AGENDA – Planning Commission Meeting

Planning Commissioner Reed Ryan, Chair
Planning Commissioner Ken Kilgore, Vice Chair
Planning Commissioner Scott A. Hill
Planning Commissioner Jack K. Mangum
Planning Commissioner Virginia Rae Mann
Planning Commissioner Rachel Sprosty Burns
Planning Commissioner Doug Willden

CITY OF SARATOGA SPRINGS
Thursday, March 28, 2024 @ 6:00 pm
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

CALL TO ORDER

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input: time has been set aside for any person to express ideas, concerns, comments, questions, or issues that are not listed as a public hearing on the agenda. Comments are limited to three minutes.
4. Presentation: Downtown Plan Update.

PUBLIC HEARINGS

The Commission will accept public comment and may make a recommendation to the City Council for the following items:

1. Cliff Lake Master Development Agreement, located approximately at SW corner of Pioneer Crossing and Saratoga Road. Keith Lindstrom as applicant.

BUSINESS ITEMS

The Commission will discuss (without public comment) and may either make a recommendation to the City Council, or approve the following items as needed:

1. Drift 2 Sail Class III Home Occupancy, located at 628 North Fox Circle. Teresa Anderson as applicant.
2. Saratoga Dignity Plat Amendment, located at 675 West Utah Cottage Drive. Adam Lambert as applicant.
3. Steel Ridge Plaza Lot 3 Site Plan, located at 369 E Crossroads Blvd. Eric Wolf as applicant.
4. Westport Business Park Preliminary Plat, located approximately at 2000 North and Redwood Road, Mark Johnson and Parker Johnson as applicants.
5. Approval of Minutes: March 14, 2024.

REPORTS

1. Commissioner's Comments.
2. Director's Report.

CLOSED SESSION

Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

ADJOURNMENT

Supporting materials are available for inspection on the City Website www.saratogasprings-ut.gov Questions and comments to Staff and/or Commissioners 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 planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.

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

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Master Development Agreement (MDA)
Parks at Cliff Lake Development (Cliff Lake)
March 28, 2024
Public Hearing

Report Date:	March 21, 2024
Applicants & Owners:	Cliff Lake LLC, Banana Point LLC, c/o Keith Lindstrom
Location:	approximately 900 E. Pioneer Crossing (close to 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, Regional Commercial, Heavy
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, Planning Commission Public Hearing, February 8, 2024
Previous Approvals:	Rezone/General Plan Amendment dependent upon approval of the MDA and Neighborhood Plan, City Council, July 19, 2022
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Kent Page, Senior Planner

A. Executive Summary:

The application is for a Master Development Agreement (MDA). A MDA is a comprehensive agreement often addressing multi-phase developments, all aspects of planning, construction,

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and long-term management. The City often stipulates rezones dependent on a MDA or Development Agreement (DA). A DA or MDA often requires the applicant to develop and/or pay for infrastructure in exchange for greater residential density and more profitable land use.

A part of this MDA is a Neighborhood Plan. A Neighborhood Plan is required for property zoned Mixed Residential. 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)]

Recommendation:
Staff recommends that the Planning Commission reviews the proposal, and chooses from the options in Section F of this report. Options include a recommendation for approval with or without conditions, a recommendation for denial, or continuation.

B. Background:

In Ordinance No. 22-29 (7-19-22) the City Council approved the General Plan Amendment request to change approximately 125 acres from Light Industrial to Mixed Use and to change the zoning on approximately 125 from Agriculture to Mixed Residential, Heavy Commercial, and Regional Commercial subject to the approval of a Neighborhood Plan and Master Development Agreement.

The original Neighborhood Plan application was submitted in October 2022. Staff and the applicant have been working back and forth with this Master Development Agreement and its Neighborhood Plan. The Planning Commission recommended approval of the Neighborhood Plan to the City Council during their February 8, 2024, Public Hearing (at that time the full MDA was not ready for review.)

The Master Development Agreement will finalize the July 2022 City Council decision to change the General Land Use to Mixed Use and to change the Zoning to Mixed Residential, Heavy Commercial, and Regional Commercial. The Neighborhood Plan is a part of the Master Development Agreement.

C. Specific Request: Recommend approval of the Master Development Agreement with the requested modifications. Minor modifications are being worked out from the date of this Staff Report to the Planning Commission meeting on March 28, 2024.

D. Process: Follow 19.13.04(1.) Specific Development Processes and Submittal Requirements.

- The Planning Commission shall conduct a public hearing on a MDA and shall make a recommendation to the City Council.
- The City Council is the Land Use Authority and makes the final decision.

E. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.13, Process: **Can Comply**. A Master Development Agreement requires a public hearing with the Planning Commission and a final decision by City Council.

F. Recommendation and Alternatives:

Staff recommends that the Planning Commission reviews the application, and choose from the following options.

Option 1 – Recommend Approval

"I move 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 following Findings and Conditions:"

Findings

1. The application is consistent with the General Plan, as articulated in Section B 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 E of the staff report, which section is incorporated by reference herein.
3. _____

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. Parking shall meet the code in place as of the date of the Neighborhood Plan approval.
6. The roof articulation for the Senior Housing shall substantially match the conceptual elevations, or shall be pitched roofs.
7. Required evergreen trees may be replaced with deciduous trees due to soil conditions in this location.
8. The requested setback reductions are approved to allow for the proposed layout.
9. Building height shall comply with Title 19.
10. All other Code requirements shall be met.

Option 2 – Continuance

"I move that the Planning Commission **continue** review of the Cliff Lake Neighborhood Plan to _____ , 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 recommend that the Planning Commission forward a recommendation to deny the Cliff Lake Neighborhood Plan, located at approximately 900 E. Pioneer Crossing (close to the SW corner of Pioneer Crossing and Saratoga Road), with the Findings below:

1. The proposed parking is not sufficient.
2. _____.
3. _____.

G. Exhibits:

1. Location Map
2. Planning Review Checklist
3. Master Development Agreement

Exhibit 1. Location Map



Exhibit 3. Planning Review Checklist

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	3/12/2024 Original 11/4/2022
Date of Review:	3/14/2024
Project Name:	Cliff Lake Master Development Agreement
Project Request / Type:	Master Development Agreement
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); Heavy Commercial (27.59 acres); Regional Commercial (9.39) (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 and Neighborhood Plan approval)
Type of Action:	Legislative
Land Use Authority:	City Council (City Code Section 19.13.04)
Future Routing:	City Council
Planner:	Kent Page, AICP

Section 19.13.04 – Process

- Design Review Committee (DRC): March 28, 2023
- Planning Commission Public Hearing for Neighborhood Plan: February 8, 2024
- CC: Date for City Council Meeting will be set after completion of Planning Commission Public Hearing (anticipated on April 9, 2024).

General Review

Building Department

- No comments

Fire Department
- No comments

GIS / Addressing
- No comments

Code Review

19.04 Land Use		
Regulation	**Compliance**	**Findings**
Zone: Mixed Residential, Heavy Commercial, Regional Commercial	**Complies**	*Mixed Residential (reviewed during Neighborhood Plan review); Heavy Commercial and Regional Commercial (will be reviewed as part of subsequent Site Plans and Preliminary Plats).*
Land Use: Mixed Use ▪ The purpose of the Mixed Use Land Use Zone is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Developments in the Mixed Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties. ▪ The goal of the MU zone is to accomplish a mix of residential, commercial, and professional office use in the Mixed Use Zone. The City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components.	**Can Comply.**	*Staff believes the proposed MDA reasonably adheres to the purpose and goal of the Mixed Use land use designation. A key to the success of this development is an adequate buffer between the Heavy Commercial and Regional Commercial and the Mixed Residential. 19.16.01(5) specifies that each new development "provide buffering between adjacent properties". Staff recommends that the Planning Commission recommend that the buffer be placed on the Heavy Commercial and Regional Commercial zoned properties.*

19.13 Process	
Regulation	**Findings**
Notice/Land Use Authority.	*Notice made to neighbors / City Council is the Land Use Authority*
Master Development Agreement.	*Planning Commission recommendation to City Council after Public Hearing.*

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**
Provide buffering between adjacent properties	**Can Comply**	*Be aware needed for Preliminary Plats and Site Plans.*

Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Can Comply.**	*Preliminary Plats and Site Plans for the Heavy Commercial and Regional Commercial properties must consider pedestrian connectivity between all uses.*
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Can Comply.**	*Remember for Preliminary Plats and Site Plans.*
All pedestrian connections shall be shown on the related site plan or plat.	**Can Comply.**	*Remember for Preliminary Plats and 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.	**Can Comply.**	*Remember for Preliminary Plats and Site Plans.* *This regulation will need to be followed for the development of the Heavy Commercial and Regional Commercial properties.*
19.17 General Plan, Ordinance, and Zoning Map Amendments.		
| 19.17.04(2.) Appropriate buffer between residential and commercial. | Can Comply | Need to remember when preparing Preliminary Plat and Site Plans |		

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. Master Development Agreement

Please see next 16 pages for the *"Parks at Cliff Lake Development"* Master Development Agreement

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 _____, 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.

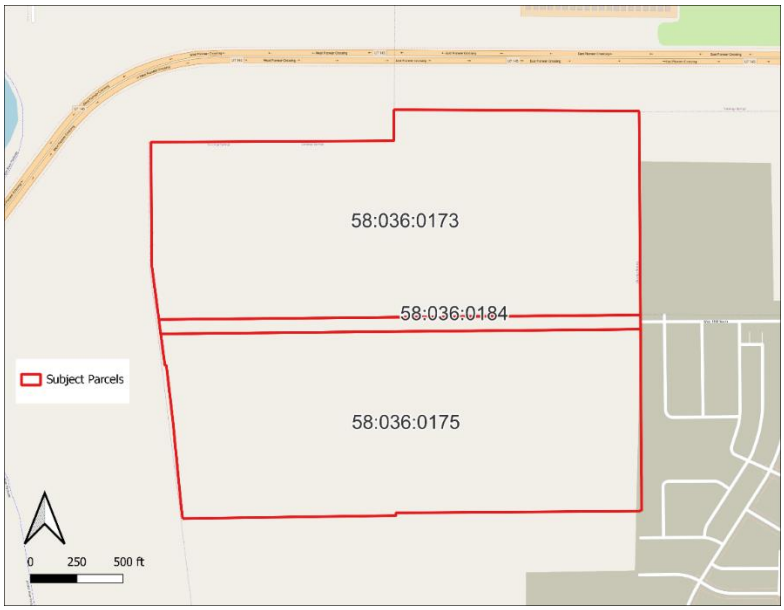


Exhibit B

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

SARATOGA SPRINGS PLANNING

Planning Commission Staff Report

Class III Home Occupation
Drift 2 Sail
March 28, 2024
Public Meeting

Report Date:	March 21, 2024
Applicant / Owner:	Teresa Anderson
Location:	628 N. Fox Circle
Major Street Access:	Mountain View Corridor
Parcel Number(s) & Size:	Parcel: 66:012:0618 / 0.31 acres
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10 and Agricultural
Current Use of Parcel:	Single Family Residential
Adjacent Uses:	Single Family Residential
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	N/A
Planner:	Kendal Black, Planner I

A. Executive Summary:

The applicant is requesting approval for a Class 3 Home Occupation for the Drift 2 Sail swimming school located at 628 N Fox Circle. 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. Due to the number of students at a given time, this use is classified as a Class 3 Home Occupation and the Planning Commission is the Land Use Authority.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the Class III Home Occupation, take public comment at their discretion, 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.

Kendal Black, Planner I
kblack@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

B. Background: The applicant is proposing a swim school in her backyard pool to provide swimming instruction and water exercise classes, to people in our community and outlying areas.

C. Specific Request:

Class 3 Home Occupations shall not exceed ten patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 40 patrons, customers, clients, deliveries, or students in one day. A Class 3 Home Occupation may also have up to two on premise employees that are not members of the resident household.

The application is for a swimming school that provides exercise classes and life-saving swimming fundamentals. The business is proposed to operate out of the swimming pool in the backyard, and is proposed as follows:

- Hours of operation are 7:30 a.m.-5:00 p.m., Monday-Friday.
- There will be ten classes a day with one to four students per class, and up to 25 students per day.
- The swimming school occurs in the swimming pool in the backyard of the home. The only portion of the home used for the home occupation is the hallway leading to the bathroom. The amount of the home used is 400 square feet of the 3200 square foot home (12.5% of the home).
- Students will be dropped off in the driveway at staggering times to avoid any additional traffic and then enter through the front door. Drop-off and pick-up traffic will all come from the south side of the home on Pheasant Lane.

D. Process:

The process and standards for a Home Occupation are found in Section 19.08 of the Code. Minor home occupations are approved administratively by Staff; however, if the proposal will include more than eight students per class and sixteen students per day, the approval body then becomes the Planning Commission.

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.

Public Comment: As of the date of this report, no public input has been received.

F. General Plan:

The site is designated as Low-Density Residential on the adopted Land Use Map. The General Plan states that areas designated as Low-Density Residential are “designated for single family homes.”

Staff Conclusion: Consistent. No changes to the land use will occur due to the approval of this home occupation.

G. Code Criteria:

Class 3 Home Occupations shall not exceed ten patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 40 patrons, customers, clients, deliveries, or students in one day. A Class 3 Home Occupation may also have up to two on premise employees that are not members of the resident household. Compliance of the application to Title 19 is outlined below. See the attached Exhibit 3: Planning Review Checklist for a full analysis.

- Section 19.08, Home Occupations: Complies.
- Section 19.09, Off Street Parking: Complies.
- Section 19.13, Process: Complies.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public meeting, take public input, discuss the application, and choose from the following options.

Planning Recommendation - Approval

"I move 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."

Findings

1. Drift 2 Sail is proposed to be a Class 3 Home Occupation.
2. The swimming school proposes to have ten classes a day with one to four students per class, and up to 25 students per day.
3. The hours of operation are Monday through Friday, 7:30 a.m. to 5:00 p.m.
4. There is 400 square feet of dedicated space for the Home Occupation, less than 40% of the home's entire 3200 square feet.
5. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
6. The application complies with the criteria in sections 19.08, 19.09, and 19.13 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. The home occupation is approved as shown in the attached drawings.
2. All requirements of the Building Department shall be met.
3. All requirements of the Fire Chief shall be met.
4. A business license shall be obtained and maintained during operation.
5. A maximum of ten students are allowed at one time.
6. No on-street parking shall be used for business purposes.
7. Proof of fire extinguisher is required and inspected by the Fire Department.

8. All signage proposed with this home occupation must also have an approved permanent and/ or temporary sign permit; all signage must meet City Code standards.
9. The Class III Home Occupation Permit for Drift 2 Sail is APPROVED as shown in the attachments to the Staff report. Any remaining redlines shall be corrected before the plans are stamped for construction.
10. All other Code requirements shall be met.
11. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 1 – Continuance

"I move to **continue** the Class III Home Occupation Permit for Drift 2 Sail 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 2 – Denial

"I move that Planning Commission deny the requested Class III Home Occupation Permit for Drift 2 Sail, located at 628 North Fox Circle with the Findings below:

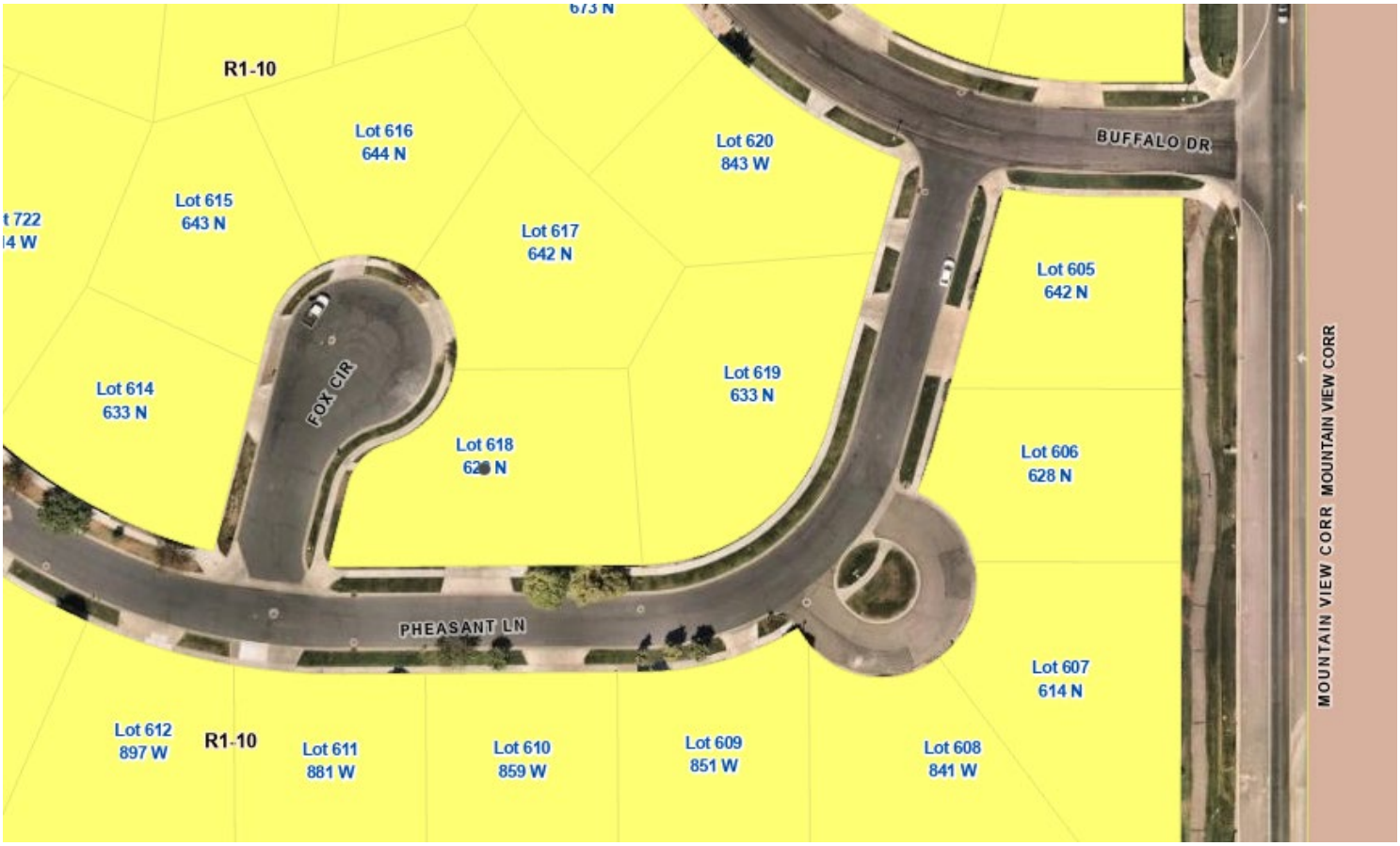
1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Sections {19.08, 19.09, and 19.13] of the Code:
    a. _____, and/or

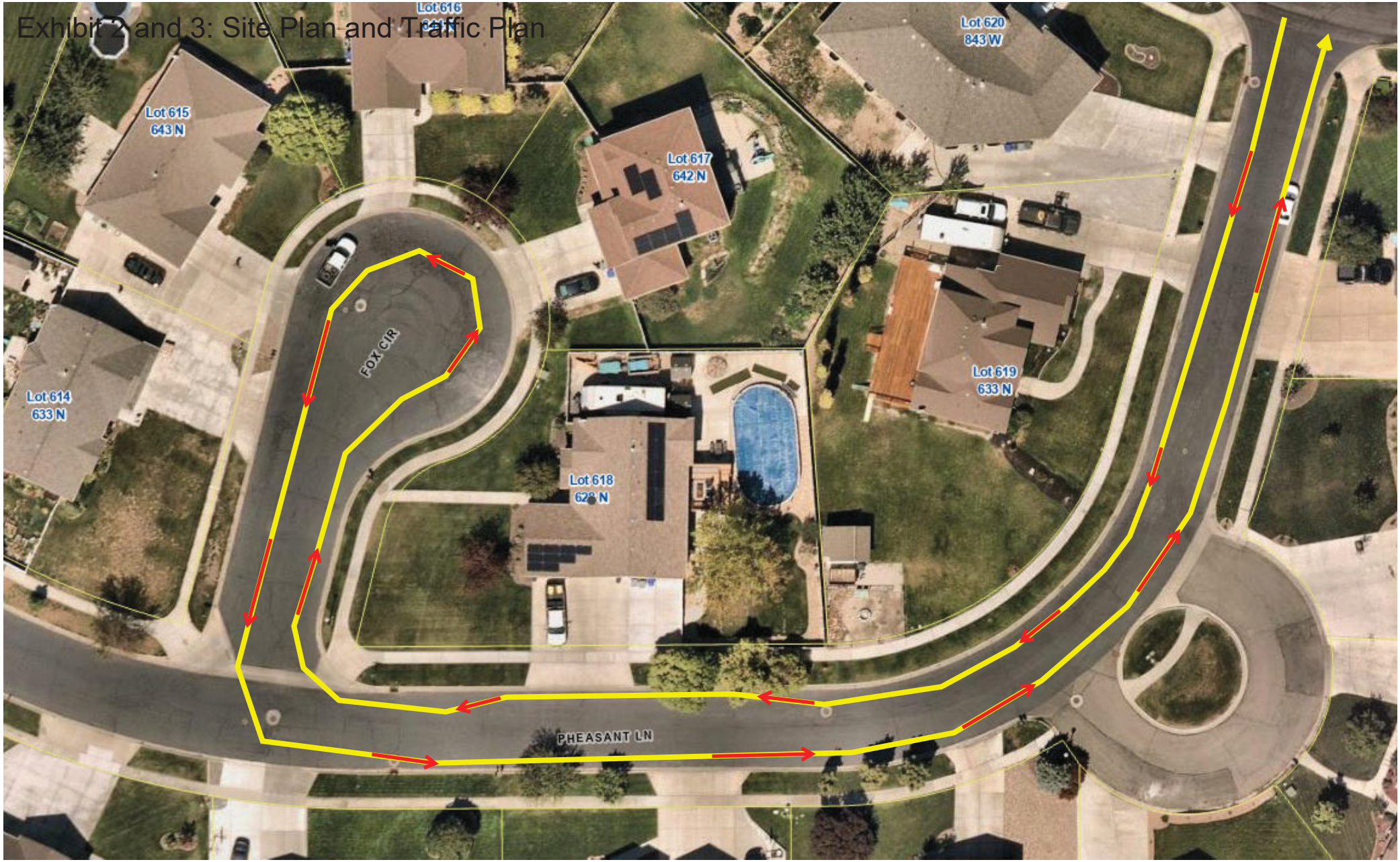
I. Exhibits:

1. Location & Zone Map
2. Site Plan
3. Traffic Plan
4. Planning Review Checklist

Exhibit 1: Location & Zone Map







Drop-off and pick-up times are staggered due to lesson times, reducing congestion.

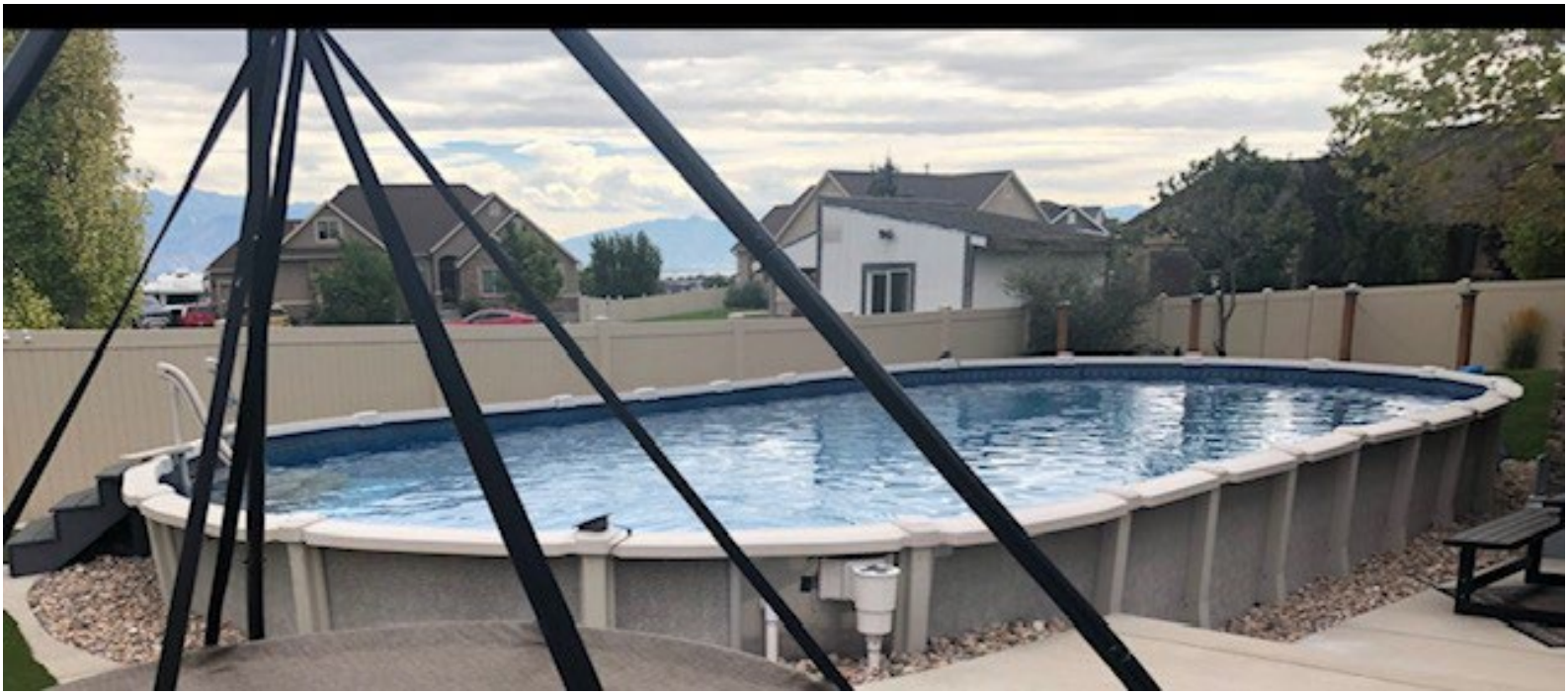
The traffic flow will mostly be west on Pheasant Lane to drop-off or pick-up, turn around in Fox Circle, and then head out east on Pheasant Lane.

There are 4 parking spaces on the driveway.


Entrance For
Restroom Use


Driveway
Parking
Gate
Entrance


Pathway To
Pool



CITY OF SARATOGA SPRINGS

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	2/29/2024
Date of Review:	**3/5/2024**
Project Name:	Drift 2 Sail
Project Request / Type:	Home Occupation Class 3
Meeting Type:	Public Hearing
Applicant / Owner:	Teresa Anderson
Location:	628 North Fox Circle
Major Street Access:	Mountain View Corridor
Parcel Number(s) and size:	Parcel: 66:012:0618 / 0.31 acres
General Plan Designation:	Low Density Residential
Zone:	R1-10
Adjacent Zoning:	R1-10
Current Use:	Single Family Home
Adjacent Uses:	Single Family Homes
Previous Meetings:	**N/A**
Land Use Authority:	Planning Commission
Type of Action:	Administrative
Future Routing:	N/A
Planner:	Kendal Black, Planner I

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: N/A

Code Review

- 19.04, Land Use Zone
  - Zone: ? **Complies.**
  - Use: ? **Complies.**

19.08 Home Occupation

Performance Standards

Regulation	Compliance	Findings
Dwelling Type: Class 3 Home Occupations are only permitted in single family dwellings or an accessory building to such a dwelling.	**Complies.**	*Proposed in the backyard (swimming pool and surrounding area) and small amount of the home (bathroom)*
Floor Area: No more than 40% of the finished sq. ft. may be used or occupied at any time.	**Complies.**	*400 sf of 3200 sf will be used for Home Occupation. Only the hallway to the bathroom and the bathroom will be used for the Home Occupation.*
Prohibited Uses: Restaurants or any uses that are only permitted in office warehouse or industrial zones are prohibited.	**N/A.**	
Building and Fire Codes: Home Occupations must comply with all applicable building and fire codes.	**Complies.**	*Will have separate fire inspection*
Employees: Home Occupations may have no more than two on premise employees who are not members of the resident family or household.	**Complies.**	*There will not be any employees who do not live in the household*
Parking: Home Occupations must provide adequate off-street parking as required by Chapter 19.09. Vehicles used for the occupation cannot be parked on-site unless located in a garage or another solid structure to shield the vehicle from view or parked behind the front façade of the dwelling and behind a solid fence 6 feet in height. Corner street side yards shall not be used to park a home occupation trailer or non-passenger vehicle. Home Occupations cannot be located in required parking spaces.	**Complies.**	*There are at least 4 parking spots on the driveway and no company vehicles.*
Outdoor Storage: Outdoor storage associated with Home Occupations shall be held to the same performance standards governing other outdoor storage on residential lots.	**N/A.**	
Outdoor Activity: Outdoor activity may occur for a Home Occupation so long as the activity takes place in a fenced area and does not create and unreasonable disturbance to neighboring properties.	**Complies.**	*Outdoor activity will not cause an unreasonable disturbance to neighboring properties.*
Signs: A Home Occupation may display a sign not exceeding the size permitted for permanent signage in Section 19.18. The design and placement of the proposed sign must also be approved per Chapter 19.18. Signs that are electronic, electric, lighted, or back-lit are prohibited.	**N/A.**	
Preschool/Daycare Operating Hours: 6:00 AM – 10:00 PM	**N/A.**	
General Operating Hours: 7:00 AM – 10:00 PM	**Complies.**	*7:30 a.m. to 5:00 p.m., Monday through Friday*
Hazardous Materials: No Home Occupation shall generate hazardous wastes or materials that increase the danger of fire, or cause fumes or odors that may be objectionable to neighboring residents.	**Complies.**	*No hazardous materials that will cause fumes or odors objectionable to neighbors*
Exterior Appearance: No Home Occupation shall alter the exterior of the home to differ from the colors, materials, construction, or lighting of the home before it was used as a Home Occupation.	**Complies.**	*No exterior alterations will occur*
Retail Sales: Service related Home Occupation may conduct incidental retail sales provided that the sales do not increase traffic or violate any other performance standard.	**N/A.**	
Capacity: Class 3 Home Occupations shall not exceed ten patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 40 patrons, customers, clients, deliveries, or students in one day.	**Complies.**	*One to four students per class, 10 classes per day, with about 25 students per day*
Traffic and Utilities Use: Class 3 Home Occupations shall provide parking and traffic plans to ensure traffic increases are minimal and appropriately mitigated. For example, a preschool may require parents to stagger pick-up and drop-off times to reduce the number of cars present at any one time.	**Complies.**	*Traffic plan provided*

Business License: A business license is required	**Complies.**	*Business license will approved once this Home Occupation license is approved.*

SARATOGA SPRINGS PLANNING

Planning Commission Staff Report

Plat Amendment
Dignity Care Neighborhood
March 28, 2024
Public Meeting

Report Date:	March 21, 2024
Applicants:	Adam Lambert / Julie Smith
Owner:	Saratoga Dignity Care LLC
Location:	~675 West Utah Cottage Drive
Major Street Access:	Crossroads Boulevard and 1400 North
Parcel Number(s) & Size:	37:368:0069 (0.06 acres), 37:368:0070 (0.06 acres), 37:368:0071 (0.06 acres), 37:368:0072 (0.06), 37:368:0073 (0.06), 37:368:0074 (0.06), 37:368:0075 (0.06), 37:368:0076 (0.06), 37:368:0097 (0.06), 37:368:0098 (0.06), 37:368:0018 (0.06), 37:368:0019 (0.06)
Land Use Designation:	High Density Residential
Parcel Zoning:	MF-10
Adjacent Zoning:	R1-9 and R1-10
Current Use of Parcel:	Under construction
Adjacent Uses:	Under construction and Residential
Previous Meetings:	Concept Plan, Rezone, General Plan Amendment, Development Agreement PC (July 12, 2018), Concept Plan, Rezone, General Plan Amendment, Development Agreement CC (August 7, 2018), Development Agreement Major Amendment, Revised Concept Plan CC (June 16, 2020), Preliminary Plat PC (April 28, 2022), Preliminary Plat CC (May 17, 2022)
Previous Approvals:	Concept Plan, Rezone, General Plan Amendment, Development Agreement CC (August 7, 2018), Site Plan PC (April 28, 2022), Preliminary Plat CC (May 17, 2022), Final Plats PD (July 22, 2022)
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	None
Planner:	Kendal Black, Planner I

A. Executive Summary:

This application is for a plat amendment to change the orientation of the buildings at 651 West, 652 West, and 674 West Utah Cottage Drive, of the Dignity Care Neighborhood plat (Lots 17-20 and Lots 69-76). This is coming before the Planning Commission because it affects the

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801-766-9793 x 161 • 801-766-9794 fax

configuration of the common area open space which is designated as a blanket utility easement for the City of Saratoga Springs.

