, the employee shall no longer be considered on probation.

5. VOLUNTEERS.

A. The City Manager only may establish volunteer programs.

B. The City Manager only shall develop guidelines for use of volunteers.

C. Prior to accepting any volunteer services, the ~~City Manager and the~~ volunteer shall sign an agreement prepared by the City Attorney defining the nature and terms of the volunteer services and containing lawful limitation of liability and waiver provisions.

D. A Court-Ordered Community Service Volunteer Laborer is not authorized and shall not be accepted at Saratoga Springs unless approved by the City Manager only.

E. Prospective and existing volunteers shall be subject to background check and drug/alcohol testing policies of the respective department where they are volunteering. ~~Volunteers who provide services for safety sensitive~~

~~functions or other positions requiring a high level of trustworthiness may be required to complete a drug test and/or background check prior to beginning their volunteer work~~.

F. A volunteer shall be provided protections for:

(1) Workers compensation benefits for compensable injuries sustained by the volunteer while acting in the scope of employment;

(2) Operating City-owned vehicles or equipment while engaging in City business provided the volunteer is properly licensed; and

(3) The standard liability insurance coverage offered employees.

* * * * *

SECTION VII: DISCIPLINARY ACTION

1. GENERAL POLICY.

A. It is the policy of Saratoga Springs to inform its employees, verbally or in writing, about what is expected at work, what constitutes employee misconduct, and what the employee's rights are, if disciplined. The majority of this information is provided during new employee orientation, and employees shall be updated as necessary when policies change.

B. It is the responsibility of all employees to observe rules of conduct necessary for the proper operation of Saratoga Springs government. Administrative procedures have been established for the handling of disciplinary measures when required. All such measures shall be taken once the charges have been presented to the employee.

C. Disciplinary action, up to and including termination, may be imposed for misconduct.

D. Written documentation concerning employee disciplinary action imposed will become a permanent part of an employee's Personnel Record and may be disclosed per state law.

2. TYPES OF DISCIPLINARY ACTION.

A. Verbal warning.

(1) Whenever grounds for disciplinary action exist, and the supervisor determines that more severe action is not immediately necessary, the deficiency demonstrated should be verbally communicated to the employee.

(2) The supervisor should maintain a record of verbal warnings.

(3) Whenever possible, sufficient time for improvement should precede additional disciplinary action unless the circumstances warrant otherwise.

B. Written reprimand.

(1) The City Manager may reprimand an employee. The City Manager shall furnish the employee with a written reprimand setting forth the reasons for the written reprimand including identifying the specific supervisory direction or polices the employee may have violated, the behavior that is and is not tolerated, the actions the employee must take to correct the behavior and prevent it from happening again, and the consequences if the poor behavior or actions continue.

(2) A copy of the written reprimand, signed by the City Manager and the employee, shall be permanently placed in the employee's personnel file. If the employee refuses to sign the form, the City Manager will so state.

C. Suspension.

(1) The City Manager only, with requested input from the department head, HR Director, and City Attorney, may suspend an employee with or without pay for up to, but not exceeding, thirty 30 calendar days for cause as set forth in Section VII.3. Once a decision to suspend an employee has been made by the City Manager, the City Manager may delegate the actions necessary to suspend the employee.

(2) When suspending an employee, the City Manager shall follow the required procedural requirements in paragraph 5 of this section and, if the suspension is without pay for more than two days, the

required due process proceedings (if applicable) hereinafter set forth in paragraph 6.

(3) On or before the effective date of the suspension, the City Manager shall furnish the employee with a written letter setting forth the reasons for suspension.

(4) A copy of the suspension letter, signed by the City Manager and the employee, shall be permanently placed in the employee's personnel file if the decision is not appealed or, if the decision is appealed, the decision is sustained. If the employee refuses to sign the letter, the City Manager will so state.

(5) An employee on unpaid suspension shall not be eligible for benefits including but not limited to STM, PTO, and insurance. If the suspended employee wishes to continue insurance coverage, the employee shall be responsible for making full employee contributions to their employee insurance benefits.

D. Demotion, transfer with less pay, reduction of pay, and change of title.

(1) The City Manager only, with requested input from the department head, HR Director, and City Attorney, may demote, transfer to a position with less pay, or reduce the pay of an employee for cause. A change of title or demotion with equal pay may be done by the City Manager, with or without cause, and the procedural and due-process requirements in Section 5 or 6 are not required. Once a decision to demote, transfer to a position with less pay, or reduce pay of any employee for cause has been made by the City Manager, the City Manager may delegate all necessary actions to do so.

(2) The City Manager shall follow the required procedural proceedings (if applicable) hereinafter set forth in paragraph 5 and, if the demotion or transfer results in less pay, the due-process requirements of paragraph 6 of this section (if applicable).

(3) On or before the effective date of the decision in D(1), the City Manager shall furnish the employee with a written notice setting forth the reasons for such action.

(4) A copy of the written notice, signed by the City Manager and the employee, shall be permanently placed in the employee's personnel file if the decision is not appealed or, if appealed, the decision is

sustained. If the employee refuses to sign the notice, the City Manager will so state.

E. Termination (aka, "Discharge").

(1) The City Manager only, with requested input from the department head, HR Director, and City Attorney, may terminate an employee. Once a decision to terminate has been made by the City Manager, the City Manager may delegate the actions necessary to terminate the employee.

(2) When terminating an employee, the City Manager or designee shall follow the procedural and due-process proceedings (as applicable) hereinafter set forth in paragraphs 5 and 6 of this section.

(3) On or before the effective date of the termination, the City Manager or designee shall furnish the employee with a written notification setting forth the reasons for termination.

(4) A copy of the notification, signed by the City Manager or designee and the employee, shall be permanently placed in the employee's personnel file if the decision is not appealed or, if the decision is appealed, if the decision is sustained. If the employee refuses to sign the form, the City Manager will so state.

3. CAUSES FOR DISCIPLINARY ACTION.

A. Causes for disciplinary action, up to and including termination, may include, but are not limited to, the following:

(1) Criminal violations of local, state, and federal law, other than minor traffic offenses.

(2) Violation of Section VI, Code of Conduct.

(3) Conduct which endangers the peace and safety of others or poses a threat to the public interest.

(4) Unjustified interference with work of other Saratoga Springs employees.

(5) Misconduct.

(6) Malfeasance.

(7) Misfeasance.

(8) Nonfeasance.

(9) Incompetence.

(10) Negligence.

(11) Insubordination.

(12) Dishonesty.

(13) Failure to maintain skills.

(14) Inadequate performance of duties and failure to follow instructions from supervisor.

(15) Unauthorized or excessive absence or tardiness.

(16) Falsification or unauthorized alteration of records.

(17) Violation of Saratoga Springs' policies.

(18) Falsification of employment application.

(19) Discrimination in hiring, assignment, or promotion.

(20) Harassment as defined in the policy, whether sexual or other.

(21) Violation of any of the Personnel Policies and Procedures.

(22) Use of alcohol or drugs, other than medication prescribed by a physician that negatively affects job performance.

(23) Falsifying Saratoga Springs' records including timecard.

(24) Knowingly clocking in or out for another employee, authorizing another employee to clock in or out for one's time, or unauthorized alteration or falsification of a time record.

(25) Possession of firearms or weapons on Saratoga Springs' owned property in violation of this policy.

(26) Carelessness which affects the safety of personnel.

(27) Threatening, intimidating, coercing, or interfering with fellow employees on the job, or the public at large.

(28) Theft or removal of any City property or the property of any employee from the work area premises without proper authorization.

(29) Gambling or engaging in a lottery at any City work area.

(30) Misusing, destroying, or damaging any City property or the property of any employee.

(31) Deliberately restricting work output of themselves or others.

(32) Drinking any alcoholic beverage or taking any illicit controlled substance during work hours or being under the influence of any illicit controlled substance or alcohol during work hours.

(33) Sleeping during working hours, with the exception of firefighter employees.

(34) Fighting (verbal or physical) on City premises, or while on City business, or in a City uniform.

(35) Any act which might endanger the safety or lives of others.

(36) Unsatisfactory customer service, internal or external.

(37) Leaving keys, security badges, and property unsecured.

(38) Failure to pass required background checks per adopted background check policies

4. CONDUCTING AN INVESTIGATION.

A. The City Manager may conduct an investigation into the allegations which form the grounds for disciplinary action.

B. During an investigation to determine the facts upon which disciplinary action may be imposed, the City Manager only, after requested input from the department head, HR Director, and City Attorney, may place an employee on administrative leave.

C. Disciplinary action subject to due process requirements in Utah Code § 10-3-1105-1106 and Section 6 below shall not be imposed until an informal pre-determination hearing, with appropriate written notice, has been completed by the City Manager. The investigation shall include an opportunity for the employee to respond to the allegations.

D. An employee who does not have due-process rights in Utah Code § 10-3-1105-1106 and Section 6 shall not qualify for any pre-determination hearings.

5. IMPOSING DISCIPLINARY ACTION IN GENERAL.

A. This section applies to disciplinary actions in general

B. Disciplinary action shall be conducted in a consistent manner.

C. Each employee shall be afforded prior access to Saratoga Springs' rules, policies, and procedures in advance of the disciplinary action, which access may be given at each employee's new employee orientation.

D. In determining the type and severity of the disciplinary action, the City Manager, supervisor, or department head, as applicable, may consider aggravating and mitigating circumstances which include, but are not limited to, the repeated nature of misconduct, prior disciplinary action imposed, the severity of the misconduct, the employee's work record, the effect on City operations, and the potential of the misconduct to harm persons or property.

E. For disciplinary action other than a verbal reprimand, the City Manager, supervisor, or department head, as applicable, should notify the employee, in writing, of the findings of the investigation. A written statement may not be feasible in every case due to time constraints, emergencies, and other special circumstances. The written statement should include:

(1) The grounds for disciplinary action, including a description of the specific misconduct for which the disciplinary action is being imposed.

(2) Any prior disciplinary action imposed.

(3) The disciplinary action to be imposed.

(4) The effective date and duration of the disciplinary action.

(5) The corrective action necessary, if any, for the employee to avoid further disciplinary action.

The written statement may contain prior disciplinary actions imposed at the discretion of the City Manager, supervisor, or department head, as applicable.

F. The City Manager, supervisor, or department head, as applicable, may note the disciplinary action on their personal notes at the time the disciplinary action is imposed and/or on the employee's performance evaluation form.

6. IMPOSING DISCIPLINARY ACTION PURSUANT TO DUE PROCESS REQUIREMENTS IN UTAH CODE § 10-3-1105 to 1106. This subsection shall only apply to disciplinary action involving both: (a) an employee with due process rights in accordance with Utah Code § 10-3-1105 to 1106; and (b) certain enumerated disciplinary actions listed in Utah Code § 10-3-1105 to 1106. Such employees meeting both (a) and (b) shall be deemed to have "due process rights." By way of example only, any employee being disciplined by suspension without pay for one day does not have due process rights and is not subject to the due process requirements in this subsection.

A. The following employees have no due process rights:

(1) Police Chief

(2) Deputy or Assistant Police Chief

(3) Fire Chief

(4) Deputy or Assistant Fire Chief

(5) The head of a department or division

(6) The deputy of a head of a department or division

(7) Probationary employees

(8) Part-time employees

(9) Seasonal or temporary employees

(10) A person who works in the office of an elected official

(11) A secretarial or administrative assistant support position that is specifically designated as a position to assist an elected official or the head or deputy head of a department

(12) City Engineer

(13) City Recorder

(14) City Treasurer

(15) City Attorney

(16) An employee who has acknowledged in writing that the employee's employment status is appointed or at will

(17) An employee who has voluntarily waived the procedures required by Utah Code Section 10-3-1105 to 1106

(18) A person appointed by the Mayor, City Council, or City Manager if the appointment is made in writing, the person's written job description identifies the person's position as exempt from appeal rights, and the position is described in an ordinance as exempt from the appeal process

(19) Any other person exempt in Utah Code Section 10-3-1105 to 1106 as amended or applicable law

B. Employees other than those in 6.A. who are discharged, suspended for more than two days without pay, or involuntarily transferred from one position to another with less remuneration for any disciplinary reason have due process rights in this Subsection 6. Employees have no due process rights for the following disciplinary actions:

(1) Verbal warnings;

(2) Written reprimands;

(3) Suspension with pay for any time period;

(4) Suspension without pay for two or fewer days;

(5) Demotion with equal pay;

(6) Transfer to a different position with equal pay;

(7) Change in job title or job description with equal pay;

(8) A voluntary transfer to a different position with less pay;

(9) A discharge or transfer to a position with less pay as a result of a layoff, reorganization, or other non-disciplinary reason;

(10) Any other type of final decision other than discharge, suspension for more than two days without pay, or involuntary transfer from one position to another with less remuneration for any disciplinary reason as provided in Utah Code § 10-3-1105 to 1106.

C. Pre-determination hearing.

(1) In general, employees with due process rights shall be entitled to notice of the proposed disciplinary action and a pre-determination hearing held by City personnel. The City Manager shall preside over the pre-determination hearing and may also invite, as appropriate, the HR Director, supervisor, department head, and/or City Attorney to attend.

(2) Notice. Employees shall receive notice of the pre-determination hearing at least 48 hours in advance of the hearing. The notice shall contain at least the following:

a. The grounds for disciplinary action, including a description of the specific misconduct for which the disciplinary action is being imposed;

b. The proposed disciplinary action to be imposed;

c. The proposed effective date and duration of the proposed disciplinary action; and

d. (Optional) Prior disciplinary action.

(3) Hearing. The employee shall have the right to have an attorney represent him or her during the hearing. The hearing shall be recorded. During the hearing, the employee shall have the right to present evidence and rebut the evidence against him or her. The employee shall also have the right to testify in his or her own defense, but only with respect to the allegations. If a request is

made prior to or during the hearing, the City Manager may allow the employee to respond in writing after the hearing, but only with respect to matters presented in the notice and during the hearing. The response shall be provided by the employee within 48 hours after the hearing.

(4) Decision. The City Manager shall, within 15 business days of the hearing, issue a final determination letter which shall specify the disciplinary action being taken and corrective action necessary, if any. The City Manager, in making a decision, shall duly consider all evidence presented prior to and during the hearing. The notice shall also specify the employee's appeal rights in Subsection D below.

D. Appealing to a Hearing Officer. Upon written receipt of the final determination letter, employees with due process rights may appeal the final decision to a Hearing Officer.

(1) An employee must submit their written notice of appeal to the City Recorder within 10 calendar days after the final determination letter, or an employee will be deemed to have waived all appeal rights.

(2) The Hearing Officer is appointed by the City Council.

(3) The Hearing Officer shall presume the action of the City that is the subject of the appeal is valid and uphold such action unless the Hearing Officer finds that the action was arbitrary and capricious or otherwise illegal. For purposes of this subsection, an action is "arbitrary and capricious" if it has no basis in fact and is otherwise not supported by any established personnel policy or procedure. An "illegal" action is one that violates local, state, or federal law. The burden of proof shall at all times remain with the employee making the appeal, and the Hearing Officer shall at all times defer to the discretion exercised by the City in its employment and disciplinary decision.

(4) If the Hearing Officer overturns the disciplinary action:

(a) The Hearing Officer shall provide that the employee receive:

(i) the employee's salary for the period of time during which the employee was discharged or suspended

without pay (less any amounts the employee earned from other employment during this time); or

(ii) any deficiency in salary for the period during which the employee was transferred to a position of less remuneration.

(b) The City Manager shall remove the record of the disciplinary action from the employee's personnel file.

(5) If the Hearing Officer upholds the Employee Disciplinary Action, the employee may then appeal to the Court of Appeals by filing with that court a petition for review pursuant to Utah Code § 10-3-1106.

ORDINANCE NO. 24-15 (4-9-24)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH ADOPTING AMENDMENTS TO THE PERSONNEL POLICIES AND PROCEDURES MANUAL

WHEREAS, the City Council of the City of Saratoga Springs, Utah ("City") previously adopted a Personnel Policies and Procedures Manual ("Personnel Manual") to govern the conduct, policies, and procedures for employees and volunteers of the City; and

WHEREAS, the City Council has amended the Personnel Manual from time-to-time as needed; and

WHEREAS, the City Council determines that amendments to the Personnel Manual are now desirable; and

WHEREAS, the City Council has reviewed the attached Personnel Policies and Procedures Manual, Exhibit A, which indicates amendments as strikethroughs and underlines.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The amendments attached hereto as Exhibit A, incorporated herein by this reference, are hereby enacted. Such amendments are shown as underlines and strikethroughs. The remainder of the Personnel Manual shall remain the same.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this __ of _____, 2024.

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

Exhibit A

Amended Personnel Manual

Staff Report - Meeting

Author: Melissa Grygla
Department: Library
Subject: Library Criminal Background Check Policy
Date: March 20, 2024
Type of Item: Resolution

Introduction:

The Library is recommending that the City Council adopt the Library Criminal Background check policy.

Background:

Due to modifications made to Utah Code § 9-7-218, a public library is now expected to implement a criminal background check policy. Changes in the code will become effective July 1, 2024, as a result the Library must adopt a Library Criminal Background Check Policy.

An update to the Personnel Policies and Procedures Manual, which is scheduled for City Council review and adoption on April 9, 2024, will allow the City to terminate existing employees who do not pass subsequent background checks.

Budget Impact:

The funding impacts of this will be negligible. Staff are required to have a new background check ran every 5 years, which costs approximately $20.00 per check. Human Resources and/or the Library will need to track the validity of the background checks. However, most part time positions turn over about every 5 years, so it is anticipated that those costs would be necessary to fill a vacant position in that timeline.

Volunteers over the age of 18 all currently undergo a background check. Volunteer positions would also need to be tracked, which can happen in the master volunteer spreadsheet of hours. The anticipated impact of re-running these checks is the cost of 1 additional check annually, which should cost approximately $20.00 from the existing employee benefits or education/training account.

Department Review:

Administration, City Attorney, Library.

Alternatives:

Deny the Request

The City Council could deny the request which would leave us out of compliance with state law for volunteers at this time. The result being that the Library would not use volunteers over the age of 18.

Employees would still be subject to the City's existing background check requirements in the Personnel Policies and Procedures Manual. We could consider substituting that policy to meet the policy requirements for criminal background checks for employees. Further research done by the City Attorney's office would be necessary to make a determination if that was an adequate substitute.

Continue the Request
The City Council could continue the request until a later date and time as they review the policy and the Personnel Policies and Procedure Manual. The result being that the Library would not use volunteers over the age of 18 until they can comply with the codes policy requirements

Recommendation:
Staff recommends the approval of the attached Resolution and Library Criminal Background Check Policy, provided that the appropriate changes have been approved for the City's Personnel Policies and Procedures Manual.

Attachments:
Library Criminal Background Check Policy
Resolution No. 24-##(04-09-2024).

Library Criminal Background Check Policy

1. INTRODUCTION

The purpose of this Policy is to preserve the safety and well-being of individuals utilizing the library and its services and others who utilize City owned, operated, and maintained facilities. The Policy requires criminal background checks for Library employees and volunteers over the age of 18. This Policy is intended to meet the requirements of Utah Code § 9-7-218. In the event of a conflict, the more restrictive provision shall apply so long as there is no violation of Utah Code § 9-7-218. The list of disqualifying charges (whether pending or otherwise) or convictions is listed below in Section 5.C (hereinafter referred to as "disqualifying offenses"). Use of the term "dismissed with prejudice" herein shall also include charges that were dismissed without prejudice if and only if the applicable prosecution agency clearly indicates in writing that charges will not be brought again in the future.

2. CRIMINAL BACKGROUND CHECK IMPLEMENTATION

Prior to employment or voluntary service, criminal background checks are mandatory for all Library employees and volunteers. All Library employees and volunteers are covered by this Policy regardless of whether they are employees or volunteers.

Prior to beginning their employment or volunteer service with the Library, all prospective employees and volunteers are required to undergo a criminal background check. All employees and volunteers will be required to sign a written consent form allowing the City to order an individual criminal background check.

All signed consent forms for prospective employees must be turned in to the Human Resources ("HR") Department. All signed consent forms for prospective volunteers must be turned in to the Library Director or designee ("Director") no later than the designated due date.

Failure to provide a completed consent form by the deadline will automatically disqualify the employee or volunteer from employment and service.

Employees and volunteers who discontinue their employment or volunteer service for longer than 6 weeks will be required to sign a new consent form for another background check to be completed.

New criminal background checks will be conducted for continuing employees and volunteers every 5 years. When a new background check is required, the employee or volunteer shall be required to sign an additional background check consent form within 5 business days of the date it is requested and prior to the Library running the background check. If a volunteer fails to meet this deadline, the volunteer's service shall terminate automatically. If an employee fails to meet this deadline, the City shall consider termination proceedings pursuant to the City's Personnel Manual and Utah Code §§ 10-3-1105—1106.

The Library reserves the right to conduct a background check of any library volunteer or employee at any time upon a reasonable belief the employee or volunteer has committed or been charged with a new disqualifying offense.

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During the term of service of an employee or volunteer, if any criminal charges are brought through a citation, Information, indictment, or other charging document against such employee that are disqualifying offense, the employee or volunteer is required to immediately disclose the nature of the charges to the Director. Failure to notify the Director within 24 hours of such a criminal charge being brought against a volunteer will result in the volunteer's service terminating immediately. For an employee, failure to notify the Director within 24 hours of such a criminal charge being brought against the employee will result in the City considering termination proceedings pursuant to the City's Personnel Manual and Utah Code §§ 10-3-1105—1106.

3. BACKGROUND SCREENING PROCESS AND HANDLING OF INFORMATION

City administration will be responsible for selecting a reporting agency or method to conduct criminal background checks. The Library Director will administer the process of criminal background checks for volunteers. The HR Department will administer the process of criminal background checks for employees.

The HR Department is responsible for keeping the results of criminal background checks in a safe and secure location and keeping them for the time period specified in the City's retention policy or applicable law, whichever is longer. The HR Department is also responsible for ensuring that the records are kept private and are not disseminated, except for the purposes of assisting the City in making a decision as to whether Library employees are eligible for prospective or continuing employment.

a. Prospective employees

The HR Department will administer the process of criminal background checks for prospective employees. If a criminal background check for a prospective employee includes any disqualifying offense, the HR Department will receive the background check from the reporting agency and will determine if there is a disqualifying offense.

Upon receiving notification of a disqualifying offense, the HR Department will disqualify the individual in accordance with these Policies and, therefore, the individual will not be allowed to be employed. The individual who has been disqualified will receive written notification informing the individual of disqualification and of the method for disputing the results of the criminal background check and the right to appeal.

If a background check indicates that a prospective employee has pending criminal charges for a disqualifying offense, the prospective employee may not be hired until there is a resolution of the charges resulting in dismissal with prejudice or acquittal. Under no circumstances will a prospective employee be hired if the prospective employee has been found guilty, entered a plea of guilty or no contest, been found guilty in absentia, or has pending charges of a disqualifying offense.

If an employee subsequently has any criminal charges brought against them that are disqualifying offenses, the employee is required to immediately disclose the charges to the Library Director. The Library Director, HR Department, City administration, and City

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Attorney's office will work together to determine if the employee will be reassigned, terminated, suspended with pay, or suspended without pay until there is a resolution of the charges in favor of dismissal with prejudice or acquittal. If the proceeding results in dismissal with prejudice or acquittal the employee may resume employment. If the charges are confirmed, the City will consider termination pursuant to the City's Personnel Manual and Utah Code §§ 10-3-1105—1106. If lawfully permissible pursuant to the City's Personnel Manual and Utah Code §§ 10-3-1105—1106, and after following all applicable due process requirements, an employee shall not be allowed to continue employment if an employee has been found guilty, entered a plea of guilty or no contest, or been found guilty in absentia of a disqualifying offense.

b. Prospective volunteers

The Library Director will administer the process of criminal background checks for prospective volunteers. If a background check for a prospective volunteer includes any of the listed disqualifications, the Library Director will receive notification that the background check revealed a disqualifying offense. Upon receiving notification, the Director will disqualify the individual from volunteer service. The individual who has been disqualified will receive written notification informing the individual of their disqualification and of the method for disputing the results of the background check and their right to respond in writing. Under no circumstances will an individual be allowed to serve as a volunteer if the individual has been found guilty, has entered a plea of guilty or no contest, has been found guilty in absentia, or has pending charges of a disqualifying offense.

If a background check indicates that a prospective volunteer has criminal charges pending of a disqualifying offense, the prospective volunteer will be disqualified from volunteer service until there is a resolution of the charges in the form of a dismissal with prejudice or acquittal.

Should a volunteer subsequently have any criminal charges brought against them for a disqualifying offense during their term of service as a volunteer, they are required to immediately disclose the nature of the charges to the Library Director, and they will be disqualified from serving until there is a resolution of the charges in favor of dismissal with prejudice or acquittal. If the proceeding results in dismissal with prejudice or acquittal, the volunteer may resume service. If the charges are confirmed, the volunteer will be dismissed and not allowed to continue service. Under no circumstances will a volunteer be allowed to continue service if a volunteer has been found guilty, entered a plea of guilty or no contest, or been found guilty in absentia of disqualifying offense.

5. DISQUALIFYING OFFENSES

An employee or volunteer will be disqualified and prohibited from serving if the person has been found guilty of the crimes listed below. Guilty means the person was found guilty following a trial, entered a guilty plea, entered a no contest plea, or was found guilty in absentia, regardless of the adjudication. Pending means the person has been charged, whether by citation, indictment, Information, or other charging document, but a resolution of those charges has not been reached. This Policy does not apply if criminal charges resulted in acquittal or dismissal with prejudice. This Policy shall apply if the charges resulted in being dismissed due to a mistrial, unless the prosecuting

attorney indicates in writing that new charges will not be brought.

a. All sexual offenses, regardless of the amount of time since the offense. Examples include, but are not limited to, child molestation, rape, sexual assault, sexual battery, statutory rape, prostitution, solicitation, and indecent exposure.

b. All felonies that constitute offenses against the person, regardless of the amount of time since the offense. Examples include, but are not limited to, criminal homicide, murder, automobile homicide, child abuse homicide, manslaughter, homicide by assault, aggravated assault, mayhem, kidnapping, human trafficking, and robbery.

c. Any crimes involving children regardless of the amount of time since the offense.

d. All felony offenses other than those against the person or sexual offenses within the past 10 years. Examples include, but are not limited to, drug offenses, theft, embezzlement, fraud, arson, and burglary.

e. All misdemeanors that constitute offenses against the person within the past seven (7) years. Examples include, but are not limited to, misdemeanor assault, domestic violence, and hit and run.

f. All misdemeanor drug and alcohol offenses within the past 5 years or multiple instances of such offenses in the past 10 years. Examples include, but are not limited to, driving under the influence, misdemeanor drug possession, disorderly conduct, public intoxication, and possession of drug paraphernalia.

g. Any other offense within the past 5 years that could be considered a potential danger to children or demonstrates a propensity for violence.

Nothing in this Policy shall be construed as a waiver or limitation of the reasonable discretion of the Library to disqualify an employee or volunteer when, in the sole opinion of the Library, after consultation with City Administration, City Attorney's office, and HR Department, a charge or conviction is of such a nature that the employee or volunteer has a propensity to endanger the City, Library, public, or program participants.

6. CORRECTING ERRORS

The employee or volunteer is responsible for contacting the reporting agency and taking appropriate action to have the results of a criminal background check report corrected if they believe information was reported in error. The City and the Library are not responsible for errors or omissions that may be reported on criminal background checks.

7. RESPONDING TO AND NOTIFICATION OF DISQUALIFICATION DECISIONS

The City shall follow the following procedures for notification of disqualification decisions and opportunities to respond in writing or appeal decisions. This subsection 7 is intended to comply with Utah Code § 9-7-218, Utah Code §§ 10-3-1105-1106, and the City's Personnel Policies and

Procedure Manual ("Personnel Manual"). In the event of a conflict, the Utah Code provision or Personnel Manual shall take precedence.

a. Prospective employees. Any prospective employee or applicant who is disqualified based on their background check will be notified that their offer letter has been rescinded and why. The prospective employee or applicant may respond in writing to the decision. The City may, but is not required to, reconsider the decision to disqualify the prospective employee or applicant.

b. Existing employee. An existing employee with appeal rights pursuant to the City's Personnel Manual and Utah Code §§ 10-3-1105—1106 who is disqualified pursuant to this policy shall be entitled to a pre-determination hearing, pursuant to the City's Personnel Manual, whether to terminate the existing employee. The City shall send the existing employee notice of the pre-determination hearing and give the employee an opportunity to respond in writing and at the hearing to the decision. The City may, but is not required to, reconsider the decision to terminate the existing employee and shall at all times follow Utah law and the City's Personnel Manual in making a decision to terminate.

c. Existing employee with no appeal rights. For an existing employee with no appeal rights pursuant to the City's Personnel Manual and Utah Code §§ 10-3-1105—1106, the City shall notify the employee of the decision and provide the employee with an opportunity to respond in writing to the decision of disqualification and termination. The City may, but is not required to, reconsider the decision to disqualify the existing employee.

d. Volunteer. Any volunteer applicant who is disqualified shall be notified of the disqualification decision and provided an opportunity to respond in writing.

Adopted: May 14, 2024
Effective Date: May 15, 2024
Reviewed by Library Board: May 14, 2024

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RESOLUTION NO. R24-26 (4-9-24)

A RESOLUTION ADOPTING A LIBRARY BACKGROUND CHECK POLICY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in 2023, the Utah State Legislature passed House Bill 284, effective July 1, 2024, that requires cities operating public libraries to adopt a background check policy that specifies the policies and procedures for conducting background checks on prospective and current volunteers and employees and the disqualification of such volunteers and employees depending on the results of the background check; and

WHEREAS, the required background check, among other things, is required to: (a) be distributed to existing library employees; (b) be posted in a prominent location in the public library; and (c) provide for an opportunity for the prospective volunteer or employee, or current volunteer or employee, to respond to the information obtained in the background check; and

WHEREAS, Section 3.05.03 of the City Code provides that the Library Board serves in an advisory capacity to the City Council; and

WHEREAS, since background checks can affect the eligibility of volunteers and employees for future service or employment, or continued service or employment, it is necessary for the City Council to adopt the background check policy, subject to any recommendations provided by the Library Board; and

WHEREAS, on April 9, 2024, the City Council met in regular session to discuss, among other things, the proposed background check policy, attached hereto as Exhibit A.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah, that the Library Criminal Background Check Policy, attached hereto as Exhibit A and incorporated herein by this reference, is hereby adopted to govern the conducting of background checks of prospective and current library volunteers and employees.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 9th day of April, 2024.

_____
Jim Miller, Mayor

Attest: _____
City Recorder

EXHIBIT A

Library Criminal Background Check Policy

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Downtown Master Plan
April 9, 2024
Public Meeting

Applicant:	City Initiated
Location:	Citywide
Previous Meeting	Planning Commission 3-28-24
Land Use Authority:	City Council
Type of Action:	Legislative
Author:	Doug Meldrum, Economic Development Director

A. Executive Summary:
In 2023, the Staff, Planning Commission members and City Council members worked with consultants to create a Downtown Plan for an area of the City to develop into a formal downtown area.

B. Specific Request:
The proposed resolution includes language that will adopt the Downtown Plan within the area designated as "Town Center" in the City's General Plan, to better define the purpose and intent of the zone. This document is intended to be a guideline for future development of the area.

C. General Plan:
Land Use Element – General Goals
The General Plan has stated goals for the Town Center that include amenities and elements.
Staff conclusion: Consistent. *The proposed amendments to the downtown area will better allow the City to be able to integrate the area into adjacent properties within the City.*

D. Possible Motions:
Motion for Approval
Motion: "Based upon the evidence and explanations received today, I move to **approve** the proposed Downtown Plan."

Option 1 – Continuance
Vote to **continue** all or some of the resolution to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision.

Option 2 – Denial
Vote to **deny** all or some of the resolution.

E. Exhibits:
1. The Downtown Plan report

SARATOGA SPRINGS
DOWNTOWN PLAN

MARCH 2024

TABLE OF CONTENTS

01 EXECUTIVE SUMMARY

02 PREFERRED DOWNTOWN CONCEPT

03 URBAN DESIGN

04 TRANSPORTATION

05 MARKET CONDITIONS & ECONOMIC POTENTIAL

06 INFRASTRUCTURE & UTILITIES

07 POTENTIAL PHASING

ACKNOWLEDGMENTS

The following contributed to the Saratoga Springs Downtown Plan:

Steering Committee

Doug Meldrum, City of Saratoga Springs
Ken Young, City of Saratoga Springs
Sarah Carroll, City of Saratoga Springs
Tippe Morlan, City of Saratoga Springs
Christopher Carn, City of Saratoga Springs
Michael McOmber, City of Saratoga Springs
Troy Cunningham, City of Saratoga Springs
Scott Hill, City of Saratoga Springs
Jess Campbell, City of Saratoga Springs
Kenny Johnson, City of Saratoga Springs
Ryan Bull, Suburban Land Reserve
Aaron Weight, Property Reserve Inc.
Taylor Leavitt, Property Reserve Inc.

