



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, June 13, 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.

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. Holiday Oil Ring Rd. Site Plan and Preliminary Plat. Located at 2007 S Redwood Rd. Brent Neel as applicant.
2. Northern Frontier Business Park Lot 4 Site Plan. Located at 2238 N Redwood Rd. Josh Moffat as applicant.
3. Approval of Minutes: May 30, 2024.

PUBLIC HEARINGS

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

1. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.20 - Internal Accessory Dwelling Units (IADU) Map Amendment for Arcadia Springs Subdivision Plats A & B. Madison Ostler as applicant.
2. Saratoga Springs Commercial Plat G General Plan Land Use Map Amendment from Business Park to Regional Commercial, and Rezone from Agriculture to Regional Commercial and MF-18, and accompanying Concept Plan. Located at approximately 400 West and Crossroads Blvd. Dan Schmidt as applicant.
3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.27 – Addressing and Street Naming. City Initiated.
4. General Plan Amendments for various city owned properties to Institutional/Civic from various General Plan uses, and Rezones for various city owned properties to Institutional/Civic from various Zones. City Initiated.
5. General Plan Amendment from Rural Residential to Natural Open Space for BLM Land - Utah County Parcel 59:004:0003. City Initiated.

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.



SITE PLAN/PRELIMINARY PLAT
HOLIDAY OIL RING ROAD
JUNE 13, 2024
PUBLIC MEETING

Report Date:	June 5, 2024
Applicant:	Brent Neel
Owner:	Wagstaff Investment LLC
Location:	2003 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	59:002:0185/2.23 Acres
Land Use Designation:	RC Regional Commercial
Parcel Zoning:	RC Regional Commercial
Adjacent Zoning:	RC, NC, R1-10
Current Use of Parcel:	Vacant
Adjacent Uses:	RC, Institutional, Developed Open Space
Previous Meetings:	n/a
Previous Approvals:	n/a
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

The applicant requests the City approve the commercial preliminary plat for the Holiday Oil – Ring Road Plat; consisting of one lot that is 2.23 acres and site plan for a Holiday Oil Gas Station, C-Store, Drive-Thru, and Car Wash. Located on the northwest corner of Redwood Road and 2015 South Street.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the preliminary plat and site plan, 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 subject property includes a 2.23 acre parcel of undeveloped land.

C. Specific Request:

Preliminary Plat. The applicant requests approval of a preliminary plat to create the following:

- A 2.23 acre Regional Commercial lot for the development of a Holiday Oil Gas Station, C-Store, Drive-Thru, and Car Wash.

Site Plan. The applicant requests approval of a site plan:

- Holiday Oil Gas Station, C-Store, Drive-Thru, and Car Wash including:
 - Gas Station with 15 pumps
 - C-Store - 5,020 sq. ft.
 - Drive-Thru
 - Fully automated car wash
- Architectural standards for the buildings
- Lighting, landscaping, irrigation, utility, and lighting
- Related parking, trash enclosures, and other requirements

D. Process:

Preliminary Plat

The table in Section 19.13.04 outlines the process requirements of a Preliminary Plat. A public meeting (not hearing) is required with the Planning Commission who then make a recommendation to the City Council which is the Land Use Authority. The City Council shall then either approve, continue, or deny the request at a public meeting.

Following any Preliminary Plat approval a Final Plat will be required and recorded; the Planning Director is the Land Use Authority for Final Plats.

Site Plan

The table in Section 19.13.04 outlines the process requirements of a Site Plan. A public meeting (not hearing) is required with the Planning Commission who then decide to either approve, continue, or deny the request.

Section 19.17.03 outlines the process criteria for 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.
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.

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. Review: The project appears to be compatible with City Code and the General Plan.

G. General Plan: The land use designation for the parcel is Regional Commercial, and is therefore consistent with the General Plan.

Staff conclusion: *Consistent.* The development, requested by the applicant, follows the General Plan, and the Zoning Code for Preliminary Plat and Site Plan.

H. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies**
- 19.11, Lighting: **Does not comply – see conditions.**
- 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)

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 of the requested site plan and preliminary plat for Holiday Oil Ring Road, located at 2003 South 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 19.04, 19.06, 19.09, 19.11, 19.13, 19.14, 19.16 and 19.18 of the Land Development Code, 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. The site plan and preliminary plat is recommended as shown in the attachments to the Staff report. Any remaining redlines shall be corrected before the plans are stamped for construction.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission:
_____.

Option 2 – Continuance

“I move to **continue** the site plan and preliminary plat for Holiday Oil Ring Road 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 and preliminary plat for Holiday Oil ring Road, located at 2003 S. 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

J. Exhibits:

1. City Engineer’s Report
2. Location & Zone Map
3. Planning Review Checklist
4. Preliminary Plat

5. Site Plan
6. Photometric Plan
7. Landscape Plan
8. Elevations

Staff Report

Author: Kyle Kingsbury, Engineer II
Subject: Holiday Oil Ring Rd – Final Plat / Site Plan
Date: 13 Jun 2024
Type of Item: Final Plat / 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: Brent Neel – Wagstaff Investment LLC
Request: Final Plat / Site Plan Approval
Location: 2003 South Redwood Road
Acreage: 2.23 Acres - 1 Lot

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

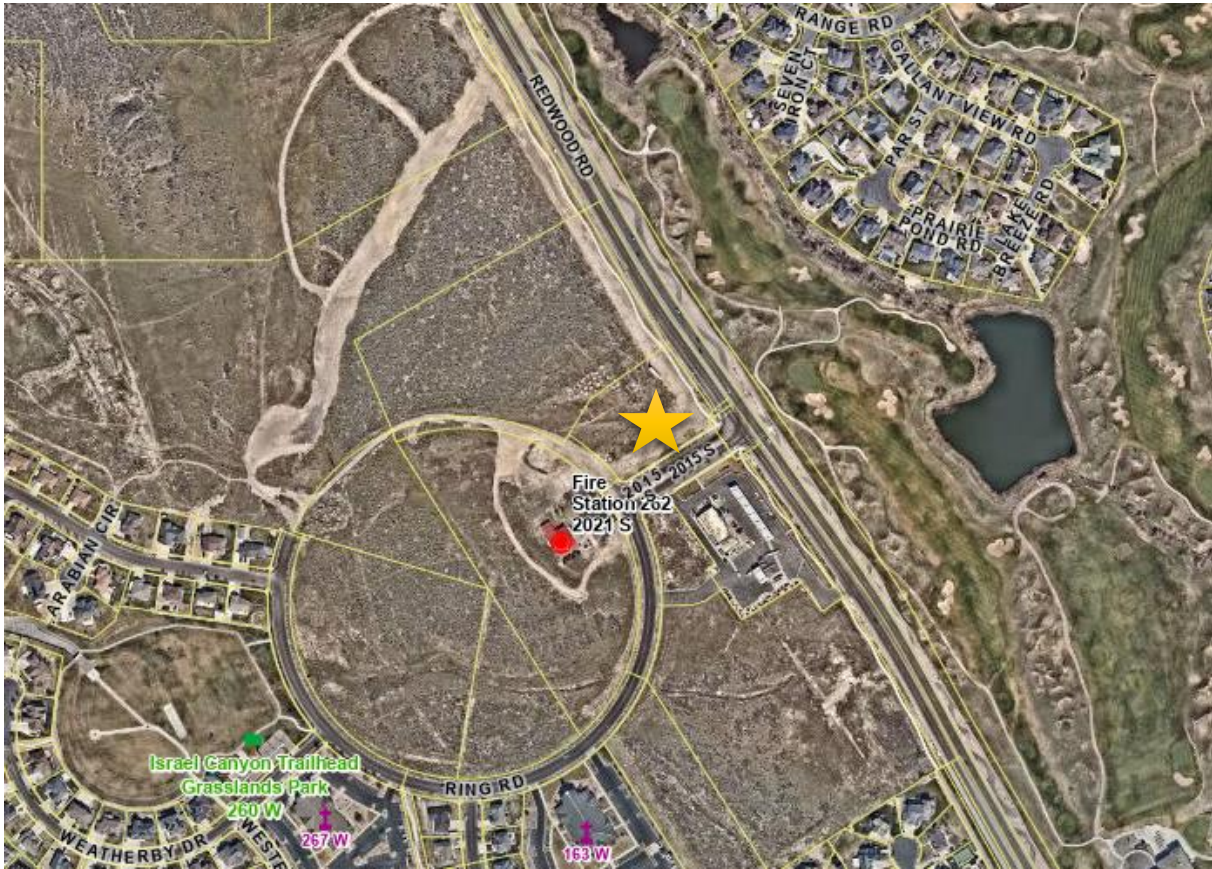
1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Owner to record a Long-Term 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. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.
5. Project shall comply with all ADA standards and requirements.
6. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
7. Developer shall provide easements for all public utilities not located in the public right-of-way.
8. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.

9. Project bonding must be completed as approved by the City Engineer prior to recordation of plat.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
11. 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.
12. Submittal of an electronic version of the as-built drawings in pdf format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
13. The overhead power lines crossing east-west within this plat shall be buried in PUEs by Developer.
14. 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.
15. UDOT access approval is required prior to acceptance of Construction Drawings.
16. See below for Traffic Study results:

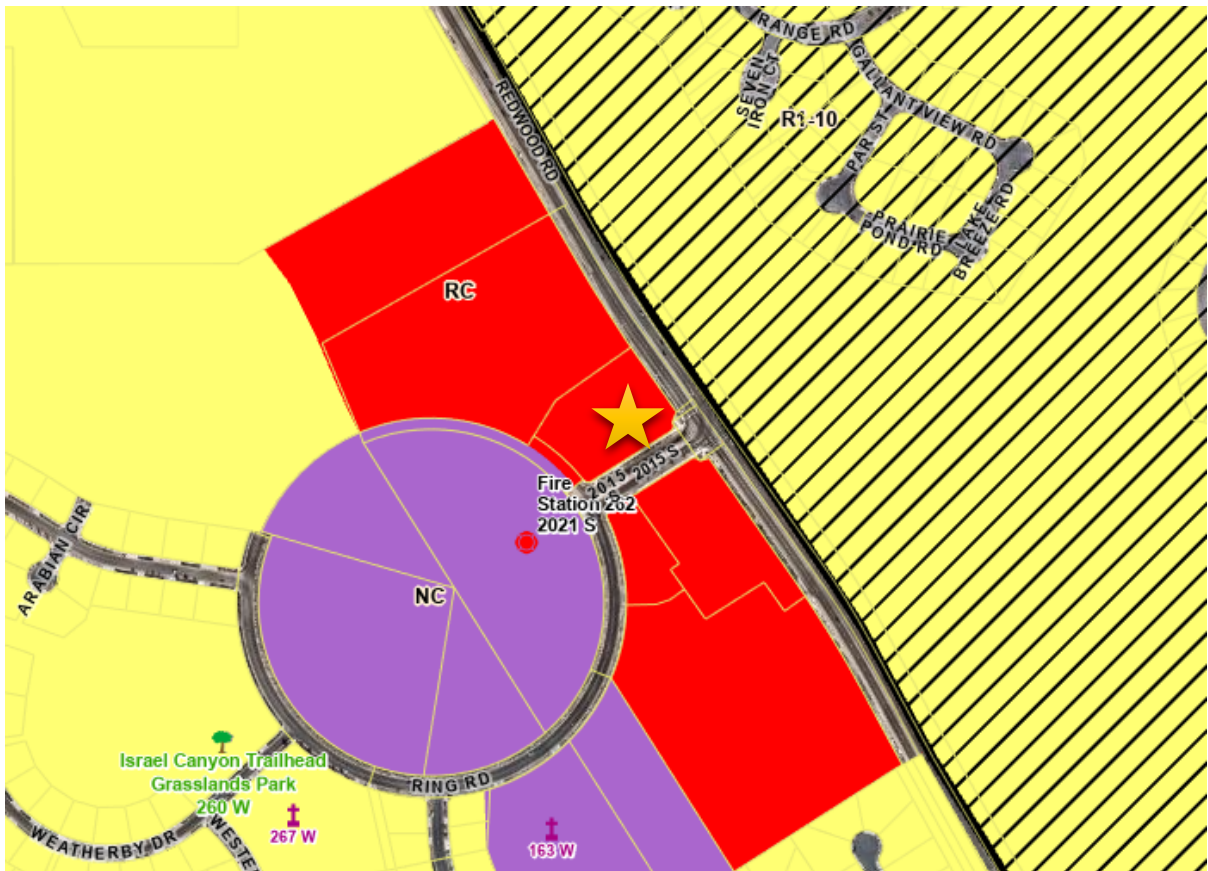
SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
<ul style="list-style-type: none"> • The development will consist of a gas station with a convenience store and an automated car wash. • The project is anticipated to generate approximately 1,784 (+3,774 pass-by) weekday daily trips, including 127 (+269 pass-by) trips in the morning peak hour, and 117 (+232 pass-by) trips in the evening peak hour • It is recommended that a westbound right-turn deceleration (ingress) lane be installed at the Southeast Access and that a southbound right-turn deceleration (ingress) lane be installed at the Northeast Access. 		
2023	Background	Plus Project
Findings	<ul style="list-style-type: none"> • Acceptable LOS 	<ul style="list-style-type: none"> • Poor LOS at Northeast Access / Redwood Road (S.R. 68)
Mitigations	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None, traffic will re-route to avoid delays
2028	Background	Plus Project
Findings	<ul style="list-style-type: none"> • Acceptable LOS 	<ul style="list-style-type: none"> • Poor LOS at Northeast Access / Redwood Road (S.R. 68)
Mitigations	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None, traffic will re-route to avoid delays

LOCATION



ZONING





APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	March 21, 2024
Date of Review:	March 27, 2024
Project Name:	Holiday Oil – Ring Road
Project Request / Type:	Preliminary Plat/Site Plan
Meeting Type:	Planning Commission/City Council
Applicant:	Brent Neel
Owner:	Wagstaff Investment LLC
Location:	2007 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) and size:	59:002:0185/2.23 Acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	RC (Regional Commercial)
Adjacent Zoning:	NC (Neighborhood Commercial) & R1-10
Current Use:	Vacant
Adjacent Uses:	Refueling Station/Fire Station/Golf Course
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Preliminary/Site Plan Approval
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: **Yes.**

Section 19.13.04 – Process

- DRC: 1/3/2023 (Missing Landscaping features and TIS).
 - Neighborhood Meeting: N/A
 - PC: -
 - CC: -
-

General Review

Building Department

- Check CW for comments.

Fire Department

- Check CW for comments.

GIS / Addressing

- Check CW for comments.

Additional Recommendations:

- None.

Code Review

- 19.04, Land Use Zones
 - Zone: RC (Regional Commercial)
 - Use: RC – Regional Commercial; Refueling Station

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Determination	How
Development Size (Minimum)			
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>2.23 Acres</i>
Front/Corner Side Setback (Minimum)	10'	Complies	<i>91.5'/92.8'/80.1'</i>
Interior Side Setback (Minimum)	10'	Complies	83.8'
Rear Setback (Minimum)	30'	Complies	<i>80.2'/13.3'</i>
Building Separation (Minimum)			
Lot Width (Minimum)			
Lot Frontage (Minimum)			
Building Height (Maximum)	50'	Complies	27'
Lot coverage (Maximum)	50%	Complies	<i>6% Buildings</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>4,200 & 1,470 Sq. Ft.</i>
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	Complies.	<i>Not in floodplain.</i>

flood elevation of Zone A as defined on the FEMA Flood Insurance Map.		
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>C300</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City’s currently-approved Transportation Master Plan.	Complies.	<i>Compatible with the TMP.</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>Access via Redwood Road.</i>
Automobile Repair, Minor: All vehicles that are being serviced shall be parked in either service bays or in an enclosed area such as a six-foot wall.	N/A.	
<p>Special Standards and Considerations Governing Particular Uses.</p> <p>Automobile refueling stations and car wash operations.: Automobile refueling stations and car wash (self-serve) operations are permitted subject to the following standards: a. Gasoline pumps and pump islands for car wash operations or automobile refueling stations shall have a canopy and the setback, measured from the edge of the canopy, shall be not less than twenty-five feet from any property lines or shall be in conformity with the building setback lines of the zone, whichever is greater. b. The minimum closest distance from the automobile refueling stations or car wash with gas pumps site to an existing school, park, or playground shall not be less than 500 feet. c. No outdoor storage of rental trucks or trailers, stacks of tires, or other merchandise will be provided by the automobile refueling stations or car wash operation except when such equipment or merchandise is screened by an approved fence not less than six feet in height.</p>	Complies.	<i>Meets all requirements of an automobile fueling station.</i>
<p>Hotels: No hotel shall be located within 500 feet of an existing school or public or private park as measured from the hotel building to the property boundary of the school or public or private park. b. No hotel shall be located within 500 feet of an existing residentially-zoned property as measured from the nearest point of the hotel building to the nearest residential zone (excluding Mixed Use and Mixed Waterfront zones). i. Exception: a residential zone may be a minimum of 300 feet from a hotel as measured from the nearest point of the hotel structure to the nearest residential zone if the hotel and residential zone are separated by a Major Arterial. c. Travel trailers, campers, and other similar recreational vehicles shall not be occupied on the premises of a hotel facility or used in any way to provide additional accommodations for the hotel occupants. d. The site plan shall be designed to allow for visibility from the public right-of-way for police officers in patrol vehicles. The City of Saratoga Springs Police Department shall provide recommendations regarding the security of the site. e. Applications shall include a security management plan that outlines how the hotel</p>	N/A.	

<p>will address potential criminal activities at the site. The security management plan shall include the following: i. Outdoor lighting to remove “hiding places.” Lighting for safety and security shall be provided for all areas of the site that are not covered by a building, including all walkways and trash storage areas. ii. Building entrance monitoring. iii. Surveillance system that, at a minimum, covers the parking lot and registration areas.</p>		
<p>Kennel, Private: Outside runs or areas shall be a minimum of 300 feet from any dwelling other than the dwelling of the owner and the run or yard area shall be enclosed with a 6-foot sight obscuring fence. b. The structure(s) housing the animals shall be large enough to accommodate all animals and shall comply with the City noise and nuisance regulations in Title 10. c. Should the City receive complaints regarding the noise levels of the private kennel, the property owner shall retain the services of a qualified acoustical engineer if necessary to demonstrate compliance with Title 10. 5.</p>	<p>N/A.</p>	
<p>Storage, Self-Storage, or Mini-Storage Units: Shall not be located within ½ half mile of existing storage units.</p>	<p>N/A.</p>	
<p>Vehicle Storage: Vehicle Storage is permitted subject to the following standards: a. Storage areas shall be completely enclosed by a minimum six foot opaque wall or fence. b. Storage shall not occur adjacent to residential development, zone, or General Plan land use designation.</p>	<p>N/A.</p>	
<p>Public and Private Utility Building or Facility and Public Building Sites: a. Minimum lot size, lot width, lot frontage, lot coverage, and building size requirements do not apply to Public Utility Buildings or Facilities and Public Building Sites that are not intended for occupancy and are owned by a governmental entity or public utility company in the State of Utah. b. Utility structures and Public Buildings shall not encroach onto a public utility easement. However, this does not preclude the use of the public utility easement for service delivery. c. Setbacks: The following setbacks shall apply to buildings and structures that are not intended for occupancy. All buildings that are intended for occupancy shall comply with the setback requirements within the underlying zone. i. In residential zones, above-grade buildings and structures over 200 square feet in size and/or 15 feet in height, shall comply with the minimum front setback within the underlying zone. The side and rear setbacks shall be ten feet minimum. ii. For all other buildings and structures (including those in non-residential zones), including below-grade structures, the minimum setbacks shall be equal to the required public utility easements. d. Fencing: i. Because of security concerns or specific site or facility design, the Public Utility site or Facility or Public Building site shall not be required to have fencing or walls. 1. Vinyl-coated chain link is allowed for facilities more than 200 feet from an existing residential dwelling that is in a residential zone. Chain link fence shall be setback five feet from the right of way. 2. Notwithstanding fencing requirements contained in</p>	<p>N/A.</p>	

Chapter 19.06, barbed wire may be used in conjunction with a chain-link fence if warranted because of a legitimate security concern related to the health, safety, or general welfare of the public. 3. Vinyl-coated chain link shall be earth-tone or dark in color. ii. Installation of fencing or walls or type of fencing or walls, if used, shall be determined at the discretion of the property owner, and subject to final approval through the site plan process. Fencing shall consist of one or more of the following: masonry, wrought iron style, or steel reinforced pre-panelized polyethylene. Vinyl-coated chain link may be used subject to subsection (i). iii. If fencing or walls are used, the location shall comply with all clear sight triangle requirements. iv. Fencing or walls taller than three feet may be permitted in the front yard after review and recommendation by the Development Review Committee and subject to final approval through the site plan review process. v. Fences and walls that require a building permit shall not encroach onto a public utility easement, but may cross it if needed. vi. The maximum height of a utility fence or wall shall be eight feet. e. Landscaping. i. All structures intended for occupancy shall meet the landscaping requirements in Chapter 19.06. All other structures shall meet the requirements below. ii. The park strip adjacent to Public Utility Building or Facility sites and Public Building Sites shall be landscaped with trees spaced no more than 30 feet on center, rock mulch, and/or additional vegetation. iii. All tree requirements contained in Chapter 19.06 with respect to size and clear sight triangle shall apply. iv. Additional landscaping may be installed on-site at the discretion of the property owner. v. If landscaping is not used internally to the site, the ground shall be prepared to prevent weed growth. vi. Native vegetation may be used to meet the landscaping requirements in this subsection. Irrigation systems are not required if there are no reasonably available water sources and the developer successfully establishes the nonnative vegetation with other means of watering. vii. If water sources are not reasonably available, the tree requirement in this subsection shall not apply. f. Access. Access to the site is required via easements or driveways. g. Site and Architectural design. Public utility buildings and facilities and Public Buildings that are not intended for occupancy shall be exempt from Chapter 19.16, Site and Architectural design standards, and shall comply with the following requirements: i. Buildings shall be constructed of masonry with a standing seam metal roof and include an anti-graffiti coating. ii. Buildings shall include a minimum of a 4:12 gabled pitched roof. iii. Building colors shall be earth-tones. iv. Notwithstanding, nothing in this section shall preclude imposing additional conditions in order to mitigate detrimental effects to the health, safety, and general welfare of the public. v. Temporary/portable structures are prohibited, except for those used by municipalities, and shall not be required to meet the above architectural requirements in this subsection (g).

Bars: Shall meet all requirements of Title 5 of the City Code and the Alcoholic Beverage Control Act, Utah Code Title 32B. In addition,

N/A.

bars: a. Shall be located at least six hundred (600) feet from a residential zone as measured from property line to property line. If the bar is located on a lot with additional buildings, the distance shall be measured from the nearest point of the building to the nearest property line of a residential zone; and b. Shall be located no less than ½ mile from another bar as measured in the same manner to a residential zone.		
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19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Ken G. Bowers</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>See ALTA Survey.</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>L100.</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>L100.</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>C200.</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>L300.</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>No fences shown.</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>L100.</i>
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	Complies.	<i>To be verified at completion.</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>L100.</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>L100.</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips	Complies.	<i>L200.</i>

where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.		
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>L100.</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>No turf shown.</i>
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> 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.	<i>No artificial turf shown.</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>L100.</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>L100.</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>L100.</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>L100.</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>L100.</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>L100.</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>L100.</i>

Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>L100.</i>
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure. 	Complies.	<i>L100.</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	N/A.	<i>Only sagebrush and natural grasses currently exist on site.</i>
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	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.	<i>L100, L200, & L300.</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>L100, L200, & L300.</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>L100, L200, & L300.</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>L100, L200, & L300.</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	Complies.	<i>No fences shown.</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies.	<i>L100, L200, & L300.</i>
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	N/A.	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	N/A.	
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	

Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	N/A.	
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	

Amount of Required Landscaping

Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	<i>L100, L200, & L300.</i>
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	N/A.	
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	<i>L100, L200, & L300.</i>

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	97,192		
Required Landscaping	19,438	Complies	25,774
Required Deciduous Trees	8	Complies	20
Required Evergreen Trees	6	Complies	7
Required Shrubs	26	Complies	279
Drought Tolerant Plants	20	Complies	All but American Hornbeam

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	Complies.	<i>C100.</i>
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>C100.</i>
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>C100.</i>
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Complies.	<i>C100.</i>
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>PH100.</i>
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed within 600' of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing	Complies.	<i>C100.</i>

<p>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.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>Parking Requirements and Shared Parking</p>		
<p>Available on-street parking shall not be counted towards meeting the required parking stalls.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>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.</p>	<p>N/A.</p>	
<p>When a development contains multiple uses, more than one parking requirement may be applied.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.</p>	<p>N/A.</p>	
<p>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.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>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:</p> <ol style="list-style-type: none"> 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. 	<p>N/A.</p>	
<p>Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide:</p> <ol style="list-style-type: none"> a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. 	<p>N/A.</p>	
<p>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</p>	<p>N/A.</p>	

have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.		
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Complies.	<i>C100.</i>
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	Complies.	<i>C100.</i>
Clear Sight Triangles must be followed.	Complies.	<i>C100.</i>
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	Complies.	<i>C100.</i>
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	N/A.	
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	Complies.	<i>C100.</i>
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>C100.</i>
Required Minimum Parking		
5 Stalls per 1,000 Square Feet required.	Complies.	<i>29 stalls provided, 27 required.</i>
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.	<i>C100.</i>
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.	<i>5 shown.</i>

Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>5 stalls required, 5 shown.</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>C100.</i>
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.	<i>C100.</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>L100.</i>
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.	<i>L100.</i>

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'	32'	32'
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.	<i>C505 & PH100.</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>C505 & PH100.</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>C505 & PH100.</i>
Angle: Shall be directed downward.	Complies.	<i>C505 & PH100.</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>C505 & PH100.</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>C505 & PH100.</i>
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.	<i>No flag shown in plans.</i>

Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	<i>C505 & PH100.</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>C505 & PH100.</i>
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>C505 & PH100.</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	N/A.	
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.	<i>C505 & PH100.</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	Complies.	<i>C505 & PH100.</i>
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>C505 & PH100.</i>
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>C505 & PH100.</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>C505 & PH100.</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>C505 & PH100.</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>C505 & PH100.</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Complies.	<i>C505 & PH100.</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	Complies.	<i>C505 & PH100.</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	Complies.	<i>C505 & PH100.</i>
Bollard lighting shall be limited to a height of 4'.	Complies.	<i>C505 & PH100.</i>
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>C505 & PH100.</i>

Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>C505 & PH100.</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>C505 & PH100.</i>
Plans providing information required in the Technical Standards and Specifications Manual.	Complies.	<i>C505 & PH100.</i>

19.12 Subdivision

Preliminary Plat Requirements

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

6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;		
7. area and percentage of open space or landscaping;		
8. area to be dedicated as right-of-way (public and private);		
9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).		
Phasing Plan: Including a data table with the following Information for each phase: 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.	N/A.	
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	Complies.	C100.
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.	C100.
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	N/A.	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	Complies.	C100.
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	N/A.	
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	Complies.	C100.
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.	C100.
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.	N/A.	
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.	C100.
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system.	N/A.	

<p>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.</p>		
Lot Design		
<p>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.</p>	Complies.	<i>C100.</i>
<p>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.</p>	Complies.	<i>C100.</i>
<p>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:</p> <ul style="list-style-type: none"> 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.	
<p>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.</p>	Complies.	<i>C100.</i>
<p>Side property lines shall be at approximately right angles to the street line or radial to the street line.</p>	Complies.	<i>C100.</i>
<p>Corner lots for residential use shall be 10% larger than the required minimum lot.</p>	N/A.	
<p>No lot shall be created that is divided by a municipal or county boundary line.</p>	Complies.	<i>C100.</i>
<p>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.</p>	Complies.	<i>C100.</i>
<p>Double access lots are not permitted with the exception of corner lots.</p>	Complies.	
<p>Driveways for residential lots or parcels shall not be allowed to have access on major arterials. Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.</p>	N/A.	
<p>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.</p>	Complies.	<i>C100.</i>
Minor Subdivision Requirements		

A Minor Subdivision is a one-time process. To ensure adequate infrastructure, lots contained in an existing recorded subdivision plat are not eligible to apply for a Minor Subdivision.	Complies.	<i>C100.</i>
The minimum lot size for lots created through a Minor Subdivision shall be one acre, or the minimum allowed by the zone, whichever is greater.	Complies.	<i>C100.</i>
A Minor Subdivision may subdivide a parcel into a maximum of four parcels.	Complies.	<i>C100.</i>
Lots created through a Minor Subdivision may not be buildable until all other applicable state and local requirements are met.	Complies.	<i>C100.</i>
Application includes an updated Preliminary Title Report. i. The Title Report must also demonstrate that the proposed minor subdivision has not been involved in any prior minor subdivision.	Complies.	<i>C100.</i>
Minor Subdivision Plats shall conform to all of the requirements for Final Subdivision Plats layouts as provided in section 19.12.03.	Complies.	<i>C100.</i>

19.13 Process

Regulation	Findings
Neighborhood Meeting.	n/a
Notice/Land Use Authority.	n/a
Master Development Agreement.	N/A
Phasing Improvements.	n/a
Payment of Lieu of Open Space.	N/A 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
Ownership Affidavit. A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>C100.</i>
Vicinity Map. A general location map indicating the approximate location of the subject parcel.	Complies	<i>C100.</i>
Context plan. A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies	<i>C100.</i>
Site Analysis. A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies	<i>C100.</i>
Survey. A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies	<i>C100.</i>
Compliance statement. A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies	<i>C100.</i>

Final Construction Drawings containing, at a minimum, all items specified in the City’s “Standard Technical Specification and drawings” manual.	Complies	<i>C100.</i>
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts	Complies	<i>C100.</i>
Final Traffic report. Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan.	Complies	<i>C100.</i>
Data table including i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area City of Saratoga Springs Municipal Code Land Development Code - Title 19.14 Page 5 viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	Complies	<i>C100.</i>
A file of all submitted plans, documents, and reports in pdf format.	Complies	<i>C100.</i>
Landscaping Plan. A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City’s off-street parking requirements, the City’s design guidelines and policies, and the requirements of the appropriate zone.	Complies	<i>C100.</i>
Lighting Plan. A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City’s lighting standards. An individual photometric plan is also required.	Complies	<i>C100.</i>
Elevations. The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies	<i>C100.</i>
Signage Plan. An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	Complies	<i>C100.</i>

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
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Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>C100.</i>
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	Complies.	<i>C100.</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>C100.</i>
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: <ul style="list-style-type: none"> i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets. 	Complies.	<i>C100.</i>
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	Complies.	<i>C100.</i>
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this 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.	<i>C100.</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	Complies.	<i>C100.</i>
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.	

<p>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.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>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.</p>	<p>N/A.</p>	
<p>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.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>Site Design Standards: Non-Residential Development</p>		
<p>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.</p>	<p>N/A.</p>	
<p>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.</p>	<p>N/A.</p>	
<p>Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.</p>	<p>Complies.</p>	<p><i>C100.</i></p>
<p>Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.</p>	<p>N/A.</p>	
<p>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.</p>	<p>N/A.</p>	
<p>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.</p>	<p>N/A.</p>	

Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	
Access Requirements: a. Each roadway shall not be more than 40’ in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	Complies.	C100.
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building’s lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	C100.
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.	N/A.	
Screening for storage and loading areas shall be composed of 6’ high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	N/A.	
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	N/A.	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	Complies.	C100.
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.	C100.
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.	C100.
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6’ in height.	Complies.	C100.
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.	C100.
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.	C100.
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.	C100.

General Architectural Design Standards

General standards do not apply one-family and two-family dwellings unless governed under a development agreement.

<p>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:</p> <ul style="list-style-type: none"> i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices. 	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>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.</p>	<p>N/A.</p>	
<p>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.</p>	<p>N/A.</p>	
<p>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.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>Backlighting is not permitted.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>A100, A200, A201, & A900.</i></p>

Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>A100, A200, A201, & A900.</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>A100, A200, A201, & A900.</i>
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>A100, A200, A201, & A900.</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	Complies.	<i>A100, A200, A201, & A900.</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	Complies.	<i>A100, A200, A201, & A900.</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>A100, A200, A201, & A900.</i>
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards. 	Complies.	<i>A100, A200, A201, & A900.</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½” in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	Complies.	<i>A100, A200, A201, & A900.</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>A100, A200, A201, & A900.</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>A100, A200, A201, & A900.</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>A100, A200, A201, & A900.</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>A100, A200, A201, & A900.</i>
At least 50% of the first floor elevation(s) of a building that is viewed from a public street shall include windows and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. This percentage may be reduced to 35% for buildings without a retail component or with medical uses on the first floor.	Complies.	<i>A100, A200, A201, & A900.</i>
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.	
19.18 Signs		
Regulation	Compliance	Findings
Number. Each tenant in a building is permitted one primary building sign, and two secondary signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance may have a second primary sign.	Complies.	<i>A100, A200, A201, & A900. A separate sign permit application is required.</i>
Size, primary signage. The primary building signage shall not exceed a cumulative total size equal to eight percent of the façade on which the sign or signs are mounted, or 30 square feet, whichever is larger.	Complies.	<i>A100, A200, A201, & A900. A separate sign permit application is required.</i>
Secondary signage. Secondary signage shall not be mounted on the same façade as primary signage, and each secondary sign shall not exceed fifty percent of the size of the tenant's primary sign. 1. Secondary signs may be located on the same elevation as a primary sign, in lieu of an alternative location, if 1) the signs are located on a building with a single primary tenant, and 2) the building façade measures at least 400 lineal feet.	Complies.	<i>A100, A200, A201, & A900. A separate sign permit application is required.</i>
Monument Signs. i. Number, in addition to interior directional signage. 1. Single building or use: One monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street. 2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street. ii. Size. A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size. iii. Height. A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.	Complies.	<i>A100, A200, A201, & A900. A separate sign permit application is required.</i>
General Location. No part of any sign shall interfere with the use of any fire escape, exit, doorway, sidewalk, roadway, stairway, door ventilator, or window. No Ground Sign shall be located within any public utility easement without review and approval by the City Engineer.	Complies.	<i>A100, A200, A201, & A900. A separate sign permit application is required.</i>
Color. No illuminated sign may have a white, off-white, or near-white background.	Complies	<i>A100, A200, A201, & A900. A separate sign permit application is required.</i>
Lamp color shall not exceed 4000k	Complies	<i>A100, A200, A201, & A900. A separate sign permit application is required.</i>
Illumination shall not exceed 2 foot candles, measured at one foot from the surface of the sign.	Complies.	<i>A100, A200, A201, & A900. A separate sign permit application is required.</i>

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

EXHIBIT 4

HOLIDAY OIL - RING ROAD PLAT

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN SARATOGA SPRINGS, UTAH COUNTY, UTAH

INFORMATION	AC	SQ.FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	2.231	97,192	-	-	
SENSITIVE LANDS	0	0	0	-	
OPEN SPACE	0	0	0	-	
BUILDABLE LAND	2.231	97,152	100	-	
LANDSCAPING AREA	0.59	25,774	26	-	
ROW AREA	0	0	0	-	
UNITS/LOTS	-	-	-	1	
NET DENSITY PER ACRE	-	-	-	0.5	

SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a registered Land Surveyor, and that I hold a license, Certificate No. 286882, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments 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 54-9a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of recordation of this plat, a map of survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

Beginning at a point on the Westerly Right-of-Way line of Redwood Road, said point also being North 0°12'18" East 206.66 feet and West 36.40 feet from the East Quarter Corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 22°20'05" West 33.51 feet along said Westerly Right-of-Way line to the Northerly Right-of-Way line of 2015 South Street; thence along said Northerly Right-of-Way line the following three (3) courses: (1) Southwesterly 32.53 feet along the arc of a 20.00 foot radius curve to the right (center bears South 54°54'23" West and the chord bears South 11°30'19" West 29.06 feet with a central angle of 53°11'51"); (2) South 58°06'14" West 282.89 feet; (3) Northwesterly 29.07 feet along the arc of a 20.00 foot radius curve to the right (center bears North 31°53'49" West and the chord bears North 80°15'11" West 26.58 feet with a central angle of 63°17'17") to the Easterly Right-of-Way line of Ring Road; thence Northwesterly 201.30 feet along the arc of a 594.74 foot radius curve to the left (center bears South 51°22'27" West and the chord bears North 48°20'01" West 200.93 feet with a central angle of 19°27'01") along said Easterly Right-of-Way line; thence North 31°53'49" East 126.36 feet; thence North 55°52'20" East 231.12 feet to the Westerly Right-of-Way line of Redwood Road; thence South 34°54'34" East 240.53 feet along said Westerly Right-of-Way line to the point of beginning.

Contains 97,192 Square Feet or 2.231 Acres and 1 Lot.

DATE: _____ PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that _____ the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

HOLIDAY OIL - RING ROAD PLAT

do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify and save the City harmless against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within the subdivision or by establishment or construction of the roads within this subdivision.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D. 20____

By: _____ By: _____
By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of _____ J.S.S.
On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

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 HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ A.D. 20____
CITY MAYOR _____ ATTEST: _____
CITY RECORDER (SEE SEAL BELOW)

HOLIDAY OIL - RING ROAD PLAT

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CIVIL ENGINEER'S SEAL CLERK-RECORDER SEAL

	Notary Public Seal Patrick M. Harris P.L.S. 286882	Civil Engineer's Seal	Clerk-Recorder Seal
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- SARATOGA SPRINGS PLAT NOTES
- 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____.
 - 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.
 - 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.
 - 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.
 - 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.
 - REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GORDON GEOTECHNICAL ENGINEERING, 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.
 - 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.
 - 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.
 - TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED AND MAINTAINED BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.

- ### LEGEND
- EXISTING STREET MONUMENT
 - SECTION CORNER
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "TENSION ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE

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

QUESTAR GAS COMPANY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OF 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

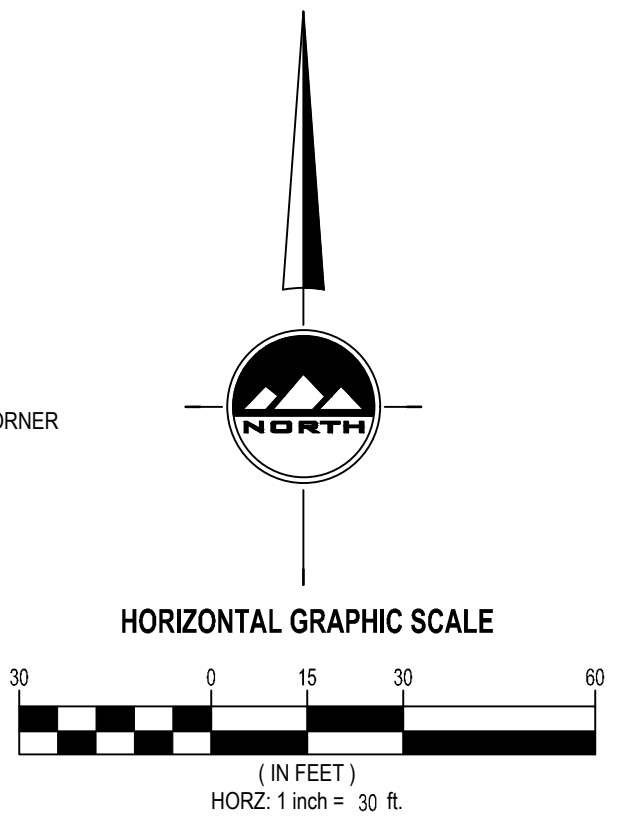
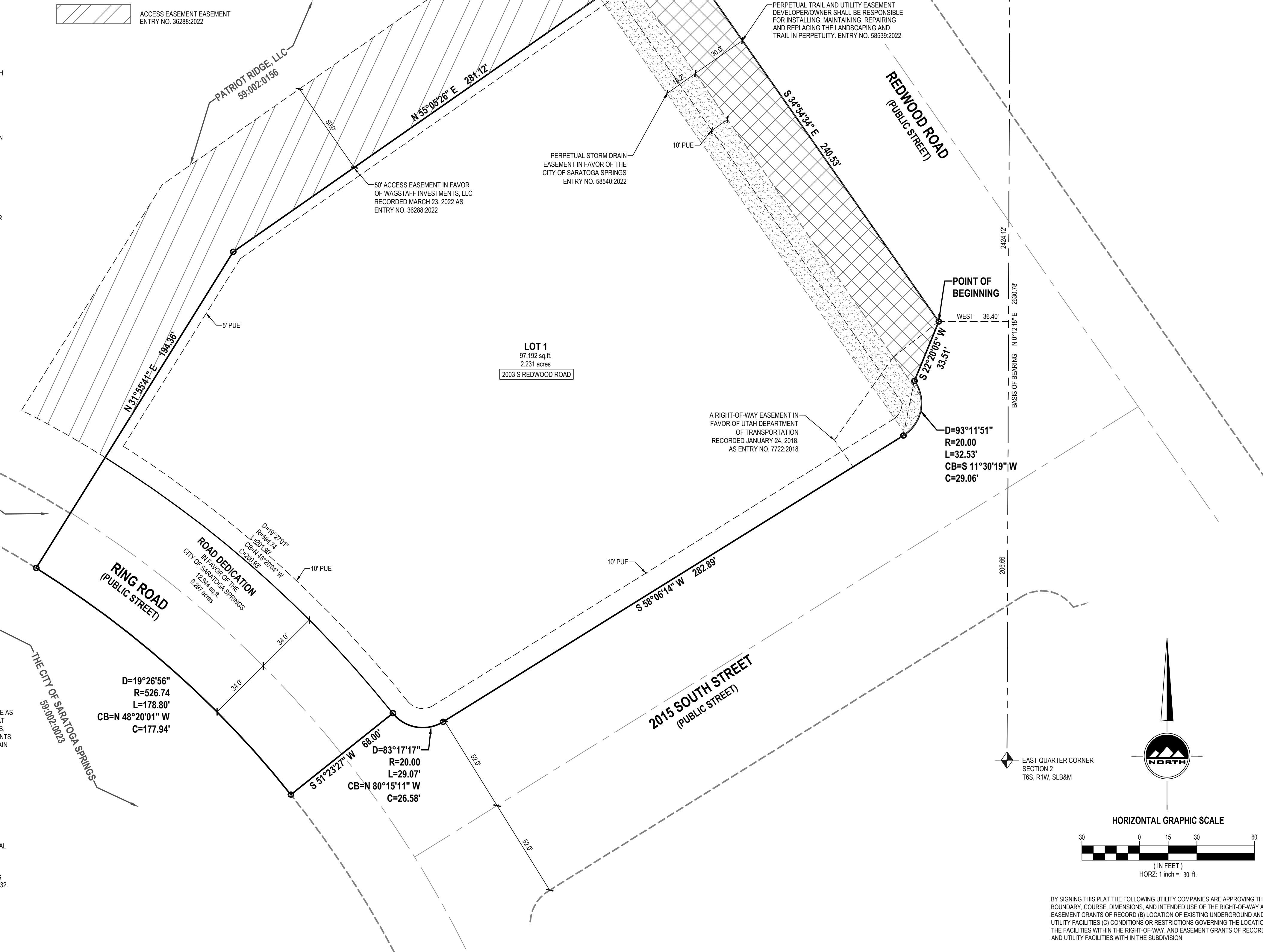
APPROVED THIS _____ DAY OF _____, 20____
BY _____
TITLE: QUESTAR GAS COMPANY

DEVELOPER
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY FTY, UT 84119
801.973.7002

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84270
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100
TOLELE Phone: 435.843.3890
CEDAR CITY Phone: 435.843.1483
RICHFIELD Phone: 435.990.9187
COLORADO SPRINGS Phone: 719.478.9119

SHEET 1 OF 1
PROJECT NUMBER: 11298
MANAGER: CD
DRAWN BY: SJL
CHECKED BY: PMH
DATE: 4/25/24



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

COMCAST CABLE TELEVISION APPROVED THIS _____ DAY OF _____ A.D. _____ COMCAST CABLE TELEVISION	SARATOGA SPRINGS ENGINEER APPROVAL APPROVED BY THE CITY ENGINEER ON THIS DAY OF _____ A.D. _____ CITY ENGINEER	FIRE CHIEF APPROVAL APPROVED BY THE FIRE CHIEF ON THIS DAY OF _____ A.D. _____ CITY FIRE CHIEF	LEHI CITY POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____ A.D. _____ LEHI CITY POST OFFICE REPRESENTATIVE	CENTURY LINK APPROVED THIS _____ DAY OF _____ A.D. _____ CENTURY LINK	PLANNING DIRECTOR APPROVAL APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____ A.D. _____ PLANNING DIRECTOR	LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____ A.D. _____ LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS CITY ATTORNEY THIS _____ DAY OF _____ A.D. _____ SARATOGA SPRINGS ATTORNEY
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EXHIBIT 5

BENCHMARK

HEAST CORNER OF SECTION 17,
SHIP 3 SOUTH, RANGE 4 WEST
TAKE BASE AND MERIDIAN

ELEV = 4735.78'

Call before you dig. CONSTRUCTION.