Recommendation:
Staff recommends that the Planning Commission conduct a public meeting on the plat amendment, take public comment, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without conditions, continuance, or denial.

B. Background:

The property owner wishes to amend the plat by adjusting the orientation of Lots 17-20 and Lots 69-76. The change will affect the common area, which is also a Utility Easement . The change in orientation will not change the size of the lot or amount of common area open space.

C. Specific Request:

This is a request for a plat amendment for Lots 17-20 and Lots 69-76 to be oriented the same as Lots 13-16. It is proposed that Lots 17-20 and Lots 69-76 to be flipped in order to be oriented like Lots 13-16. This change will not cause a change in size to either the lot or the common area. There will be no other changes to the property.

D. Process:

Section 19.12.09 indicates that the Planning Commission is the Land Use Authority for plat amendments that affect municipal utility easements but do not affect a public road. A public hearing is only required if all owners of the plat do not sign the plat; in this instance there is one owner and they will sign the plat.

***Staff conclusion**:*
Complies. The Planning Commission is the Land Use Authority for plat amendments affecting a municipal utility easement. On the plat (Dignity Care Neighborhood), there is a note stating "Common areas and limited common areas are blanket utility easement for the City of Saratoga Springs." By changing the orientation of lot 17-20 and Lots 69-76, it affects the common area and utility easements.

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.

Public Comment: As of the date of this report, no public input has been received.

F. General Plan:

The site is designated as High Density Residential on the Land Use Map of the General Plan. The General Plan describes High Density Residential as follows:

Areas designated for higher density attached dwellings such as condos, apartments, and townhomes.

Staff conclusion: Consistent. The proposed plat amendment will not change the density of the original approval under the MF-10 zoning designation.

G. Code Criteria:

Section 19.12.09(3) states plat amendments may be approved if:

a. no new dwelling lot or dwelling results from the plat amendment; and
b. the number of lots or parcels does not increase; and
c. the amendment does not result in remnant land that did not previously exist; and
d. the amendment does not violate conditions of approval for the original plat; and
e. the amendment does not result in a violation of applicable zoning requirements; and
f. if all requirements of Utah Code Chapter 10-9a are met.

Staff findings: complies. No new lots or dwellings are proposed. The number of lots will not increase. The amendment does not result in a remnant. The amendment will not violate the conditions of approval. The amendment does not violate zoning requirements. All requirements of Utah Code 10-9a have been reviewed and are met.

H. Recommendation and Alternatives:

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

Staff Recommended Motion – Approval

"I move 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."

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 section G of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. No public utility easements are being vacated.

Conditions:

1. All other Code requirements shall be met.
2. Any other conditions or changes as articulated by the Planning Commission: _____ _____.

Option 1 – Continuance

"I move to **continue** the plat amendment for Dignity Care Neighborhood Amended 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 2 – Denial

"I move that Planning Commission deny the requested plat amendment for Dignity Care Neighborhood Amended, located at 651 West, 652 West, and 674 West Utah Cottage Drive 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:

1. Location & Zone Map
2. Recorded Plat
3. Plat Amendment

Exhibit 1: Location and Zone Map

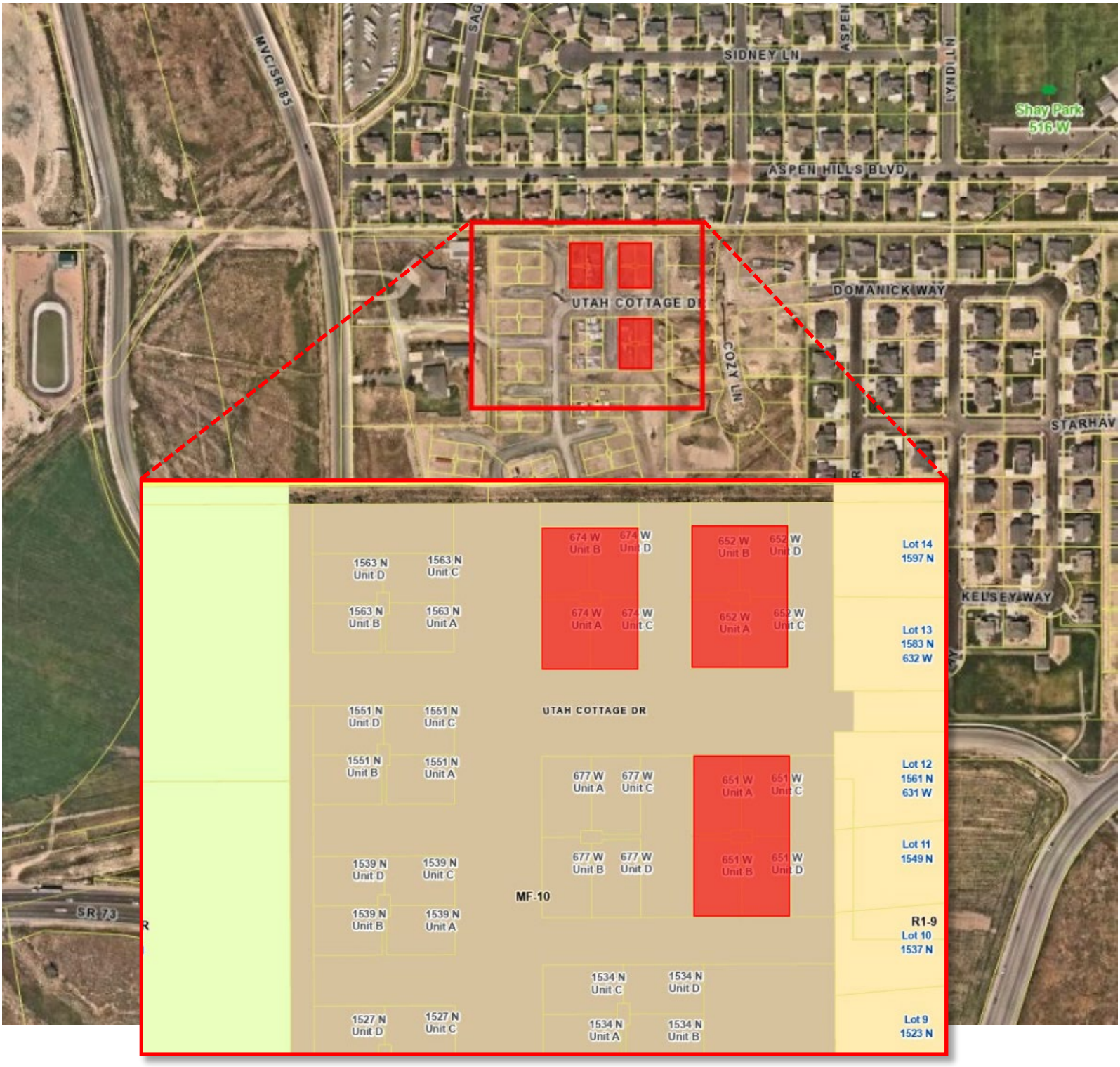


Exhibit 2: Recorded Plat

DIGNITY CARE NEIGHBORHOOD

VACATING, AMENDING, AND RE-SUBDIVIDING LAKE VIEW ACRES PLATS 'A' & 'C'
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN.
DATE OF PREPARATION: 7/14/22

LOT ADDRESS TABLE

LOT #	BLDG. ADDRESS	UNIT	STREET
1	1477 N.	A	SARATOGA VIEW LN.
2	1477 N.	B	SARATOGA VIEW LN.
3	1477N.	D	SARATOGA VIEW LN.
4	1477 N.	C	SARATOGA VIEW LN.
5	1489 N.	A	SARATOGA VIEW LN.
6	1489 N.	B	SARATOGA VIEW LN.
7	1489 N.	D	SARATOGA VIEW LN.
8	1489 N.	C	SARATOGA VIEW LN.
9	1503 N.	A	SARATOGA VIEW LN.
10	1503 N.	B	SARATOGA VIEW LN.
11	1503 N.	D	SARATOGA VIEW LN.
12	1503 N.	C	SARATOGA VIEW LN.
13	677 W.	C	UTAH COTTAGE DR.
14	677 W.	D	UTAH COTTAGE DR.
15	677 W.	B	UTAH COTTAGE DR.
16	677 W.	A	UTAH COTTAGE DR.
17	651 W.	C	UTAH COTTAGE DR.
18	651 W.	D	UTAH COTTAGE DR.
19	651 W.	B	UTAH COTTAGE DR.
20	651 W.	A	UTAH COTTAGE DR.
21	1534 N.	B	UTAH COTTAGE DR.
22	1534 N.	A	UTAH COTTAGE DR.
23	1534 N.	C	UTAH COTTAGE DR.
24	1534 N.	D	UTAH COTTAGE DR.
25	1502 N.	B	UTAH COTTAGE DR.
26	1502 N.	A	UTAH COTTAGE DR.
27	1502 N.	C	UTAH COTTAGE DR.
28	1502 N.	D	UTAH COTTAGE DR.
29	1488 N.	B	UTAH COTTAGE DR.
30	1488 N.	A	UTAH COTTAGE DR.
31	1488 N.	C	UTAH COTTAGE DR.
32	1488 N.	D	UTAH COTTAGE DR.
33	1474 N.	B	UTAH COTTAGE DR.
34	1474 N.	A	UTAH COTTAGE DR.
35	1474 N.	C	UTAH COTTAGE DR.
36	1474 N.	D	UTAH COTTAGE DR.
37	1454 N.	B	UTAH COTTAGE DR.
38	1454 N.	A	UTAH COTTAGE DR.
39	1454 N.	C	UTAH COTTAGE DR.
40	1454 N.	D	UTAH COTTAGE DR.
41	1436 N.	B	UTAH COTTAGE DR.
42	1436 N.	A	UTAH COTTAGE DR.
43	1436 N.	C	UTAH COTTAGE DR.
44	1436 N.	D	UTAH COTTAGE DR.
45	1481 N.	A	SARATOGA VIEW LN.
46	1481 N.	B	SARATOGA VIEW LN.
47	1481 N.	D	SARATOGA VIEW LN.
48	1481 N.	C	SARATOGA VIEW LN.
49	1497 N.	A	SARATOGA VIEW LN.
50	1497 N.	B	SARATOGA VIEW LN.
51	1497 N.	D	SARATOGA VIEW LN.
52	1497 N.	C	SARATOGA VIEW LN.
53	1527 N.	A	UTAH COTTAGE DR.
54	1527 N.	B	UTAH COTTAGE DR.
55	1527 N.	D	UTAH COTTAGE DR.
56	1527 N.	C	UTAH COTTAGE DR.
57	1539 N.	A	UTAH COTTAGE DR.
58	1539 N.	B	UTAH COTTAGE DR.
59	1539 N.	D	UTAH COTTAGE DR.
60	1539 N.	D C	UTAH COTTAGE DR.
61	1551 N.	A	UTAH COTTAGE DR.
62	1551 N.	B	UTAH COTTAGE DR.
63	1551 N.	D	UTAH COTTAGE DR.
64	1551 N.	C	UTAH COTTAGE DR.
65	1563 N.	A	UTAH COTTAGE DR.
66	1563 N.	B	UTAH COTTAGE DR.
67	1563 N.	D	UTAH COTTAGE DR.
68	1563 N.	C	UTAH COTTAGE DR.
69	674 W.	D	UTAH COTTAGE DR.
70	674 W.	C	UTAH COTTAGE DR.
71	674 W.	A	UTAH COTTAGE DR.
72	674 W.	B	UTAH COTTAGE DR.
73	652 W.	D	UTAH COTTAGE DR.
74	652 W.	C	UTAH COTTAGE DR.
75	652 W.	A	UTAH COTTAGE DR.
76	652 W.	B	UTAH COTTAGE DR.
77	1429 N.		UTAH COTTAGE DR.
78	1578 N		SARATOGA VIEW LN.
79	1538 N		SARATOGA VIEW LN.

INTERSECTION ADDRESSES

(A) 1520 NORTH 700 WEST
(B) 1460 NORTH 700 WEST

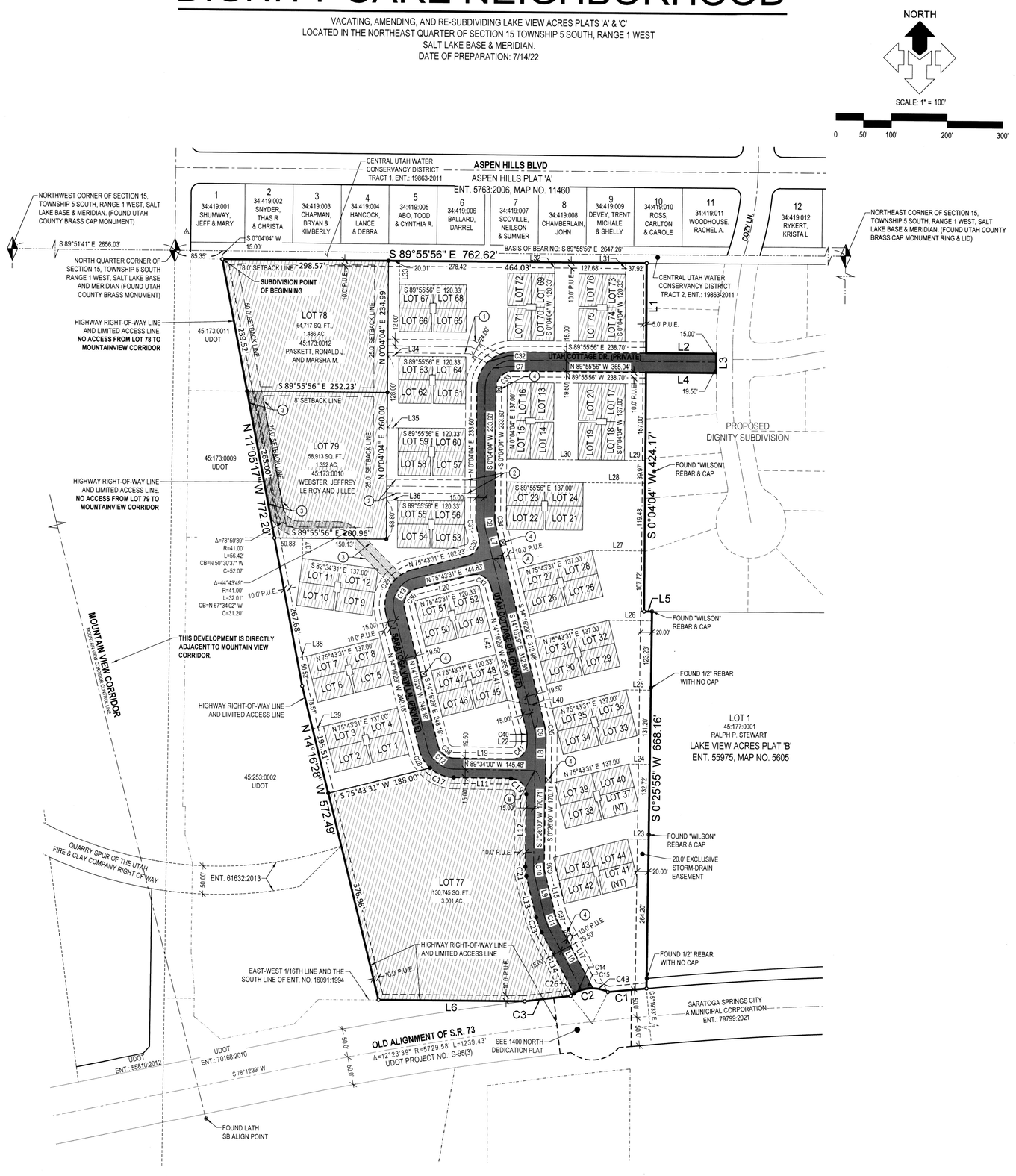

NORTH
SCALE: 1" = 100'
0 50' 100' 200' 300'
ASPEN HILLS BLVD
ASPEN HILLS PLAT 'A'
ENT. 5763:2006, MAP NO. 11460
CENTRAL UTAH WATER CONSERVANCY DISTRICT TRACT 1, ENT.: 19863-2011
NORTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. (FOUND UTAH COUNTY BRASS CAP MONUMENT)
NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH COUNTY BRASS MONUMENT)
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. (FOUND UTAH COUNTY BRASS CAP MONUMENT RING & LID)
BASIS OF BEARING: S 89°55'56" E 2647.26'
S 89°55'56" E 762.62'
SUBDIVISION POINT OF BEGINNING
HIGHWAY RIGHT-OF-WAY LINE AND LIMITED ACCESS LINE. NO ACCESS FROM LOT 78 TO MOUNTAINVIEW CORRIDOR
HIGHWAY RIGHT-OF-WAY LINE AND LIMITED ACCESS LINE. NO ACCESS FROM LOT 79 TO MOUNTAINVIEW CORRIDOR
THIS DEVELOPMENT IS DIRECTLY ADJACENT TO MOUNTAIN VIEW CORRIDOR.
MOUNTAIN VIEW CORRIDOR
LOT 78
64,717 SQ. FT.
1.486 AC.
45:173:0012
PASKETT, RONALD J. AND MARSHA M.
LOT 79
58,913 SQ. FT.
1.352 AC.
45:173:0010
WEBSTER, JEFFREY LE ROY AND JILLEE
LOT 77
130,745 SQ. FT.
3.001 AC.
45:173:0011 UDOT
45:253:0002 UDOT
LOT 1
45:177:0001
RALPH P. STEWART
LAKE VIEW ACRES PLAT 'B'
ENT. 55975, MAP NO. 5605
PROPOSED DIGNITY SUBDIVISION
UTAH COTTAGE DR. (PRIVATE)
MAGOOTS BEER BARREL
FOUND "WILSON" REBAR & CAP
FOUND 1/2" REBAR WITH NO CAP
20.0' EXCLUSIVE STORM-DRAIN EASEMENT
QUARRY SPUR OF THE UTAH FIRE & CLAY COMPANY RIGHT OF WAY
ENT. 61632:2013
EAST-WEST 1/16TH LINE AND THE SOUTH LINE OF ENT. NO. 16091:1994
OLD ALIGNMENT OF S.R. 73
Δ=12°23'39" R=5729.58' L=1239.43'
UDOT PROJECT NO.: S-95(3)
SEE 1400 NORTH DEDICATION PLAT
SARATOGA SPRINGS CITY A MUNICIPAL CORPORATION ENT.: 79799:2021
UDOT ENT.: 70168:2010
UDOT ENT.: 55810:2012
FOUND LATH SB ALIGN POINT
Δ=78°50'39" R=41.00' L=56.42' CB=N 50°30'37" W C=52.07'
Δ=44°43'49" R=41.00' L=32.01' CB=N 67°34'02" W C=31.20'
N 11°05'17" W 772.20'
N 14°16'28" W 572.49'
S 0°04'04" W 424.17'
S 0°25'55" W 668.16'
S 89°55'56" E 290.96'
S 89°55'56" E 252.23'
S 89°55'56" E 238.70'
N 89°55'56" W 365.04'
N 89°55'56" W 238.70'
S 75°43'31" W 188.00'
N 89°34'00" W 145.48'
N 75°43'31" E 102.33'
N 75°43'31" E 144.83'
S 14°16'28" E 312.86'
S 14°16'28" E 246.18'
N 14°16'28" W 195.51'
S 0°26'00" W 170.71'
S 0°04'04" W 233.60'
N 0°04'04" E 260.00'
N 0°04'04" E 234.99'
S 0°04'04" W 120.33'
N 0°04'04" E 137.00'
S 0°04'04" W 137.00'
S 0°04'04" W 157.00'
S 0°04'04" W 119.48'
S 0°04'04" W 264.20'
S 0°04'04" W 376.98'
S 78°12'39" W
S 82°34'31" E 137.00'
N 75°43'31" E 137.00'
S 89°55'56" E 137.00'
S 89°55'56" E 120.33'
N 75°43'31" E 120.33'
S 89°55'56" E 127.68'
S 89°55'56" E 37.92'
N 89°55'56" W 120.33'
N 89°55'56" W 127.68'
N 89°55'56" W 37.92'
N 89°55'56" W 120.33'
N 89°55'56" W 137.00'
N 89°55'56" W 157.00'
N 89°55'56" W 119.48'
N 89°55'56" W 264.20'
N 89°55'56" W 376.98'
S 89°55'56" E 120.33'
S 89°55'56" E 137.00'
N 75°43'31" E 137.00'
N 75°43'31" E 120.33'
N 75°43'31" E 144.83'
N 75°43'31" E 102.33

Exhibit 3: Plat Amendment

DIGNITY CARE NEIGHBORHOOD AMENDED

AMENDING COMMON AREA, LOTS 17 - 20 , 69 - 76 OF DIGNITY CARE NEIGHBORHOOD
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN.
DATE OF PREPARATION: 11/09/23

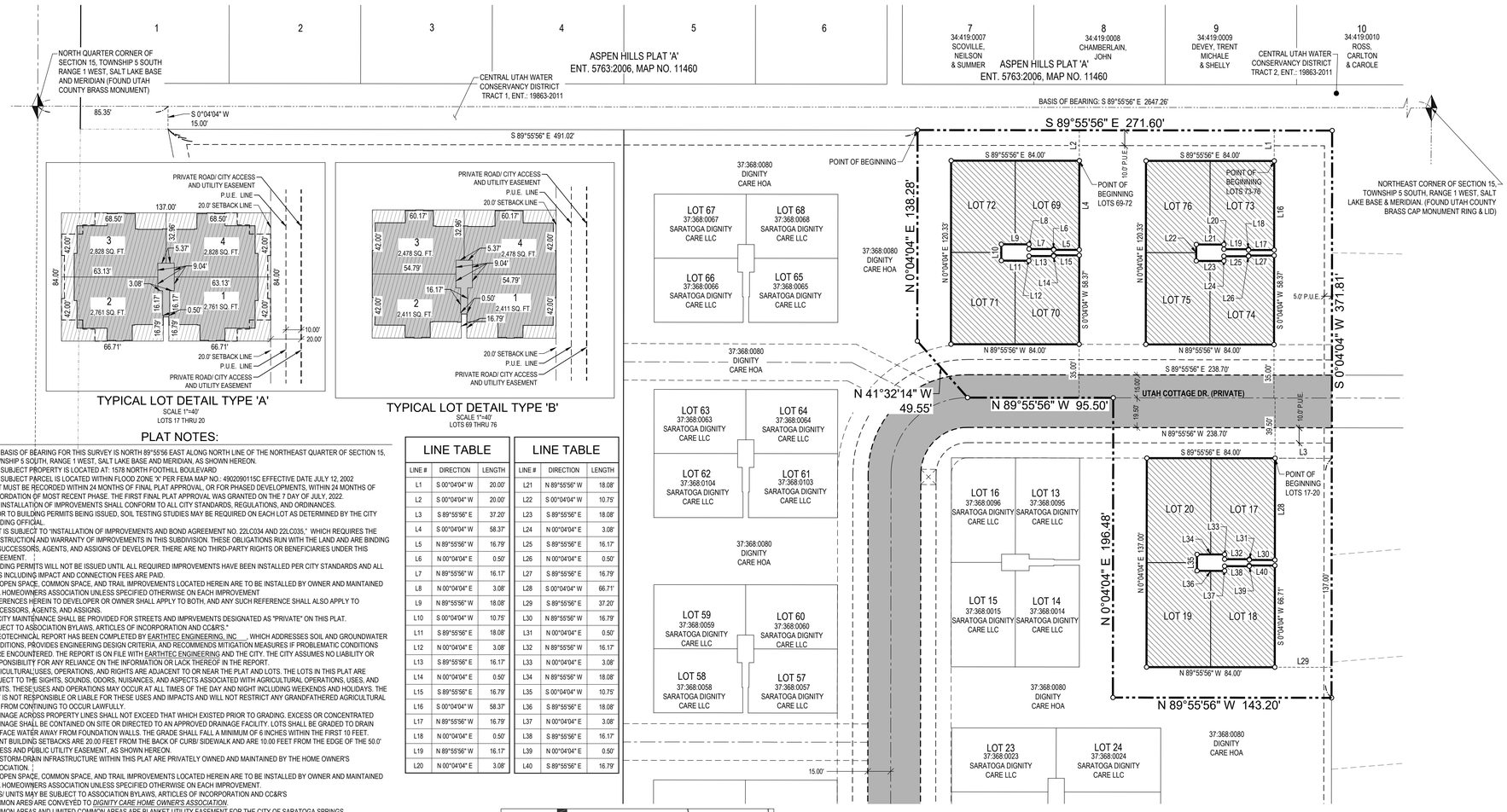
LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT OF WAY LINES
- EASEMENT LINE
- PROPERTY CORNER SET REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR."
- 34.5' CITY ACCESS DRAINAGE AND UTILITY EASEMENT
- PRIVATE OWNERSHIP
- COMMON AREA/ OPEN SPACE

NORTH

SCALE: 1" = 40'

0 20' 40' 80' 120'



TYPICAL LOT DETAIL TYPE 'A'
SCALE 1"=40'
LOTS 17 THRU 20

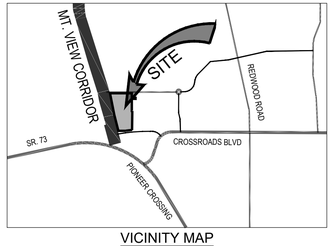
TYPICAL LOT DETAIL TYPE 'B'
SCALE 1"=40'
LOTS 69 THRU 76

PLAT NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°55'56 EAST ALONG NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.
2. THE SUBJECT PROPERTY IS LOCATED AT: 1578 NORTH FOOTHILL BOULEVARD
3. THE SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE 'X' PER FEMA MAP NO.: 49020901150 EFFECTIVE DATE JULY 12, 2002
4. 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 7 DAY OF JULY, 2022.
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
6. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
7. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 22LC034 AND 22LC035," 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.
8. 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.
9. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT
10. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
11. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPRVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
12. SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
13. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC ENGINEERING, INC.__ WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH EARTHTEC ENGINEERING AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
14. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
15. 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.
16. FRONT BUILDING SETBACKS ARE 20.00 FEET FROM THE BACK OF CURB/ SIDEWALK AND ARE 10.00 FEET FROM THE EDGE OF THE 50.0' ACCESS AND PUBLIC UTILITY EASEMENT, AS SHOWN HEREON.
17. ALL STORM-DRAIN INFRASTRUCTURE WITHIN THIS PLAT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
18. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
19. LOTS/ UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS
20. COMMON AREAS ARE CONVEYED TO *DIGNITY CARE HOME OWNER'S ASSOCIATION*.
21. COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENT FOR THE CITY OF SARATOGA SPRINGS.
22. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORD FOR DETAILS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 00°04'04" W	20.00'
L2	S 00°04'04" W	20.00'
L3	S 89°55'56" E	37.20'
L4	S 00°04'04" W	58.37'
L5	N 89°55'56" W	16.79'
L6	N 00°04'04" E	0.50'
L7	N 89°55'56" W	16.17'
L8	N 00°04'04" E	3.08'
L9	N 89°55'56" W	18.08'
L10	S 00°04'04" W	10.75'
L11	S 89°55'56" E	18.08'
L12	N 00°04'04" E	3.08'
L13	S 89°55'56" E	16.17'
L14	N 00°04'04" E	0.50'
L15	S 89°55'56" E	16.79'
L16	S 00°04'04" W	58.37'
L17	N 89°55'56" W	16.79'
L18	N 00°04'04" E	0.50'
L19	N 89°55'56" W	16.17'
L20	N 00°04'04" E	3.08'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N 89°55'56" W	18.08'
L22	S 00°04'04" W	10.75'
L23	S 89°55'56" E	18.08'
L24	N 00°04'04" E	3.08'
L25	S 89°55'56" E	16.17'
L26	N 00°04'04" E	0.50'
L27	S 89°55'56" E	16.79'
L28	S 00°04'04" W	66.71'
L29	N 89°55'56" W	16.79'
L30	S 89°55'56" E	37.20'
L31	N 00°04'04" E	0.50'
L32	N 89°55'56" W	16.17'
L33	N 00°04'04" E	3.08'
L34	N 89°55'56" W	18.08'
L35	S 00°04'04" W	10.75'
L36	S 89°55'56" E	18.08'
L37	N 00°04'04" E	3.08'
L38	S 89°55'56" E	16.17'
L39	N 00°04'04" E	0.50'
L40	S 89°55'56" E	16.79'



VICINITY MAP
SCALE: N.T.S.