Planning Team

Peggy McDonough Jan, MHTN
Ryan Wallace, MHTN
Lauren Leydsman, MHTN
Angela Tran, MHTN
Logan Hunt, MHTN
Vincent Olcott, MHTN
Thomas McMurtry, Avenue
Kirby Snideman, Avenue
Susan Becker, Zions
Aaron Sanborn, Zions
Dan Bourque, Talisman Civil
Ryan Cathy, Talisman Civil

GLOSSARY

Planning Area: the project site area

Saratoga Springs Downtown / Downtown: the Planning Area bordered by Mountain View Corridor, Pioneer Crossing and neighborhoods to the south.

Urban Core: Within the Downtown are blocks where mixed use, retail, activities, and flexible open space occurs. The Urban Core wraps around Saratoga Square & Main Street.

Saratoga Square*: The focal point in the Urban Core is the flexible open plaza space being the Heart of the Community. This space is used for gatherings, activities, and events.

Main Street*: A public local road, which is flexible to temporary shut down for parades and events. The Main Street will be a pedestrian-friendly environment for residents and visitors to walk, shop, and explore on.

Mountainland Association of Governments (MAG): "the regional transportation planning group for urban Utah County organized as a Metropolitan Planning Organization (MPO) for Utah County, and a Rural Planning Organization (RPO) for Wastach County."

* *Saratoga Square and Main Street are conceptual names. Official names to be determined during implementation phase.*

District Area Plan (DAP) Definitions

Urban Center is a mix of uses including residential, retail, and employment uses. Urban Centers highly walkable.

Neighborhood Commercial areas are centers for small community or neighborhood services such as retail, offices, one-story buildings, single family, townhouses.

Business Parks are low to medium density office buildings, which may also include light industrial and retail. Accessible by freeway, arterials, and commuter rail.

Town Neighborhood is primarily residential with wide variety of housing options.

Regional Retail has large- and small-scale retail buildings, located at major intersections, near highways, arterials, and rail. Housing is not included.

DOCUMENT INTENT

This document is the result of a collaborative effort between Saratoga Springs and the property owner to create a vision framework and explore potential concepts for a future Downtown.

While it is hoped that many of the ideas captured in this master plan are implemented in the Downtown, it is important to remember this is a conceptual master plan and that specific layouts, alignments, and designs are subject to change due to unforeseen market and other design considerations and conditions.

01 EXECUTIVE SUMMARY

A PLACE FOR COMMUNITY

With the extraordinary growth Saratoga Springs has experienced from 250 in 1997 to 57,000 residents today, the City is now poised to solidify its strong community with a thriving downtown. During this time, the City has developed a robust economy and strong sense of identity. As a result, the City would has undertaken this planning process to envision a downtown to act as the heart of the community, where citizens will converge, and connect with other residents and visitors. This visionary plan, born from a collaborative effort between the City and the property owner, paves the way for a downtown that embodies Saratoga Springs' spirit, building a lasting legacy for future generations to come.

Project Site, Google Earth, 2023

The General Plan identified this location as the potential downtown location for the community center. In discussions with the current landowner, the City has identified a mutual interest in exploring the potential of developing a downtown for Saratoga Springs at the intersection of Pioneer Crossing and the future Mountain View Corridor, a key corridor into the city.

At this location Saratoga Springs has a rare opportunity to develop a downtown on a greenfield site with over 200 acres available at the heart of the community. With a rapidly growing residential population, the City in partnership of the Landowner initiated this study to understand a plan for a downtown which establishes a sense of place while complimenting current conditions and serving citizens.

Building upon recently completed plans with Saratoga Springs City, the Project Vision, Guiding Principles, and Goals were formulated with the Steering Committee and engaging with the community, which guides the design for the Downtown Plan.

PROJECT VISION

Downtown Saratoga Springs is a destination that draws residents to energetic, creative, and iconic spaces and experiences, enhancing the overall sense of place. Character-defining elements such as art, food, architecture, and culture fosters community connections.

GUIDING PRINCIPLES

HEART OF THE COMMUNITY

Downtown Saratoga Springs is the vibrant heart of the city, in both location and purpose, featuring engaging public spaces where programming and private businesses collaborate to create an inviting and memorable destination. With a range of options, it offers year-round appeal, drawing in both residents and visitors.

CELEBRATE PLACE

Downtown embodies the unique character and identity of the Saratoga Springs Downtown, evoking a sense of pride and belonging. Character-defining elements celebrate the unique physical and visual connection to Utah Lake and the surrounding mountains which defines Saratoga Springs.

COMMUNITY CONVERGENCE

Downtown is the center of the community, serving as both a destination and a link for residents to live, work, and play. The Downtown promotes livability by being highly walkable, providing accessibility, comfort, and intuitiveness. Its close proximity ensures easy access and connections between housing choices, jobs, retail, hospitality, and recreation encouraging people to stay.

Principles	*Goals*
HEART OF THE COMMUNITY	Flexible open space for year-round events and activities such as festivals, markets, concerts, recreation, and sports for residents and visitors to gather.
	Attractive, safe, and healthy central gathering place for families while providing amenities, programming, and places for people to spend significant time in Downtown.
	Interactive, iconic, and educational art installations for community members to create memorable experiences.
CELEBRATE PLACE	Showcase Saratoga Springs' identity through unobstructed views to the Urban Center, where residents and visitors observe what is happening while being able to view the lake and mountains.
	Celebrate the physical and visual connection to Utah Lake and surrounding mountains with water features.
	Signage and amenities celebrating arrival to Downtown through consistent wayfinding signage, street lights, landscaping, and other placemaking amenities.
COMMUNITY CONVERGENCE	Promoting health and livability by designing highly walkable, comfortable, and intuitive environment for people of all ages and all abilities.
	Easy access and connection for people walking and biking amongst housing, jobs, retail, hospitality, and recreation.
	Connecting residents and visitors to the Urban Center by linking surrounding neighborhoods and businesses through a unified network of pedestrian pathways, trails, bike routes, and roads.
	Programming and activities year-round to encourage businesses to locate in the Urban Center for residents to live, work, and play.
	Shared, strategic parking to encourage parking once and then walking to other amenities and destinations. Parking space may start as surface parking, eventually evolving to parking structures.

PROJECT BACKGROUND

GUIDING DOCUMENTS

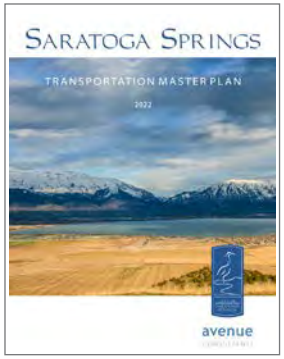
Forming a downtown with a mixture of uses will increase population and economic activity at the core of the City. The Downtown Plan will build upon recently completed efforts of the General Plan, Transportation Master Plan and Parks, Recreation, Trails and Open Space Master Plan as well as the City Center District Area Plan to encourage stakeholders to partner with the City to create the type of space that will become the civic 'heart' and primary employment center of Saratoga Springs.

General Plan Update (2022)

- Extensive knowledge and ideas gathered about the future Town Center from public engagement
- Future land uses
- Transportation and economic forecasts

City Center District Area Plan (2010)

- Housing and open space recommendations for Town Center areas
- Planning criteria and guidelines for Town Centers



Transportation Master Plan (2022)

- New road recommendations through the site, and improvements to existing thoroughfares surrounding the site
- Future public transit recommendations, including a BRT route through site

Comments from Breakfast with Planners Oct 2022

Relevant Precedent Comments from Breakfast with Planners Oct 2023

COMMUNITY ENGAGEMENT

The Planning Team attended two public engagements events, Breakfast with Planners, in October 2022 and October 2023. In 2023, the Planning Team presented existing conditions to the residents of Saratoga Springs inquiring what they would like to see, experience, and take ownership of, in their Downtown.

The community envisions the Downtown to be a walkable space with plazas and open space where amenities and activities are at the core, such as performing arts, parades, experiential activities, outdoor dining, markets, recreational opportunities and connecting to other recreational opportunities in the city.

The central gathering space will be a focal point with flexible mixed uses while maintaining a cohesive building design and an inviting environment that represents Saratoga Springs. These comments formed the Project Vision and evolved into Guiding Principles, which guides the design for the Downtown Plan.

RELEVANT PRECEDENTS

Mountain View Village,
Riverton, UT
85 acres

The variety and close proximity of businesses creates a dynamic gathering place promoting community events, which offers a safe and vibrant meeting place honoring the area's history through architecture, landscaping, and sculpture.

The Pearl,
San Antonio, TX
26 acres

The intersection of the public-private partnership created a nexus for both economic and social convergence for a family-friendly environment with museums, interactive water features, institutions, and community events. There are no street curbs and instead has parks, plazas, and paseos being a safe and comfortable pedestrian environment.

Lenexa City Center,
Kansas,
69 acres

Located off a major traffic intersection is an exceptional mixed-use development of a unique and identifiable main street atmosphere with easy access to shopping, dining, working, and gathering without the need for a motorized vehicle.

Riverwalk,
San Antonio, TX
100 acres

A 15-mile revitalized urban waterway provides a variety of businesses, restaurants, institutions, entertainment, residential areas, and gathering places which continues to bring visitors and residents back to the space.

PREFERRED DOWNTOWN CONCEPT

The Downtown Plan considers the future expansion of Pioneer Crossing and Mountain View Corridor, situating the Downtown at the site's center, closer to Pioneer Crossing for seamless integration with neighboring businesses to the east. Within an framework of eight urban blocks, a flexible Main Street runs parallel to Pioneer Crossing functioning as a local road for pedestrians and community activities such as vendors, retail, and outdoor dining. It can be temporarily closed for parades and community events.

At the heart of Main Street lies Saratoga Square, a dedicated open space for gatherings, events, and activities, surrounded by retail stores and restaurants with potential for residential or hotel development above.

In this Downtown Plan, the planning area will be referenced as the Downtown. While the Urban Core refers to the central area where activities occur on along Main Street. Saratoga Square is located at the core of the Downtown and Urban Core.

Further details of the Downtown Plan can be found in chapter 02.

Conceptual Urban Core Plan

TRANSPORTATION

The potential right-of-way impacts include the future expansion of Mountain View Corridor on the west with frontage roads, which provides access to the Downtown. Medical Drive and Market Street as collectors planned to go through the site.

The proposed local roads may not require a right-of-way dedication. Ideally, all roads within the proposed Downtown will be dedicated as public right-of-way. While the Main Street is a local road network which is proposed with a special road design that can accommodate higher pedestrian traffic, outdoor dining and shopping, and programmed for public events.

Prior to implementation, further study will be required for transportation grid network connection and potential transit stops. For further details, please refer to chapter 05.

INFRASTRUCTURE & UTILITIES

The preferred plan works well for connection of future utilities. Particularly the extensions of Medical Drive and Market Street. For further details, please refer to chapter 06.

POTENTIAL PHASING OPTIONS

The Downtown Plan can be accomplished in many different ways. Exploration of potential phasing options, can be found in chapter 07.

02 PREFERRED DOWNTOWN CONCEPT

CONCEPT INSPIRATION

Guiding the design of the Downtown Plan are the Guiding Principles and goals formulated by the Steering Committee enveloped with the community's vision and previous planning effort. The goals of each Guiding Principle are interlaced and addressed into each chapter in this Plan. They are the inspiration analyzing and planning the concept through Urban Design, Transportation, Economics, and Infrastructure & Utilities.

In designing the Downtown Concept, the parcel planned for the meetinghouse for the Church of Jesus Christ of Latter-Day Saints on the south edge has been considered in the Plan.

HEART OF THE COMMUNITY	*Flexible open space for year-round events and activities such as festivals, markets, concerts, recreation, and sports for residents and visitors to gather.*
	Attractive, safe, and healthy central gathering place for families while providing amenities such as Wi-Fi connection and seating areas for people to spend significant time in Downtown.
	Interactive, iconic, and educational art installations for community members to create memorable experiences.
CELEBRATE PLACE	*Highlight water access through water feature amenities to celebrate the unique physical and visual connection to Utah Lake and the surrounding mountains.*
COMMUNITY CONVERGENCE	*Easy access and connection for people walking and biking amongst housing, jobs, retail, hospitality, and recreation.*

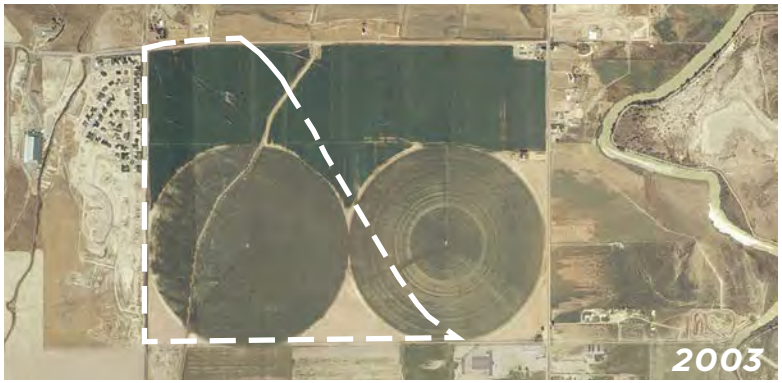
EXISTING CONDITIONS

An Existing Conditions Report was compiled in the beginning of the project. The report analyzed the strengths and weaknesses to identify opportunities of the project site. By understanding the current conditions, future developments can optimize the geography of the site while creating synergy with the surrounding neighborhoods.

The strengths, weaknesses, and opportunities precipitated relevant precedents from other civic communal centers with similar conditions. The relevant precedents serve as ideas to pull successful programming to the development of a unique and innovative downtown urban center.

The report examined the current undeveloped site and neighboring context. The Saratoga Springs Downtown is strategically situated at the city's core, defined by pivotal arterial roads: Pioneer Crossing and Mountain View Corridor (formerly Foothill Boulevard). Adjacent major arterials further position this site as a vital nexus connecting not only the city but also surrounding municipalities at the regional scale—typical of thriving urban centers.

The report examined the transportation network, infrastructure and utilities, and the market conditions of Saratoga Springs. For further information, please refer to chapters 03-06.



DISTRICT AREA PLAN COORDINATION

Incorporating the Saratoga Springs City Center District Area Plan planning criteria and guidelines indicate the following five place types will comprise the Downtown. These place types are conceptual placements with flexibility to adjust. Final place types are dictated by market forces and will need evaluation.

Urban Center is a place type incorporating vibrant and concentrated mix of residential, retail, and employment uses. Urban Centers are highly walkable, with wide, inviting sidewalks, active streets and several destinations within a small area. Interconnected streets make the area inviting on foot and accessible by car, transit and bicycle. Open space will be primarily in the form of small public plazas.

Neighborhood Commercial is modeled after the American tradition of "Main Street" as a place for living, working and shopping. It serves as a center for small community or neighborhood services including retail and offices. Buildings include one story retail, office, single family, townhouses and potentially some mixed use development.

Figure 02.1: District Area Plan Conceptual Place Types in Downtown

Business Park is comprised of low to medium density office buildings. Business parks can also contain a small amount of light industrial and retail uses. A concentration of diverse employment opportunities in close proximity to housing. Business parks will be designed to be easily accessible by the freeway, major arterials, and public transit integrated into the community's street network for walkability.

Town Neighborhoods are vibrant and close to urban and commercial centers or transit stations. Mainly residential with wide variety of housing options. Characterized by close proximity to neighborhoods serving commercial shops and offices along key corridors or at key intersections.

Regional Retail includes an agglomeration of large- and small-scale retail buildings. Regional retail is located at major intersections of highways and arterials and along key transit corridors in the region. Housing is not included in this place type, however neighborhoods may be located adjacent to regional retail.

Fig. 02.2: Urban Center Example

Fig. 02.3: Neighborhood Comm. Example

Fig. 02.4: Regional Retail Example

Fig. 02.5: Town Neighborhood Example

PREFERRED DOWNTOWN CONCEPT

The Downtown is situated at the center of the site, closer to Pioneer Crossing, where it seamlessly integrates with neighboring businesses to the east. Parallel to Pioneer Crossing is a flexible Main Street serving as a linear central spine primarily for pedestrians and community activities such as vendors, retail, and outdoor dining. Inset within a framework of eight urban blocks, the daily use of Main Street serves as a local road and its flexibility can temporarily close its road for parades and community events. The alignment of Main Street optimizes the grade changes from the project site's highest viewpoint from the northwest corner gradually descending to the southeast corner. Advantageously, the Main Street has views of the mountains and lake.

At the center of the Main Street is a dedicated open space known as Saratoga Square, dedicated for gatherings, events, and activities. Surrounding the gathering space are retail stores and restaurants with the possibility of residential development above.

In this Downtown Plan, the planning area will be referenced as the Downtown. While the Urban Core refers to the central area where activities occur along Main Street. Saratoga Square is located at the core of the Downtown and Urban Core, which serves as the primary gathering space for events and activities.

Figure 02.6: Conceptual Urban Core Plan

URBAN CORE VISION

The vision of the Urban Core is a destination that draws residents to energetic, creative, iconic spaces and experiences, enhancing their overall sense of place. To realize the vision, the three Guiding Principles serve as guides to design the central gathering space.

Heart of the Community expresses Downtown as the vibrant heart of the city where programming and private businesses collaborate to create an inviting and memorable destination. The Urban Core offers a flexible open space for year-round events and activities. For an attractive, safe, and healthy space for families, the surrounding buildings at the central gathering space are designed to a comfortable height creating enclosure and activating uses for the pedestrian environment.

Figure 02.7: Aerial of Saratoga Square

Figure 02.8: View of Saratoga Square Along Main Street Facing South

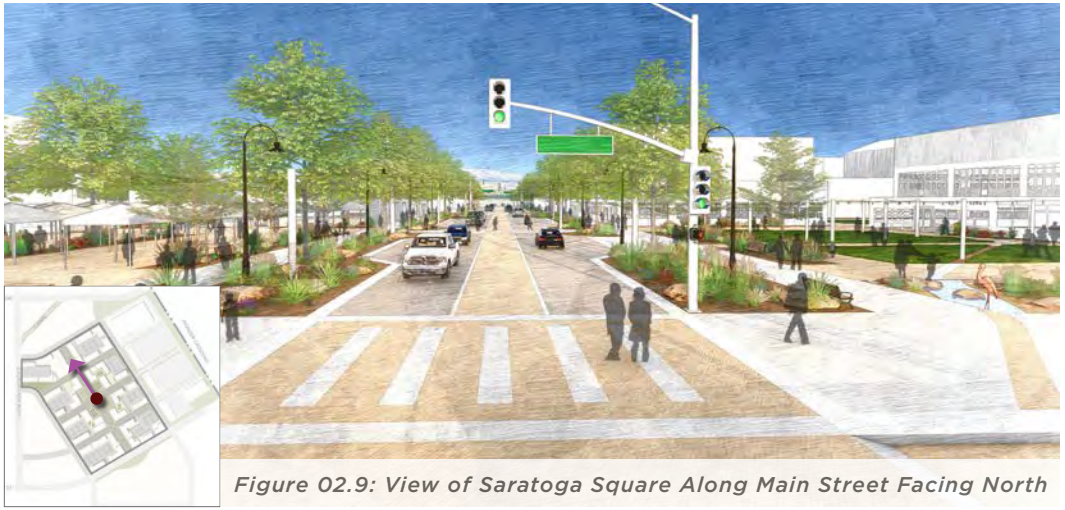


Figure 02.9: View of Saratoga Square Along Main Street Facing North

Celebrate Place brings in the unique character and identity of Saratoga Springs by incorporating the presence of water through water feature amenities to celebrate the unique physical and visual connection to Utah Lake and the surrounding mountains. The Downtown is designed to leverage the grade change where there are unobstructed views with strategic planning for future development placements.

Community Convergence highlights the Urban Core as the core of community, serving as both the destination and link for residents to live, work, and play. By providing a pedestrian-focused corridor, Main Street promotes walkability while providing access, comfort, and intuitiveness to the core, also known as Saratoga Square. Since the Saratoga Square is situated near the center and to key access points, it provides easy access and connection to housing, jobs, retail, entertainment, hospitality, and recreation. Not only that, the strategic parking located on the edges of the Urban Core serves as a park-once and then walk to other destinations and amenities.

Figure 02.10: Plaza Opportunity for Local Theater or Concert

Figure 02.11: Plaza Opportunity for Temporary Sport Events, Movie Nights, Gatherings

Figure 02.12: Plaza Opportunity for Farmers' Markets, Art Festival, Gatherings

Figure 02.13: Plaza Opportunity for Food and Play

Figure 02.14: East-West Roads Connectors with View to Box Elder Peak in the Distance

Figure 02.15: Main Street Road Facing South to a Landmark

KNOWN FUTURE DEVELOPMENT

One future development has been confirmed on the site, which will be a meeting house for The Church of Jesus Christ of Latter-Day Saints. The parcel lands on the southern edge, just east of the Grand Sierra Way extension. At the time of this document, the project has been approved.

Further coordination will need to occur during the implementation phases to ensure proper final alignments of the northern edge of the parcel with Market Street.

Figure 02.16: Location of Future Church

PROGRAMMING SARATOGA SQUARE

The entire gathering space is approximately 2.8 acres providing an array of opportunities for activities and events such as markets, tournaments, sports, performing arts, and other activities. The gathering space is programmed to be flexible to adapt to each season for year-round events.

In the summer season events and activities include:

- Sport events such as pickle ball, volleyball events, ice skating rink, or ribbon
- A local theater for performances
- Farmers' market

Events for the shoulder seasons or winter season would include:

- Markets
- Food trucks
- An ice skating rink or ribbon
- Playground

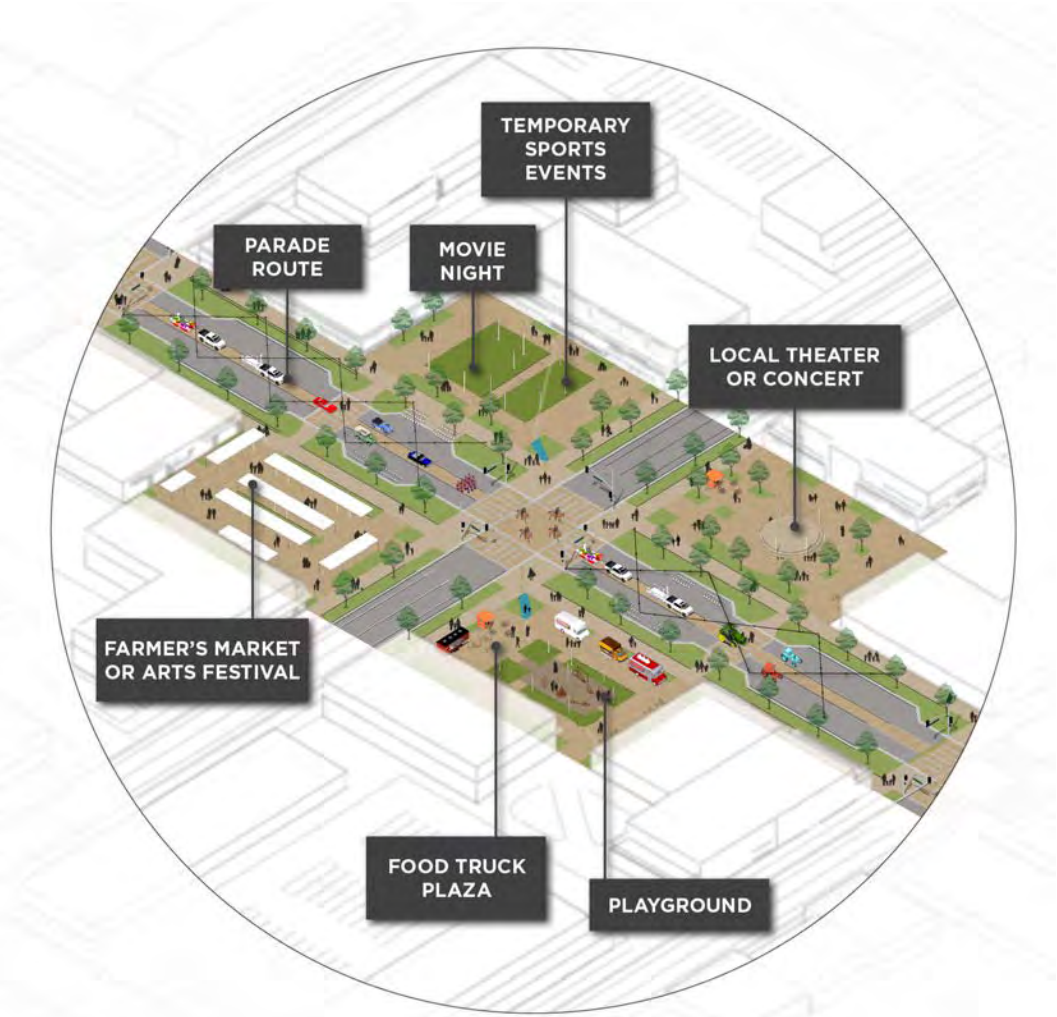


Figure 02.17: Programming & Activity Opportunities

BUILDING FORM

HEIGHT

Downtown Saratoga Springs is situated along a topography sloping from the northwest to the southeast with panoramic views of the mountains and Utah Lake. With breathtaking views, building heights become the most concerning for new development. By planning out the heights of new buildings in correlation to the grade change, it will provide opportunities for residents and visitors to enjoy the views anywhere in Downtown.

Figure 02.18: Building Heights with Building Width Reduced Vertically

SCALE

Related to building height, scale is the feeling of being in a place. Buildings can be tall while being able to create a comfortable space for pedestrians. Scale is comprised of the building height, setback from the road and building, and various vegetation working together that creates this feeling. The “human scale” design is a reasonable size and shape an average person can interact with. By effectively breaking down the building heights, it will create a sense of belonging to the space and community.

MASS

Mass refers to the volume defined by the shape, size, and orientation of the building, and not defined by the structural detail or material. Depending on the strategies used such as ground floor facades and widths, the perception of the building can obscure its true size.

WIDTH

Spaces support vibrant and active environments for people to engage with the physical environment and socialize with the community. Streets or plazas are spaces for these occurrences, the width of the space can be too wide or too narrow which affects people’s interaction. Too wide of streets are difficult and dangerous to cross. While too large of a plaza may not feel activated, but too narrow does not create an inviting atmosphere for people to congregate. Building width may be broken up vertically to create an organic series of smaller buildings that connect to adjacent developments, while providing reasonable building heights that fulfills the anticipated growth and density of the Downtown.

HEIGHT SENSITIVITY

To optimizing the sloping grade from the highest elevation at the northwest to the southeast of the Downtown Area, the building heights are planned to maintain unobstructed views to the lake and mountains. Introducing the Downtown to the surrounding neighborhoods and districts, the west and south edges of the Downtown are one to two stories for the Town Neighborhoods. Residing in the northwest corner are Business Parks, which may have three to five stories. The east edges are one to three stories tall for Regional Retail uses, which reflects the businesses to the east of Pioneer Crossing. At the center, building heights vary from three to five stories for mixed-use buildings such as retail on the ground floor and residential on the upper floors. The building heights along Main Street are one to three stories to support an active and comfortable pedestrian realm.

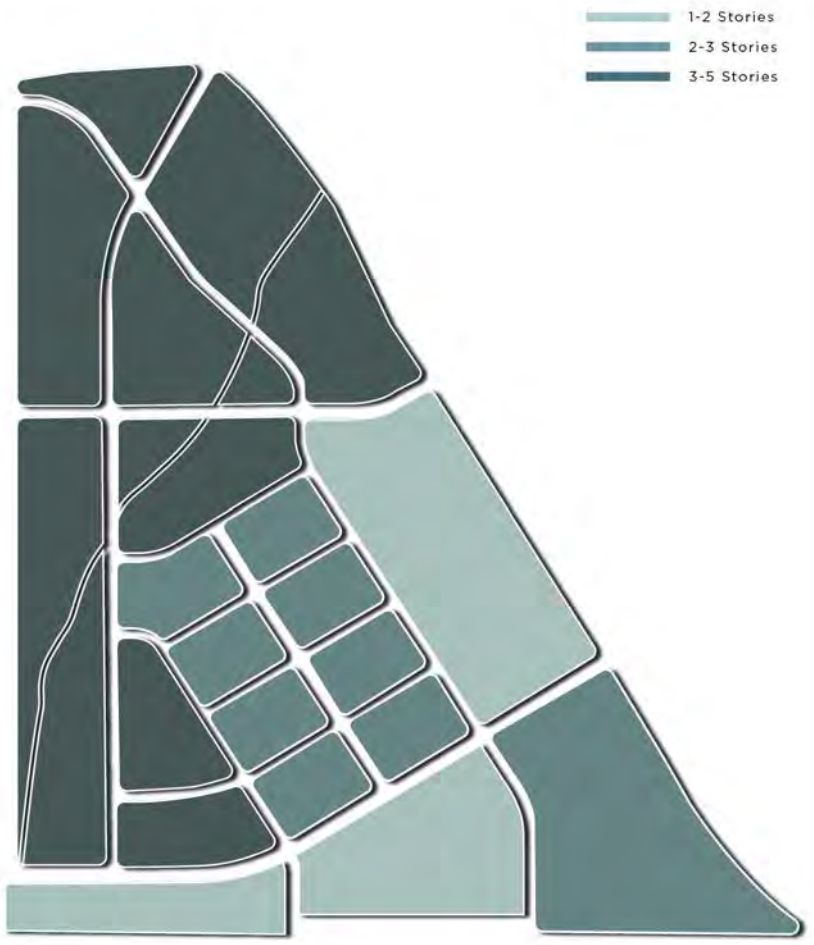


Figure 02.19: Aerial of Likely Building Heights

LIKELY BUILDING HEIGHTS

For a comfortable pedestrian realm, the building heights along Main Street may be one to two stories with possible options for upper level setbacks for rooftop activities such as dining or socializing. The building heights for the Regional Retail development along Pioneer Crossing will likely maintain traditional commercial building heights to mirror businesses across Pioneer Crossing.

BUILDING SETBACKS

Depending on the place type, land use, and road classification, setbacks influences the scale of the space, attraction, and comfort. For example, in the Urban Center, minimal building setbacks contribute to street activity and provide informal surveillance to the street if sidewalk width is sufficient to support lively street activity as indicated in the cross section proposed for Main Street. While in the open gathering space, the setback may be larger for events, markets, or performances.

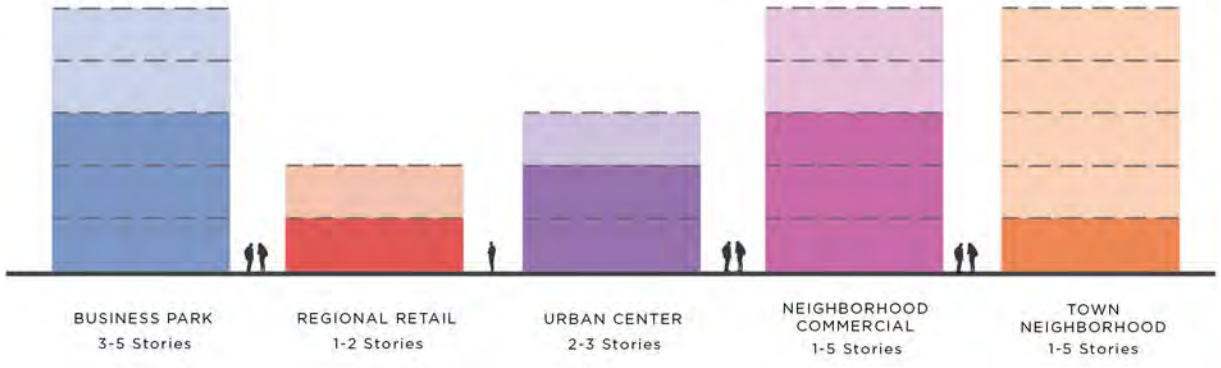


Figure 02.20: Likely Building Heights

03 URBAN DESIGN

URBAN DESIGN FRAMEWORK

ELEMENTS OF A SUCCESSFUL URBAN CENTER

Nestled within the city's embrace, the downtown core will thrive on a delicate interplay of form and function. Its streets, sliced into walkable blocks, offer both intimacy and opportunity for connection. Buildings oriented to people walking the streets, capture not just light, but captivating vistas that stretch beyond the downtown to always remind visitors of the surrounding natural beauty of Utah Lake and the surrounding mountains.

HEART OF THE COMMUNITY	*Flexible open space for year-round events and activities such as festivals, markets, concerts, recreation, amd sports for residents and visitors to gather.*
CELEBRATE PLACE	*Showcase Saratoga Springs' identity through unobstructed views to the Urban Center, where residents and visitors observe what is happening while being able to view the lake and mountains.*
	Signage and amenities celebrating arrival to Downtown through consistent wayfinding signage, street lights, landscaping, and other placemaking amenities.
COMMUNITY CONVERGENCE	*Promoting health and livability by designing highly walkable, comfortable, and intuitive environment for people of all ages and all abilities.*

Gateways mark the transition from bustling thoroughfare to tranquil haven, each an invitation to explore deeper. Within this heart of the community a vibrant tapestry of uses unfolds – shops hum with commerce, cafes buzz with conversation, and cultural hubs pulse with the rhythm of creativity. Transportation access is encouraged by all modes, weaving through the district, offering seamless movement. Amidst the activity, the downtown's own unique character, shaped by history, community, and an unwavering spirit of place emerges. This section delves into the underpinning ideas which establish a successful framework for downtown, where every corner hums with the promise of possibility.