PARKING DATA TABLE

STANDARD STALLS	16
PUMP STALLS	15
DRIVE THRU STACKING	5
CARWASH STACKING	3
ADA ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
TOTAL NUMBER OF STALLS	33

SITE DATA TABLE

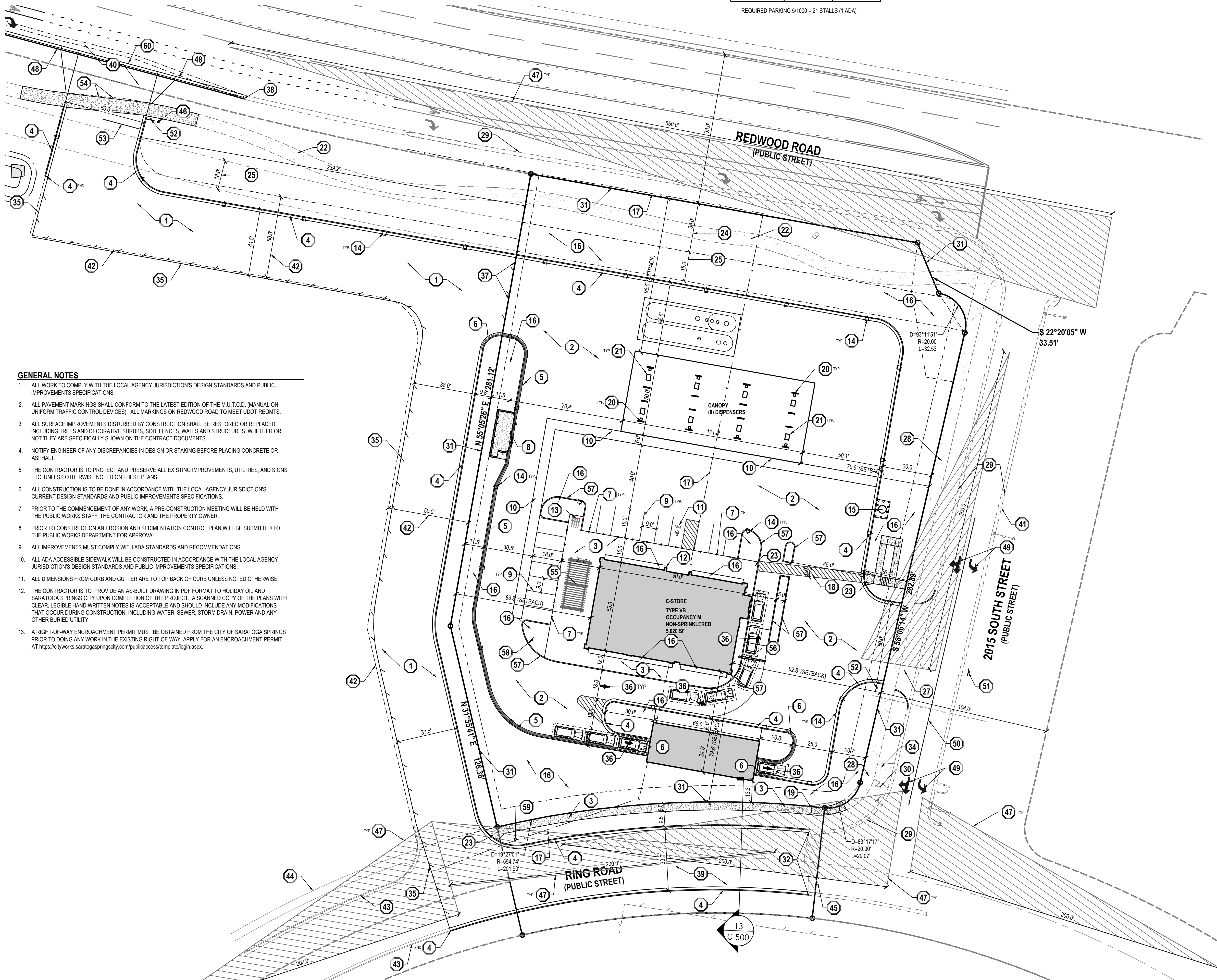
DESCRIPTION	QUANTITY	AREA (SF)	AREA (ACRES)	PERCENTAGE
HARDSCAPE	N/A	58,443	1.37	60%
BUILDINGS	2	6,643	132	7%
C-STORE	1	5,026	096	5%
CARWASH	1	1,617	036	2%
LANDSCAPING	N/A	32,106	59	33%
TOTAL SITE	N/A	97,192	2,23	100%

*ONE LOT SUBDIVISION
**100% DEVELOPABLE LAND

SITE QUANTITIES TABLE

DESCRIPTION	QUANTITY	UNIT
CONCRETE PAVEMENT	56,325	SQ. FT.
ASPHALT PAVEMENT	34,714	SQ. FT.
UNTREATED BASE COURSE	96,407	SQ. FT.
CURB & GUTTER	2,684	LF
SIDEWALK	2,390	SQ. FT.
DRIVE APPROACH	2	EACH
ADA RAMP	1	EACH

REQUIRED PARKING 5/1000 = 21 STALLS (1 ADA)



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE LOCAL AGENCY JURISDICTIONS DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES). ALL MARKINGS ON REDWOOD ROAD TO MEET UDOT REQMTS.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL AGENCY JURISDICTIONS CURRENT DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
- PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS STAFF, THE CONTRACTOR AND THE PROPERTY OWNER.
- PRIOR TO CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR APPROVAL.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL ADA ACCESSIBLE SIDEWALK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCY JURISDICTIONS DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
- ALL DIMENSIONS FROM CURB AND GUTTER ARE TO TOP BACK OF CURB UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING IN PDF FORMAT TO HOLIDAY OIL AND SARATOGA SPRINGS CITY UPON COMPLETION OF THE PROJECT. A SCANNED COPY OF THE PLANS WITH CLEAR, LEGIBLE HAND WRITTEN NOTES IS ACCEPTABLE AND SHOULD INCLUDE ANY MODIFICATIONS THAT OCCUR DURING CONSTRUCTION, INCLUDING WATER, SEWER, STORM DRAIN, POWER AND ANY OTHER BURIED UTILITY.
- 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>.

SCOPE OF WORK:

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

- PRIVATE ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 9/C500.
- CONCRETE PAVEMENT, 5.5" THICK CONCRETE WITH 5" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 1/C500.
- 4" THICK CONCRETE SIDEWALK/PATIO WITH 6" UNTREATED BASE COURSE. PER ST-1/C504.
- 24" COLLECTION CURB AND GUTTER PER DETAIL 2/C500.
- 24" REVERSE PAN CURB AND GUTTER PER DETAIL 3/C500.
- TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- 6" BOLLARD PER DETAIL 8/C500.
- DBL TRASH ENCLOSURE PER DETAILS 5, 6 AND 7/C500. MUST MEET SARATOGA SPRINGS CITY STANDARDS AS MINIMUM.
- 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- 6" WIDE WATERWAY PER APWA PLAN 211 AND SPECIFICATIONS. SEE SHEET C501.
- PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS INSTALLED ON BUILDING. SEE DETAIL 4/C500. ONE HANDICAP PARKING STALL TO BE DESIGNATED "VAN ACCESSIBLE" ON SIGN.
- BICYCLE RACK (5% OF REQUIRED CAR STALLS).
- 16' TALL LIGHT POLE. SEE PHOTOMETRIC PLAN.
- PROPANE TANK BY OTHERS.
- NEW LANDSCAPING SEE LANDSCAPE PLANS.
- REMOVE EXISTING FENCE.
- CROSSWALK MARKING PER M.U.T.C.D. STANDARDS.
- REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE.
- UPSIDE DOWN "U" CONCRETE BOLLARD. TYPE AND MATERIAL TO BE PROVIDED BY OWNER.
- GAS PUMP TO BE DESIGNED BY OTHERS.
- EXISTING 8" CONCRETE TRAIL.
- ADA RAMP PER SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
- 30' PUBLIC ACCESS AND UTILITY EASEMENT.
- 18" STORM DRAIN EASEMENT.
- 40' TEMPORARY CONSTRUCTION EASEMENT.
- COMMERCIAL DRIVE APPROACH PER SARATOGA SPRINGS CITY DETAILS ST-4B/C501 AND ST-3/C501.
- EXISTING 8" SIDEWALK.
- EXISTING CURB AND GUTTER.
- EXISTING FIRE HYDRANT.
- PROPERTY LINE.
- CONNECT TO EXISTING HIGH BACK CURB AND GUTTER.
- REMOVE AND REPLACE EXISTING ASPHALT TRAIL, MATCH PAVEMENT SECTION TO EXISTING ASPHALT TRAIL.
- EXISTING ADA RAMP TO REMAIN.
- EDGE OF ASPHALT.
- PAINTED LANE-USE ARROWS PER M.U.T.C.D. STANDARD PLANS.
- THICKENED-EDGE CONCRETE PER DETAIL 10/C500.
- CONNECT TO EXISTING UDOT M1 CURB AND GUTTER.
- ASPHALT PAVEMENT PER SARATOGA SPRINGS STANDARDS AND SPECIFICATIONS AND PER DETAIL 11/C500.
- SEE UDOT IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION, SHEET C101
- EXISTING LANDSCAPE ISLAND IN MIDDLE OF 2015 SOUTH STREET. MEDIAN WILL INHIBIT ANY THROUGH AND LEFT TURN TRAFFIC TO AND FROM THE PROPOSED DRIVE APPROACH.
- EXISTING CROSS ACCESS IN FAVOR OF HOLIDAY OIL. SEE PROPOSED PLAT.
- FUTURE CURB AND GUTTER.
- FUTURE SIDEWALK.
- SAWCUT EXISTING ASPHALT PAVEMENT FOR CLEAN EDGE PER SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
- 28' ARTERIAL STREET LIGHT PER SARATOGA SPRINGS CITY DETAIL LP-3A LP-3C, LP-3D SHEET C505
- CLEAR SIGHT TRIANGLE.
- UDOT M1 CURB AND GUTTER PER UDOT STANDARDS AND SPECIFICATIONS.
- TURN ARROW TO BE PRE-FORMED THERMO PLASTIC PER UDOT AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- 8" WIDE SOLID WHITE STRIPE TO BE PRE-FORMED THERMO PLASTIC PER UDOT AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- INSTALL "RIGHT TURN ONLY" SIGN PER SARATOGA SPRINGS CITY AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- INSTALL "STOP" SIGN PER SARATOGA SPRINGS CITY AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- 12" WIDE SOLID WHITE STOP BAR PER SARATOGA SPRINGS CITY AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- REMOVE SIDEWALK AND CONSTRUCT NEW SIDEWALK WITH DRIVE APPROACH INSTALLATION.
- WOOD PERGOLA - DESIGN BY OTHERS.
- METAL CLEARANCE HEIGHT BAR.
- 6" CURB WALL PER SARATOGA SPRINGS CITY STANDARD ST-2C AND SPECIFICATIONS SHEET C505.
- INSTALL "DRIVE THRU & CAR WASH ENTRANCE ONLY" SIGN PER SARATOGA SPRINGS AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- 20' COLLECTOR STREET LIGHT PER SARATOGA SPRINGS CITY DETAIL LP-2A LP-2C, LP-2D SHEET C503
- INSTALL COMMERCIAL DRIVE APPROACH PER UDOT STANDARD DRAWING GW 3A AND SPECIFICATIONS.



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RICHFIELD
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WWW.ENSGNENG.COM

FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH

CONTACT:
SCOTT WAGSTAFF
PHONE: 801-973-7002



HOLIDAY OIL SARATOGA SPRINGS
RING ROAD
2003 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH



SITE PLAN

PROJECT NUMBER: 11298A
PRINT DATE: 2/6/2024
PROJECT MANAGER: C. DUNCAN
DESIGNED BY: Q. ELDER

C100

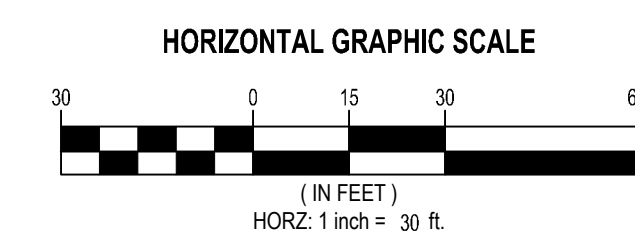
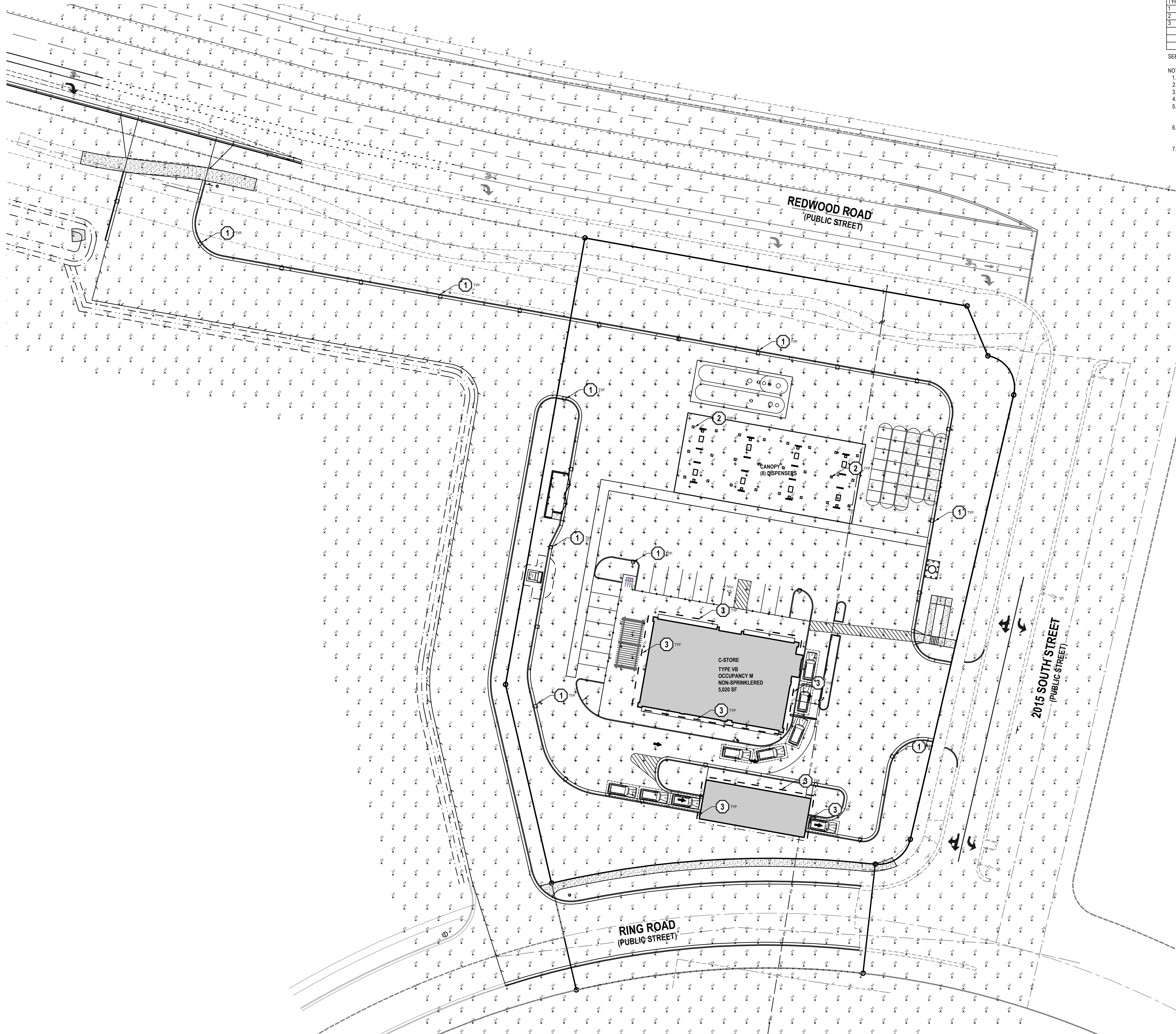


EXHIBIT 6

BENCHMARK
 HEAST CORNER OF SECTION 17,
 SHIP 3 SOUTH, RANGE 4 WEST
 LAKE BASE AND MERIDIAN

Call before you dig. CONSTRUCTION ELEV. 4735.78'



PARKING CALCULATION SUMMARY (TOTAL):

SITE AVERAGE: 5.2 FC
 PARKING STALLS, SIDEWALKS: 0.5 FC MIN., 20 FC MAX., 10:1 AVE.
 TRAILS & WALKWAYS: 0.1 FC MIN AVE: 1.0 FC
 BUILDING ENTRANCES: 5 FC MIN.

MAX. MOUNTING HEIGHT 16'
 FULL CUTOFF LIGHT POLE FIXTURE AS REQUIRED
 ALL LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT

TYPE	MOUNTING	LAMPS	DESCRIPTION
1	16' POLE	LED	CUTOFF LIGHT FIXTURE SEE LSI SLICE MEDIUM AREA LIGHT SUBMITTAL
2	CANOPY	LED	CUTOFF (FULL RECESS INTO CANOPY) - SEE CPY SERIES - VERSION C SUBMITTAL
3	SURFACE	LED	SURFACE - SEE DIODELED VALENT X SUBMITTAL

SEE SITE ELECTRICAL PLAN FOR CIRCUITING AND FIXTURE TYPES

NOTES:

- ALL LIGHTING FIXTURES SHALL BE OF THE FULL CUTOFF VARIETY.
- ANGLE SHALL BE DIRECTED DOWNWARD.
- BULBS MAY NOT EXCEED 4000K.
- ALL FREE STANDING LIGHT FIXTURES SHALL BE BLACK.
- 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. LIGHTS MAY BE TURNED BACK ON ONE HALF HOUR PRIOR TO THE FIRST EMPLOYEE SHIFT.
- BUSINESS OPEN FOR 24 HR 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.
- ALL LIGHT POLES SHALL HAVE A 16" DECORATIVE BASE.



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FOR:
 HOLIDAY OIL
 3115 WEST 2100 SOUTH
 WEST VALLEY CITY, UTAH

CONTACT:
 SCOTT WAGSTAFF
 PHONE: 801-973-7002



HOLIDAY OIL SARATOGA SPRINGS
RING ROAD
 2003 SOUTH REDWOOD ROAD
 SARATOGA SPRINGS, UTAH

PHOTOMETRIC PLAN

PROJECT NUMBER: 11298A
 PRINT DATE: 2/6/2024
 PROJECT MANAGER: C. DUNCAN
 DESIGNED BY: Q. ELDER

PH100

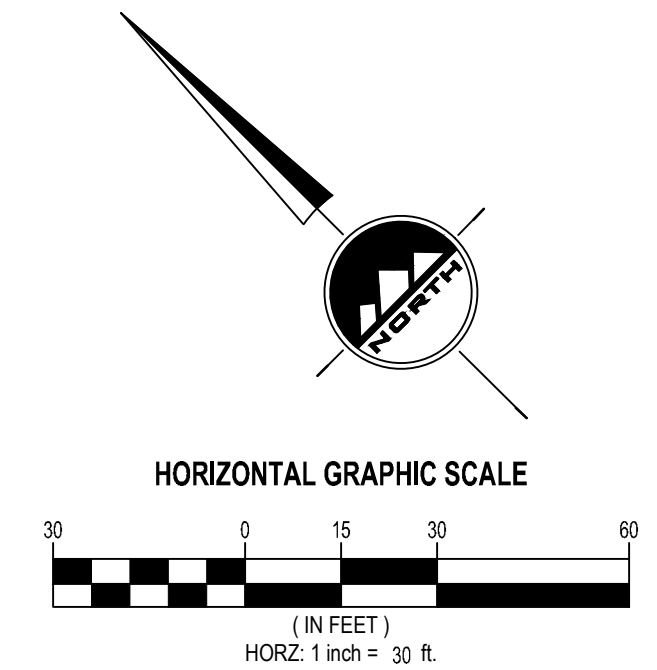


EXHIBIT 7

BENCHMARK

THE EAST CORNER OF SECTION 17,
NSHIP 3 SOUTH, RANGE 4 WEST
LAKE BASE AND MERIDIAN

Call before you dig. CONSTRUCTION. ELEV = 4735.78'

Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size	Mature Width x Height	Drought Tolerant
7		Norway Spruce	Picea abies	6' Min.	25' x 50'	Yes
5		American Hornbeam	Carpinus caroliniana	2' Cal.	15' x 30'	No
15		Eastern Redbud	Cercis canadensis	2' Cal.	25-35' x 20-30'	Yes

Shrubs

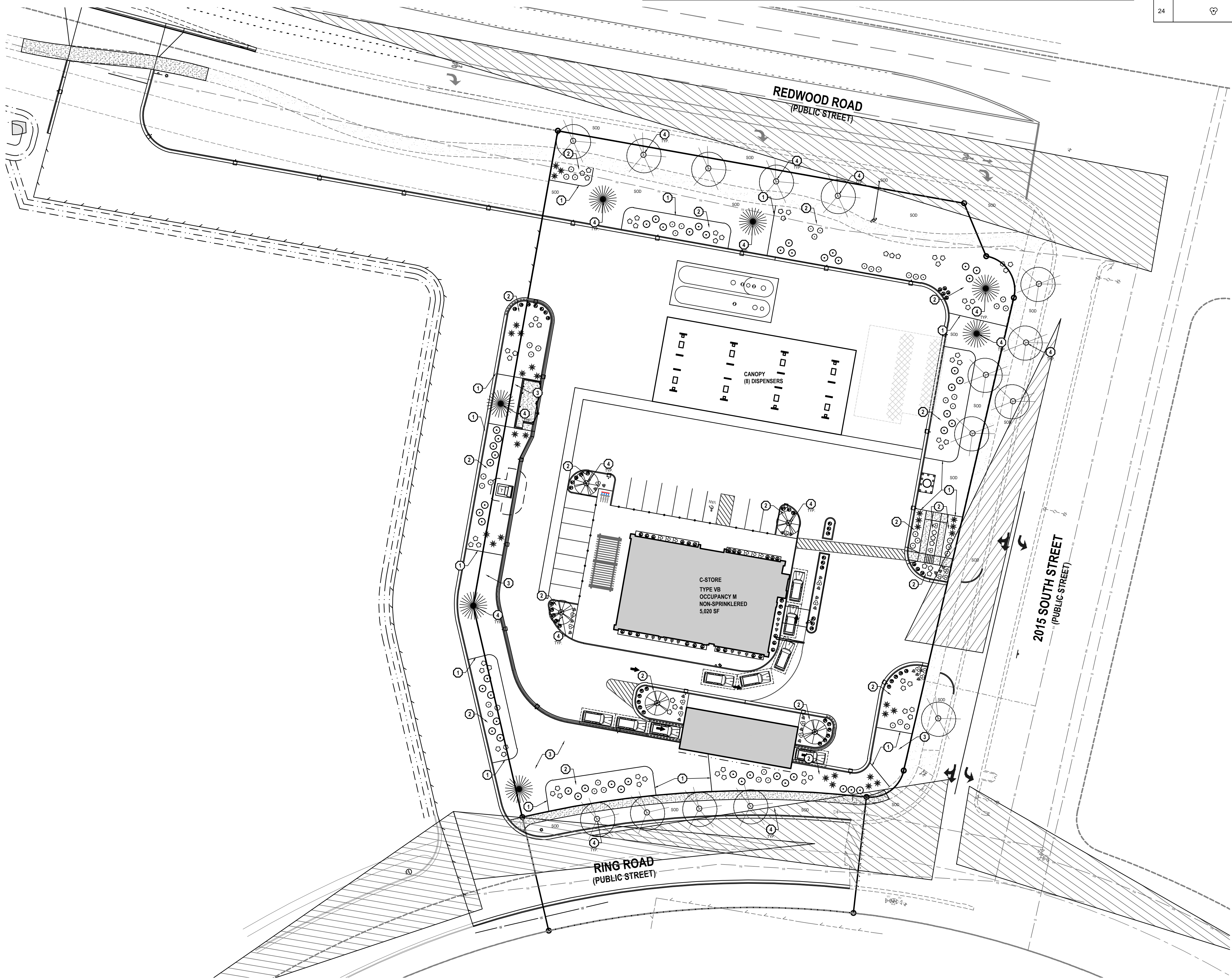
Qty	Symbol	Common Name	Botanical Name	Plant Size	Mature Width x Height	Drought Tolerant
45		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon	3-4' x 2-3'	Yes
72		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon	3' x 3'	Yes
50		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon	6-8' x 5-6'	Yes
30		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon	3-5' x 3-5'	Yes
82		Fountain Grass	Pennisetum setaceum	1 Gallon	18-24' x 24-36"	Yes

Annuals-Perennials

Qty	Symbol	Common Name	Botanical Name	Plant Size	Mature Width x Height	Drought Tolerant
35		Daylily	Hemerocallis	1 Gallon	20-24" x 18-24"	Yes
24		Black-Eyed Susan	Rudbeckia hirta	1 Gallon	12-24" x 24-36"	Yes

Landscape Notes:

1. Install 4" metal edging
 2. 1-1/2" Rock Mulch over commercial grade weed barrier fabric, pinned in place
Color/Finish: Sundance Quartz
Company: Rockscapes
P: 801.235.7625
 3. 4"-8" Cobble over commercial grade weed barrier fabric, pinned in place
Color/Finish: South Town Cobble
Company: Utah Landscaping Rock
P: 435.623.2332
 4. Double-Shredded Cedar Mulch over commercial grade weed barrier fabric, pinned in place
Color/Finish: Dark Brown
Company: Diamond Tree Experts
P: 801.262.1596
- 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'.
- Install the following:
Double-Shredded Cedar Mulch over commercial grade weed barrier fabric, pinned in place
Color/Finish: Dark Brown
Company: Diamond Tree Experts
P: 801.262.1596
- Landscape Calculations**
Total Landscape Area = 25,774 sq. ft.
Total Plant Coverage Required = 25,774 x 50% = 12,887 sq. ft.
- Shrub Area:**
Barberry = 27 x 12.56 = 339 sq. ft.
Cinquefoil = 66 x 1.5 = 466 sq. ft.
Winged Euonymus = 54 x 50.24 = 2,713 sq. ft.
Mugo Pine = 49 x 19.63 = 962 sq. ft.
Fountain Grass = 46 x 3.14 = 144 sq. ft.
Daylily = 24 x 3.14 = 75 sq. ft.
Black-Eyed Susan = 14 x 3.14 = 44 sq. ft.
- Total Shrub Area = 4,743 sq. ft.
- On-site Sod Area = 8,152 sq. ft.
- Total Plan Coverage Provided = 4,743 + 8,152 sq. ft. = 12,895 sq. ft. (50% coverage)



THE STANDARD IN ENGINEERING

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LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

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Phone: 435.896.2983

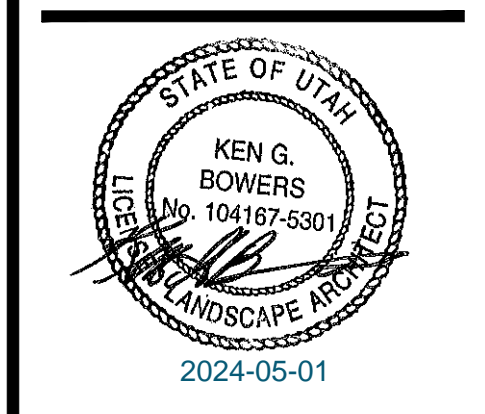
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FOR:
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WEST VALLEY CITY, UTAH

CONTACT:
SCOTT WAGSTAFF
PHONE: 801-973-7002



HOLIDAY OIL SARATOGA SPRINGS
RING ROAD
2003 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH



LANDSCAPE PLAN

PROJECT NUMBER: 11298A
PROJECT MANAGER: C. DUNCAN
PRINT DATE: 2/6/2024
DESIGNED BY: Q. ELDER

L100

EXHIBIT 8



02 - STOREFRONT WINDOWS



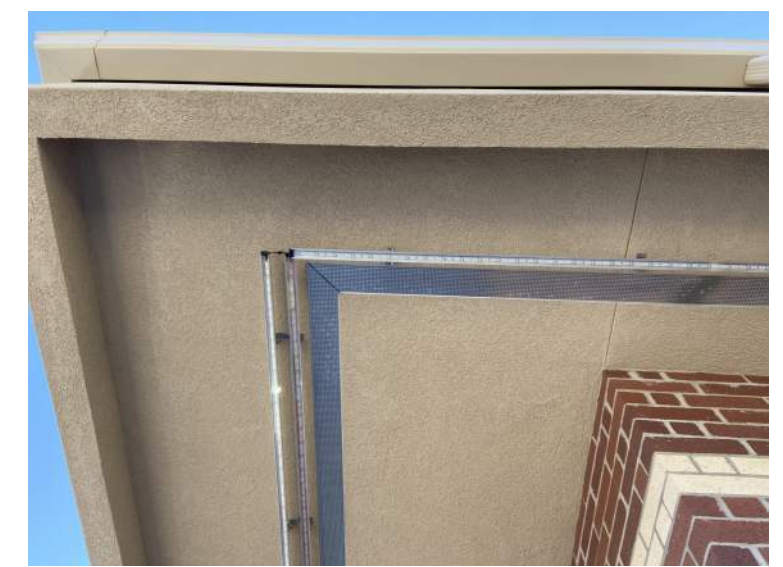
01 - BUILDING PERSPECTIVE



04 - BRICK VENEER



03 - STANDING SEAM METAL ROOF



06 - UNDER SOFFIT LIGHTING

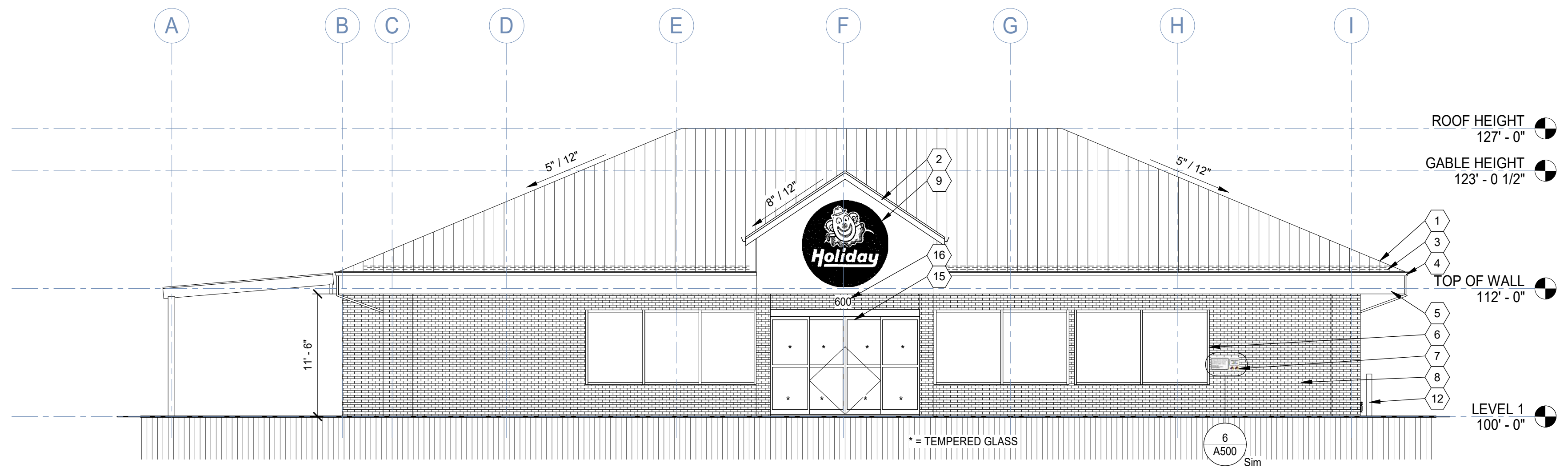


05 - SOFFIT & RAIN GUTTER

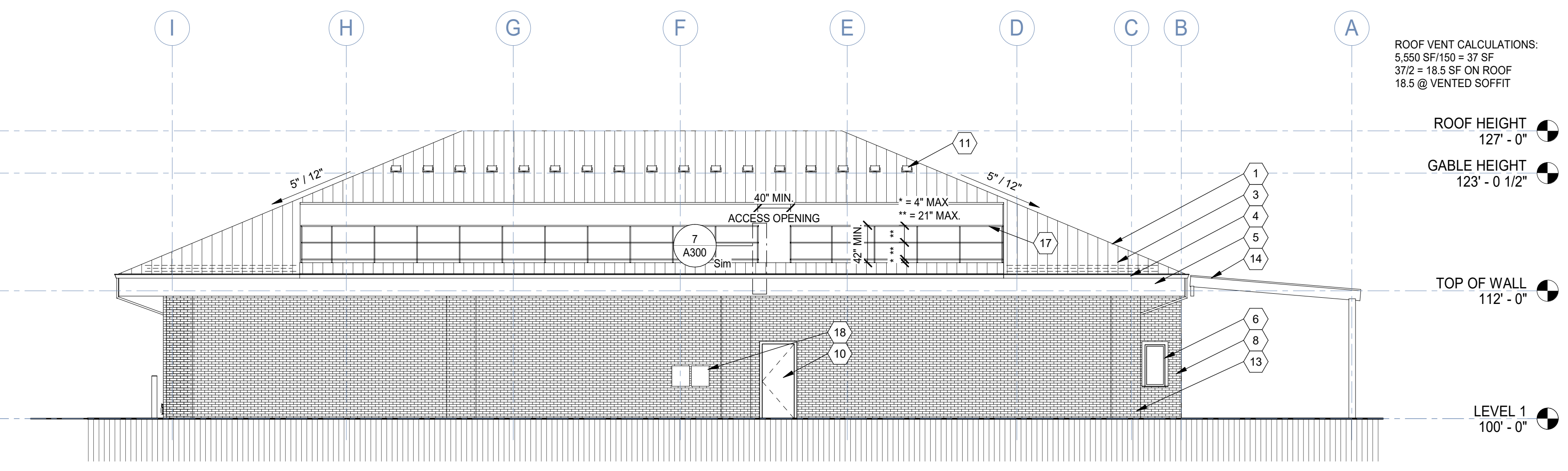


07 BACK OF BUILDING

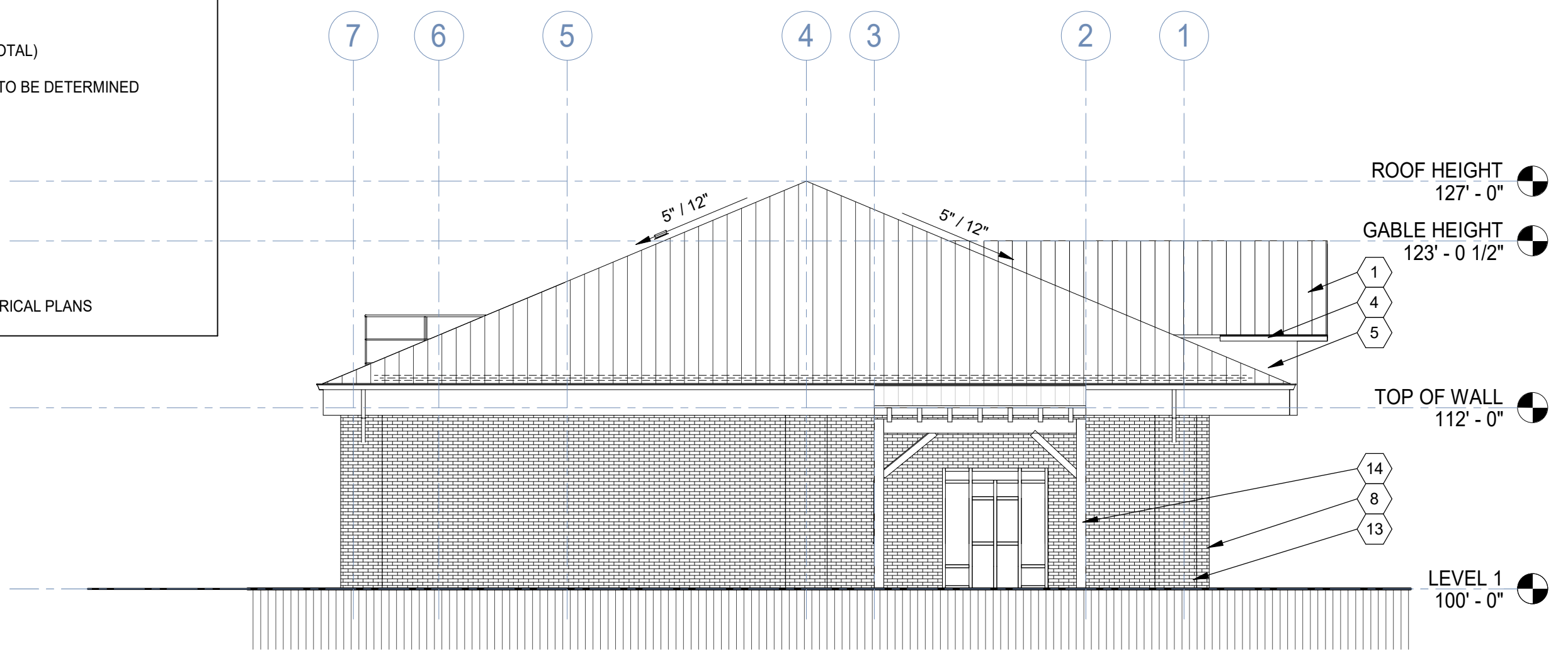
- KEYED NOTES - EXTERIOR ELEVATIONS**
- 1 METAL STANDING SEAM ROOF (RED ROCK AS APPROVED)
 - 2 ALUMINUM FASCIA
 - 3 SNOW CLIPS - INSTALL AS REQUIRED
 - 4 RAIN GUTTER w/ DRAIN SPOUT INSIDE COLUMN
 - 5 SYN. STUCCO ICBO #4327 (HAVANAH CREAM)
 - 6 ALUMINUM FRAME STORE FRONT WINDOWS
 - 7 EMERGENCY SHUT OFF
 - 8 BRICK 'MOUNTAIN RED'
 - 9 HOLIDAY OIL SIGN - BY OWNER - SEPARATE PERMIT
 - 10 MAN DOOR
 - 11 (12) 1.5 SF TURTLE VENTS (18.5 SF TOTAL)
 - 12 BOLLARD @ GAS METER LOCATION TO BE DETERMINED
 - 13 DECORATIVE BRICK COLUMN
 - 14 DRIVE THRU PERGOLA BY OTHERS
 - 15 SLIDING STORE FRONT ENTRY
 - 16 BUILDING ADDRESS PER IBC 502.1
 - 17 1 x 3 TSS PAINTED TO MATCH ROOF
 - 18 ELEC. METER AND GEAR SEE ELECTRICAL PLANS