ADDRESS TABLE

LOT NO.	BUILDING ADDRESS	UNIT	STREET
17	651 W.	A	UTAH COTTAGE DR.
18	651 W.	B	UTAH COTTAGE DR.
19	651 W.	C	UTAH COTTAGE DR.
20	651 W.	D	UTAH COTTAGE DR.
69	674 W.	A	UTAH COTTAGE DR.
70	674 W.	B	UTAH COTTAGE DR.
71	674 W.	C	UTAH COTTAGE DR.
72	674 W.	D	UTAH COTTAGE DR.
73	652 W.	A	UTAH COTTAGE DR.
74	652 W.	B	UTAH COTTAGE DR.
75	652 W.	C	UTAH COTTAGE DR.
76	652 W.	D	UTAH COTTAGE DR.

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHT 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 THE PLAT AND APPROVES THIS PLAT SOLELY FOR THIS PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT 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 EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OF WAIVER OF ANY OTHER EXISTING RIGHT, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAIN 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 RIGHT-OF-WAY DEPARTMENT AT 800-366-6532

APPROVED THIS_____DAY OF _____, 20____

BY:_____

TITLE_____
DOMINION ENERGY QUESTAR CORPORATION

CENTURY LINK

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

CENTURY LINK

PLANNING DIRECTOR

REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 20____

PLANNING DIRECTOR

LAND USE AUTHORITY

APPROVED BY THE CITY ENGINEER 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 BY THE CITY ENGINEER ON 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

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

PREPARED BY:

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6135190, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND COMPRISED OF ALL OF LOTS 17 THRU 20 AND LOTS 69 THROUGH 76 OF DIGNITY CARE NEIGHBORHOOD AND A PORTION OF THE COMMON AREA, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 100503:2002, MAP NO. 18493, SAID LOTS ALL SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRING CITY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID DIGNITY CARE SUBDIVISION, SAID POINT BEING SOUTH 89°55'56" EAST 85.35 FEET ALONG THE SECTION LINE AND SOUTH 0°04'04" WEST 15.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND SOUTH 89°55'56" EAST 491.02 FEET ALONG SAID NORTH LINE FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG THE NORTH AND EAST LINE OF SAID SUBDIVISION THE FOLLOWING TWO COURSES: 1) SOUTH 89°55'56" EAST 271.60 FEET, 2) SOUTH 0°04'04" WEST 371.81 FEET; THENCE NORTH 89°55'56" WEST 143.20 FEET; THENCE NORTH 0°04'04" EAST 196.48 FEET TO A POINT ON THE CENTER LINE OF UTAH COTTAGE DRIVE, A PRIVATE ROAD; THENCE NORTH 89°55'56" WEST 95.50 FEET ALONG SAID CENTER LINE; THENCE NORTH 41°32'14" WEST 49.55 FEET; THENCE NORTH 0°04'04" EAST 138.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 75,146 SQ. FT. OR 1.725 ACRES (12 LOTS PLUS COMMON AREA)

David B Draper

DAVID B. DRAPER
L.S. LICENSE NO. 6861599
(SEAL BELOW)

2-23-24
DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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-O-WAY, TO BE HEREAFTER KNOWN AS:

DIGNITY CARE NEIGHBORHOOD AMENDED
AMENDING COMMON AREA, LOTS 17 - 20 & 69 - 76 OF DIGNITY CARE NEIGHBORHOOD

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE AND DO HEREBY CONVEY THE COMMON AREA, AS INDICATED HEREON, TO THE *DIGNITY CARE HOME OWNER'S ASSOCIATION*, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF *11716 SOUTH 700 EAST, DRAPER UTAH 84020*, THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFENDS, 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 _____HAVE HEREUNTO SET _____THIS _____DAY OF _____, A.D. 20____

SIGNATURE | PRINTED NAME | TITLE & ENTITY

OWNER'S ACKNOWLEDGMENT

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 Signature:_____
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_____, A.D. 20____

ATTEST

CITY MAYOR | CITY RECORDER (SEE SEAL BELOW)

DEVELOPER
Dignity Senior Care, LLC
Mark Hampton
Ph.: 801.676-7625
11716 South 700 East,
Draper, Utah 84020

DIGNITY CARE NEIGHBORHOOD AMENDED
AMENDING COMMON AREA, LOTS 17 - 20, 69 - 76 OF DIGNITY CARE NEIGHBORHOOD
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY UTAH.

	OWNER'S SEAL	CITY ENGINEERS SEAL	CLERK-RECORDER SEAL

DAVID B. DRAPER — PROFESSIONAL LAND SURVEYOR — LICENSE NO. 6861599 — DATE: 2-23-24 — STATE OF UTAH

S:\2017\Res\17771\17771.A\Survey\Prod Dwg\2023 AMENDMENT\17771.A PLT amend.dwg Feb 23, 2024 - 8:43pm

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

SITE PLAN
STEELE RIDGE PLAZA LOT 3
MARCH 28, 2024
PUBLIC MEETING

Report Date:	March 28, 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
aroy@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

Recommendation:
Staff recommends that the Planning Commission 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 a positive recommendation with or without conditions, a negative recommendation, 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 Planning Commission review, discuss the application, and choose from the following options.

Option 1 – Positive Recommendation

"I move 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."

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 as necessary.
6. Any other conditions or changes as articulated by the Planning Commission: _____.

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 – Negative Recommendation

"I move that Planning Commission forward a recommendation for denial of 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

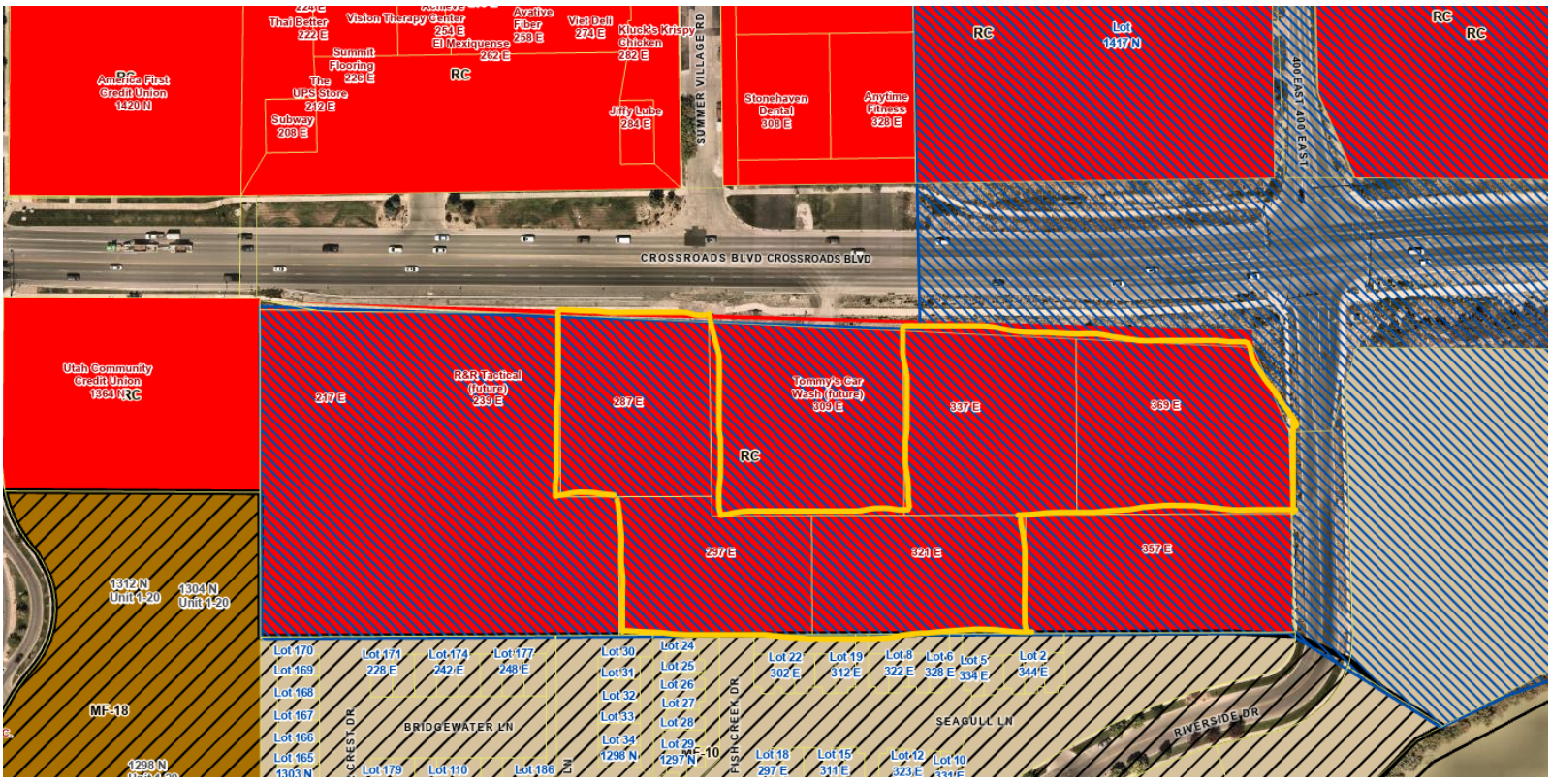


EXHIBIT 3: PLANNING REVIEW CHECKLIST

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.*

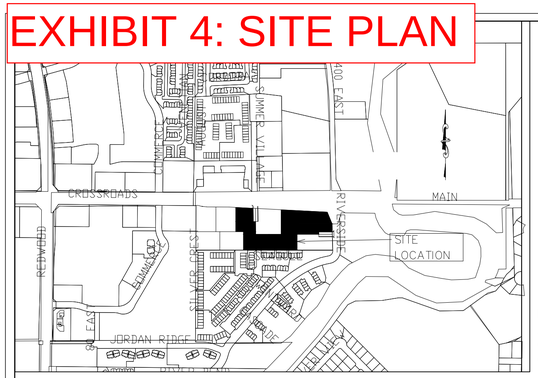
additional architectural elements are used in City of Saratoga Springs Municipal Code Land Development Code - Title 19.16 Page | 9 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.		
Metal Buildings: Metal buildings are 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

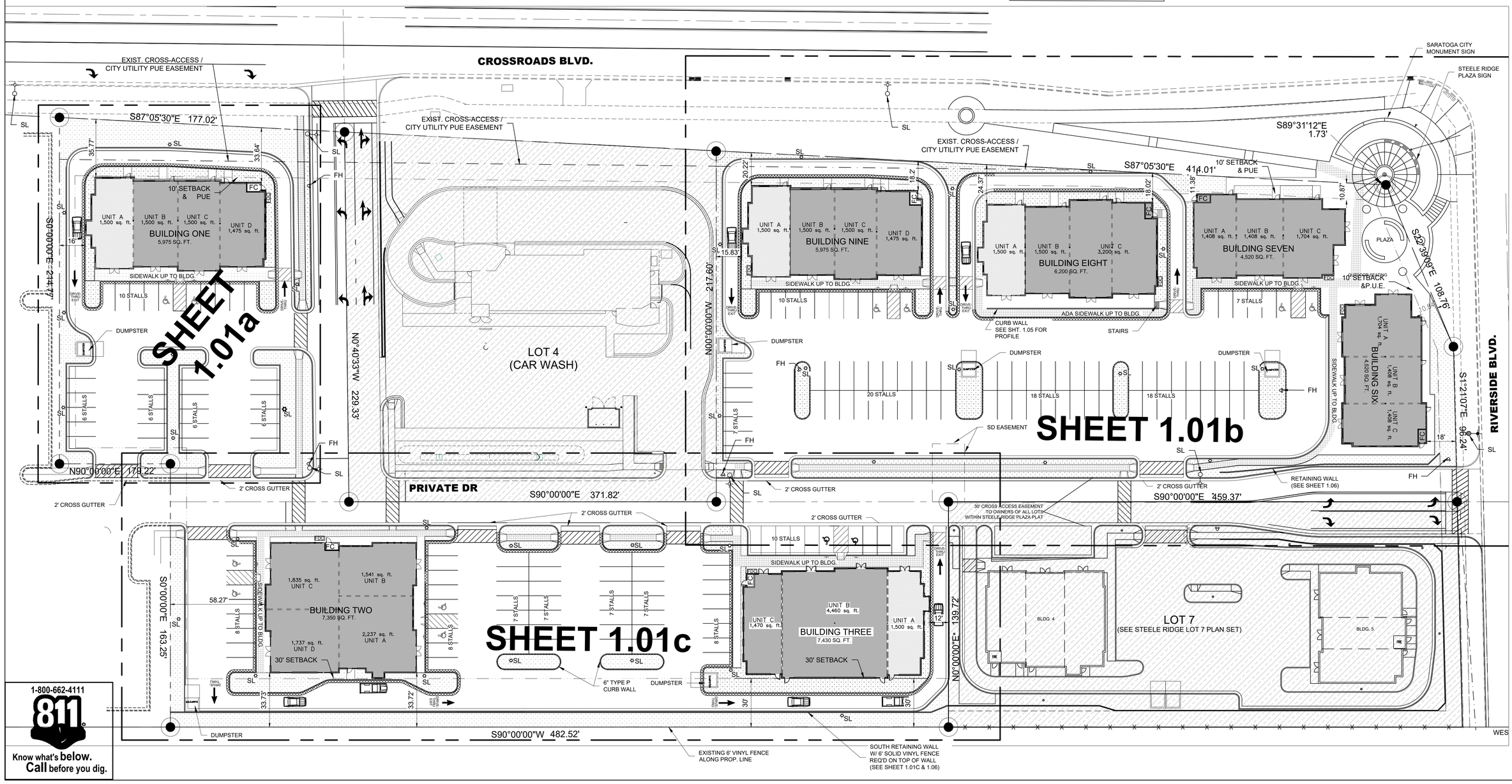
LEGAL DESCRIPTION

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.



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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

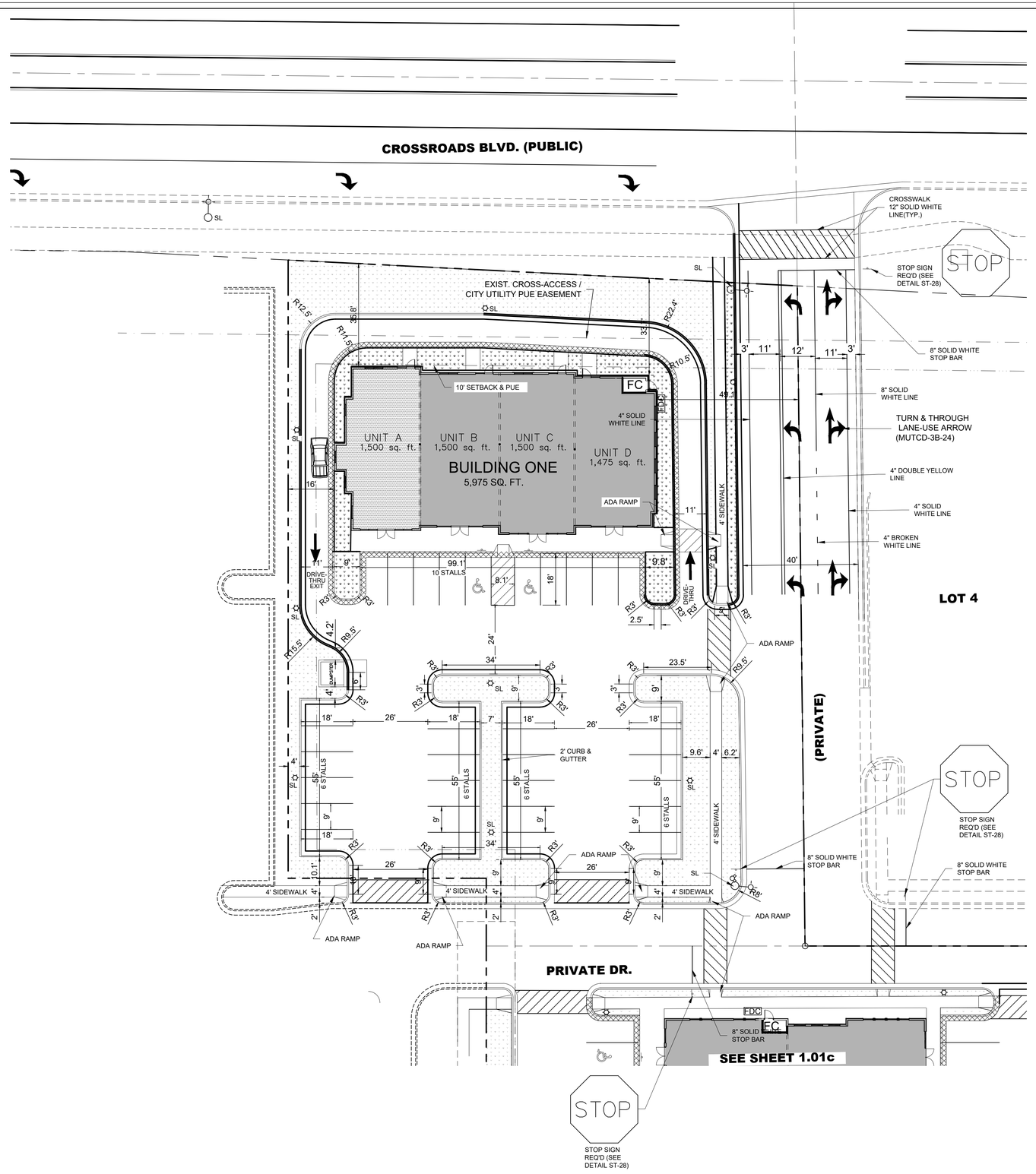
No.	Date	By	REVISIONS Notes

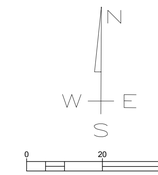
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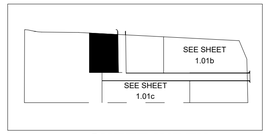
Title: STEELE RIDGE PLAZA
Location: SARATOGA SPRINGS, UTAH
Drawing Name: SITE PLAN LOT 3

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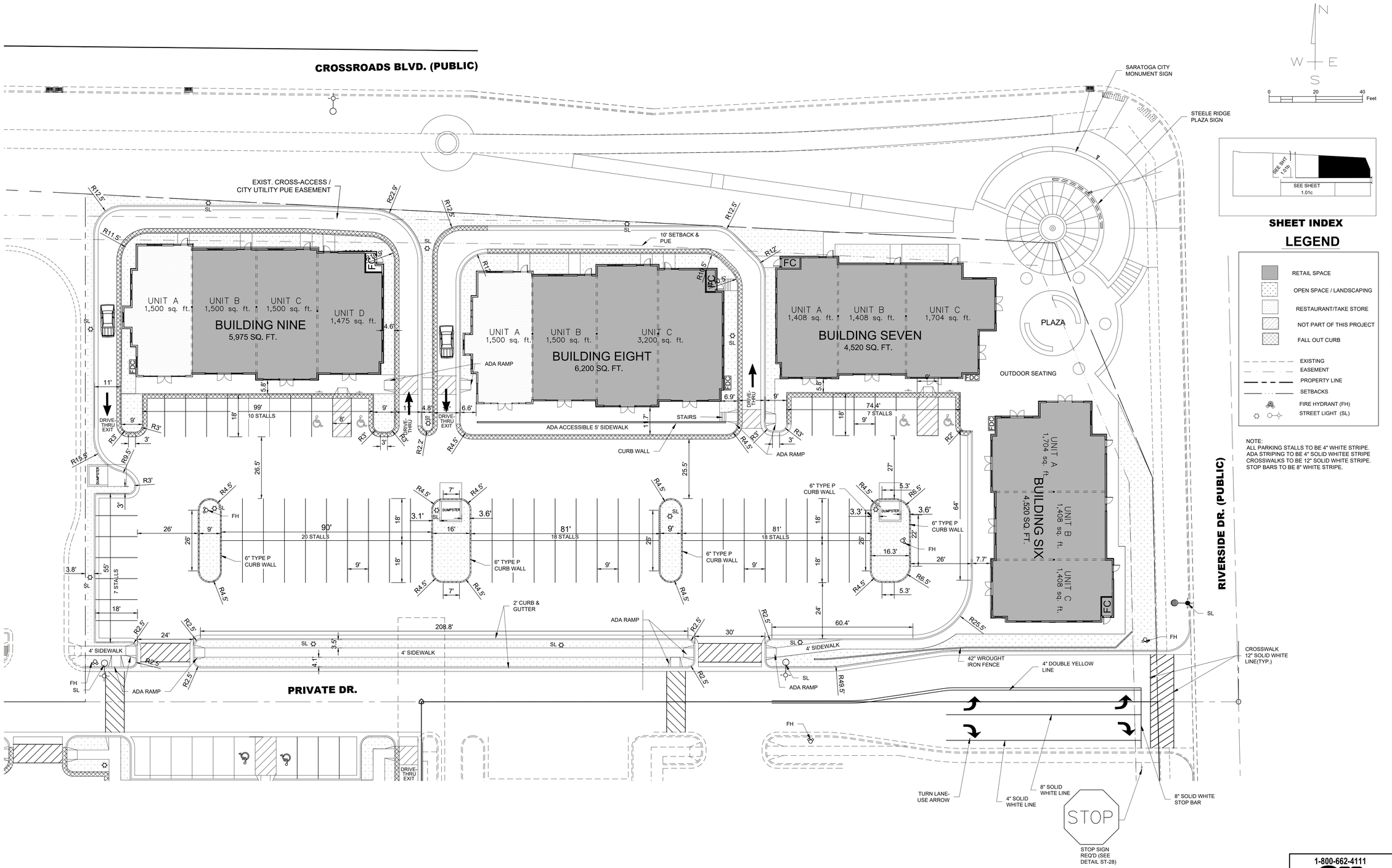
Title: STEELE RIDGE PLAZA
Location: SARATOGA SPRINGS, UTAH
Drawing Name: BLDG. #1 SITE DIMENSION PLAN

PROJECT NO. 2023.022

SHEET NO. 1.01a

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

PRINT DATE: 3/21/2024



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0 20 40 Feet

SEE SHT 1.01b
SEE SHEET 1.01c

SHEET INDEX

LEGEND

- RETAIL SPACE
- OPEN SPACE / LANDSCAPING
- RESTAURANT/TAKE STORE
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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

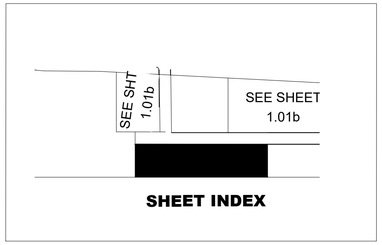
RETAINING WALL NOTES:

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)

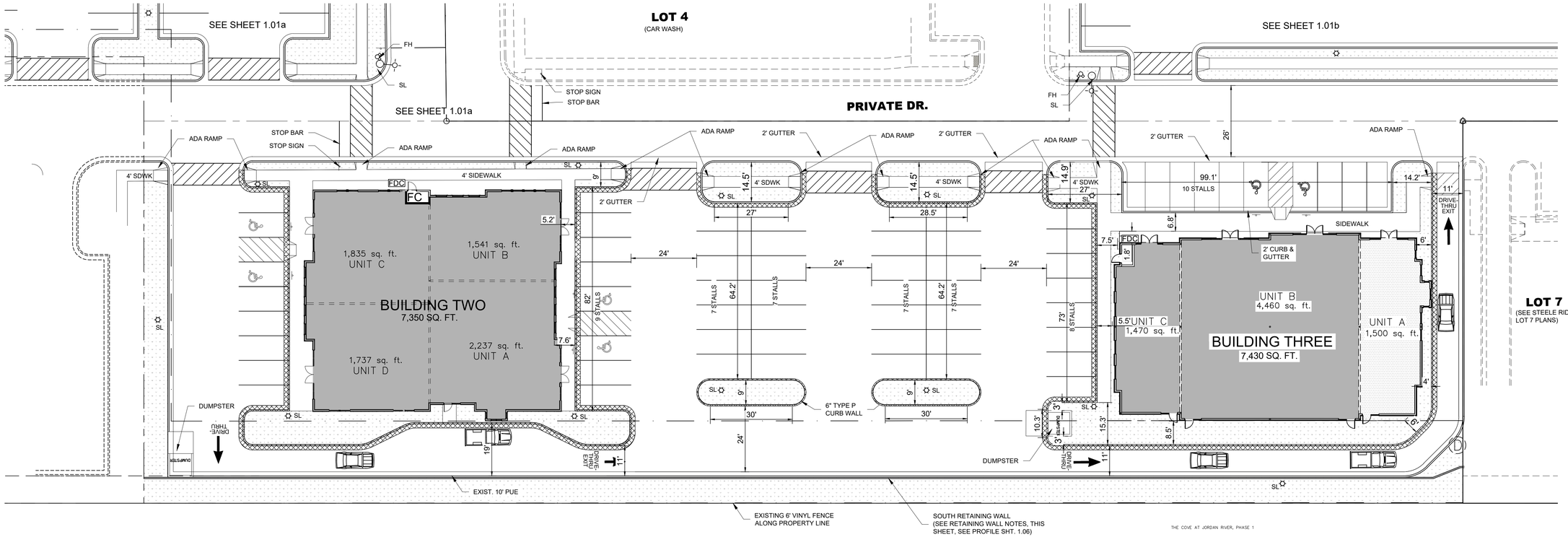
NOTE:
ALL PARKING STALLS TO BE 4" WHITE STRIPE.
ADA STRIPING TO BE 4" SOLID WHITEE STRIPE
CROSSWALKS TO BE 12" SOLID WHITE STRIPE.
STOP BARS TO BE 8" WHITE STRIPE.



SHEET INDEX

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0 20 40 Feet



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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. 2 AND 3 SITE DIMENSION PLAN

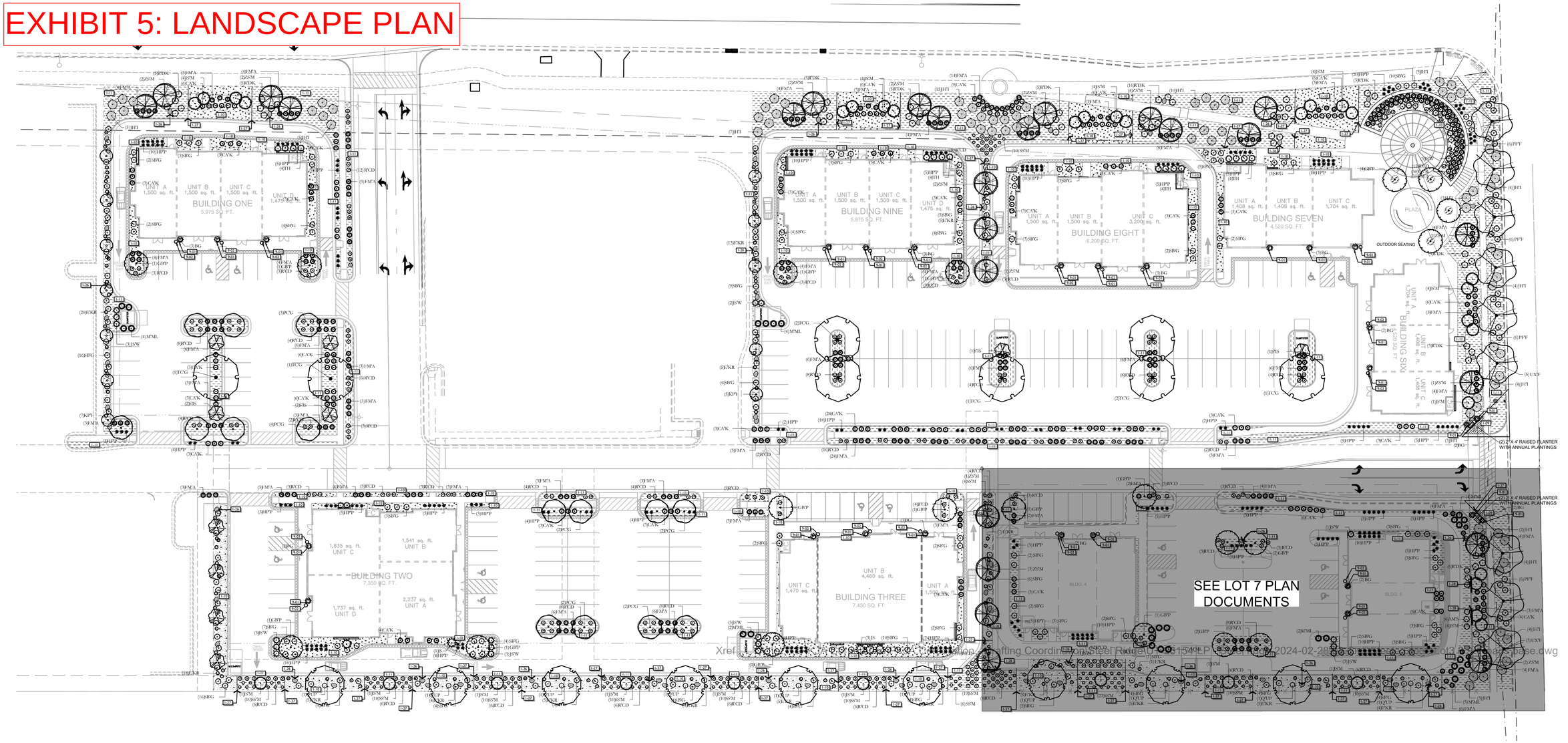
PROJECT NO. 2023.022

SHEET NO. 1.01c

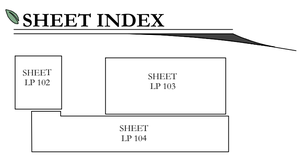
1-800-662-4111
811
Know what's below.
Call before you dig.