Figure 03.1: Aerial of Saratoga Square

CREATE A NETWORK OF SMALLER BLOCKS

Since the site is surrounded by high-volume highways to the west and east, it was critical to create a walkable, pedestrian-friendly area within the site. Smaller blocks are found in the Urban Core to encourage people to park once and walk. The smaller blocks create shorter pedestrian-focused corridors that are unique, intimate, and manageable.

Outside of the Urban Core, the Downtown blocks are longer due to adjacent road types. These blocks should be further reduced via smaller local roads and developments to encourage walkability throughout the entire Downtown.

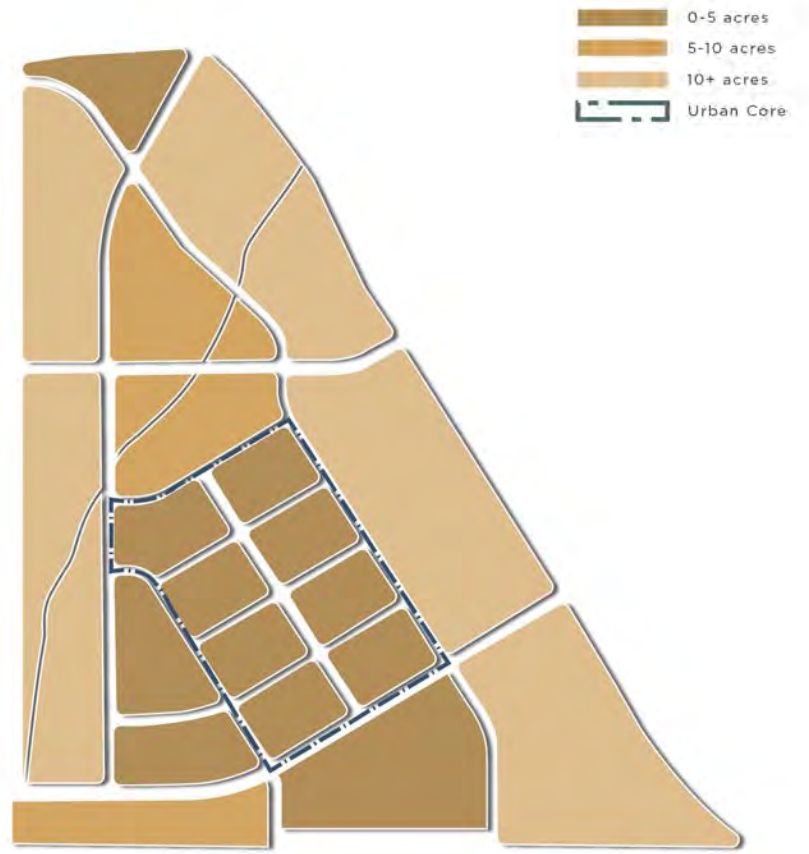


Figure 03.2: Downtown Blocks & Grid

ORIENTATION & VIEWS

The site offers captivating mountain vistas, including the Oquirrh Mountains to the northwest, the Wasatch Mountains and Utah Lake to the east and south, and the Lake Mountains to the south. Importantly, these picturesque views are expected to endure even as the area undergoes development. Thoughtful building orientation and design can frame and enhance these views, with the potential for upper-level buildings to also capture glimpses of Utah Lake.

The urban core orientation is angled in a way to capture Utah Lake and the southeastern range, including Loafer Mountain, Spanish Fork Peak, and Mount Nebo.

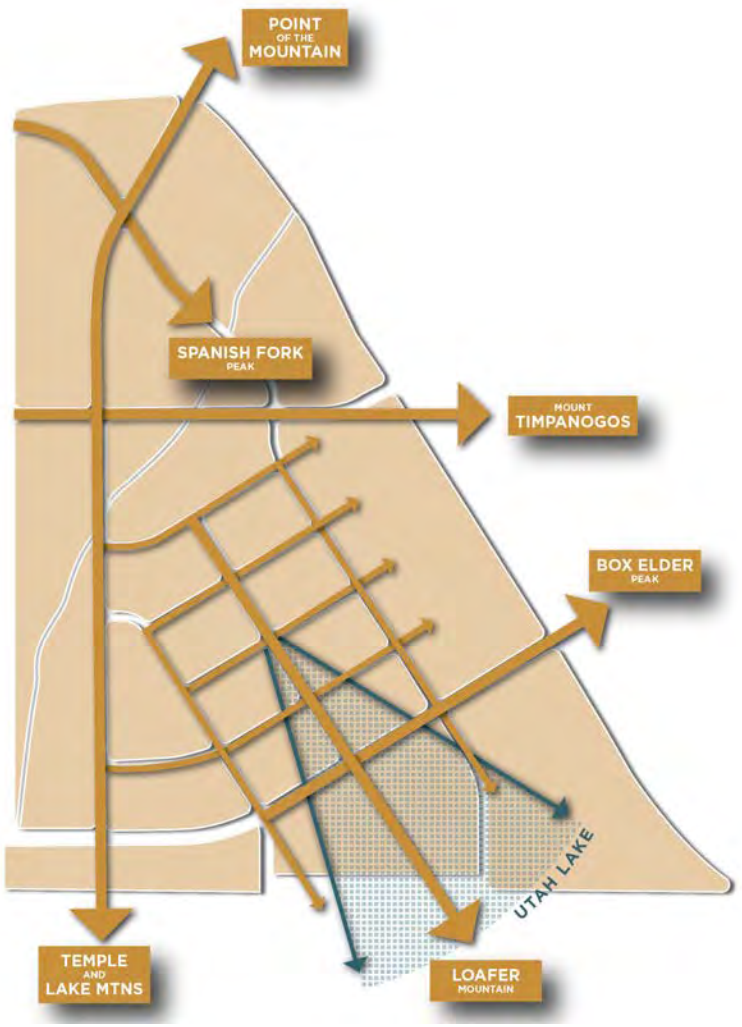


Figure 03.3: Viewsheds

ACCESS & GATEWAYS

The site has an island-like feeling with it being cradled by two major arterials to the east and west. With high-volume roads along the outside of the site, it does create great vehicular access, but it also employs strategies to reduce speed as a visitor moves into the site. Strategies include smaller blocks, mid-block crossings, and other traffic calming measures.

Bicycle lanes should be throughout the downtown to encourage other modes of transportation. Active transportation routes should connect to other existing or future trails to improve connectivity city-wide. The main street should be a slow street - encouraging people to walk, rather than drive.

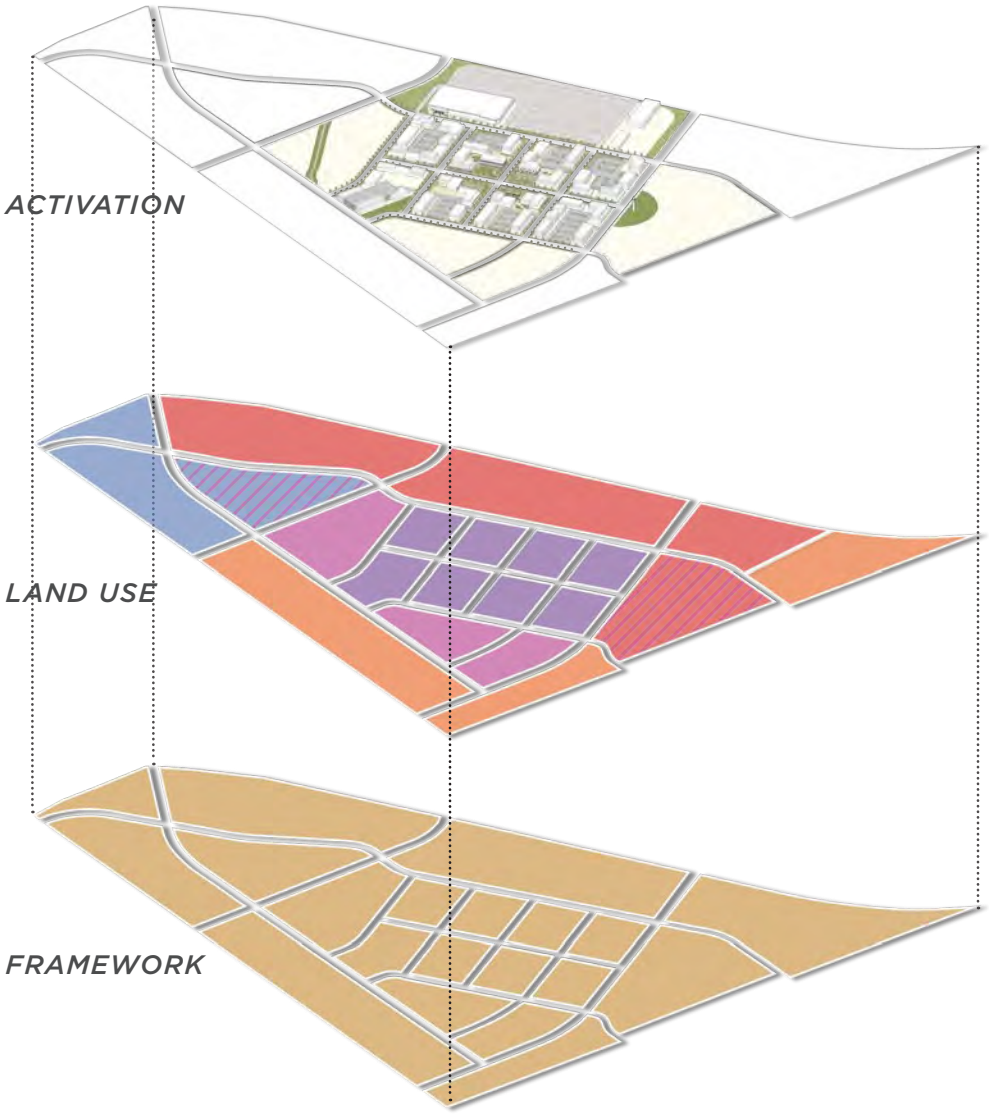
Gateway signage should be located at the main entrances to the Main Street. More thorough signage could be established during the implementation phase. Signage types can be found on page 03.17.

Figure 03.4: Gateways & Mobility

VARIETY OF USES & LAND USE MIX

The urban design of the Downtown can determine how residents and visitors use and experience its spaces. A diverse and dense mix of land uses, active transportation infrastructure, and strong design can support an active healthy place year round.

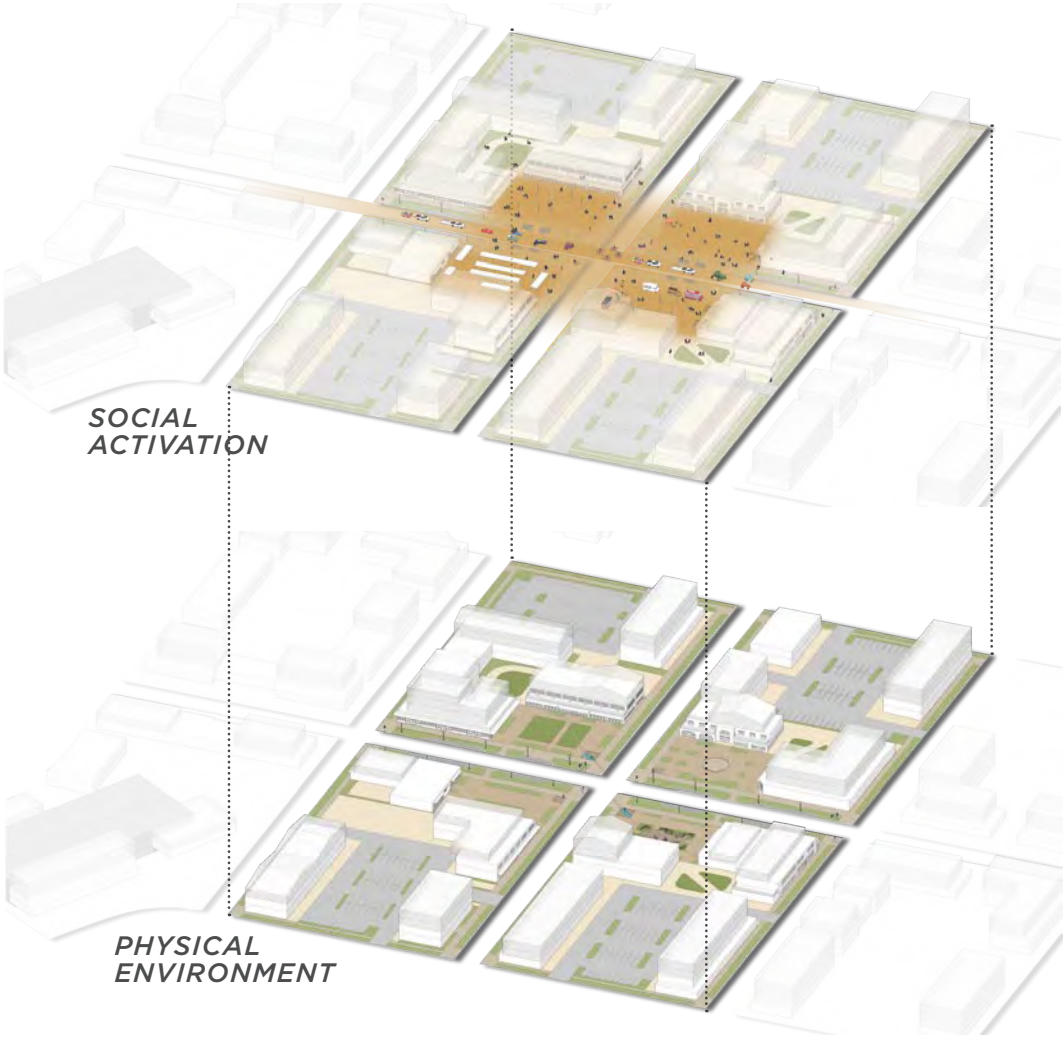
Diverse land uses that invite visitors including restaurants, retail, grocery stores, galleries, museums, civic spaces, recreation facilities, and places to relax should be encouraged.



Balancing these elements with housing and office can help generate a healthy mix and flow of activity over the course of the day. The Downtown should be promoted as a place where you meet shopping, dining, retail and other needs all within walking distance. These uses should be placed in close proximity of one another, with well-connected pathways to reach them.

Physical vs. Social

The physical framework is the built environment that supports a vibrant core, such as the buildings and plazas. The social is the programming of the spaces, with events and activities. It is critical the physical is designed with flexibility in mind to support a wide variety of the social opportunities.



DISTRICT IDENTITY

IDENTITY & FEEL

Water

With the close proximity to Utah Lake and the Jordan River, it is vital the design showcases the views to Utah Lake. A water feature should highlight water access to celebrate the unique physical and visual connection to Utah Lake. An existing irrigation canal runs through the site.

Family-Oriented

Saratoga Springs has one of the youngest populations in the state. Understanding this demographic, family-oriented spaces are critical. A variety of amenities, such as interactive water feature should be incorporated to entertain users of all ages.

Small Town Feel

When asked what the public would envision for their future downtown, small-town feeling of a traditional main street arose to the top. A place to shop, run into your neighbor, and gather for an event. Human-scale design, materiality, and branding can help achieve this small town feel.

Figure 03.5: Plaza Opportunity for Food and Play

STREETSCAPE

As on moves from the busy high-volumes road and into the Downtown, the streetscape design should encourage walkability and multi-modal opportunities. Wider pathways, landscape buffers, and bicycle lanes are recommended to increase comfort.

The plan recommends modifying the street sections, provided in the Transportation Master Plan, to achieve these goals. Further analysis and refinement will be needed, along with a traffic study, before the final design plan is readied for implementation.

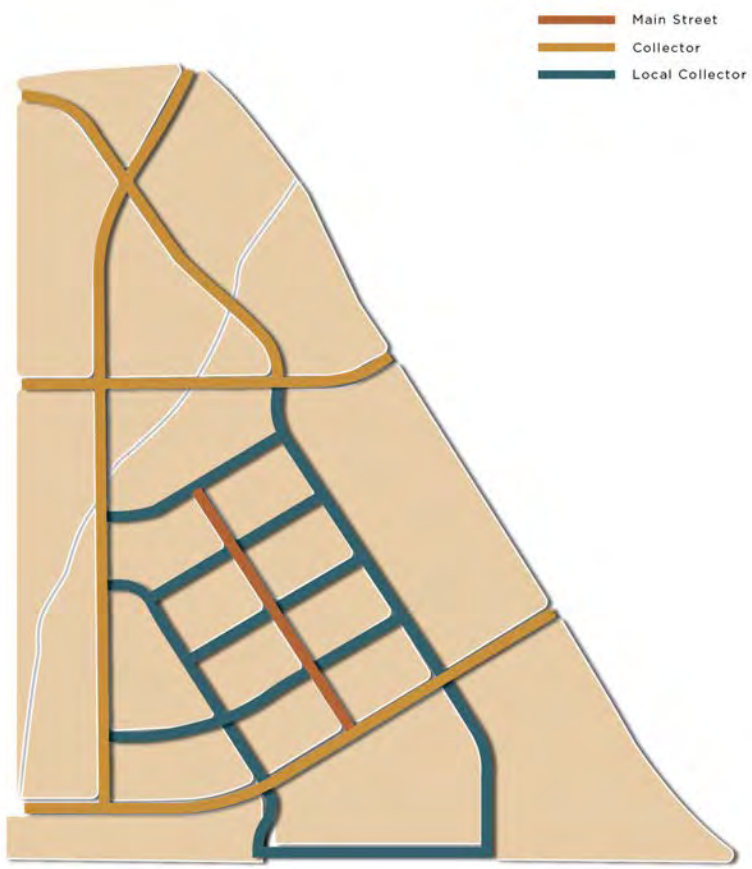


Figure 03.6: Street Types

SIDEWALK & ENVIRONMENT

Activity

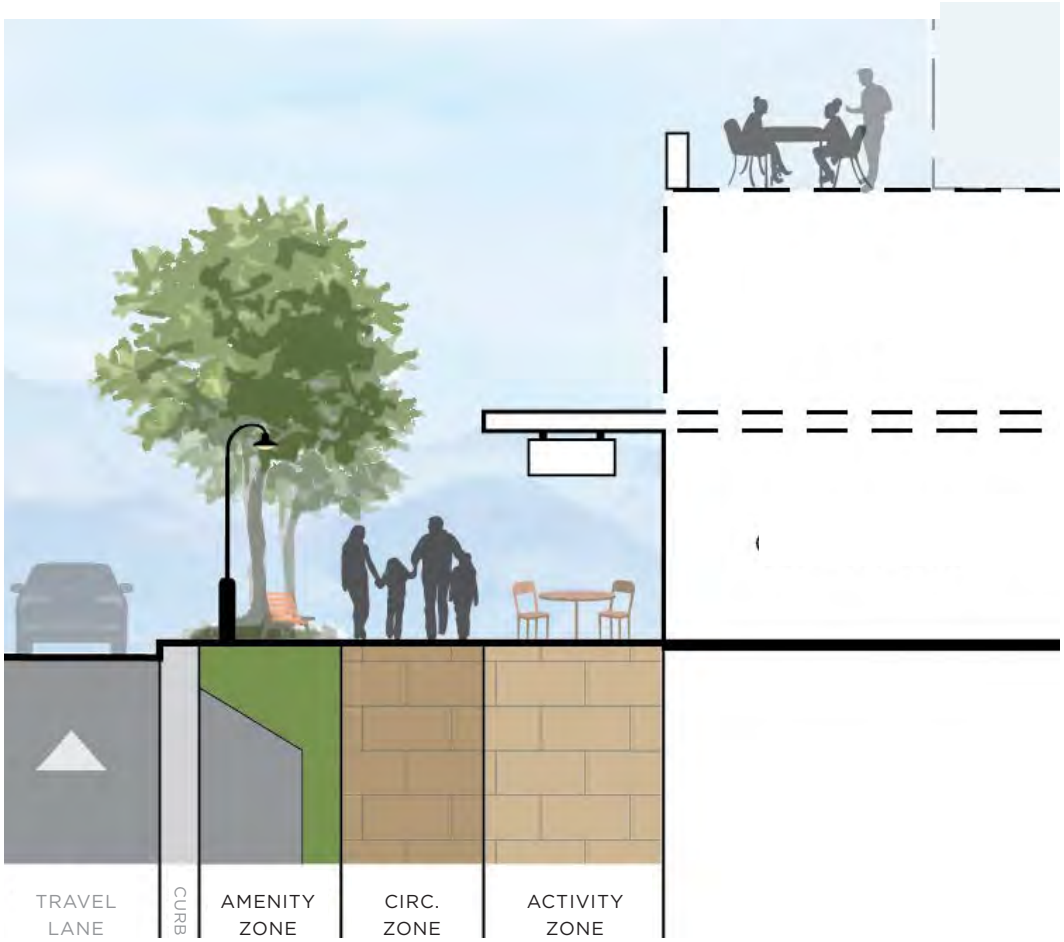
Activity zones will be primarily used for walking, dining, and shopping. There should be high visibility and transparency into storefronts. Retail stores should have beautiful and interesting displays that cause people to stop and look.

Circulation

Sidewalks should be present on every street in the Downtown. Pathways should remain clear of obstacles for ease and accessibility. Crosswalks will be available at every intersection.

Amenity

Amenity zones will have an abundance of trees and landscape, benches, public art, trash receptacles, unique lighting, on-street parking, and other street furniture to make the spaces inviting.



PLACEMAKING ELEMENTS

BRANDING, IDENTITY, AESTHETICS

The Downtown should have a consistent brand and aesthetic that identifies it as a distinctive destination. This branding should highlight the unique attributes of Saratoga Springs and emphasize the City's natural features and community character. Materials, colors, and other design elements should be consistent and repeated throughout the Downtown in its public spaces, streetscapes, architecture, and signage.

Paving and Pavers

Brick and colored concrete on Main Street, at crosswalks and down the center turn lane are recommended to visually cue the visitors of the special distinction of the road. The special paving adds artistic flair and promotes safety. Similar paving should be used in Saratoga Square and other special public spaces.

STREETSCAPE AMENITIES

The Downtown will require a defined set of streetscape elements including furniture (benches, garbage bins, bollards, tree grates, bike racks, and planters), lighting, signage guidelines, gateway design, public art, placemaking, and wayfinding. These elements should be consistent with the aesthetics discussed above to enhance the experience of people walking and biking, while also creating a cohesive identity for the Downtown.

Benches

Great spaces provide excellent places for people to pause and relax. Benches in the Downtown should be placed where people might naturally wait or sit. The look and feel should reinforce the branding.

Street Furniture

Bistro tables with movable chairs strategically located in Saratoga Square and other key building uses (office, food service, etc.) are recommended to provide flexibility for accommodating different activities/events, furniture configurations, and temperature regulation.

Bike Racks

Active transportation infrastructure, such as bike racks, can encourage visitors to realistically use this alternative form of transportation.

Bollards

Bollards are recommended around Saratoga Square where there might be conflict between drivers and pedestrians. Bollards come in all shapes and sizes to fit the branding and identity of the City and the Downtown in particular. Bollards can be easy to install and remove if needed.

Trash / Recycle Receptacles

Trash cans and recycle bins are a necessary part of any clean, vibrant public space. Beyond their utility, they can be an opportunity to promote the brand even further, through material choice or adding the logo.

LANDSCAPE

The City should establish a set of landscape guidelines. These guidelines will indicate acceptable and unacceptable materials; paving types; recommended plant lists, planting minimums, green buffers; types of green space, playgrounds, and their amenities; street furniture, bike paths, and bike parking. All elements should reference the branding theme.

Street Trees

Street trees create a lush overhead experience that protects pedestrians and defines roads and pathways. They increase comfort in outdoor spaces encouraging pedestrian activity and decreasing the heat-island effect. These trees should be pruned up to provide a tall canopy and clear visibility. Special care to species selection is necessary to select trees with strong dense limbs that avoid breakage commonly seen in faster growing weak trees.

Native Shrubs & Perennials

Native shrubs and perennials will tie the flora of surrounding mountains and canyons to the Downtown. Smart native low water use planting solutions require fewer natural resources to maintain and help create an identity of place. These plants could include sages, serviceberry, yarrows and penstemons.

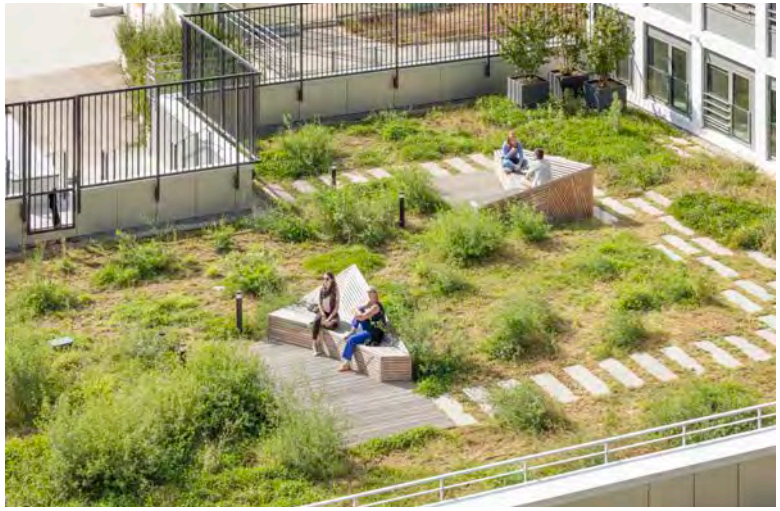
Ornamental Grasses

Grasses provide a timeless natural look that pairs well with traditional and contemporary architectural styles. A selection of water-wise grasses provide year-round interest when they are kept long during the winter and cut back in early spring. Grasses like regal mist and Karl Foerster should be considered.

ROOFTOPS

A defining characteristic of Saratoga Springs, and this site in particular, are its excellent views of the Wasatch Mountain Range, Utah Lake, Oquirrh Mountains, and Lake Mountain. Encouraging visual access through the development of public and private rooftop spaces is highly recommended. This is especially true for sites fronting the Main Street, but is also suggested for locations throughout the Downtown.

The benefit of developed rooftops goes beyond good views. Landscaped and green roofs can help reduce the heat island effect found in many developed places. Rooftop activity on shorter buildings can help put eyes on the street, increasing safety and psychological connectivity to the rest of the community. The development of rooftops as additional amenity space is encouraged.



LIGHTING

Street Lights

Having consistent street and plaza lamps is important to create the sense of a coherent Downtown. Lighting can often unify an area across several blocks and signify that you are in a particular district or part of the city.

Lamps that have the ability to have two heads attached will be helpful for illuminating foot paths that may be crossing or intersecting. They can also provide broader more vertical light projection to plazas and terraces so people can see each other at night. A warm light tone of 3000 to 3500 kelvin is recommended for bulbs or LEDs. Smaller areas can benefit from lamp styles that can also stand alone. It is recommended to use a modern, simple style of lamp that blends well with natural elements like landscaping and trees, but also that correspond with increased development of taller buildings.

The style should also allow the City to attach signage to lamp posts about upcoming local events or branding that announces the Downtown area.

Main Street Festoon Lighting

Overhead festoon lighting is recommended for the Main Street. Not only will this create an instagrammable moment, it will visually cue visitors that they are at the hub of activity. The lighting overhead will provide adequate lighting along the Main Street. The same lines of lighting can incorporate seasonal art or signage overhead for more visual interest.

GATEWAYS & SIGNAGE

District & Monument

District signs that represent Saratoga Springs' characteristic brand and identity should be should be placed at gateways. This will signal a sense of arrival and a change of environments. These signs should have the look and feel branded elements present throughout the Downtown.

Wayfinding

Signs that help people navigate should be present throughout the Urban Core. They should be sized to target people on foot or bike, as well as those in cars. Placed at key intersections, junctions, or entry points into the Urban Core, they can orient visitors and assist them in finding their intended destinations.

Storefront

Within the Downtown, signage for local businesses and upcoming events should be encouraged. These smaller signs will be designed to be seen in close proximity and will have more detail. Blade signs, sandwich boards, and even community boards for free expression are examples of signage that is encouraged to enhance the pedestrian realm while also supporting the unique brand of the Downtown.

LANDMARKS

Landmarks are community assets for many reasons. They can be gathering points for meeting. Often they will contain elements that pay tribute to a city's heritage and history and can, help evoke civic pride. Intentional planning for future landmarks enables them to be part of the larger placemaking strategy to make otherwise placeless public spaces more memorable. Landmarks that have existed for long periods become an essential part of the urban fabric of a place. They can give spaces meaning for those who interact around them and aid in wayfinding.

A landmark feature at the terminus of Main Street, and a unique arts-focused building in the heart of Saratoga Square have been recommended through community engagement and Steering Committee workshops.

04 TRANSPORTATION

BACKGROUND

This chapter evaluates the transportation system within and surrounding the proposed Downtown for Saratoga Springs and establishes the framework to identify transportation needs as well as potential improvements.

Concept Inspiration

COMMUNITY CONVERGENCE	*Easy access and connection for people walking and biking amongst housing, jobs, retail, hospitality, and recreation.*
	Connecting residents and visitors to the Urban Core by linking surrounding neighborhoods and businesses through a unified network of pedestrian pathways, trails, bike routes, and roads.
	Shared, strategic parking to encourage parking once and then walking to other amenities and destinations. Parking space may start as surface parking, eventually evolving to parking structures.

EXISTING PLANS

Both local and regional plans include transportation improvements that will affect access to the proposed Saratoga Springs Downtown. These projects are adjacent to and crossing the Downtown.

Regional Plans

The MAG Metropolitan Planning Organization (MPO) adopted the most recent Regional Transportation Plan (RTP) on June 1, 2023. This plan includes previously planned projects along with new improvements that will influence how people access the Downtown.

Figure 04.1 summarizes these planned transportation projects in north Utah County. The most impactful projects will be new freeways on SR-73, Mountain View Corridor (north and south of Pioneer Crossing). These freeways will increase traffic volumes significantly to and near the proposed Downtown.

Along with these freeways there is another east/west freeway that is proposed to connect Mountain View Corridor to I-15 between the years of 2033 and 2042. The alignment has yet to be determined but the RTP shows potential freeway alignment options including Pioneer Crossing and Pony Express Parkway.

The other regional projects that affect the Downtown are multi-use paths along Mountain View Corridor and the Utah Lake Distribution Company (ULDC) Canal which crosses the study area. The concept design for the Mountain View Corridor freeway and frontage roads includes a 10’ multi-use path adjacent to the Downtown site. The Utah Lake Distribution Company Canal multi-use path also includes grade separated crossings of Pioneer Crossing and Redwood Road potentially making it a high demand Active Transportation (AT) corridor in the future.

Figure 04.1: Regional Transportation Plan Project 2023-2050

Transportation Master Plan

Figure 04.2 illustrates the planned functionally classified roadway network from the Saratoga Springs Transportation Master Plan (TMP) that was last updated in 2021. The plan is generally consistent with the regional plan with exceptions from the proposed connection from Mountain View Corridor to I-15, which was added to the RTP after the City plan was completed. The TMP plans for three collectors which provide connectivity through the site: Crossroads Boulevard, Medical Drive, and Market Street.