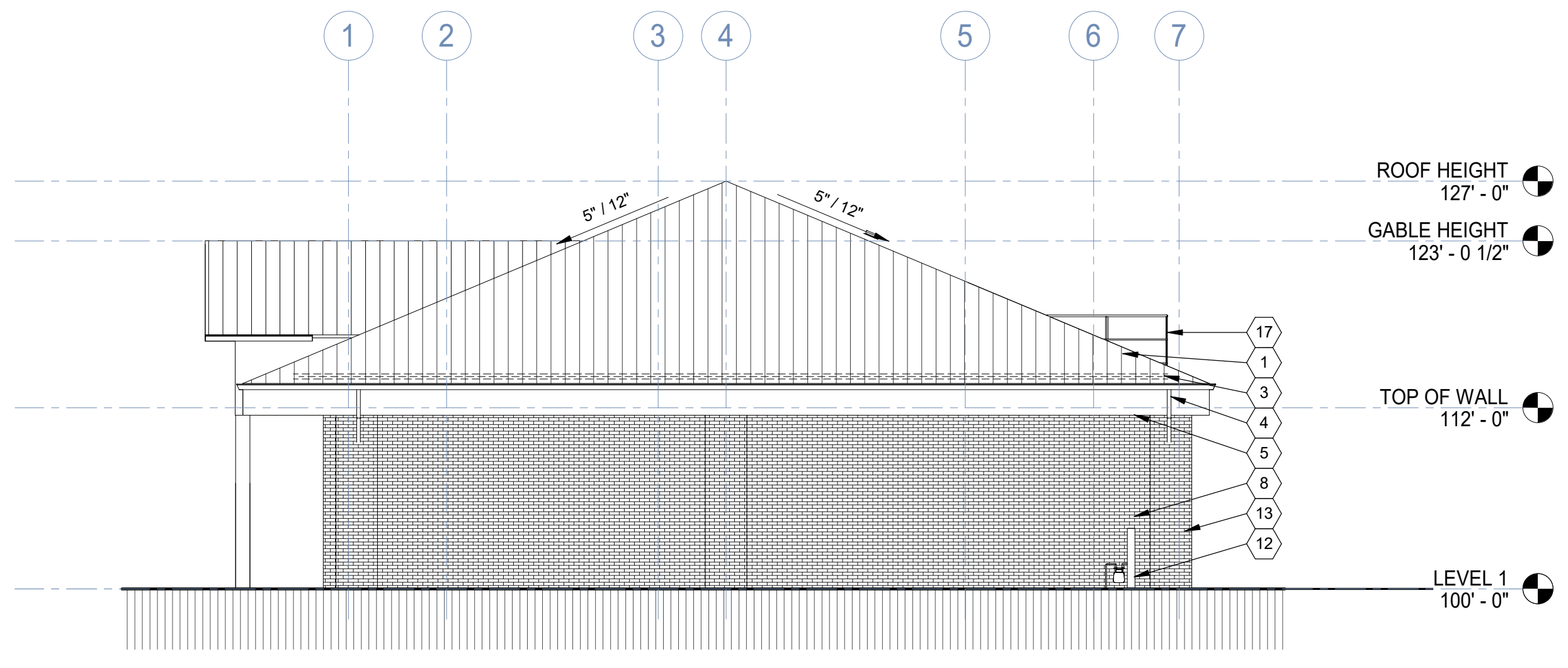
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
SCOTT WAGSTAFF
801-973-7002



HOLIDAY OIL RING ROAD
SARATOGA SPRINGS
2003 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH

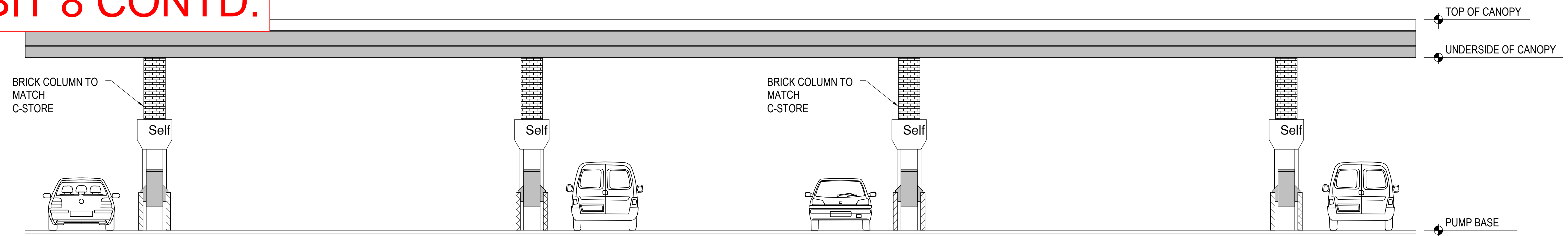
PRELIM 02/07/24

EXTERIOR ELEVATIONS

PROJECT NUMBER 11298A DATE 02-07-24
PROJECT MANAGER CGD DESIGNED BY CGD

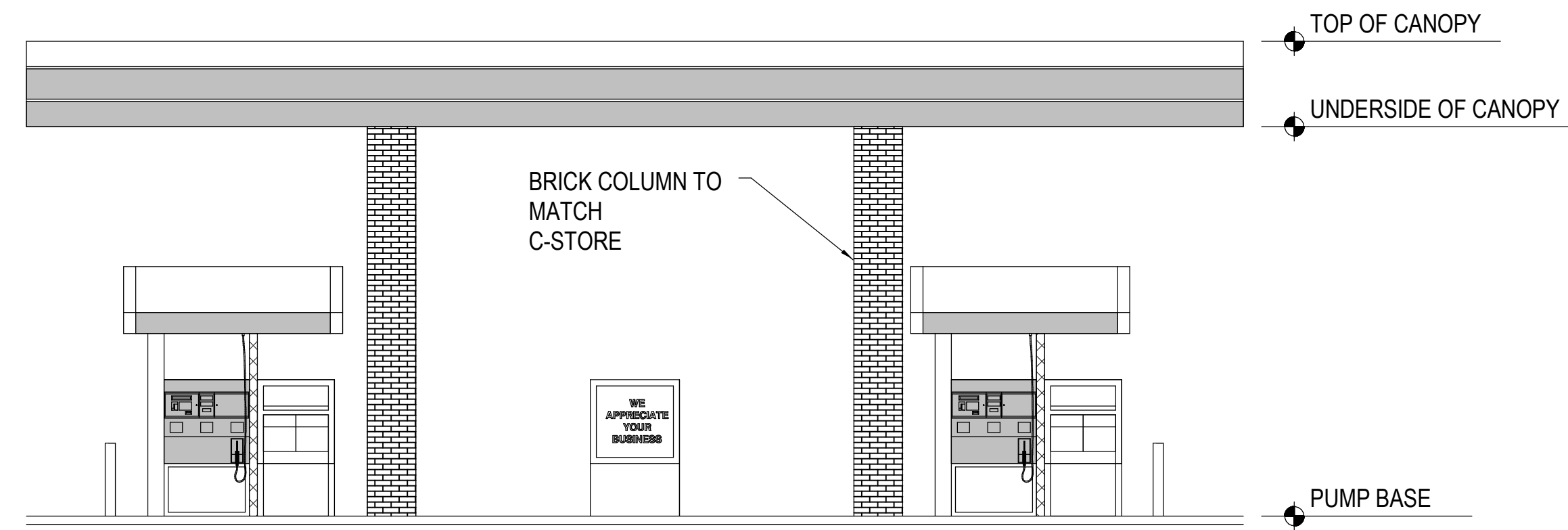
A200

EXHIBIT 8 CONTD.



FRONT ELEVATION

NOTE:
CANOPY ELEVATIONS ARE FOR REFERENCE ONLY. ALL CANOPY PLANS AND DESIGNS SHALL BE PROVIDED BY THE CANOPY SUPPLIER.



END ELEVATION



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FOR:
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3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
SCOTT WAGSTAFF
801-973-7002



HOLIDAY OIL RING ROAD
SARATOGA SPRINGS
2003 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH

PRELIM 02/07/24

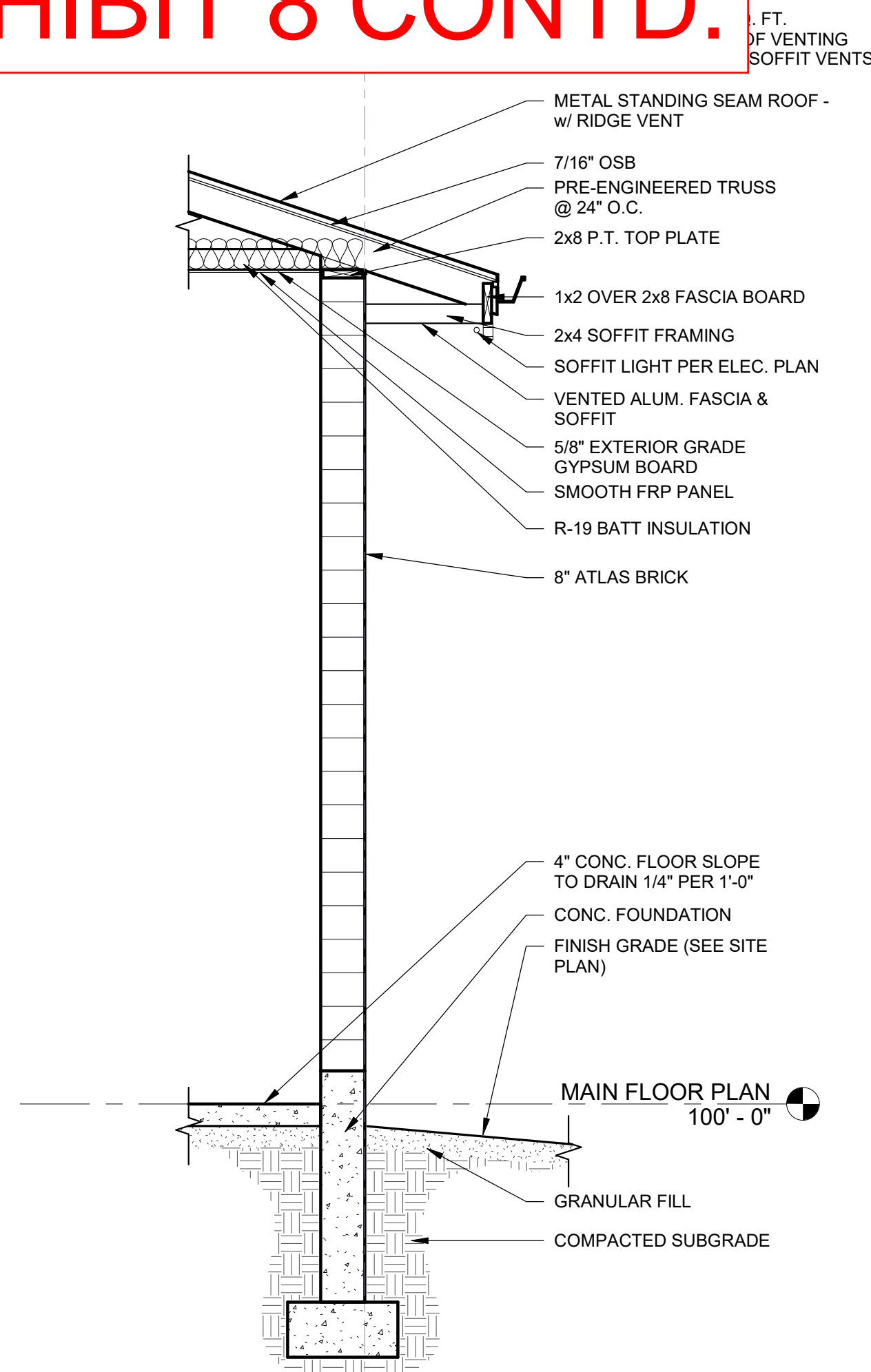
NO.	DATE	REVISION

CANOPY ELEVATIONS

PROJECT NUMBER: 11298A
DATE: 02-07-24
PROJECT MANAGER: CGD
DESIGNED BY: CGD

A201

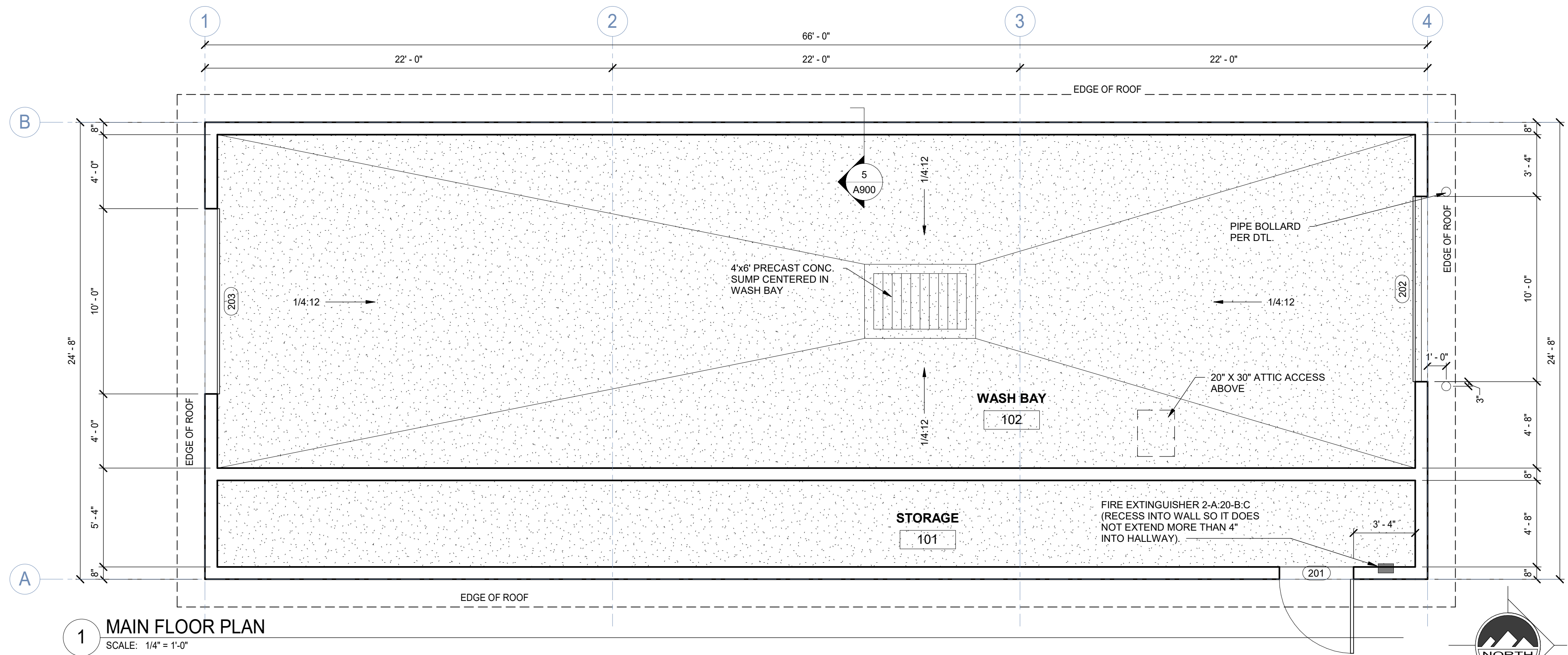
EXHIBIT 8 CONTD.



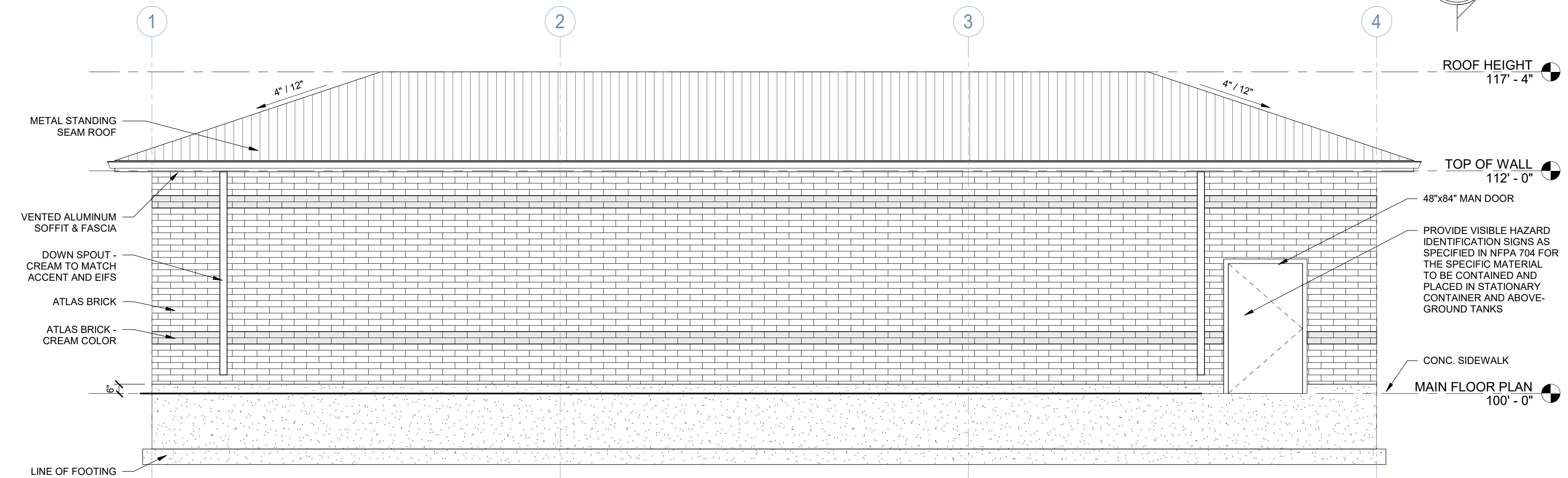
5 WALL SECTION TYP.
SCALE: 1/2" = 1'-0"

DOOR SCHEDULE								
MARK	WIDTH	HEIGHT	FRAME TYPE	FINISH	FIRE RATING	HARDWARE		COMMENTS
201	4'-0"	7'-0"	METAL	PAINTED		LOCKSET		
202	10'-0"	8'-0"	METAL	FACTORY FINISH				INSULATED
203	10'-0"	10'-0"	METAL	FACTORY FINISH				INSULATED

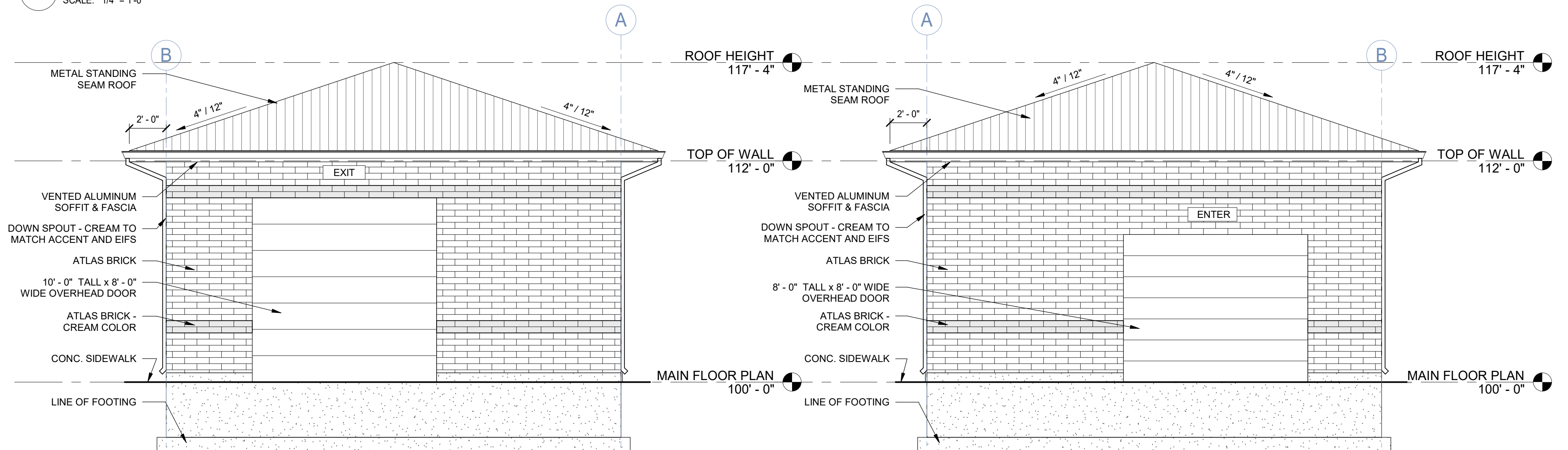
1. DOOR THRESHOLDS TO BE LESS THAN 1/2" ABOVE FINISH FLOOR.
 2. ALL DOOR HARDWARE TO BE ADA LEVER TYPE.
 3. EXIT DOORS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
 4. DOORS TO MEET THE REQUIREMENTS OF IBC 1010.
 5. DOOR HARDWARE TO BE LOCATED IN DOOR PER 1010.1.9.2
 6. DOOR HARDWARE TO BE LOCATED IN DOOR PER 1010.1.9.3 AND 1010.1.9.4
 7. ALL LOCKSETS SHALL COMPLY WITH 1010.1.9.3 AND 1010.1.9.4



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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FOR:
HOLIDAY OIL CORP.
c/o SCOTT WAGSTAFF
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
(801)973-7002



HOLIDAY OIL RING ROAD
SARATOGA SPRINGS
203 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH

PERMIT 02/07/2024

NO. DATE REVISION

CARWASH FLOOR PLAN & ELEV.

PROJECT NUMBER 11298A
DATE 02/07/2024
PROJECT MANAGER CGD
DESIGNED BY CGD

A900

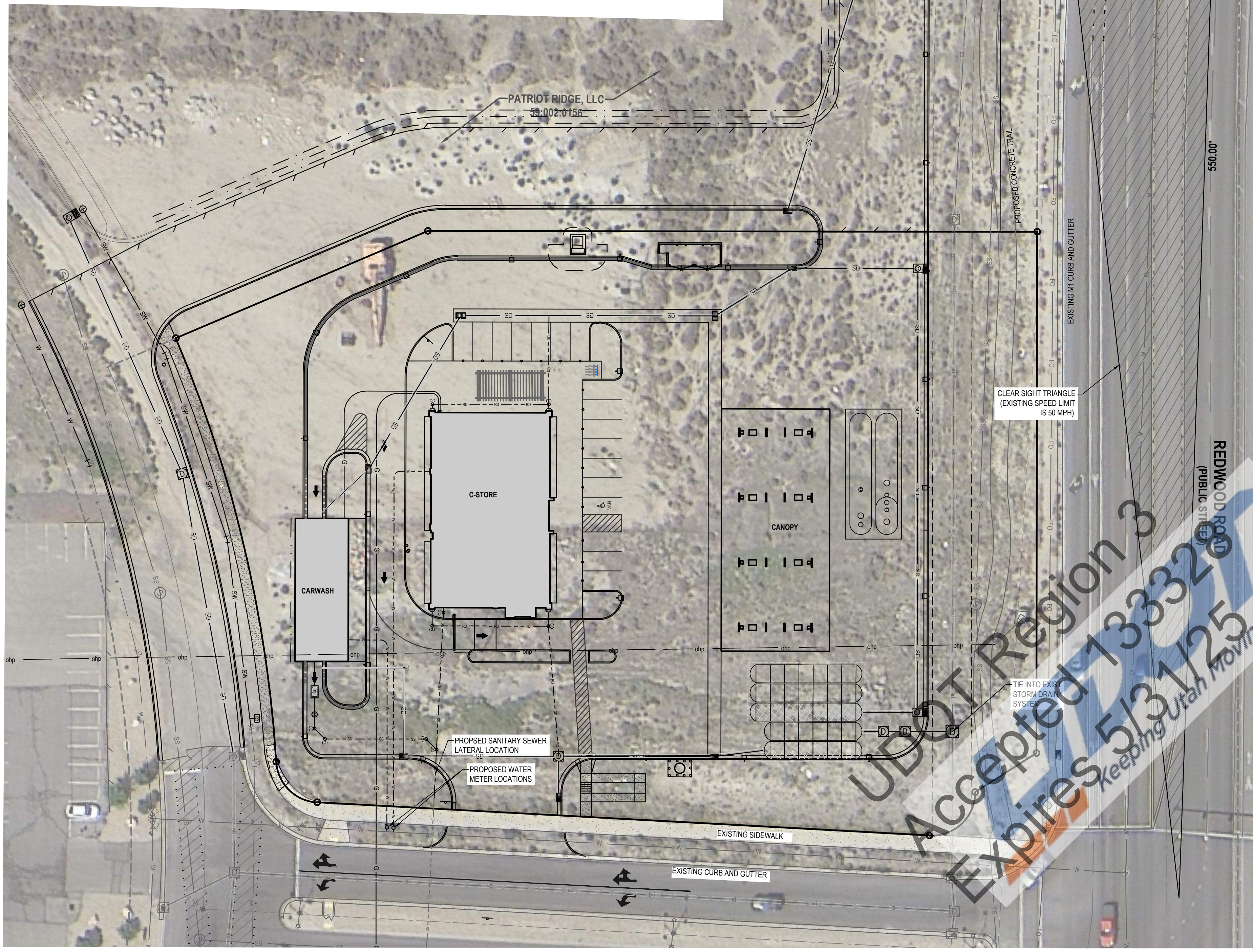
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4735.78'

- UDOT NOTES**
- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
 - THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
 - UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
 - OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
 - OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
 - ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
 - COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

- NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SARATOGA SPRINGS STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SARATOGA SPRINGS OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 - DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
 - ALL WORK WITHIN THE UDOT RIGHT-OF-WAY SHALL BE PER UDOT STANDARDS AND SPECIFICATIONS.
 - PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - CULINARY WATER FACILITIES: ALL FACILITIES, I.E. PIPES, SERVICE LATERALS, VALVES, BENDS, THRUST BLOCKS, FIRE HYDRANTS, MISCELLANEOUS FITTINGS, ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
 - SANITARY SEWER FACILITIES: ALL FACILITIES, I.E. PIPES, MANHOLES, LATERALS, PIPELINE CLEANING, SEWER BACKUPS, ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
 - STORM WATER FACILITIES: ALL FACILITIES, I.E. PIPES, MANHOLES, INLET CATCH BASINS, ORIFICE AND ORIFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS, ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
 - ROADWAYS AND SIDEWALK FACILITIES: ALL HARD SURFACING FACILITIES ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.



UDOT Region 3
Accepted 1/33/2024
Expires 5/31/25
Keeping Utah Moving

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RICHFIELD
Phone: 435.896.2983

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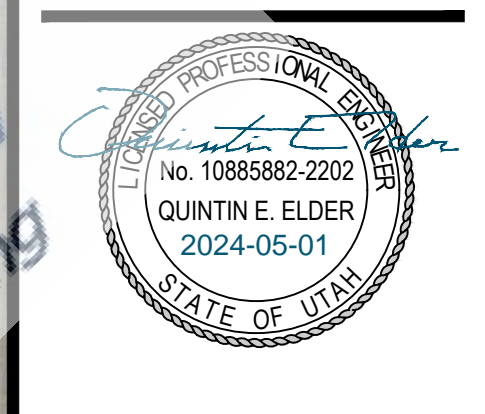
FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH

CONTACT:
SCOTT WAGSTAFF
PHONE: 801-973-7002



**HOLIDAY OIL SARATOGA SPRINGS
RING ROAD**

**2003 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH**



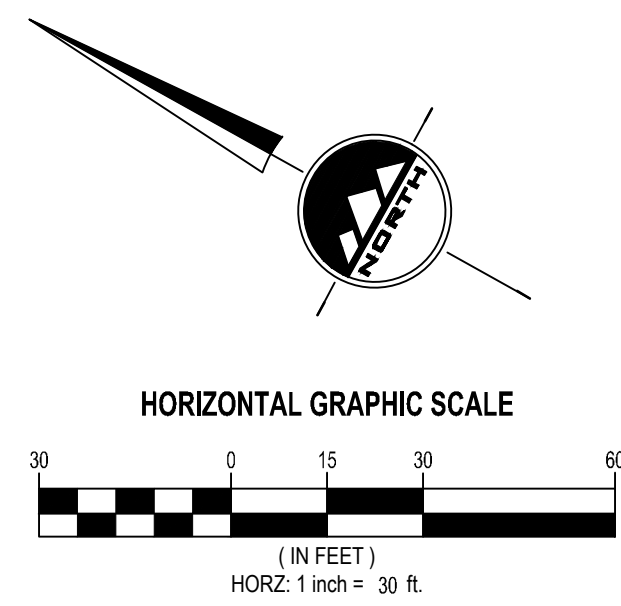
UDOT EXHIBIT PLAN

PROJECT NUMBER: 11298A PRINT DATE: 2/6/2024
PROJECT MANAGER: C. DUNCAN DESIGNED BY: Q. ELDER

C101A



BENCHMARK
 SOUTHEAST CORNER OF SECTION 17,
 TOWNSHIP 3 SOUTH, RANGE 4 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4735.78'

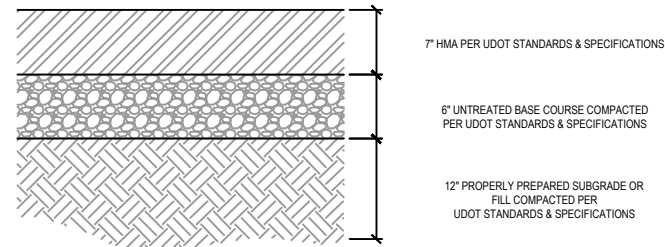


UDOT NOTES

- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
- OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

ASPHALT NOTES

- ALL FINISHES TO BE PLACED OVER PROPERLY PREPARED SUBGRADE. SLOPE AND PROPERLY PREPARED EXISTING FILL SLOES AND PROPERLY COMPACTED STRUCTURAL FILL ARE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER UDOT STANDARDS & SPECIFICATIONS.
- REMOVE SURFACE VEGETATION AND OTHER DESTRUCTIVE MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



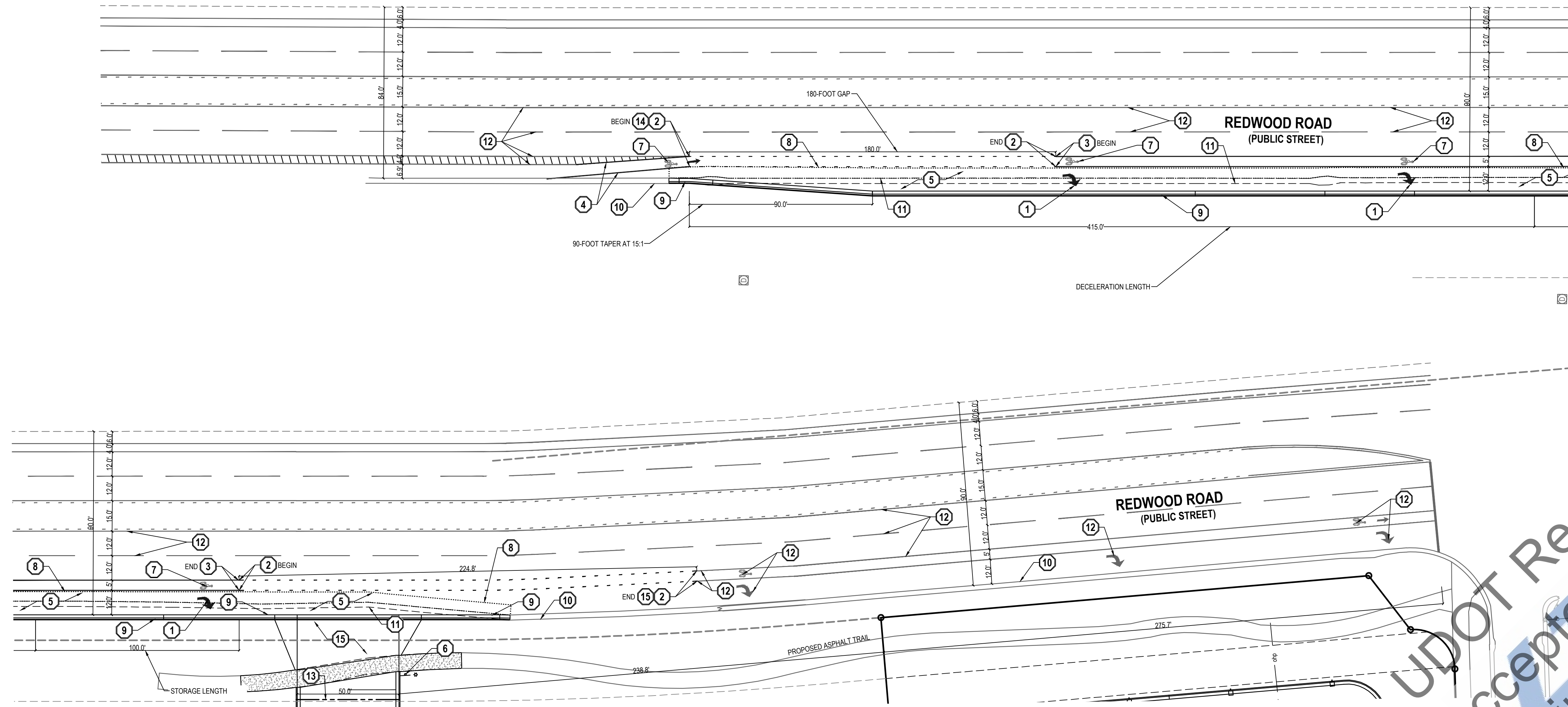
1 SR-68 ASPHALT SECTION

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE LOCAL AGENCY JURISDICTIONS DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES). ALL MARKINGS ON REDWOOD ROAD TO MEET UDOT REQMTS.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL AGENCY JURISDICTIONS CURRENT DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
- PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS STAFF, THE CONTRACTOR AND THE PROPERTY OWNER.
- PRIOR TO CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL ADA ACCESSIBLE SIDEWALK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCY JURISDICTIONS DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
- ALL DIMENSIONS FROM CURB AND GUTTER ARE TO TOP BACK OF CURB UNLESS NOTED OTHERWISE.

SCOPE OF WORK:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- RIGHT TURN ARROW TO BE PRE-FORMED THERMO PLASTIC PER UDOT AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
 - 4" WIDE DOTTED WHITE STRIPE PER UDOT AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
 - 8" WIDE SOLID WHITE STRIPE PER UDOT AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
 - 4" WIDE SOLID WHITE STRIPE PER UDOT AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
 - ASPHALT PAVEMENT PER DETAIL THIS PAGE AND PER UDOT STANDARDS AND SPECIFICATIONS.
 - "STOP" SIGN (R1-1) WITH 12" WIDE SOLID WHITE STOP BAR TO BE PRE-FORMED THERMO PLASTIC PER UDOT AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
 - BICYCLE LANE SYMBOL MARKING (DM 9-4) TO BE PRE-FORMED THERMO PLASTIC PER UDOT AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS (9C-3A).
 - SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT PER UDOT STANDARDS AND SPECIFICATIONS.
 - UDOT M1 CURB AND GUTTER PER UDOT STANDARDS AND SPECIFICATIONS.
 - EXISTING M1 CURB AND CUTTER TO REMAIN AND BE PROTECTED IN PLACE.
 - EXISTING M1 CURB TO BE REMOVED.
 - EXISTING PAVEMENT MARKINGS TO REMAIN AND BE PROTECTED IN PLACE.
 - LIMIT OF UDOT WORK.
 - REMOVE EXISTING 4" WIDE SOLID WHITE STRIPE PAVEMENT MARKING PER UDOT STANDARDS AND SPECIFICATIONS.
 - INSTALL COMMERCIAL DRIVE APPROACH PER UDOT STANDARD DRAWING GW 3A AND SPECIFICATIONS.



UDOT Region 3
 Accepted 133328
 Expires 5/31/25
 Keeping Utah Moving



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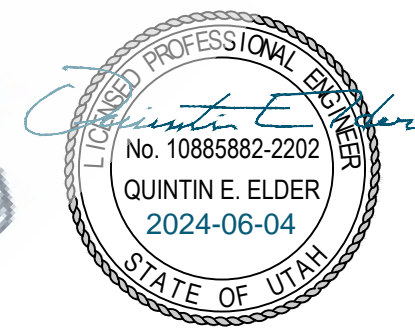
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 3115 WEST 2100 SOUTH
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CONTACT:
 SCOTT WAGSTAFF
 PHONE: 801-973-7002



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RING ROAD
 2003 SOUTH REDWOOD ROAD
 SARATOGA SPRINGS, UTAH



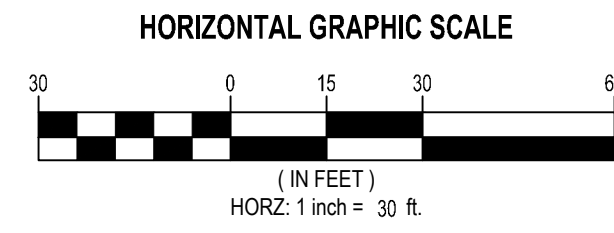
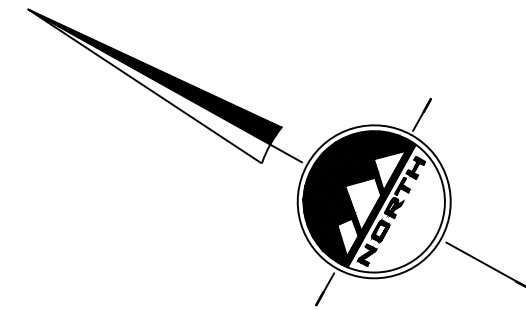
STRIPING AND SIGNAGE PLAN

PROJECT NUMBER: 11298A
 PRINT DATE: 2/6/2024
 PROJECT MANAGER: C. DUNCAN
 DESIGNED BY: Q. ELDER

C101B



BENCHMARK
 SOUTHEAST CORNER OF SECTION 17,
 TOWNSHIP 3 SOUTH, RANGE 4 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4735.78'



UDOT NOTES

- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
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- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

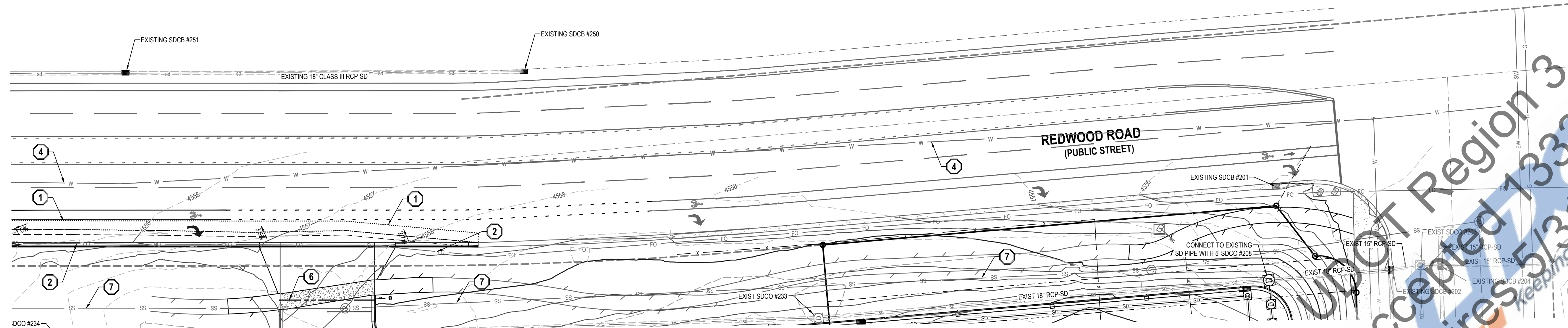
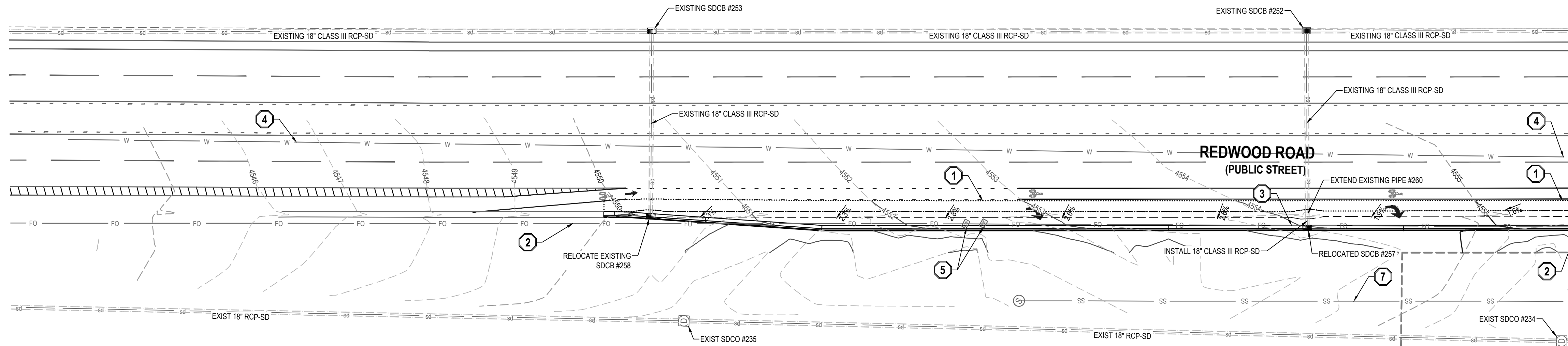
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE SARATOGA SPRINGS STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS. PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AN ELEVATION OF 45XX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SARATOGA SPRING'S STANDARDS AND SPECIFICATION OR AS INDICATED IN THE APPROVED CONSTRUCTION DRAWINGS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER SARATOGA SPRING'S STANDARDS AND SPECIFICATION OR AS INDICATED IN THE APPROVED CONSTRUCTION DRAWINGS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT PER UDOT STANDARDS AND SPECIFICATIONS.
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- LIMIT OF UDOT WORK.
- EXIST. SANITARY SEWER LINE. PROTECT IN PLACE.