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

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PKJ DESIGN GROUP

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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
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 (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle 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 crown 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	
I-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%
I-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%
I-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
I-26	BOULDERS - DECORATIVE	59
I-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

RIVERSIDE DRIVE	REQUIRED:	PROVIDED:
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		DROUGHT TOLERANT
	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
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	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

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PLAN INFORMATION

PROJECT INFORMATION

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

SARATOGA SPRINGS, UTAH

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 ANDREW AINSWORTH
8728121-5301
3/4/2024
ELECTRONIC SEAL
STATE OF UTAH

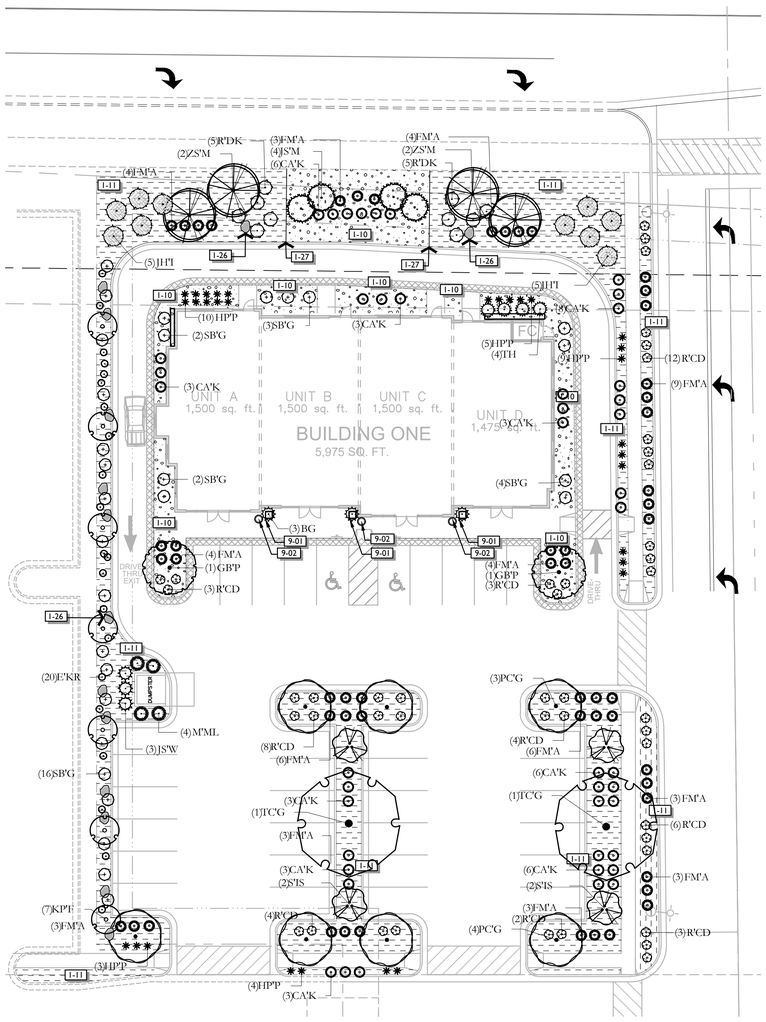
DRAWING INFO

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

LANDSCAPE COVER

CITY PERMIT SET

LP-101



SITE MATERIALS LEGEND

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1-27	6" CONCRETE MOW CURB	390 lf

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9-01	24 IN SQUARE PLANTER POT	21
9-02	TRASH RECEPTACLE: TO BE SELECTED BY OWNER	17

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GRAPHIC SCALE: 1" = 20'

PLAN INFORMATION

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

SARATOGA SPRINGS, UTAH



DEVELOPER / PROPERTY OWNER / CLIENT

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DRAWING INFO

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

LANDSCAPE PLAN

CITY PERMIT SET

LP-102

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SYMBOL	9 SITE FURNISHINGS DESCRIPTION	QTY
9-01	24 IN SQUARE PLANTER POT	21
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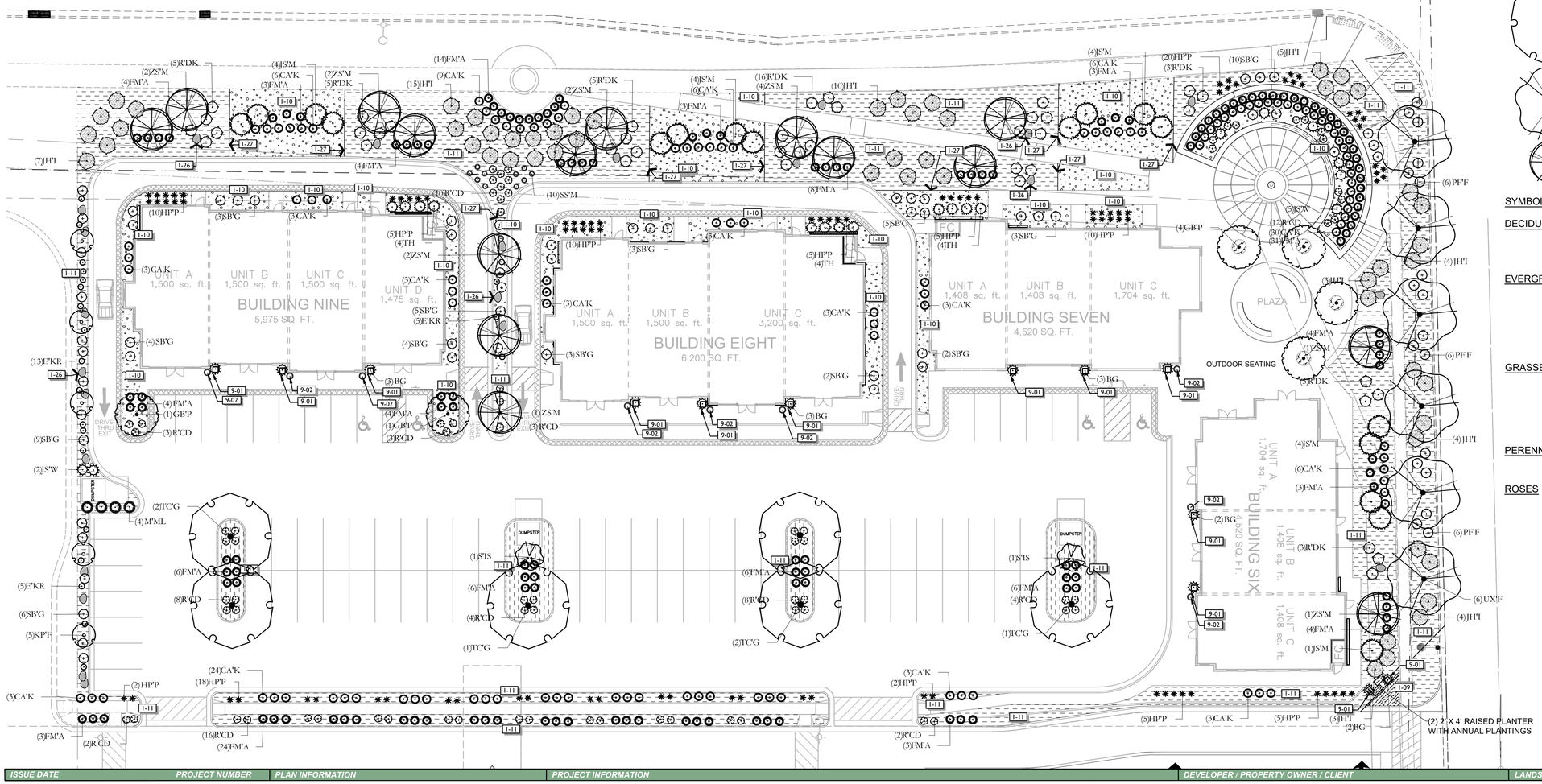
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LOT #3,6,8,9

SARATOGA SPRINGS, UTAH

LP-102 LP-103 LP-104

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

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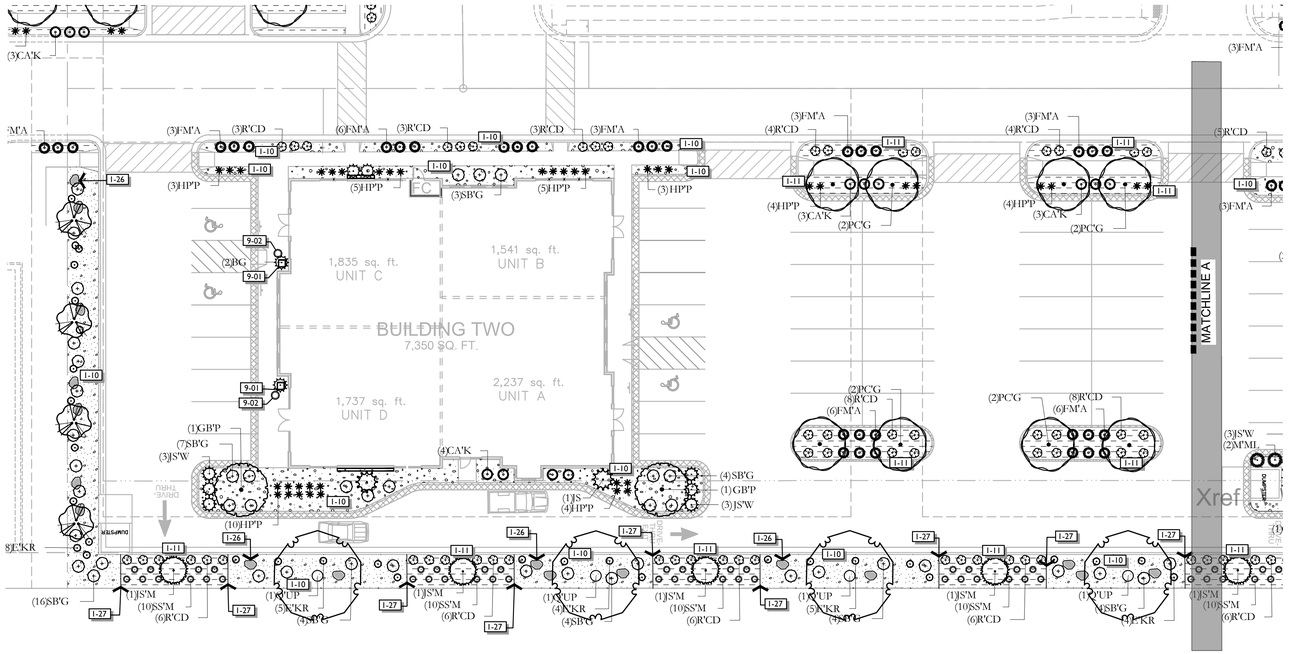
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 3/4/2024 STATE OF UTAH

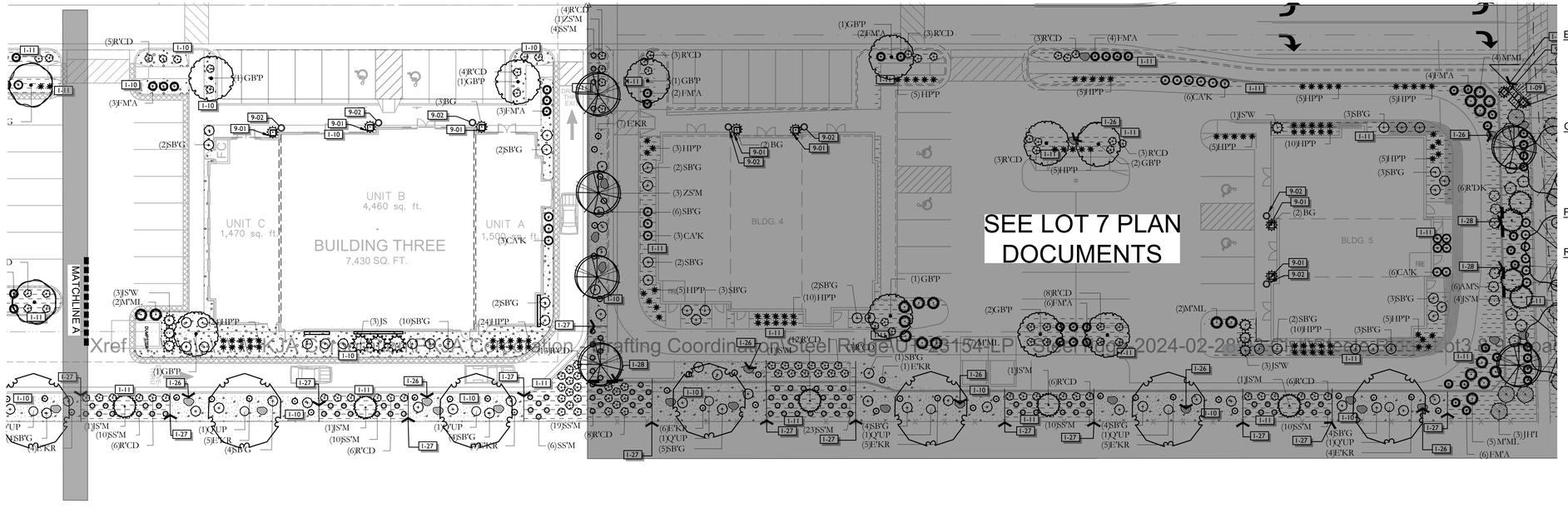
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PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/4/2024

LANDSCAPE PLAN

CITY PERMIT SET

LP-103





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. 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%
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 'MinnblueA' 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

Xref [illegible] PKJ Design Group [illegible] Drafting Coordination\Steel Ridge\UT23068 Steele Ridge Lot3 2024-02-28 [illegible] Lot3 2024.dwg

ISSUE DATE	PROJECT NUMBER
3/4/2024	UT23068

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

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

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

LP-102 LP-103 LP-104

SARATOGA SPRINGS, UTAH

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
813917 - 5301
3/4/2024
ELECTRONIC SEAL
STATE OF UTAH

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

LANDSCAPE PLAN

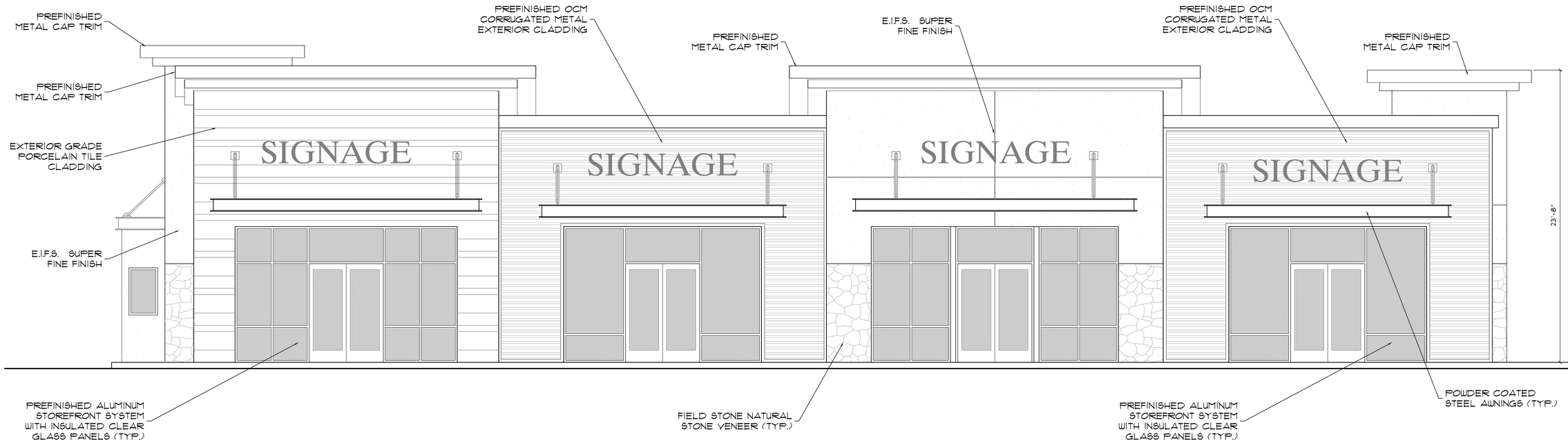
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LP-104

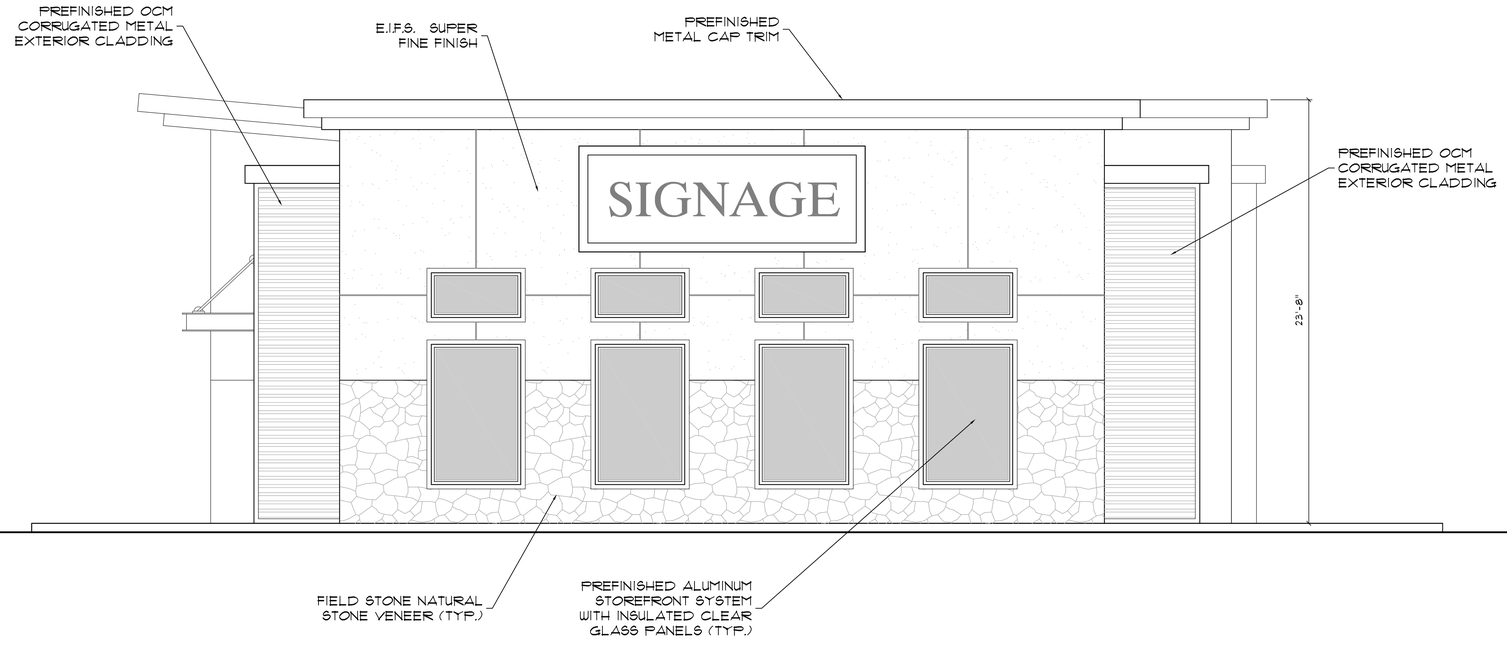
EXHIBIT 6: ELEVATIONS



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

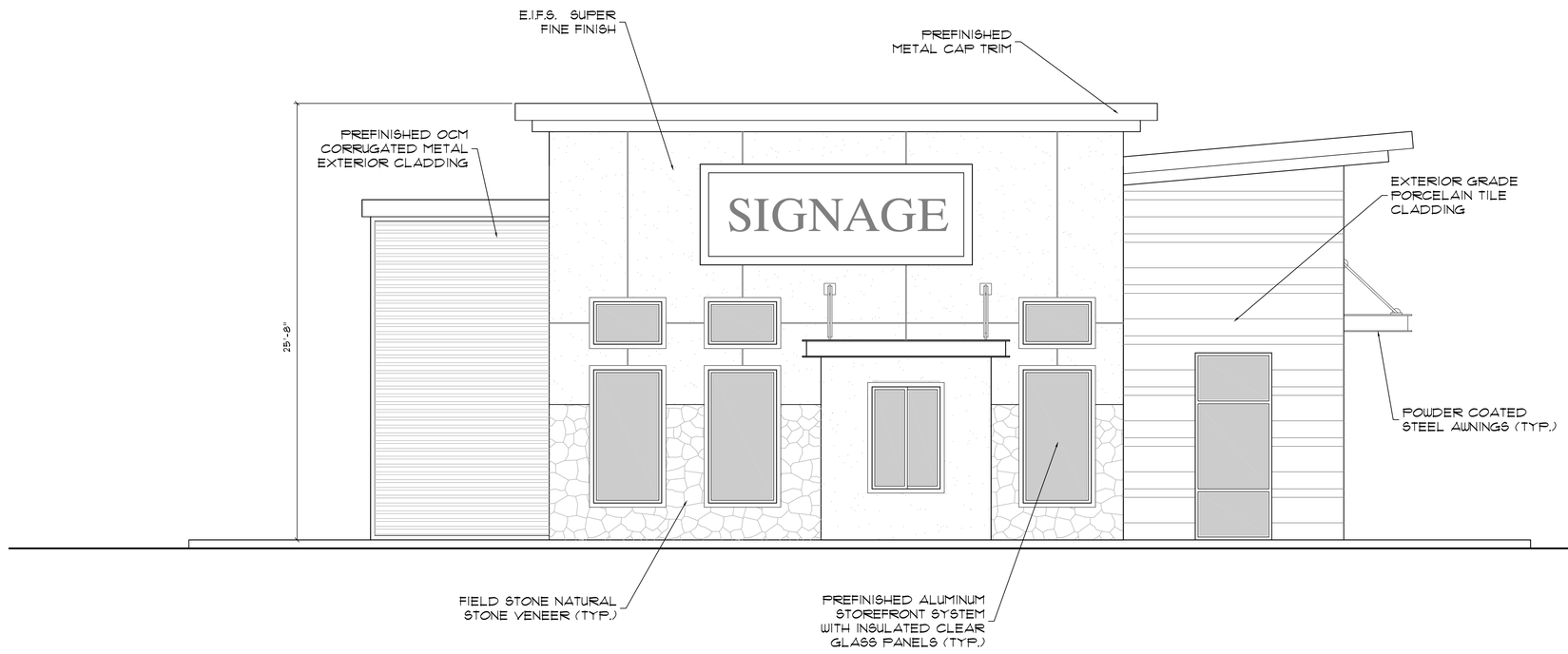
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CWL

TITLE
BUILDING ONE ELEVATIONS

24X36 SHEET #
1-A201



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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CHRONOLOGY

PROJECT NO
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CWL

TITLE
BUILDING ONE ELEVATIONS

24X36 SHEET #
1-A202

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



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



2 A201 WEST 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

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

#	ISSUE DESCRIPTION	ISS. DATE
#	REV. DESCRIPTION	DATE

PROJECT NO.
22.111

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CS

TITLE
ELEVATIONS

30X42 SHEET #
A201

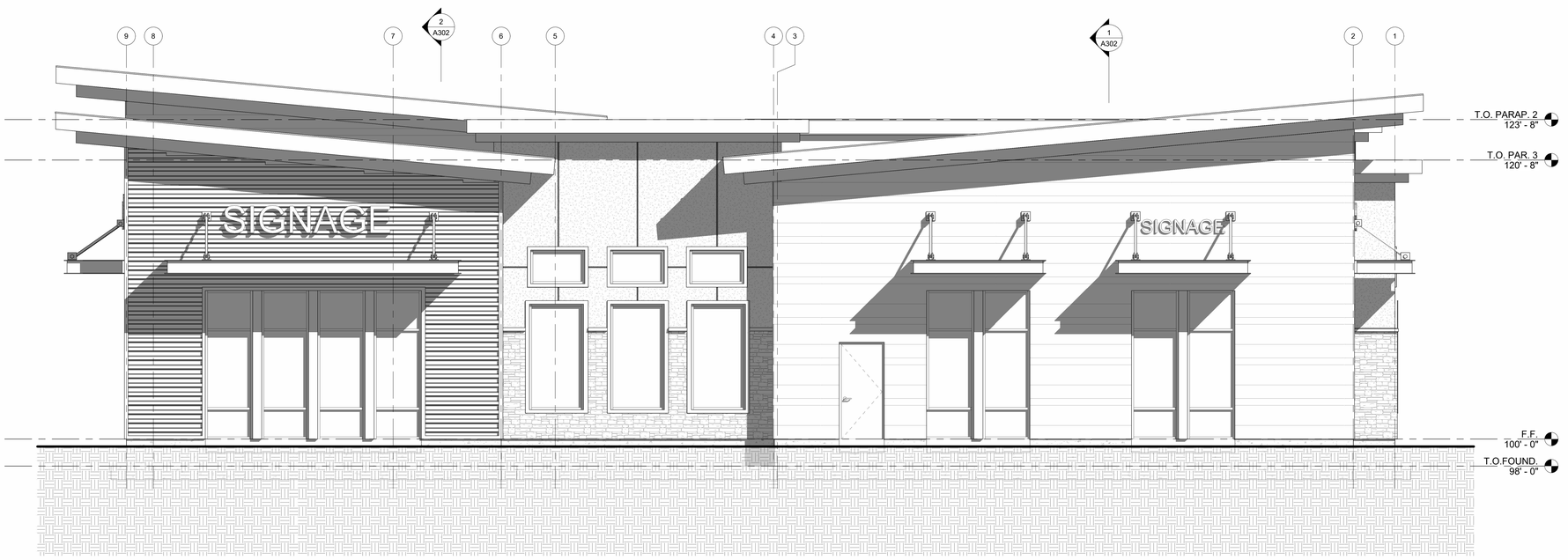
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BUILDING EXTERIOR MATERIALS

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

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

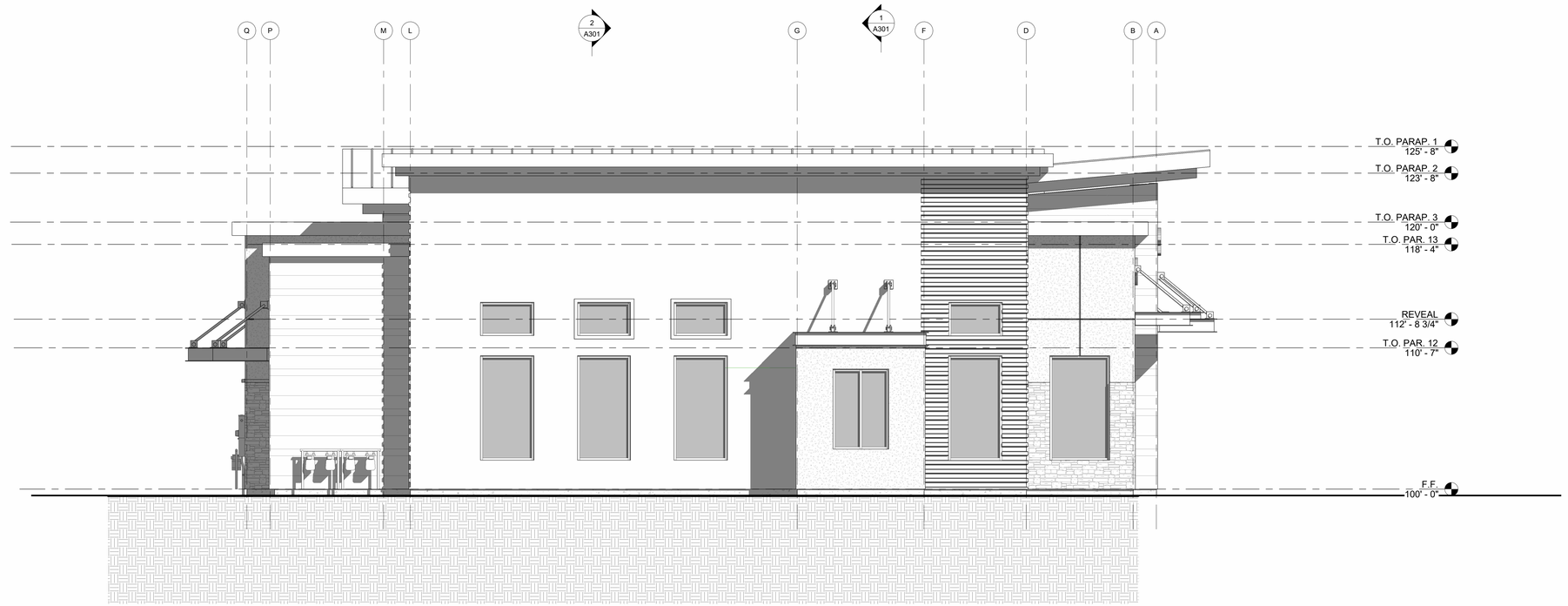
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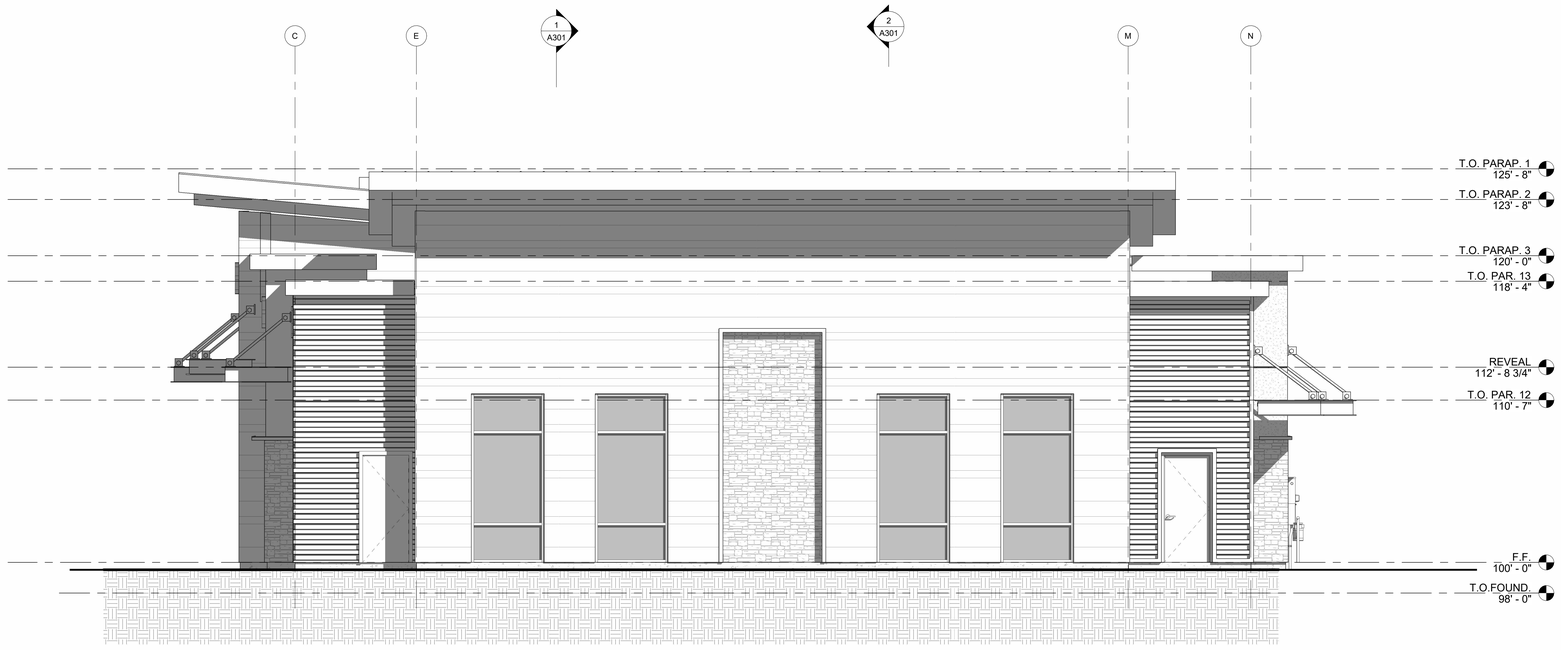
TITLE
ELEVATIONS