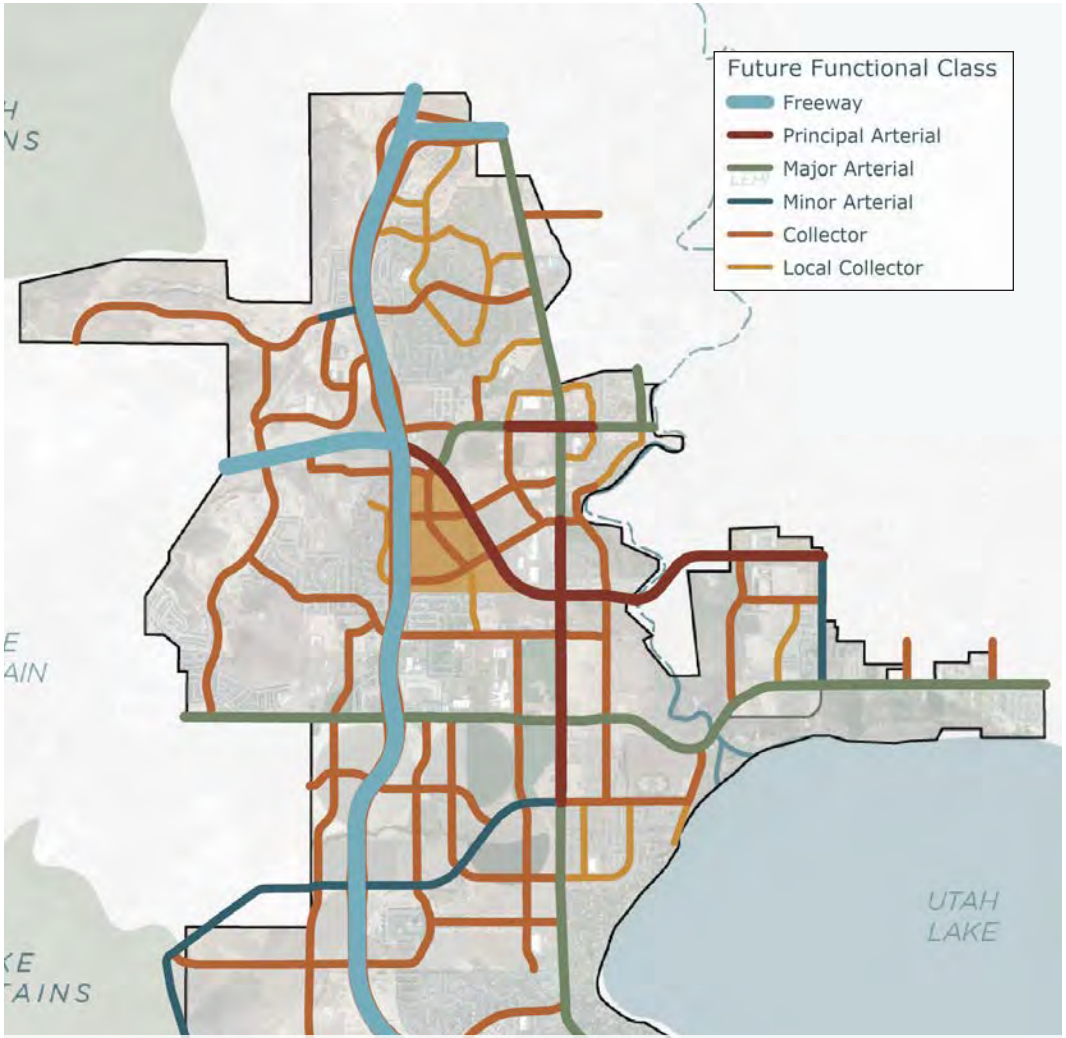


Figure 04.2: Saratoga Springs 2021 Transportation Master Plan Functional Class

SARATOGA SPRINGS TRANSPORATION SYSTEM

The transportation network in Saratoga Springs is designed to support the community transportation vision. The city has spent over $31 million on existing transportation improvements to accommodate the rapid growth within the community. Despite the recent investments there are still existing opportunities to improve the transportation system to create a network that provides viable choices to residents and visitors to access the Downtown.

PROPOSED URBAN CORE CONCEPT

This section provides recommendations for a transportation system that will support a Downtown urban core which serves as a regional mixed use commercial center. The issues that were considered in the design of the roadway network are documented. In addition, recommendations are provided that will ensure the proposed Downtown network operates well not only for vehicles but also for other modes of transportation.

ROADWAY DESIGN CONSIDERATIONS

The proposed Downtown will be a regional mixed use commercial center containing retail, office, institutional, and residential land uses. These uses are proposed at higher density than other parts of the City. Based on this, the following design elements were considered.

Potential Right-of-Way Impacts

Figure 04.4 provides the potential right-of-way impacts to the proposed Downtown site. The collectors which are planned to go through the site will require a dedication from the developer. While no alignment has been determined, two potential options are to follow the existing alignment of Pioneer Crossing or to connect directly west to Mountain View Corridor.

Freeway concepts for the Cory Wride Freeway (SR-73) and Mountain View Corridor include frontage roads. However, freeways with frontage road systems are wide. The design concepts for the freeway and frontage road systems on the Cory Wride Freeway (SR-73), and Mountain View Corridor vary between 410' to 450'. Depending on how these freeways connect additional land may be necessary for system-to-system ramps to connect the freeways further impacting the Downtown site.

Site Access

Due to the mix and intensity of land-uses on this site, the peak hour traffic will be considerable and appropriate access and connectivity need to be provided. Access to the proposed Downtown site will be provided primarily from signalized intersections along Pioneer crossing, and also via a feeder system on the west side associated with the future Mountain View Corridor.

Connectivity

A Downtown street network benefits significantly from a dense grid of local roads due to the inherent advantages it offers in terms of accessibility, connectivity, and urban functionality. A dense grid allows for multiple routes and options for navigating through the area, distributing traffic more evenly and reducing congestion on any single route. A grid network also provides alternative routes in case of disruptions or emergencies. This redundancy in connectivity improves accessibility for pedestrians, cyclists, and motorists alike, fostering a more walkable and vibrant urban environment. Additionally, a dense grid supports a mix of land uses with dispersed on street parking, which is indicative of a thriving Urban Core.

Intersection Spacing

To accommodate peak hour traffic, it is recommend that intersections on the future collectors of Market Street, Medical Drive, and Crossroads Boulevard be spaced at least one block (660') with right-in/right-out access. Full-access intersections with signals should be spaced a minimum of two blocks (1,320'). The site plans have incorporated these rules.

Intersection spacing on collector roads is crucial for maintaining a smooth flow of traffic during peak hours due to its direct impact on traffic efficiency and safety. Adequate spacing between intersections allows for a more continuous movement of vehicles, minimizing disruptions and congestion. With proper spacing, drivers experience fewer stops, starts, and conflicts with cross traffic, enabling a more consistent flow that reduces delays and travel times. This not only enhances the overall efficiency of the road network but also contributes to improved safety by reducing the likelihood of rear-end collisions and other traffic-related incidents. Well-designed intersection spacing accommodates the higher volumes of traffic during peak hours, optimizing the road's capacity and enhancing the overall effectiveness of the transportation system.

Proposed Main Street

The main street portion of the local road network proposes a special road design that can accommodate higher pedestrian traffic, outdoor dining and shopping, and be programmed for special public events. Without curbs, the transition between the street and sidewalk becomes seamless, creating a pedestrian-friendly environment. This design not only prioritizes safety for pedestrians but also allows for flexible use of the right-of-way. Outdoor dining and shopping areas can expand more easily onto the street, a hallmark of retail spaces in urban settings. The absence of curbs facilitates the setup of temporary structures for events, such as markets, festivals, or performances, enabling the street to serve to be utilized for more than vehicle traffic flow.

It is recommended that the street be designed as a three lane facility, or as determined by a future traffic study, with a center lane that can allow for passing when there is loading or unloading as well as accommodate public safety vehicles. A center lane would allow the pedestrian space to safety encroach into the road when special events such as markets require additional space and the road can be temporarily downsized to two lanes, or even one lane allowing one-way traffic.

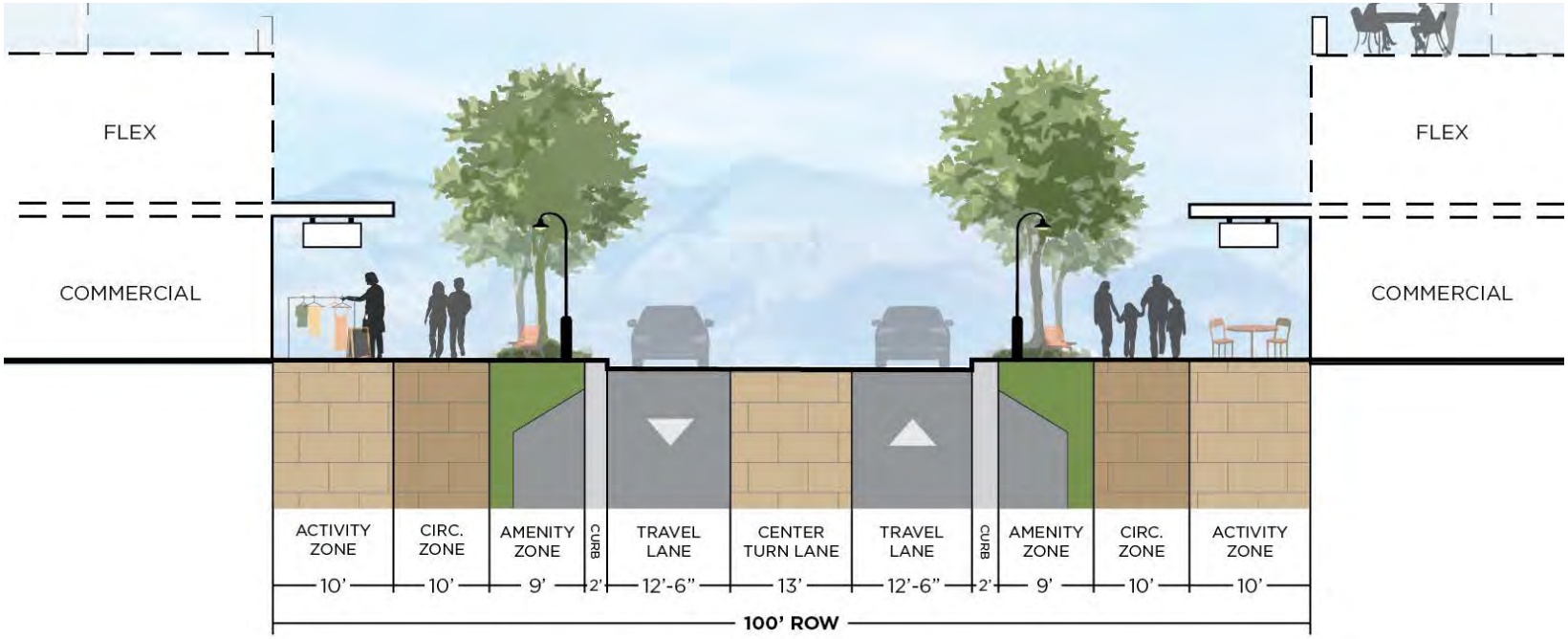


Figure 04.3: Cross Section of Main Street

Proposed Medical & Market Extensions

Medical and Market will be the primary vehicular routes feeding into the site. For the Downtown, a modified collector is recommended to provide wider pedestrian pathways and amenity zones for a more comfortable pedestrian experience. Further study will be required including a traffic study once a formal design plan has been initiated.

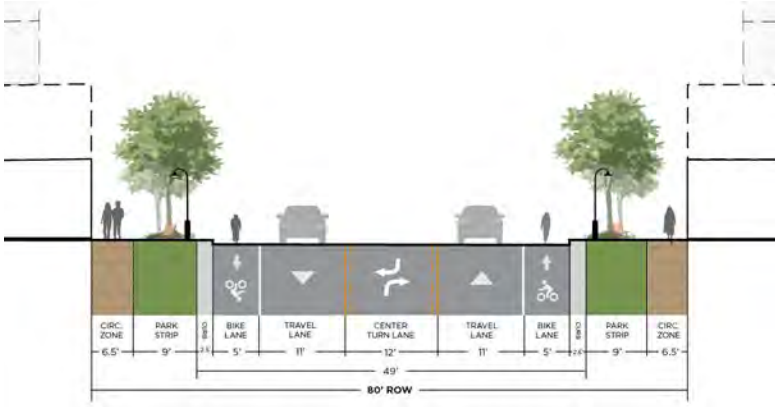


*Figure 04.4: Medical & Market Extensions, Modified Collector**

Proposed Urban Core Streets

Within the denser urban core, smaller local collectors are recommended. These will be slower speeds than the collectors running through the site. The right-of-way has been modified to accommodate wider pathways and amenity zones for a more comfortable pedestrian experience. Striped bicycle lanes are provided for both directions to encourage active transportation.

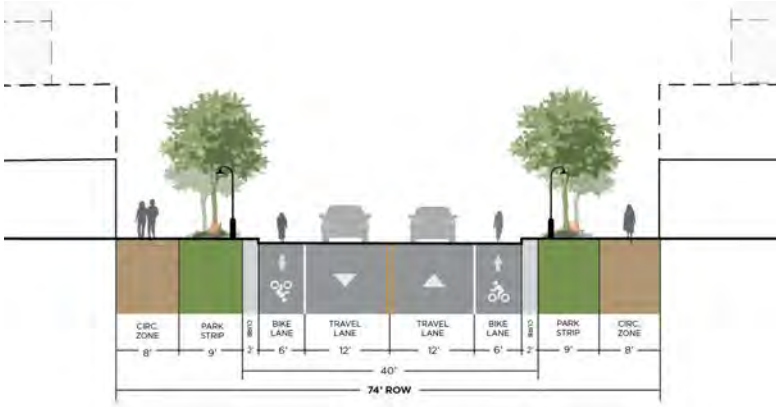


*Figure 04.5: Urban Core Streets, Modified Local Collector**

**These sections are modified based on the adopted Transportation Master Plan (TMP) cross sections for Saratoga Springs, representing the intended roadway typology. Sidewalks have been shown wider than in the TMP to allow for more pedestrian space in the Urban Center. Adjustments may need to accommodate transportation analysis by the forthcoming land owner.*

PARKING RECOMMENDATIONS

Parking design is perhaps the most significant difference between a typical car-oriented, suburban commercial center and a walkable, mixed use Urban Core that encourages people to park once, walk to multiple destinations, and extend their visit. Where a suburban commercial center has centralized and concentrated surface parking lots, a mixed use Urban Core has dispersed parking.

To optimize the use of space and accommodate varying needs, we recommend dispersing the needed surface and structured parking lots and providing a mix of short-term and long-term parking solutions. On-street parking should be designated for shorter stays, encouraging quick visits to smaller retail and restaurants.

For structured parking, it is recommended that multiple smaller facilities be constructed at the periphery of the Downtown site, rather than one large centralized structure. This will ensure that the structures are well-integrated into the urban fabric, making pedestrian trips short and convenient. Wayfinding and signage should be designed to guide drivers to available parking facilities and provide information on occupancy levels.

Additionally, it is recommended to require or incentivize the adoption of shared parking agreements (recorded on the final plat of developments to ensure perpetuity) to optimize the use of available spaces and minimize empty parking lots. This works particularly well for uses that do not share the same peak use time, such as residential and office uses.

BICYCLE, PEDESTRIAN, AND TRANSIT RECOMMENDATIONS

Trails and bikeways are a key component of the transportation system because they provide mobility options to the Downtown. The benefits of a practical and accessible active transportation network are broad and include improving physical and mental health, decreasing noise and air pollution, providing a low-cost mode-choice, and increasing the property values along the active transportation (AT) network. For the proposed Downtown site, when there are transportation choices, connectivity is improved both to and through the site.

Figure 04.6 shows the existing bikeways and trails. Just north of the Downtown Pioneer Crossing has both buffered bike lanes and a paved 12-foot multi-use path. Mountain View Corridor also has a paved side path west of the study area. Planned AT facilities include multi-use paths along Mountain View Corridor and the Utah Lake Distribution Company Canal which crosses the study area. The Utah Lake Distribution Company Canal multi-use path is planned to have grade separated crossings at Pioneer Crossing and Redwood Road potentially making it a high demand AT corridor in the future.

It is recommended that right-of-way be dedicated along the canal and preserved for a future off-street AT facility. It is not necessary this future off-street multi-use follow the alignment of the canal (in the case that the canal is to be buried or relocated by the developer), however an off-street multi-use trail should be provided allowing for a regional AT facility to traverse the site.

In addition to the Utah Lake Distribution Company Canal multi-use path, it is recommended that the collectors (Market Street, Medical Drive, and Crossroads Boulevard) be constructed with bike facilities to allow for bicyclists and pedestrians to have a network to navigate through the Downtown site. It is also recommended that all local roads in the Downtown site be designated and marked as share-rows, allowing bicyclists to use the full right-of-way width.

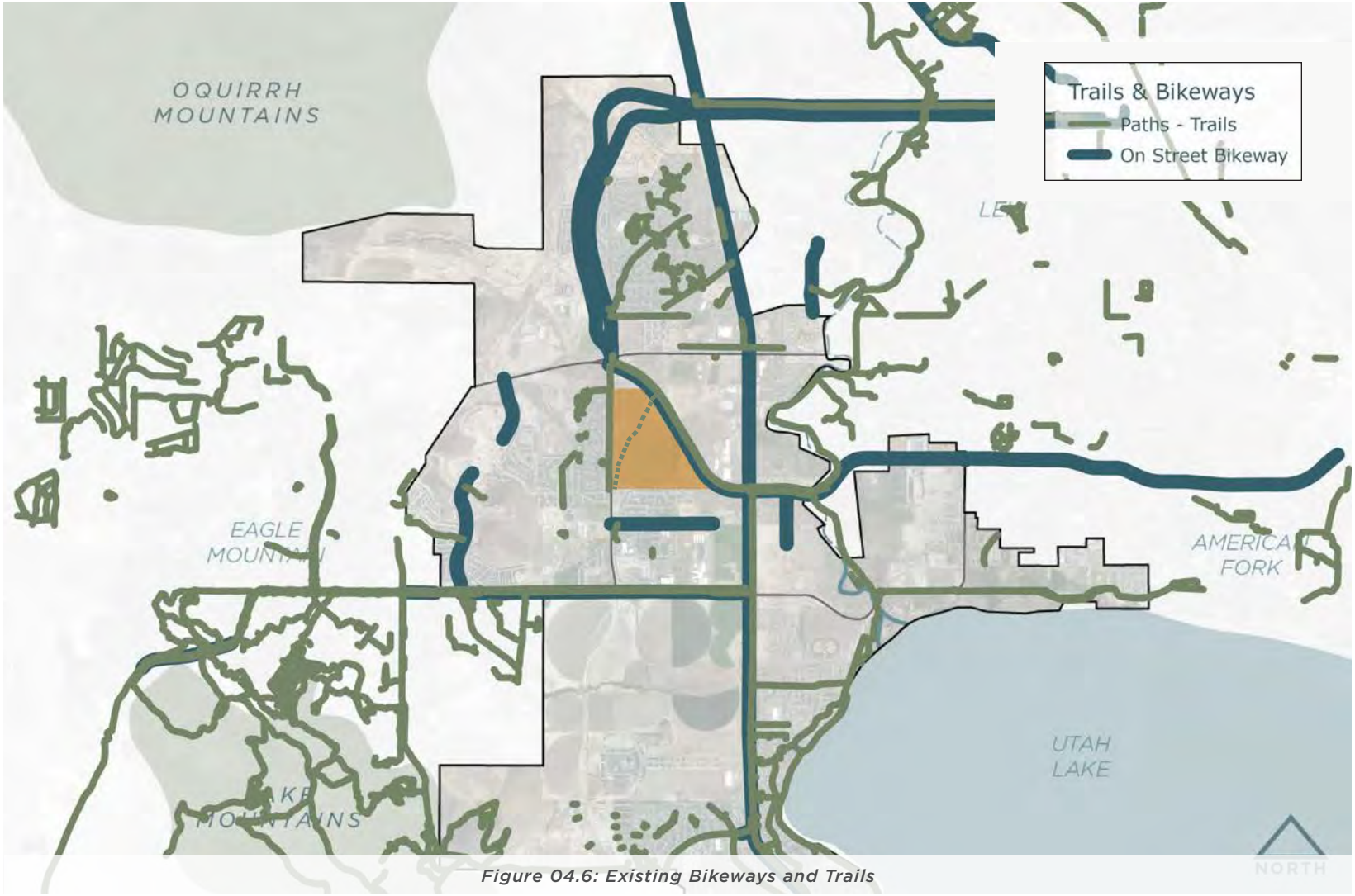


Figure 04.6: Existing Bikeways and Trails

NEED FOR UPDATED DESIGN STANDARDS

All roads and intersections, whether public or private, must be designed and constructed in conformance with the City of Saratoga's adopted standards. These can be found in the document titled "Standard Technical Specifications and Drawings for City of Saratoga Springs, Utah" which can be found online and/or made available by the City's Engineering Department.

To bring this plan into reality, it is recommended that the City's standards be updated and re-adopted. The City will need a new "Main-Street Local Road" cross-section and would benefit from a new "Urban Local Road" that is designed to accommodate on street parking and a new "Urban Collector" that is designed to accommodate active transportation facilities.

05 MARKET CONDITIONS & ECONOMIC POTENTIAL

KEY FINDINGS AND RECOMMENDATIONS

The Downtown of Saratoga Springs (city) is a key economic node. Encompassing almost 200 acres, the Downtown has the ability to support a mixed variety of uses. Nestled between two major roadways (Pioneer Crossing and future Mountain View Corridor expansion) this site provides for high visibility and access, two key points for commercial development. The planned Urban Core at the heart of Downtown provides for the creation of an economic engine for the city.

Concept Inspiration

COMMUNITY CONVERGENCE	*Easy access and connection for people walking and biking amongst housing, jobs, retail, hospitality, and recreation.*
	Connecting residents and visitors to the Urban Core by linking surrounding neighborhoods and businesses through a unified network of pedestrian pathways, trails, bike routes, and roads.
	Programming and activities year-round to encourage businesses to locate in the Urban Core for residents to live, work, and play.

KEY FINDINGS

- Retail and higher density residential provide the greatest financial impact to the city, but also could provide greater cost to city
- Buying power of Saratoga Springs supports between 134 – 172 acres of retail development
- High household incomes support possibility for higher-end or boutique retailers to enter the area
- Location between two major roadways enhances ability of site to attract commercial development
- Urban Core allows for density to create demand for retail and other commercial development

RECOMMENDATIONS

- Prioritize regional retail development on periphery of area, along major transportation corridors to create center of activity
- Consider preserving land for office development, despite current state of office real estate market for long term success to ensure a successful mixed-use area
- Work with regional and state partners to aggressively market Downtown as a site for retail and office development

EXISTING CONDITIONS

Saratoga Springs City ("City") is currently experiencing rapid development across the city. With land still available for development, is it likely that the city will continue to experience high levels of growth for years to come. This will create opportunities for additional retail, office, and other development in key areas of the city.

Much of the City's commercial development is relatively new and because of the City's location, it is somewhat of a regional commercial center for surrounding communities. Currently, the city collects approximately 70% of its anticipated taxable sales, compared to the average per capita sales in Utah. However, the only category the City captures 100% of its anticipated taxable sales is the General Merchandise Stores category. Opportunities exist to boost other areas of taxable sales.

The City's demographics, particularly its high median household incomes and high education rates, create many opportunities to attract a variety of goods and services. Nationally, retail trends have shifted towards less square footage per capita, online shopping, experiential-based stores, and more walkable retail. Additionally, there have been shifts towards quick-service and drive-thru centered restaurants. Along with retail growth, the city may be able to see growth in other compatible commercial uses as well, with many uses performing well across the State. The City's planning process for its key areas, especially the area identified as the Downtown core, will be instrumental for the city to take advantage of these trends.

The City's strong growth patterns, combined with available land, high traffic volumes, and key transportation corridors will help to create a desirable development location for a wide mix of development types.

DEMOGRAPHICS

Saratoga Springs is a rapidly growing city with a current estimated population of 49,354 according to the 2022 estimate from the U.S. Census Bureau's Population Estimates Program. With a population of 37,693 at the time of the 2020 Census, the city has experienced 30.9% growth in little over two years. Since 2010, the city has grown by an average annual rate of 8.79%.

Due to the availability of land, it is anticipated that the city will continue to grow at a rapid pace, eventually reaching a total population of nearly 140,000.
When compared to similar cities, Saratoga Springs has the highest rate of citizens over the age of 25 with a bachelor's degree. Although the City's median household income is second lowest in the comparison group, it is still significantly higher than the Utah County median household income of $82,893, or the State's median household income of $79,133. The City's key demographics make it an attractive location for commercial development of varied types.

Table 05.1: Key Demographics

	Eagle Mountain	Herriman	Lehi	Riverton	Saratoga Springs	South Jordan
Population	54,149	59,179	84,373	44,599	49,354	83,513
Median Age	20.8	28.8	25.2	33.3	21.7	36.0
Median Household Income	$91,933	$109,154	$108,669	$107,674	$106,844	$111,774
Average Household Size	4.35	3.51	3.77	3.37	4.20	3.25
Bachelor's Degree or Higher (age 25+)	36.7%	38.9%	47.3%	39.5%	48.4%	44.8%

Source: U.S. Census Bureau 2021 American Community Survey, 2022 Annual Population Estimates

SALES LEAKAGE

Sales tax leakage is a measurement of the amount of taxable sales that a community receives on an annual basis, compared to the average taxable sales per capita in Utah. The analysis helps identify how well the city captures taxable sales compared to what would be generally expected in a typical Utah city. Average taxable sales per capita for Utah are first calculated, to develop a baseline to compare the city against. In 2022, the average taxable sales per capita in Utah was $20,100.

The ratio of taxable sales per capita in the city compared to the taxable sales per capita in Utah results in the City's capture rate for a particular taxable sales category. The results show if the city is capturing the expected level of taxable sales or if sales are leaking to other communities. A capture rate of 100% means the city is capturing the expected level of taxable sales. Meanwhile, a rate lower than 100% means sales are leaking to other communities and a rate over 100% means the city is capturing more than the expected number of taxable sales by attracting consumers from the larger regional area.

Based on 2022 taxable sales, the city is capturing a total of 70% of its anticipated taxable sales.

Table 05.2: Utah Taxable Sales Per Capita

Category	2022 Taxable Sales per Capita
Motor Vehicle and Parts Dealers	$3,085
Furniture and Home Furnishings Stores	$450
Electronics and Appliance Stores	$458
Building Material and Garden Equipment and Supplies Dealers	$2,029
Food and Beverage Stores	$1,943
Health and Beverage Stores	$274
Gasoline Stations	$546
Clothing and Clothing Accessories Stores	$764
Sporting Goods, Hobby, Book, and Music Stores	$489
General Merchandise Stores	$2,752
Miscellaneous Store Retailers	$815
Nonstore Retailers	$2,305
Arts, Entertainment, and Recreation	$397
Accommodation	$925
Food Services and Drinking Places	$2,174
Other Services - Except Public Administration	$691
Total	**$20,100**

Source: Utah State Sales Tax Commission

Table 05.3: Utah Taxable Sales Tax Leakage, 2022

Category	2022 Leakage	2022 Capture Rate
General Merchandise Stores	$166,675,769	220.70%
Food and Beverage Stores[1]	($1,200,494)	98.75%
Health and Beverage Stores	($5,297,514)	60.85%
Sporting Goods, Hobby, Book, and Music Stores	($7,592,404)	68.57%
Arts, Entertainment, and Recreation	($8,649,536)	55.90%
Other Services - Except Public Administration	($15,893,885)	53.37%
Electronics and Appliance Stores	($16,914,359)	25.13%
Nonstore Retailers	($19,347,222)	82.99%
Gasoline Stations	($19,432,546)	27.85%
Furniture and Home Furnishings Stores	($20,449,229)	7.99%
Clothing and Clothing Accessories Stores	($24,293,602)	35.61%
Miscellaneous Store Retailers	($31,292,329)	22.25%
Food Services and Drinking Places	($37,876,406)	64.71%
Accommodation	($44,950,221)	1.53%
Building Material and Garden Equipment and Supplies Dealers	($75,767,203)	24.34%
Motor Vehicle and Parts Dealers	($135,329,541)	11.13%
Total	**($297,610,722)**	**70.00%**

Source: Utah State Sales Tax Commission

While overall, the city performs relatively well, the city is only capturing its fair share of taxable sales in the General Merchandise Store category, where it is actually serving as a regional draw with a capture rate of 222.70%. This means that the city is missing taxable sales that are leaking into other communities. The remaining top five best performing categories for the city are:

1. Food and Beverage Stores[1]
2. Health and Personal Care Stores
3. Sporting Goods, Hobby, Book, and Music Stores
4. Arts, Entertainment, and Recreation.

There are also significant areas for the city to experience higher capture rates. The following categories demonstrate potential to lead to significant increases in taxable sales:

1. Accommodation
2. Furniture and Home Furnishings Stores
3. Motor Vehicle and Parts Dealers
4. Miscellaneous Store Retailers
5. Building Material and Garden Equipment and Supplies Dealers

[1] *This category does not include restaurants, which are generally classified under Food Service and Drinking Places.*

It is important to note that the city does perform well in several categories that are resilient during times of recession, including General Merchandise Stores, Food and Beverage Stores, and Health and Personal Care Stores.

Spending in these areas tends to remain fairly consistent, as they represent goods that people will need even in times of recession. The city is also seeing tremendous growth in taxable sales through the first part of 2023, including adding new businesses that would be categorized in under- performing areas.

Regionally, the city performs fairly well in relation to comparable cities with the exception of American Fork and South Jordan which are currently the major retail centers for their respective regions.

Although American Fork currently serves as the main retail center for Northern Utah County, both Lehi and Saratoga Springs are seeing tremendous retail growth. Saratoga Springs has seen tremendous retail expansion due to its population growth, but also by serving the retail needs of communities to the west. This results in a situation where many residents of the Cedar Valley area choose to shop in Saratoga Springs instead, thereby creating a benefit to the city with increased retail demand that stores in the city can meet.

GROWTH IN RETAIL DEMAND

RETAIL SPACE PER CAPITA

Based on data regarding existing office and retail square footage in Utah County, there are between 24 and 27 square feet per capita of both retail and office space combined. However, in the west part of the County (Eagle Mountain and Saratoga Springs), there are only 10 square feet of retail per capita and less than 1 square foot of office space. The lack of office space is astounding at only 2% of the countywide average.

Table 05.4: Retail and Office Space SF Per Capita

	Retail	Office
Utah County		
Total Inventory (SF)	17,471,606	18,719,974
Population	702,434	704,434
SF per Capita	24.87	26.65
West County		
Total Inventory (SF)	1,141,970	64,693
Population	113,938	113,938
SF per Capita	10.02	0.57

Source: Colliers 2Q 2023 Retail and Office Market Reports; Mountainland Association of Governments

Rapid growth in Utah County projects that the County will increase to over 1 million persons by 2040, representing growth of approximately 378,000 persons.

Both Saratoga Springs and Eagle Mountain are poised for exceptionally strong growth – more than doubling in size over the next 20 years.

Table 05.5: Area Population Growth

city	2024	2030	2040	Growth by 2030	Growth by 2040
Saratoga Springs	57,000	79,815	117,641	22,815	60,641
Eagle Mountain	62,000	65,038	99,064	3,038	37,064
Total	**119,000**	**144,853**	**216,705**	**25,853**	**97,705**

Source: Mountainland Association of Governments, Saratoga Springs City, Eagle Mountain City

With growth of over 107,000 persons in Eagle Mountain and Saratoga Springs anticipated by 2040, there will be significant increased demand for retail goods and services in the regional area. How much retail space will be required? In recent years, the average number of retail square feet per capita has been declining nationally, a trend that was in place before Covid-19, but certainly accelerated by the pandemic.

Generally, a number between 15 and 20 square feet per capita is used to evaluate growth in retail space demand. The growth in this geographic area could create a demand for between 1.6 and 2.7 million square feet of retail space by 2040. With a floor area ratio (FAR) of 0.25, retail development will consume roughly 148 to 250 acres of land. This does not factor in the potential increases in office space development that may be required in the area as the population grows.

Table 05.6: Retail Demand Requirements of New Growth

SF per Capita	15	20	25
Retail SF Required	1,465,575	1,954,100	2,442,625
FAR	0.25	0.25	0.25
Acres Required	135	179	224

Source: Mountainland Association of Governments, Saratoga Springs City, Eagle Mountain City, ZPFI

While all of this space may not be captured in Eagle Mountain and Saratoga Springs, a good portion will be. Where is the best place to locate a regional commercial center west of Utah Lake? The following factors are considered for the subject site and competing sites in the region: vacant land; infrastructure; access and visibility; traffic counts; and projected population and employment density in the surrounding area.

COMPETITIVE SITES

Although the city has potential to continue to capture significant retail growth, there are constraints to that growth. As seen with the comparative sales tax leakage, the city has to compete with other communities for commercial development. The proximity of other competitive commercial locations will impact the businesses that may be willing to locate to a given location.