UDOT Region 3
 Accepted 133328
 Expires 5/31/25
 Keeping Utah Moving



TOOLEE
 169 N. Main St, Unit 1
 Tooele, UT 84074
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SANDY
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

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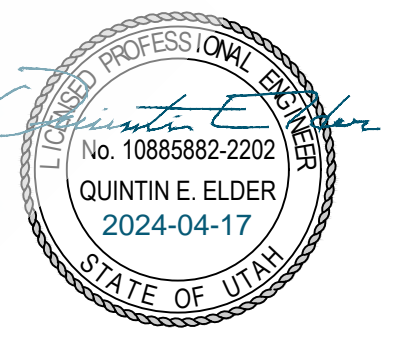
FOR:
 HOLIDAY OIL
 3115 WEST 2100 SOUTH
 WEST VALLEY CITY, UTAH

CONTACT:
 SCOTT WAGSTAFF
 PHONE: 801-973-7002



**HOLIDAY OIL SARATOGA SPRINGS
 RING ROAD**

**2003 SOUTH REDWOOD ROAD
 SARATOGA SPRINGS, UTAH**



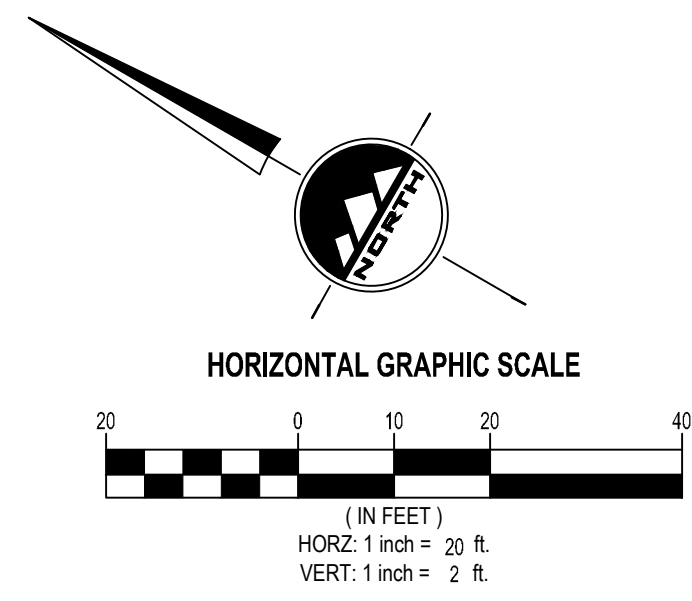
**UTILITY AND
 DRAINAGE PLAN**

PROJECT NUMBER: 11298A
 PRINT DATE: 2/6/2024
 PROJECT MANAGER: C. DUNCAN
 DESIGNED BY: Q. ELDER

C101C

811
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

BENCHMARK
 SOUTHEAST CORNER OF SECTION 17,
 TOWNSHIP 3 SOUTH, RANGE 4 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4735.78'



- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
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ENSIGN
 THE STANDARD IN ENGINEERING

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 Tooele, UT 84074
 Phone: 435.843.3590

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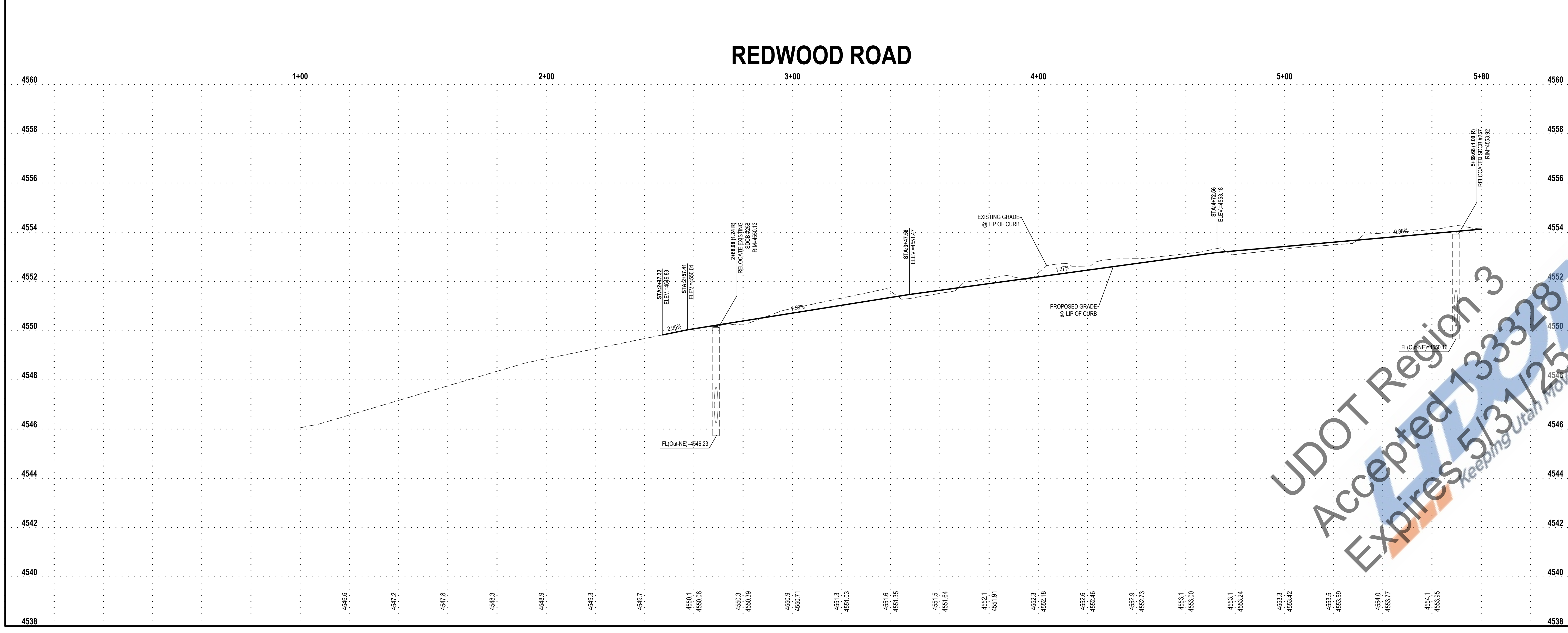
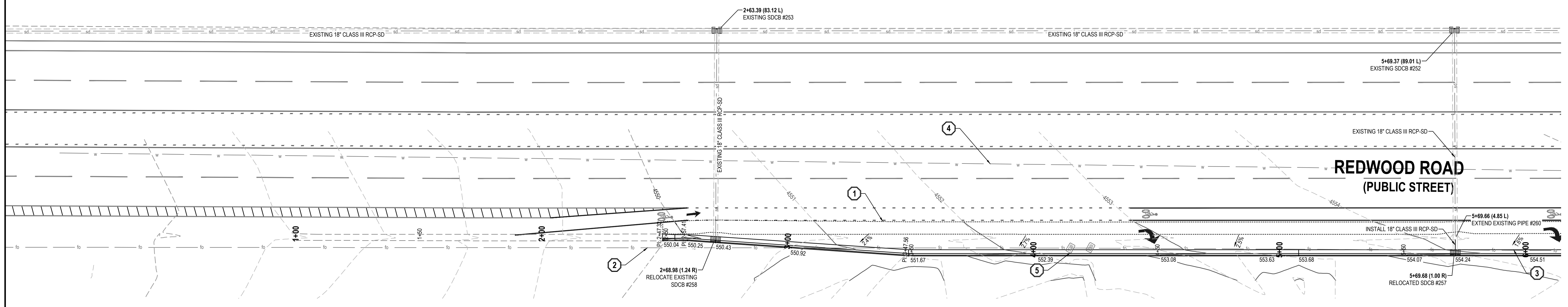
CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

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FOR:
 HOLIDAY OIL
 3115 WEST 2100 SOUTH
 WEST VALLEY CITY, UTAH

CONTACT:
 SCOTT WAGSTAFF
 PHONE: 801-973-7002



**HOLIDAY OIL SARATOGA SPRINGS
 RING ROAD
 2003 SOUTH REDWOOD ROAD
 SARATOGA SPRINGS, UTAH**



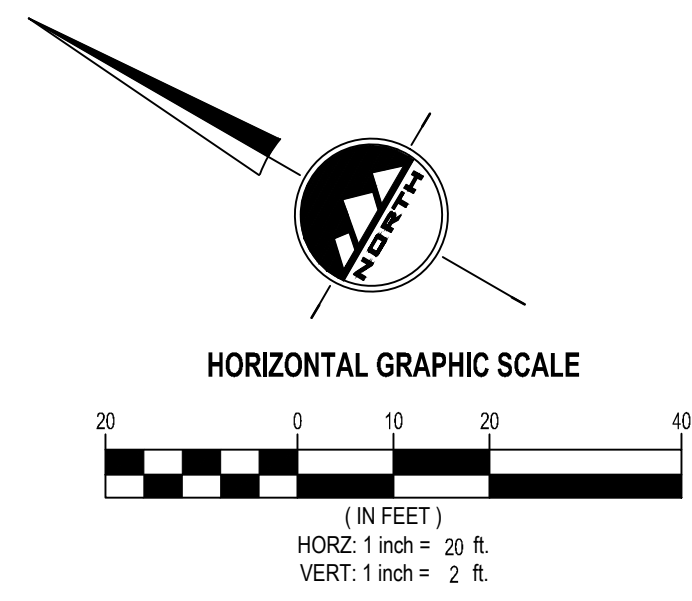
**PLAN AND PROFILE
 REDWOOD ROAD**

PROJECT NUMBER: 11298A
 PRINT DATE: 2/6/2024
 PROJECT MANAGER: C. DUNCAN
 DESIGNED BY: Q. ELDER

PP-1

811
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
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 Know what's below.
 Call before you dig.

BENCHMARK
 SOUTHEAST CORNER OF SECTION 17,
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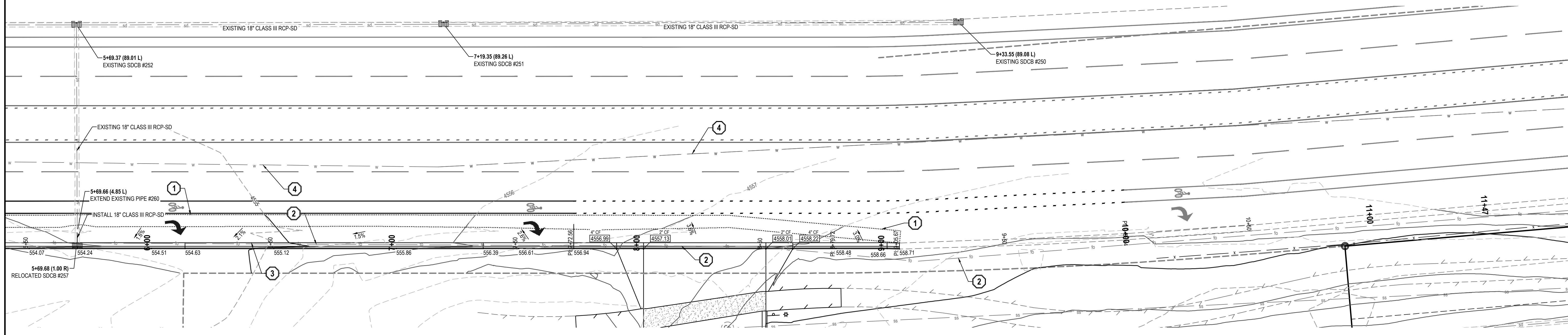
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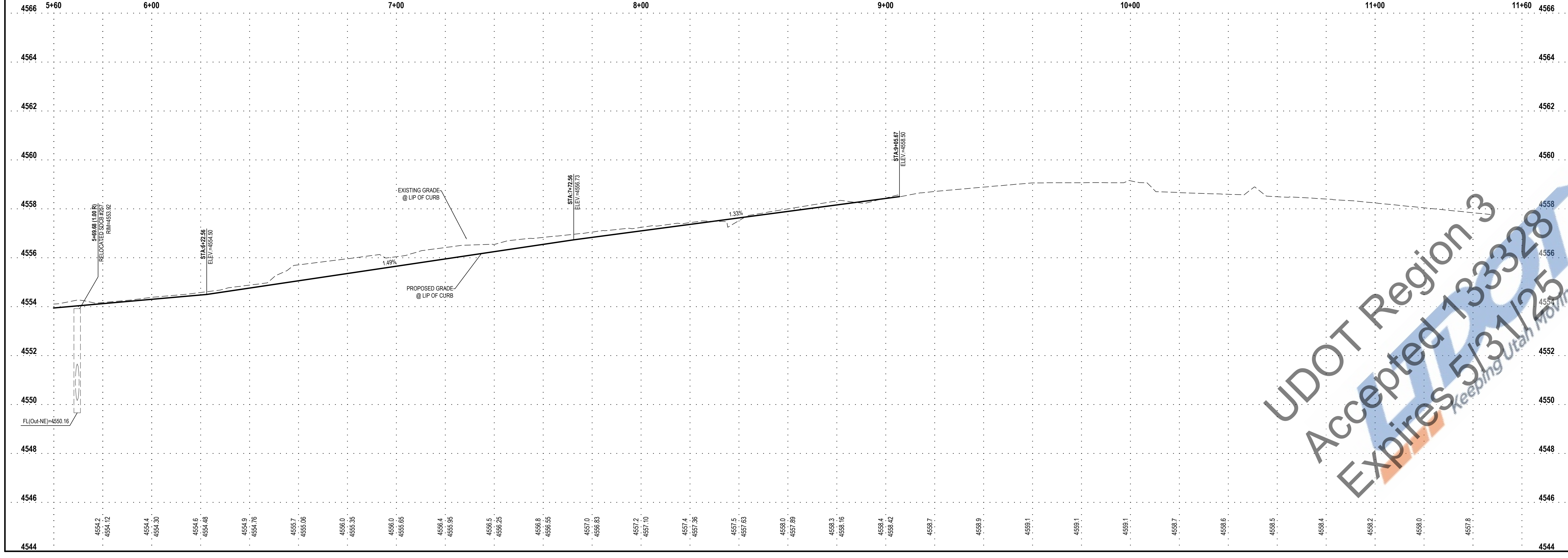
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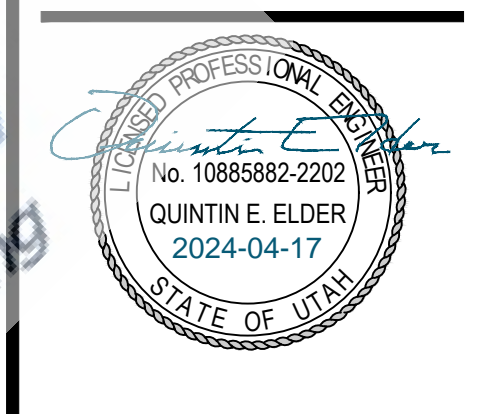


REDWOOD ROAD



UDOT Region 3
 Accepted 133328
 Expires 5/31/25
 Keeping Utah Moving

**HOLIDAY OIL SARATOGA SPRINGS
 RING ROAD**
 2003 SOUTH REDWOOD ROAD
 SARATOGA SPRINGS, UTAH



**PLAN AND PROFILE
 REDWOOD ROAD**

PROJECT NUMBER: 11298A
 PRINT DATE: 2/6/2024
 PROJECT MANAGER: C. DUNCAN
 DESIGNED BY: Q. ELDER

PP-2



GENERAL INFORMATION

Issuance Date	Region	Project Name	OLP Application ID
6/5/2024	Region 3	Holiday Oil - Ring Road	133328
Physical Address	City	Permit Type	Access Use Type
Northwest corner of Redwood Road and Riri	SARATOGA SPRINGS	New	Commercial

PERMITEE INFORMATION

Property Owner Name	Primary Contact	Primary Phone	Email
Holiday Oil	Brent Neel	(801) 973-7002	brent@holidayoil.com


LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION

State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0068	28.4			40	7 - Community Rural
0068	28.4	40.3267347	-111.9061091	40	7 - Community Rural
0068	28.4	40.3267309	-111.9061059	40	7 - Community Rural

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Jeff Wood	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:
 - A) Non-compliance with the permit provisions including terms, conditions, and limitations



- B) Deviating from the approved permit provisions without written authorization
- C) Misrepresentation(s) discovered on the originating application, or associated documents
- D) Adverse weather or traffic conditions
- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.



SITE PLAN

NORTHERN FRONTIER BUSINESS PARK, LOT 4 SITE PLAN

JUNE 13, 2024

PUBLIC MEETING

Report Date:	June 6, 2024
Applicant:	Josh Moffat
Owner:	22 Redwood LLC
Location:	2238 North Redwood Road
Major Street Access:	Redwood Road & Fall Harvest Blvd
Parcel Number(s) & Size:	47:422:0004, 3.47 acres
Land Use Designation:	Office Warehouse
Parcel Zoning:	OW
Adjacent Zoning:	OW, RC
Current Use of Parcel:	Vacant Lot
Adjacent Uses:	Regional Commercial and Office Warehouse
Previous Meetings:	City Council Approval Preliminary/Final Plat on 12/01/21
Previous Approvals:	Concept Plan Review by staff, 12/19/23
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary:

The applicant requests approval of a site plan for an Office Warehouse building on Northern Frontier Business Park, Lot 4, located at 2238 North Redwood Road. The Lot is 0.74 acres, includes the required 30 foot trail/landscape easement along Redwood Road, and incorporates 20% landscaping on the site. Access to the lot will be from Stagecoach Drive on the east side of the lot and south side of Fall Harvest Drive, with no access to the lot from Redwood Road. The proposed site plan provides the required parking for an office warehouse use.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the Northern Frontier Lot 4 Site Plan, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without conditions, denial, or continuation.

B. Background: The subject property is part of the Northern Frontier Business Park subdivision, which was approved by the City Council on December 1, 2021.

- C. **Specific Request:** The applicant is requesting site plan approval of the Northern Frontier Lot 4 site improvements and building elevations.
- D. **Process:** Section 19.13 summarizes the process of site plan approval. The City Council is the Land Use Authority of new site plans, followed by a recommendation from the Planning Commission. This item is scheduled to be discussed in a public meeting and a public hearing is not required.
- E. **Community Review:** This has been noticed as a public meeting per City and State statutes, which requires 24-hour notice on the public notice website. As of the date of this report no public input has been received.
- F. **General Plan:** The site is designated as Office Warehouse on the General Plan Land Use Map. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

Office Warehouse (OW): Areas designated for warehousing and office uses.

Staff conclusion: Consistent. An office warehouse use is allowed in the Office Warehouse zone, which covers the uses proposed by the applicant in the Northern Frontier Business Park subdivision. Adjacent properties are zoned RC where retail uses occur and OW where office warehouse uses occur. Other adjacent properties will remain vacant until future development happens. Sidewalks and pathways are provided for pedestrian access in and around the parcel.

G. **Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

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

H. **Recommendation and Alternatives:**

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

Option 1 – Recommendation of Approval

“I move that the Planning Commission recommend approval to the City Council of the proposed Northern Frontier Business Park, Lot 4 Site Plan, located at 2238 North 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 “F” of the staff report, which section is incorporated by reference herein.
- 2. The application complies with the criteria of the Land Development Code, as articulated in in section “G” of the staff report, which section is incorporated by reference herein.

Conditions:

- 1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
- 2. All requirements of the Fire Chief shall be met.
- 3. All other Code requirements shall be met.
- 4. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

“I move to **continue** the Site Plan for Northern Frontier Business Park, Lot 4, to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

- 1. _____
- 2. _____

Option 3 – Denial

“I move that the Planning Commission recommend denial to the City Council of the proposed Site Plan for Northern Frontier Business Park, Lot 4, located at 2238 North Redwood Road with the Findings below:

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

_____.

J. Exhibits:

- 1. City Engineer’s Report
- 2. Location & Zone Map
- 3. Planning Review Checklist
- 4. Site Plan
- 5. Landscaping
- 6. Elevations

Staff Report

Author: Daniel McRae, Assistant City Engineer

Subject: Lot 4 Northern Frontier– Site Plan

Date: June 13, 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:

<i>Applicant:</i>	<i>Josh Moffat</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>2238 North Redwood Road</i>
<i>Acreage:</i>	<i>3.47 Acres -1 Lot</i>

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

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.
4. Project shall comply with all ADA standards and requirements.
5. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
6. Developer shall provide easements for all public utilities not located in the public right-of-way.
7. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.
8. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to commencement of

the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
11. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.
12. Developer shall provide and record the drinking water easement to the City as well as provide and record the other private easements to owners of Lots for the private storm drain and cross access needs.

Exhibit 2: Location & Zoning Map

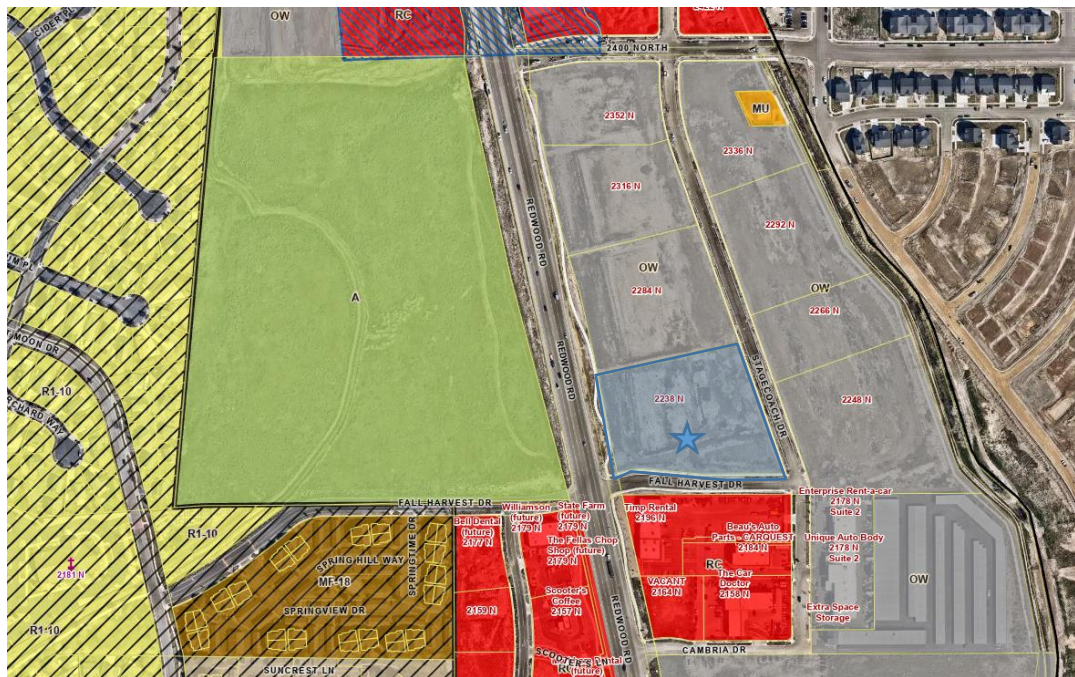


Exhibit 3: Planning Review Checklist

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	5/16/2024
Date of Review:	5/30/2024
Project Name:	Northern Frontier Business Park – Lot 4
Project Request / Type:	Site Plan
Meeting Type:	Administrative
Applicant:	Josh Moffat
Owner:	22 Redwood LLC
Location:	2238 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) and size:	47:422:0004, 3.47 acres
Land Use Designation:	Office Warehouse
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse, Regional Commercial, and Agriculture
Current Use:	Vacant Lot
Adjacent Uses:	Office Warehouse, Regional Commercial, and Agriculture
Previous Meetings:	None
Previous Approvals:	Concept Plan – 12/04/23
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Gina Grandpre, Senior Planner

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: 01/23/24
- Neighborhood Meeting: Not required
- PC: TBD
- CC: TBD

General Review

Building Department

- No Comments

Fire Department

- No Comments

GIS / Addressing

- No Comments

Additional Recommendations:

- No Comments

Code Review

- 19.04, Land Use Zones
 - Zone: Office Warehouse
 - Use: Office Warehouse

19.04.01 Requirements		Office Warehouse	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	40,000 sq. ft.	Complies	<i>See Planning for plans</i>
Lot Size (Minimum)	20,000 sq. ft.	Complies	<i>See Planning for plans</i>
Front/Corner Side Setback (Minimum)	20'	Complies	<i>See Planning for plans</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>See Planning for plans</i>
Rear Setback (Minimum)	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones.	Complies	<i>See Planning for plans</i>
Building Separation (Minimum)	20'	Complies	<i>See Planning for plans</i>
Lot Width (Minimum)	70'	Complies	<i>See Planning for plans</i>
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	40'	Complies	<i>See Planning for plans</i>
Lot coverage (Maximum)	50%	Complies	<i>See Planning for plans</i>
Building Size (Minimum)	N/A		
Building Size (Maximum)	Vested with rezone, see 19.04.09(5); otherwise 80,000 sq. ft.	Complies	<i>See Planning for plans</i>

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	Complies.	<i>See Planning for plans</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>See Planning for plans</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	<i>See Planning for plans</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>See Planning for plans</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details		
Automobile refueling stations and car wash operations.	N/A.	<i>Not proposed in plans</i>
Automobile Repair, Minor:	N/A.	<i>Not proposed in plans</i>
Car Wash (full service).	N/A.	<i>Not proposed in plans</i>
Hotels.	N/A.	<i>Not proposed in plans</i>
Kennel, Private.	N/A.	<i>Not proposed in plans</i>
Storage, Self-Storage, or Mini-Storage Units.	N/A.	<i>Not proposed in plans</i>
Vehicle Storage.	N/A.	<i>Not proposed in plans</i>
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	<i>Not proposed in plans</i>
Bars.	N/A.	<i>Not proposed in plans</i>

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>See Planning for plans</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>See Planning for plans</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>See Planning for plans</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>See Planning for plans</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>See Planning for plans</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>See Planning for plans</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>See Planning for plans</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>See Planning for plans</i>

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>See Planning for plans</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>See Planning for plans</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>See Planning for plans</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>See Planning for plans</i>

Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>See Planning for plans</i>
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	Complies.	<i>See Planning for plans</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>See Planning for plans</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>See Planning for plans</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>See Planning for plans</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>See Planning for plans</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>See Planning for plans</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>See Planning for plans</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>See Planning for plans</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>See Planning for plans</i>
Trees and Power Poles: No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5’ to any pole, line, or structure.	N/A.	<i>Not proposed in plans</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	Complies.	<i>See Planning for plans</i>
Tree Preservation: Existing mature evergreen trees of 16’ in height or	Complies.	<i>See Planning for plans</i>

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.		
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	Complies.	<i>See Planning for plans</i>
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	Complies.	<i>See Planning for plans</i>
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	Complies.	<i>See Planning for plans</i>
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	Complies.	<i>See Planning for plans</i>
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>See Planning for plans</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>See Planning for plans</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>See Planning for plans</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>See Planning for plans</i>
Fencing and Screening		
Front Yards: Fences exceeding 3’ in height shall not be erected in any front yard space of any residential lot.	N/A.	<i>Not proposed in plans</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3’ and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies.	<i>See Planning for plans</i>
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	N/A.	<i>Not proposed in plans</i>
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	N/A.	<i>Not proposed in plans</i>
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	<i>Not proposed in plans</i>
Fencing along open space, parks, and trails may be less than 6’ in height but shall not be less than 3’ in height, at the discretion of the property owner or HOA as applicable.	N/A.	<i>Not proposed in plans</i>
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	<i>Not proposed in plans</i>
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	<i>See Planning for plans</i>
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	Complies.	<i>See Planning for plans</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	<i>See Planning for plans</i>

Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	151,160		
Required Landscaping	30,232	Complies.	<i>See Planning for plans</i>
Required Deciduous Trees	12	Complies.	<i>See Planning for plans</i>
Required Evergreen Trees	10	Complies.	<i>See Planning for plans</i>
Required Shrubs	30	Complies.	<i>See Planning for plans</i>
Drought Tolerant Plants	25	Complies.	<i>See Planning for plans</i>

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings																				
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	Complies.	<i>See Planning for plans</i>																				
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>See Planning for plans</i>																				
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>See Planning for plans</i>																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Complies.	<i>See Planning for plans</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>See Planning for plans</i>																				
<p>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.</p> <table border="1"> <thead> <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> </thead> <tbody> <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> </tbody> </table>	Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances	Up to 1,500 square feet	150'	1,501 to 5,000 square feet	200'	5,001 to 10,000 square feet	250'	10,001 to 25,000 square feet	300'	25,001 to 50,000 square feet	350'	50,001 to 75,000 square feet	400'	75,001 to 100,000 square feet	450'	100,001 to 125,000 square feet	500'	Over 125,000 square feet	600'	Complies.	<i>See Planning for plans</i>
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150'																					
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Over 125,000 square feet	600'																					
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	Complies.	<i>See Planning for plans</i>																				

Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	Complies.	<i>See Planning for plans</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>See Planning for plans</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	<i>See Planning for plans</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Complies.	<i>See Planning for plans</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	N/A.	<i>Parking is based on square footage</i>
When a development contains multiple uses, more than one parking requirement may be applied.	Complies.	<i>See Planning for plans</i>
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	N/A.	<i>None proposed</i>
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	Complies.	<i>See Planning for plans</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	Complies.	<i>See Planning for plans</i>
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	Complies.	<i>See Planning for plans</i>
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: <ol style="list-style-type: none"> 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.	<i>No parking deviations are proposed</i>
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: <ol style="list-style-type: none"> a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. 	N/A.	<i>No shared parking is proposed</i>

<p>Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial.</p> <p>a. Guest parking shall be provided at a ratio of 0.25 stalls per unit.</p> <p>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.</p> <p>b. Driveways shall not count towards the guest parking requirement.</p> <p>c. Guest parking shall be located within two-hundred feet of the dwelling unit.</p>	<p>N/A</p>	<p><i>The proposed development is Office Warehouse</i></p>
<p>Pedestrian Walkways and Accesses.</p> <p>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.</p>	<p>N/A.</p>	<p><i>The proposed parking lot is less than 75,000 sq. ft.</i></p>
<p>Landscaping in Parking Areas</p>		
<p>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.</p>	<p>Complies.</p>	<p><i>See Planning for plans</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>See Planning for plans</i></p>
<p>Clear Sight Triangles must be followed.</p>	<p>Complies.</p>	<p><i>See Planning for plans</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>See Planning for plans</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>See Planning for plans</i></p>
<p>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.</p> <p>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</p>	<p>Complies.</p>	<p><i>See Planning for plans</i></p>

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.	<i>See Planning for plans</i>
Required Minimum Parking		
<i>See table in 19.09</i>	Complies.	<i>See Planning for plans</i>

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	Complies. See Planning for plans		Complies	Complies

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>See Planning for plans</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>See Planning for plans</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>See Planning for plans</i>
Angle: Shall be directed downward.	Complies.	<i>See Planning for plans</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>See Planning for plans</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See Planning for plans</i>
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.	<i>No flag pole proposed</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	<i>See Planning for plans</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See Planning for plans</i>
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>See Planning for plans</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	Complies.	<i>See Planning for plans</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Complies.	<i>See Planning for plans</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	<i>The proposed development does not include a service station canopy</i>

All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>See Planning for plans</i>
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>See Planning for plans</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>See Planning for plans</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>See Planning for plans</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>See Planning for plans</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Complies.	<i>See Planning for plans</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	N/A.	<i>None proposed</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	N/A.	<i>None proposed</i>
Bollard lighting shall be limited to a height of 4'.	N/A.	<i>None proposed</i>
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See Planning for plans</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See Planning for plans</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>See Planning for plans</i>
Plans providing information required in the Technical Standards and Specifications Manual.	Complies.	<i>See Planning for plans</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required?	<i>Not required</i>
Notice/Land Use Authority.	<i>Public Meeting/City Council</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>Northern Frontier Business Park Development Agreement</i>
Phasing Improvements.	<i>None Proposed</i>
Payment of Lieu of Open Space.	<i>Amount of \$: N/A</i>

Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review

Regulation	Compliance	Findings
<p>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:</p> <ol style="list-style-type: none"> 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development. 	Complies.	<i>See Planning for plans</i>
<p>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.</p>	Complies.	<i>See Planning for plans</i>
<p>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.</p> <ol style="list-style-type: none"> a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground. 	Complies.	<i>See Planning for plans</i>
<p>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.</p>	Complies.	<i>See Planning for plans</i>
<p>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.</p>	Complies.	<i>See Planning for plans</i>
<p>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.</p>	Complies.	<i>See Planning for plans</i>
<p>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</p>	Complies.	<i>See Planning for plans</i>

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.		
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>See Planning for plans</i>
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	N/A.	<i>Not proposed with this application</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>See Planning for plans</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See Planning for plans</i>
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	<i>See Planning for plans</i>
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies.	<i>See Planning for plans</i>
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	<i>See Planning for plans</i>
Compliance statement: A statement indicating how the proposed development complies with the City’s adopted Land Use Element of the General Plan.	Complies.	<i>See Planning for plans</i>
<p>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.</p> <p>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 :</p> <ul style="list-style-type: none"> i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City’s off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; 	Complies.	<i>See Planning for plans</i>

<ul style="list-style-type: none"> 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. 		
<p>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;</p> <p>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:</p> <ul style="list-style-type: none"> i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City. 	Complies.	<i>See Planning for plans</i>
<p>Data table including:</p> <ul style="list-style-type: none"> i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) 	Complies.	<i>See Planning for plans</i>
<p>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.</p>	Complies.	<i>See Planning for plans</i>
<p>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.</p>	Complies.	<i>See Planning for plans</i>
<p>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.</p>	Complies.	<i>See Planning for plans</i>
<p>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.</p>	Complies.	<i>See Planning for plans</i>

Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>See Planning for plans</i>
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	Complies.	<i>See Planning for plans</i>
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	Complies.	<i>See Planning for plans</i>
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	Complies.	<i>See Planning for plans</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>See Planning for plans</i>
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	Complies.	<i>See Planning for plans</i>
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.	<i>See Planning for plans</i>
The effect of the site development plan on the adequacy of the storm and surface water drainage.	Complies.	<i>See Planning for plans</i>
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	Complies.	<i>See Planning for plans</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>See Planning for plans</i>
Trails Master Plan: Shows required trails	Complies.	<i>See Planning for plans</i>

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
<p>Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.</p>	Complies.	<i>See Planning for plans</i>
<p>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.</p>	Complies.	<i>See Planning for plans.</i>
<p>All pedestrian connections shall be shown on the related site plan or plat.</p>	Complies.	<i>See Planning for plans.</i>
<p>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:</p> <ul style="list-style-type: none"> i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets. 	Complies.	<i>See Planning for plans.</i>
<p>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.</p>	Complies.	<i>See Planning for plans.</i>
<p>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.</p>	Complies.	<i>See Planning for plans</i>
<p>Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.</p>	Complies.	<i>See Planning for plans.</i>
<p>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.</p>	N/A.	<i>None proposed</i>
<p>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.</p>	N/A.	<i>None proposed</i>
<p>The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.</p>	N/A.	<i>None proposed</i>
<p>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.</p>	N/A.	<i>None proposed</i>

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.	<i>None proposed</i>
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.	<i>See Planning for plans</i>
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.	<i>See Planning for plans</i>
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.	<i>See Planning for plans</i>
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.	<i>See Planning for plans</i>
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.	<i>See Planning for plans.</i>
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.	<i>See Planning for plans.</i>
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.	<i>None proposed</i>
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.	<i>None proposed</i>
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	<i>See Planning for plans.</i>
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.	<i>None proposed</i>
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.	<i>None proposed</i>
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.	<i>None proposed</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	<i>None proposed</i>

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.	<i>None proposed</i>
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.	<i>None proposed</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>None proposed</i>
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.	<i>None proposed</i>
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.	<i>None proposed</i>
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	<i>None proposed</i>
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.	<i>See Planning for plans.</i>
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	<i>See Planning for plans.</i>
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.	Complies.	<i>See Planning for plans.</i>
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	Complies.	<i>See Planning for plans.</i>
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	Complies.	<i>See Planning for plans.</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	Complies.	<i>See Planning for plans.</i>
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	Complies.	<i>See Planning for plans.</i>
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	Complies.	<i>See Planning for plans.</i>
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	Complies.	<i>See Planning for plans.</i>
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	Complies.	<i>See Planning for plans.</i>

Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	Complies.	<i>See Planning for plans.</i>
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	Complies.	<i>See Planning for plans</i>
Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	Complies.	<i>See Planning for plans.</i>
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	Complies.	<i>See Planning for plans.</i>
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	<i>Proposed roof treatment is flat</i>
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	<i>See Planning for plans.</i>
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	N/A.	<i>Proposed building is non-residential</i>
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	<i>See Planning for plans</i>
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	Complies.	<i>See Planning for plans</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>See Planning for plans.</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>See Planning for plans.</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	Complies.	<i>See Planning for plans</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	Complies.	<i>See Planning for plans</i>
Backlighting is not permitted.	Complies.	<i>See Planning for plans</i>

Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Complies.	<i>See Planning for plans</i>
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	Complies.	<i>See Planning for plans</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>See Planning for plans</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>See Planning for plans</i>
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>See Planning for plans.</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	Complies.	<i>See Planning for plans.</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	Complies.	<i>See Planning for plans.</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>See Planning for plans.</i>
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards. 	Complies.	<i>See Planning for plans</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½” in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	Complies.	<i>See Planning for plans.</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>See Planning for plans.</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>See Planning for plans.</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>See Planning for plans.</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>See Planning for plans.</i>
At least 35 percent of the first floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. <p>This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in City of Saratoga Springs Municipal Code Land Development Code - Title 19.16 Page 9 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.</p>	Complies.	<i>See Planning for plans</i>

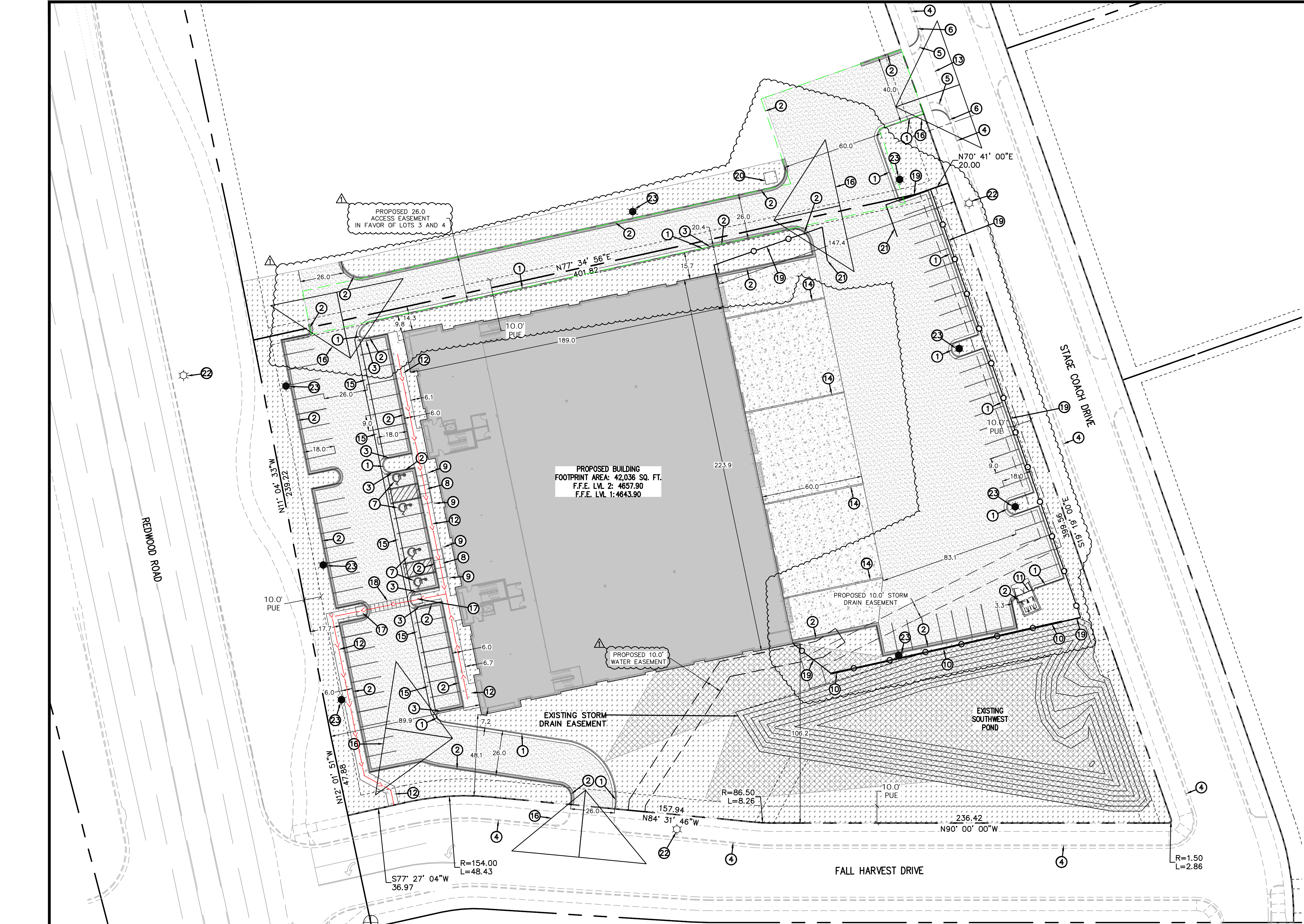
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	Complies.	<i>See Planning for plans.</i>
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	Complies.	<i>See Planning for plans.</i>
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	Complies.	<i>See Planning for plans.</i>

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	TBD	<i>Sign permit required for all signs</i>
Monument sign location and details	TBD	<i>Sign permit required for all signs</i>
Wall signs and potential locations and details	TBD	<i>Sign permit required for all signs</i>

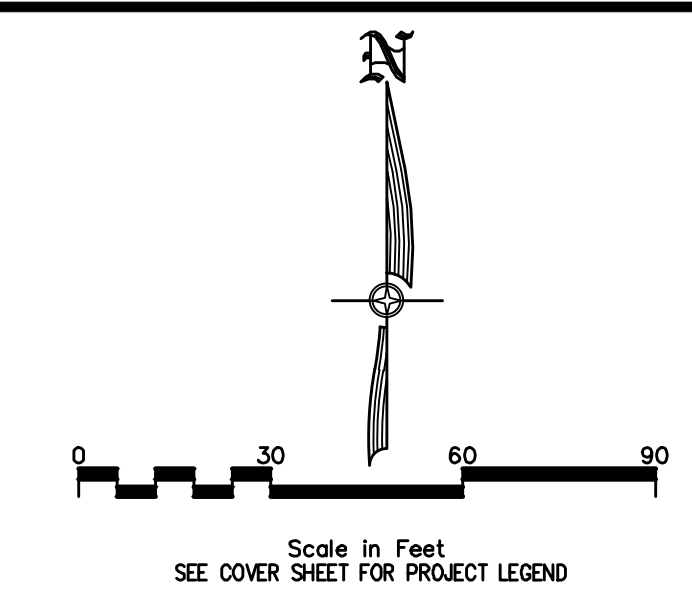
Fiscal Impact

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

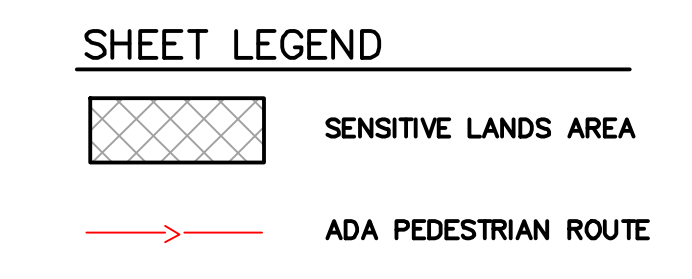


Benchmark Info

NORTHWEST CORNER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN. (FOUND
UTAH COUNTY BRASS CAP MONUMENT)
ELEVATION: 4396.16



LEGAL DESCRIPTION:
LOT 4 OF THE
NORTHERN FRONTIER
BUSINESS PARK
SUBDIVISION



LOT 4 AREAS:

	SQ. FT. / ACRES
LOT 4	151,160 SQ. FT. / 3.47 ACRES
BUILDING FOOTPRINT	42,036 SQ. FT. / 0.97 ACRES
ASPHALT	39,562 SQ. FT. / 0.91 ACRES
LANDSCAPING	50,253 SQ. FT. / 1.15 ACRES
CONCRETE	121,166 SQ. FT. / #####

LOT 4 LANDSCAPING AREAS:

LANDSCAPING	SQ. FT.	CITY REQ'T
	50,253 SQ. FT.	(20% MIN, 33.25% PROVIDED)

LOT 4 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	9,270 SQ. FT.	37.08 (4/1000)
WAREHOUSE	43,149 SQ. FT.	43.15 (1/1000)
TOTAL REQUIRED:	81 (60.23)	
TOTAL PROVIDED:	82	
ACCESSIBLE SPACES	4 (4 REQ'D 76 TO 100)	

OFFSITE IMPROVEMENT AREAS:

OFFSITE AREA	SQ. FT. / ACRES
ASPHALT	18,776 SQ. FT. / 0.43 ACRES
LANDSCAPING	12,042 SQ. FT. / 0.28 ACRES
CONCRETE	5,911 SQ. FT. / 0.14 ACRES
TOTAL	823 SQ. FT. / 0.02 ACRES

SITE PLAN NOTES:

1. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
2. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 2/C4.0.
3. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER. MIN LENGTH 3'.
4. EXISTING CURB & GUTTER, TO REMAIN.
5. EXISTING CURB & GUTTER, TO BE REMOVED.
6. MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
7. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 7/C4.0.
8. ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/C4.0.
9. PROPOSED ADA SIGN. SEE DETAIL 8/4.0.
10. PROPOSED RETAINING WALL. SEE STRUCTURAL DRAWINGS FOR RETAINING WALL SCHEDULE AND SEE SHEET C2.0 FOR ELEVATIONS. WALLS OVER 4' HIGH WILL REQUIRE A BUILDING PERMIT FROM THE BUILDING DEPT. PRIOR TO CONSTRUCTION.
11. INSTALL TRASH ENCLOSURE. SEE SHEET G010 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS.
12. INSTALL 6" SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET C4.3.
13. EXISTING 30' WIDE DRIVE APPROACH TO BE WIDENED. ALL WORK TO BE DONE PER SARATOGA SPRINGS STANDARDS DRAWING ST-4B. SEE ENCROACHMENT NOTE THIS SHEET.
14. PROPOSED DOCK WALL. SEE STRUCTURAL PLANS FOR DETAILS.
15. PROPOSED 3" ROLL GUTTER. SEE DETAIL 6/C4.0.
16. CLEAR SIGHT TRIANGLE.
17. ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 9/C4.0.
18. PAINTED PEDESTRIAN WALKWAY.
19. PROPOSED FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
20. PROPOSED TRANSFORMER PAD. SEE ELECTRICAL PLANS FOR DETAILS.
21. PROPOSED GATE. SEE ARCHITECTURAL PLANS FOR DETAILS.
22. EXISTING STREET LIGHT.
23. PROPOSED LIGHT POLE. SEE ELECTRICAL DRAWINGS FOR DETAILS.