30X42 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
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

#	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	DATE

PROJECT NO.
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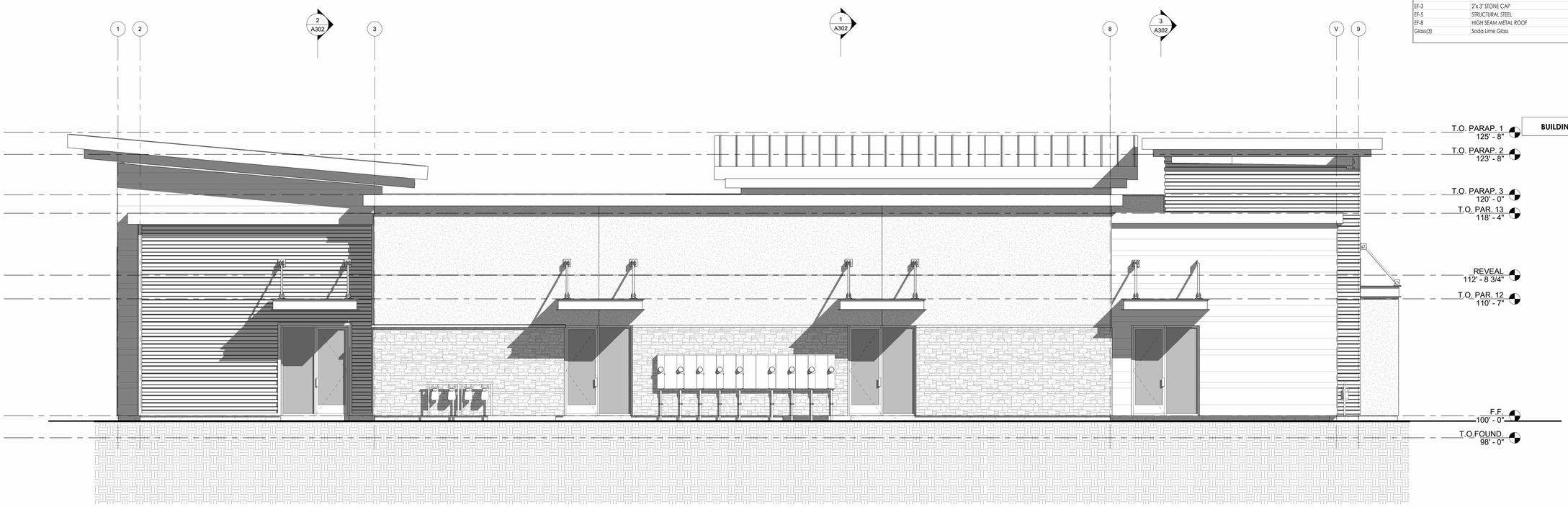
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TITLE
ELEVATIONS

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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

3- ALL DIMENSIONS TO BE FIELD VERIFIED

4- ← DRAINAGE ARROWS

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STEEL RIDGE PLAZA BUILDING 3

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#	ISSUE DESCRIPTION	ISS. DATE

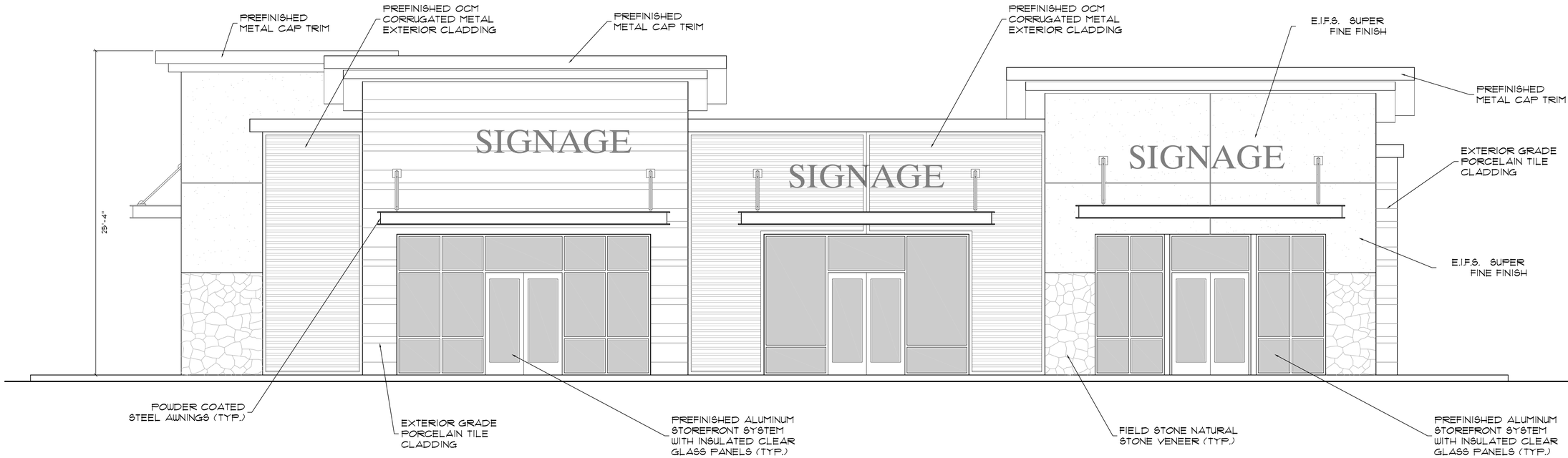
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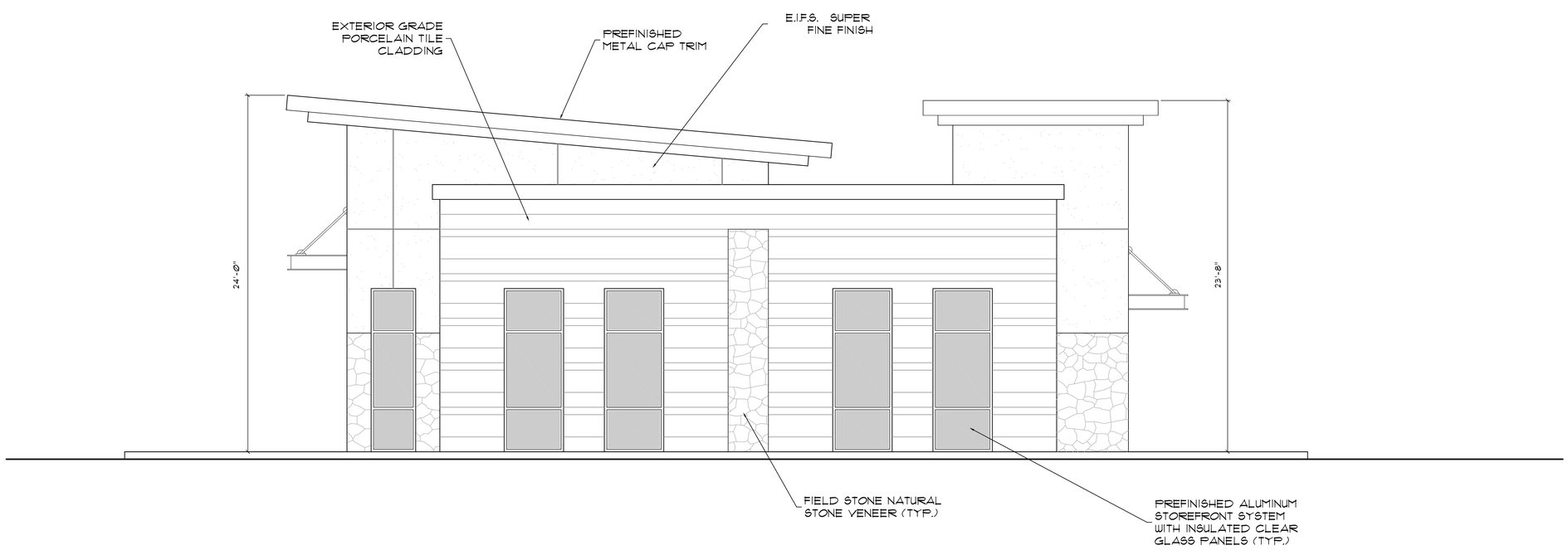
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1 / 6-A201 BUILDING SIX - EXTERIOR WEST ELEVATION
SCALE: 1/4" = 1' - 0"



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

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STEELE RIDGE PLAZA
RETAIL CENTER

Crossroads Blvd. and Riverside Drive
Saratoga Springs, Utah

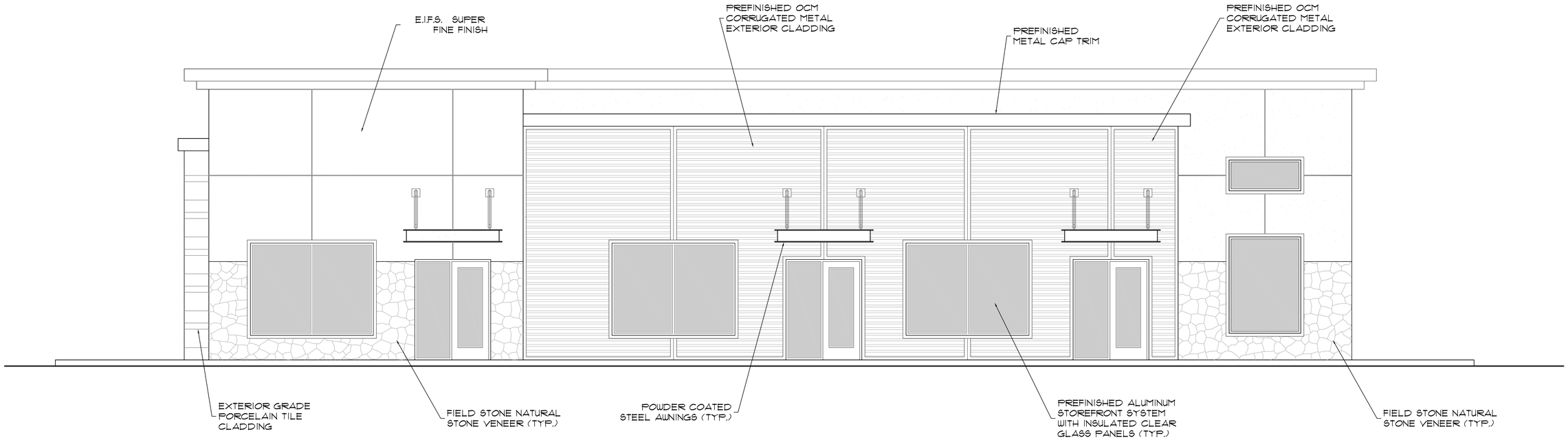
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PROJECT NO
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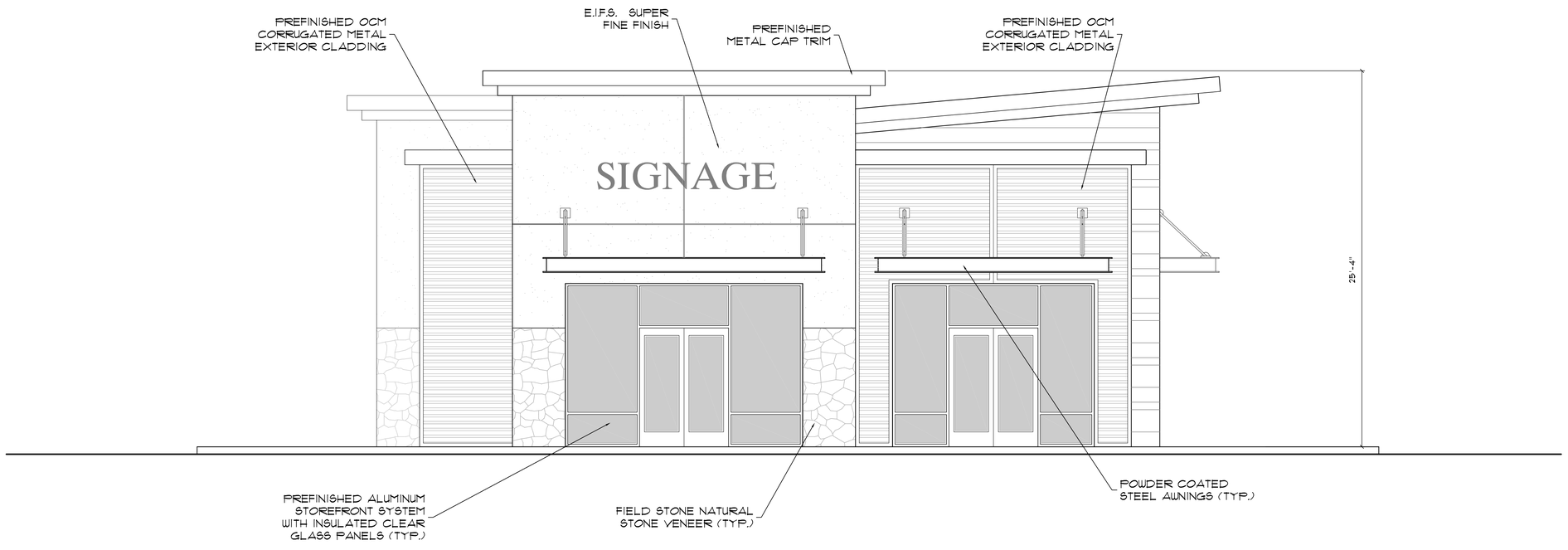
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CWL

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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STEELE RIDGE PLAZA
RETAIL CENTER

Crossroads Blvd. and Riverside Drive
Saratoga Springs, Utah

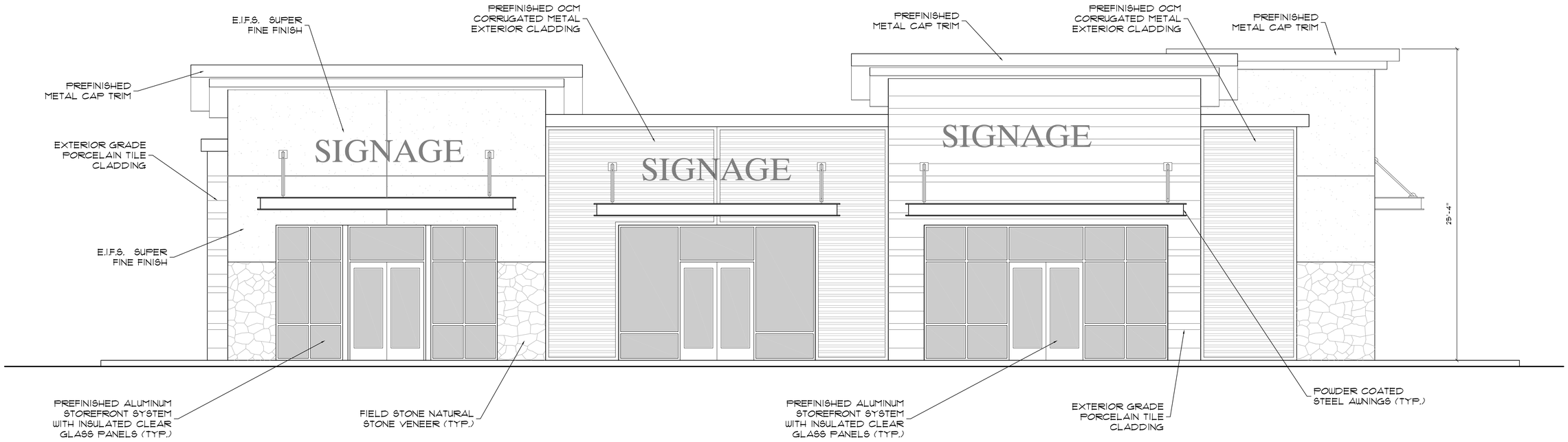
CHRONOLOGY

PROJECT NO
22.111

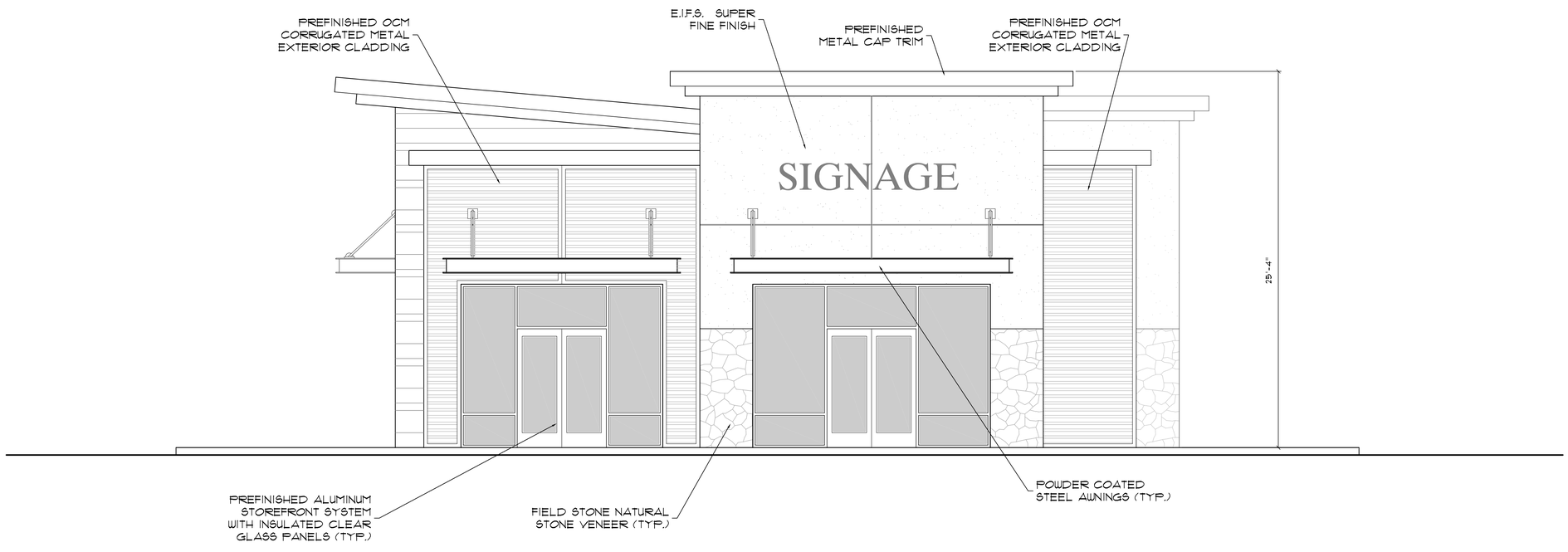
DWN BY/ CHK BY
CWL

TITLE
BUILDING SIX ELEVATIONS

24X36 SHEET #
6-A202



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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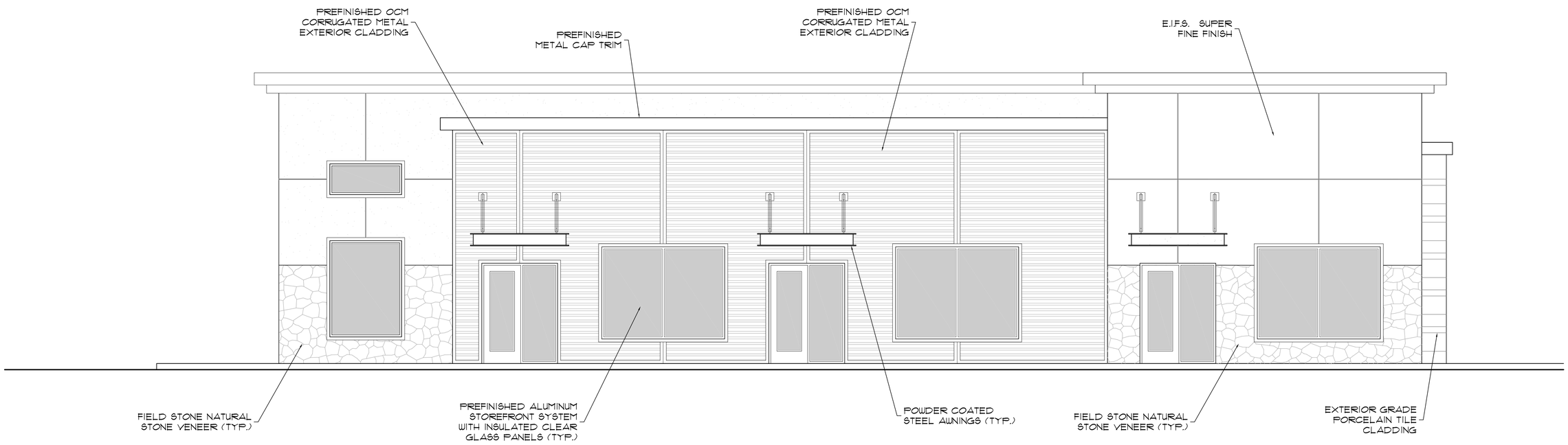
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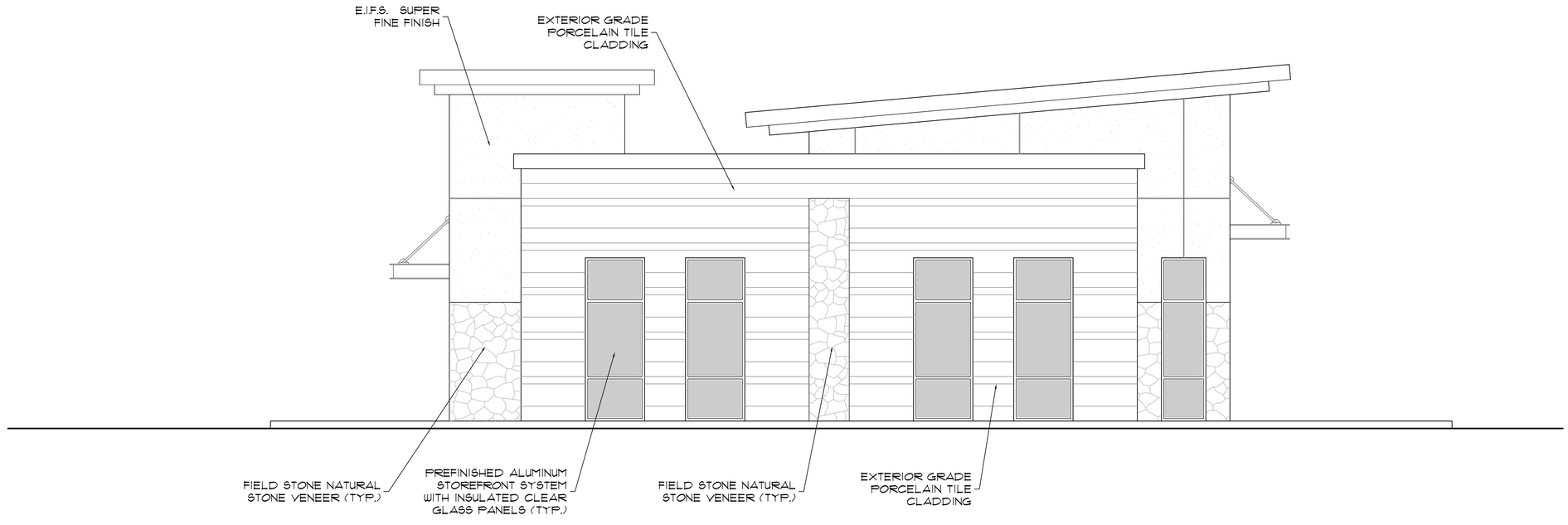
DWN BY/ CHK BY
CWL

TITLE
BUILDING SEVEN ELEVATIONS

24X36 SHEET #
7-A201



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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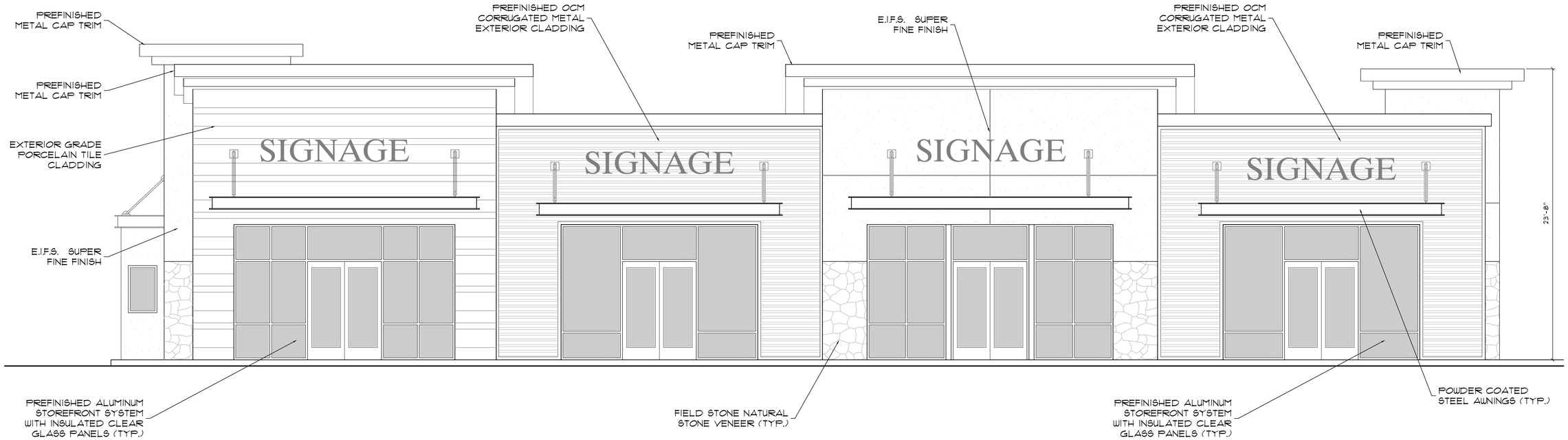
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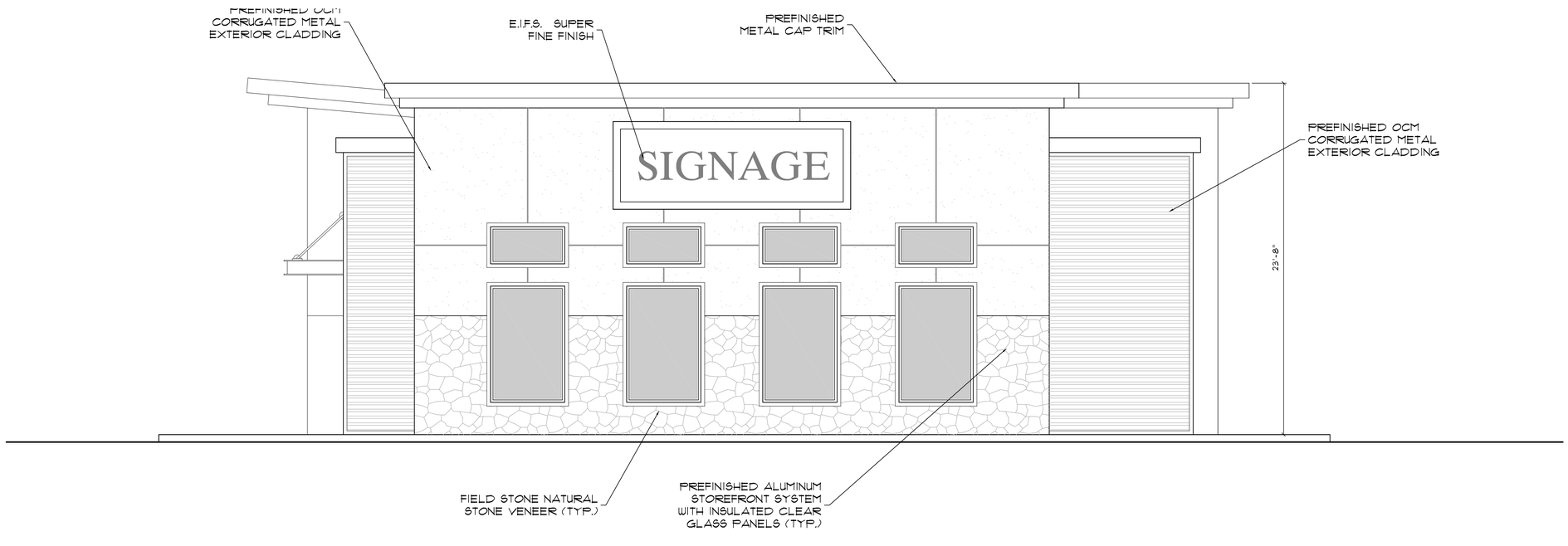
DWN BY/ CHK BY
CWL