Comparison and potentially competitive sites, for purposes of analysis, are shown on the map at right. Sites were selected on the availability of vacant land and access/visibility to major transportation. There are three major sites identified in the analysis:

1. Future Downtown Core
2. Competitive Site 1 (Eastern Eagle Mountain)
3. Competitive Site 2 (Western Eagle Mountain)

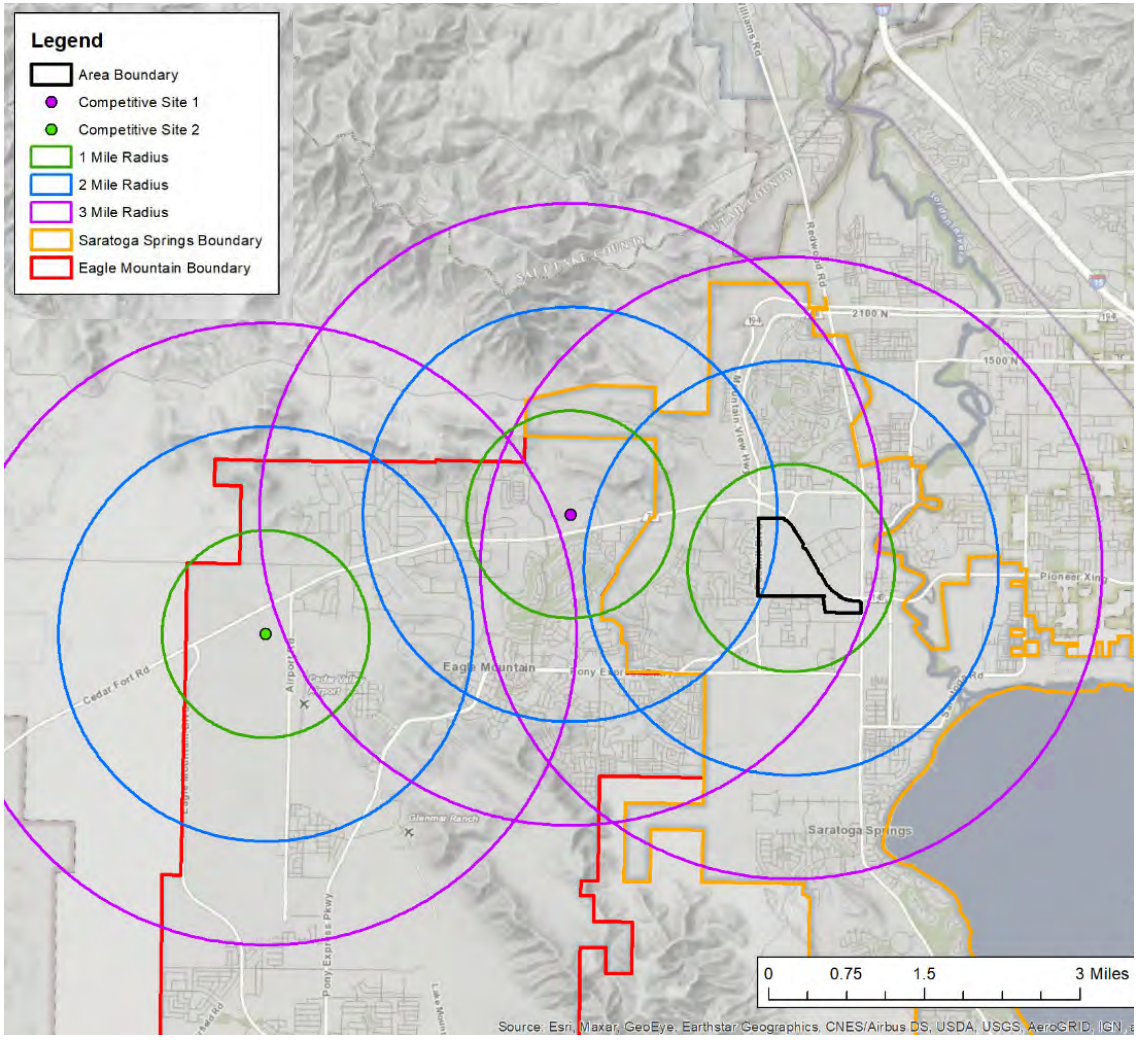


Figure 05.1. Future Competitive Sites

Population and employment numbers are calculated for a 1, 2 and 3-mile radius from the subject site as well as from competitive sites 1 and 2. Population and employment growth projections are based on Traffic Area Zone (TAZ) data compiled by Mountainland Association of Governments (MAG). The purpose of this analysis is to see where the greatest concentration of population is now and will be by 2040. The analysis below conclusively shows that the Downtown core site is the superior site for commercial development in the regional area.

The two tables below show a population of over 90,000 persons by 2030 and 120,000 persons by 2040, with employment increasing to over 36,000 and 51,000 by 2030 and 2040, respectively. This is significantly higher than the population and employment within a 3-mile radius projected from the two competitive sites shown below. This therefore becomes a critical factor in concluding that Saratoga Springs has the premiere undeveloped commercial site in the regional area.

Table 05.7: Projected Population Growth from Subject Site

city	2021	2030	2040	Growth by 2030	Growth by 2040
1 Mile	5,600	8,533	10,855	2,934	5,255
2 Mile	29,920	45,765	58,068	15,845	28,148
3 Mile	58,081	90,274	120,506	32,193	62,425

Table 05.8: Projected Employment Growth from Subject Site

city	2021	2030	2040	Growth by 2030	Growth by 2040
1 Mile	4,323	7,871	11,687	3,548	7,364
2 Mile	13,234	24,240	35,492	11,006	22,259
3 Mile	19,128	36,002	51,057	16,874	31,929

Table 05.9: Projected Population Growth from Competitive Site 1

city	2021	2030	2040	Growth by 2030	Growth by 2040
1 Mile	4,634	5,875	8,219	1,241	3,585
2 Mile	20,590	26,436	33,250	5,847	12,661
3 Mile	43,714	60,552	76,867	16,838	33,153

Refer to Figure 05.1 Future Competitive Sites

Table 05.10: Projected Employment Growth from Competitive Site 1

city	2021	2030	2040	Growth by 2030	Growth by 2040
1 Mile	1,443	3,628	6,020	2,185	4,577
2 Mile	5,160	10,262	15,271	5,102	10,111
3 Mile	12,765	22,046	34,034	9,281	21,269

Refer to Figure 05.1 Future Competitive Sites

Table 05.11: Projected Population Growth from Competitive Site 2

city	2021	2030	2040	Growth by 2030	Growth by 2040
1 Mile	1,000	1,747	4,154	747	3,154
2 Mile	5,586	9,089	18,414	3,503	12,828
3 Mile	17,194	26,078	43,377	8,884	26,183

Refer to Figure 05.1 Future Competitive Sites

Table 05.12: Projected Employment Growth from Competitive Site 2

city	2021	2030	2040	Growth by 2030	Growth by 2040
1 Mile	937	2,975	7,973	2,038	7,036
2 Mile	1,681	4,720	13,992	3,039	12,311
3 Mile	3,153	8,059	20,704	4,906	17,551

Refer to Figure 05.1 Future Competitive Sites

The table below summarizes the population and employment at each of the three sites in 2030 and 2040 and indicates that the subject site is far superior to other potential commercial sites for regional commercial development.

Table 05.13: Projected Growth Comparison

	Population		Employment	
	2030	2040	2030	2040
Subject Site	**90,274**	**120,506**	**36,002**	**51,057**
Site #1	60,552	76,867	22,046	34,034
Site #2	26,078	43,377	8,059	20,704

EMPLOYMENT DATA

Currently, the city sees a large percentage of its labor force leaving the city each day. According to data from the Census Bureau, in 2020, the city had 15,715 individuals who leave the city and commute to another city for work.[2]

[2] *U.S. Census Bureau OnTheMap, 2020 Inflow/Outflow Analysis*

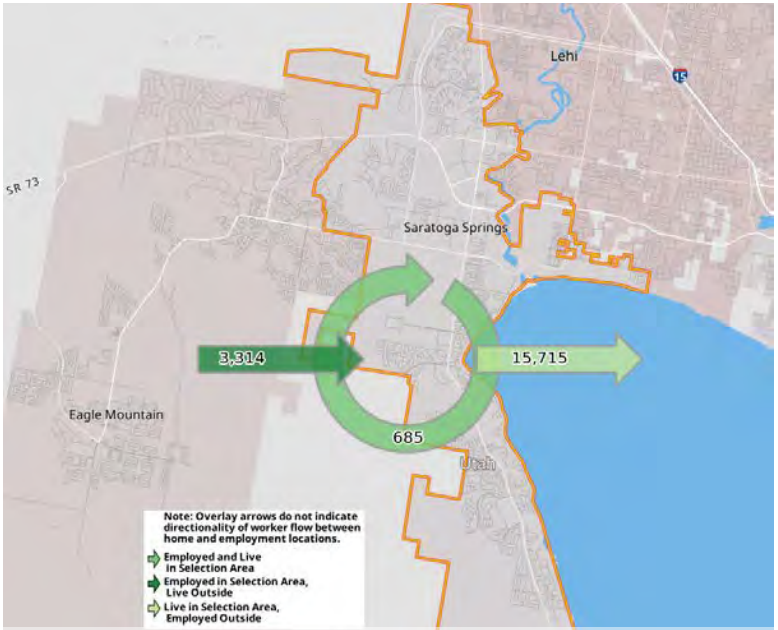


Figure 05.2. Employment Commuter Patterns

The following table demonstrates the top locations where Saratoga Springs residents are employed.

Table 05.14: Top Employment Locations

Location	Count	Percent Share
Lehi	2,014	12.3%
Salt Lake City	1,832	11.2%
Orem	1,153	7.0%
Provo	1,081	6.6%
American Fork	929	5.7%
Draper	867	5.3%
Saratoga Springs	685	4.2%
Sandy	675	4.1%
South Jordan	573	3.5%
West Valley city	527	3.2%
All Other Locations	6,064	37.0%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2020

The 2021 American Community Survey estimated that the city had an employed civilian population of 14,736. The following two tables demonstrate the occupational area and industry for these workers.

Table 05.15: Workforce by Occupational Category

Occupational Category	Count	Percent Share
Management, Business, Science, and Arts Occupations	7,649	51.91%
Service Occupations	1,421	9.64%
Sales and Office Occupations	3,223	21.87%
Natural Resources, Construction, and Maintenance Occupations	1,026	6.96%
Production, Transportation, and Material Moving Occupations	1,417	9.62%

Source: U.S. Census Bureau, 2021 American Community Survey

In 2020, there were approximately 4,000 jobs within the city boundaries. Only 685 of these jobs were held by individuals of Saratoga Springs. The remaining 3,314 jobs were held by individuals residing outside of the city boundaries. This represents an opportunity for the city to capture additional taxable sales if there are shopping options along key transportation corridors as outside workers come to the city for work. However, of the total jobs represented in this analysis (19,714), only 17% of those jobs are from individuals who live outside of the city.

The city may also benefit by working to create new jobs within the city, specifically those that are aligned with the City's resident's experience, it is possible to increase the daytime population of key areas, which can attract additional commercial investment in key areas.

Table 05.16: Workforce by Industry Category

Occupational Category	Count	Percent Share
Agriculture, Forestry, Fishing and Hunting, and Mining	84	0.57%
Construction	1,153	7.82%
Manufacturing	1,368	9.28%
Wholesale Trade	329	2.23%
Retail Trade	2,044	13.87%
Transportation and Warehousing, and Utilities	437	2.97%
Information	538	3.65%
Finance and Insurance, and Real Estate	1,329	9.02%
Professional, Scientific, Management, and Administrative	2,670	18.12%
Educational Services, and Health Care and Social Assistance	2,961	20.09%
Arts, Entertainment, Recreation, and Accommodation and Food Services	795	5.39%
Other Services, except Public Administration	628	4.26%
Public Administration	400	2.71%

Source: U.S. Census Bureau, 2021 American Community Survey

FINANCIAL SUSTAINABILITY

The financial impact of the Downtown plays an important part in the overall financial health of the city. The City's General Fund provides for services, such as police and fire, roads and parks that benefit the entire city. Since 2020, the city has seen fairly large increases in its General Fund revenues. This is indicative of strong growth in both residential and commercial development, as shown by the increased taxes generated. The growth in sales tax revenues is especially encouraging.

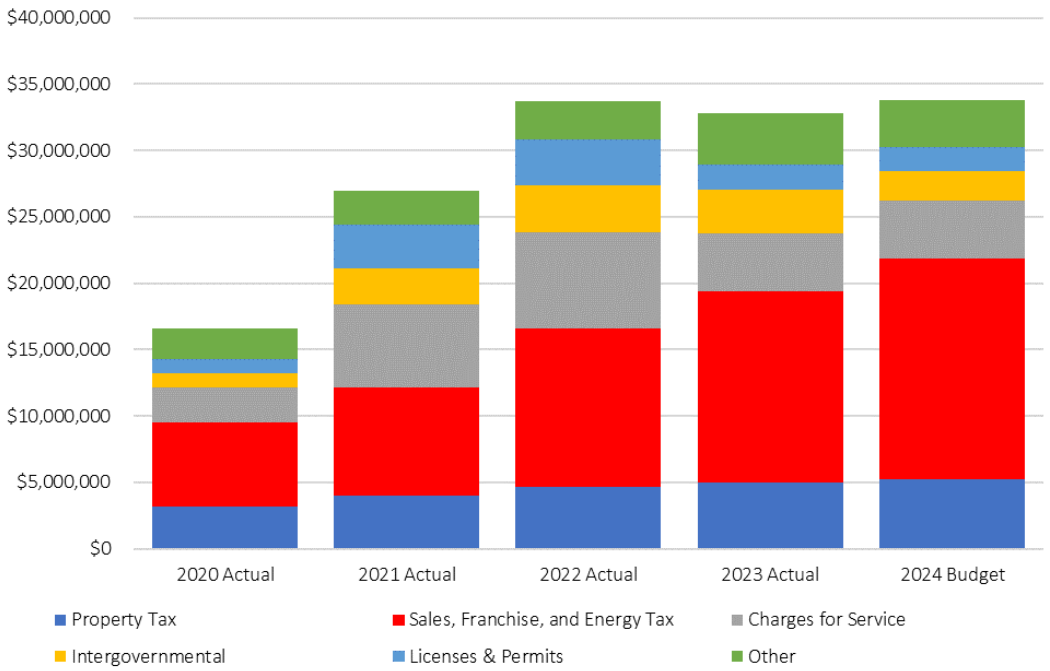


Figure 05.3: General Fund Revenue by Category, 2020-2024

Collection of sales, franchise, and energy taxes has increased dramatically for the city during this time period, outpacing every other revenue category.

Sales and use taxes account for a significant portion of the growth of the City's revenues, increasing by 193%. Those taxes also comprise a significant percentage of the Sales, Franchise, and Energy Tax revenue category, which highlights the importance of these revenues to the city.

When compared to General Fund revenue as a whole, sales and use tax comprises a significant percentage of the total revenue collected for the city, rising to nearly 40% of total general funds collected in fiscal year 2024.

Table 05.17: General Fund Revenue Growth, 2020-2024

Revenue Category	Percent Change
Property Tax	64.17%
Sales, Franchise, and Energy Tax	164.88%
Charges for Service	61.95%
Intergovernmental	106.11%
Licenses & Permits	66.06%
Other	56.54%
Total	**103.75%**

Source: Zions Public Finance, Inc.

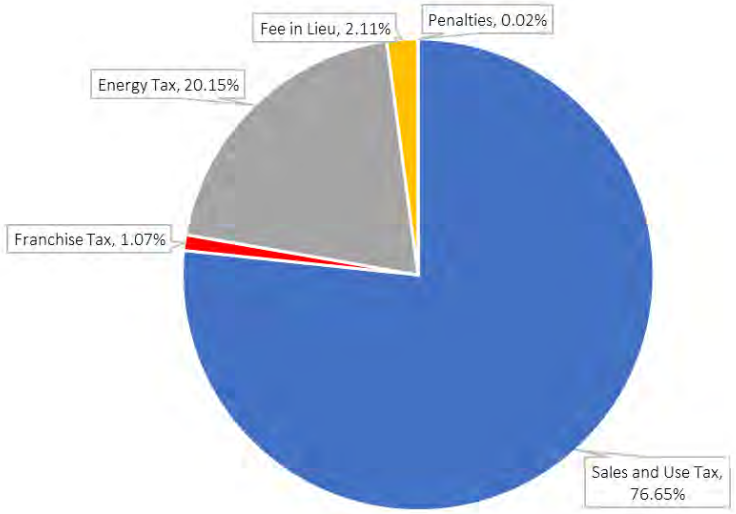


Figure 05.4: Sales, Franchise, and Energy Tax Breakdown, 2024 Budget

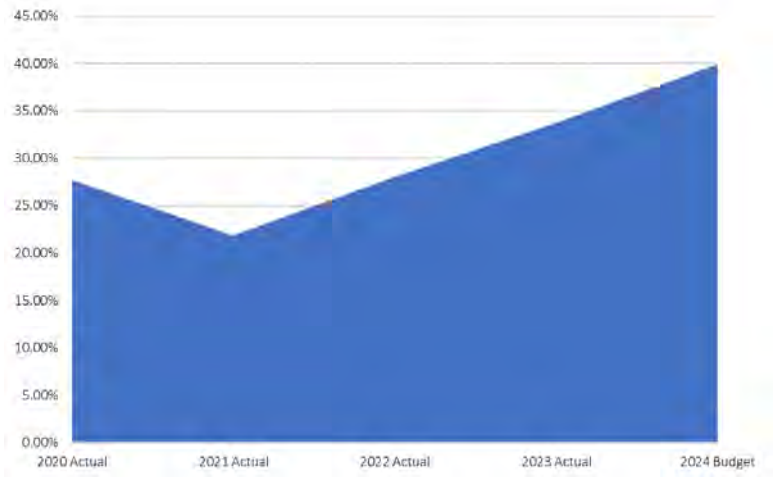


Figure 05.5: Sales Tax as Percent of Total General Fund Revenue, 2020-2024

While sales and use taxes will likely continue to be a major revenue source for the city, the Downtown provides an opportunity to develop other use types that provide a more well-balanced revenue mix.

The Downtown has the ability to attract a variety of different use types to the area, including office development, flex office development, retail development, and various types of residential development. Each development type will bring varying levels of revenue per acre to the city. It is expected that retail development would bring the highest levels of revenue per acre, with residential development at 20 units per acre the second highest.

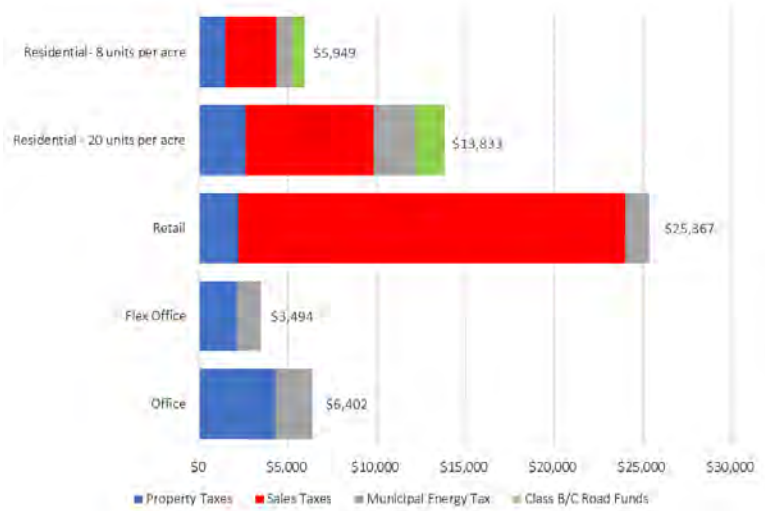


Figure 05.6: Municipal Revenues Per Acre by Development Type, Summary

Fiscal impacts to the city from office development are anticipated to reach $6,400 per acre per year.

Table 05.18: Office Development Fiscal Impacts

Description	Amount
Property	
Building Cost per SF	$250.00
FAR	0.38
SF per Acre	16,553
Property Value per Acre	$4,138,200
Saratoga Springs Property Tax Rates	0.001043
Property Tax Revenues	$4,316.14
Municipal Energy	
Utility/Gas Costs per SF	$2.10
Annual Energy Bill	$34,761
Tax Rate	6.0%
Revenue	$2,085.65
Total Office	**$6,401.80**

Source: Zions Public Finance, Inc.

Fiscal impacts to the city from flex office development are expected to reach nearly $3,500 per acre annually.

Table 05.19: Flex Office Development Fiscal Impacts

Description	Amount
Property	
Building Cost per SF	$186.00
FAR	0.25
SF per Acre	10,893
Property Value per Acre	$2,034,314
Saratoga Springs Property Tax Rates	0.001043
Property Tax Revenues	$2,121.79
Municipal Energy	
Utility/Gas Costs per SF	$2.10
Annual Energy Bill	$22,876
Tax Rate	6.0%
Revenue	$1,372.55
Total Flex Office	**$3,494.34**

Source: Zions Public Finance, Inc.

Fiscal impacts to the city from retail development are anticipated to reach nearly $26,000 per acre annually. Point of sale revenue collection accounts for the strength of retail revenue collection.

Table 05.20: Retail Development Fiscal Impacts

Description	Amount
Property	
Building Cost per SF	$195.00
FAR	0.25
SF per Acre	10,893
Property Value per Acre	$2,123,550
Saratoga Springs Property Tax Rates	0.001043
Property Tax Revenues	$2,214.86
Sales	
Sales per SF	$400
SF per Acre	10,890
Gross Annual Sales	$4,356,000
Local Point-of-Sale Revenues	$21,780
Municipal Energy	
Utility/Gas Costs per SF	$2.10
Annual Energy Bill	$22,869
Tax Rate	6.0%
Revenue	$1,372.14
Total Retail	**$25,367.00**

Source: Zions Public Finance, Inc.

Fiscal impacts to the city from residential development (20 units per acre) are expected to reach over $13,800 per acre annually.

Table 05.21: Residential Development Fiscal Impacts - 20 Units per Acre

Description	Amount
Property	
Property Value per Acre	$4,553,695
Saratoga Springs Tax Rates	0.001043
Total Property Tax per Acre	$2,612.23
Sales	
Units per SF	20
Average HH Size	3.0
Population per Acre	60
Population Distribution per Capita	$100
Point of Sale per Capita	$4,000
Distribution from Point of Sale per Capita	$20
Total per Capita Distribution	$120
Annual Distribution per Acre	$7,200
Municipal Energy	
Utility - Energy and Gas per Unit - MF	$981.10
Units	20
Annual ME Tax Revenues	$2,344.80
Class B/C Road Funds	
Amount per Capita	$27.93
Population per Acre	60
Total Population Distribution per Year	$1,675.80
Total Residential - 20 Units per Acre	**$13,832.83**

Fiscal impacts to the city from residential development (8 units per acre) are expected to reach nearly $6,000 per acre annually.

Table 05.22: Residential Development Fiscal Impacts - 8 Units per Acre

Description	Amount
Property	
Property Value per Acre	$2,545,772
Saratoga Springs Tax Rates	0.001043
Total Property Tax per Acre	$1,460.38
Sales	
Units per SF	8
Average HH Size	3.0
Population per Acre	24
Population Distribution per Capita	$100
Point of Sale per Capita	$4,000
Distribution from Point of Sale per Capita	$20
Total per Capita Distribution	$120
Annual Distribution per Acre	$2,880
Municipal Energy	
Utility - Energy and Gas per Unit - MF	$1,954.00
Units	24
Annual ME Tax Revenues	$937.92
Class B/C Road Funds	
Amount per Capita	$27.93
Population per Acre	24
Total Population Distribution per Year	$670.32
Total Residential - 8 Units per Acre	**$5,948.62**

Retail development brings the highest revenues per acre to the city, followed by higher-density residential development. However, both of those development types also have higher service costs on a per acre basis (i.e., calls for service, traffic generation and impact on roads, etc.). For commercial development, some of the costs can be mitigated through business licensing fees.

The potential uses in the area will provide additional revenue for the city, and depending on the mix of uses, will aid in balancing fluctuating sales tax revenues with more stable property taxes.

Table 05.23: Flex Office Development Fiscal Impacts

Summary Comparison	Office	Flex Office	Retail	Residential - 20 Units per Acre	Residential - 8 Units per Acre
Property Taxes	$4,316	$2,122	$2,215	$2,612	$1,460
Sales Tax	-	-	$21,780	$7,200	$2,880
Municipal Energy Tax	$2,086	$1,373	$1,372	$2,345	$938
Class B/C Road Funds	-	-	-	$1,676	$670
Total Annual Revenue per Acre	$6,402	$3,494	$25,367	$13,833	$5,949

Source: Zions Public Finance, Inc.

URBAN CORE

At the heart of the subject area lies the proposed Urban Core area. As described in the City's District Area Plan, this center is proposed to incorporate a vibrant and concentrated mix of residential, retail, and employment uses. It is intended to be a highly walkable area accessible by multiple modes of transportation. Current plans place this area at 28.7 acres of mixed use development. This area is expected to have higher levels of density with greater floor-area-ratios.

Although mixed use developments are currently popular, there are key factors that influence how successful they may be. Commercial real estate brokers note that this largely comes down to the density of the area. Without significant density, attracting high-quality tenants to the development is difficult. Density (i.e., increased population) helps drive retail development, especially if there is a desire for national retailers. However, smaller, localized stores are often able to lease space in these developments.

A key attribute of this area is its ability to serve as a gathering place. This comes from special events, residential development, and potential employment in the Urban Core. Each helps to ensure that there is activity throughout the day, increasing the likelihood of visitors and residents of the area to patronize local businesses.

Mixed-use development is also able to take advantage of financial benefits of multiple development types. Revenues per acre may also be greater than single-use development. For example, mixed use development combining residential development on top of retail development takes advantage of the point-of-sale generated sales taxes in addition to the sales taxes distributed to a city based on its population and the point-of-sale generated sales taxes of those residents' online purchases.

To maximize the potential of this area, the city should focus on the following:

- Creating gathering places that allow for people to linger and explore the Downtown
- Focus on placemaking opportunities
- Take advantage of sidewalks and other areas to create outdoor shopping and dining opportunities
- Follow retail trends towards experiential shopping and small-scale retail
- Preserve space for employment centers, creating more consistent use of Downtown

RETAIL DEVELOPMENT

MARKET TRENDS

Retail development has undergone significant changes over the past few years, and these trends have been accelerated by COVID. While online sales have been increasing for some time, as shown in the figure below, the reliance on online sales jumped dramatically at the onset of the pandemic. These are trends that are likely to continue in the future.

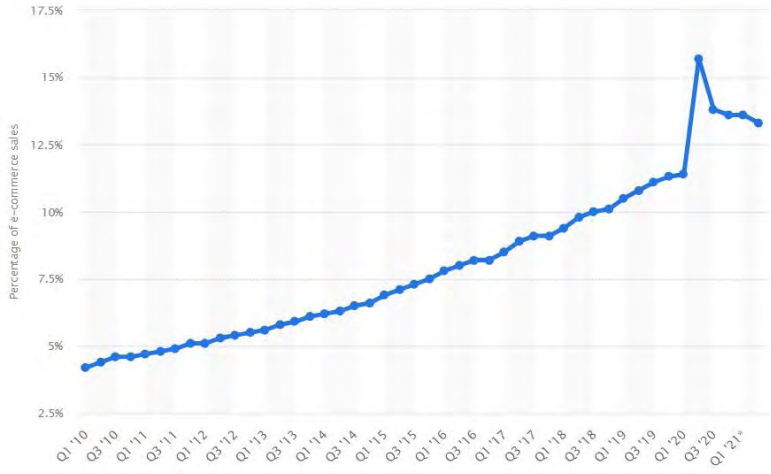


Figure 05.7: Percentage of E-Commerce Sales

Residential development produces sales tax revenues for Saratoga Springs based on the population distribution portion of the State's sales tax distribution formula. However, residential development is now generating increased point-of-sale tax revenues due to more online shopping. Residential units are, in fact, becoming little "brick-and-mortar" establishments that generate point-of-sale tax revenues. According to 2022 data from the US Census Bureau, consumers spent over $3,000 per capita in online transactions. These sales are now being captured in residential locations, wherever they occur, rather than in a traditional "brick-and-mortar" establishment. In short, there has been somewhat of a transfer of point-of-sale tax revenues from retail establishments to residential units because of online shopping.

This relates to another trend in retail – declining number of retail square feet per capita. The United States currently has the highest number of retail square feet per capita – 23 square feet. According to analysts, this does not bode well for the retail industry. As stated by Price Waterhouse Cooper's (PWC) head of US real estate practice, Byron Carlock, "We are clearly overretailed in America."

Carlock goes on to state, "With the pandemic continuing to impact the retail industry, retail space providers would consider using retail spaces more efficiently. Physical stores would continue to be relevant but parts of it would be demolished and repurposed to build establishments like fitness centers and medical facilities." He also said that the US could cut down retail spaces to reach close to 16 square feet per person. He further added that if this reuse and replacement continues, America would have 30% more space for the "kind of development people actually need."[1]

Figure 05.8: Concept Ikea Store

[1] *Class B space is generally characterized by scattered, rather than clustered retail development, deteriorating condition of properties, and secondary locations.*

These trends could impact the mix of retail development appropriate for the site and suggest that complementary office and residential development would serve to fortify the retail development. Further, regional centers are doing well; it is the class B type retail space that is suffering the most.

Due to the changing retail environment, stores are reacting to needed changes which include the following:

- Concept stores – opportunities for customers to have experiences that are not replicated online
- Distribution stores – stores which allow for drop-off deliveries from online services – results in quicker shipping times and reduced costs
- Eateries – eateries are adapting to Uber Eats and other delivery services, leading to reduced table space, larger kitchens, and a greater need for pick-up capacity

The following retail highlights are noted for Utah:

- Doing well – Grocery stores, automobile services, eateries, "concept" stores
- Faring poorly – Clothing stores, toy stores, jewelry stores, department stores, anything struggling with competing with online shopping

Retailers have shown that they require certain demographic conditions to consider store expansions or locating to new areas. Some of these criteria are highlighted below:

- Strong traffic counts – multiple points of access
- Growing population counts in 1, 3, 5-mile radii
- Daytime populations – typically requires an office presence
- Destination locations – customer draws (parks, entertainment options, etc.)
- Retailers are looking more closely at which demographics are more likely to shop online, and are looking for areas which support traditional retail activity

BUYING POWER ANALYSIS

The city currently captures approximately 70% of its expected retail sales. This compares well with cities in the region, but also represents growth potential for the city. As the city continues to grow, the total buying power will likewise increase. By 2050, the total buying power of the city will total $2.9 billion and be able to support over 2 million square feet of retail space.

If the city maintains its current capture rate, it could see an additional 134 acres of retail space developed in the city. However, if that capture rate increases to 90%, the city could support 172 acres of retail development.

Table 05.24: Growth in Saratoga Springs Buying Power

Year	Population	Total Buying Power	Total SF Supportable	Supportable SF at Current Capture Rate	Supportable SF at 90% Capture Rate	Acres Supportable at Current Capture Rate	Acres Supportable at 90% Capture Rate
2024	57,000	$1,197,000,000	855,000	598,500	769,500	55	71
2030	79,815	$1,676,115,000	1,197,225	838,058	1,077,503	77	99
2040	117,641	$2,470,461,000	1,764,615	1,235,231	1,588,154	113	146
2050	138,600	$2,910,600,000	2,079,000	1,455,300	1,871,100	134	172

Source: Zions Public Finance, Inc.

Growth in Area Buying Power

Current retail market spending patterns make it instructive to consider regional growth in buying power. Some of this growth will occur outside of the region, but it is likely that a significant portion will be captured within the region itself.

Table 05.25: Growth in Area Buying Power

Year	Population	Total Buying Power	Total SF Supportable	Acres Supportable	Supportable SF at 60% Capture Rate	Acres Supportable at 60% Capture Rate
2024	119,000	$2,499,000,000	1,785,000	164	1,071,000	98
2030	144,853	$3,041,913,000	2,172,795	200	1,303,677	120
2040	216,705	$4,550,805,000	3,250,575	298	1,950,345	179
2050	279,852	$5,876,892,000	4,197,780	385	2,518,668	231

Source: Zions Public Finance, Inc.

MERCHANT VOID ANALYSIS

The city has a demonstrated ability to attract national retailers to the city. The city is in a desirable location, with major transportation corridors running through the city. Those factors, combined with explosive population growth in the region, have placed the city as the regional retail hub for western Utah County.

To continue this success, a merchant void analysis was conducted to explore potential future retailers for the city to focus on. The analysis explores gaps in retail sales, as well as retailers that could be good fits for the area.

The analysis indicates large retail gaps across many spending categories, the following are strong candidates for the Downtown:

Table 05.26: Retail Gap Analysis

Retail Category	Retail Spending Gap	Land Use Fit
Full-Service Restaurants	$57,914,064	All Areas
Department Stores	$41,059,761	Regional Retail
Grocery Stores	$171,751,673	Regional Retail or Neighborhood Retail
Limited-Service Restaurants	$29,212,723	All Areas
Family Clothing Stores	$25,971,970	Regional or Neighborhood Retail
Pharmacy and Drug Stores	$20,826,635	All Areas
Other General Merchandise Stores	$13,811,992	All Areas
Retail at Hotels/Other Accommodations	$9,395,495	Regional Retail or Urban Center
Sporting Good Stores	$8,098,455	All Areas
Women's Clothing Stores	$6,164,022	Neighborhood Retail or Urban Center
Childrens' and Infants' Clothing Stores	$4,359,352	Neighborhood Retail or Urban Center

Source: SiteSeer Technologies

The full analysis and list of potential tenants is included in the Appendix.

ABSORPTION ESTIMATES

RESIDENTIAL ABSORPTION

There are approximately 75 acres of land that is contemplated for residential uses, mixed between the Town Neighborhood and Urban Center areas. It is likely that the Town Neighborhood would develop at a lower density than the Urban Center. Between 2017 and 2022, the city constructed 390 multi-family units per year. Across the city, this area may capture approximately 40% of the annual units constructed, leading to all residential units being absorbed in just over six years.