OUTDOOR DISPLAY NOTE:
1. ALL RETAIL PRODUCT DISPLAYS SHALL BE LOCATED UNDER THE BUILDING'S DISPLAY PADS WITHIN FRONT LANDSCAPE AREAS.
2. ALL DISPLAY AREAS SHALL BE CLEARLY DEFINED ON THE APPROVED SITE PLAN AND DESIGNATED ON THE SITE WITH A CONTRACTING COLORED, PAINTED, OR STRIPED SURFACE.
3. 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.

COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN

ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

ENCROACHMENT NOTE: 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](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

NO.	REVISIONS	BY	DATE
1			

CIVIL ENGINEERING + SURVEYING

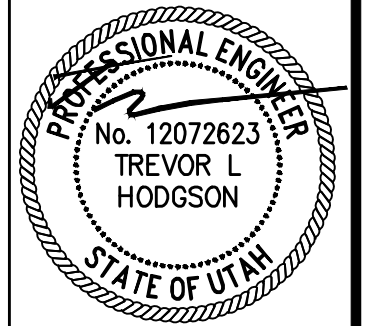
CIR

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-0296

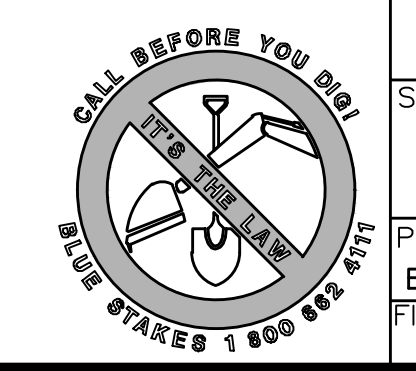
DESIGNER: TLH PROJECT ENGINEER: TLH

NORTHERN FRONTIER BUSINESS PARK - LOT 4
2238 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

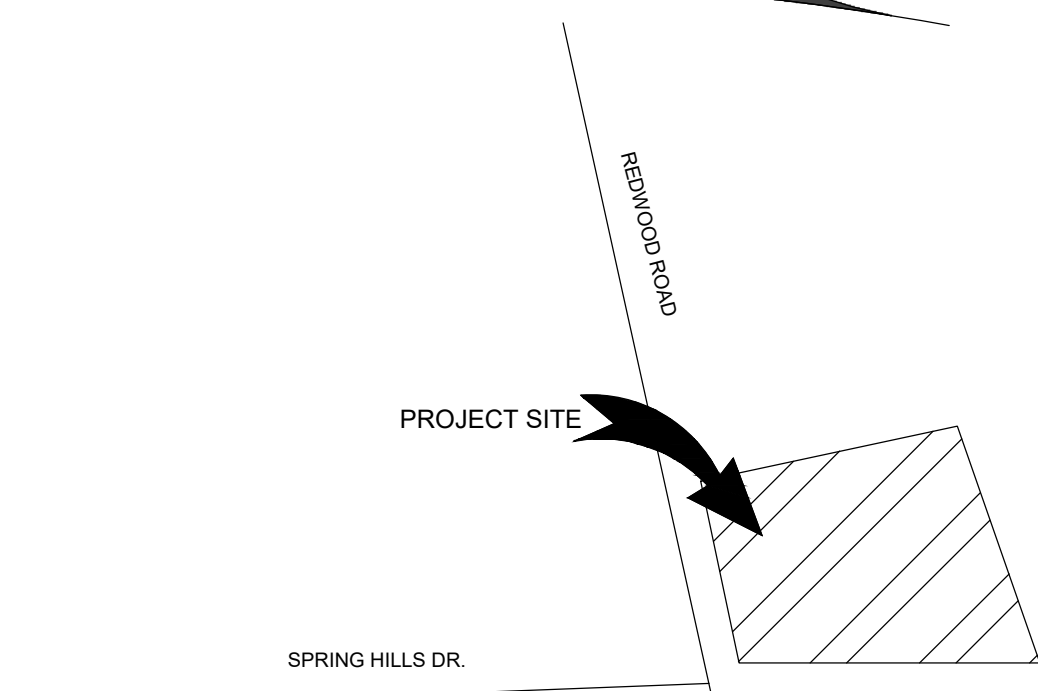
SITE PLAN



SHEET NO.	C1.0
PROJECT ID	E23-085
DATE	12/15/23
FILE NAME	PRJ-NF4
SCALE	1"=30'



VICINITY MAP



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	CD'E	6	Cedrus deodara 'Eisregen' Eisregen Deodar Cedar	B & B		6' DROUGHT TOLERANT
	Jc's	18	Juniperus chinensis 'Spartan' Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B		6' DROUGHT TOLERANT
	JSM	28	Juniperus scopulorum 'Moonglow' Moonglow Juniper Tc2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B		6' DROUGHT TOLERANT
TOTAL: 52						
DECIDUOUS TREES						
	M'ss	7	Malus x 'Spring Snow' Spring Snow Crab Apple low; 25x22; sun; z4; Utah Lake water tolerant	B & B	2"Cal	DROUGHT TOLERANT
	Q'up	15	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak Td3; 55x25; AV 1256; sun; z3; Utah Lake water tolerant	B & B	2"Cal	DROUGHT TOLERANT
	Ux'f	8	Ulmus x 'Frontier' Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal	DROUGHT TOLERANT
TOTAL: 30						
DECIDUOUS SHRUBS						
	Bt1	36	Berberis thunbergii 'BallErin'™ Limoncello Barberry Sd3; 4x4; AV28; full to partial sun; z4	5 gal		DROUGHT TOLERANT
	H'pp	50	Hibiscus x 'Rosina'™ Polypetite Hibiscus moderate; 3x3; sun; z5; Utah Lake water tolerant	5 gal		DROUGHT TOLERANT
	PGF	32	Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil	1 gal		DROUGHT TOLERANT
	SBG	77	Spiraea betulifolia 'Tor Gold'™ Glow Girl Birchleaf Spiraea moderate; 3-4 x 3-4; sun to part sun; z3	1 gal		DROUGHT TOLERANT
	Vp'm	6	Viburnum plicatum 'Mariesii' Maries Doublefile Viburnum moderate; 8x10; sun to part sun; z5	5 gal		DROUGHT TOLERANT
TOTAL: 201						
EVERGREEN SHRUBS						
	CPS	16	Cytisus purgans 'Spanish Gold' Spanish Gold Broom Sd2; 3-4 x 4-6; AV 28; sun to part sun; z4;	1 gal		DROUGHT TOLERANT
	EA'M	35	Ephedra antisiphilitica Mormon Tea	1 gal		DROUGHT TOLERANT
	JSD	23	Juniperus sabina 'Monard'™ Moor-dense Juniper low; 1x6; sun; z3; Utah Lake water tolerant	5 gal		DROUGHT TOLERANT
TOTAL: 74						
GRASSES						
	Ca'k	68	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		DROUGHT TOLERANT
	MML	40	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	1 gal		DROUGHT TOLERANT
	SSM	162	Schizachyrium scoparium 'MinnblueA' Blue Heaven Little Bluestem Tw1; 3x2; AV 4.5; sun; z3; Utah Lake water tolerant	1 gal		DROUGHT TOLERANT
TOTAL: 270						
PERENNIALS						
	E'KR	77	Echinacea x 'TNECHKR' Kismet® Raspberry Coneflower	1 gal		DROUGHT TOLERANT
TOTAL: 77						
ROSES						
	RCD	96	Rosa x 'Meidrifora'™ Coral Drift Groundcover Rose moderate; 1.5 x 2.5; sun; z4; Utah Lake water tolerant	5 gal		DROUGHT TOLERANT
TOTAL: 96						

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

5/3/2024 UT23160

NO. REVISION DATE

1 XXXX XX-XX-XX

2

3

4

5

6

7

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

GRAPHIC SCALE: 1" = 30'

NORTHERN FRONTIER BUSINESS PARK

2238 N. REDWOOD RD.
SARATOGA SPRINGS, UTAH

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

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PKJ DESIGN GROUP
Landscape Architecture • Planning • Visualization

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

COLOR ILLUSTRATION
CITY PERMIT SET

LP-COLOR

PKJ DESIGN GROUP LICENSE STAMP
5/3/2024

DRAWN: JTA
CHECKED: ACP
PLOT DATE: 5/3/2024

6/5/2024 11:51:51 PM
 C:\Users\jsherman\Documents\2024\161192 - HADCO - Hastings Springs - Redwood Shop Bldg - 161192.rvt
 6/5/2024 11:51:51 PM

KEYNOTE LEGEND	
05/019	METAL PARAPET WALL CAP; TYPICAL ON ALL WALLS. TO BE ANNOZIDED ALUMINUM FINISH
05/030	METAL CANOPY
09/006	STUCCO WALL SWEEP
09/007	EFS CORNICE
10/004	EXTERIOR SIGNAGE BY OWNER. SIGNAGE IS TO BE REVIEWED AND PERMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION
22/018	6" COW TONGUE DRAIN; SEE PLUMBING PLANS FOR DETAILS
26/006	LIGHT FIXTURE; SEE ELECTRICAL PLANS FOR DETAILS

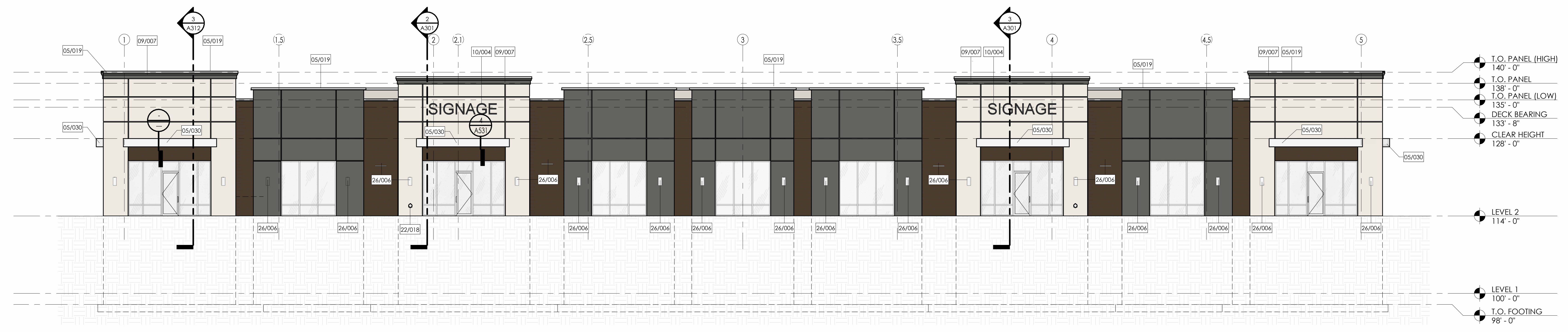
LEGEND:	FRONT ELEVATION	SIDE 2 ELEVATION
FINISHED CONCRETE TILT UP PANEL - 3W GRIZZLE GRAY	1,747 SF ---- 32.7 %	348 SF ---- 6.6 %
FINISHED CONCRETE TILT UP PANEL - 3W ALABASTER	1,474 SF ---- 27.5 %	3,419 SF ---- 65 %
SIMULATED LAP WOOD SIDING - WOODTONE RUSTIC SERIES SUMMER WHEAT OR EQUAL [BOARD FORMED CONCRETE TO MATCH]	927 SF ---- 17.3 %	915 SF ---- 17.4 %
ACCENT ALUMINUM FINISHES - TRIM, WINDOWS/DOOR, CANOPIES, LIGHTS	101 SF ---- 1.9 %	25 SF ---- 0.5 %
WINDOWS/DOOR, GLASS	1100 SF ---- 20.6 %	550 SF ---- 10.5 %
MEN / OVERHEAD DOORS.		

- GENERAL EXTERIOR FINISH NOTES:**
- ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
 - REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
 - SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
 - CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
 - REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 - PROVIDE AN ADDRESS ON THE BUILDING WHICH IS ASSIGNED BY THE CITY ENGINEERING DEPARTMENT. IF THE SPACE IS SUBDIVIDED THEN THE UNIT NUMBER OR LETTER SHALL BE PLACED ON OR NEAR THE ENTRANCE OF THE UNIT. THESE NUMBERS AND LETTERS SHALL BE VISIBLE FROM THE STREET AND BE A MINIMUM 6 INCHES HIGH AND A STROKE OF 1/2 INCH. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. THIS ADDRESS SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

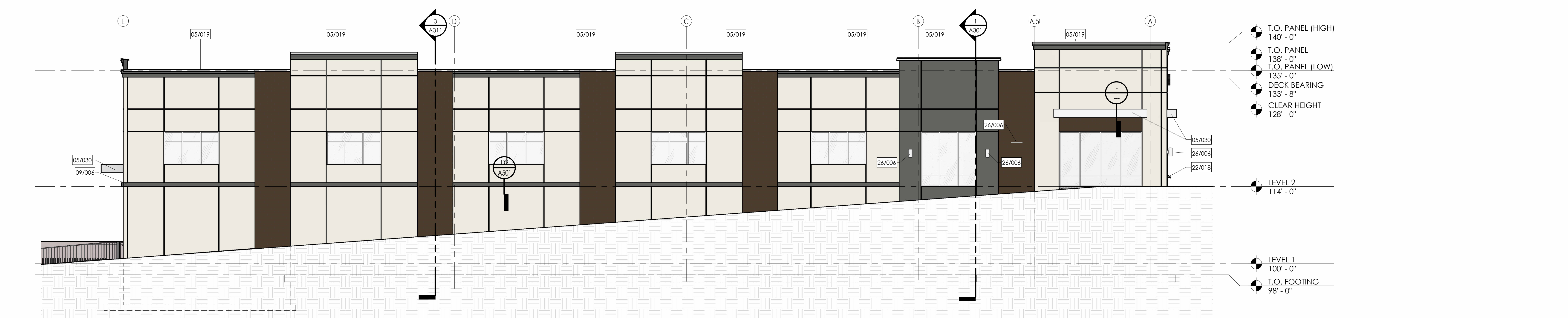
aeurbia
architects and engineers

909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

174600
JAMES MICHAEL
ARCHITECT
STATE OF UTAH
6/5/2024 1:16:21 PM



A5 FRONT ELEVATION
1/8" = 1'-0"



D5 SIDE 2 ELEVATION
1/8" = 1'-0"

NORTHERN FRONTIER BP - BUILDING 1
HADCO CONSTRUCTION
2238 NO. REDWOOD RD., SARATOGA SPRINGS, UT 84045

MARK	Revision Schedule	Revision Date
4	DESCRIPTION	04/27/2024
	Site plan	
	Revision	

AE2018.192
ELEVATIONS

DATE: 1/12/2023

SHEET #:
A201

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AEURBIA, LLC.

CONSTRUCTION DOCUMENTS

6/5/2024 1:16:30 PM

KEYNOTE LEGEND	
03/007	CONCRETE FILLED STEEL BOLLARD.
03/011	CONCRETE WALL REVEAL
05/004	42" GUARDRAILING - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
05/019	METAL PARAPET WALL CAP: TYPICAL ON ALL WALLS. TO BE ANNOXIDIZED ALUMINUM FINISH
05/030	METAL CANOPY
09/006	STUCCO WALL SWEEP
09/007	EFS CORNICE
10/004	EXTERIOR SIGNAGE BY OWNER. SIGNAGE IS TO BE REVIEWED AND PERMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION
11/006	DOCK BUMPERS. PAINT EXPOSED CONCRETE BETWEEN BUMPERS
22/018	6" COW TONGUE DRAIN: SEE PLUMBING PLANS FOR DETAILS
26/006	LIGHT FIXTURE: SEE ELECTRICAL PLANS FOR DETAILS
33/001	GAS METERS. SEE MECHANICAL DRAWINGS

LEGEND:	REAR ELEVATION	SIDE 1 ELEVATION
FINISHED CONCRETE TILT UP PANEL - 3W GRIZZLE GRAY	3,918 SF ---- 45.3 %	350 SF ---- 6.6 %
FINISHED CONCRETE TILT UP PANEL - 3W ALABASTER	2,973 SF ---- 34.4 %	3,347 SF ---- 62.9 %
SIMULATED LAP WOOD SIDING - WOODTONE RUSTIC SERIES SUMMER WHEAT OR EQUAL [BOARD FORMED CONCRETE TO MATCH]		920 SF ---- 17.3 %
ACCENT ALUMINUM FINISHES - TRIM, WINDOWS/DOOR, CANOPIES, LIGHTS	87 SF ---- 1 %	25 SF ---- 0.5 %
WINDOWS/DOOR, GLASS		675 SF ---- 12.7 %
MEN / OVERHEAD DOORS	1,671 SF ---- 19.3 %	

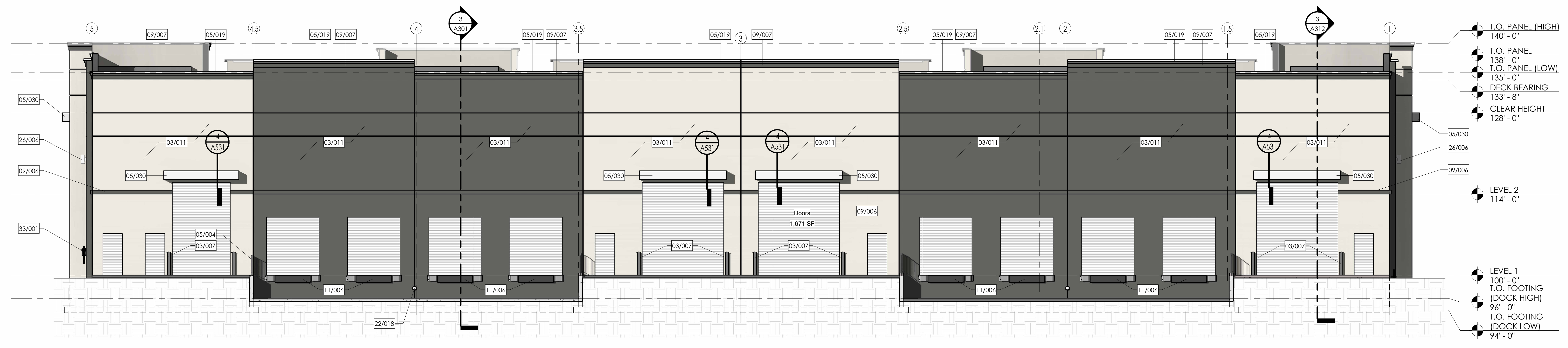
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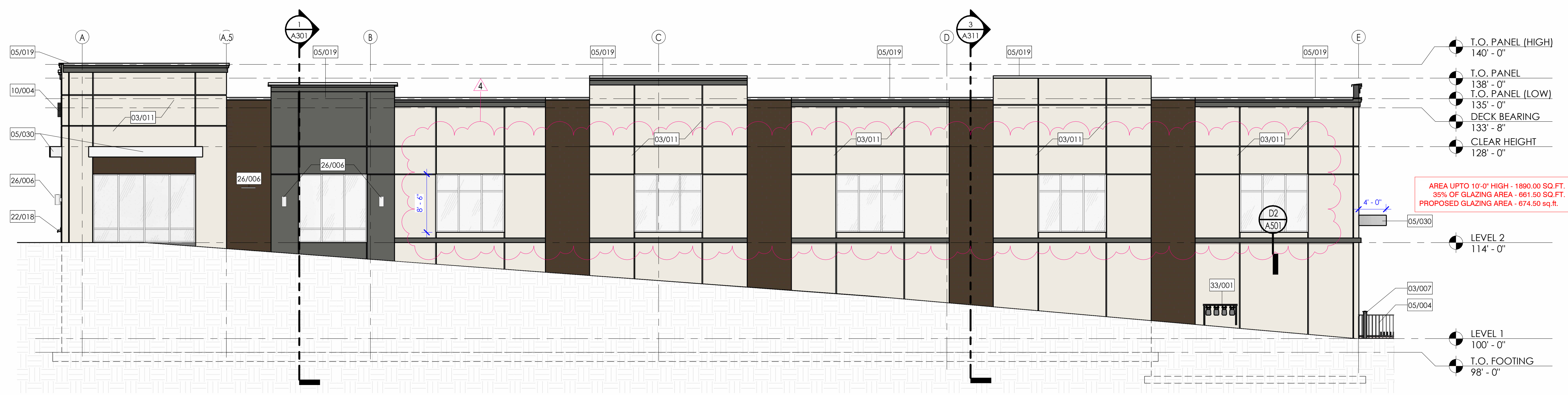
909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

174600
JAMES MICHAEL
ARCHITECT
STATE OF UTAH

6/5/2024 1:16:30 PM



1
A202
REAR ELEVATION
1/8" = 1'-0"



2
A202
SIDE 1 ELEVATION
1/8" = 1'-0"

NORTHERN FRONTIER BP - BUILDING 1
HADCO CONSTRUCTION
2238 NO. REDWOOD RD., SARATOGA SPRINGS, UT 84045

MARK	DESCRIPTION	Revision Date
4	Site plan Revision	04/27/2024

CONSTRUCTION DOCUMENTS

AE2018.192
ELEVATIONS

DATE: 1/12/2023

SHEET #:
A202

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MINUTES – Planning Commission

Thursday, May 30, 2024

City of Saratoga Springs City Offices

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

5 PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chairman Reed Ryan

1. **Pledge of Allegiance** - led by Chairman Reed Ryan.
- 10 2. **Roll Call** – A quorum was present

Present:

Commission Members: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns.
15 Staff: Sarah Carroll, Planning Director; Ken Young, Community Development Director; Kent Page, Senior Planner; Rulon Hopkins, Assistant City Attorney; Scott Petrik, Engineer; Wendy Wells, Deputy City Recorder.
Others: McKenna Christensen.

20 **Excused:** Commissioner Scott A. Hill, Commissioner Doug Willden.

3. **Public Input** - Public input was opened by Chairman Ryan. Receiving no public comment, the public hearing was closed by the Chair.

25 PUBLIC HEARINGS

1. **Amendments to Title 19.04 – Establishment of Land Use Zones and Official Map. The proposed change would amend permitted uses by adding Churches as permitted in the Office Warehouse, Industrial, Light Industrial, and Business Park Zones; by adding ancillary commercial uses as permitted in the Institutional/Civic Zone; and by adding Funeral Homes as permitted in the Industrial Zone; also amending Purpose and Intent of Non-Residential and Mixed-Use Zones to reflect the ancillary Institutional/Civic Zone additions. City-Initiated, City-Wide.**

Community Development Director Ken Young presented the item. Staff have identified needs in zoning and are proposing the addition of several permitted uses in various zoning districts.

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

Commissioner Kilgore commented that sexually oriented businesses are permitted in the Industrial zone, and wondered if there was a possibility of such a business being next to a church.

40 Community Development Director Ken Young advised that sexually oriented businesses are allowed in that zone, and cannot be prohibited from a legal standpoint.

45 Planning Director Sarah Carroll clarified that even if they are in the same zone, they would need to be 1000 feet from a church, park, school or residential zone.

Motion made by Commissioner Sprosty Burns, based upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the proposed amendments to Title 19, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum. Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns.

No: None.

Absent: Commissioner Scott A. Hill, Commissioner Doug Willden.

Motion passed 5 - 0.

55 **BUSINESS ITEMS**

1. **Saratoga Commons Lot 1 Site Plan, located at 737 North Saratoga Road. McKenna Christensen as applicant.** Senior Planner Kent Page presented the item. This is a request for approval of the Saratoga Commons Lot 1 Site Plan which includes a 7,300 square foot building with an outdoor patio, 23.1% landscaping, 53 parking stalls and a drive-thru lane. The building footprint indicates two tenant spaces designated for retail and one designated for a drive-thru restaurant.

Applicant McKenna Christensen of Centerville, Utah was in attendance to answer questions. She relayed that a possible tenant they are currently negotiating with is Starbucks. They would occupy a 2400 square feet space with a drive-thru on the West end, as well as a patio space that goes with that. There would be 2 more spaces left for other retail tenants.

Commissioner Kilgore asked if the applicant would comply with the Findings and Conditions in the Staff Report. He wondered about several “Can Comply” sections in the Staff Report including: completion of the landscape requirements, grading, drainage, the secondary water system, dedication of water shares, and the Bond Agreement.

Ms. Christensen agreed to comply with the Findings and Conditions in the Staff Report. She explained they are in the same subdivision as the Tagg-N- Go car wash, and have a cost sharing agreement for landscaping; based on this, she did not foresee any issues with landscape compliance. She said that they are planning an underground storm tech system, and have water shares left over from previous use at the property, so there were no concerns about getting the remaining water shares needed to service the property. She also conveyed there wouldn't be any concerns with the Bond Agreement.

Commissioner Kilgore wondered if a snow removal truck could get through the drive-thru area.

Ms. Christensen explained that in some other Starbucks they have done, they sometimes use smaller ATVs, or snow shovels for snow removal. She mentioned they have concrete on a portion of the drive-thru, which she said can help with snow removal.

Commissioner Kilgore asked what the redlines in the Staff Report referred to in regard to “storefront anodized dark bronze” and “trash enclosures”.

Senior Planner Kent Page clarified that the “storefront anodized dark bronze” was in reference to the material for the windows and that it would comply with the code.

Ms. Christensen said the “trash enclosures” redline was referring to a note that had been added saying the trash enclosure materials were to match the elevations on the building.

Motion made by Commissioner Sprosty Burns that the Planning Commission forward a recommendation to the City Council to approve the requested Site Plan for Saratoga Commons Lot 1, located at 737 North Saratoga Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Kilgore.

Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns.

No: None.

Absent: Commissioner Scott A. Hill, Commissioner Doug Willden.

Motion passed 5 - 0.

2. **Approval of Minutes: May 16, 2024.**

Motion made by Commissioner Kilgore to approve the minutes of May 16, 2024. Seconded by Commissioner Rachel Sprosty Burns.

Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns.

No: None.

Absent: Commissioner Scott A. Hill, Commissioner Doug Willden.

Motion passed 5 - 0.

REPORTS

115 **1. Commission Comments.**

Chairman Ryan noted that there were many dead trees that had been planted by developers that do not grow in Saratoga Springs, and wondered what could be done about this issue. He wondered if a consultant or arborist could be brought in to advise on what would grow in Saratoga Springs.

120 Commissioner Mangum agreed with Chairman Ryan’s concern, and related that he’d had a professional landscaper advise him on trees that would and would not grow in Saratoga Springs, but that advice had proven to be incorrect in some instances.

125 Planning Director Carroll said she appreciated the feedback and explained there was a requirement for applicants to use a licensed landscape architect. She advised that she would look into it more, and would come back with a suggestion on the issue. She also mentioned that it could be discussed with the parks department.

130 **2. Director’s Report.**

Planning Director Sarah Carroll reviewed items that passed during the last City Council meeting. She reminded Commissioners that the next Planning Commission meeting will be held June 13th. She also noted that three Commissioners would be absent that night.

135 **CLOSED SESSION**

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:26 by Chairman Reed Ryan.

140 **TRAINING**

The meeting was adjourned and Commissioners attended an Open and Public Meetings Act (OPMA) training presented by Assistant City Attorney Rulon Hopkins.

145 _____
Date of Approval

Planning Commission Chair

150 _____
Deputy City Recorder



**IADU Map Amendment
Arcadia Springs Plats A & B
June 13, 2024
PUBLIC HEARING**

Report Date:	June 6, 2024
Applicant:	Madison Ostler
Location:	Northwest of the 1400 North & Crossroads Blvd Intersection
Major Street Access:	Crossroads Blvd
Parcel Number(s) & Size:	34-699-0101 to 0126 & 34-700-0201 to 0237 / 22.38 acres
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-9
Adjacent Zoning:	R1-9
Current Use of Parcel:	Residential
Adjacent Uses:	Residential and Agricultural Land
Previous Meetings:	None
Previous Approvals:	NA
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Sam Stout, Planner I

- A. Executive Summary:** Internal Accessory Dwelling Unit Map Amendment for Arcadia Springs Plats A & B, Title 19.20 – IADU. Applicant is proposing to amend the City’s IADU map to allow property owners within the proposed plat to register for one IADU per lot.
- B. Background:** Arcadia Springs Plats A & B is located north of the intersection at 1400 Northwest & Crossroads Boulevard. Each residential lot has a home that has been built or is currently being built. (6) homes are planning to register homes for an IADU.
- C. Specific Request:** This is a request to amend the IADU Map to allow IADU’s within Arcadia Springs Plats A & B.
- D. Process:** Code Section 19.20.04 outlines the process for a Neighborhood Map Amendment Request and is included below.

19.20.04. Permitted Locations of IADUs.

The City may prohibit IADUs in up to 25 percent of the residential area of the City, except for newly constructed IADUs that have a Final Plat approved on or before October 1, 2021 that comply with the requirements of Section 19.20.03. All newly constructed IADUs on Final Plats approved after October 1, 2021 shall be deemed permitted so long as the requirements of Section 19.20.03 are met, and shall not be included in the calculation of 25 percent. Locations within the City where IADUs are prohibited, or approved in compliance with Section 19.20, are identified on the map in this Chapter and on the City's website. The approved location map may be modified from time to time by the City Council in accordance with the same requirements of an ordinance amendment.

1. Neighborhood Map Amendment Request Process.
 - a. Requests to amend the map, including the addition or removal of a neighborhood or residential subdivision to or from areas designated as IADU-prohibited may be considered by the City Council following the submittal of an application by either:
 - i. The board of a home owners association (HOA) representing the area of the request. Applicants shall attach a copy of the official, approved minutes of a board meeting where a majority voted to support the request; or
 - ii. A representative of a non-HOA neighborhood defined by a residential subdivision plat or plats. Applicants shall attach a signed petition or other document(s) of official certification representing at least sixty-six percent of the home owners in the neighborhood in support of the request. In the case where a subdivision plat contains fewer than 10 residential lots on the same street, a signed petition or other document(s) of official certification representing at least sixty-six percent of the home owners with properties within 500 feet in each direction of the subdivision neighborhood in support of the request must be submitted.
 - iii. The Planning Commission shall forward to the City Council a recommendation concerning the request following a public hearing. Notice of the public hearing shall be sent to all properties within the subject plat as well as to all properties which abut that plat.
 - iv. An application fee for an IADU Map amendment request shall be charged in an amount to be established by a resolution of the City Council which shall represent the approximate average cost of reviewing and processing such applications. This fee shall be included in the City's Consolidated Fee Schedule.
 - b. Any requests to amend the map to permit IADUs in neighborhoods or residential subdivisions having roads that were built under lesser than the current standards shall require approval by the City Fire Marshall and the City Engineer. The applicant shall submit a report that identifies how the projected number of IADUs added to the neighborhood may impact density

issues, traffic and infrastructure. The City Fire Marshal and City Engineering Staff shall review all IADU Map Amendment applications and recommend to the City Council conditions of approval based on the Fire Code or Engineering Standards related to traffic, roadway, infrastructure, or safety issues created by IADUs being allowed in the respective neighborhood or residential subdivision.

2. Development Requirements for new Development Areas.
 - a. To the extent allowed by State law, new residential development plans that include the permitting of IADUs may be required to provide for any or all of the following: 1) wider roads, with widths up to the maximum permitted under Utah State Code, 2) infrastructure with increased sewer and water capacity, 3) increased off-street parking, or 4) other measures deemed necessary to mitigate for increased impacts from IADUs.

E. General Plan: Designated as Low-Density Residential Land Use.

Staff conclusion: Consistent. Arcadia Springs Plats A & B have been approved and recorded, meeting all current code and standards.

F. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation/Approval

“I move that the Planning Commission forward a recommendation for approval of the requested IADU Map Amendment for Arcadia Springs Plats A & B, located northwest of the 1400 North and Crossroads Boulevard intersection, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.20 of the Land Development Code, as articulated in Section D of the staff report, which section is incorporated by reference herein.

Conditions:

1. All requirements of the Fire Chief shall be met.
2. The IADU Map Amendment is Recommended as shown in the attachments to the Staff report.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

“I move to **continue** the IADU Map Amendment for Arcadia Springs Plats A & B 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/Denial

“I move that Planning Commission forward a recommendation for denial to the City Council of the requested IADU Map Amendment for Arcadia Springs Plats A & B, located northwest of the intersection at 1400 North & 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 {19.20} of the Code:
 - a. _____, and/or

J. Exhibits:

1. Planning Review Checklist
2. Proposed Subdivision Plat IADU Location
3. Impact Statement
4. HOA Board Meeting Minutes



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APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	5/2/2024
Date of Review:	5/17/2024
Project Name:	Arcadia Springs Plats A & B
Project Request / Type:	IADU Map Amendment Request
Applicant:	Madison Ostler
Location:	North of the 1400 Northwest & Crossroads Blvd Intersection
Major Street Access:	Crossroads Blvd
Parcel Number(s) and size:	34-699-0101 to 0126 & 34-700-0201 to 0237 / 22.38 acres
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-9
Adjacent Zoning:	Agricultural, R1-9, R1-10, & RR
Current Use:	Residential
Adjacent Uses:	Residential, Agricultural, and Undeveloped Land
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	Sam Stout / Planner I

Section 19.13 – Application Submittal

- Application Complete:

Section 19.13.04 – Process

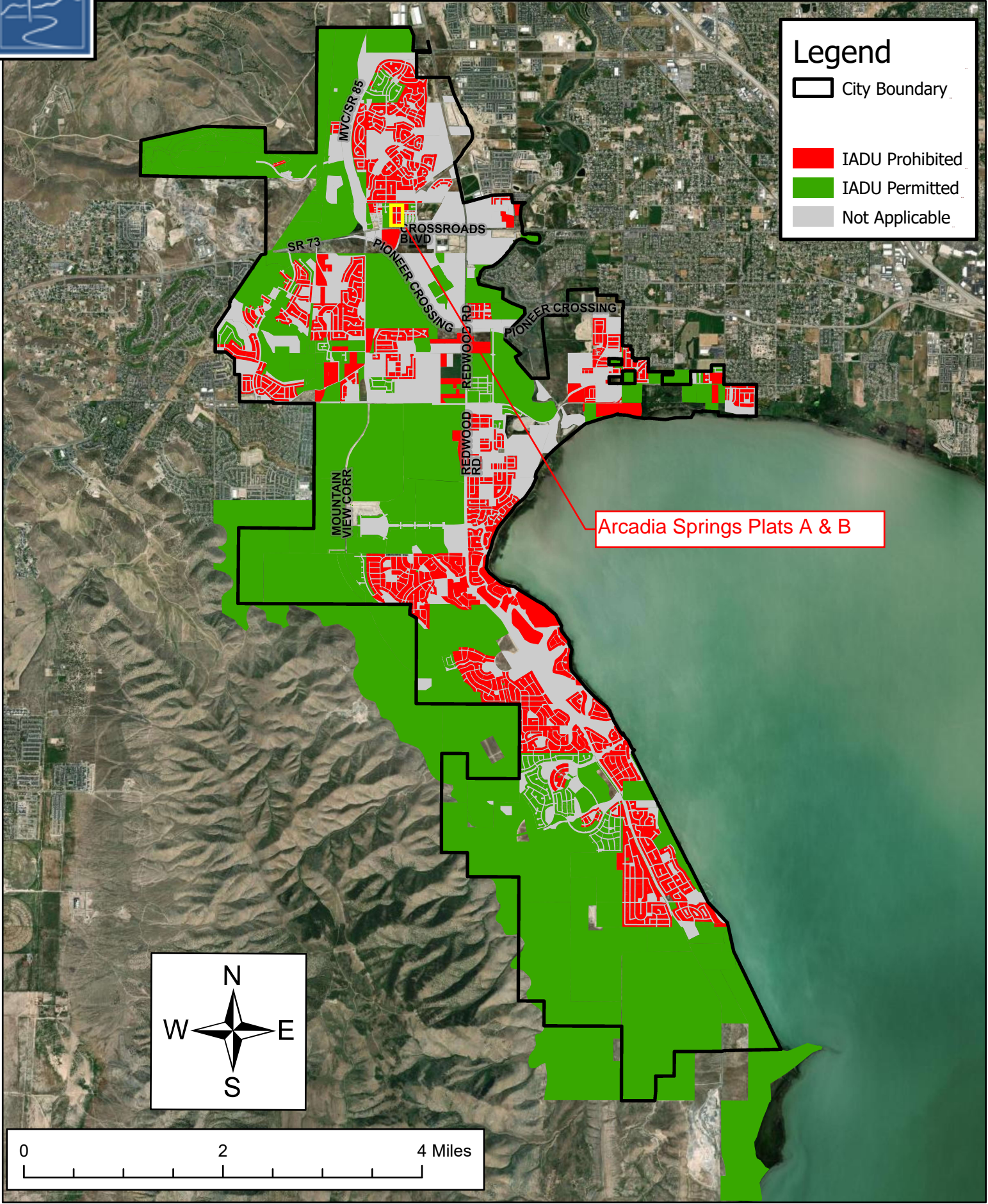
DRC: IADU Map Amendment: Arcadia Springs A & B (4-minute discussion)

- Subdivision governed by HOA.
- Before approval, Sam will send packet to Legal for review before the item will be put on agenda for Planning Commission.