TITLE
BUILDING SEVEN ELEVATIONS

24X36 SHEET #
7-A202



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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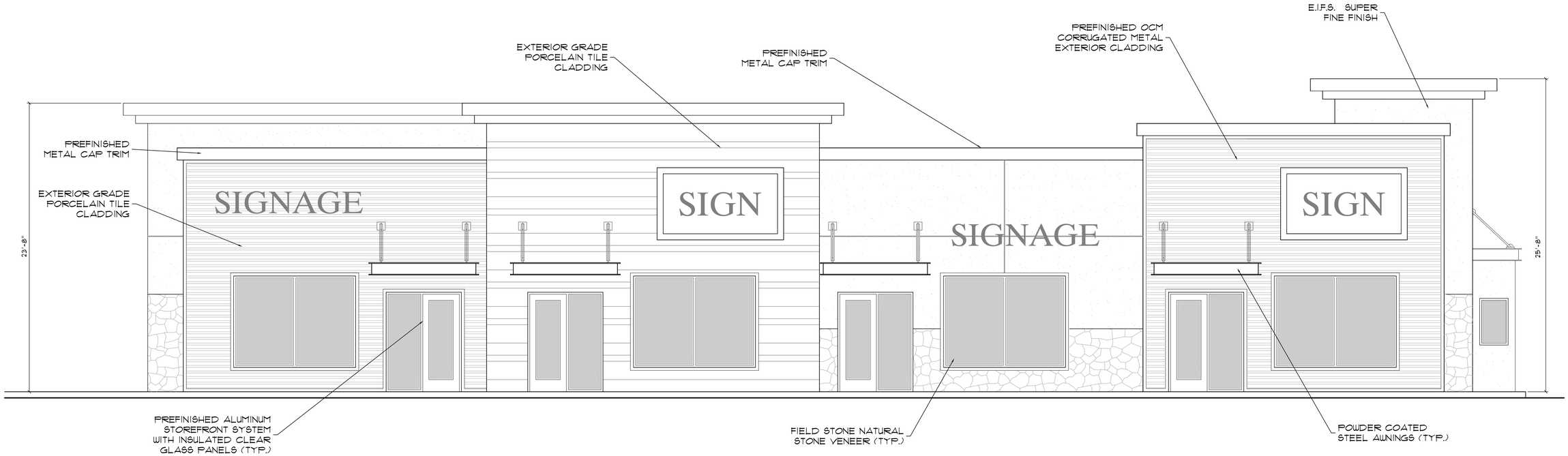
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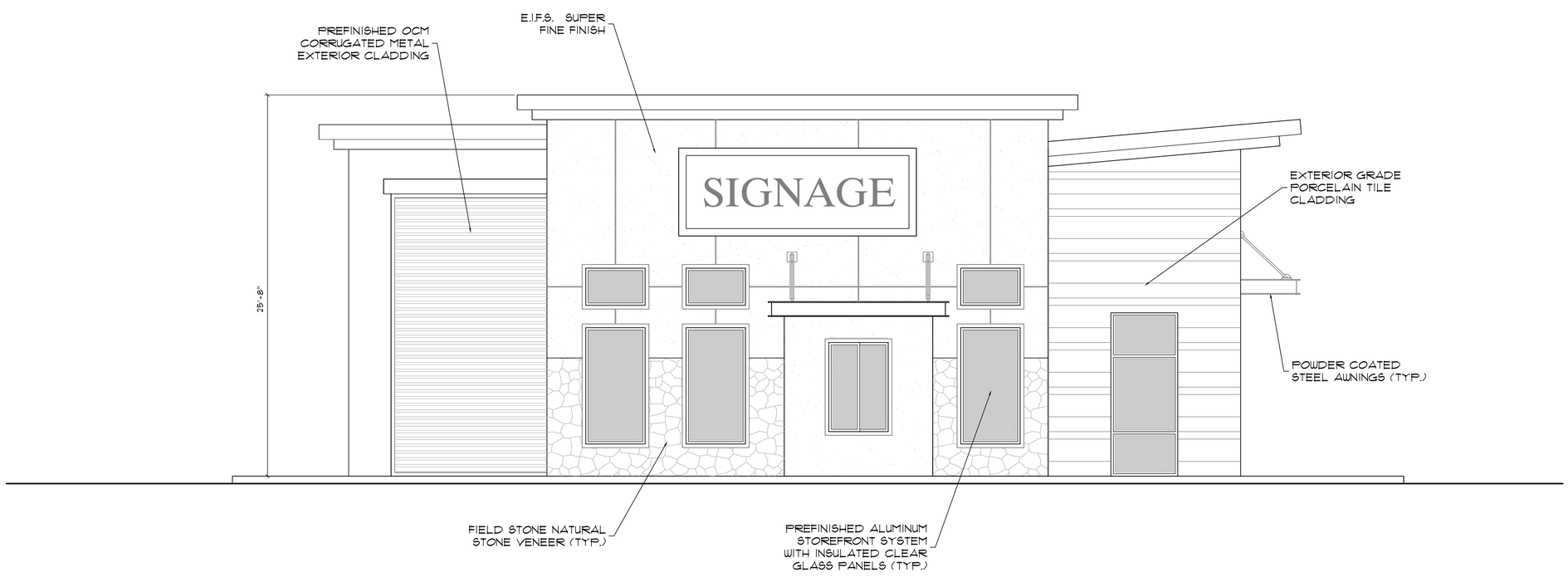
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TITLE
BUILDING EIGHT ELEVATIONS

24X36 SHEET #
8-A201



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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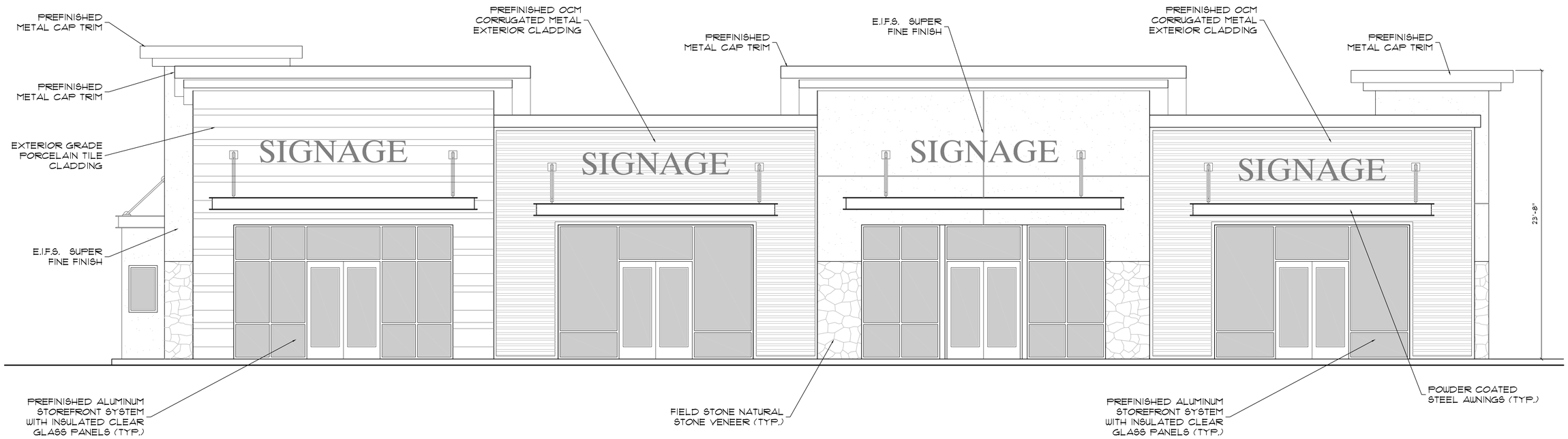
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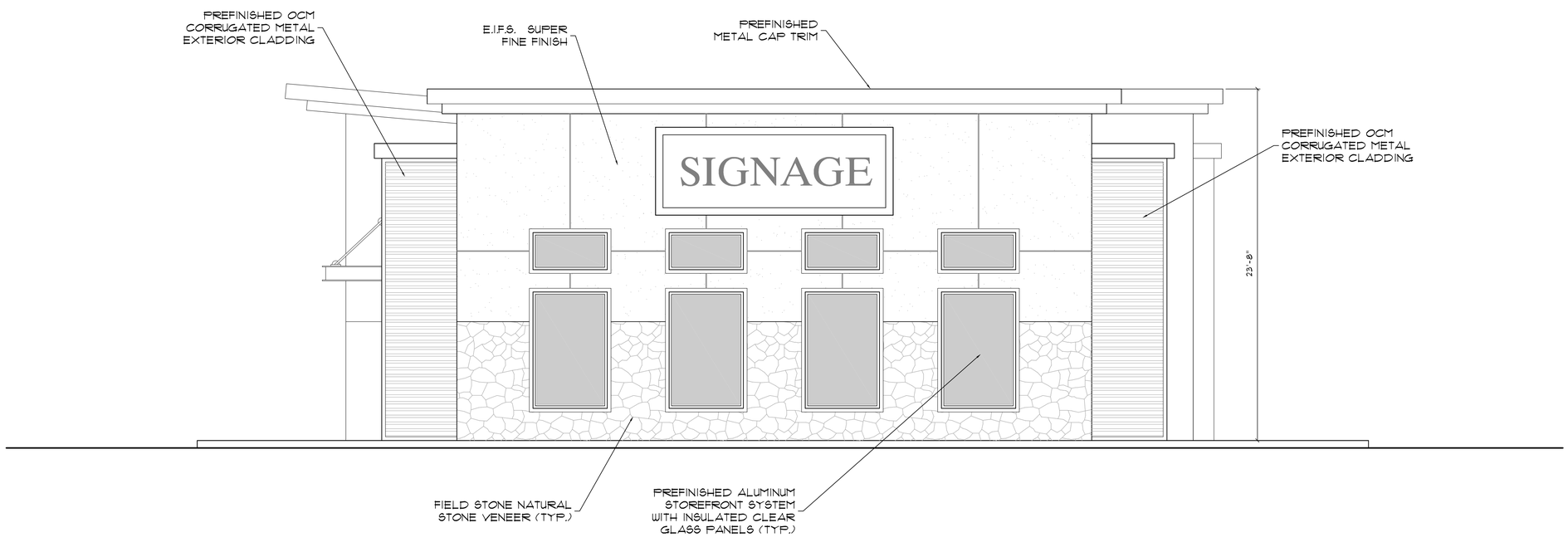
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TITLE
BUILDING EIGHT ELEVATIONS

24X36 SHEET #
8-A202



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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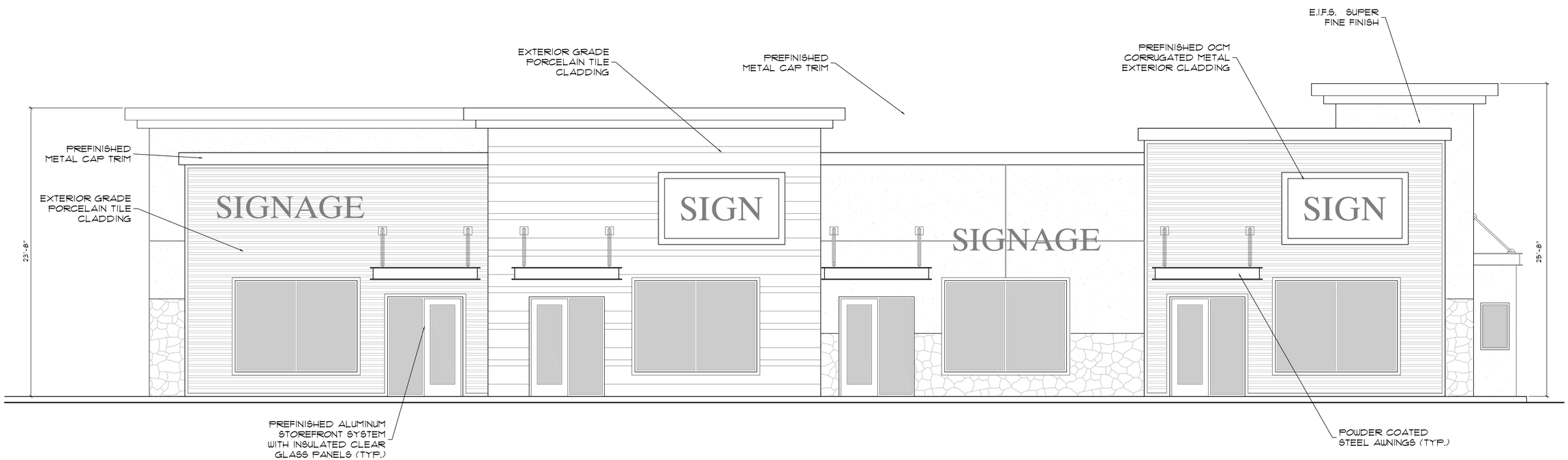
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PROJECT NO
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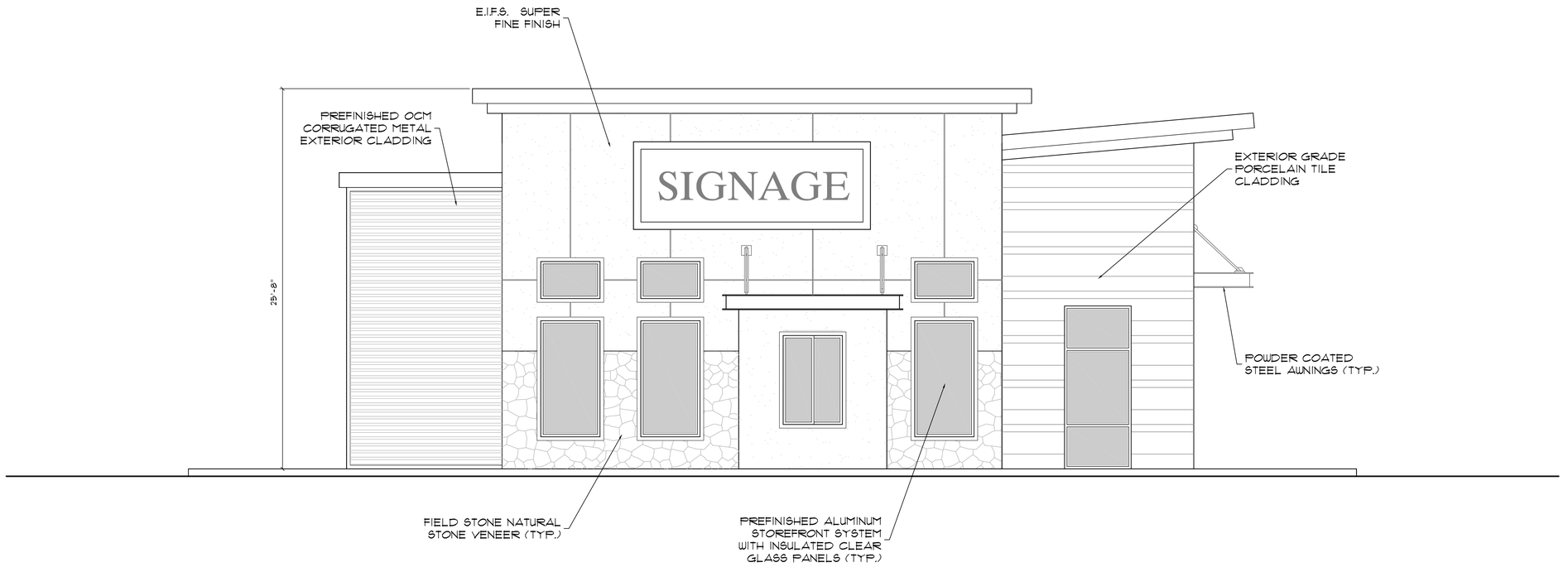
DWN BY/ CHK BY
CWL

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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Saratoga Springs, Utah

CHRONOLOGY

PROJECT NO
22.111

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TITLE
BUILDING NINE ELEVATIONS

24X36 SHEET #
9-A202

EXHIBIT 7: RENDERINGS




SIGNAGE
SIGNAGE
SIGNAGE
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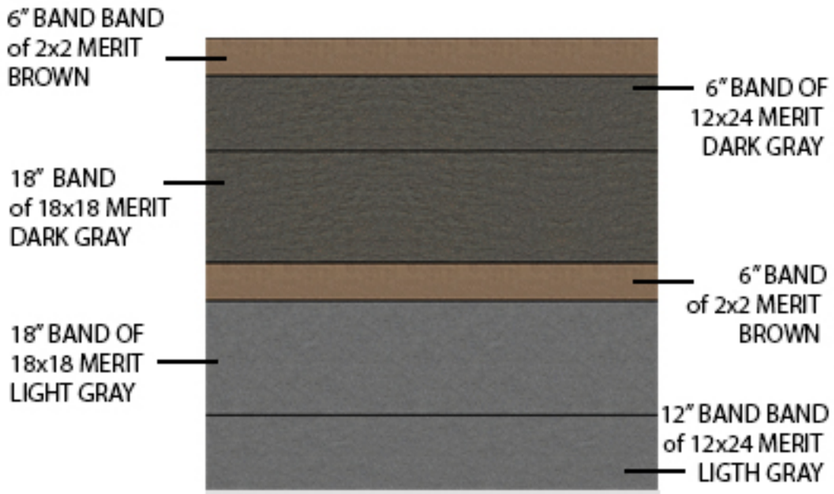

SIGNAGE
SIGNAGE
SIGNAGE
LAYTONDAVIS
ARCHITECTS


LAYTONDAVIS
ARCHITECTS


LAYTONDAVIS
ARCHITECTS


LAYTONDAVIS
ARCHITECTS

EXHIBIT 8: MATERIAL BOARD



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



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



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



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



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



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



VIEW FROM NORTH WEST



VIEW FROM NORTH EAST

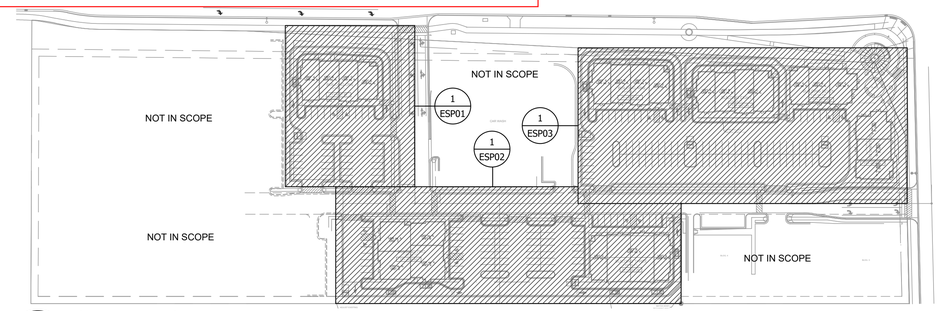


VIEW FROM SOUTH EAST



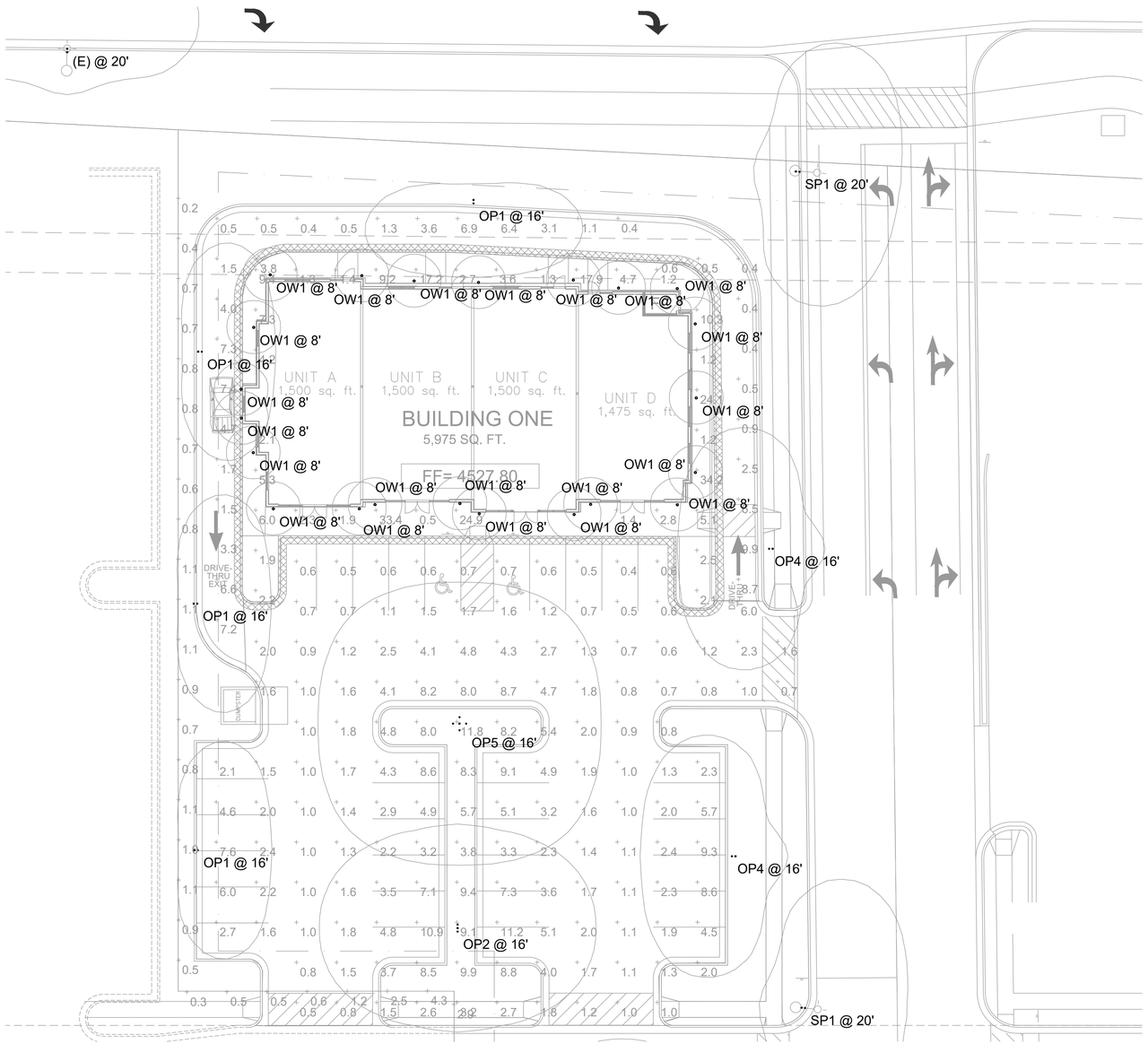
VIEW FROM SOUTH WEST

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

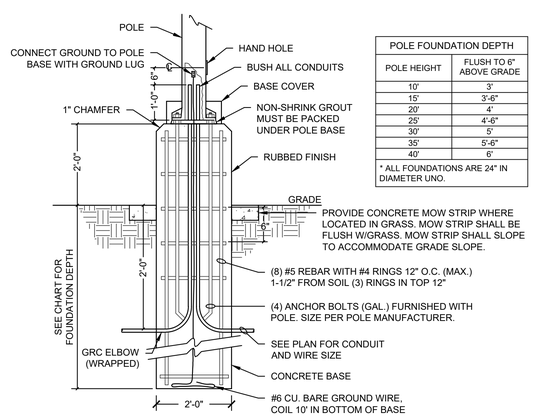
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B. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND WITH THE LIGHTING PLAN PROVIDED IN THE ACCEPTED DRAWINGS. REMEDIAL ACTION DUE TO NON-CONFORMANCE SHALL BE PROVIDED IN THE 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

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com Project #23202

Permit Application

PRINTED DATE

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LAYTON DAVIS ARCHITECTS
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

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

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 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

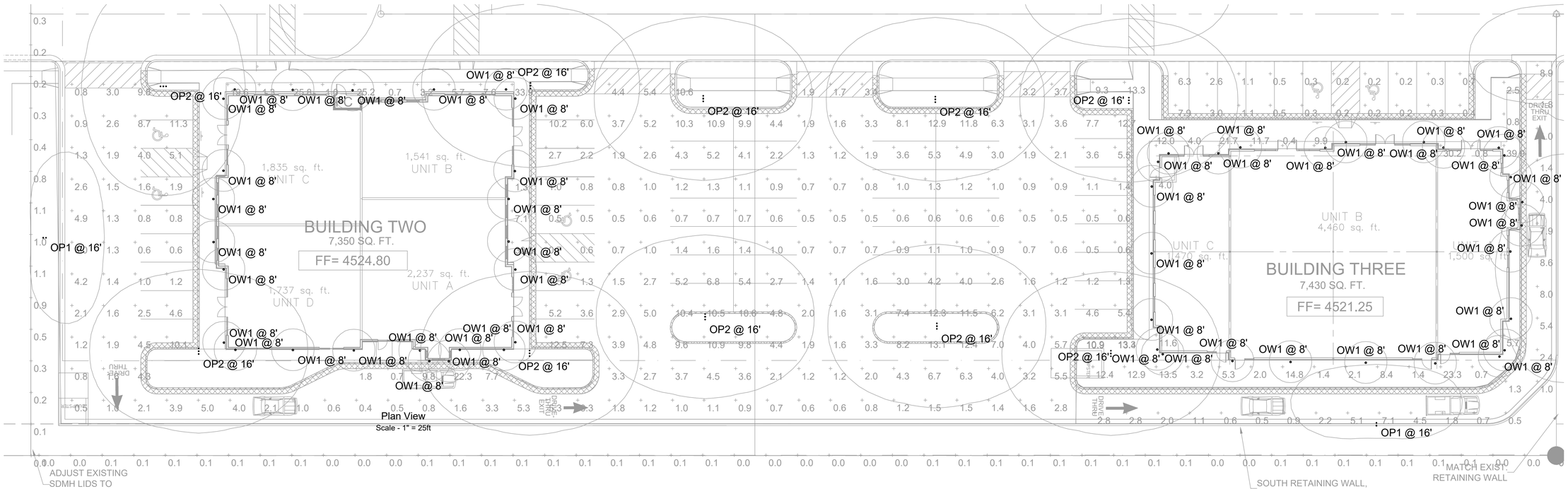
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F. ALL FREE STANDING LIGHT FIXTURES SHALL BE BLACK.
G. ALL LIGHT FIXTURES AND ASSEMBLIES SHALL BE METAL.



Plan View
Scale - 1" = 25ft

1 ESP02

BUILDINGS 2-3 ELECTRICAL SITE PHOTOMETRIC

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

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com Project #23202

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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

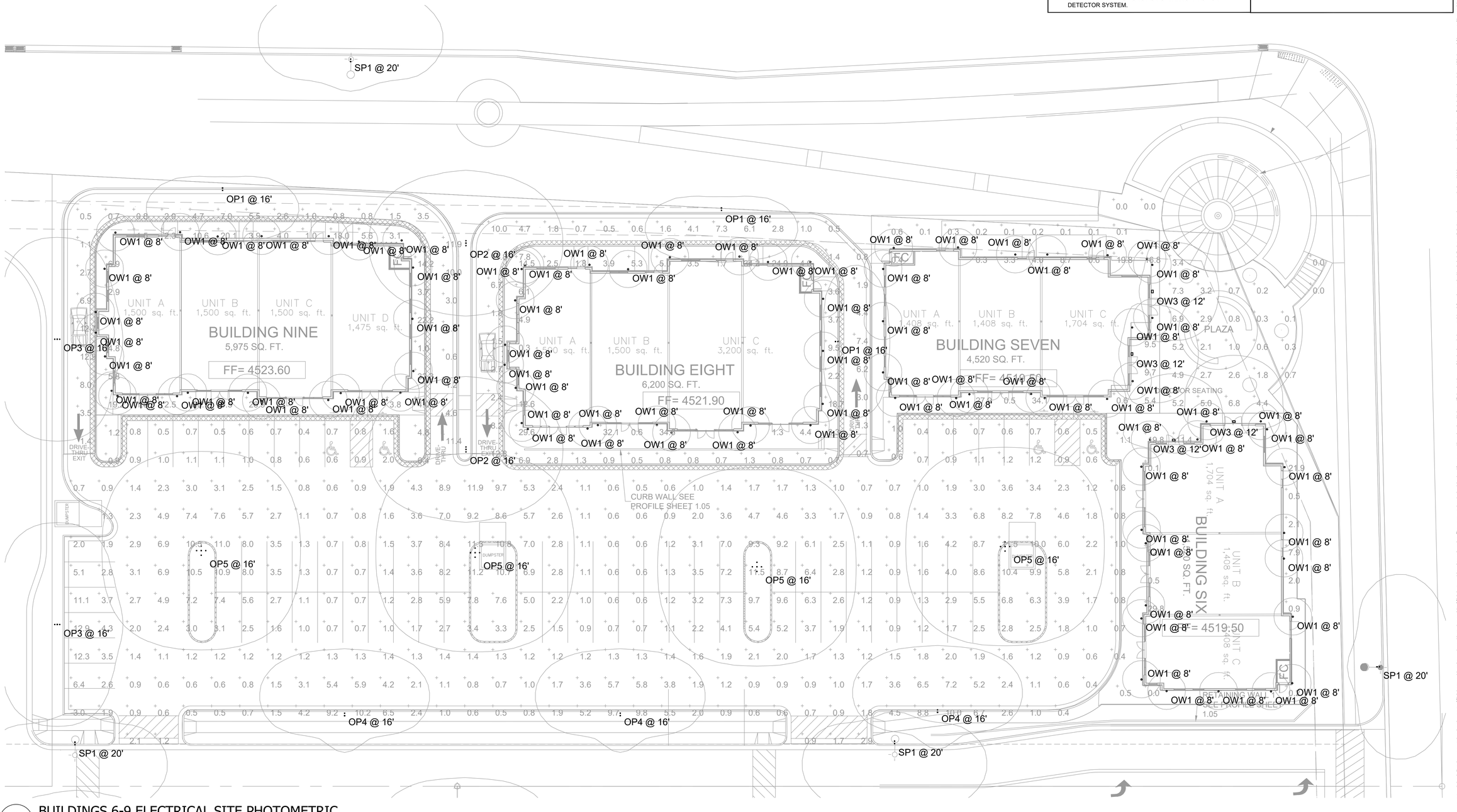
LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021

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.



1 ESP03 BUILDINGS 6-9 ELECTRICAL SITE PHOTOMETRIC

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

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com Project #23202

The drawings, designs, ideas, arrangements and plans indicated or represented are the sole property of Chris Layton and Associates and are subject to the copyright of Chris Layton and Associates or its assigns. They were created, evolved and developed for use on, and in conjunction with the specified project. Any use of the drawings, designs, materials or information contained herein, including but not limited to copying or reproduction, which is not expressly authorized by Layton Davis Architects, is strictly prohibited as an infringement of its copyright and may result in liability

Permit Application

PRINTED DATE

8/23/2023 1:10:39 PM

LAYTONDAVIS ARCHITECTS
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

STEELE RIDGE PLAZA BLDG-04

357 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT 84045

#	REV. DESCRIPTION	DATE

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

PROJECT NO.

22.187

DWN BY / CHK BY

NF/MM ES

TITLE

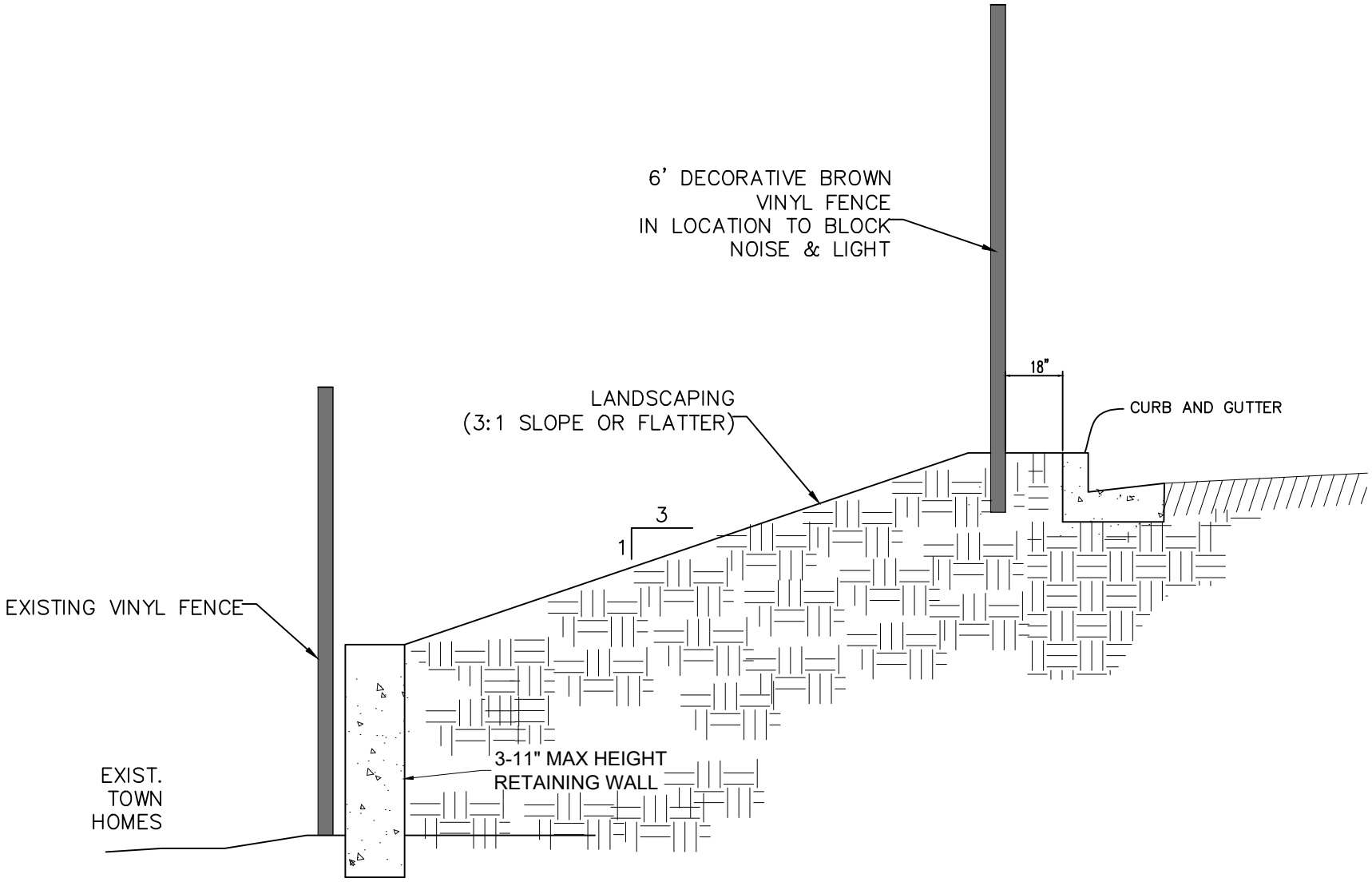
SITE PHOTOMETRIC PLAN

24X36 SHEET #

ESP03


HAMM





RETAINING WALL
DETAIL

N.T.S.