Table 05.27: Residential Development Absorption Projections

Description	Amount
Average Multi-Family Unit Growth per Year (2017-2022)	390 units
Possible Residential Units	942 units
Area Capture Rate	40%
Area Residential Units Built per Year	156 units
Absorption Timeframe	6.04 years

RETAIL ABSORPTION

Outside of the Urban Center area, there are 102 acres of land projected to be used for retail development.[2] With a FAR of 0.25, this would result in approximately 1.1 million square feet of retail space. Currently, there is just over 1 million square feet of retail space in western Utah County. As a comparison, Farmington Station has approximately 1 million square feet of retail space. However, if Saratoga Springs could develop a retail center of this caliber, it will likely also draw from Lehi and Eagle Mountain.

Table 05.28: Retail Development Absorption Projections

Retail Absorption	Amount
Retail SF Possible	1,114,047 SF
Average Regional Annual Retail Absorption Rate	105,968 SF
Site Absorption	60%
SF Absorbed per Year	63,581 SF
Absorption Timeframe	17.52 years

[2] *Two zones are listed as a "flex" zone where the ultimate use could vary dependent on what is occurring in the market and in the Downtown.*

If the city desires to reduce the timeframe to absorb the possible retail square footage it may need to explore incentives to accelerate development, or focus on anchor tenants (i.e., arts center, regional retail tenants, hospitality uses, etc.) that drive increased population to the area.

OFFICE ABSORPTION

The COVID-19 pandemic has created uncertainty in office markets, as many employees are still working remotely or rotating days/sharing space in offices. This serves to cut the demand for office space and has especially hurt Class B space as many tenants have found the opportunity to move up to Class A space at economical prices. Despite the uncertainty, it would be wise for the city to preserve the possibility of office development in this area, particularly if it can be complementary to uses in the area or provide for office space for smaller users within the city. Employment creates daytime customers for the retail uses at the site – especially lunchtime eating for restaurants and other types of eating establishments.

06 INFRASTRUCTURE & UTILITIES

BACKGROUND

This chapter evaluates the infrastructure and utilities within and surrounding the proposed Downtown for Saratoga Springs and establishes the framework to identify utility needs as well as potential improvements.

Concept Inspiration

HEART OF THE COMMUNITY	*Flexible open space for year-round events and activities such as festivals, markets, concerts, recreation, and sports for residents and visitors to gather.*
	Attractive, safe, and healthy central gathering place for families while providing amenities such as Wi-Fi connection and seating areas for people to spend significant time in Downtown.
CELEBRATE PLACE	*Highlight water access through water feature amenities to celebrate the unique physical and visual connection to Utah Lake and the surrounding mountains.*
COMMUNITY CONVERGENCE	*Connecting residents and visitors to the Urban Center by linking surrounding neighborhoods and businesses through a unified network of pedestrian pathways, trails, bike routes, and roads.*

EXISTING UTILITIES

DOMESTIC WATER

The future Downtown can receive water supply from at least seven connection points to the existing domestic water system.

- 12” line at the intersection of 1200 N & Mountain View Corridor (Zone 2)
- 8” stub from Crossroads Blvd (Zone 2)
- 12” stub from Medical Drive (Zone 1)
- 12” stub from Market Street (Zone 1)
- 8” stub from Carlton Ave (Zone 1)
- 8” stub from Grand Sierra Way (Zone 1)
- 12” line at the intersection of Buffalo Drive & Mountain View Corridor (Zone 1)

Notably, the 8” stub from Crossroads Blvd and the 12” stub from Market Street are ready for immediate connection on the west side of Pioneer Crossing. The 12” line from Medical Drive has been stubbed on the east side of Pioneer Crossing and would require an extension across the road before the Downtown can be connected.

The 12” lines at the intersections of Mountain View Corridor with 1200 N and Buffalo Drive are not stubbed and will require a new connection and extension into the Downtown.

Downtown’s water network is divided into two pressure zones, whose boundary is generally separated by the Utah Lake Distribution Company (ULDC) canal. “Zone 2”, which is located north of the canal, maintains approximately 100-110psi at the bottom of its pressure zone, while “Zone 1” located south of the canal maintains approximately 80-90psi. Connections to the 12” line at Mountain View Corridor and 1200 N, as well as the 8” Crossroads Blvd stub is part of Zone 2; the remaining connections are part of Zone 1.

Though not a part of Saratoga Springs Culinary Water System, there is an existing 60” diameter aqueduct owned and maintained by the Central Utah Water Conservancy District that runs north-south under Mountain View Corridor and east-west along the majority of the southern boundary of the Downtown.

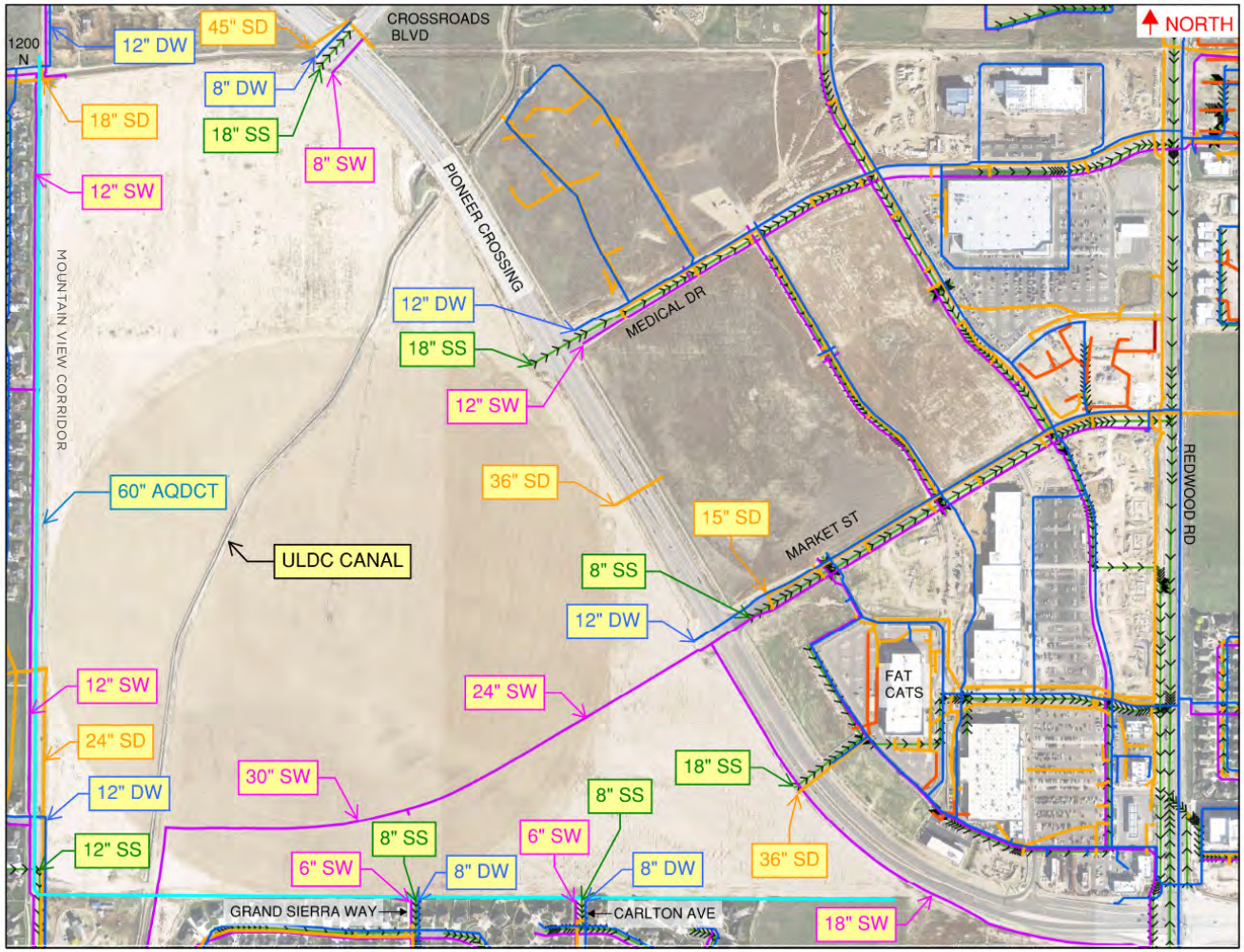


Figure 06.1. Existing Utilities

SECONDARY WATER

Saratoga Springs boasts a robust secondary water system that closely mirrors its culinary water counterpart. Nearby infrastructure around the future Downtown includes a 12" mainline on Mountain View Corridor, an 8" stub via Crossroads Blvd, and a 12" stub via Medical Drive that requires an extension across Pioneer Crossing before the Downtown can be connected. There is also a major 24" & 30" secondary water mainline in the southern part of the site which connects into Market Street.

The secondary water system is divided into the same two pressure zones as the domestic water. Maximum pressures at the bottom of Pressure Zone 2 range from 90-110 PSI, while Pressure Zone 1 maintains 70-90 PSI at the bottom of the zone.

SEWER

Per discussions with Saratoga Springs City Engineering, three existing sewer stubs have been earmarked for connection during the development of the Downtown.

- 18" line from Crossroads Blvd
- 18" line from Medical Drive
- 18" line from the entrance road to Fat Cats, which is south of Market Street.

The general topography of the Downtown slopes west to east and north to south. It is anticipated that the majority of wastewater flows will be directed to the 18" stubs in Medical Drive and the entrance road to Fat Cats. Per discussions with Saratoga Springs City Engineering, there is available capacity for the development in the Downtown. However, future demand and available capacity should be verified with Saratoga Springs City Engineering as the master plan develops.

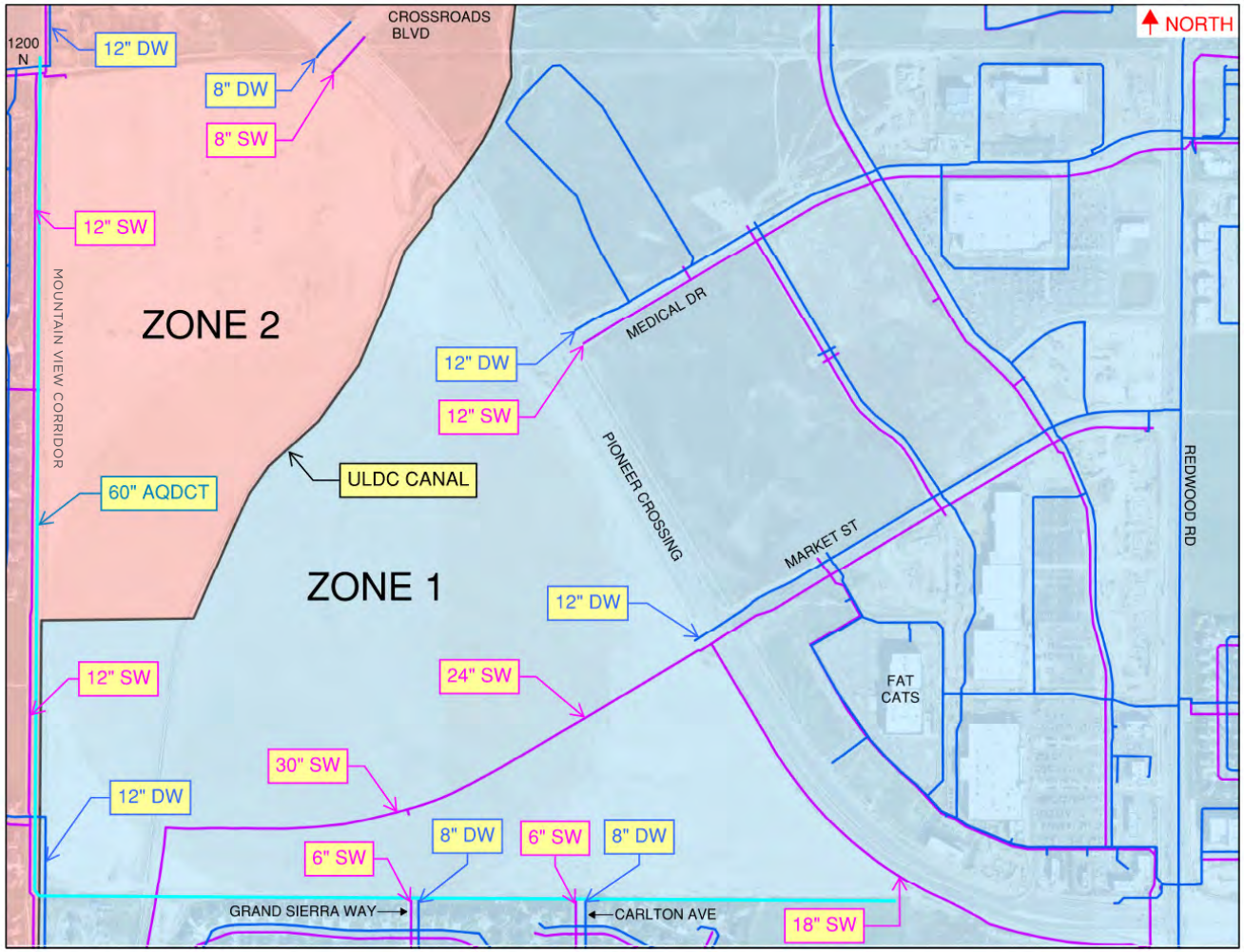


Figure 06.2. Existing Pressure Zones

STORM

Per discussions with Saratoga Springs City Engineering, two existing stormwater stubs have been earmarked for connection during the development of the Downtown.

- 36” line between Medical Drive and Market Street
- 36” line under the entrance road to Fat Cats

There is an existing 15” line that runs under Market Street. However, it’s relatively small compared to the other stubs, and is located on the east side of Pioneer Crossing, requiring an extension across the road before a connection can be made to the Downtown.

As with sewer, because the general topography slopes west to east and north to south, it is anticipated that the majority of storm flows will be directed to the 36” stub underneath the entrance road to Fat Cats. According to Saratoga Springs City Engineering, the capacity of the existing storm drain connections is limited due to the shallow pipe slopes. As the Downtown Master Plan moves forward, it will be important to manage storm water on-site and limit discharge to 0.09cfs per Saratoga Springs City Engineering.

ELECTRICITY

Rocky Mountain Power is the primary electricity provider for Saratoga Springs, with infrastructure located among the neighboring communities to the north, south, and west, as well as within the commercial areas to the east of the proposed Downtown.

GAS

Dominion Energy is the primary gas provider for Saratoga Springs, with infrastructure located among the neighboring communities to the south and west, as well as within the commercial areas to the east of the proposed Downtown. An 8” high pressure gas main line runs north-south under Mountain View Corridor. A 6” main runs along the eastern side of Pioneer Crossing south of the entrance road to Fat Cats.

COMMUNICATIONS

A variety of communications infrastructure belonging to several companies exist among the communities adjacent to the Downtown. Such companies include but are not limited to:

- Centracom
- Emery Telecom
- First Digital
- Lumen
- Comcast

FUTURE INFRASTRUCTURE DEVELOPMENTS

The preferred concept for the future Saratoga Springs Downtown lends itself well for the flexibility of future utility connections, particularly in the extensions of the Medical Drive and Market Street. In the Existing Conditions Report, it was found that many “wet” utilities have already been stubbed and are ready to be connected to. Because Saratoga Springs Engineering Department has preferred locations of new utilities within their public Right-of-Way cross sections, the final utility layout will need to be coordinated and approved with the Engineering Department. It is anticipated that the lack of existing utilities and infrastructure at the project site will allow the freedom for intuitive and systematic utility design consistent with Saratoga Springs City standards and ease of installation during construction.

DOMESTIC/SECONDARY WATER

For domestic and secondary considerations, the two pressure zones separated by the canal play an important role when considering the phasing options. Planning is simplified as the preferred concept will place the first three phases within Pressure Zone 1. It will be important to design the future domestic and water infrastructure in a redundant manner by incorporating water loops. This will increase the resiliency of the system as a whole and allow for greater flexibility during maintenance to minimize downtime and impacted users. The gridded system of Phase 1 will easily accommodate redundant looping of domestic and second water systems.

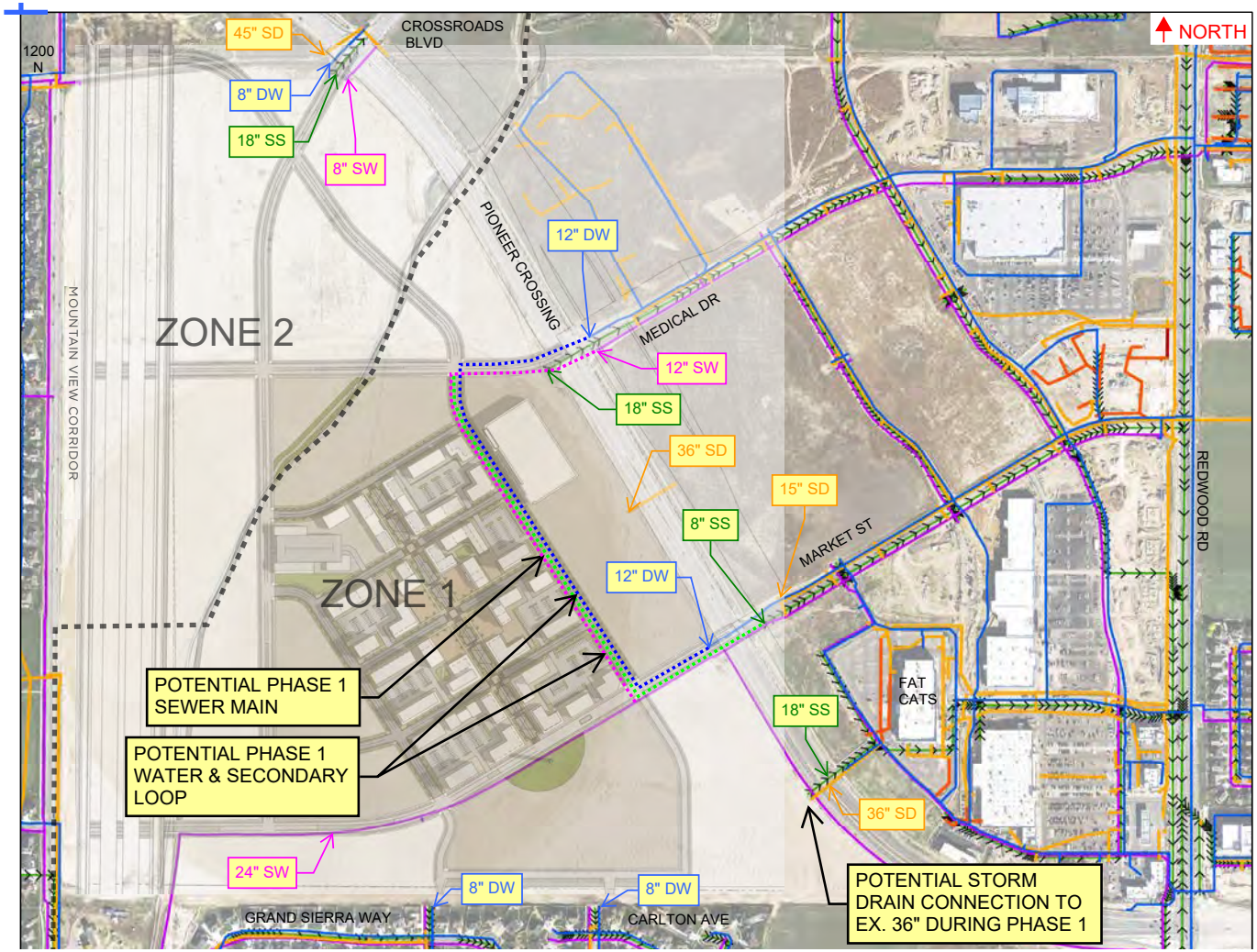


Figure 06.3: Preliminary Future Utilities - Based on Potential Phasing Option 1

The domestic water connections for the initial phases are anticipated to primarily come from 12" water line stubs from Market Street and Medical Drive. It is important to understand the existing 12" water main from Medical Drive will require an extension west across Pioneer Crossing before a connection can be made. Underground boring is typically required by UDOT to reduce traffic impacts. If desired and/or recommended by Saratoga Springs City Engineering, additional connections can be made to Grand Sierra Way and Carlton Ave in the neighborhoods to the south for added redundancy.

The domestic water connection for Phase 4 is anticipated to primarily be supplied from the 8" stub at Crossroads Boulevard. Phase 4 is within Pressure Zone 2, necessitating separate considerations for looping and redundancy relative to the initial phases. It is possible to loop the Phase 4 water system to the existing water lines near the intersection of 1200 N and Mountain View Corridor. Because the water pressure in Zone 2 is greater than Zone 1, it is possible to connect the zones by use of pressure reducing valves. However, this will not improve the resiliency of the domestic water system in Phase 4.

SECONDARY WATER

Secondary water connections can easily be made to the 24" & 30" mainline in the southern part of the site during the initial phases and should be connected to the stub in Medical Drive to complete a redundant loop. Like the domestic water lines, the secondary water line will also need to be extended west across Pioneer Crossing before a connection can be made. Underground boring will likely be required by UDOT.

Secondary water supply for Phase 4 is part of Zone 2 and is anticipated to be sourced from an 8" stub in Crossroads Blvd or be tapped into from the secondary water mainline within Mountain View Corridor.

SEWER

Per discussions with Saratoga Springs City Engineering, three existing sewer stubs have been earmarked for connection during the development of the Downtown.

- 18” line from Crossroads Blvd
- 18” line from Medical Drive
- 18” line from the entrance road to Fat Cats, which is south of Market Street.

The general topography of the Downtown area slopes west to east and north to south. While there exists an 8” sewer line stub in Market Street, its capacity is limited per discussions with Saratoga Springs City Engineering. Thus, it is anticipated the Phase 1 through Phase 3 wastewater flows will be directed to the 18” stubs in the entrance road to Fat Cats.

Regarding Phase 4, it may be infeasible to connect the future sewer system to the 18” stub in Crossroads Blvd due to the topography. Thus, evaluation of elevations will be necessary during planning. If the Phase 4 sewer system is to be tied to Medical Drive or sewer infrastructure from the previous phases, crossing of the canal will require special consideration during design.

Future demand and available capacity should be verified with Saratoga Springs City Engineering as the master plan develops.

STORMWATER

Stormwater infrastructure within the public Right-of-Way will be owned and managed by Saratoga Springs City and must follow stormwater standards and specifications set forth by the City. However, private development sites will still be subject to the stormwater requirements by the City and must be taken into consideration. Details can be found in the City of Saratoga Springs 2021 Standards and Specifications.

Given the high density of the future Downtown and strict discharge and retention requirements, on-site stormwater management may be difficult to achieve. Underground chamber systems, though costly, are anticipated. A master-planned regional detention/retention stormwater facility is an alternative solution. The space can be optimized by incorporating a park/green area within the facility. Providing a regional facility will make the stormwater design for each private site simpler and less expensive to develop. Saratoga Springs should consider the pros and cons of providing a regional stormwater facility versus requiring each development manage their own stormwater on site.

Like the sewer system, because the general topography slopes west to east and north to south, it is anticipated that the majority of storm flows will be directed to the 36” stub underneath the entrance road to Fat Cats. According to Saratoga Springs City Engineering, the capacity of the existing storm drain connections are limited due to the shallow pipe slopes. Thus, private developments will be required to detain the 100-year storm and must restrict the discharge rate to 0.09cfs/acre. For Phase 4, elevations will need to be evaluated to determine whether a canal crossing will be necessary.

Figure 06.4: Incorporating Green Space into regional detention/retention stormwater facility

A Low Impact Development (LID) plan for all development sites that disturb greater than or equal to one acre is required, necessitating soils testing to assess the feasibility of groundwater infiltration. It is required that the 80th percentile storm event, defined as 0.41 inches across the project area, be retained and infiltrated on-site. If infiltration is determined to be infeasible, consideration of other LID alternatives such as rainwater harvesting, evaporation, bioswales, tree box filters, and mechanical treatment must be considered and addressed. Details can be found in the City of Saratoga Springs 2021 Standards and Specifications & Low Impact Development Plan.

Figure 06.5: Bioswales

Figure 06.6: Bioretention Cells or Rain Gardens

DRY UTILITIES (ELECTRICAL/GAS/COMMUNICATIONS)

In developing a master plan of this scale, proactive collaboration with dry utility providers is critical. There are existing dry utilities companies that provide service to the nearby neighborhoods and commercial centers. However, it is assumed there are no stubs to the future Downtown that are ready to be connected to. Due to the potential expense and long lead times for specialized equipment, it's recommended that Saratoga Springs City start coordinating with dry utility providers as soon as possible.

07 POTENTIAL PHASING

POTENTIAL PHASING OPTIONS

OPTION 01

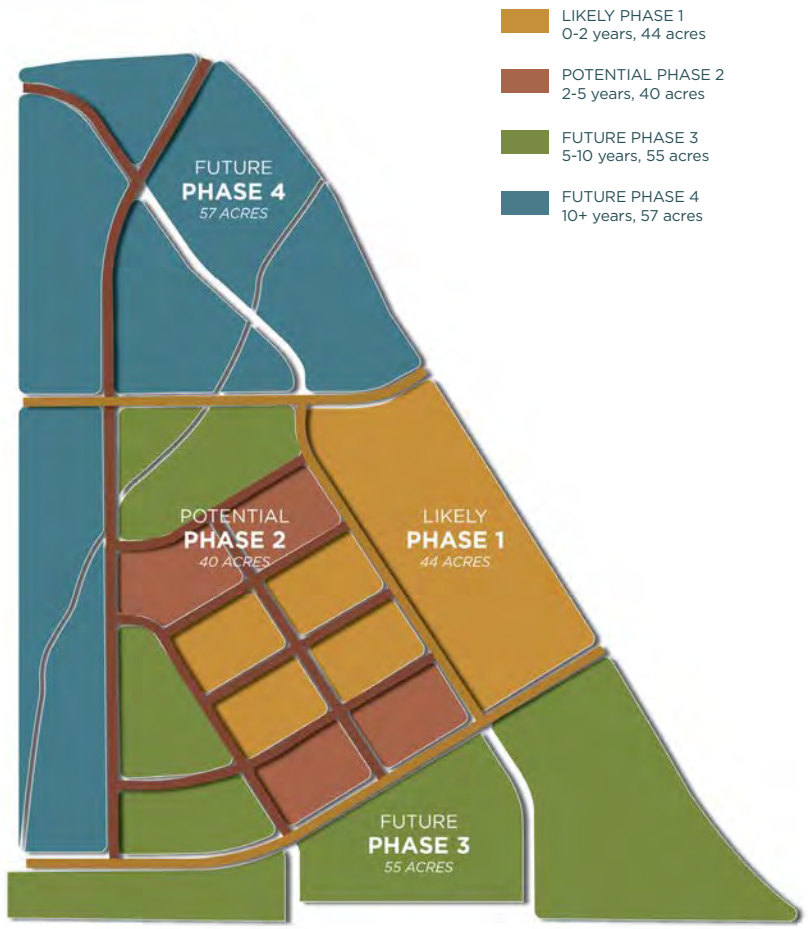
Accomplished in many different ways, but the following outlines several options. The first phase will take approximately months to two years of construction. The initial phase of the development will begin with the east-west road connections, which will move citizens to the Downtown. To establish the Urban Core, the first phase will include the development of open gathering spaces. While in progress, there are options for development of the retail block to the east of the site or the Main Street at the center.

OPTION 02

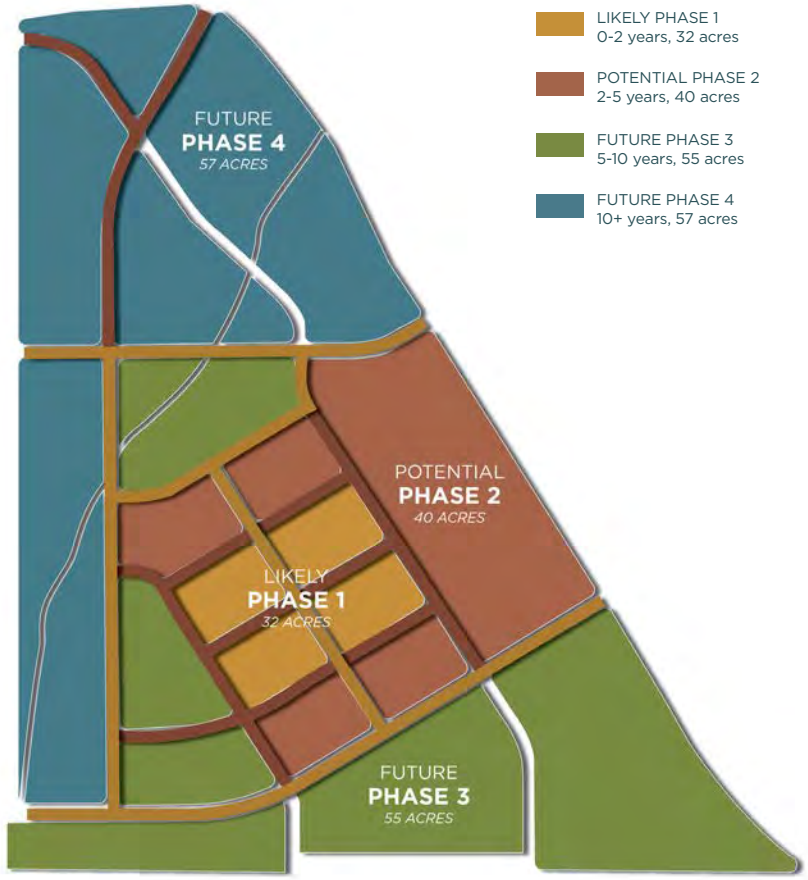
The potential second phase may take two to five years, which involves either the retail block or the Main Street, whichever may be constructed first. To further connect these community spaces are local roads, circulating around the Urban Core, and the north-south roads.

The potential third phase of five to ten years of construction includes the development of the residential housing, a civic service such as an performance arts hall to the south, and other internal blocks surrounding the Urban Core.

Potential fourth phase may take approximately ten years or above to complete. These blocks will run along the future Mountain View Corridor to the west and Pioneer Crossing to the northeast edges.



Conceptual Phasing Plan - Option 1



Conceptual Phasing Plan - Option 2

2023
SARATOGA SPRINGS
DOWNTOWN PLAN

RESOLUTION NO. R24-27 (4-9-24)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING THE SARATOGA SPRINGS DOWNTOWN PLAN.

WHEREAS, the City of Saratoga Springs does not currently have an area defined as a downtown where people can gather; and

WHEREAS, the Downtown Plan, attached as Exhibit A, identifies priorities, goals, and objectives to create an area within Saratoga Springs defined as a downtown; and

WHEREAS, the Downtown Plan encourages new businesses that will enhance the community and provide wanted and needed goods and services; and

WHEREAS, the Downtown Plan encourages development of this area as an area where a mix of development could develop that would include gathering, retail, business and residential spaces to be developed; and

WHEREAS, the City Council desires to demonstrate their commitment to achieving the goals outlined above and to be of greater assistance to the community implementing the recommendations in the Downtown Plan.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the Downtown Plan attached as Exhibit A is hereby approved. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 9th day of April, 2024.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

SARATOGA SPRINGS
PLANNING

Planning Department Memorandum

TO: Mayor and City Council
FROM: Kendal Black, Planner I
DATE: April 2, 2024

RE: Sign Code Update Work Session Discussion

Mayor and City Council,

The Planning Department was tasked with researching a few nearby city's sign codes to see where Saratoga Springs' code was in comparison. At the May 16, 2023 City Council meeting, these findings were presented. The Planning Department was given instruction on what codes should be changed and what the changes should look like. They were also given a task to provide comparisons of what primary building signs look like as they are approved, at 8%, at 10%, and at 15% of the façade, they are mounted on. The last page includes graphics related to the text change for secondary signs and compares the difference between 50% of the primary sign versus 4% of the building façade. These come out comparable and staff recommends the option that allows for 4% of the façade.

The entire sign code was reviewed, City Council proposed changes were implemented, and additional edits were added into the draft attached below. Staff is seeking additional review, input prior to proceeding with a Public Hearing, and would like further direction on the following:

- **Now Hiring Signs**: staff was given direction to amend the code to allow these anytime; however, state code prevents us from regulating content. The code currently allows A-frame signs behind the sidewalk at all times without a permit. These must be brought in at night. Businesses may use this option if they choose. With a temporary sign permit, the code allows for temporary banners up to 32 square feet for a cumulative of 30 days per year or multiple temporary signs at smaller sizes up to six cumulative months per year.
- **Political Signs**: staff has heard that there is a concern related to the limitations on political signs. Again, we run into certain limitations since cities are not allowed to regulate sign content. The code allows political signs to follow the same regulations as temporary signs, which allows for the following:
    - **Temporary Signs. (19.18.07.(2)(b))**
        i. An occupied single-family residence is permitted one of the following:
            1. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or
            2. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative

total of six months in a calendar year.

ii. A single-family residence that is currently for sale or actively for rent is allowed the following additional temporary signage:

1. one temporary sign, limited to five feet in height and three square feet in size, during the period for which the property is for sale or rent.