Code Review

19.20 Internal Accessory Dwelling Units (IADUs)		
19.20.04 Neighborhood Map Amendment Request Process		
Regulation	Compliance	Findings
HOA Neighborhood: If requested area has an HOA, Applicants shall attach a copy of the official, approved minutes of an HOA board meeting where a majority voted to support the request.	Complies.	<i>Shown in file</i>
Non- HOA Neighborhood: Applicants shall attach a signed petition or other document(s) of official certification representing at least sixty-six percent of the home owners in the neighborhood in support of the request. In the case where a subdivision plat contains fewer than 10 residential lots on the same street, a signed petition or other document(s) of official certification representing at least sixty-six percent of the home owners with properties within 500 feet in each direction of the subdivision neighborhood in support of the request must be submitted.	N/A.	<i>Not applicable to this application</i>
Road Standards: Any requests to amend the map to permit IADUs in neighborhoods or residential subdivisions having roads that were built under lesser than the current standards shall require approval by the City Fire Marshall and the City Engineer.	Complies.	<i>Meets current road standards</i>
New Development Requirements: To the extent allowed by State law, new residential development plans that include the permitting of IADUs may be required to provide for any or all of the following: 1) wider roads, with widths up to the maximum permitted under Utah State Code, 2) infrastructure with increased sewer and water capacity, 3) increased off-street parking, or 4) other measures deemed necessary to mitigate for increased impacts from IADUs.	Complies.	<i>Subdivision will comply with new development requirements</i>
Report on Density Issues, Traffic and Infrastructure: A report that identifies how the projected number of IADUs added to the neighborhood may impact density issues, traffic and infrastructure.	Complies.	<i>Shown in file</i>

IADU Prohibited, Permitted and Not Applicable Areas



DOMANICK WAY

STARHAVEN DR

MIA LN

ARCADIA DR

KELSEY WAY

McKENZIE WAY

RTH





WILD BLOSSOM BLVD

MVC SR 85

MARIGOLD DR

HARVEST HILLS BLVD

REDWOOD DR

SR 73

COUNTRY RD

1200 NORTH

1400 NORTH

CROSSROADS BLVD

1400 EAST

MEDICAL DR

EXCHANGE DR

REDWOOD DR

ATOGA BLVD

TALUS RIDGE

MOUNTAIN VIEW CORR

400 NORTH

MARKET ST

PIONEER CROSSING

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AerialView.com

Arcadia Springs– Projected IADU Impact Analysis

Arcadia Springs Plat A and B make up a subdivision consisting of 63 single family homes located on the west end Crossroads Blvd. The streets that make up the neighborhood can be seen on the attached plat map.

The following information was obtained during my research of the homes in our neighborhood. All 63 homes are complete. A little less than half of those homes have second/ basement entrances, however when those homeowners were asked about intent to rent out that space, 11 homeowners stated they plan to at some point.

DENSITY AND TRAFFIC IMPACT

- Six addresses are planning to apply for IADU approval if zoning is approved. IADUs would be one to two bedrooms, adding potential add one to four additional occupants of the addresses.
- Five addresses have an external basement entrance and owners have expressed they plan to rent in the future. There is a possibility of applying for an IADU, and has the potential for a one or two-bedroom apartment with the possibility of one to four additional occupants of the address.
- Between 15-20 additional homes have an external basement entrance. There is a potential for adding an IADU if the home owners wish. Addresses have potential for a one to two-bedroom apartment adding potentially one to four additional occupants of the addresses.

In all, there is the potential of adding 30-35 IADUs of 2-4 additional occupants of the subdivision based on the collected information. This would also include 1-2 cars per house. The roads are very wide and allow for street parking when allowed, however it has been proposed to the HOA that all homeowners that have an IADU provide off road parking for 1-2 cars.

INFASTRUCTURE IMPACT

Each home in the subdivision has been built or is being built to code and would have the capacity to add the additional occupants of the potential IADUs.

ARCADIA SPRINGS HOMEOWNER'S ASSOCIATION

February 28, 2024 – 7:00pm

Zoom

Board Working Session Minutes

In attendance: Diana Wakimoto (FCS), Paige Sosa, Skylar Haws, Dan Ockey

1. Open Meeting: 7:02pm
2. Financial Review
 - a. Balance Sheet 1/31/2024
 - b. Revenues & Expenses 1/31/2024
 - c. A/R Report 1/31/2024

Reviewed financial information. No questions.

3. Internal Accessory Dwelling Units (IADU)

Maddie Ostler (HO) is very unhappy that Arive did not follow through with this permit. She has asked that the new Board to consider applying for this to permit all the homes at Arcadia to rent out their basements, if desired. See information attached.

Skylar made a motion to approve IADU for both plat A and B in Arcadia Springs - Dan seconds that motion, Motion carries

4. General common landscaping contract – Bolli and Acer bids to be reviewed
Bolli gets the unanimous vote for Landscaping contract.

5. General Landscaping Regulations

Diana will send out a policy for agreement among the board.

Once agreement among the board Diana will set up a homeowner call where it will be rolled out

6. Board Business

- a. *Park Pavilion: Arive will take care of the slats that are missing from the pavilion. The electrical wires coming out of the ground will be put on hold while we figure things out of what they are. Diana will reach out to Arive to get this addressed*
- b. *Other Business: There was a fence on plans that the Boots recieved that separated the park from the street, this was never installed so we want to check with Arive to try and get them to install it as it was proposed on the documentation. Diana will check with Arive on that.*

7. Adjournment: 7:34pm



REZONE/GENERAL PLAN AMENDMENT/CONCEPT PLAN
SARATOGA SPRINGS COMMERCIAL PLAT G GPA & REZONE
JUNE 13, 2024
PUBLIC HEARING

Report Date:	June 6, 2024
Applicant:	Dan Schmidt
Owner:	Utah Valley Turf Farms, LP
Location:	Crossroads Blvd and Pioneer Crossing
Major Street Access:	Crossroads Blvd and Pioneer Crossing
Parcel Number(s) & Size:	58:032:0197, 43.32 acres
Land Use Designation:	Regional Commercial, Business Park, and High Density
Requested Land Use:	Regional Commercial and moving the High Density (same acreage)
Parcel Zoning:	A (Agriculture)
Requested Zoning:	Regional Commercial and MF-18
Adjacent Zoning:	Planned Community and Regional Commercial
Current Use of Parcel:	Undeveloped parcel
Adjacent Uses:	Commercial Uses and Planned Community (Hospital)
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary:

The proposed General Plan Amendment and Rezone pertains to a 43.32 acre property situated southeast of the intersection of Crossroads Blvd and Pioneer Crossing. Currently, the land use designation encompasses Regional Commercial, High Density Residential, and Business Park. The application seeks to modify the General Plan by substituting Business Park with Regional Commercial and reconfiguring the High Density Residential designation to accommodate a multi-family development. The Rezone request aims to convert the entire parcel from Agriculture (A) to Regional Commercial (RC) and High Density Residential (MF-18), as depicted in Exhibit 3. Concurrently, a Concept Plan application was submitted that aligns with the requested Rezone and General Plan Amendment.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the Saratoga Springs Commercial Plat G General Plan Amendment and Rezone, take public comment, 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, and feedback on the proposed concept plan.

- B. Background:** The proposed General Plan Amendment and Rezone aims to reconfigure the High Density designation and rezone about 14.2 acres to accommodate a multi-family development. This development plan utilizes the canal as open space, in alignment with the Parks and Trails Masterplan, and integrates the regional trail along the canal. Additionally, the General Plan Amendment suggests replacing the Business Park designation with Regional Commercial.

The application seeks a rezone of approximately 14.2 acres from A to MF-18, while the remaining 29.12 acres are proposed to be rezoned from Agriculture to Regional Commercial.

Access to the development will be facilitated from multiple points: Crossroads Blvd at 1400 North, the north side of Crossroads Blvd, opposite 400 West, and from Exchange Drive on the east side of the property, extending Lake Drive. As per the City's Transportation Master Plan, a traffic signal is proposed for the intersection of 1400 North and Crossroads Blvd.

- C. Specific Request:** The applicant is requesting a rezone of approximately 43.32 acres and a General Plan Amendment for a portion of the property, per the attached exhibits.

Land Use Map: The current Land Use Map designates approximately 14.2 acres for High Density Residential, approximately 12.3 acres for Business Park, and approximately 16.82 acres for Regional Commercial. The applicant is requesting that the 14.2 acres for High Density Residential be shifted to the northwest and that the shape be reconfigured. They are also requesting that the remainder be Regional Commercial and that the Business Park designation be removed.

Zoning: The applicant is requesting that the property be rezoned from Agricultural (A) to MF-18 for approximately 14.2 acres and to RC for approximately 29.12 acres, for a total of 43.32 acres, as shown in the attachments.

- D. Process:**

Rezone and General Plan Amendment

Code Section 19.13.04 outlines the process for a Rezone and General Plan Amendments. A public hearing is required with the Planning Commission who then make 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 19.17.03 outlines the process criteria for 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 May 1, 2024 and upon completion of review, June 13, 2024 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 F and G 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 E of this report.

Concept Plan

Section 19.17.02 states “Petitions for changes to the City’s Zoning Map for all land use zones may be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code.”

Per Chapter 19.13 of the Land Development Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The review shall be for comment only and is non-binding.

A concept plan has been submitted with the request for a rezone and General Plan Amendment and is included with this staff report. The concept plan is meant to help understand the intent of the applicant’s request and their future development plans. The attached concept plan review is non-binding and does not address all concerns or requirements of the Land Development Code. The items marked “TBD”, “can comply”, and “does not comply” shall be incorporated into the Saratoga Springs Commercial Plat G preliminary plat and site plan applications.

E. Community Review:

This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City’s website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

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

F. General Plan: The General Plan indicates three different Land Use designations, Regional Commercial, Business Park, and High Density on the Future Land Use Map. The proposed application is seeking to amend the General plan to remove the Business Park designation and replace it with a Regional Commercial designation. The following language is the classification for each of the three Land Use Designations:

Business Park (BP): Areas designated for educational, healthcare, medical, and certain commercial uses

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

High Density Residential (MF-14, MF-18): Areas designated for higher density attached dwellings such as condos, apartments, and townhomes

Staff conclusion: Any change to the Future Land Use Map is subject to approval by the City Council. If the City Council approves the requested amendment then the requested rezone will be consistent with the General Plan.

G. Code Criteria:

19.17.04. Gradual Transition of Uses and Density.

It is the policy of the City Council, through exercising its zoning authority, to: (a) transition high intensity uses to help prevent the impacts of high density uses on low density areas; and (b) to limit inconsistent uses being located on adjacent parcels. The City Council may implement this policy using its zoning powers. Through amendments to the General Plan and the Zoning Map, the City Council intends to apply the following guidelines to implement this policy:

1. Residential lots, parcels, plats, or developments should not increase by more than 20% of density as compared to adjacent lots, zones, parcels, plats, or developments to enable a gradual change of density and uses. To appropriately transition, new lots should be equal to or larger than immediately adjacent existing platted lots.
2. Exceptions.
 - a. The City should avoid allowing high intensity uses (e.g., commercial, industrial, multi-family structures, etc.) adjacent to lower intensity uses (e.g., single family, low density residential, etc.), however may allow these uses to be located adjacent to each other if appropriate transitions and buffers are in place. Appropriate buffers and transitions include a combination of roadways, landscaping, building orientation and facades, increased setbacks, open spaces, parks, and trails.
3. Despite these guidelines, the City Council recognizes that it will become necessary to allow high intensity next to low intensity uses in order to allow for the implementation of multiple zones in the City. The City Council should use their best efforts to limit

inconsistent uses and zones being located on adjacent parcels and to mitigate inconsistent uses and zones through transitions and buffers.

Staff finding: *The location of the request is situated opposite residential and commercial areas across Crossroads Blvd. The proposed MF-18 zoning will be in the middle of the regional commercial zone and permits up to 18 units per acre, translating to an estimated 254 units on the 14-acre parcel. While the RC zone features increased setbacks and reduced building height, it may accommodate more intensive uses and longer operating hours, although operating hours are not specifically regulated in either zone. Findings for either approval or denial are outlined as options in Section H of this report.*

19.17.05. Consideration of General Plan, Ordinance, or Zoning Map Amendment.

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a General Plan, ordinance, or zoning map amendment:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;

Staff finding: Consistent if approved.

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;

Staff finding: Up for discussion. *The current zone and the requested zone offer different uses, building heights, and setbacks. Findings for either approval or denial are included in Section H of this report.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City;

19.01.04. Purpose.

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
 - d. enhance the economic well-being of the municipality and its inhabitants;
 - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
 - f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
 - g. stabilize and conserve property values;

- h. encourage the development of an attractive and beautiful community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Staff finding: up for discussion. 19.04.09 states the purpose of each zone. The purpose of the RC and MF-18 zones are included below. The Planning Commission should evaluate this information and make a recommendation to the City Council.

Regional Commercial:

The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.

MF-18:

The purpose of the MF-18 Land Use Zone is to allow for the establishment of High Density multi-family residential neighborhoods and to allow for footprint development. This zone allows up to 18 units per acre.

- 4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change; and
Staff finding: Up for discussion.
- 5. any other reason that, subject to legislative discretion of the City Council, could advance the general welfare.
Staff finding: Can comply. Staff recommends a mutually agreed upon development agreement be approved and signed before a rezone and General Plan Amendment take effect, if the City Council approves this request.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, 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 General Plan Amendment and Rezone for Saratoga Springs Commercial Plat G, located at approximately Crossroads Blvd and Pioneer Crossing, with the Findings and Conditions in the Staff Report.”

Findings

- 1. The application will be consistent with the General Plan if the City Council approves the request, as articulated in Section F of the staff report, which section is incorporated by reference herein.

2. The application complies with the criteria in 19.17 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. The Saratoga Springs Commercial, Plat G General Plan amendment and rezone is recommended as shown in the attachments to the Staff report.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission:
_____.

Option 2 – Continuance

“I move to **continue** the General Plan Amendment and Rezone for Saratoga Springs Commercial Plat G, located at approximately Crossroads Blvd and Pioneer Crossing 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/Denial

“I move that Planning Commission forward a recommendation for denial to the City Council for the requested General Plan Amendment and Rezone for Saratoga Springs Commercial Plat G, located at approximately Crossroads Blvd and Pioneer Crossing, with the Findings below:

1. The application is not consistent with the General Plan:
 - a. Future Land Use Map.
2. The request does not address gradual transition of uses, as described in Section G of this report.
3. Other findings as stated by the Planning Commission:
_____.

H. Exhibits:

1. Engineer Staff Report
2. Location and Zone Map
3. Proposed Rezone
4. Future Land Use Map of the General Plan
5. Proposed Future Land Use Map of the General Plan Amendment
6. Planning Review Checklist
7. Concept Plan

EXHIBIT 1: ENGINEER STAFF REPORT

Staff Report

Author: Scott Petrik, Staff Engineer

Subject: Saratoga Springs Commercial Plat G – Concept Plan

Date: June 13, 2024

Type of Item: Concept Plan Review



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SPRINGS

Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

<i>Applicant:</i>	<i>Daniel Schmidt – WPI</i>
<i>Request:</i>	<i>Concept Plan</i>
<i>Location:</i>	<i>West of 1303 N Exchange</i>
<i>Acreage:</i>	<i>43.32 acres - 12 lot</i>

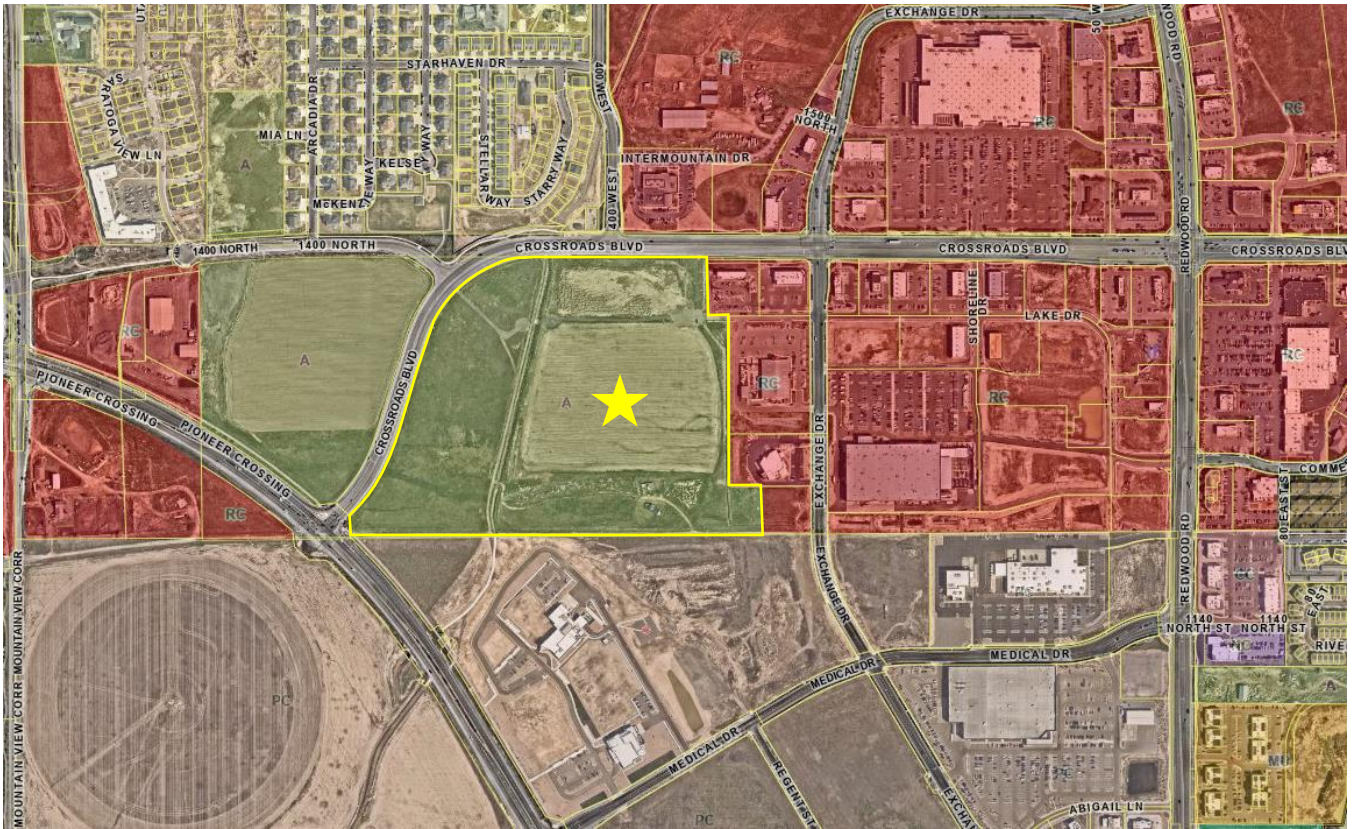
C. Recommendation: Staff recommends the applicant address and incorporate the following items into the development of their project and construction drawings.

1. 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 review 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 while mitigating negative impacts to the existing system. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.
2. These are concept-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 concept 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. The developer is required to adhere to the horizontal and vertical sewer separations standards established by the State of Utah.
4. This development includes property in 2 water pressure zones (drinking and irrigation) and each zone must meet all Engineering Standards and Specifications particularly in regards to looping of the Drinking Water System to avoid dead ends.
5. Developer shall be responsible to install any offsite infrastructure required to service the property. It shall be noted that there is currently no zone 2 drinking water or pressurized irrigation infrastructure adjacent to the property. Currently the closest point of connection is at the intersection of McKenzie Way and Arcadia Drive,

approximately 1,000 ft to the North-West.

6. Developer shall construct a 4-way signal on Crossroads Blvd at the intersection of Crossroads Blvd and 1400 North and as identified in the City's transportation masterplan. The location of the signal may be modified to be consistent with what is shown in the City's current Transportation Master Plan at the time the preliminary plat application is received by the City.
7. Developer shall be required to install and improve the trail improvements along Crossroads Blvd and the Canal trail. The Canal Trail through the development shall be designed to be pedestrian friendly by minimizing road crossings, implementing traffic calming measures where unavoidable, placing clear signage and wayfinding markers along the trail to help pedestrians navigate the route, incorporating landscaping elements to provide shade and aesthetic appeal while ensuring that vegetation does not obstruct visibility or impede pedestrian movement, and installing adequate lighting along the trail to ensure visibility during the evening and night.
8. Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the pavement surface of Crossroads Blvd.
9. Developer shall pipe the canal through the entirety of the project and construct the canal trail in accordance with the City's Parks, Recreation, Trails, and Open Space Master Plan and the Engineering Standards and Specifications with the first phase of the project and shall connect to the existing trail south of the developer's property boundary and extend to the Signalized intersection on Crossroads Boulevard.

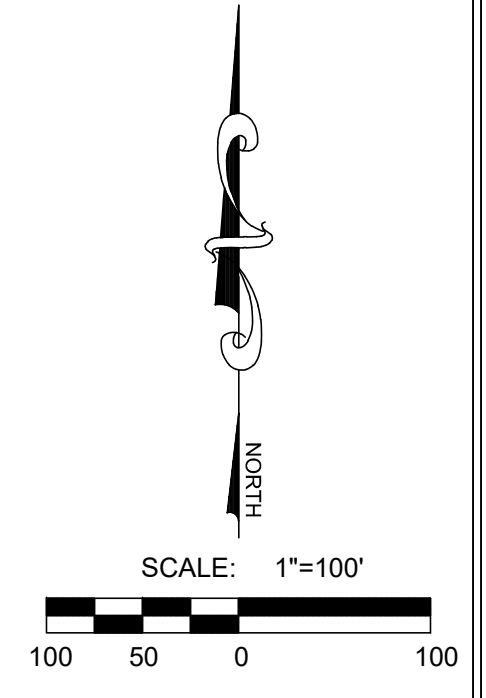
Exhibit 2: Location and Zone Map



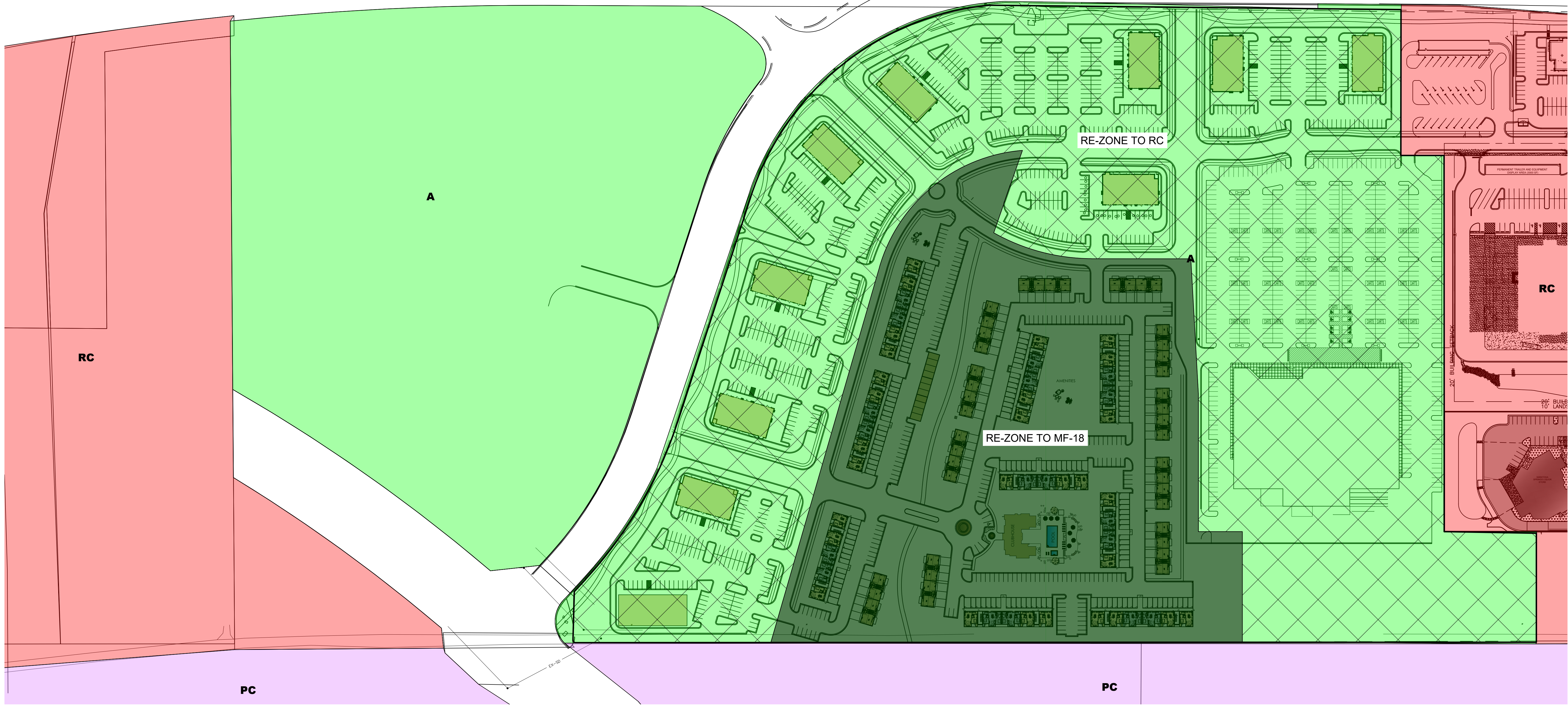
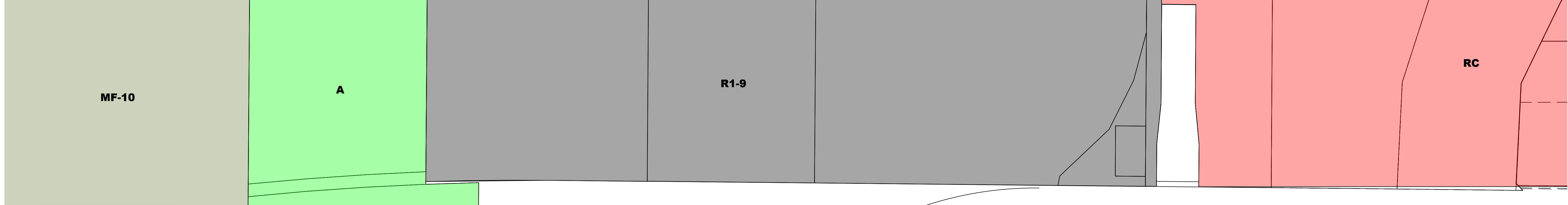
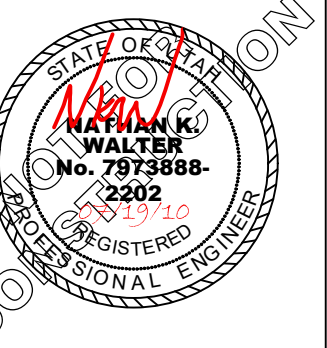
Gina Grandpre, Senior Planner
ggrandpre@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x185 • 801-766-9794 fax

EXHIBIT 3: PROPOSED REZONE

TABULATIONS	
EXISTING ZONE	ACRES
MF-18	0.00 ACRES
REGIONAL COMMERCIAL	0.00 ACRES
AGRICULTURAL	43.28 ACRES
PROPOSED ZONE	ACRES
MF-18	14.20 ACRES
REGIONAL COMMERCIAL	29.08 ACRES
AGRICULTURAL	0.00 ACRES



LEI
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 office@lei-eng.com
 www.lei-eng.com



WPI - SARATOGA COMMERCIAL
 SARATOGA SPRINGS, UTAH
RE-ZONE MAP

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #:
2014-1089
 DRAWN BY:
BJP
 DESIGNED BY:
BTG
 SCALE:
1"=100'
 DATE:
6/04/2024

U:\LAND DESKTOP PROJECTS\2014\1089 SARATOGA WPI\GENERAL\WPI\CONCEPT\14-1089 REZONING_ZONE CONCEPT EXHIBIT.MXD 4/29/2024 8:37 AM

EXHIBIT 4: FUTURE LAND USE MAP OF THE GENERAL PLAN

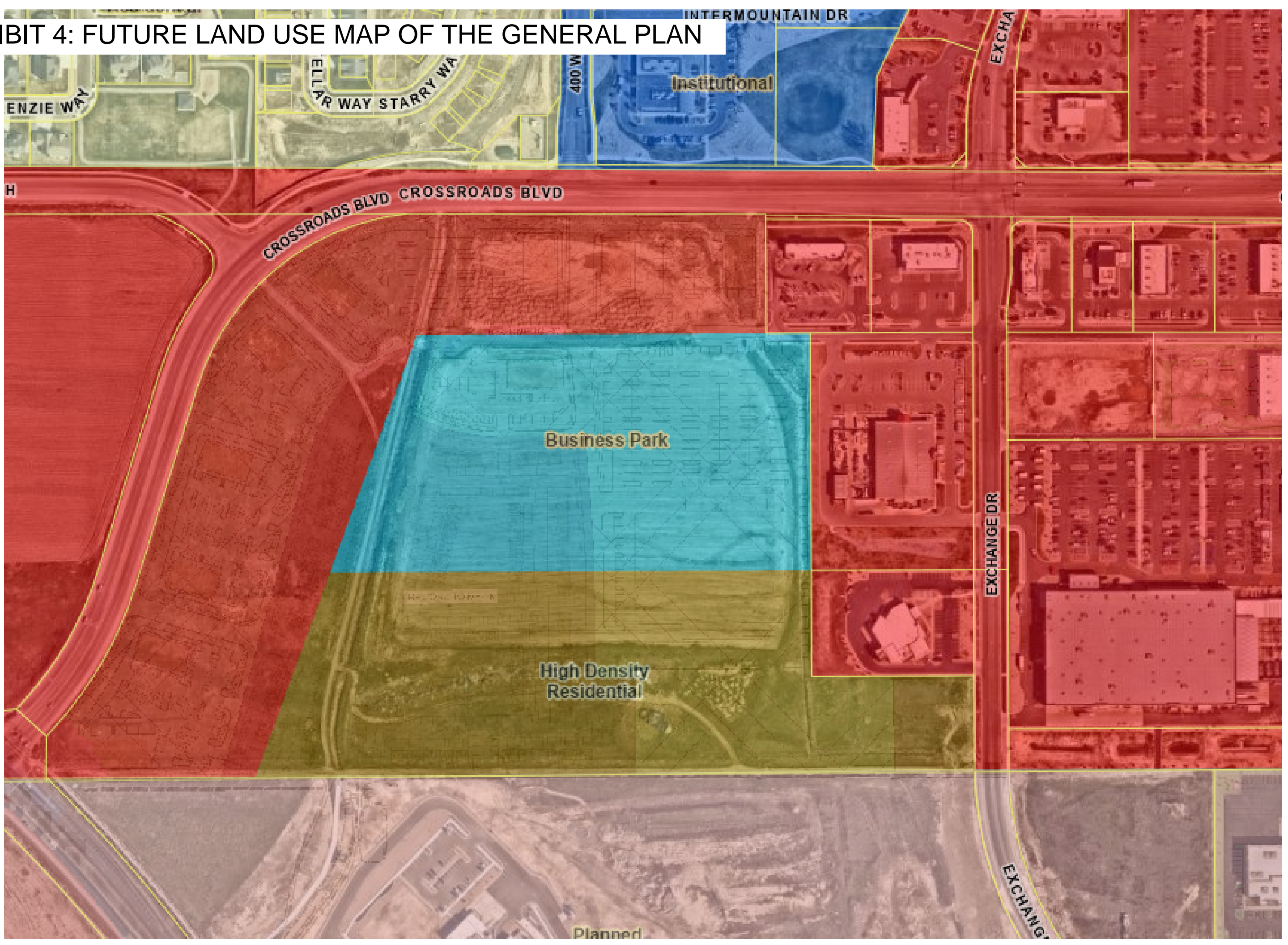
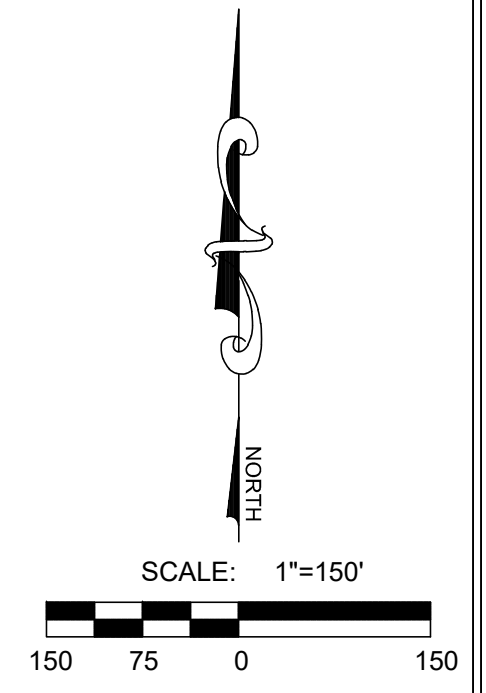


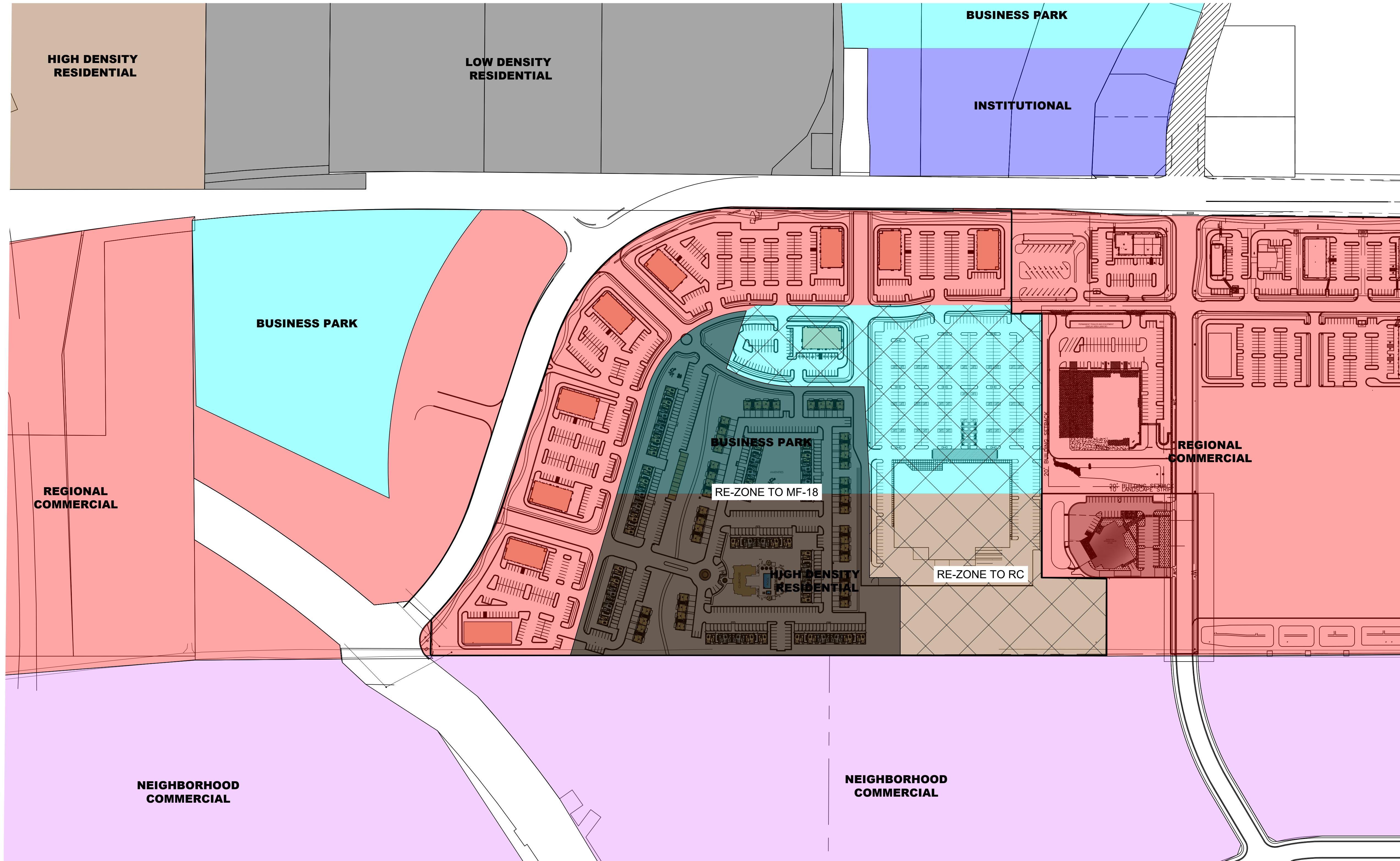
EXHIBIT 5: PROPOSED GENERAL PLAN AMENDMENT

TABULATIONS	
EXISTING ZONE	ACRES
MF-18	0.00 ACRES
REGIONAL COMMERCIAL	0.00 ACRES
AGRICULTURAL	43.28 ACRES
PROPOSED ZONE	ACRES
MF-18	14.20 ACRES
REGIONAL COMMERCIAL	29.08 ACRES
AGRICULTURAL	0.00 ACRES



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WPI - SARATOGA COMMERCIAL
 SARATOGA SPRINGS, UTAH
 PROPOSAL GENERAL PLAN AMENDMENT

REVISIONS
1 -
2 -
3 -
4 -
5 -
6 -

LEI PROJECT #: 2014-1089
 DRAWN BY: BJP
 DESIGNED BY: BTG
 SCALE: 1"=150'
 DATE: 6/04/2024

SHEET
1

EXHIBIT 6: PLANNING REVIEW CHECKLIST



SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	April 30, 2024
Date of Review:	May 23, 2024
Project Name:	Saratoga Springs Commercial Plat G
Project Request / Type:	General Plan Amendment & Rezone, Concept Plan
Meeting Type:	Public Hearing
Applicant:	Daniel Schmidt
Owner:	Utah Valley Turf Farms LP
Location:	Crossroads Blvd and Pioneer Crossing
Major Street Access:	Crossroads Blvd and Pioneer Crossing
Parcel Number(s) and size:	58:032:0197, 43.32 acres
Land Use Designation:	Regional Commercial, Office, and High Density
Parcel Zoning:	A (Agricultural)
Adjacent Zoning:	Regional Commercial and Planned Community
Current Use:	Undeveloped property
Adjacent Uses:	Commercial Uses and Planned Community (Hospital)
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Planning Commission Recommendation to City Council
Land Use Authority:	City Council
Future Routing:	Planning Commission
Planner:	Gina Grandpre, Senior Planner

Section 19.13 – Application Submittal

- Application Complete: Yes
- Rezone Required: Yes
- General Plan Amendment required: Yes
- Additional Related Application(s) required: Concept Plan

Section 19.13.04 – Process

- DRC: May 14, 2024
- Neighborhood Meeting: Not required
- PC: June 13, 2024
- CC: June 18, 2024

General Review

Building Department

- No Comments

Fire Department

- No Comments

GIS / Addressing

- No Comments

Additional Recommendations:**(DRC Comments – May 14, 2024)**

- SS Commercial Plat G Concept (24-minute discussion)
- Need to connect to trail to the south.
- Where should the traffic light be placed?
 - May move light if TMP changes.
- Developer needs to comply with current TMP when approved.
- Issues with offsite culinary water.
 - Two different pressure zones.
- Canal trail minimum of 8’ from south of property all way to Crossroads Blvd.
- Needs to be 30’ trail and city utility easement along Crossroads Blvd.