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

PRELIMINARY PLAT
WESTPORT BUSINESS PARK
MARCH 28, 2024
PUBLIC MEETING

Report Date:	March 21, 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
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:

Staff recommends that the Planning Commission 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 a positive recommendation with or without conditions, a negative recommendation, 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.

   Complies. *Consistent. The Planning Director 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 will make a recommendation prior to review by the City council. The application was received on April 18, 2023 and upon completion of review, March 28, 2024 was the soonest available Planning Commission meeting.*

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.

   Complies. *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 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.

List all related sections from the 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.

19.17.03. Planning Commission and City Council Review.

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
   Complies. *The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council. The application was received on June 2, 2022 and upon completion of review, July 18, 2022 was the soonest available Planning Commission meeting.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
   Complies. *Please see Sections G and H of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.
   Complies. *Please see Section D of this report.*

I. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

"I move 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."

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 Planning Commission: _____.

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 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial by the City Council for 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

Staff Report

Author: Scott Petrik, Staff Engineer
Subject: Westport Business Park – Preliminary Plat
Date: March 28, 2024
Type of Item: Preliminary Plat Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*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.

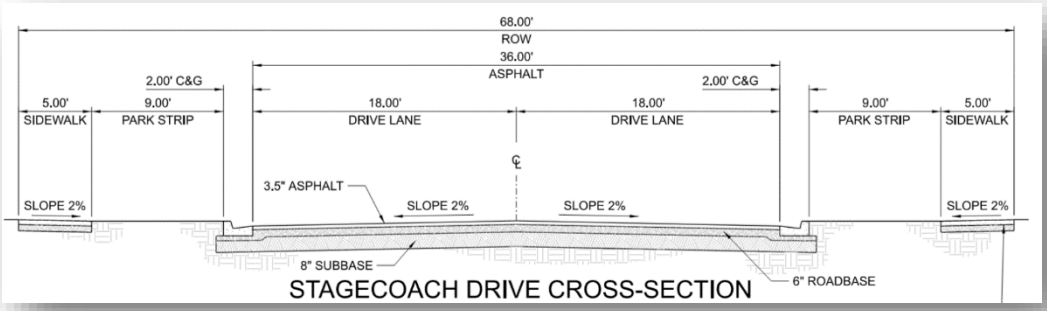
6. Developer shall prepare and provide easements for all public facilities not located in the public right-of-way.

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

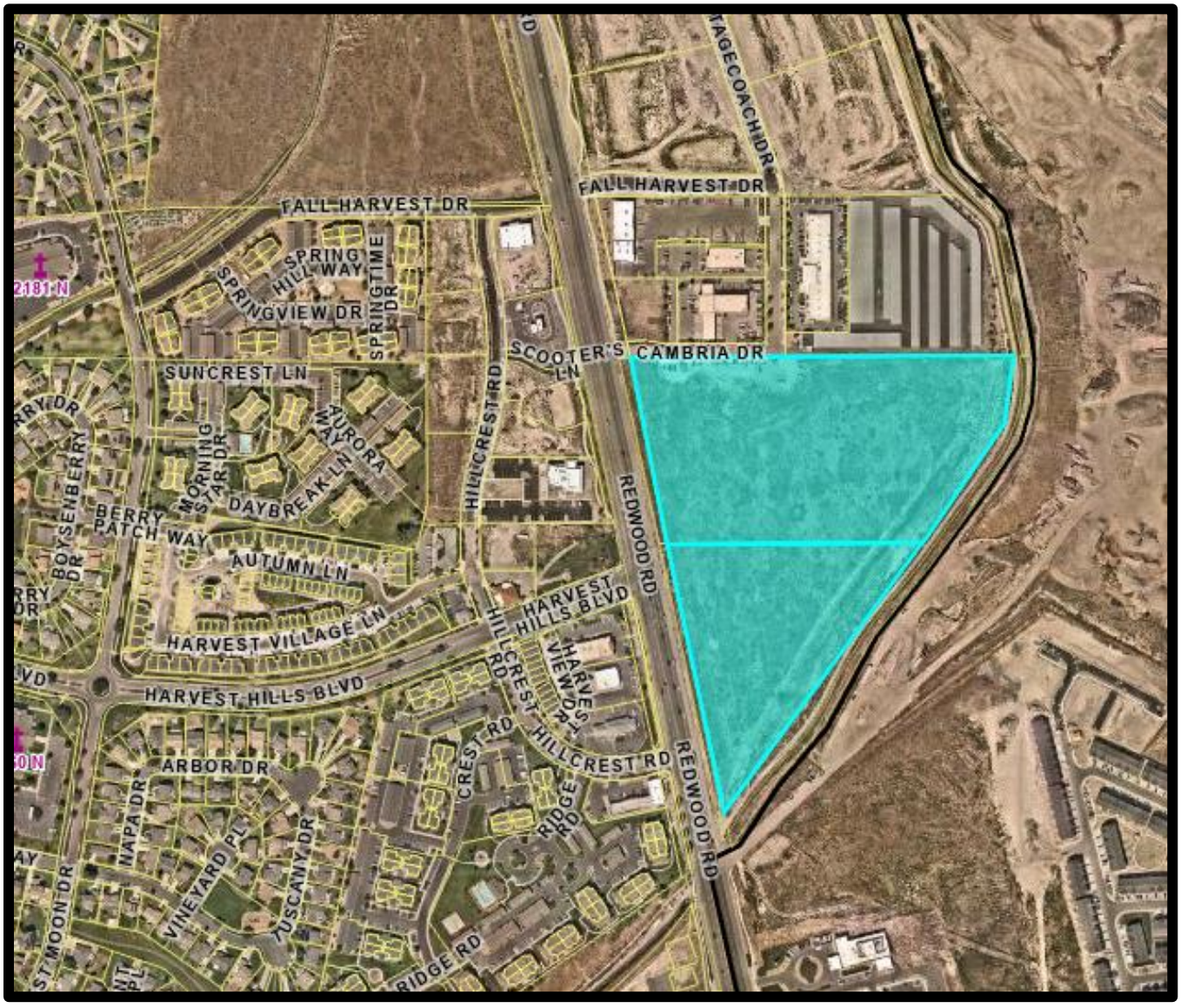
- The development will consist of 239,000 sq. ft. of flex office space.
- The project is anticipated to generate approximately 2,972 weekday daily trips, including 312 trips in the morning peak hour, and 314 trips in the evening peak hour
- Based on these guidelines and the anticipated project traffic, 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: ○ Cambria Drive / Redwood Road ○ Stagecoach Drive / Cambria Drive	• Poor LOS at: ○ 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: ○ Cambria Drive / Redwood Road	• Poor LOS at: ○ 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 WAY
DAYBREAK LN
BERRY PATCH WAY
AUTUMN LN
HARVEST VILLAGE LN
HARVEST HILLS BLVD
HILLCREST RD
SCOOTER'S LN
CAMBRIA DR
REDWOOD RD
GECOACH DR
RC
OW
C
MU
MF-14
A
ARBOR DR
NAPA DR
VINEYARD PL
TUSCANY DR
MOON DR
2181 N
1960 N

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*

MINUTES – CITY COUNCIL MEETING

Tuesday, August 17, 2021
City of Saratoga Springs
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the meeting to order at 6:02 p.m.

Roll Call:

Pursuant to the COVID-19 Federal Guidelines, this Meeting will be conducted with some members participating electronically.

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

Staff Present: City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Community Development Director Ken Young, Public Works Director Jeremy Lapin, and Deputy City Recorder Kayla Moss.

Invocation: Council Member Carn
Pledge of Allegiance: Council Member Porter

Public Input: None

REPORTS: City Manager Christensen advised that the City Council goals have been updated. They are welcome to reach out to him regarding the goals as needed. Things are progressing nicely and they hope to have some of the major projects happening soon.

Council Member McOmber thanked the staff for all of the fun events they put on every Monday during the summer.

CONSENT ITEMS:

1) **Cooperative Agreement with UDOT for Installation of Engine Brake Reduction Signs SR-85 city limits; Resolution R21-51 (8-17-21).**
2) **City Council Meeting Minutes: August 3, 2021.**

Motion by Council Member McOmber to approve items 1 and 2 of the consent items and was seconded by Council Member Porter.
Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden - Aye
Motion carried unanimously.

PUBLIC HEARINGS:

1. **Ordinance Vacating Lake Mountain Estates Plat "B" Drainage Easement 101346 (Catalina Bay Plat F); Ordinance 21-31 (8-17-21)**

City Manager Christensen advised that in order to make buildable lots closer to the lake they changed their drainage plan. That is why there is now a need for this drainage easement vacation.

Mayor Miller opened the public hearing at 6:07 pm. There were no comments so the public hearing was closed.

Council Member Carn asked what this will change the lot sizes to.

City Manager Christensen advised that this was re-platted previously. The lots are now going to be about a quarter acre.

Motion by Council Member Porter to approve the Ordinance Vacating Lake Mountain Estates Plat "B" Drainage Easement 101346 (Catalina Bay Plat F); Ordinance 21-31 (8-17-21) was seconded by Council Member Carn.
Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden - Aye
Motion carried unanimously.

Police Presentation/Demonstration: FARO Laser Scanner Investigation System. Chief Burton showed the Council Members this system. It is the most advanced system that is currently out there.

BUSINESS ITEMS:

1. **Westpoint Business Park General Plan Land Use Map Amendment (Office and Regional Commericial to Office Warehouse Land Use), Rezone (Agriculture to Office Warehouse Rezone), and Development Agreement, Mark Johnson Applicant, 2100 North Redwood Road; Ordinance 21-32 (8-17-21).**

Planning Director Stroud presented this rezone application to the City Council. The planning commission recommended approval with the findings and conditions.

Council Member Porter asked how many square feet of building are planned to be put on the property.

Jared Christensen with Mustang Design advised that he isn't sure exactly how much. The smaller building will be about 40,000 square feet.

Council Member Porter advised they have been trying to get more things like this in the City so he is happy to see it.

Council Member Poduska asked about a building in the complex and wondered if there is adequate parking for it.

Council Member Willden agrees that this will be a good addition to the City. It will bring a lot of jobs for residents.

Motion by Council Member Carn to approve the Westpoint Business Park General Plan Land Use Map Amendment (Office and Regional Commercial to Office Warehouse Land Use), Rezone (Agriculture to Office Warehouse Rezone), and Development Agreement, Mark Johnson Applicant, 2100 North Redwood Road; Ordinance 21-32 (8-17-21) with all staff findings and conditions and adding condition that the development agreement is approved by the city attorney and staff first was seconded by Council Member Poduska.
Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden - Aye
Motion carried unanimously.

2. **Harvest Point Commercial Plat B Preliminary Plat, Thago Estavan Applicant, 2113 North Redwood Road.**

Planning Director Stroud presented this preliminary plat to the City Council. This makes one lot into two lots.

Motion by Council Member Willden to approve the Harvest Point Commercial Plat B Preliminary Plat, Thago Estavan Applicant, 2113 North Redwood Road with all staff findings and conditions was seconded by Council Member Poduska.
Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden - Aye
Motion carried unanimously.

3. **D2D Real Estate General Plan Land Use Map Amendment (Office to Regional Commercial Land Use) Rezone (Agriculture to Regional Commercial Rezone), and Development Agreement, Michael Muehlmann Applicant, Aspen Hills Boulevard and Redwood Road; Ordinance 21-33 (8-17-21).**

Planning Director Stroud presented this rezone to the City Council.

Council Member Willden would like to add a condition that it needs to be office space as defined by the code. He doesn't want them to come back and ask for a gas station or something else instead.

Council Member Porter would like to update the office zone criteria so people are actually able to build an office building in the zone. He sees too many people asking for rezones so they can build an office building.

Motion by Council Member Willden to approve the D2D Real Estate General Plan Land Use Map Amendment (Office to Regional Commercial Land Use), Rezone (Agriculture to Regional Commercial Rezone), and Development Agreement, Michael Muehlmann Applicant, Aspen Hills Boulevard and Redwood Road; Ordinance 21-33 (8-17-21) with all staff findings and conditions adding condition that the rezone is conditional on only issuing a building permit and cannot be associated in any other zone besides the business park zone with a sunset provision of three years and if they don't act on it in that time it reverts back to the original zone was seconded by Council Member McOmber.
Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden - Aye
Motion carried unanimously.

4. **Transportation Master Plan Amendment, Ordinance 21-27 (8-17-21)** ***(Continued from 8-3-21)***

Public Works Director Jeremy Lapin advised there were four items that were cleaned up. Those items are to change wild blossom to a three lane road, a signal was put back at commerce and redwood and wildflower changed back to a collector.

Council Member Carn asked about the roadway project list and the signal project list. He wondered if they were prioritized.

Public Works Director Lapin advised there is not a priority list. He advised that the impact fee document prioritizes things more than this document does. The IFFP was updated about 3-4 years ago.

Motion by Council Member Carn to approve the Transportation Master Plan Amendment, Ordinance 21-27 (8-17-21) was seconded by Council Member Porter.
Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden - Aye
Motion carried unanimously.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 6:54 p.m.

Jim Miller, Mayor

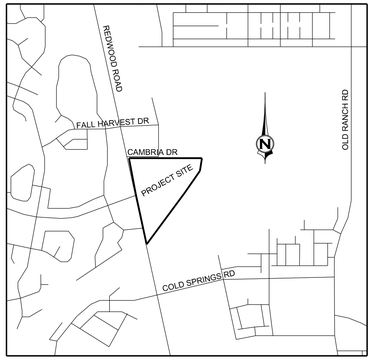
Attest:

Cindy LoPiccolo, City Recorder
Approved: 9-7-21

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 ____.

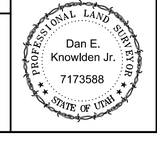
_____ ATTEST _____
CITY MAYOR CITY RECORDER (SEE SEAL BELOW)

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

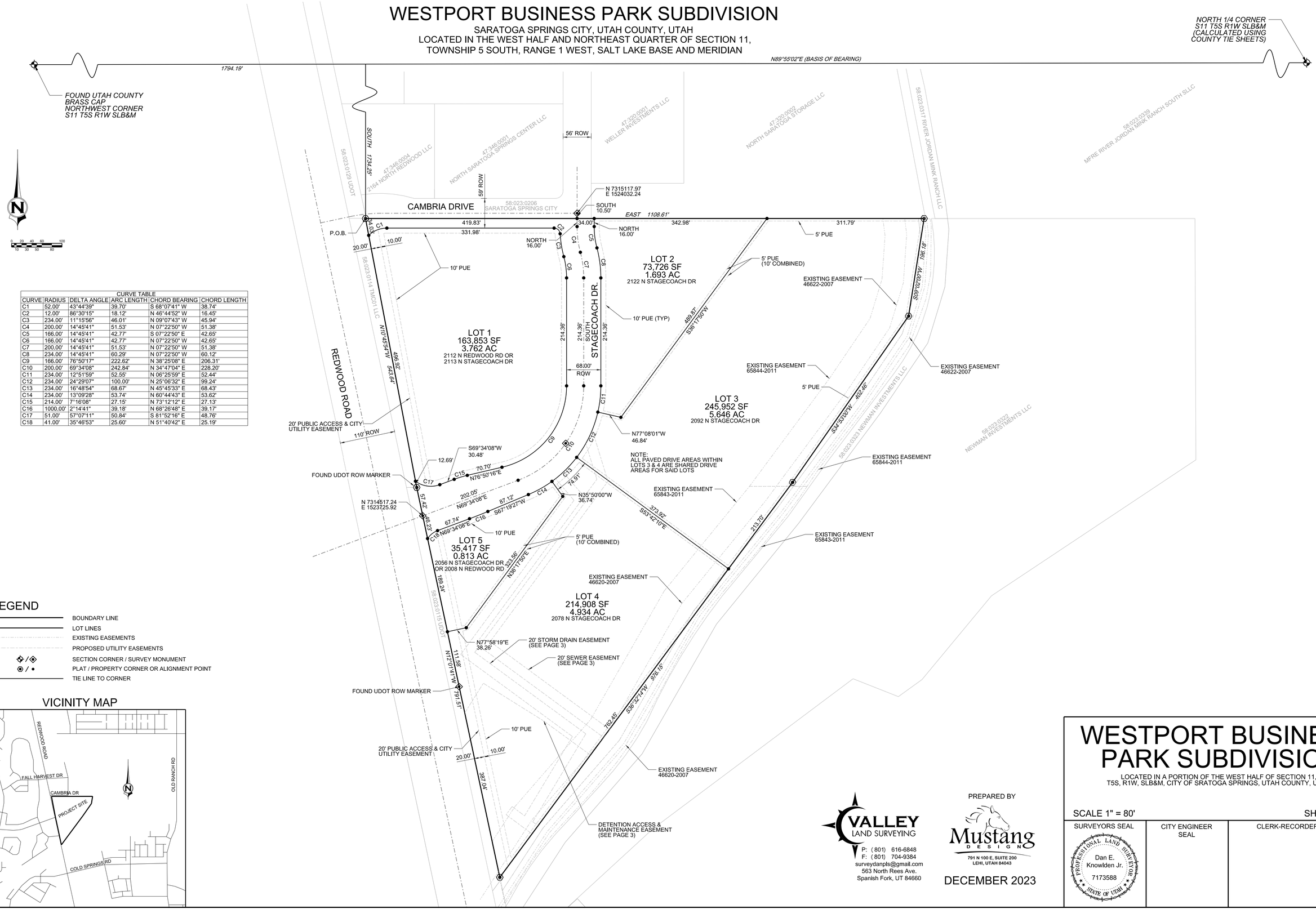


CITY ENGINEER SEAL

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

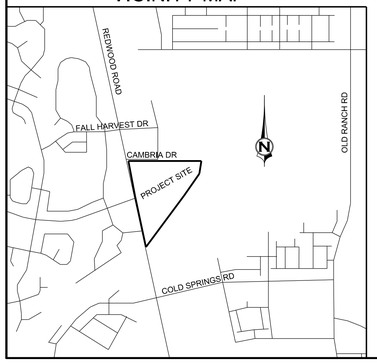


CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	52.00'	43°44'39"	39.70'	S 68°07'41" W	38.74'
C2	12.00'	86°30'15"	18.12'	N 46°44'52" W	16.45'
C3	234.00'	11°15'56"	46.01'	N 09°07'43" W	45.94'
C4	200.00'	14°45'41"	51.53'	N 07°22'50" W	51.38'
C5	166.00'	14°45'41"	42.77'	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
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

WESTPORT BUSINESS PARK SUBDIVISION

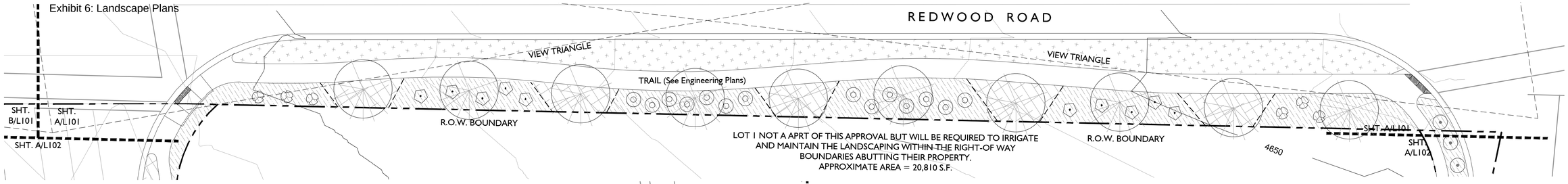
LOCATED IN A PORTION OF THE WEST HALF OF SECTION 11,
T5S, R1W, SLB&M, CITY OF SRATOGA SPRINGS, UTAH COUNTY, UTAH

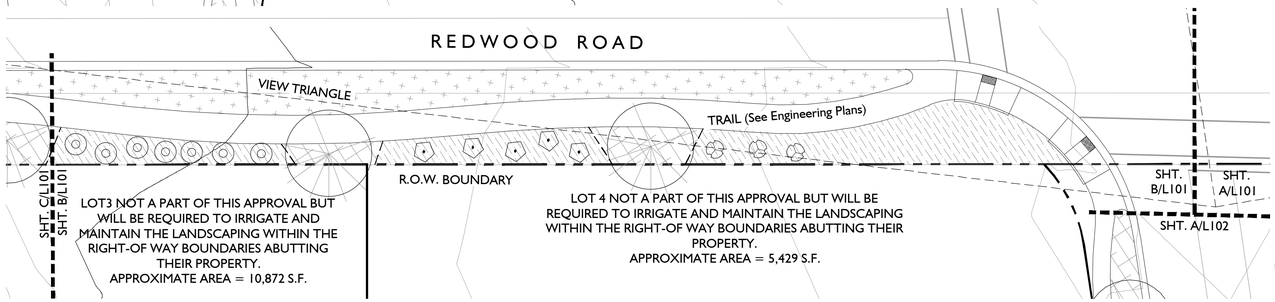
SCALE 1" = 80'

SHEET 2 OF 3

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR Dan E. Knowlden Jr. 7173588 STATE OF UTAH		

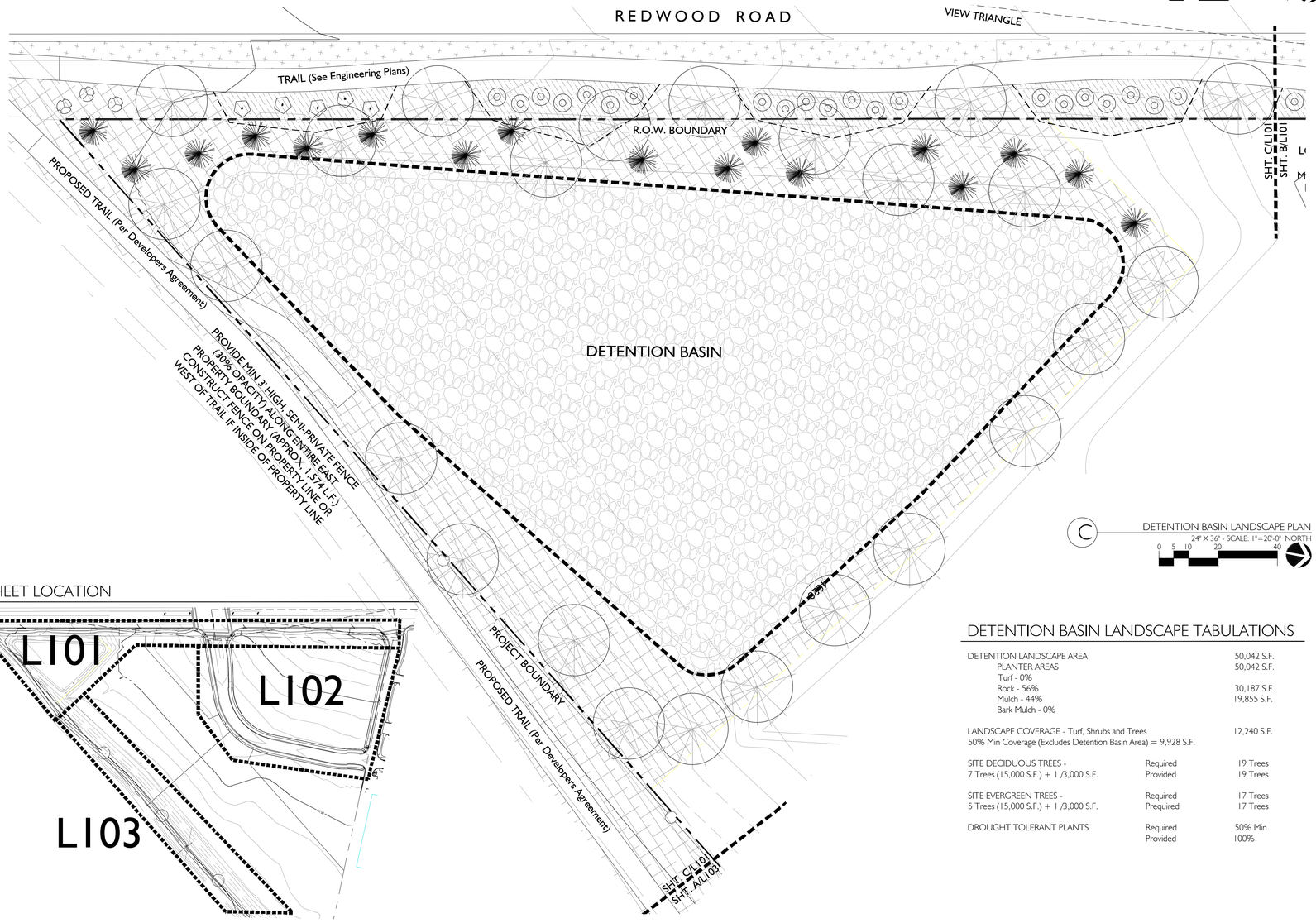
Exhibit 6: Landscape Plans





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"			

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. 10396 · REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
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WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

SUBDIVISION PLAT

R.O.W. / DETENTION BASIN LANDSCAPE PLAN

LI01

SHEET LOCATION

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.