- **Office Warehouse and Business Park Signs:** Right now, the code has these in the same section. Staff recommends we separate these and create separate standards for each. These districts tend to have very different buildings. For example, the Northshore Commerce development has single story, multi-tenant warehouse spaces and the Thrive building in Riverside Crossing is 4-stories with signs at the top. The Regional Commercial zone standards seem appropriate for Office Warehouse and Heavy Commercial zones, while the Business Park zone could have its own standards. Staff has proposed an option for an office building but we would like to add additional options for architecture that has varying rooflines.

Exhibit 1 – Comprehensive Code Update
Exhibit 2 – Hobby Lobby example with different sized sign
Exhibit 3 – Vasa example with different sized sign

Chapter 19.18. Sign Regulations.

Sections:

19.18.01. Intent.
19.18.02. Content.
19.18.03. Definitions.
19.18.04. Prohibited Signs.
19.18.05. Signs Not Requiring a Permit.
19.18.06. General Standards.
19.18.07. Residential Sign Standards.
19.18.08. Agricultural, Vacant, and Active Development.
19.18.09. Institutional/Civic Zone Sign Standards.
19.18.10. Commercial Zone Sign Standards.
19.18.11. Industrial Zone Sign Standards.
19.18.12. Mixed Use and Mixed Waterfront Zone Sign Standards.
19.18.13. Parks and Trails Sign Standards.
19.18.14. Special Event Sign Standards.
19.18.15 Athletic Facility Signs
19.18.16. Permit Process.
19.18.17. Nonconforming Signs.
19.18.18. Signage in the Gateway Overlay.

19.18.01. Intent

1. An excess of large, unregulated signage causes visual blight on the appearance of the City, may obstruct views which can distract the attention of motorists and pedestrians, may negatively impact local property values, may displace alternative land uses, and may pose other problems that legitimately call for regulation.
2. This Chapter intends to preserve and enhance the aesthetic, traffic safety, and environmental values of the city while at the same time providing ample and adequate means of communication to the public.
3. This Chapter intends to protect and promote the health, safety and general welfare of City residents and businesses by regulating the design, materials, size, construction, installation, location, and maintenance of signs and sign structures in a content neutral manner that does not favor any type of speech over another in order to achieve the following goals and objectives:
    a. Reduce potential hazards to motorists and pedestrians;
    b. Encourage signs which are integrated and harmonious to the building and sites which they occupy;
    c. To reduce or eliminate excessive and confusing sign displays;

d. To preserve and improve the appearance of the City as a place in which to live and to work and as an attraction for nonresidents who come to visit or trade;
e. To safeguard and enhance property values;

4. To foster a community character that has a minimum of visual clutter.
This Chapter is intended to protect and enhance property values and promote the public health, safety, and general welfare of the residents of the City of Saratoga Springs.
5. It is the intention of the City of Saratoga Springs to provide a fair and consistent approval process for signage while accommodating growth and maintaining the high design standards associated with the City.
6. The purpose of this Chapter is to detail the sign permit process, provide general design standards, and define signage related terms.
7. This Chapter shall set forth standards that will assist in the elimination of confusing and excessive signs in order to preserve and improve the natural landscape, architecture of buildings, and character of the City.

(Ord. 16-04)

19.18.02. Sign Substitution.

1. A message of any type, whether commercial or noncommercial, may be substituted for any duly permitted or allowed commercial or noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent inadvertently favoring one type of speech over another.
2. Content substitution does not create a right to increase the total amount of signage on a parcel, lot, building or structure, nor does it affect the requirement that a sign structure or mounting device be properly permitted or otherwise excuse compliance with other applicable regulations contained within this Chapter with respect to the physical characteristics and location of signs.

(Ord. 16-04)

19.18.03. Definitions.

As used in this Chapter, the following words and phrases have the following meanings, unless the context clearly indicates that a contrary meaning is intended:

1. **"A-frame Sign"** means a portable sign, structure, or configuration composed of two sign faces mounted or attached back-to-back in such manner as to form a basically triangular vertical cross-section.
2. **"Abandoned Sign"** means a sign that remains after the termination of a business or use, or a sign that exhibits fading or peeling paint, missing letters, chips or cracks or damage, or other evidence of neglect for a period in excess of ninety days. Termination of a business shall include

ceasing operations, failure to obtain or renew a business license with the City, declaring bankruptcy, or failing to renew, update, or reinstate the business with the State of Utah.

3. **"Active Development"** means a property for which a subdivision, rezone, site plan, or other development application has been submitted, and which application has not expired or been closed for inactivity.
4. **"Alteration"** means the process of changing or rearranging any structural part, face, enclosure, lighting element, coloring, copy (except on electronic message signs), graphics, component, or location of a sign.
5. **"Animated Sign"** means a sign which incorporates moving, rotating, or traveling parts, including special lighting effects such as flashing or intermittent lights (excluding electronic message signs).
6. **"Athletic Facility Sign"** A sign attached to a fence surrounding and immediately adjacent to an athletic facility and facing only the interior of an athletic facility or a sign included as part of a scoreboard that is an integral part of an athletic facility. For purposes of this Chapter, an athletic facility is defined as a regulation size soccer, football, baseball, or softball field contained within a public park facility.
7. **"Awning Sign"** means a building sign that is part of a fabric, plastic, or similar shelter supported by a rigid framework attached to a building, and sheltering the building's entrance or windows.
8. **"Balloon Sign"** means a balloon or other inflated device, with or without sign copy, placed on or attached to a property, business, or use.
9. **"Banner Sign"** means a sign made of fabric, plastic, or a similar lightweight flexible cloth-like material and hung from a building or framework attached to a building or placed in the ground.
10. **"Bench Sign"** means any sign painted or located on or attached to any part of a bench, seat, or chair placed on or adjacent to a public or private roadway.
11. **"Billboard"** shall have the same meaning as found in Utah Code § 10-9a-103, as amended
12. **"Building Façade"** means any exterior wall of a building including windows, doors, and mansard, but not including a pitched roof.
13. **"Cabinet Sign, Simple"** means a rectangular box with no rounded sides that houses the main component of a sign, where the sign copy area is composed of a single consistent material with lettering or copy items painted on, or affixed directly to the cabinet (see Figure 18.1).

Figure 18.1

~~Figure 18.2~~

14. **"Cabinet Sign, Complex"** means a polygonal box ~~with at least one rounded edge~~ that houses the main component of a sign, where the sign copy area is composed of a single material with all lettering or copy items raised at least three-quarters of an inch above the primary cabinet (see Figure 18.2).

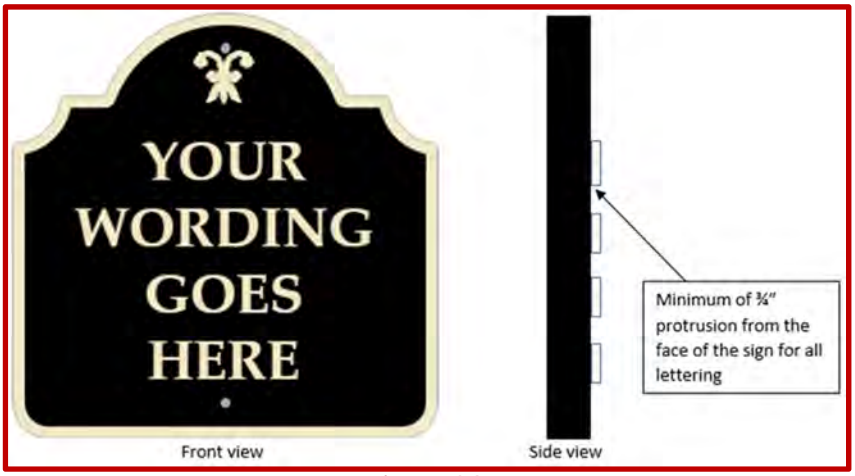


Figure 18.2

~~14.~~15. **"Canopy Sign"** means a building sign that is part of a metal shelter supported by a rigid framework that is freestanding or attached to a building ~~or freestanding~~, and sheltering the building's entrance, windows, drive-thru, or similar feature.

~~15.~~16. **"Changeable Copy Sign, Digital"** means a sign or portion of a sign with characters, letters, or other copy that can be changed or modified by use of LED or other digital source, where the copy is limited to no more than one change per hour period, and not including Electronic Message Signs.

~~16.~~17. **"Changeable Copy Sign, Physical"** means a sign or portion of a sign with characters, letters, graphics, or other copy that can be changed or modified by mechanical, electrical, or manual means, not including digital, electronic messaging, or Electronic Message Signs.

~~17.~~18. **"Channel Letter Sign"** means a sign formed of individually manufactured characters, letters, graphics, or other copy that can be changed or modified by mechanical, electronic, or manual letters grouped together to form a word, logo, or icon (see Figure 18.2~~3~~).

Figure 18.~~33~~

~~18.~~19. **"City Approved Special Event"** means an event approved by the City but not operated by a City department.

~~19.~~20. **"City Sponsored Special Event"** means an event approved by and operated by a City department.

~~20.~~21. **"Clearance"** means the height of the lowest edge of the face of a sign as measured from the finished grade.

~~21.~~22. **"Commercial Zone"** means the Regional Commercial, Neighborhood Commercial, Business Park, or Office Warehouse zone.

~~22.~~23. **"Commercial Zone Sign"** means any sign located on a property in a commercial zone.

~~23.~~24. **"Cornerstone Sign"** means a message carved or cast into a building, or a metal plaque permanently attached to a building.

~~24.~~25. **"Double-faced Sign"** means a sign with two parallel, identical faces or two identical sign faces that are not parallel but diverge from a common edge at an angle no greater than fifteen degrees, as shown in Figure 18.3~~4~~.

~~25.~~26. **"Drive-thru Board Sign"** means a sign oriented to occupants of a vehicle utilizing a drive-thru lane at an establishment that offers transactions or exchanges through a window, with or without ordering capability. Drive-thru board signs shall not be considered a monument sign or wall sign.

~~26.~~27. **"Electronic Message Sign"** means a changeable copy sign, excluding score boards for sports fields, consisting of electronically controlled light sources which change the sign copy or graphics, where the copy changes more frequently than once per 24-~~-~~hour period.

Figure 18.~~4~~

~~27.~~28. **"External Illumination"** means lighting which is mounted to illuminate a sign face from a remote position outside of the sign structure.

~~28.~~29. **"Flag"** means a sign that is constructed of fabric, plastic, or similar lightweight cloth-like material hung from a permanent or temporary pole, or attached to a structure, in such a manner as to allow movement of the material.

~~29.~~30. **"Feather Banner Sign"** means a type of temporary sign generally made of fabric or other light-weight material attached to a pole anchored into the ground. (see figure 18.~~4~~5~~5~~)

Figure 18.~~5~~5~~5~~

31. **"Freestanding Sign"** means a type of ground sign that is supported by any number of fixed permanent forms or supports between the sign face and the ground.

~~30.~~

~~31.~~32. **"Ground Sign"** means a sign that has its own supporting structure and is not attached to or supported by a building. Types of ground signs include pedestal, pylon, and monument.

33. **"Group Identification Signs"** means a sign regarding two or more properties or uses that may share common frontage, access points, off-street parking, or loading areas.

~~32.~~34. **"Halo Illumination"** means a sign where the sign's face is illuminated from behind and glows around the edges of letters or symbols giving the effect of a halo.

~~33.~~35. **"Illuminated Sign"** means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

~~34.~~36. **"Inflated Signs"** means a sign that is supported by heated or forced air or lighter-than-air-gases.

~~35.~~37. **"Interior Directional Signage"** means signage that is placed entirely within the boundaries of a development lot or site and situated adjacent to an internal intersection, drive-thru, or other similar feature that warrants vehicular or pedestrian directional clarification.

~~36.~~38. **"Monument Sign"** means a ground sign with a face that extends ~~to the ground or~~ the entire width of the ~~to a~~ base ~~or pedestal~~. The base then extends to the ground.

~~37.~~39. **"Neon Sign"** means any sign visible to the exterior of a building that uses neon, argon, or any similar gas to illuminate transparent of translucent tubing or other materials, or any use of neon, argon, or any similar gas lighting on or near the exterior of a building or window.

~~38.~~40. **"Nonconforming Sign"** means a sign that legally existed at the time that it was installed under the regulations in effect at that time, but does not conform to the current applicable regulations of the area in which it is located and has been maintained unmodified and continuously since the time the applicable regulations changed to render it nonconforming.

~~39.~~41. **"Off-premise sign"** means a sign, object, or structure with a message or form of communication that is not designed or intended to direct attention to a property or part of the property where the sign is located.

~~40.~~42. **"Painted Window Sign"** means a sign painted on windows or doors with markers, paints, or any other type of substance used to display messages.

~~41.~~43. **"Panel"** means a plate or other delineating feature containing sign copy within a larger sign.

~~42.~~44. **"Park and Trail Information Sign"** means a regulatory or informational sign for a park, trail, or other open space, including hours of operation, directional markers, mile markers, park rules, etc.

~~43.~~45. **“Pedestal Sign”** means a freestanding ground sign with two or more vertical supports extending from the sign face to the ground.

~~44.~~46. **“Pennant”** means an item made of flexible materials suspended from one or more corners, used in combination with other such signs to create the impression of a line.

~~45.~~47. **“Permanent Sign”** means any sign that is intended to be and is so constructed to be of a lasting and enduring condition, remain unchanged in character and condition beyond normal wear and tear, and be positioned in a permanent manner fixed to the ground, wall, or building.

~~46.~~48. **“Pole Sign”** means a freestanding sign which is supported by a single pole mounted permanently in the ground.

~~47.~~49. **“Primary Entrance”** means the entrance used by the majority of visitors to a property, use, or building.

~~48.~~50. **“Projecting Sign”** means a sign attached to a building and extending in whole or in part beyond any wall of the building.

51. **“Pylon Sign”** means a ground sign that includes only one vertical structural support connecting the face of the sign to the ground.

~~49.~~52. **“Refueling Station Canopy Sign”** means a sign that is attached to a structure covering fuel pumps or pay kiosk for a fueling station.

~~50.~~53. **“Replacement”** means removal of a sign and installation of a new sign. For the purposes of this Chapter the term “replacement” does not include the temporary removal of an existing sign for repair.

~~51.~~54. **“Residential Property”** means property zoned for residential use, and either vacant or used for a residence.

~~52.~~55. **“Residential Sign”** means a sign posted on residential property by the property owner.

~~53.~~56. **“Roof Sign”** means a building sign that projects above the building facade.

~~54.~~57. **“Scoreboard”** means a board on which the score in a game or match is displayed which may include product or team logos.

~~55.~~58. **“Seasonal Sign”** means any sign used for a temporary purpose including but not limited to fireworks and produce stands.

~~56.~~59. **“Sign”** means any writing, pictorial representation, illustration, emblem, symbol, design or other figure of similar character, in view of the general public.~~means any object or structure used to identify, advertise, or in any way attract or direct attention to any use, building, person, message, or product by any means, including the use of lettering, words, pictures, or other graphic depictions or symbols.~~

~~57.~~60. **"Sign Area"** means the area of a sign that is used for display purposes, excluding the sign structure, and as further detailed in Section 19.18 of the Land Development Code (see Item A, Figure 18.~~5~~6).

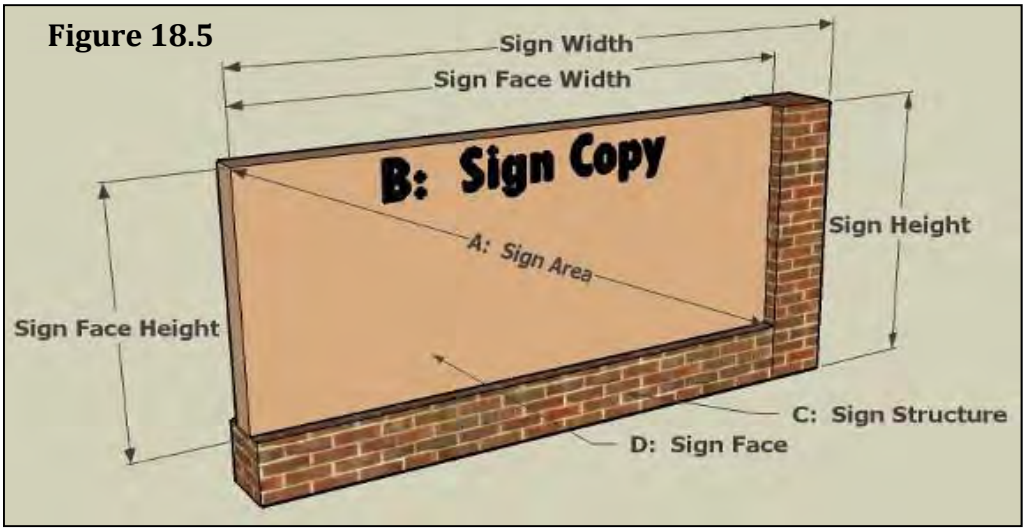


Figure 18.~~6~~6

~~58.~~61. **"Sign Copy"** means any letter, numeral, figure, symbol, logo, or graphic element displaying the content or message of a sign. Numbers and letters displaying only the street address of a site or building are not considered sign copy (see Item B, Figure 18.~~6~~6).

~~59.~~62. **"Sign Face"** means the portion of any sign that is or may be used for purposes of displaying a message (see Item D, Figure 18.~~6~~6).

~~60.~~63. **"Sign Structure"** means the portion of a sign that does not contain any message but exists only for structural support or aesthetic purposes. This definition may include, but is not limited to, the supports, uprights, bracing, cables, and framework of a sign (see Item C, Figure 18.~~5~~6).

~~61.~~64. **"Signage Plan"** means a signage plan consists of one or more scaled drawings showing the location, type, size, and design of all existing and proposed signs on a site.

~~62.~~65. **"Snipe Sign"** means a small sign of any material including paper, cardboard, wood, or metal which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences, or other objects.

~~63.~~66. **"Suspended Sign"** means a sign attached to the ceiling of an arcade or the framework of a canopy and designed to hang over a sidewalk.

~~64.~~67. **"Temporary Sign"** means any sign not permanently attached to the ground or a structure that is installed or placed for a limited duration.

~~65.~~68. **"Tenant"** means owner, lessee, or occupant of a parcel or use.

~~66.~~69. **"Tenant Listing Sign"** means a wall sign on a building containing multiple tenants or uses, located near the entrance and designed in such a manner as to accommodate multiple sign plates.

~~67.~~70. **"Traffic Control Sign"** means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc.

~~68.~~71. **"Trailer Sign"** means a sign affixed to, applied, set upon, or printed on a trailer.

~~69.~~72. **"Vehicular Sign"** means a sign affixed to, applied, or printed on a vehicle.

~~70.~~73. **"Wall Sign"** means a building sign attached to the wall of a building and parallel with the wall to which it is attached.

~~71.~~74. **"Wind Sign"** means any propeller, fabric, or similar commercial device which is designed to flutter, rotate, or display other movement under the influence of the wind, not including flags as defined herein.

~~72.~~75. **"Window"** means any single window pane, or a series of adjacent window panes separated by twelve inches or less. Adjacent window panes set at different angles shall constitute separate windows regardless of separation.

~~73.~~76. **"Window Sign"** means signs, including posters, messages, or displays painted or displayed on the interior or exterior of a window or door so as to be visible from outside the building. Window sign does not include illuminated or flashing signs.

(Ord. 19-38, Ord. 18-30, Ord. 17-26, Ord. 17-14, Ord 17-02, Ord. 16-20, Ord. 16-04, Ord. 13-16, Ord. 11-9)

19.18.04. Prohibited Signs.

1. The following signs and any sign not otherwise authorized under the terms of this code are prohibited in the City, except as expressly permitted elsewhere in this chapter:
    a. Abandoned Signs.
    b. Animated Signs.
    c. Bench Signs other than artwork included in the bench structure.
    d. Balloon Signs.
    e. Billboards.
    f. Cabinet Signs, Simple.
    g. Electronic Message Signs.
    h. Flashing Signs.
    i. Neon Signs in residential zones.
    j. Off-premise permanent signs.
    k. Pennants.
    l. Pole Signs.
    m. Pylon Signs.
    n. Roof Signs.
    o. Snipe Signs.
    p. Wind Signs.
    q. Vehicle Signs parked outside of designated parking stalls, or occupying required parking for more than 50% of the operating hours.
    r. Trailer Signs not affixed to a vehicle, parked outside of designated parking stalls, or occupying required parking for more than 50% of the operating hours.
    s. Painted signs on a building wall.
    t. Feather banner signs.
    u. Signs not otherwise expressly permitted in this chapter.

(Ord. 19-15, Ord. 18-30, Ord. 17-14, Ord. 16-04, Ord. 13-16, Ord. 11-9)

19.18.05. Signs Not Requiring a Permit.

The following signs may be placed without a permit:

1. Signs that are placed entirely within a structure or building, and cannot be viewed from outside the building.
2. Works of art that do not include or convey commercial or non-commercial speech.
3. Flags. Properties or uses in residential zones are permitted a maximum of one flag pole for any single property. A maximum of three flag poles are permitted for any single use or property in all other zones. Flags shall be attached to a house, building, foundation, or pole, shall not cross property lines, and shall not exceed the maximum size and height, as measured from established grade to the top of the flag, outlined in the table below:

Mounting Height (feet)	Maximum Flag Size (feet)
35 (or maximum structure height otherwise permitted in	5 by 9.5
30	5 by 8
25	4 by 6
20	3 by 5

4. Residential temporary signage in compliance with the residential sign standards.
5. No more than two window signs per façade of a licensed use, each not exceeding 20% of the area of the individual window in which the signs are placed.
6. A Maximum of one neon sign no larger than two square feet per licensed use in a non-residential zone during regular operating hours.
7. Cornerstone signage permanently attached to the building.
8. A maximum of one A-frame sign per licensed use in a non-residential zone during regular operating hours, subject to the following limitations:

a. The sign shall not exceed four feet in height and eight square feet in size as shown in Figure 18.6~~7~~.

b. The sign shall be placed behind the sidewalk immediately adjacent to the use. If the adjacent sidewalk is more than fifteen feet back from the edge of pavement, the sign may be placed between the curb and sidewalk, provided that the entire sign shall be no closer than fifteen feet from the curb.

c. The sign shall not obstruct or project into the sidewalk.

   i. Exception: in instances where the sidewalk both abuts the structure and provides width beyond the minimum requirement, the A-frame sign may be placed on the sidewalk in such a manner to be outside the minimum required width and not obstruct passage of the sidewalk.

d. The sign shall be weighted to prevent movement by wind.

Figure 18.~~7~~6

9. Traffic control signs that are approved by the City Engineer or highway authority and comply with the Manual on Uniform Traffic Control Devices and applicable laws, are permitted. Such traffic control signs shall not be required to comply with the general sign standards listed in 19.18.06.
10. Vehicle signs in non-residential zones on vehicles parked within a designated parking space, and outside of any site visibility triangle for public safety reasons.
11. Park and Trail Information signs that are approved by a public agency. Such signs shall not be required to comply with the general sign standards listed in 19.18.06.
12. Scoreboards within Regional Parks. No electronic advertising is permitted; only the score may be displayed electronically.

(Ord. 17-26. Ord 17-02, Ord. 16-04, Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.18.06. General Standards.

1. **Sign Design and Materials.**
   a. **Landscaping**. The base of all Permanent Ground Signs, including without limitation Monument and Pedestal Signs, shall be landscaped and maintained at all times. The minimum landscaped area shall extend at least three feet beyond the base of the sign in all directions.
2. **Sign Placement.**
   a. **General Location.** No part of any sign shall interfere with the use of any fire escape, exit, doorway, sidewalk, roadway, stairway, door ventilator, or window. No Ground Sign shall be located within any public utility easement without review and approval by the City Engineer.
   b. **Clear Sight Triangle.** No sign shall be placed within the clear sight triangle as defined in Section 19.06 of this Code.

c. **Traffic Safety.** No sign shall be designed or placed in any manner that may be confused with any official traffic sign or signal. No sign or other advertising structure shall be designed, constructed, or installed that by reason of its size, location, shape, coloring, or manner of illumination may be confused as a traffic control device. All Traffic Signs shall comply with the Manual on Uniform Traffic Control Devices.

d. **Right-of-way.** No sign shall be located on public property or within any right-of-way unless otherwise permitted in this Chapter. In cases where a sign hangs over a public right-of-way, it shall extend no more than five feet over a public sidewalk as measured from the face of the supporting building, and shall have a minimum clearance of eight feet from the elevation of the sidewalk.

e. Setbacks.

i. Side and Rear Setbacks not adjacent to a sidewalk or right-of-way. All permanent and temporary ground signs shall be located a distance equal to or greater than their height from any interior side or rear property line.

ii. Front and Street Side Setbacks and other setbacks adjacent to a sidewalk or right-of-way. All permanent and temporary ground signs, except for A-frame signs, shall be located at least three feet from the back of the sidewalk or right-of-way, whichever is greater, and from all driveways as measured from the back of the curb.

3. **Sign Illumination.**

a. All sign lighting shall comply with the limitations in Section 19.11 of this Code.

b. Additionally, individual signs shall be illuminated only by one of the following means:

i. **External Illumination.** Signs may be illuminated by a steady, stationary light, directed solely at the sign. Light fixtures for ground signs shall be screened from view by site grading or evergreen shrubs and must not beam directly onto adjacent properties or rights-of-way.

ii. **Internal Illumination.** Signs may be illuminated by an interior light with sign copy or face silhouetted on an opaque background.

~~ii.~~iii. Halo Illumination. Building signs may be illuminated by neon lighting, only if the neon is used as a light source to form illuminated letters, symbols, sign trim, or some other portion of a sign that consists of 25% or less of the entire sign; or as halo illumination of the sign.

~~iii.~~iv. **Digital Changeable Copy.** These~~Only these~~ signs may be illuminated using LED or digital displays and must have illumination controlled by sensors that dim the lights at sunset to 0.3 foot-candles or less measured at one foot from the surface of the sign.

~~iv.~~1. ~~**Color.**~~**Color.** ~~**Digital Copy Signs**~~ Signs shall use red, white, or green characters and symbols.

c. Color. No illuminated sign may have a white, off-white, or near-white background, as shown in Figure 18.1. Non-illuminated signs may have a white, off-white, or near-white background.

~~c.~~d. Illumination for external and internally illuminated signs shall not exceed two foot-candles as measured one foot from the surface of the sign.

~~d.~~e. Illumination for "Changeable Copy, Digital" signs and "Monument" signs shall not exceed 0.3 foot-candles over ambient light levels for the location and time, as measured from a horizontal distance approximately equal to the square root of the sign square footage x 100, and shall employ light cutoff devices, such as louvers, to minimize light escaping above the horizontal plane.

i. Example: 50 sq. ft. sign, x 100 = 5000. Square root of 5000 = 70.7. The measurement distance is approximately 71 feet from the sign.

ii. Example: 200 sq. ft. sign, x 100 = 20,000. Square root of 20,000 = 141.4. The maximum measurement distance is approximately 141 feet from the sign.

~~e.~~f. No illuminated signage shall directly face adjacent residentially developed or zoned property, including property across a street. Directly facing means perpendicular, and within 15 degrees of perpendicular in either direction.

Exception:

i. Illuminated signage may face adjacent residentially developed or zoned property if the signage is automatically dimmed by 50% so as to not exceed one foot-candle as measured one foot from the surface of the sign; and

ii. The Illuminated sign shall be a minimum of 150 feet from the nearest residential property line.

4. **Sign and Building Maintenance.**
   a. All signs shall be maintained in good condition.
   b. When a building sign is removed, the face of the building beneath the sign shall be restored to its original pre-sign condition.
   c. Those signs meeting the definition of Abandoned Sign in Section 19.18.03 shall be removed.
5. **Sign Construction.**
   a. **Building Codes**. All signs shall comply with the most recently adopted provisions of the National Electrical Code and the International Building Code, or applicable codes as adopted by the City.
   b. **Engineering Required.** All building permit applications for signs shall be engineered to demonstrate compliance with the applicable electrical or building code and, where required by the City Building Official, shall be accompanied by an original drawing stamped by a licensed engineer attesting to the adequacy of the proposed construction of the sign and its supports.
   c. **Power Source.** Permanent power sources for signs must be concealed underground away from public view or within the structure of the sign or building to which the sign is attached. All electrical connections must comply with all provisions of the National Electrical Code.
   d. **Foundations.** All ground signs must be mounted on foundations and footings which conform to the applicable building code.
6. **Monument and Pedestal Signs.** ~~See Figures 18.8, 18.9, and 18.10 for graphic illustration.~~
   a. **Area**. The area of a monument or pedestal sign shall include all parts of the sign face or sign structure that contains text or graphics, as shown in Figures 18.8 and 18.9.
   b. **Height.** The height of a monument or pedestal sign shall be measured from the highest point of the sign structure to the height of the street curb or sidewalk nearest the sign. If

the sign is located more than fifteen feet from the back of curb or sidewalk, whichever is nearest, the height shall be measured from the grade at the location of the sign, as shown in Figures 18.8 and 18.9.

c. **Multiple Faces.** Signs containing more than one display face shall be calculated as the total area of all faces, except where the interior angle between two faces is fifteen degrees or less, in which case only one display face shall be included in the calculation.

d. **Monument sign base.** The base of the sign shall be a minimum of two feet in height, and shall be constructed of materials and colors that match the building or use. The base shall run the entire horizontal length of the sign and shall contain no sign copy.

e. **Pedestal sign base.** At least two vertical structural supports shall be used on pedestal signs, and the open area of the sign between the supports shall occupy no more than forty percent of the vertical height of the sign.

f. **Changeable Copy.** Non-digital changeable copy may be incorporated into the sign face up to a maximum of 50% of the sign area. A protective cover is required over the changeable copy.

g. **Address.** Monument signs shall contain the address of the parcel or use; for multiple addresses, the sign shall contain the range of addresses for the uses. The address may be included in the sign copy, or displayed on the sign structure, and shall not be occluded by landscaping.

Figure 18.~~7~~8

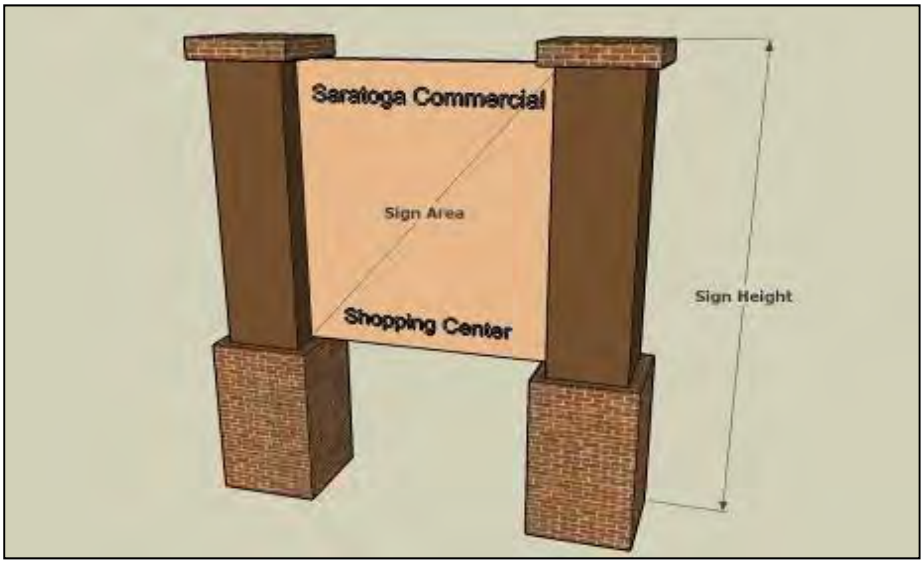


Figure 18.~~8~~9

Figure 18.~~9~~10

7. **Building Signs.** The main portion of any building sign shall be either a complex cabinet sign or channel lettering. A portion of the sign may be used for the logo and may be a simple cabinet sign only when a complex cabinet sign or channel lettering accompanies it.

   a. **Area, direct-mounted.** The area of a sign consisting of text or graphics mounted directly against a wall, window, or fascia of a building and without a background shall be measured by drawing the smallest possible rectangle around the entire group of text or graphics; where there are multiple rows of text or graphics separated by a minimum of twelve inches, the area shall be measured by drawing the smallest possible rectangle around each row of text and/or graphics, as shown in Figure 18.10~~9~~.

   b. **Area, background mounted.** The area of a sign consisting of text or graphics mounted on a background panel or surface shall be measured as the area within the outside dimensions of the background panel or surface, as shown in Figure 18.11.~~.~~

   c. **Mounting.** No portion of the sign shall project above or below the highest or lowest part of the wall on which the sign is located. The sign shall not project outwards more than eighteen inches from the face of the building to which it is attached.

(Ord. 18-22, Ord. 17-14, Ord. 17-08, Ord. 16-04, Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.18.07. Residential Sign Standards.