Code Review

- 19.04, Land Use Zones
 - Zone: A (Agriculture) – To be rezoned to MF-18 and RC
 - Use: Regional Commercial, Office, High Density – To be Amended from Office to Regional Commercial and High Density

19.04.01 Requirements		MF-18	
Category To Be Reviewed	Regulation	Compliance	Findings
Maximum Units per Acre	18 unit/acre**	Complies	<i>See concept plan on file with Planning</i>
Lot Size, Residential (Minimum)	5,000 sq. ft.	TBD	<i>Provide details at preliminary plat</i>
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	TBD	<i>Provide details at preliminary plat</i>
Footprint Development	allowed	TBD	<i>Provide details at site plan</i>
Building Separation - Footprint (Minimum)	10'	TBD	<i>Provide details at site plan</i>
Project Size - Footprint (Minimum)	5 acres	TBD	<i>Provide details at site plan</i>
Lot Coverage (Maximum)	50%	TBD	<i>Provide details at preliminary plat and site plan</i>
Structure Height (Minimum)	40'	TBD	<i>Provide details at site plan</i>
Dwelling Size (Minimum)	800 sq. ft.	TBD	<i>Provide details at site plan</i>
Lot Width (Minimum)	50'	TBD	<i>Provide details at preliminary plat</i>
Lot Frontage*** (Minimum)	35'	TBD	<i>Provide details at preliminary plat and site plan</i>

Open Space Frontage (Minimum)	35'	TBD	<i>Provide details at preliminary plat and site plan</i>
Front Setback* (Minimum)	25' to garage, 20' to front plane of building	TBD	<i>Provide details at preliminary plat and site plan</i>
Street Side Setback (Minimum)	20'	TBD	<i>Provide details at preliminary plat and site plan</i>
Interior Side Setback, Residential(Minimum)	10' between buildings, 5' between exterior walls and property line	TBD	<i>Provide details at preliminary plat and site plan</i>
Interior Side Setback, Non-Residential(Minimum)	25'	TBD	<i>Provide details at preliminary plat and site plan</i>
Rear* Setback, Residential(Minimum)	20' between buildings, 20' between exterior walls and property lines.	TBD	<i>Provide details at preliminary plat and site plan</i>
Rear Setback, Non-Residential(Minimum)	30'	TBD	<i>Provide details at preliminary plat and site plan</i>

19.04.07 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	TBD	<i>Provide details at preliminary plat</i>
Front/Corner Side Setback (Minimum)	10'	TBD	<i>Provide details at preliminary plat and site plan</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	TBD	<i>Provide details at preliminary plat and site plan</i>
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	TBD	<i>Provide details at preliminary plat and site plan</i>
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	TBD	<i>Provide details at preliminary plat and site plan</i>
Lot coverage (Maximum)	50%	TBD	<i>Provide details at site plan</i>
Building Size (Minimum)	1,000 sq. ft.	TBD	<i>Provide details at site plan</i>
Building Size (Maximum)	N/A		

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	Complies	<i>See concept plan on file with Planning</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies	<i>See concept plan on file with Planning</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies	<i>See concept plan on file with Planning</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies	<i>See concept plan on file with Planning</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details		
Automobile refueling stations and car wash operations.	TBD	<i>Provide details at site plan</i>
Automobile Repair, Minor:	TBD	<i>Provide details at site plan</i>
Car Wash (full service).	TBD	<i>Provide details at site plan</i>
Hotels.	TBD	<i>Provide details at site plan</i>
Kennel, Private.	TBD	<i>Provide details at site plan</i>
Storage, Self-Storage, or Mini-Storage Units.	TBD	<i>Provide details at site plan</i>
Vehicle Storage.	TBD	<i>Provide details at site plan</i>
Public and Private Utility Building or Facility and Public Building Sites.	TBD	<i>Provide details at site plan</i>
Bars.	TBD	<i>Provide details at site plan</i>

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	TBD	<i>Provide details at preliminary plat and site plan</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	TBD	<i>Provide details at preliminary plat and site plan</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	TBD	<i>Provide details at preliminary plat and site plan</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	TBD	<i>Provide details at preliminary plat and site plan</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	TBD	<i>Provide details at preliminary plat and site plan</i>
Irrigation: Irrigation plans showing the system layout and details.	TBD	<i>Provide details at preliminary plat and site plan</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	TBD	<i>Provide details at preliminary plat and site plan</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	TBD	<i>Provide details at preliminary plat and site plan</i>
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	TBD	<i>Provide details at preliminary plat and site plan</i>

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	TBD	<i>Provide details at preliminary plat and site plan</i>
Evergreen Trees: Minimum 6' in height.	TBD	<i>Provide details at preliminary plat and site plan</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two	TBD	<i>Provide details at preliminary plat and site plan</i>

feet or less in width would otherwise occur, this clear area may be reduced to 2’.		
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	TBD	<i>Provide details at preliminary plat and site plan</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	TBD	<i>Provide details at preliminary plat and site plan</i>
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> 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. 	TBD	<i>Provide details at preliminary plat and site plan</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	TBD	<i>Provide details at preliminary plat and site plan</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	TBD	<i>Provide details at preliminary plat and site plan</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	TBD	<i>Provide details at preliminary plat and site plan</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	TBD	<i>Provide details at preliminary plat and site plan</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	TBD	<i>Provide details at preliminary plat and site plan</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	TBD	<i>Provide details at preliminary plat and site plan</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	TBD	<i>Provide details at preliminary plat and site plan</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	TBD	<i>Provide details at preliminary plat and site plan</i>
Trees and Power Poles: No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> 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. 	TBD	<i>Provide details at preliminary plat and site plan</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	TBD	<i>Provide details at preliminary plat and site plan</i>

Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	TBD	<i>Provide details at preliminary plat and site plan</i>
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	TBD	<i>Provide details at preliminary plat and site plan</i>
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	TBD	<i>Provide details at preliminary plat and site plan</i>
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	TBD	<i>Provide details at preliminary plat and site plan</i>
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	TBD	<i>Provide details at preliminary plat and site plan</i>
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	TBD	<i>Provide details at preliminary plat and site plan</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	TBD	<i>Provide details at preliminary plat and site plan</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	TBD	<i>Provide details at preliminary plat and site plan</i>
Drip Lines: Drip lines must be used in planter beds.	TBD	<i>Provide details at preliminary plat and site plan</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	TBD	<i>Provide details at preliminary plat and site plan</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	TBD	<i>Provide details at preliminary plat and site plan</i>
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	TBD	<i>Provide details at preliminary plat and site plan</i>
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	TBD	<i>Provide details at preliminary plat and site plan</i>
Fencing along arterial roads shall be of a consistent material and color within each development.	TBD	<i>Provide details at preliminary plat and site plan</i>
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	TBD	<i>Provide details at preliminary plat and site plan</i>
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	TBD	<i>Provide details at preliminary plat and site plan</i>
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	TBD	<i>Provide details at preliminary plat and site plan</i>
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	TBD	<i>Provide details at preliminary plat and site plan</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	TBD	<i>Provide details at preliminary plat and site plan</i>

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	1,272,388		
Required Landscaping	254,478	TBD	<i>Provide details at preliminary plat and site plan</i>
Required Deciduous Trees	86	TBD	<i>Provide details at preliminary plat and site plan</i>
Required Evergreen Trees	84	TBD	<i>Provide details at preliminary plat and site plan</i>
Required Shrubs	104	TBD	<i>Provide details at preliminary plat and site plan</i>
Drought Tolerant Plants	137	TBD	<i>Provide details at preliminary plat and site plan</i>

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings																				
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	TBD	<i>Provide details at preliminary plat and site plan</i>																				
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	TBD	<i>Provide details at preliminary plat and site plan</i>																				
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	TBD	<i>Provide details at preliminary plat and site plan</i>																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	TBD	<i>Provide details at preliminary plat and site plan</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	TBD	<i>Provide details at preliminary plat and site plan</i>																				
<p>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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Size of Non-Residential Use and Individual Tenant Space</th> <th style="text-align: center;">Walking Path of Travel Distance to the Nearest Customer Entrances</th> </tr> </thead> <tbody> <tr> <td>Up to 1,500 square feet</td> <td style="text-align: center;">150'</td> </tr> <tr> <td>1,501 to 5,000 square feet</td> <td style="text-align: center;">200'</td> </tr> <tr> <td>5,001 to 10,000 square feet</td> <td style="text-align: center;">250'</td> </tr> <tr> <td>10,001 to 25,000 square feet</td> <td style="text-align: center;">300'</td> </tr> <tr> <td>25,001 to 50,000 square feet</td> <td style="text-align: center;">350'</td> </tr> <tr> <td>50,001 to 75,000 square feet</td> <td style="text-align: center;">400'</td> </tr> <tr> <td>75,001 to 100,000 square feet</td> <td style="text-align: center;">450'</td> </tr> <tr> <td>100,001 to 125,000 square feet</td> <td style="text-align: center;">500'</td> </tr> <tr> <td>Over 125,000 square feet</td> <td style="text-align: center;">600'</td> </tr> </tbody> </table> <p>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.</p> <p style="margin-left: 20px;">i. The walking path travel distance from a business' main entrance shall not apply to these areas.</p>	Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances	Up to 1,500 square feet	150'	1,501 to 5,000 square feet	200'	5,001 to 10,000 square feet	250'	10,001 to 25,000 square feet	300'	25,001 to 50,000 square feet	350'	50,001 to 75,000 square feet	400'	75,001 to 100,000 square feet	450'	100,001 to 125,000 square feet	500'	Over 125,000 square feet	600'	TBD	<i>Provide details at preliminary plat and site plan</i>
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150'																					
1,501 to 5,000 square feet	200'																					
5,001 to 10,000 square feet	250'																					
10,001 to 25,000 square feet	300'																					
25,001 to 50,000 square feet	350'																					
50,001 to 75,000 square feet	400'																					
75,001 to 100,000 square feet	450'																					
100,001 to 125,000 square feet	500'																					
Over 125,000 square feet	600'																					

Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	TBD	<i>Provide details at preliminary plat and site plan</i>
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	TBD	<i>Provide details at preliminary plat and site plan</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	TBD	<i>Provide details at preliminary plat and site plan</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	TBD	<i>Provide details at preliminary plat and site plan</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	TBD	<i>Provide details at preliminary plat and site plan</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	TBD	<i>Provide details at preliminary plat and site plan</i>
When a development contains multiple uses, more than one parking requirement may be applied.	TBD	<i>Provide details at preliminary plat and site plan</i>
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	TBD	<i>Provide details at preliminary plat and site plan</i>
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	TBD	<i>Provide details at preliminary plat and site plan</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	TBD	<i>Provide details at preliminary plat and site plan</i>
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	TBD	<i>Provide details at preliminary plat and site plan</i>
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: <ol style="list-style-type: none"> 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	<i>Provide details at preliminary plat and site plan</i>
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: <ol style="list-style-type: none"> a. an agreement granting shared parking or mutual access to the entire parking lot; and 	TBD	<i>Provide details at preliminary plat and site plan</i>

<p>b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.</p>		
<p>Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial.</p> <p>a. Guest parking shall be provided at a ratio of 0.25 stalls per unit.</p> <p>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.</p> <p>b. Driveways shall not count towards the guest parking requirement.</p> <p>c. Guest parking shall be located within two-hundred feet of the dwelling unit.</p>	TBD	<i>Provide details at preliminary plat and site plan</i>
<p>Pedestrian Walkways and Accesses.</p> <p>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.</p>	TBD	<i>Provide details at preliminary plat and site plan</i>
Landscaping in Parking Areas		
<p>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.</p>	TBD	<i>Provide details at preliminary plat and site plan</i>
<p>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.</p>	TBD	<i>Provide details at preliminary plat and site plan</i>
<p>Clear Sight Triangles must be followed.</p>	TBD	<i>Provide details at preliminary plat and site plan</i>
<p>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.</p>	TBD	<i>Provide details at preliminary plat and site plan</i>
<p>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.</p>	TBD	<i>Provide details at preliminary plat and site plan</i>
<p>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.</p> <p>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,</p>	TBD	<i>Provide details at preliminary plat and site plan</i>

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.	TBD	<i>Provide details at preliminary plat and site plan</i>
Required Minimum Parking		
<i>See table in 19.09</i>	TBD	<i>Provide details at preliminary plat and site plan</i>
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	<i>Provide details at preliminary plat and site plan</i>
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	<i>Provide details at preliminary plat and site plan</i>
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	TBD	<i>Provide details at preliminary plat and site plan</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	TBD	<i>Provide details at preliminary plat and site plan</i>
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.	TBD	<i>Provide details at preliminary plat and site plan</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	TBD	<i>Provide details at preliminary plat and site plan</i>
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	<i>Provide details at preliminary plat and site plan</i>

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	TBD	<i>Provide details at preliminary plat and site plan</i>
Base: All lighting poles shall have a 16" decorative base.	TBD	<i>Provide details at preliminary plat and site plan</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	TBD	<i>Provide details at preliminary plat and site plan</i>
Angle: Shall be directed downward.	TBD	<i>Provide details at preliminary plat and site plan</i>
Lamp: Bulbs may not exceed 4000k.	TBD	<i>Provide details at preliminary plat and site plan</i>
Drawings: Design and location of fixtures shall be specified on the plans.	TBD	<i>Provide details at preliminary plat and site plan</i>
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	TBD	<i>Provide details at preliminary plat and site plan</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	TBD	<i>Provide details at preliminary plat and site plan</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	TBD	<i>Provide details at preliminary plat and site plan</i>
Residential Lighting		
Floodlights: Floodlights are prohibited.	TBD	<i>Provide details at preliminary plat and site plan</i>

Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	TBD	<i>Provide details at preliminary plat and site plan</i>
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	TBD	<i>Provide details at preliminary plat and site plan</i>
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	TBD	<i>Provide details at preliminary plat and site plan</i>
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	TBD	<i>Provide details at preliminary plat and site plan</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	TBD	<i>Provide details at preliminary plat and site plan</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	TBD	<i>Provide details at preliminary plat and site plan</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	TBD	<i>Provide details at preliminary plat and site plan</i>
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	TBD	<i>Provide details at preliminary plat and site plan</i>
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	TBD	<i>Provide details at preliminary plat and site plan</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	TBD	<i>Provide details at preliminary plat and site plan</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	TBD	<i>Provide details at preliminary plat and site plan</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	TBD	<i>Provide details at preliminary plat and site plan</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	TBD	<i>Provide details at preliminary plat and site plan</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	TBD	<i>Provide details at preliminary plat and site plan</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	TBD	<i>Provide details at preliminary plat and site plan</i>
Bollard lighting shall be limited to a height of 4'.	TBD	<i>Provide details at preliminary plat and site plan</i>
Lighting Plan		

Plans indicating the location and types of illuminating devices on the premises.	TBD	<i>Provide details at preliminary plat and site plan</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	TBD	<i>Provide details at preliminary plat and site plan</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	TBD	<i>Provide details at preliminary plat and site plan</i>
Plans providing information required in the Technical Standards and Specifications Manual.	TBD	<i>Provide details at preliminary plat and site plan</i>

19.12 Subdivision

Preliminary Plat Requirements

Regulation	Compliance	Findings
Standard Plat Format followed.	TBD	<i>Provide details at preliminary plat</i>
Name and address of property owner and developer.	TBD	<i>Provide details at preliminary plat</i>
Name of land surveyor.	TBD	<i>Provide details at preliminary plat</i>
The location of proposed subdivision with respect to surrounding property and street.	TBD	<i>Provide details at preliminary plat</i>
The name of all adjoining property owners of record, or names of adjoining developments.	TBD	<i>Provide details at preliminary plat</i>
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	TBD	<i>Provide details at preliminary plat</i>
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).	TBD	<i>Provide details at preliminary plat</i>
Subdivision name cleared with Utah County.	TBD	<i>Provide details at preliminary plat</i>
North arrow.	TBD	<i>Provide details at preliminary plat</i>
A tie to a permanent survey monument at a section corner.	TBD	<i>Provide details at preliminary plat</i>
The boundary lines of the project with bearings and distances and a legal description.	TBD	<i>Provide details at preliminary plat</i>
Layout and dimensions of proposed lots with lot area in square feet.	TBD	<i>Provide details at preliminary plat</i>
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	TBD	<i>Provide details at preliminary plat</i>
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	TBD	<i>Provide details at preliminary plat</i>
Proposed road cross sections.	TBD	<i>Provide details at preliminary plat</i>
Proposed fencing.	TBD	<i>Provide details at preliminary plat</i>
Vicinity map.	TBD	<i>Provide details at preliminary plat</i>
All required signature blocks are on the plat.	TBD	<i>Provide details at preliminary plat</i>
Prepared by a professional engineer licensed in Utah.	TBD	<i>Provide details at preliminary plat</i>
Proposed methods for the protection or preservation of sensitive lands.	TBD	<i>Provide details at preliminary plat</i>
Location of any flood plains, wetlands, and other sensitive lands.	TBD	<i>Provide details at preliminary plat</i>
Location of 100-year high water marks of all lakes, rivers, and streams.	TBD	<i>Provide details at preliminary plat</i>
Projected Established Grade of all building lots.	TBD	<i>Provide details at preliminary plat</i>
A data table. <ol style="list-style-type: none"> 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). 	TBD	<i>Provide details at preliminary plat</i>

<p>Phasing Plan: Including a data table with the following Information for each phase:</p> <ul style="list-style-type: none"> 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. 	TBD	<i>Provide details at preliminary plat</i>
Final Plat Requirements		
Subdivision name and location.	TBD	<i>Provide details at preliminary plat and final plats</i>
Standard Plat Format followed.	TBD	<i>Provide details at preliminary plat and final plats</i>
Name and address of property owner and developer.	TBD	<i>Provide details at preliminary plat and final plats</i>
Name of land surveyor.	TBD	<i>Provide details at preliminary plat and final plats</i>
The location of proposed subdivision with respect to surrounding property and street.	TBD	<i>Provide details at preliminary plat and final plats</i>
The name of all adjoining property owners of record, or names of adjoining developments.	TBD	<i>Provide details at preliminary plat and final plats</i>
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	TBD	<i>Provide details at preliminary plat and final plats</i>
North arrow.	TBD	<i>Provide details at preliminary plat and final plats</i>
A tie to a permanent survey monument at a section corner.	TBD	<i>Provide details at preliminary plat and final plats</i>
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	TBD	<i>Provide details at preliminary plat and final plats</i>
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	TBD	<i>Provide details at preliminary plat and final plats</i>
Lot Numbers.	TBD	<i>Provide details at preliminary plat and final plats</i>
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	TBD	<i>Provide details at preliminary plat and final plats</i>
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	TBD	<i>Provide details at preliminary plat and final plats</i>
Proposed road ROW widths.	TBD	<i>Provide details at preliminary plat and final plats</i>
Vicinity map.	TBD	<i>Provide details at preliminary plat and final plats</i>
All required signature blocks are on the plat.	TBD	<i>Provide details at preliminary plat and final plats</i>
Prepared by a professional engineer licensed in Utah.	TBD	<i>Provide details at preliminary plat and final plats</i>
Proposed methods for the protection or preservation of sensitive lands.	TBD	<i>Provide details at preliminary plat and final plats</i>
Fencing plans.	TBD	<i>Provide details at preliminary plat and final plats</i>
Location of any flood plains, wetlands, and other sensitive lands.	TBD	<i>Provide details at preliminary plat and final plats</i>
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	TBD	<i>Provide details at preliminary plat and final plats</i>
Existing and Proposed easements.	TBD	<i>Provide details at preliminary plat and final plats</i>
Street monument locations.	TBD	<i>Provide details at preliminary plat and final plats</i>

Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	TBD	<i>Provide details at preliminary plat and final plats</i>
A data table. <ol style="list-style-type: none"> 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). 	TBD	<i>Provide details at preliminary plat and final plats</i>
Phasing Plan: Including a data table with the following Information for each phase: <ol style="list-style-type: none"> 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. 	TBD	<i>Provide details at preliminary plat and final plats</i>
Developer shall ensure all rollback taxes are paid prior to recordation.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
Trails Master Plan: Shows required trails	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
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. 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.	TBD	<i>Provide details at preliminary plat</i>

<p>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.</p> <p>The City Fire Chief may require a greater distance than 500 feet if:</p> <ol style="list-style-type: none"> 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. 	TBD	<i>Provide details at preliminary plat</i>
<p>Driveway and Driveway Approaches: Construction: single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.</p>	TBD	<i>Provide details at preliminary plat</i>
<p>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.</p>	TBD	<i>Provide details at preliminary plat</i>
<ol style="list-style-type: none"> 1. Shared Driveways may be used for clustered single-family lots. <ol style="list-style-type: none"> a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. <ol style="list-style-type: none"> a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. 3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section. <ol style="list-style-type: none"> a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. 4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. <ol style="list-style-type: none"> a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met. 	TBD	<i>Provide details at preliminary plat</i>
<ol style="list-style-type: none"> iii. Driveway Widths: <ol style="list-style-type: none"> 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking. 	TBD	<i>Provide details at preliminary plat</i>
<ol style="list-style-type: none"> iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 	TBD	<i>Provide details at preliminary plat</i>

1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet.		
2. Residential lots or parcels shall not be allowed to have accessways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.		
v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.		
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.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	TBD	<i>Provide details at preliminary plat</i>
Corner lots for residential use shall be 10% larger than the required minimum lot.	TBD	<i>Provide details at preliminary plat</i>
No lot shall be created that is divided by a municipal or county boundary line.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>
Double access lots are not permitted with the exception of corner lots.	TBD	<i>Provide details at preliminary plat</i>
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	TBD	<i>Provide details at preliminary plat</i>
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.	TBD	<i>Provide details at preliminary plat</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required?	<i>No</i>
Notice/Land Use Authority.	<i>City Council</i>

Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	No
Phasing Improvements.	Yes
Payment of Lieu of Open Space.	Amount of \$: TBD: <i>Provide details at preliminary plat and site plan</i>
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

Concept Plan Application Requirements		
Regulation	Compliance	Findings
A completed application and affidavit, form, and application fee.	Complies	<i>See concept plan on file with Planning</i>
Plat/Parcel Map of the area available at the Utah County Surveyor's Office.	Complies	<i>See concept plan on file with Planning</i>
Proposed changes to existing zone boundaries, if such will be needed	Item.	
Conceptual elevations and floor plans, if available	Complies.	<i>Conceptual elevations provided for Multi-family only</i>
Drawn to a scale of not more than 1" = 100'	Complies	<i>See concept plan on file with Planning</i>
Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use	Complies	<i>See concept plan on file with Planning</i>
Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known	Complies	<i>See concept plan on file with Planning</i>
Locations and widths of existing and proposed streets and right-of-ways	Complies	<i>See concept plan on file with Planning</i>
Road centerline data including bearing, distance, and curve radius	Complies	<i>See concept plan on file with Planning</i>
Configuration of proposed lots with minimum and average lot sizes	Can Comply.	Add minimum and average lot sizes
Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities	Complies	<i>See concept plan on file with Planning</i>
Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space	Complies	<i>See concept plan on file with Planning</i>
Total acreage of the entire tract proposed for subdivision	Complies	<i>See concept plan on file with Planning</i>
General topography shown with 1' or 2' contours and slope arrows with labels	Can Comply.	Add topography to concept plan
North arrow, scale, and date of drawing	Complies	<i>See concept plan on file with Planning</i>
Property boundary with dimensions	Complies	<i>See concept plan on file with Planning</i>
Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage City of Saratoga Springs Municipal Code Land Development Code - Title 19.13 Page 10 parking spaces, number of proposed surface parking spaces, number of required and proposed ADA compliant parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre	Complies	<i>See concept plan on file with Planning</i>
Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities	Complies	<i>See concept plan on file with Planning</i>

Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project	Complies	<i>See concept plan on file with Planning</i>
A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within two miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area	Complies	<i>See concept plan on file with Planning</i>
Trails Master Plan: Shows required trails	Complies	<i>See concept plan on file with Planning</i>

19.14 Site Plan Review

Regulation	Compliance	Findings
<p>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:</p> <ol style="list-style-type: none"> 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development. 	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p> <ol style="list-style-type: none"> 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. 	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at preliminary plat and site plan</i>
<p>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</p>	TBD	<i>Provide details at site plan</i>

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.		
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	TBD	<i>Provide details at site plan</i>
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	TBD	<i>Provide details at site plan</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	TBD	<i>Provide details at site plan</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	TBD	<i>Provide details at site plan</i>
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	TBD	<i>Provide details at site plan</i>
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	TBD	<i>Provide details at site plan</i>
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	TBD	<i>Provide details at site plan</i>
Compliance statement: A statement indicating how the proposed development complies with the City’s adopted Land Use Element of the General Plan.	TBD	<i>Provide details at site plan</i>
<p>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.</p> <p>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 :</p> <ul style="list-style-type: none"> i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City’s off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; 	TBD	<i>Provide details at site plan</i>

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;	TBD	<i>Provide details at site plan</i>
Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	TBD	<i>Provide details at site plan</i>
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	TBD	<i>Provide details at site plan</i>
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City’s off-street parking requirements, the City’s design guidelines and policies, and the requirements of the appropriate zone.	TBD	<i>Provide details at site plan</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City’s lighting standards. An individual photometric plan is also required.	TBD	<i>Provide details at site plan</i>
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	TBD	<i>Provide details at site plan</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	TBD	<i>Provide details at site plan</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	TBD	<i>Provide details at site plan</i>
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	TBD	<i>Provide details at site plan</i>
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement	TBD	<i>Provide details at site plan</i>

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).		
<p>Considerations Relating to Traffic Safety and Traffic Congestion:</p> <ul style="list-style-type: none"> 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. 	TBD	<i>Provide details at site plan</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	TBD	<i>Provide details at site plan</i>
<p>Consideration Relating to Landscaping:</p> <ul style="list-style-type: none"> 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. 	TBD	<i>Provide details at site plan</i>
<p>Considerations Relating to Buildings and Site Layout:</p> <ul style="list-style-type: none"> 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. 	TBD	<i>Provide details at site plan</i>
The effect of the site development plan on the adequacy of the storm and surface water drainage.	TBD	<i>Provide details at site plan</i>
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	TBD	<i>Provide details at site plan</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	TBD	<i>Provide details at site plan</i>
Trails Master Plan: Shows required trails	TBD	<i>Provide details at site plan</i>

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	TBD	<i>Provide details at preliminary plat and site plan</i>
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from	TBD	<i>Provide details at preliminary plat and site plan</i>

buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.		
All pedestrian connections shall be shown on the related site plan or plat.	TBD	<i>Provide details at preliminary plat and site plan</i>
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	TBD	<i>Provide details at preliminary plat and site plan</i>
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	TBD	<i>Provide details at preliminary plat and site plan</i>
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this 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.	TBD	<i>Provide details at preliminary plat and site plan</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	TBD	<i>Provide details at preliminary plat and site plan</i>
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	<i>None proposed</i>
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	<i>None proposed</i>
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A	<i>None proposed</i>
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	<i>None proposed</i>
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	<i>None proposed</i>
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.	TBD	<i>Provide details at preliminary plat and site plan</i>
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. This does not apply to Municipal Buildings.	TBD	<i>Provide details at preliminary plat and site plan</i>
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	TBD	<i>Provide details at preliminary plat and site plan</i>

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.		
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.	TBD	<i>Provide details at preliminary plat and site plan</i>
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.	TBD	<i>Provide details at preliminary plat and site plan</i>
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.	TBD	<i>Provide details at preliminary plat and site plan</i>
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.	TBD	<i>Provide details at site plan</i>
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.	TBD	<i>Provide details at site plan</i>
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	TBD	<i>Provide details at site plan</i>
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	TBD	<i>Provide details at site plan</i>
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.	TBD	<i>Provide details at site plan</i>
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.	TBD	<i>Provide details at site plan</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	TBD	<i>Provide details at site plan</i>
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.	TBD	<i>Provide details at site plan</i>
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.	TBD	<i>Provide details at site plan</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	TBD	<i>Provide details at site plan</i>
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.	TBD	<i>Provide details at site plan</i>
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).	TBD	<i>Provide details at site plan</i>
The outdoor storage materials may not extend above the height of the fence or wall.	TBD	<i>Provide details at site plan</i>

<p>Access Requirements:</p> <p>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</p> <p>b. the entire flare of any return radii shall fall within the right-of-way.</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at site plan</i>
<p>Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at site plan</i>
<p>Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.</p>	TBD	<i>Provide details at site plan</i>
<p>The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.</p>	TBD	<i>Provide details at site plan</i>
<p>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).</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at site plan</i>
<p>Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p>	TBD	<i>Provide details at site plan</i>
<p>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.</p>	Complies.	<i>See Concept Plan on file with Planning</i>

General Architectural Design Standards

General standards do not apply one-family and two-family dwellings unless governed under a DA.

Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	TBD	<i>Provide details at site plan</i>
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	TBD	<i>Provide details at site plan</i>
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	TBD	<i>Provide details at site plan</i>
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	TBD	<i>Provide details at site plan</i>
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	TBD	<i>Provide details at site plan</i>
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	TBD	<i>Provide details at site plan</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	TBD	<i>Provide details at site plan</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	TBD	<i>Provide details at site plan</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	TBD	<i>Provide details at site plan</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	TBD	<i>Provide details at site plan</i>
Backlighting is not permitted.	TBD	<i>Provide details at site plan</i>
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	TBD	<i>Provide details at site plan</i>
Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	TBD	<i>Provide details at site plan</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	TBD	<i>Provide details at site plan</i>
Screening materials shall conform to the color scheme and materials of the primary building.	TBD	<i>Provide details at site plan</i>

Residential Architectural Design Standards

General standards do not apply one-family and two-family dwellings unless governed under a DA.

Architectural Wrap: Stone, brick, wainscot, and other front elevation materials shall be wrapped a minimum of 2' into interior side elevations and shall extend the full width of any street side yard, or façade abutting common open space.	TBD	<i>Provide details at site plan</i>
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Materials and Colors: A minimum of three materials and three colors shall be utilized on front or street side elevations, or building façade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations. The roof shall not be considered a material or color.	TBD	<i>Provide details at site plan</i>
No more than 75% of any building elevation shall consist of any one material or color.	TBD	<i>Provide details at site plan</i>
Carports and similar structures shall be compatible in architectural design and details with the main residential structure through the use of at least two out of three of the same materials and colors.	TBD	<i>Provide details at site plan</i>
Color Variation: Three-family, and multi-family developments containing more than five buildings shall be designed with at least two color palettes.	TBD	<i>Provide details at site plan</i>
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	TBD	<i>Provide details at site plan</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	TBD	<i>Provide details at site plan</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	TBD	<i>Provide details at site plan</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	TBD	<i>Provide details at site plan</i>
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> 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. 	TBD	<i>Provide details at site plan</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½” in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	TBD	<i>Provide details at site plan</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	TBD	<i>Provide details at site plan</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	TBD	<i>Provide details at site plan</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	TBD	<i>Provide details at site plan</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	TBD	<i>Provide details at site plan</i>
At least 35 percent of the first floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in City of Saratoga Springs Municipal Code Land Development Code - Title 19.16 Page 9 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	TBD	<i>Provide details at site plan</i>

Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	N/A.	<i>None proposed</i>
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.	<i>None proposed</i>
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	N/A.	<i>None proposed</i>

19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	TBD	<i>TBD at site plan</i>
Monument sign location and details	TBD	<i>TBD at site plan</i>
Wall signs and potential locations and details	TBD	<i>TBD at site plan</i>

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.	TBD	<i>TBD at preliminary plat and site plan</i>
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: a. Single family developments: 10% of overall development acreage b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.	TBD	<i>TBD at preliminary plat and site plan</i>
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	TBD	<i>TBD at preliminary plat and site plan</i>

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).	TBD	<i>TBD at preliminary plat and site plan</i>
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.	TBD	<i>TBD at preliminary plat and site plan</i>
No more than 25% of the points may be met by one specific item type in any one category.	TBD	<i>TBD at preliminary plat and site plan</i>
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.	TBD	<i>TBD at preliminary plat and site plan</i>
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	TBD	<i>TBD at preliminary plat and site plan</i>

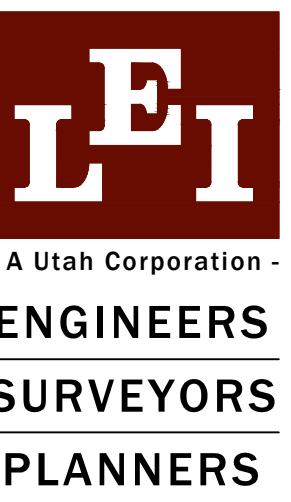
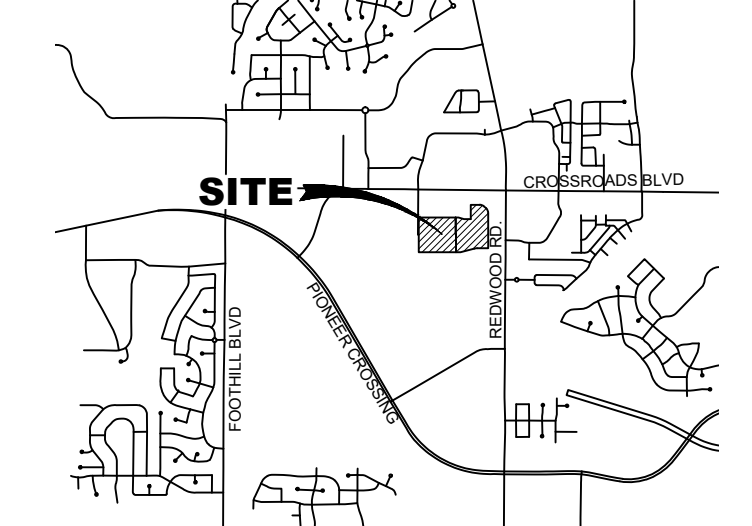
Payment in Lieu of Open Space		
Applicability: the City’s Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria: i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or	TBD	<i>TBD at preliminary plat and site plan</i>

<ul style="list-style-type: none"> 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. 		
<p>Total Cost:</p> <ul style="list-style-type: none"> 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. 	TBD	<i>TBD at preliminary plat and site plan</i>

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

SARATOGA SPRINGS COMMERCIAL PLAT G CONCEPT PLAN SARATOGA SPRINGS, UTAH

VICINITY MAP



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Spanish Fork, UT 84660
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TABLE OF CONTENTS

SHEET 101	COVER
SHEET 102	SITE PLAN
SHEET 103	EXISTING CONDITIONS
SHEET 201	UTILITY & PHASING PLAN
SHEET 301	AREA SITE PLAN

TABULATIONS

PLAT G ZONING	RC
# OF LOTS	13 LOTS
DENSITY	0.28 UNITS/ACRE
MIN. LOT SIZE	1.18 ACRES - 51,454 S.F.
AVERAGE LOT SIZE	3.61 ACRES - 157,106 S.F.
LOT AREA	35.90 ACRES (83%)
TOTAL ROW AREA	7.38 ACRES (0%)
PUBLIC ROW	0.00 ACRES (0%)
PRIVATE ROW	7.38 ACRES (17%)
TOTAL PLAT G AREA	43.28 ACRES
IMPERVIOUS AREA	31.12 ACRES (72%)
LANDSCAPE AREA	12.16 ACRES (28%)
TOTAL AREA	43.28 ACRES
LOT 711 ZONING	MF-18
# OF UNITS	256 UNITS
DENSITY	18 UNITS/ACRE
MIN. LOT SIZE	14.20 ACRES - 618,552 S.F.
AVERAGE LOT SIZE	14.20 ACRES - 618,552 S.F.
LOT AREA	14.20 ACRES (100%)
TOTAL ROW AREA	3.18 ACRES (22%)
PUBLIC ROW	0.00 ACRES (0%)
PRIVATE ROW	3.18 ACRES (22%)
TOTAL LOT 711 AREA	14.20 ACRES
IMPERVIOUS AREA	6.60 ACRES (46%)
LANDSCAPE AREA	7.60 ACRES (53%)
TOTAL AREA	14.20 ACRES

OVERALL DEVELOPED AREA W/ PLAT G

BUILDABLE LAND	43.28 ACRES (100%)
IMPERVIOUS AREA	31.43 ACRES (73%)
SENSITIVE LAND AREA	0.00 ACRES (0%)
LANDSCAPE AREA	11.85 ACRES (27%)
TOTAL AREA	43.28 ACRES

NOTES

- ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE. IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING SEWER MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
- ALL OILMUNITY & SECONDARY WATER PIPES 12" OR LARGER TO BE DUCTILE IRON CLASS 53. PIPES 8" & 6" TO BE C-900 PVC.
- MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
- NO SENSITIVE LANDS EXIST ON THIS PROPERTY.

NOT FOR CONSTRUCTION

SARATOGA SPRINGS PLAT G & H CONCEPT
SARATOGA SPRINGS, UTAH

COVER

REVISIONS

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LEI PROJECT #:
2014-1089
DRAWN BY:
BJP
DESIGNED BY:
BTG
SCALE:
1"=100'
DATE:
6/04/2024

SHEET

101

DEVELOPER / OWNER

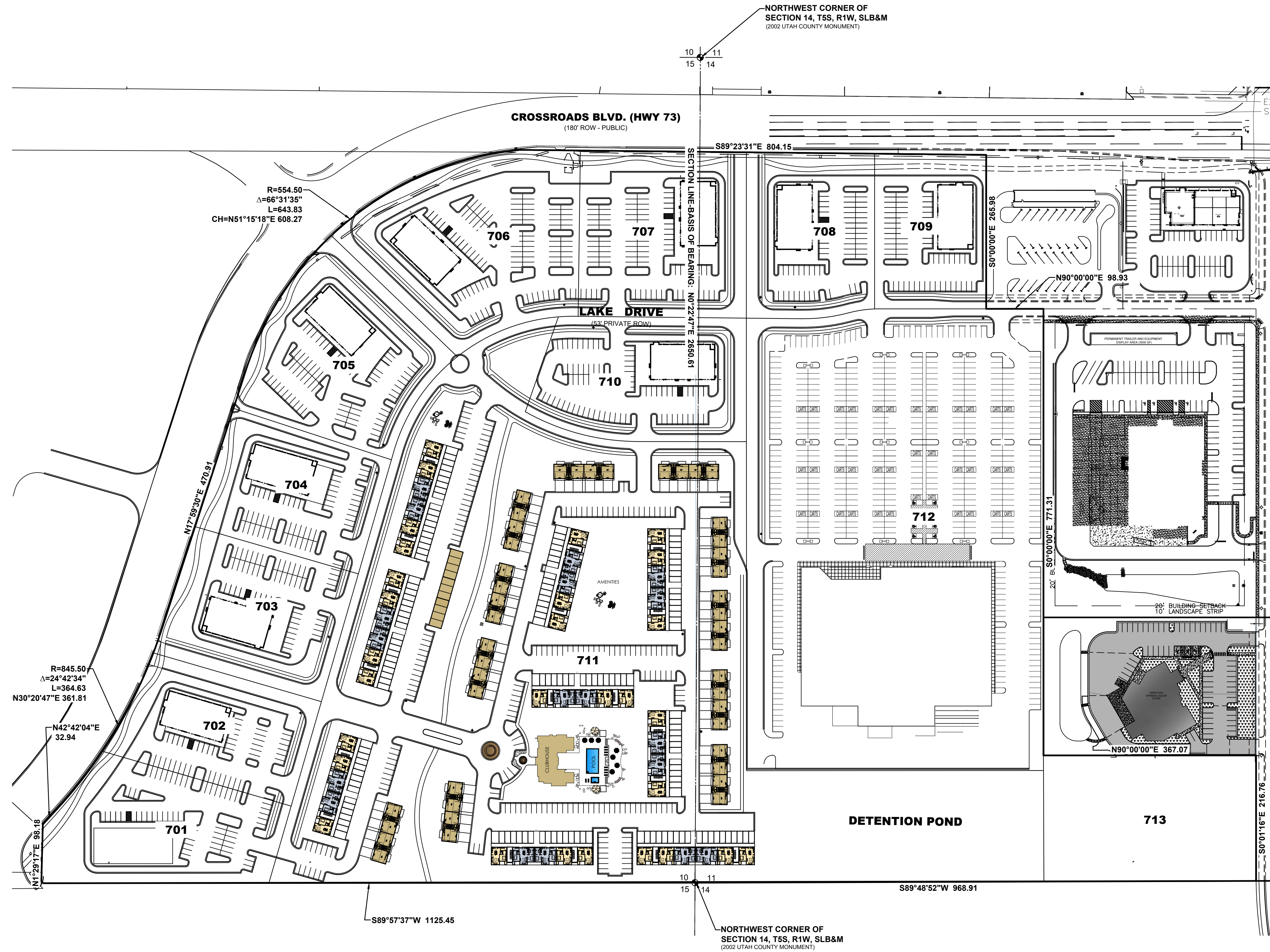
WPI ENTERPRISES INC.
5455 WEST 11000 NORTH SUITE 202
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ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

SARATOGA SPRINGS COMMERCIAL

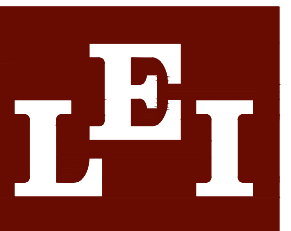


LEGEND

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

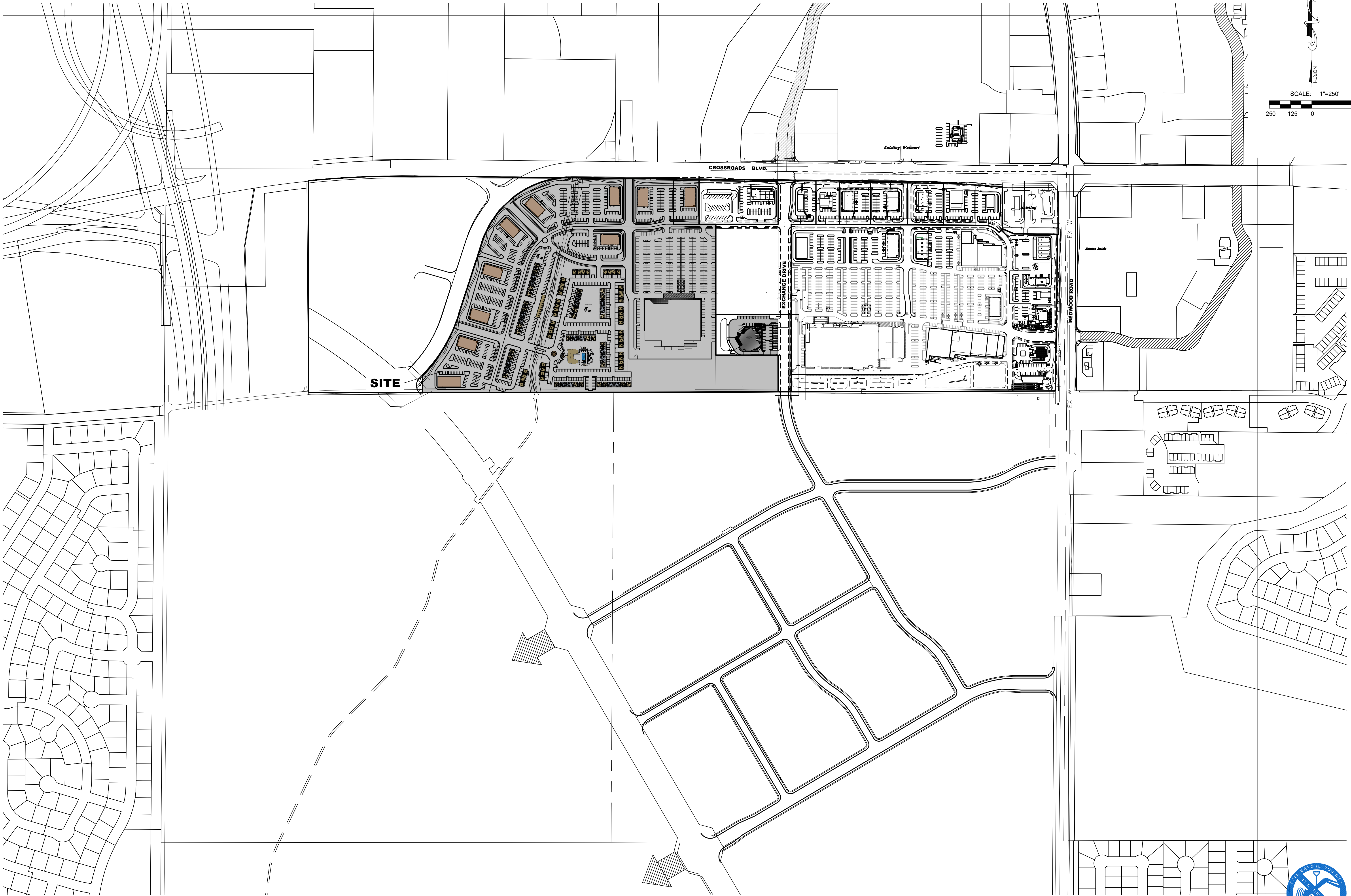
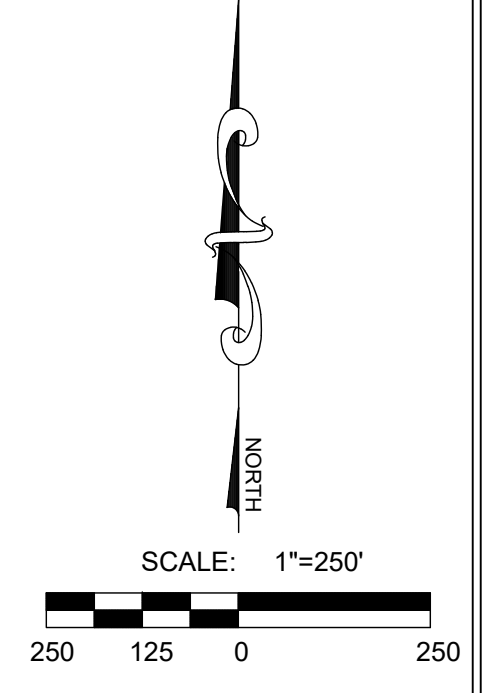
(1) CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES. LINES 12" & LARGER REQUIRE BUTTERFLY VALVES.
(2) SEE PLAN & PROFILE FOR SIZE & MATERIAL.
(3) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES.
(4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS.
(5) SEWER SERVICE MINIMUM SLOPE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

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**ENGINEERS
SURVEYORS
PLANNERS**

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NOT FOR
CONSTRUCTION

SARATOGA SPRINGS PLAT G & H CONCEPT
SARATOGA SPRINGS, UTAH

AREA PLAN

REVISIONS	
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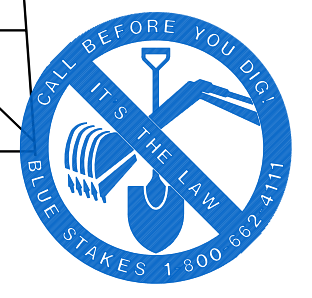
LEI PROJECT #:
2014-1089

DRAWN BY:
BJP

DESIGNED BY:
BTG

SCALE:
1"=250'

DATE:
6/04/2024



SHEET
301

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Code Amendments – Addressing and Street Naming
Amending Section 19.27
June 13, 2024
PUBLIC HEARING

Report Date:	June 6, 2024
Applicant:	City Initiated
Previous Meetings:	None
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary:

Staff has recognized the necessity for refinement and clarification of the code concerning addressing and street naming. The proposed revisions to the code aim to streamline addressing standards, clarify street-naming criteria, address the unique challenges of townhome addressing, establish guidelines for numbering units with rear-loading access from alleys, and incorporate language to prevent duplication of addresses and street names.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the proposed code amendments, take public comment, 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 planning staff became aware of the necessity to revise the City's addressing and street naming code, prompted by difficulties encountered in addressing townhomes with front doors facing open spaces and rear-loading from alleys. Instances of duplicate and similar addresses posed challenges in developments featuring these unit configurations. Consequently, a committee comprising representatives from Planning, Public Safety, Emergency Services, GIS, and Legal departments was established to review and enhance the code, aiming to mitigate issues related to duplicate or similar addresses. Staff recommends incorporating the proposed language and standards to bolster these requirements.