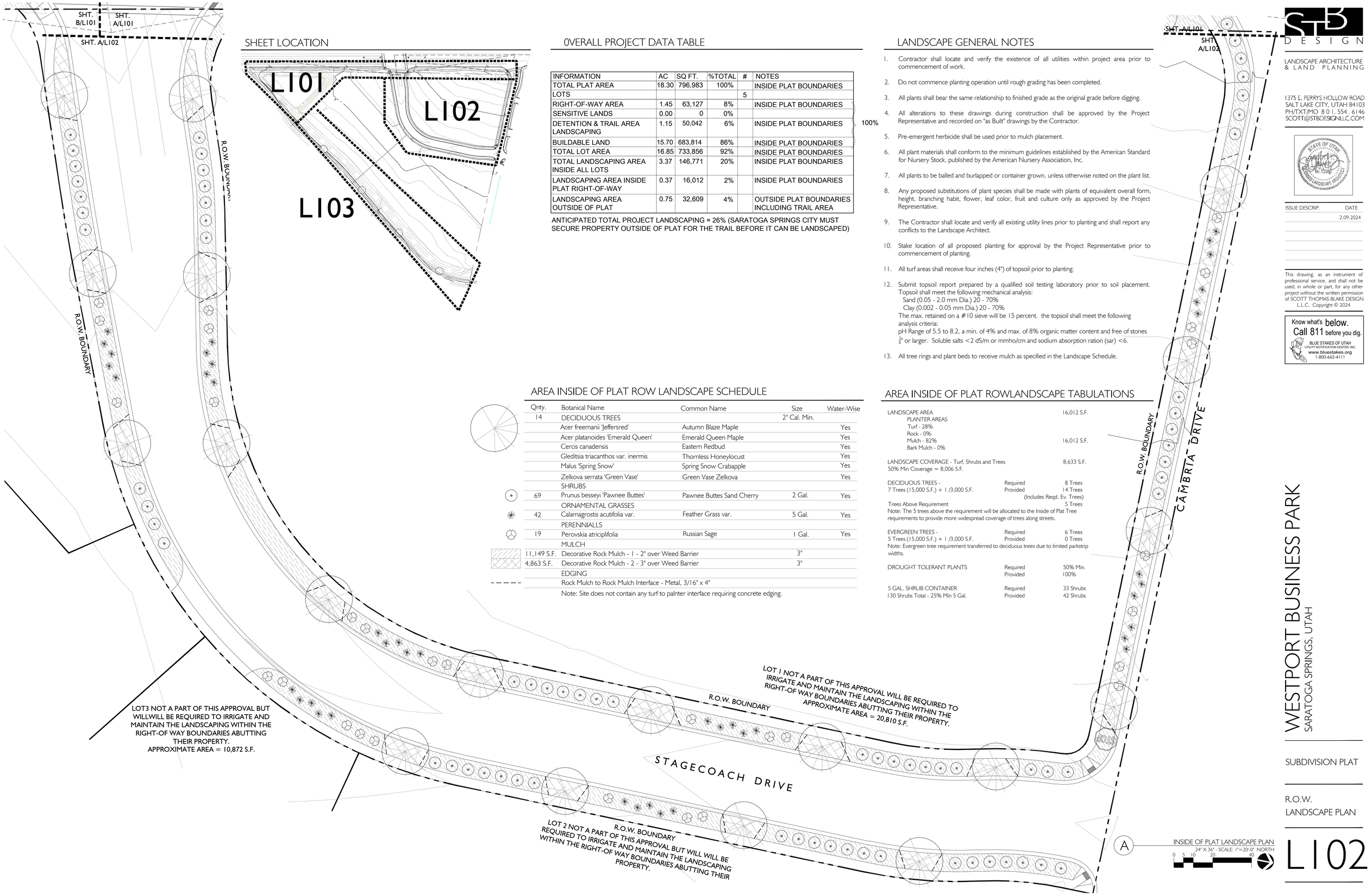
AREA INSIDE OF PLAT ROW LANDSCAPE SCHEDULE

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



A — INSIDE OF PLAT LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

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STATE OF UTAH — SCOTT THOMAS BLAKE — No. 11582 — REGISTERED LANDSCAPE ARCHITECT

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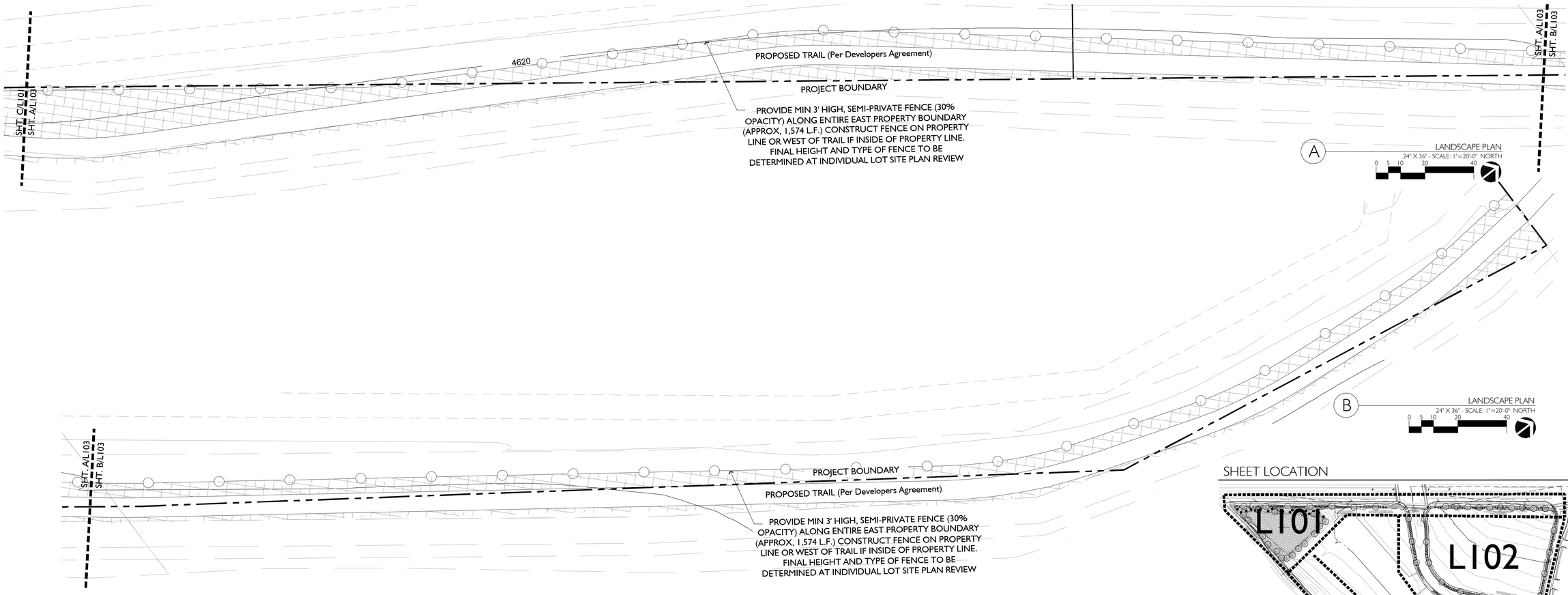
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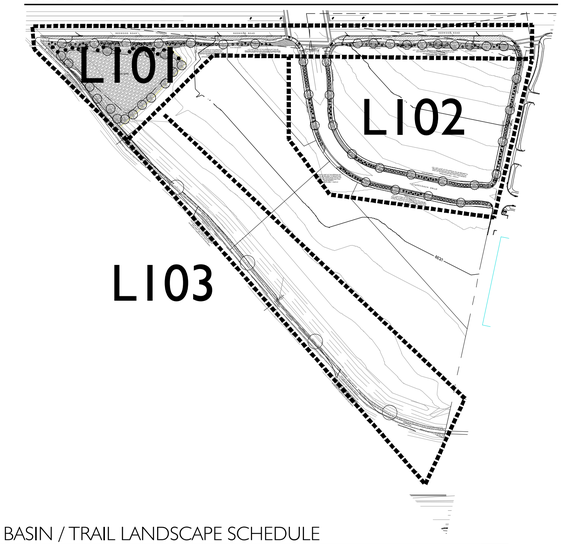
SUBDIVISION PLAT

R.O.W. LANDSCAPE PLAN

L102

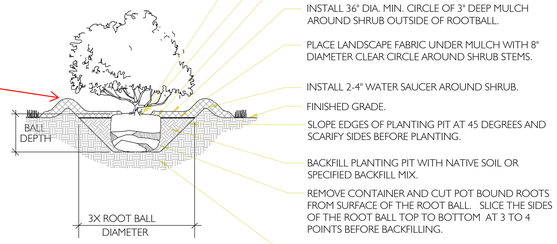


SHEET LOCATION



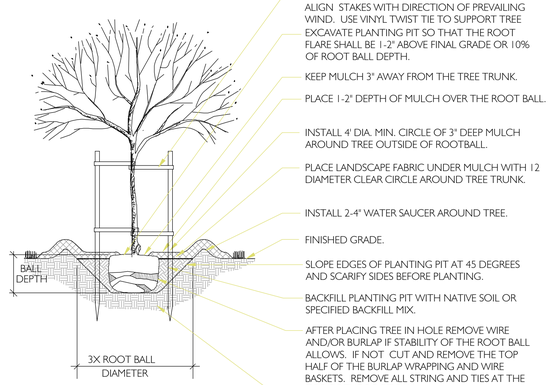
Show concrete edging diagram REPEAT COMMENT

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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STATE OF UTAH
SCOTT THOMAS BLAKE
LICENSED LANDSCAPE ARCHITECT

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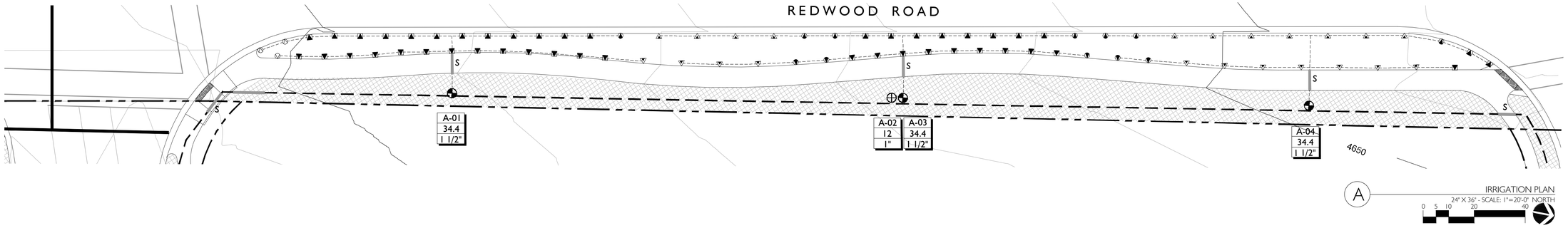
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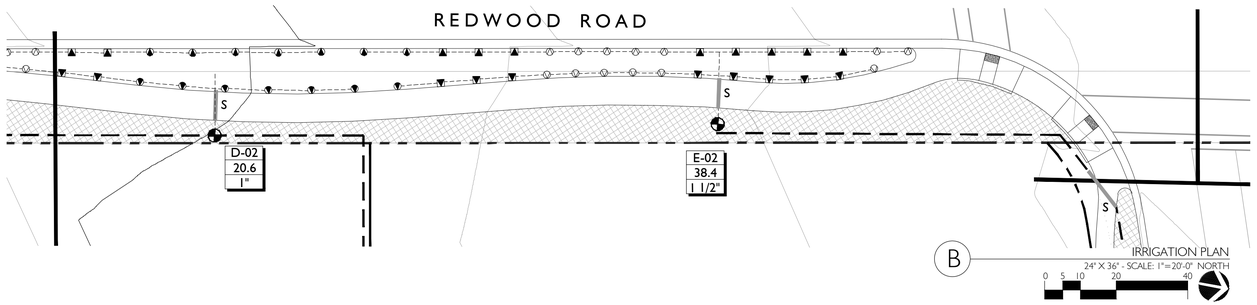
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SARATOGA SPRINGS, UTAH

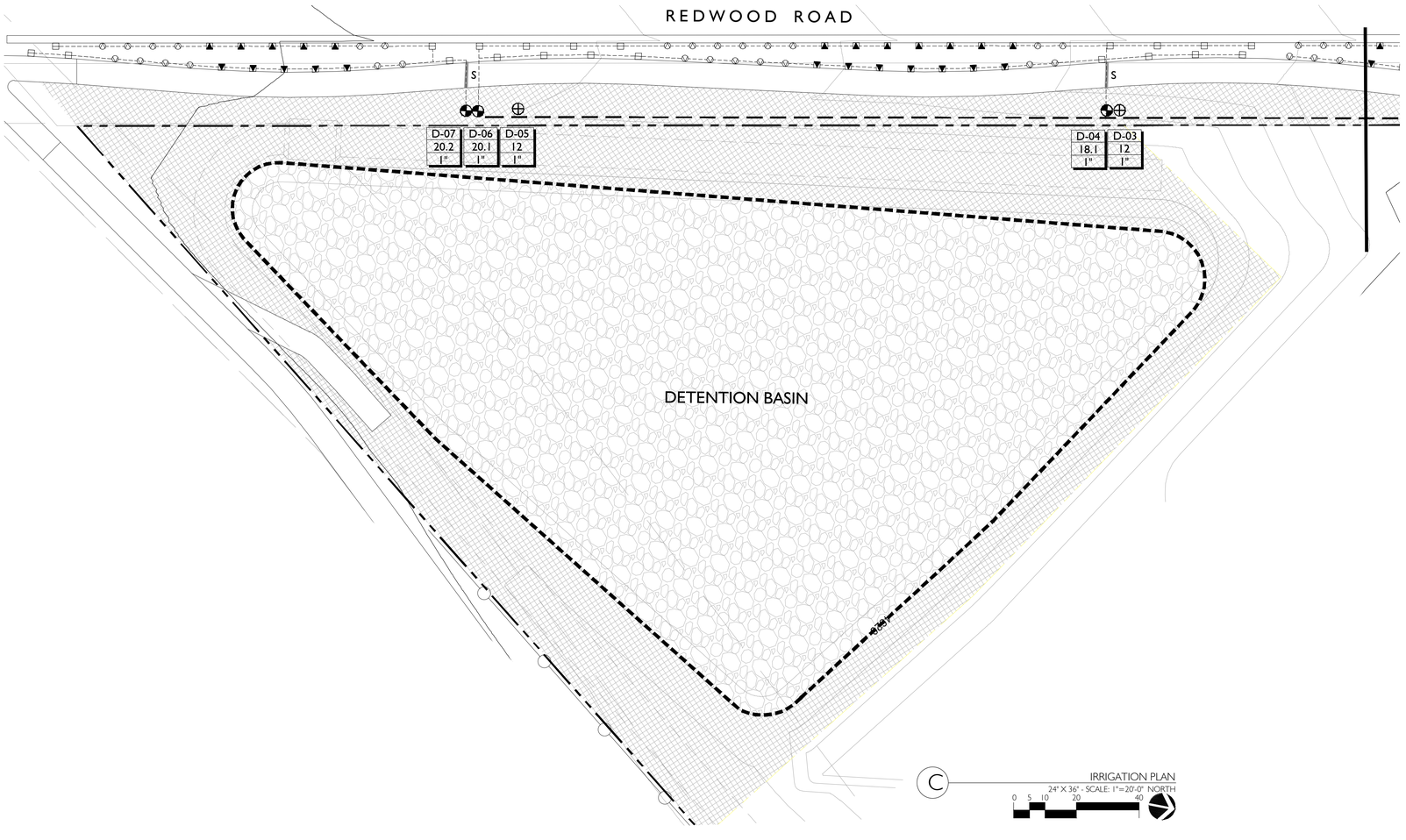
SUBDIVISION PLAT

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

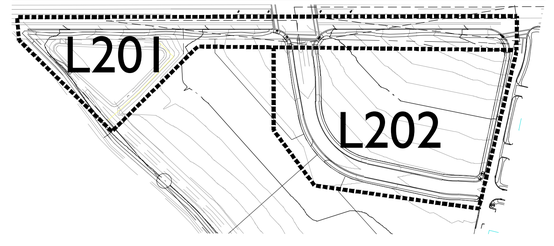
S Irrigation Sleeving (See Plan)

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



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. 10328647 · LICENSED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	2.09.2024

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WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

SUBDIVISION PLAT

R.O.W. / DETENTION BASIN IRRIGATION PLAN

L201

B BACKFLOW PREVENTION ASSEMBLEY

NOT TO SCALE

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

NOT TO SCALE

IRRIGATION SCHEDULE

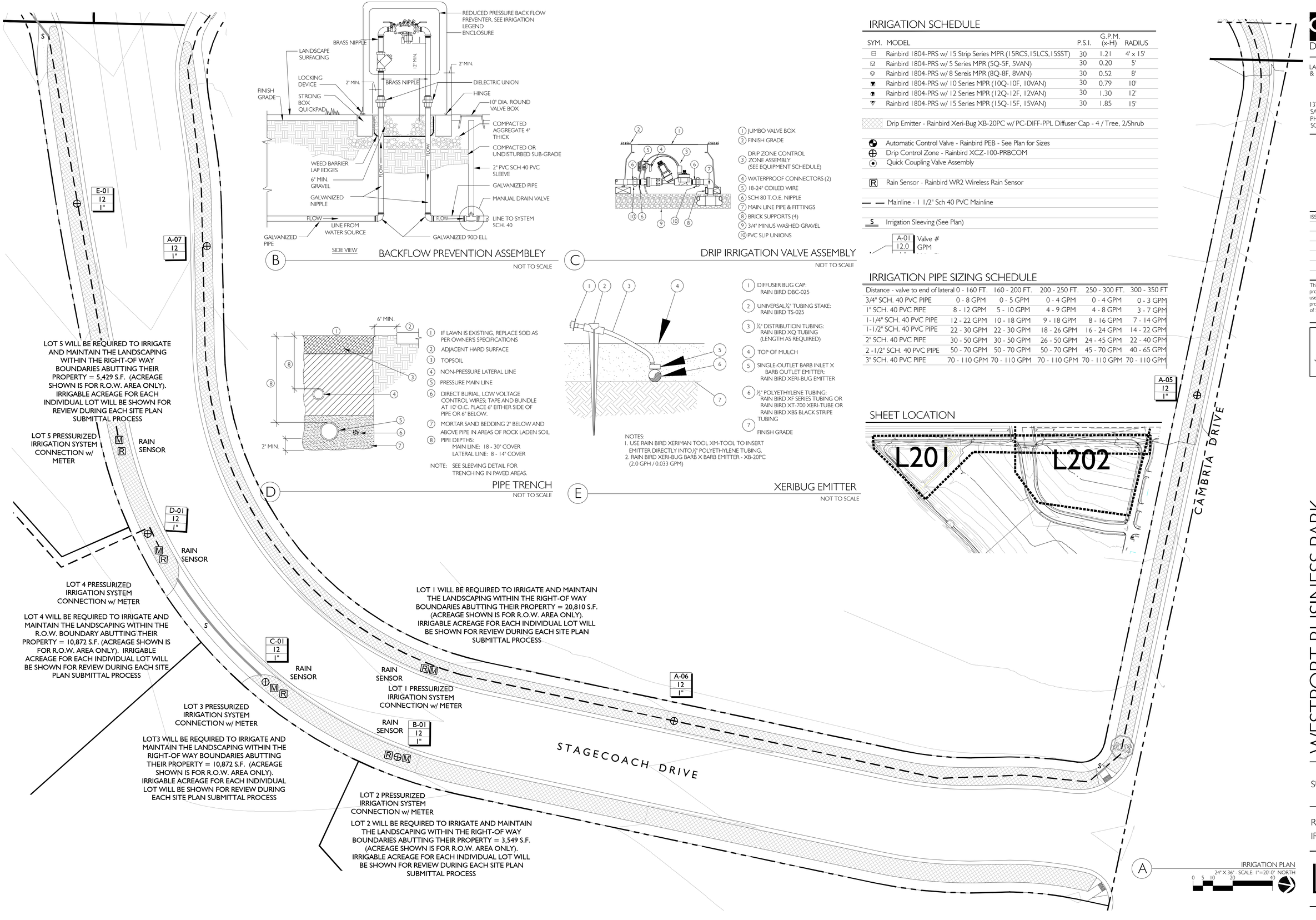
SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
	Rainbird 1804-PRS w/ 15 Strip Series MPR (15RCS,15LCS,15SST)	30	1.21	4' x 15'
	Rainbird 1804-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	5'
	Rainbird 1804-PRS w/ 8 Sereis MPR (8Q-8F, 8VAN)	30	0.52	8'
	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
	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



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 T. BLAKE — No. 11082 — REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	2.09.2024

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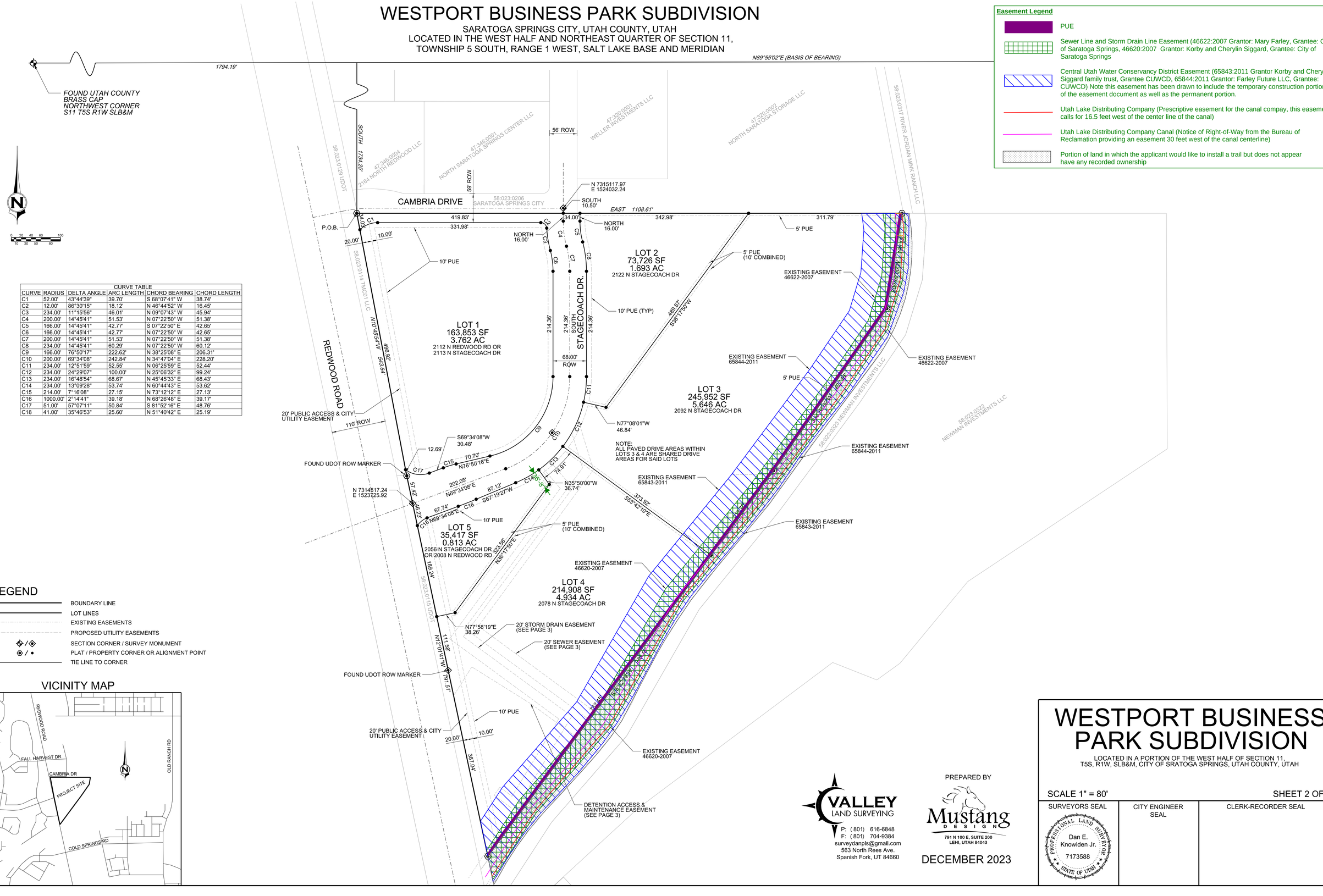
SUBDIVISION PLAT

R.O.W. IRRIGATION PLAN

L202

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



Easement Legend

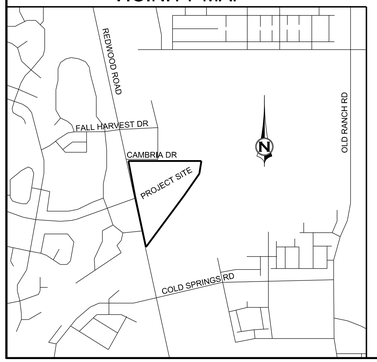
- PUE
- Sewer Line and Storm Drain Line Easement (46622:2007 Grantor: Mary Farley, Grantee: City of Saratoga Springs, 46620:2007 Grantor: Korby and Cherylin Siggard, Grantee: City of Saratoga Springs
- Central Utah Water Conservancy District Easement (65843:2011 Grantor Korby and Cherylin Siggard family trust, Grantee CUWCD, 65844:2011 Grantor: Farley Future LLC, Grantee: CUWCD) Note this easement has been drawn to include the temporary construction portion of the easement document as well as the permanent portion.
- Utah Lake Distributing Company (Prescriptive easement for the canal compay, this easement calls for 16.5 feet west of the center line of the canal)
- Utah Lake Distributing Company Canal (Notice of Right-of-Way from the Bureau of Reclamation providing an easement 30 feet west of the canal centerline)
- Portion of land in which the applicant would like to install a trail but does not appear have any recorded ownership

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
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

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		

MINUTES – Planning Commission

Thursday, March 14, 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 Virginia Rae Mann

2. **Roll Call** – A quorum was present
   Present:
   Commission Members: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.
   Staff: Sarah Carroll, Planning Director; Ken Young, Community Development Director; Owen Jackson, Assistant City Manager; Austin Roy, Senior Planner; Dan McRae, Assistant City Engineer; Nicolette Fike, City Recorder; Wendy Wells, Deputy Recorder.
   Others: Tim Ryan, City Council Member Audrey Barton

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

PUBLIC HEARINGS

1. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 – Definitions, and 19.04 - Establishment of Land Use Zones. City Initiated.**

Planning Director Sarah Carroll presented the Amendment. 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.

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

Commissioner Mangum inquired about the age limit of employees at a Bar since no one under 21 can be employed at a Tavern.

Community Development Director Young clarified that the serving of alcohol is regulated by State Code, no one under 21 can serve alcohol.

Commissioner Kilgore found the terminology confusing. His understanding was that a Tavern is more of an establishment that serves food, and asked if the terms were State defined. He also inquired how a business determines which category they would fall under.

Planning Director Carroll verified the terms are State defined and went on to explain that the State has criteria to help determine if an establishment is a Bar or Tavern based on the percentage of alcohol and food sales.

Commissioner Kilgore asked why we are banning Taverns and wondered if the concern was more about behavior or the establishment.

Planning Director Carroll explained that based on feedback from City Council, the City is okay with establishments like a sports bar that have a food menu, but not the definition that includes Taverns, night clubs and private clubs.

Commissioner Hill shared that he thinks it is appropriate to clean up language in Code so there is no ambiguity. He appreciates the Planning Department working to accomplish this.

DRAFT

Commissioner Sprosty Burns shared the definition of Tavern she found in State Code: "Taverns are defined as beer bars, parlors, lounges, cabarets and night clubs". She is concerned that some of the verbiage in the proposed amendment is problematic. She asked if the definition change would affect Bout Time.

Planning Director Carroll related that the City can have definitions that differ from State definitions. She clarified that the business Bout Time would not be affected by the proposed change, and advised that the definition change is being proposed in conjunction with the Bar-to Bar distance change that is in discussion with the City Council at this time.

Commissioner Mann asked what the percentage was for food vs alcohol served that is allowable. She inquired what would happen if the allowed percentage fluctuated and how it would be monitored to maintain Code Compliance. She also questioned what constitutes a full menu vs a limited menu.

Planning Director Carroll specified that the percentage of food vs alcohol served is close to 50 %. She advised that Code Compliance is monitored by State Licensing. She explained that an offering of a full meal rather than just appetizers would be considered a full menu.

Commissioner Mangum said he is for free choice, but wonders if we are using the word Tavern to limit specific actions.

Commissioner Kilgore asked what the City is trying to regulate and wonders what the point is to change the definition since the State does not ban Taverns.

Commissioner Willden commented that he is in favor of the Amendment because he feels the City Council is attempting to strike a good balance between allowing a restaurant with a bar and going past the tipping point of allowing businesses that would create an environment that is not family friendly. He noted that the City's General Plan is filled with family friendly neighborhoods, and he feels the proposed Amendment would help maintain and balance that.

Commissioner Mann said in her experience Tavern style establishments typically stay open later than bars that serve food, which could potentially cause concerns with safety on the roads with people driving late at night who have been drinking. She mentioned there are many Tavern style businesses in Salt Lake City, but is not sure we should be the same type of City.

Commissioner Kilgore wondered why adding a full menu would control behavior or make a business more family friendly. He suggested that the City could create an Ordinance to mandate business hours.

Commissioner Ryan appreciated the robust discussion. He expressed concern that creating a distinction between Bar and Tavern could have unintended consequences. He feels the proposed Amendment is not the right way to go about creating the distinction, and there may be a better way to accomplish the City's goals.

Motion made by Commissioner Rachel Sprosty Burns, based on evidence and explanation received, to forward a Negative recommendation to the City Council for the proposed amendments to Title 19, based on the following findings: That the verbiage is not right. Seconded by Commissioner Jack Mangum.
Yes: Ken Kilgore, Jack K. Mangum, Reed Ryan, Rachel Sprosty Burns.
No: Scott Hill, Virginia Rae Mann, Doug Willden.
Absent: None.
Motion passed 4 - 3.

Chairman Ryan asked if any Commissioners had any comments regarding their votes. The following comments were given:

Commissioner Mangum stated he is in favor of everything but is confused by the word Tavern, and the amendment does not accomplish what he thinks the City wants to accomplish.

Commissioner Willden feels the City tried to align with State Code and this may be as close as we could get to accomplishing that. He expressed that City Staff did a good job in a difficult situation.

DRAFT

Commissioner Hill felt it was a good discussion and is in support of the recommendations of City Staff.

BUSINESS ITEMS

1. **City Hall & Library Site Plan located at 319 S. Saratoga Road. 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.

Commissioner Hill asked if City Staff feels confident the City can comply to all items in the Staff Report, and wanted to know when the groundbreaking would be held.

Senior Planner Roy clarified that Staff does feel confident the City can comply to all items. He informed Commissioners that the ground breaking would be held on Monday, March 18th at 4 pm. He advised that there will be some Community Engagement Events coming up in the future.

Commissioner Kilgore received clarification that the Code Amendment for building height and Screening in the loading area have both already come through Planning Commission and are pending Ordinance.

Commissioner Kilgore asked if we anticipated any parking issues with the parking plan or landscape items in the parking lot. In addition, he requested more information on the Hydraulic Storm Drain reports.

Planning Director Carroll verified that with Patriot Park's extra parking lots, parking at the City Hall is not a concern.

Assistant City Engineer McRae communicated that we have gone through many reviews on the storm drains, and there is no concern. There is a new Storm Drain Outfall that will cross Saratoga Road and go out to the Lake. There is also a new treatment device that will treat storm water near Inlet Park and the City will maintain that device.

Commissioner Kilgore received clarification that the gates and signage will meet City Code.

Commissioner Sprosty Burns asked if any of building will be leased out and if we have control over who would lease the space. She asked specifically if WIC may be a future tenant. She is concerned about parking and wonders if the 169 planned parking stalls will be adequate if other government entities will be leasing space. She has seen times when the Patriot Park parking lot is full, which she feels could be a problem. She expressed concern that we hold businesses to a higher standard than what we are holding the City to.

Assistant City Manager Jackson related that there has been discussion with the County to have another government entity lease the extra space in the new building, but there is no contract in place at this time. He further mentioned that some of the possible future tenants could be County Health, WIC, or County Assessors. Discussions are underway to determine those details.

Senior Planner Roy explained that Civic Uses do not have a parking requirement in City Code. He also mentioned that parking at Patriot Park was designed to be used by City Hall.

Assistant City Manager Jackson advised that much of the parking North of the Court and Police facility is intended for the future City Hall, along with the current Patriot Park stalls. There will be a future expansion of Patriot Park that will also provide additional parking.

Assistant City Engineer McRae addressed the concern about Parking and advised that there will not likely be an overlap in peak parking hours between Patriot Park and City Hall.

In response to Commissioner Ryan's question about providing an estimate of the number of stalls at Patriot Park and the Police facility, Senior Planner Roy responded that we could count the lots and provide the number of lots if needed. He said that City Code does allow for shared parking and shared Parking Agreements can be put into place as well. He also reiterated that Patriot Park will be expanded with additional parking at a future date.

DRAFT

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

Motion made by Commissioner Ken Kilgore to approve the minutes of February 22, 2024. Seconded by Commissioner Rachel Sprosty Burns.
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.

REPORTS

1. Commissioner's Comments.

Commissioner Hill reported on a meeting hosted by MAG held March 4th that he and Commissioner Mann attended. The meeting subject was transportation. The intent was to have reps from UTA and UDOT talk about concerns with growth. He mentioned that City Manager Mark Christensen did a great job of explaining our future population growth and concerns.

Commissioner Mann agreed with Commissioner Hill and said the meeting was very beneficial. She also reported that City Manager Mark Christensen did a fabulous job representing our future growth and needs.

Assistant City Engineer McRae advised that we are working with UTA on a future Park and ride. It will be North of the new City Hall.

Planning Director Carroll clarified that the City's concerns are being heard and prioritized regarding future growth.

Commissioner Ryan expressed thanks to Commissioner Kilgore for substituting for him at the last Planning Commission meeting.

2. Director's Report.

Planning Director Carroll reviewed items that were approved and denied in City Council Meeting on March 12th. She also reminded Commissioners that next Planning Commission meeting will be March 28th.

Community Development Director Young reminded the Planning Commissioners of the Breakfast with Planners on March 21st.

CLOSED SESSION - No closed session was held.

ADJOURNMENT - Meeting Adjourned Without Objection at 7:22 p.m. by Chairman Reed Ryan.

_____ _____

Date of Approval Planning Commission Chair

_____

Deputy City Recorder

DRAFT