1. Residential Entry Feature.

a. In order to facilitate public safety and community identity by providing locators, residential developments are permitted to place signage at primary entrances.

b. **Number.** Each residential development is permitted one Residential Entry Feature per primary entrance into the development, and shall be located on a street frontage exceeding fifty feet in width.

c. **Spacing.** Residential Entry Signs shall be no closer than 100 feet to any other Ground Sign on the same frontage.

d. **Height, sign.** The sign portion of an Entry Feature for a residential development containing fewer than 100 dwelling units shall not exceed 7.5 feet in height; the sign portion of an Entry Feature for a residential development containing 100 or more units shall not exceed 10 feet in height.

e. **Height, structure.** Residential Entry Feature structures shall not exceed twenty feet in height.

2. Signage on a Single Family Lot.

a. **Permanent Signs.** A single-family residence is permitted one sign limited to six square feet in size. Residential signs may be freestanding or mounted to a structure, and shall be located entirely upon the lot or parcel. Building mounted signs shall be placed no higher than fifteen feet or at the top of the first floor, whichever is lower; all other signs shall be a maximum of four feet in height.

b. Temporary Signs.

i. An occupied single-family residence is permitted one of the following:

1. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or

2. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year.

ii. A single-family residence that is currently for sale or actively for rent is allowed the following additional temporary signage:

1. one temporary sign, limited to five feet in height and three square feet in size, during the period for which the property is for sale or rent.

3. Multi-family Signage.

a. Building Signs.

i. **Number.** Each building containing four or more units, and each community building such as a clubhouse, is permitted one building sign.

ii. **Size.** The maximum permitted area shall be ten percent of the area of the elevation upon which the sign is mounted.

b. Temporary Signs.

i. Each building in a multi-family development is permitted either of the following for a cumulative total of six months in a calendar year:

1. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or

2. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year.

ii. Each unit in a multi-family development that is currently for sale or actively for rent is allowed the following additional temporary signage:

1. one temporary sign, limited to five feet in height and three square feet in size, during the period for which the property is for sale or rent.

c. Tenant Listing Sign.

i. **Number.** Each building that contains multiple tenants or uses shall be limited to one sign per primary entrance to the building, and each tenant or use shall be limited to one panel.

ii. **Design.** All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.

iii. **Size.** Each panel shall be limited to a maximum of one square foot.

iv. **Location.** Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.

v. **Height**. Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.

(Ord. 16-04)

19.18.08. Agricultural, Vacant, and Active Development.

1. Regardless of zoning, parcels that are in agricultural use, are vacant, or are currently under active development, may choose to utilize the following temporary signage in lieu of the temporary signage permitted by zone.
    a. Such parcels less than one acre in size are permitted a cumulative maximum of 32 square feet of total temporary signage per parcel, either in one or multiple signs, and maximum height of eight feet per sign.
    b. Such parcels ranging in size from one acre to twenty acres are permitted a cumulative maximum of 64 square feet of total temporary signage per parcel, either in one or multiple signs, and maximum height of eight feet per sign.
    c. Parcels exceeding twenty acres in size are permitted up to a cumulative maximum of 96 square feet of total temporary signage per parcel, either in one or multiple signs, and maximum height of twelve feet per sign.
2. Duration.
    a. Temporary signage on Vacant and Agricultural parcels shall be removed after a period not to exceed 12 months.
    b. Temporary signage on parcels under active development shall be removed within 30 days of any of the following, whichever is more restrictive:
        i. Issuance of the final certificate of occupancy for residential development, or

ii. Issuance of the certificate of occupancy for non-residential construction, or
iii. Issuance of the final approval for non-construction development, or
iv. The expiration or closure of the development application(s).

(Ord. 16-04)

19.18.09. Institutional/Civic Zone Sign Standards.

1. Schools, churches, public facilities, and other uses in the Institutional/Civic Zone are permitted the following signage.
    a. **Primary Building Signs.**
        i. **Number.** Each primary building is permitted two building signs.
        ii. **Size.** A primary building sign shall not exceed eight percent of the façade on which the sign or signs are mounted, or thirty square feet, whichever is larger.
        iii. **Height.** Any building sign that protrudes more than two inches from the façade for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each such sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.
    b. **Monument Signs.**
        i. Number.
            1. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
            2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.
        ii. **Size.** A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.
        iii. **Height.** A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
    c. **Pole Signs.**
        ~~i.~~ Not permitted except as an Internal Directional Sign.~~.~~
    d. **Window and Door Signs.**
        i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.
    e. **Temporary Signs.**
        i. Banner Signs.
            1. Banner Signs shall only be permitted on a temporary basis.
            2. Banner signs shall not exceed four feet in height and thirty-two square feet in size.

3. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.
4. Banner signs shall be limited to no more than one sign per business at any time, for a cumulative total of ~~thirty~~ sixty days in a calendar year.

ii. **Other Temporary Signs.** An Institutional/Civic lot is permitted the following:
1. Either
a. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or
b. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year. And

iii. A lot or property that is currently for sale or actively for rent is also permitted, one temporary sign, limited to six feet in height and 24 square feet in size, during the period for which the property is for sale or rent.

f. **Internal Directional Signs.**
i. **Type.** Small pedestal, pole, and monument signs are the only freestanding directional signs permitted.
ii. Location.
1. all signs shall be located interior to the development and shall not be oriented to draw traffic from the exterior of the development.
2. all signs shall be located adjacent to and within ten feet of an internal intersection, or drive-thru, or similar feature needing directional clarification as identified on an approved site plan.

iii. **Height.** A small pedestal, pole, or monument sign shall not exceed a height of three feet.
iv. **Size.** A small pedestal, pole, or monument sign shall not exceed three square feet in size.
~~iv.~~1. The pole size for an internal directional sign must be at least six inches in width.

v. **Number.** No more than two pedestal or monument signs per internal intersection, drive-thru, or similar feature.

(Ord. 17-08, Ord. 16-20, Ord. 16-04)

19.18.10. Commercial Zone Sign Standards.

1. Temporary Signs in all Commercial, Mixed Use, and Mixed Waterfront Zones.
a. **Banner Signs**.
i. Banner signs shall only be permitted on a temporary basis.
ii. Banner signs shall not exceed four feet in height and thirty-two square feet in size.

iii. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.

iv. Banner signs shall be limited to no more than one sign per business at any time, for a cumulative total of ~~thirty~~ sixty days in a calendar year.

b. **Other Temporary Signs.** A Commercial lot is permitted the following:

i. Either

1. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or

2. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year. And

ii. A lot or property that is currently for sale or actively for rent is also permitted, one temporary sign, limited to six feet in height and 24 square feet in size, during the period for which the property is for sale or rent.

2. Grand Opening Signs in all commercial zones.

a. Within the first year of obtaining a first business license at a particular location for the business, a business may erect, in addition to permitted permanent signs, otherwise prohibited temporary signage at that location for a single period of time not to exceed forty-five calendar days. All temporary signage must be removed at the end of the forty-five day period. Such temporary signage includes:

i. banners exceeding the maximum size otherwise defined in this chapter,

ii. streamers,

iii. pennants,

iv. balloon signs, and

v. wind signs.

3. Tenant Listing Signs in all commercial zones.

a. **Number.** Each building that contains multiple tenants or uses shall be limited to one sign in addition to other allowed wall signage per zone per primary entrance to the building, and each tenant shall be limited to one panel.

b. **Size.** Each panel shall be limited to a maximum of one square foot.

c. **Design.** All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.

d. **Location.** Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.

e. **Height.** Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.

4. Internal Directional Signs in all commercial zones

a. **Type.** Small pedestal, pole, and monument signs are the only freestanding directional signs permitted.

b. **Location.** All signs shall be located adjacent to and within ten feet of an internal intersection, drive-thru, or similar feature needing directional clarification as identified on an approved site plan.

c. **Height.** A small pedestal, pole, or monument sign shall not exceed a height of three feet.

d. **Size:** a small pedestal, pole, or monument sign shall not exceed three square feet in size.

~~d.~~i. The pole size for an internal directional sign must be at least six inches in width.

e. **Number.** No more than two pedestal or monument signs per internal intersection, drive-thru, or similar feature.

5. Signage in the Neighborhood Commercial Zone.

a. Building Signs.

i. See Regional Commercial requirements.

b. Monument Signs.

i. **Number.**

1. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.

~~1.~~a. A third Secondary Building Sign may be allowed in lieu of a monument sign, but shall not ~~.~~exceed one building sign per elevation.

2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.

ii. **Size.** A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.

iii. **Height.** A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

c. Pedestal Signs.

i. Only internal directional signage permitted.

d. Awning and Canopy Signs.

i. **Number.** One awning or canopy may be used as signage for a tenant, in lieu of a secondary building sign.

ii. **Location and Design**. Awning and Canopy signs shall be located on the first floor only, and only awnings or canopies approved as part of the site plan and located above doors or windows may be used for signage. Sign copy is only permitted on the vertical portion of the canopy; no sign copy shall be placed on the roof portion.

iii. **Size.** Sign content shall not exceed twenty percent of the awning or canopy façade on which the sign is located, or fifteen square feet, whichever is less.

iv. **Height.** A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the awning or canopy.

e. Projecting and Suspended Signs.

i. **Number.** Each street-level tenant is permitted one projecting or suspended sign.

ii. **Location and Design.** Signs shall be located above the entrance to the use, shall not extend more than five feet from the wall to which they are attached, shall maintain clearance of six inches between the sign and the wall, and shall be a minimum of thirty feet from the nearest projecting or suspended sign.

iii. **Size.** Signs shall not exceed twelve square feet in size.

iv. **Height.** A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the sign.

f. Window and Door Signs.

i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

~~i.~~ 1. A window sign may be increased to 28% of the window or door on which the sign is located if there is not a building sign on that elevation.

g. Drive-thru Board Sign for Non-Residential Uses. Drive-thru board signs are allowed for non-residential uses provided the requirements in this section are met.

i. **Location.** All drive-thru board signs shall be located adjacent to the drive-thru lane and shall not be located in any required setback. Signs may be located on the building or as a monument-style sign.

ii. **Height.** A drive-thru board sign shall not exceed eight feet in height.

iii. **Size**. A drive-thru board sign with a menu (or options) board sign shall not exceed 45 square feet.

iv. **Number.** One drive-thru board sign with a maximum area of 45 square feet and one sign with a maximum area of ten square feet shall be permitted for each drive-thru board lane.

v. **A Drive-thru Board Sign may be LED and shall comply with the following:**

1. The light output of the LED shall not exceed 2 foot-candles;
2. The image, colors, and text may not be changed more than 3 times per day;
3. All images, colors, and text shall be static with no flashing, scrolling, or animation;
4. The LED sign shall not use white as a predominate color; and
5. At any time the business or drive-thru is closed to the public, the drive-thru board sign shall be turned off and shall remain off until the business or drive-thru is open to the public.

6. Signage in the Regional Commercial, Heavy Commercial, and Community Commercial Zones.

a. Building Signs.

i. **Number.** Each tenant in a building is permitted one primary building sign, and two secondary signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance may have a second primary sign.

ii. **Size, primary signage.** The primary building signage shall not exceed a cumulative total size equal to eight percent of the façade on which the sign or signs are mounted, or 30 square feet, whichever is larger.

iii. **Secondary signage.** Secondary signage shall not be mounted on the same façade as primary signage, and each secondary sign shall not exceed a cumulative total size equal to four percent of the façade on which the sign or signs are mounted.~~shall not exceed fifty percent of the size of the tenant's primary sign.~~

1. Secondary signs may be located on the same elevation as a primary sign, in lieu of an alternative location, if 1) the signs are located on a building with a single primary tenant, and 2) the building façade measures at least 400 lineal feet.

b. Monument Signs.

i. **Number, in addition to interior directional signage.**

1. Single building or use: One monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.

~~1.~~a. A third Secondary Building Sign may be allowed in lieu of a monument sign when one would be permitted by code. Not to exceed one sign per elevation.

2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.

ii. **Size.** A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.

iii. **Height.** A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

c. Pedestal Signs.

i. **Number.** In addition to interior directional signage, developments consisting of more than seven acres shall be permitted one pedestal sign for each major entrance into the development.

ii. **Spacing.** Pedestal signs must be separated by a minimum distance of 300 feet as measured diagonally across the property, and shall be a minimum of 200 feet from any other ground sign on the same frontage.

iii. **Size.** The area of the sign face shall not exceed 120 square feet.

iv. **Height.** The sign shall not exceed twenty feet in height.

d. Awning and Refueling Station ~~and~~ Canopy Signs.

i. **Number.**

1. One awning or refueling station canopy attached to a building may be used as signage for a tenant, in lieu of a secondary building sign.

2. Up to two freestanding ~~awnings or~~ refueling station canopies may be used for signage.

ii. **Location and Design.**

1. Building Awning ~~-~~and Canopy signs shall be located on the first floor only, and only awnings or canopies ~~approved as part of the site plan and~~ located above doors or windows may be used for signage.

~~1.~~

~~2. Signage shall only be permitted on freestanding awnings and canopies when such structures and signage are approved as part of a site plan.~~

~~3.~~2. Sign copy is only permitted on the vertical portion of the canopy; no sign copy shall be placed on the roof portion.

iii. **Size.**

1. Building Awning and Refueling Station Canopy Signs: sign content shall not exceed twenty percent of the awning or canopy per façade on which the sign is located, or fifteen square feet, whichever is less. One sign that meets the area requirement shall be permitted per façade of a building awning or refueling station canopy.
2. Freestanding ~~awnings or~~ refueling station canopies: sign content shall not exceed ten percent of the freestanding ~~awning or~~ refueling station canopy per façade on which the sign is located, or fifteen square feet, whichever is less. One sign that meets the area requirement shall be permitted per façade of a freestanding gas station canopy.

iv. **Height.** A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the awning or canopy.

e. Projecting and Suspended Signs.

i. **Number.** Each street-level tenant is permitted one projecting or suspended sign.

ii. **Location and Design.** Signs shall be located above the entrance to the business, shall not extend more than five feet from the wall to which they are attached, shall maintain clearance of six inches between the sign and the wall, and shall be a minimum of thirty feet from the nearest projecting or suspended sign.

iii. **Size.** Signs shall not exceed twelve square feet in size.

iv. **Height.** A minimum of eight feet of clearance must be maintained between the top of the nearest sidewalk or curb and the bottom of the sign.

f. Window and Door Signs.

i. Sign content shall not exceed twenty percent of the window or door on which the sign is located.

~~i.~~ 1. A window sign may be increased to 28% of the window or door on which the sign is located if there is not a building sign on that elevation.

g. Drive-thru Board for Non-Residential Uses. Drive-thru board signs are allowed for non-residential uses provided the requirements in this section are met.

i. **Location:** All drive-thru board signs shall be located adjacent to the drive-thru lane and shall not be located in any required setback. Signs may be located on the building or as a monument-style sign.

ii. **Height:** A drive-thru board sign shall not exceed eight feet in height.

iii. **Size:** A drive-thru board sign with a menu (or options) board sign shall not exceed 45 square feet.

iv. **Number:** One drive-thru board sign with a maximum area of 45 square feet and one sign with a maximum area of ten square feet shall be permitted for each drive-thru board lane.

v. **A drive-thru board sign may be LED and shall comply with the following:**

1. The light output of the LED shall not exceed 2 foot-candles;
2. The image, colors, and text may not be changed more than 3 times per day;
3. All images, colors, and text shall be static with no flashing, scrolling, or animation;
4. The LED sign shall not use white as a predominate color; and
5. At any time the business or drive-thru is closed to the public, the drive-thru board sign shall be turned off and shall remain off until the business or drive-thru is open to the public.

h. Changeable Copy, Digital.

i. Digital Changeable Copy may be utilized for only one of the following per lot or licensed use:

1. Up to 25~~10~~% of the allowable signage area for an approved monument sign in lieu of manually operated changeable copy, with a maximum of two signs.
2. Up to 25% of the allowable signage area for an approved canopy sign, with a maximum of three signs.

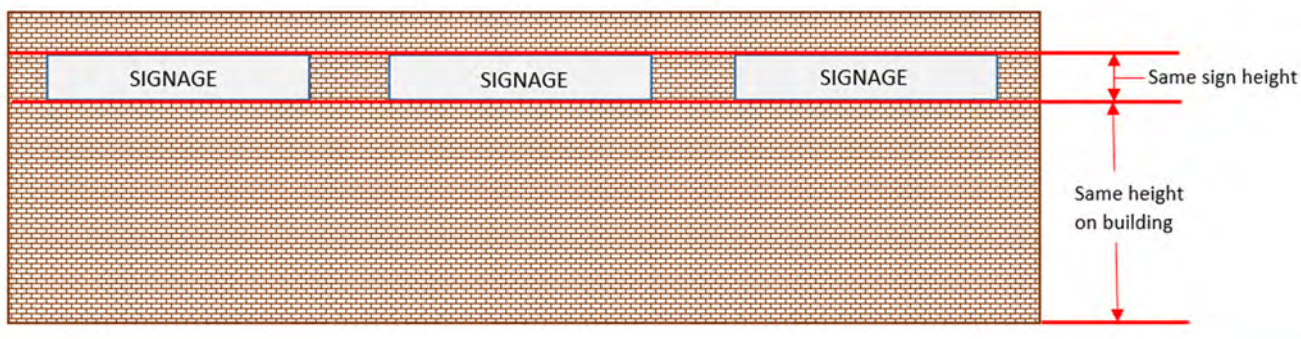
7. Signage in the Office Warehouse and Business Park Zones.

a. Primary Building signs.

i. **Number.** Each building is permitted one primary building sign per tenant, per elevation.

ii. **Size.** The primary building sign shall not exceed eight percent of the façade on which the sign or signs are mounted, or thirty square feet, whichever is larger. Where multiple primary signs will be on one elevation, the maximum cumulative size is 8% of the façade on which the signs are mounted or up to a maximum of 510 square feet. This shall be the cumulative total of all building signs per elevation, including ancillary signage.

iii. **Height.** Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building. All signs shall be mounted at the same height on a building and each sign shall be the same height.



b. Ancillary Building signs.

i. **Number.** Ancillary uses within a building are permitted two building sign(s) each, with a cumulative maximum of two such signs per any one elevation.

ii. **Size.** The area of the sign shall not exceed twenty-four square feet.

iii. **Location.** The sign shall be mounted by the nearest entrance leading to the ancillary use. Ancillary signage may be located on the same façade as a primary building signage and must comply with the overall maximum permitted square footage of all signs.

iv. **Height.** The sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured to the top of the sign on single-store buildings. On multi-story buildings a height no more than twenty-five as measured to top of the sign.

c. Monument signs.

i. Number, in addition to interior directional signage.

1. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.

~~1.~~ a. A third Ancillary Building Sign may be allowed in lieu of a monument sign when one would be permitted by code. Not to exceed ~~one~~two ancillary signs per elevation.

2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.

ii. **Size.** A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.

iii. **Height.** A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

d. Pedestal signs.

i. **Number.** In addition to interior directional signage, developments consisting of more than seven acres shall be permitted one pedestal sign for each major entrance into the development.

ii. **Spacing.** Pedestal signs must be separated by a minimum distance of 300 feet, as measured diagonally across the property.

iii. **Size.** The area of the sign face shall not exceed 120 square feet.

iv. **Height.** A pedestal sign shall not exceed twenty feet in height.

e. **Window and Door signs**.

i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

1. A window sign may be increased to 28% of the window or door on which the sign is located if there is not a building sign on that elevation.

f. Curbside Pick-up Signs.

i. **Location.** Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up.

ii. **Size.** The area of the sign shall not exceed 1.6 square feet.

iii. **Height.** A curbside pick-up sign shall not exceed six feet in height.

iv. **Number.** The maximum number of curbside pick-up signs allowed shall not exceed 5 percent of the parking stalls on the lot on which the business is located.

~~i.~~ a. Additional curbside pick-up stalls above the 5 percent may be provided so long as the required number of non-curbside parking stalls are provided. For example, if 100 parking stalls are required and the developer has provided 95 non-curbside pick-up stalls, the developer may exceed the limit of 5 curbside pick-up stalls.

v. **Illumination.** Curbside pick-up signs shall not be illuminated.

~~i.~~

(Ord. 22-18, Ord. 22-13, Ord. 19-19, Ord. 18-30, Ord. 17-14, Ord. 17-08, Ord. 16-20, Ord. 16-04)

19.18.11. Industrial Zone Sign Standards.

1. **Primary Building Signs.**
   a. **Number.** Each building is permitted one primary building sign.
   b. **Size.** The primary building sign shall not exceed eight percent of the façade on which the sign or signs are mounted, or thirty square feet, whichever is larger.
   c. **Height.** Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.
2. **Tenant Listing Sign.**
   a. **Number.** Each building that contains multiple tenants or uses shall be limited to one sign per primary entrance to the building, and each tenant or use shall be limited to one panel.
   b. **Design.** All panels on a tenant listing sign shall be constructed of the same material and be of a consistent shape and size.
   c. **Size.** Each panel shall be limited to a maximum of one square foot.
   d. **Location.** Each tenant listing sign shall be located on the same façade as the primary entrance, in a location easily visible to persons using the primary entrance.
   e. **Height.** Each tenant listing sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured from the elevation at the entrance of the building to the top of the sign.
3. **Monument Signs.**
   a. **Number, in addition to internal directional signs.**
      i. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.

~~i.~~1. A Secondary Building Sign of up to 4% of the primary building sign's façade area may be allowed in lieu of a monument sign when one would be permitted by code.

ii. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.

b. **Size**. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.

c. **Height.** A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

4. Pedestal Signs.

a. Only internal directional signs permitted.

5. Window and Door Signs.

a. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

~~a.~~ 1. A window sign may be increased to 28% of the window or door on which the sign is located if there is not a building sign on that elevation.

6. Temporary Signs.

a. **Banner Signs.**

i. Banner Signs shall only be permitted on a temporary basis.

ii. Banner signs shall not exceed four feet in height and thirty-two square feet in size.

iii. Banner signs shall be placed in a landscaped area or on a structure, and shall not be located within the clear sight triangle identified in Chapter 19.06.

iv. Banner signs shall be limited to no more than one sign per business at any time, for a cumulative total of ~~thirty~~ sixty days in a calendar year.

b. **Other Temporary Signs.** A developed lot is permitted the following:

i. Either

1. up to two temporary signs, each limited to four feet in height and six square feet in size, for a cumulative total of six months in a calendar year, or

2. multiple temporary signs, each limited to three feet in height, with the face area of all signs limited to a cumulative total of twelve square feet, for a cumulative total of six months in a calendar year. And

ii. A lot or property that is currently for sale or actively for rent is also permitted, one temporary sign, limited to six feet in height and 24 square feet in size, during the period for which the property is for sale or rent.

7. Internal Directional Signs.

a. **Type.** Small pedestal and monument signs are the only freestanding directional signs permitted.

b. **Location.** All signs shall be located adjacent to and within ten feet of an internal intersection, drive-thru, or similar feature needing directional clarification as identified on an approved site plan.

c. **Height.** A small pedestal or monument sign shall not exceed a height of three feet.

d. **Size.** A small pedestal or monument sign shall not exceed three square feet in size.

e. **Number.** No more than two pedestal or monument signs per internal intersection, drive-thru, or similar feature.

(Ord. 17-08, Ord. 16-20, Ord. 16-04)

19.18.12. Mixed Use and Mixed Waterfront Zone Sign Standards.

1. Signage for commercial uses shall comply with the standards for signage in the Neighborhood Commercial zone.
2. Signage for residential uses shall comply with the standards for signage in the residential zones.

(Ord. 16-04)

19.18.13. Parks and Trails Sign Standards.

1. Public parks and HOA maintained parks are permitted the following signs:
    a. Monument and Pedestal Signs.
        i. Number. One monument or pedestal sign shall be allowed for each frontage in excess of thirty-five feet, or where frontage is less than thirty-five feet but parking access is provided.
        ii. One additional sign is permitted for a frontage that exceeds 200 feet, or where an additional vehicular access is provided.
        iii. Size. A monument or pedestal sign shall not exceed forty-five square feet in size.
        iv. Height. A monument or pedestal sign shall not exceed 7.5 feet in height.
        v. Separation. Monument and pedestal signs shall be separated by a minimum distance of 200 feet as measured diagonally across the property, and shall be a minimum of 100 feet from any other permanent ground sign on the same frontage.
2. Regional parks are permitted the following signs:
    a. Park Entry Feature Signs.
        i. Location. Entry feature signage may be located at or near the main entrance(s) or pathways to the park.
        ii. Size, Height, Design. The size, height, and design shall be approved by the Land Use Authority through the site plan review process.
    b. Plaques**.**
        i. Sponsors may post plaques and/or signs in dugouts or other locations after receiving express approval from the City Manager or designee.
        ii. Size. The exact size shall be approved by the City Manager or designee and shall not exceed eight square feet.
    c. Banner Signs.
        i. Number. Any number of banner signs may be placed on field fencing after receiving express approval from the City.
        ii. Direction. Banners shall face the field and shall not face abutting streets or developments.

iii. Size. Banners may not exceed a size of 48 square feet.
iv. Term. The time frame shall be part of the approval granted by the City.

(Ord. 17-26, Ord. 17-02)

19.18.14. Special Event Sign Standards.

1. City approved special events shall be permitted temporary signage subject to the following standards:
    a. A signage plan shall be submitted identifying the location of all on-premise and off-premise signs.
    b. For non-City sponsored events, special event sponsors are limited to one special event signage permit in a ninety-day period.
    c. Off-premise signs:
        i. Signs shall be placed entirely on private property with the written permission of the property owner.
        ii. Signs shall be temporary in nature, with the sign made of corrugated cardboard, plastic, or similar material and fastened to wires or wooden stakes. A-frame or similar removable signs may be used, which shall be weighted to prevent relocation via wind. Signs shall be free-standing, and shall not be attached to light poles, fences, vehicles, or other structures.
        iii. Signs shall be limited to three square feet in size and four feet in height.
        iv. Signs shall be placed no earlier than 24 hours prior to the event, and shall be removed no later than 24 hours after the conclusion of the event.
    d. On premise signs, non-City sponsored events:
        i. Regardless of other zone limitations, two banner signs are permitted for the duration of the event, up to a maximum of ten days per event.
        ii. Additional temporary signage is limited to the signage allowed in the zone.
    e. On premise signs, City sponsored events:
        i. Regardless of other zone limitations, one additional banner sign is permitted per acre for the duration of the event, up to a maximum of seven days per event, and may be clustered in one location.
        ii. Additional temporary signage is limited to the signage allowed in the zone.

(Ord. 17-02)

19.18.15. Athletic Facility Signs

1. City approved athletic facility signs shall be permitted in public athletic facilities as defined in Chapter 19.18. subject to the following standards:
    a. Require a sign permit effective for 365 days.
    b. Are permitted in all zones in which a public park facility is located as defined in the definition of an athletic facility sign.

c. Shall not face outward from the athletic facility but may only face inward toward the interior of the athletic facility toward the participants and spectators at the athletic facility. No athletic facility sign may be located in such a way or be of such a size or design that it is clearly and readily readable to motorists traveling on a public right of way.
d. May contain off-premise advertising that is not obscene.
e. Contain no electronic messaging capabilities or separate lighting.
f. Shall not extend beyond the dimensions of the fence or scoreboard.
g. Shall be maintained and repaired or replaced as necessary.

(Ord. 19-38)

19.18.16. Permit Process.

1. **Temporary Signs.** Temporary signs allowed in this chapter shall follow the permit process below:
    a. **Application.** An application shall be submitted to the Planning Director.
        i. The application shall contain:
            1. Application form.
            2. Application fee.
            3. Signature of property owner or manager, or a letter of consent from the property owner or manager.
            4. Scaled drawings of all proposed signage. Drawings must indicate dimensions, sizes, materials, and colors.
            5. Scaled site plan showing the location of proposed signage on the site.
            6. Scaled elevations showing the location of proposed signage on any building or structure.
    b. **Review.** The Planning Director shall review the application for compliance with the standards in this Chapter and other applicable ordinances.
        i. The Planning Director may approve, approve with conditions, table the decision for additional information from the applicant, or deny the application.
    c. **Approval.** All approved temporary signs shall be demarcated with a temporary sticker, provided by the City, in the bottom right-hand corner of the sign.
2. **Permanent Signs.** Permanent signs allowed in this chapter shall follow the permit process below:
    d. **Application.** An application shall be submitted to the Planning Director.
        i. The application shall contain:
            1. Application form.
            2. Application fee.
            3. Signature of the property owner or manager, or a letter of consent from the property owner or.

4. Scaled drawings of all proposed signage. Drawings must indicate proposed dimensions and sizes, materials, method of illumination, colors, and any other pertinent information.
5. Scaled site plan showing the location of all proposed signage on the site.
6. Scaled elevations showing the location of proposed signage on any building or structure.

e. **Review.** The Planning Director shall review the application for compliance with the standards in this chapter and other applicable ordinances.
    i. The Planning Director may approve, approve with conditions, table the decision for additional information from the applicant, or deny the application.

(Ord. 19-38, Ord. 17-02, Ord. 16-04)

19.18.17. Nonconforming Signs

1. **Removal of nonconforming signs.** In order to minimize confusion and unfair competitive disadvantage to those businesses that are required to satisfy the requirements of this Chapter, the City intends to regulate existing nonconforming signs with a view to their eventual elimination.
2. **Maintenance.** Excluding normal maintenance, repair, or removal, a nonconforming sign shall not be moved, altered (including face and structural changes), or enlarged unless it is brought into complete compliance with this Chapter. The following alterations are exempt from this provision:
    a. Content changes to a previously approved sign.

(Ord. 19-38, Ord. 17-02, Ord. 16-04)

19.18.18. Signage in the Gateway Overlay

The intent for all signage in the Gateway Overlay is that signs will enhance the aesthetic quality of the community gateway.

1. 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
    b. Signs shall not obscure display windows or significant building features.

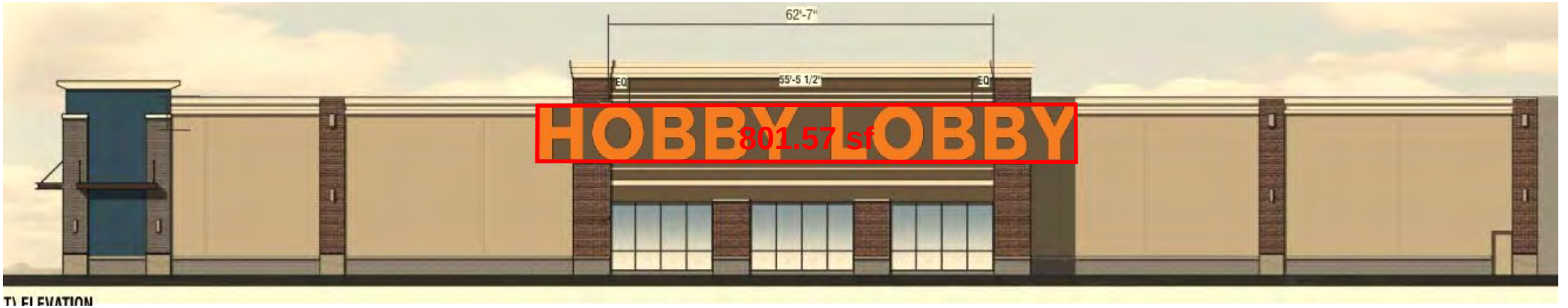
(Ord. 22-44)

Exhibit 2: Hobby Lobby example with different sized signs

3.9% (as approved)

8%

10%



15%

Exhibit 3 - Vasa example with different sized signs

6.61% (as approved)

8%

WEST ELEVATION

SCALE: 3/32" = 1'-0"

'ION - FULL

SQUARE FOOTAGE BREAKDOWN

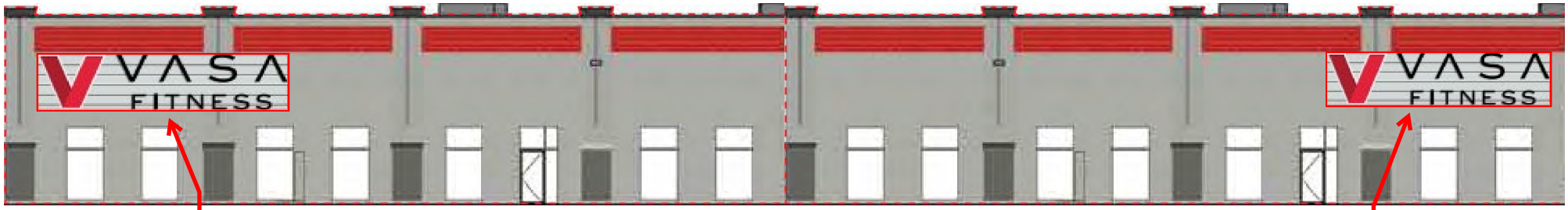
10%

WEST ELEVATION

15%

WEST ELEVATION

Vasa North Sidewall



50% of primary sign's area (253.4 sf)

4% of facade (196.9 sf)

Street Tacos Don Joaquin Secondary Sign

50% of primary sign's area (39.42 sf)

4% of facade (35.41 sf)