C. Specific Request:

This is a request for approval of the proposed code amendments to Section 19.27 of the Land Development Code, as attached.

D. Process:

Section **19.17.03. Planning Commission and City Council Review** outlines the process for an amendment and is evaluated below.

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.

***Complies.** This is a City initiated application, presented for a recommendation to the City Council.*

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 that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.

***Complies.** Please see Sections F and G of this report.*

3. The Planning Commission and City Council shall provide the notice and hold a public hearing (Planning Commission) as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.

***Complies.** Please see Section E of this report.*

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

***Complies.** Please see Section E of this report.*

E. Community Review:

This item has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall at least 10 calendar days prior to the public hearing.

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

F. General Plan:

The proposed amendments, as they relate to the 2022-2042 General Plan Vision, Goals and Strategies for Transportation & Connectivity, are evaluated below.

Transportation and Connectivity Goal

"Reduce congestion in Saratoga Springs as the community continues to grow."

“As Saratoga Springs continues to grow and land uses change, the transportation network must respond to meet current needs and prepare for future challenges.”

Staff conclusion: Consistent. *The proposed revisions facilitate enhanced addressing and street naming protocols, offering a structured approach for staff to generate unique street names, efficiently address residential and commercial properties, with the objective of alleviating congestion within the City and establishing a well-organized addressing and transportation network.*

G. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code. The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment. The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. See Section F of this report.
2. The proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. The amendments will not adversely affect the health and welfare of the general public.
3. The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

19.01.04. Purpose. This section identifies the purpose of Title 19.

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality’s inhabitants, and to foster a wholesome social environment;

- d. enhance the economic well-being of the municipality and its inhabitants;
- e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
- f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
- g. stabilize and conserve property values;
- h. encourage the development of an attractive and beautiful community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Consistent. *The proposed amendments will provide a streamlined development review process both benefiting the City, residents, and developers, by improving the addressing and street naming requirements.*

- 4. In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

Consistent. *The amendments will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

- 5. Any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

H. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

“Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendment to Title 19, with the findings and conditions in the staff report.”

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 19.17.05 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

- 1. Any conditions or changes as articulated by the Planning Commission:
-

Option 2 – Continuance

“I move to **continue** the proposed Code Amendments to a future meeting, with direction to Staff on information and/or changes needed to render a decision, as follows:”

1. _____

Option 3 – Negative Recommendation

“Based upon the evidence and explanations received today, I move to forward a negative recommendation to the City Council for the proposed amendments to all or some of the amendments to Title 19, based on the following findings:”

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

H. Exhibits:

1. Proposed Code Amendments

Chapter 19.27. Addressing and Street Naming.

19.27.01. Purpose.

19.27.02. Procedures.

19.27.03. Street Naming.

19.27.04. Street and Property Numbering.

19.27.05. Building Identification.

19.27.01. Purpose.

This chapter is established to provide a standard system for naming streets and assigning addresses to avoid similar sounding names or confusing designators. This chapter also establishes standard procedures for changing existing street names, adding names to existing numbered streets, keeping addressing numbers clearly identifiable, and providing a complete current listing of all streets and addresses within the City.

(Ord 11-12, Ord. 11-9)

19.27.02. Procedures.

All proposed street names shall be coordinated with City Staff to avoid duplication. The following procedures shall be adhered to with new development and proposed changing of street names:

1. **New Address (i.e. Annexation, Subdivision, Site Plan).** Street ~~coordinates and house numbers~~ names shall be ~~proposed assigned~~ by City Staff and shall be placed on the final subdivision plat by the developer before plat recordation.
 - ~~i. Street coordinates and house numbers shall be assigned by City Staff and shall be placed on the final subdivision plat by the developer before plat recordation.~~
2. **Duplicate Street Names.** The City Staff may change duplicated street names without a petition when it is determined that the change is related to public safety.
 - a. No duplications of street names or numbers used as names within the boundaries of the city shall be approved. ~~This Examples~~ includes:
 - ~~i. critical duplications, where there are identical names and street type designators on two or more streets which may or may not have overlapping frontage number ranges regardless of the directional of either the street or the frontage numbers;~~
 - ~~i. duplications, where there are identical names on two or more streets; and~~
 - ~~ii. common name duplications, where there are identical names on two or more streets, but with different street type designators; and~~
 - ~~iii-ii.~~ phonetic name duplications, where there are street names which have duplicate or similar pronunciations, but are spelled differently.
 - b. The following criteria shall be used in eliminating street name duplications:
 - i. historical significance;
 - ii. the number of the buildings addressed on the street;

- iii. the length of time that the name has been in use;
- iv. the length of the street and the amount of traffic; and
- v. compatibility with adjacent street names.

3. **Changing Existing Street Names.** Except for duplicate street names, ~~To~~ to change an existing street name; the City Council shall hold a public hearing on the proposed name change. City Staff shall provide 10 days advance written notice by U.S. Mail of the public hearing on the proposed change to all owners of property on the street affected and shall post public notice at the entrance of the road where the majority of the traffic accesses the street. A change of street name is a legislative decision and shall be affirmed by a court of competent jurisdiction if it is reasonably debatable that the change could promote the general welfare. Any person who petitions for a change in the name of a street or alley shall pay an application fee, the cost of the public notice, ~~and~~ the cost of making and installing new street signs required by the name change, and all related costs of the name change including but not limited to recording and postage costs.

4. **Adding Names to Existing Numbered Streets.** To add a name to an existing numbered street, the process in subsection 3 ~~.-A~~ above shall be followed. Any person who petitions for a change in the name of a street or alley shall pay an application fee, the cost of the public notice, ~~and~~ the cost of making and installing new street signs required by the name change, and all related costs of the name change including but not limited to recording and postage costs. A change of street name is a legislative decision and shall be affirmed by a court of competent jurisdiction if it is reasonably debatable that the change could promote the general welfare.

5. **Changing Existing Property Numbering.** City Staff may approve a change in existing property numbering upon consultation with the Fire Chief and Police Chief. A person who petitions for a change in existing property numbering shall pay an application fee and all City costs such as recording fees and postage costs. If the change is approved, City Staff shall record a notice with the Utah County Recorder, applicable dispatch service for the City, and U.S. Postal Service. A change of street numbering is an administrative decision and shall be affirmed by a court of competent jurisdiction if there is substantial evidence on the record supporting the decision and the decision is not otherwise arbitrary, capricious, or illegal.
 - a. Requests for changes based upon personal reasons, numerology, or superstition shall not be approved.
 - b. Approval of requests for numbering changes may ~~, subject to the City Council's legislative discretion,~~ be made under the following circumstances:
 - i. the address is out of sequence or not in reasonable juxtaposition with other addresses on the street;
 - ii. the address spacing with other addresses is such that it creates confusion;
 - iii. the address has an incorrect odd or even designation; or
 - iv. the address conflicts with an address on a parallel street.

6. **Records Change and Notification.** When street name or number changes are approved, the City will change its records to conform to the change. The City will also send notice of the change to the Utah County Recorder, applicable dispatch service, and U.S. Postal

Service. Property owners who file an application for a name or number change shall pay for the City's costs for recording and mailing notices. Property owners are responsible for notifying all other public and private entities of the approved change including but not limited to utility companies, financial institutions, and mortgage companies.

(Ord. 17-17, Ord. 13-16, Ord. 12-9, Ord 11-12, Ord. 11-9)

19.27.03. Street Naming.

The developer or builder will propose street names which will be reviewed and approved by the cityCity. The following standards shall be applied to the naming of streets in the City:

1. **Duplication.** No duplications of street names or numbers used as names within the boundaries of the city shall be approved. This includes:
 - a. Critical Duplications, where there are identical names and street type designators on two or more streets which may or may not have overlapping frontage number ranges regardless of the directional of either the street or the frontage numbers.
 - b. Common Name Duplications, where there are identical names on two or more streets, but with different street type designators.
 - c. Phonetic Name Duplications, where there are street names which have duplicate or similar pronunciations, but are spelled differently.
 - d. Stub Streets. If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it may continue with the same name. Such a street is a stub street and must be required to make a connection when the unimproved land is developed.
2. **Continuity.** Proposed street names are encouraged to have the following characteristics:
 - a. historic significance;
 - b. local, sense of place;
 - c. overall theme; and
 - d. compatibility with adjacent streets.
3. **Compass Directions.** The four compass directions shall not be used as part of the street name (e.g. Eastwood) as to eliminate the occurrence of double directionals in assigning the address.
4. **Name Length.** Proposed street names shall not be longer than the typical thirteen blank space street sign, including spaces between words, but not to include the street type designator.
5. **Street Type Designations.** Proposed street names and street types shall be matched as follows:
 - a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for Arterials and collectors, ~~which may or may not contain with planted medians or other physically separate medians.~~

- b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet.
- c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet.
- d. **Streets (St), Avenues (Ave):** Straight directional streets.
- e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way.
- f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures.
- g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.

6. Street Signs Standards.

- a. All street signs shall adhere to the requirements in the Standard Technical Specifications and Drawings for the City of Saratoga Springs.
- ~~a.b.~~ In the event of a conflict, the more restrictive provision shall take precedence.

(Ord. 12-9, Ord 11-12, Ord. 11-9)

19.27.04. Street and Property Numbering.

All streets, courts, circles, private roads, buildings, dwellings, apartments, units, suites, offices, subdivision lots, parcels, properties, and businesses shall be identified according to the following standards and according to requirements of the City. ~~All proposed site plans and preliminary plats will contain addressing grid lines and their coordinates as provided by the City.~~ Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:

- 1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.
- ~~2. Property addresses shall not end with a “0” or “5”.~~
- ~~3.2.~~ Where possible, Property addresses shall be odd on the south and west sides of a street.
- ~~4.3.~~ Where possible, Property addresses shall be even on the north and east sides of a street.
- ~~5. On streets that do not conform to the four compass directions, building numbers should be assigned from the axis that most nearly matches the principal direction of the thoroughfare.~~
- ~~6.4.~~ Property addresses for horizontal or vertical condominium, apartment, IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a

single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.

~~7. Building numbers should be comparable, but not duplicated, on parallel streets and should be in consecutive order.~~

~~8. Building numbers should be assigned to opposite sides of the street as determined under the City grid system.~~

~~9.5.~~ Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.

~~10.6.~~ Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.

~~7.~~ City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.

~~11.8.~~ If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.

(Ord. 18-30, Ord. 13-16, Ord 11-12, Ord. 11-9)

19.27.05. Building Identification.

All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:

1. **Background.** Numbers shall be set on a background of a contrasting color.
2. **Size.** Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building.
 - a. Stacked mMulti-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings.
 - b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence.

- c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on.
- d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, 3, or A, B, C and so on.
- e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall only attach address numbers to the front of each unit and not the rear.
- b.f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the open space or across the alley.

(Ord. 13-16, Ord 11-12, 11-9)



Rezone/General Plan Amendment
Various City Properties to Institutional/Civic
June 13, 2024
Public Hearing

Report Date:	June 6, 2024
Applicant:	City-initiated
Owner:	City of Saratoga Springs
Location:	Various locations
Major Street Access:	Various, see attached Exhibit 1
Parcel Number(s) & Size:	Various, see attached Exhibit 1
Land Use Designation:	Various, see attached Exhibit 1
Requested Land Use:	Institutional
Parcel Zoning:	Various, see attached Exhibit 1
Requested Zoning:	Institutional/Civic, (I/C)
Adjacent Zoning:	Various, see attached Exhibit 1
Current Use of Parcel:	Various, see attached Exhibit 1
Adjacent Uses:	Various, see attached Exhibit 1
Previous Meetings:	n/a
Previous Approvals:	n/a
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Ken R. Young, Community Development Director

A. Executive Summary:

This City-initiated request is proposed to provide for various development opportunities on City-owned properties, and to permit some limited additional uses that will be complimentary and ancillary to City facilities and parks.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the application, take public comment, 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:

When Patriot Park was rezoned to Institutional/Civic on May 3, 2022 to allow for additional facilities, there was a discussion about the potential need to apply this same zoning on all City parks. In review of this, staff determined that there could be additional reasons for applying this rezone to other City-owned properties as well.

On May 30th, the Planning Commission heard a request to amend the uses within the I/C zone that would be considered complimentary and ancillary to the zone. Some of those uses include various retail, etc., that would be considered beneficial to the public using our parks and marinas.

C. Specific Request: This is a request to change the land use and zoning on a total of 11 parcels of City-owned property, totaling 87.85 acres. Some of these parcels already have the land use designation of Institutional, some do not. All of these parcels would be changed from various other zones to Institutional/Civic.

City Property	County Parcel ID#	Current Zone	New Zone	Current Land Use	New Land Use
Public Works	66:853:0001	Agriculture	Institutional/Civic	Institutional	Institutional
"	66:853:0003	Agriculture	Institutional/Civic	Institutional	Institutional
"	58:036:0194	Agriculture	Institutional/Civic	Institutional	Institutional
RC Park	58:036:0094	Agriculture	Institutional/Civic	Developed Open Space	Institutional
"	58:036:0096	Agriculture	Institutional/Civic	Institutional	Institutional
North Marina	13:074:0022	Mixed Residential	Institutional/Civic	Mixed Waterfront	Institutional
South Marina	41:726:0471	R1-10	Institutional/Civic	Developed Open Space	Institutional
"	45:228:0058	R1-10	Institutional/Civic	Developed Open Space	Institutional
"	45:228:0057	R1-10	Institutional/Civic	Developed Open Space	Institutional
South Fire Station	59:002:0023	Neighborhood Commercial	Institutional/Civic	Institutional	Institutional
North Fire Station	66:107:0418	R1-10	Institutional/Civic	Institutional/ Developed Open Space	Institutional

See the attached Exhibit 1 for maps and more details.

D. Process:

Rezone and General Plan Amendment

Code Section 19.13.04 outlines the process for Rezone and General Plan Amendments. A public hearing is required with the Planning Commission who then make 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.

E. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City’s website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the proposal and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

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

F. General Plan:

The Saratoga Springs City General Plan (adopted September 2022) identifies vision and goals that promote and provide for public access and use of community parks and facilities, including:

Land Use and Neighborhoods Vision

“Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents.”

Community Facilities Goal

“Continue to provide community facilities to serve residents and visitors as Saratoga Springs grows.”

Parks and Recreation Goal

“Saratoga Springs continues to include a excellent of access to recreation, parks, and outdoor activities.”

Staff conclusion: Consistent. *The proposed rezoning and General Plan land use amendments will provide more development and increased flexibility of uses on City properties and facilities that will benefit the public. If the City Council amends the Land Use Map, then the requested rezones will be consistent with the General Plan.*

G. Code Criteria & Analysis:

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 submitted on April 30, 2024 and upon completion of review, June 13, 2024 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.

4. 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.

5. 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.

6. 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.

19.17.04. Gradual Transition of Uses and Density.

It is the policy of the City Council, through exercising its zoning authority, to: (a) transition high intensity uses to help prevent the impacts of high density uses on low density areas; and (b) to limit inconsistent uses being located on adjacent parcels. The City Council may implement this policy using its zoning powers. Through amendments to the General Plan and the Zoning Map, the City Council intends to apply the following guidelines to implement this policy:

1. Residential lots, parcels, plats, or developments should not increase by more than 20% of density as compared to adjacent lots, zones, parcels, plats, or developments to enable a gradual change of density and uses. To appropriately transition, new lots should be equal to or larger than immediately adjacent existing platted lots.
2. Exceptions.
 - a. The City should avoid allowing high intensity uses (e.g., commercial, industrial, multi-family structures, etc.) adjacent to lower intensity uses (e.g., single family, low density residential, etc.), however may allow these uses to be located adjacent to each other if appropriate transitions and buffers are in place. Appropriate buffers and transitions include a combination of roadways,

landscaping, building orientation and facades, increased setbacks, open spaces, parks, and trails.

3. Despite these guidelines, the City Council recognizes that it will become necessary to allow high intensity next to low intensity uses in order to allow for the implementation of multiple zones in the City. The City Council should use their best efforts to limit inconsistent uses and zones being located on adjacent parcels and to mitigate inconsistent uses and zones through transitions and buffers.

Staff finding: consistent. *The proposed new zoning and land use amendments will not significantly change the planned patterns of land use in the City, but will allow greater flexibility and use of these properties by the public.*

19.17.05. Consideration of General Plan, Ordinance, or Zoning Map Amendment.

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a General Plan, ordinance, or zoning map amendment:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;

Staff finding: Consistent. *Approval of both the General Plan land use amendments and the rezones would be required to be consistent.*

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;

Staff finding: Consistent. *The requested amendments will serve to improve uses of public parks and facilities, and improve the quality of life in the community.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City;

19.01.04. Purpose.

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
 - d. enhance the economic well-being of the municipality and its inhabitants;
 - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;

- f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
- g. stabilize and conserve property values;
- h. encourage the development of an attractive and beautiful community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Staff finding: Consistent. *The purpose of the I/C zone is as follows (including the proposed redlined amendment language, heard by PC on 5/30/24):*

Institutional/Civic (IC).

The purpose of the Institutional/Civic (IC) Land Use Zone is to allow for public or quasi-public land uses. Development under these regulations should provide for university or college campuses as well as traditional schools, libraries, hospitals, public buildings or facilities, and other land uses that provide essential services to the general public, as well as some limited and ancillary commercial uses to benefit the public use of certain facilities.

- 4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change; and

Staff finding: Consistent. *The requested amendments will serve to improve uses of public parks and facilities, and improve the quality of life in the community.*

- 5. any other reason that, subject to legislative discretion of the City Council, could advance the general welfare.

Staff finding: Consistent.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, 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 proposed General Plan Amendments and rezones of various City-owned properties as shown in Exhibit 1, to Institutional/Civic, with the Findings and Conditions in the Staff Report.”

Findings

- 1. If the City Council approves the General Plan amendments, then the rezone requests will be consistent with the General Plan, as articulated in Section F of the staff report.
- 2. The General Plan Amendment and rezone requests may be considered consistent with the criteria in Section 19.01.04 of the Land Development Code which are outlined in Section G of the staff report, subject to the findings below:

- a. The requested amendments will serve to improve uses of public parks and facilities, and improve the quality of life in the community and promote the development of the City in accordance with the Land Use Element of the General Plan.
- 3. Any other finding: _____.

Conditions:

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

Option 2 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the proposed General Plan Amendments and rezones of various City-owned properties as shown in Exhibit 1, to Institutional/Civic, with the Findings and Conditions in the Staff Report. “

Findings

- 1. The application is not consistent with the General Plan.
- 2. The General Plan Amendment and rezone requests are not consistent with the criteria in Section 19.01.04 of the Land Development Code which are outlined in Section G of the staff report, subject to the findings below:
- 3. Any findings: _____.

Option 2 – Continuance

“I move that the Planning Commission **continue** the requested General Plan Amendments and rezones and 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. _____

J. Exhibits:

- 1. City Properties Rezone to I/C, GPA to Institutional
- 2. Permitted Uses Amendments, heard by PC on 5/30/24

Saratoga Springs City Properties Rezone to I/C, GPA to Institutional

- 1. Public Works Facilities Site
Parcels: 66:853:0001, 66:853:0003, and 58:036:0194
Acres: 24.09
Address: 213 N. 900 East
Current Zone: A, Agriculture
Land Use: Institutional

- 2. RC Airplane Park
Parcels: 58:036:0094 and 58:036:0096
Acres: 16.1
Address: approx. 750 E Pony Express Parkway
Current Zone: A, Agriculture
Land Use: Natural and Developed Open Space



3. North Marina

Parcels: 13:074:0022

Acres: 19.58

Address: approx. 1200 E Pony Express Parkway

Current Zone: MR, Mixed Residential

Land Use: Mixed Waterfront



4. South Marina

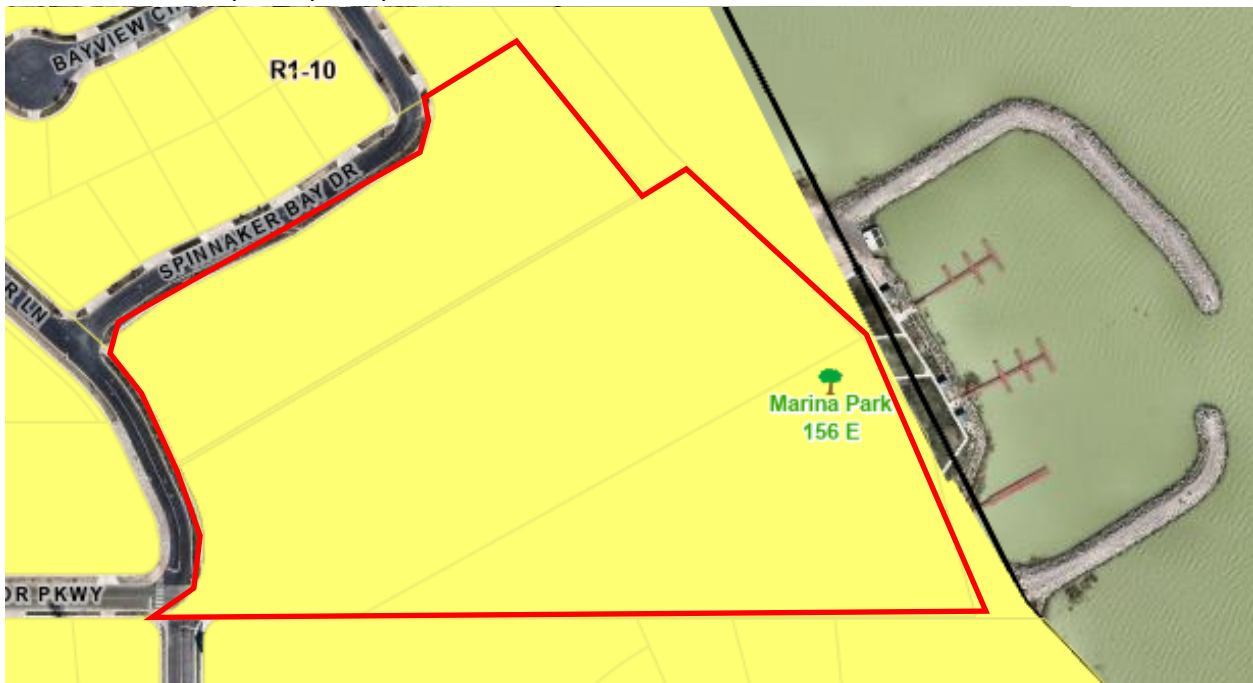
Parcels: 41:726:0471, 45:228:0058 and 45:228:0057

Acres: 11.46

Address: approx. 170 E Harbor Parkway

Current Zone: R1-10

Land Use: Developed Open Space



5. South Fire Station (262)

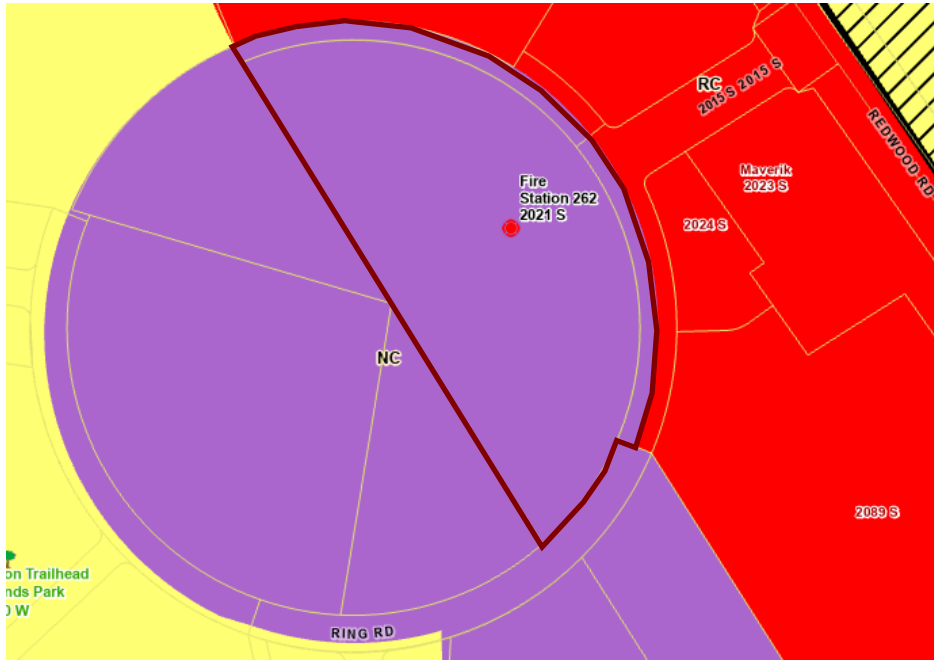
Parcels: 59:002:0023

Acres: 8.01

Address: 2021 S Ring Road

Current Zone: NC, Neighborhood Commercial

Land Use: Institutional



6. North Fire Station (261)

Parcels: 66:107:0418

Acres: 8.61

Address: 995 W 1200 North

Current Zone: R1-10

Land Use: Institutional / Developed Open Space

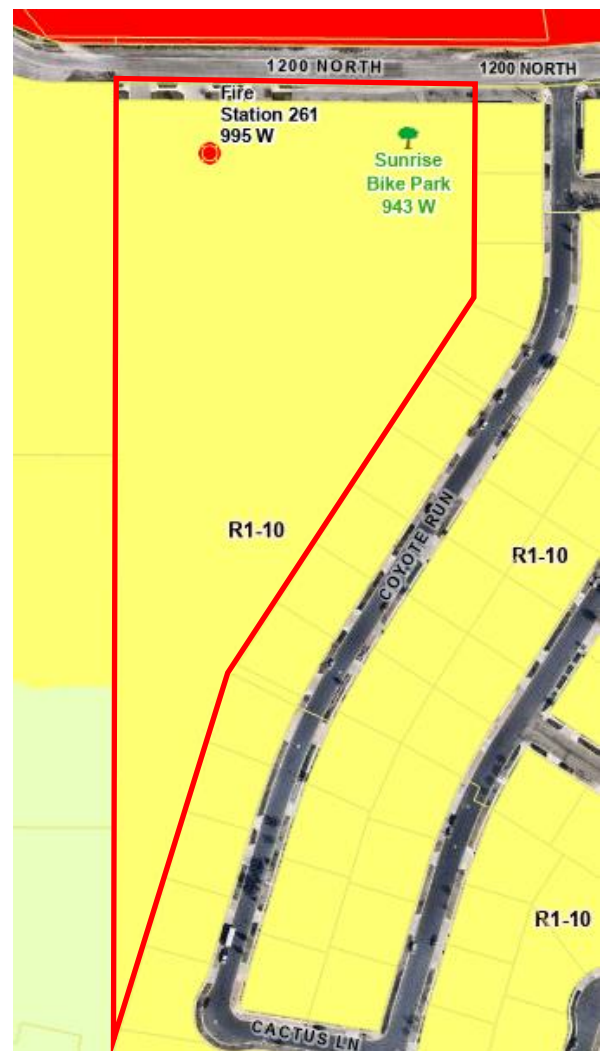


EXHIBIT 2, PERMITTED USES AMENDMENTS (heard by PC on 5/30/24)

19.04.11. Permitted Uses, Non-Residential and Mixed Use Zones.

The following table lists the Permitted Uses of Nonresidential Zones in the City of Saratoga Springs. Empty boxes mean that the use is prohibited in that zone. Uses not listed are also prohibited.

P= Permitted T=Temporary

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Alcoholic Beverage, State Liquor Store			p ³									
Animal Hospital, Small/Small Veterinary Office	P	P	P	P	P	P						
Arts & Crafts Sales	P	P	P	P	P	P			P			
Automobile Rental & Leasing Agency			p ³	p ³		p ³		p ³				
Automobile Repair, Major							p ³	p ³				
Automobile Repair, Minor			p ^{2/3}			p ³	p ³	p ³				
Automobile Sales			p ^{2/3}			p ^{2/3}		p ^{2/3}				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			p ^{2/3}	p ^{2/3}		p ^{2/3}	p ^{2/3}	p ^{2/3}				
Bakery, Commercial						P		P				
Bakery, Retail	P	P	P	P	P	P	P	P	P	P ^A	<u>P^A</u>	
Bar ⁴			p ³	p ³								
Bed and Breakfast					P				P			
Bookstore	P	P	P	P	P	P			P	P ^A		
Building Material Sales (with outdoor storage)							p ^{2/3}	p ^{2/3}				
Building Material Sales (without outdoor storage)			P	P		P	P	P				
Bus Lot												p ³
Cannabis Production Establishments as defined by Utah Code							p ³					
Car Wash (full service)		p ^{2/3}	p ^{2/3}	p ^{2/3}		p ^{2/3}		p ^{2/3}				
Car Wash (self service)			p ^{2/3}	p ^{2/3}		p ^{2/3}	p ^{2/3}	p ^{2/3}				

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Cemetery											P	
Child Care Center	P	P	P	P	P				p ^A	p ^A	P	
Churches	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	P	<u>P</u>	P	
Commercial & industrial laundries						P	P	P				
Commercial Recreation		P	P	P	P	P		P	P		<u>p^A</u>	
Commuter/Light Rail Station	P	P	P	P	P	P	P	P	P	P	P	
Contractor construction services establishments				P		P	P	P				
Contractor Services Office				P		P	P	P				
Convenience Store		P	P	P	P	P		P		p ^E	<u>p^A</u>	
Convenience Store/Fast Food Combination		P	P	P		P		P		p ^E	<u>p^A</u>	
Copy Center	P	P	P	P	P	P				p ^A		
Crematory/Embalming Facility							P					
Distribution Center												
Dockless Shared Mobility Device (deployment)	P	P	P		P	P	P	P	P	P	P	
Drive-thru	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²			p ²	
Dry Cleaners	P	P	P	P	P	P		P		p ^{A/E}		
Dwelling, Above commercial			P		P				P			
Dwelling, Live/Work					P				P			
Dwelling, Mobile Home												
Dwelling, Multi-Family					P				P			
Dwelling, Single-Family					P				P			
Dwelling, Three-Family					P				P			
Dwelling, Two-Family					P				P			
Educational Center	P	P	P	P	P	P		P		P	P	
Electronic Media Rental & Sales		P	P	P	P	P		P				
Electronic Sales & Repair			P	P	P	P		P		p ^A		
Equipment Sales & Services (with indoor storage)			P	P		P	p ³	p ³		P		

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop				p ³		p ³	p ³	p ³				
Personal Service Establishment	P	P	P	P	P	P		P	P	p ^A		
Plant & Tree Nursery		P	P	P			P	P				
Postal Center	P	P	P	P	P	P				p ^A	P	
Preschool		P	P	P	P				p ^A	p ^A		
Printing, lithography & publishing establishments				P		P	P	P		P		
Public & private utility building or facility			p ²	p ²		p ²	p ²	p ²	p ²		p ²	p ²
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P	
Reception Centers		P	P	P	P				P	P		
Recreation Center		P	P	P		P			P		<u>P</u>	
Recreation Rentals			P	P		P	P	P	P		<u>p^A</u>	
Recycling Facilities							P					
Refueling Station, Public		p ²	p ²	p ²	p ²	p ²	p ²	p ²				
Refueling Station, Private		p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²
Rental, Long Term			P		P				P			
Rental, Short Term			P		P				P			
Research & Development				P		P	P	P		P	P	
Residential facilities for elderly persons					P				P			
Residential Facilities for Persons with a Disability					P				P			
Restaurant, Takeout	P	P	P	P	P	P			P	p ^A	<u>p^A</u>	
Restaurant	P	P	P	P	P	P			P	p ^{A/E}	<u>p^A</u>	
Retail Sales	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴			p ⁴	p ^{A/4}	<u>p^A</u>	
Retail, Big Box			P	P								
Retail, Specialty	P	P	P	P	P	P			P		<u>p^A</u>	
Retail, Tobacco Specialty Business							p ⁴					
School, Public	P	P	P	P	P	P	P	P	P	P	P	P
School, Trade or Vocational						P	P	P		P	P	

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Sexually Oriented Businesses							p ^{2/3}					
Shooting Range, indoor			P	P		P	P	P				
Storage, Self-Storage, or Mini Storage Units						p ^{2/3}	p ^{2/3}	p ²				
Storage, Outdoor							p ³	p ^{2/3}				
Storage, Vehicle							p ^{2/3}					
Tattoo Parlor							p ³	P				
Tavern ⁴												
Temporary Sales Trailer					T							
Temporary Use Trailer, Portable, Prefabricated or Manufactured Building											T	
Theater		P	P	P								
Transit-Oriented Development (TOD)		P	P	P	P				P	P		
Truck and large Equipment Repair							p ³					
Warehouse/Flex				p ³		p ³	p ³	p ³				

P = Permitted, T=Temporary

A. The noted Uses shall be allowed in the listed zones as an ancillary use only.

E. The noted Uses shall be allowed in the listed zones as an edge use only. See §19.05.

1. As an ancillary component of the identified Permitted Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require City approval.

2. Additional Standards as provided in other sections of Title 19.

3. The noted Uses shall not be allowed in the Gateway Overlay. See § 19.04.14

4. Certain retail uses shall not be allowed in the Gateway Overlay. See § 19.04.14

19.04.09. Purpose and Intent of Non-Residential and Mixed Use Zones.

10. Institutional/Civic (IC). The purpose of the Institutional/Civic (IC) Land Use Zone is to allow for public or quasi-public land uses. Development under these regulations should provide for university or college campuses as well as traditional schools, libraries, hospitals, public buildings or facilities, and other land uses that provide essential services to the general public, as well as some limited and ancillary commercial uses to benefit the public use of certain facilities.



General Plan Amendment
BLM Land from Rural Residential to Natural Open Space
June 13, 2024
Public Hearing

Report Date:	June 6, 2024
Applicant:	City-initiated
Owner:	City of Saratoga Springs
Location:	West City Boundary on Lake Mountain
Major Street Access:	none
Parcel Number(s) & Size:	59:004:0003, +/- 80 acres
Land Use Designation:	Rural Residential
Requested Land Use:	Natural Open Space
Parcel Zoning:	None, not yet annexed
Requested Zoning:	None
Adjacent Zoning:	PC and R1-10
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Undeveloped
Previous Meetings:	n/a
Previous Approvals:	n/a
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Ken R. Young, Community Development Director

A. Executive Summary:

This City-initiated request is proposed to correct the intended land use of some acreage within the City’s Annexation Policy Plan area, adjacent to and outside of current city boundaries. The identified +/- 80 acres of small canyons on BLM Land has not been included in City service areas, and would not be considered developable. Natural Open Space is determined to be the appropriate land use designation.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the application, take public comment, 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 recent update of the City's General Plan included the addition of all areas within the City's Annexation Policy Plan not currently within City boundaries, providing future land use designations on these properties. Land use designations were given as considered appropriate to their location to adjacent properties and the mountain slopes. Lines were drawn to designate boundaries between developable land (under 30% slope) and those with steeper slopes. In some cases, lines followed small canyon areas.

In reviewing future land uses within the General Plan, staff identified some canyon areas adjacent to and accessible by properties currently within City boundaries that have not been planned for the extension of City services. Such extensions would create significant challenges in these areas. Changing the land use within these areas to Natural Open Space, following property lines, is deemed the best plan for the future use of this land.

C. Specific Request: This is a request to change the General Plan future land use designation from Rural Residential to Natural Open Space on +/- 80 acres of BLM land, as identified in Exhibit 1.

D. Process:

General Plan Amendment

Code Section 19.13.04 outlines the process for Rezones and General Plan Amendments. A public hearing is required with the Planning Commission who then make 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.

E. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the proposal and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

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

F. General Plan:

This request meets the identified vision of the Saratoga Springs City General Plan, adopted September 2022, including:

Land Use and Neighborhoods Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods.

Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents.”

Staff conclusion: Consistent. *The proposed General Plan land use amendment will more correctly reflect the City’s intended serviceability and use of this property.*

G. Code Criteria & Analysis:

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 submitted on May 2, 2024 and upon completion of review, June 13, 2024 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-1 of this report.*

19.17.04. Gradual Transition of Uses and Density.

It is the policy of the City Council, through exercising its zoning authority, to: (a) transition high intensity uses to help prevent the impacts of high density uses on low density areas; and (b) to limit inconsistent uses being located on adjacent parcels. The City Council may implement this policy using its zoning powers. Through amendments to the General Plan and the Zoning Map, the City Council intends to apply the following guidelines to implement this policy:

1. Residential lots, parcels, plats, or developments should not increase by more than 20% of density as compared to adjacent lots, zones, parcels, plats, or developments to enable a gradual change of density and uses. To appropriately transition, new lots should be equal to or larger than immediately adjacent existing platted lots.
2. Exceptions.

- a. The City should avoid allowing high intensity uses (e.g., commercial, industrial, multi-family structures, etc.) adjacent to lower intensity uses (e.g., single family, low density residential, etc.), however may allow these uses to be located adjacent to each other if appropriate transitions and buffers are in place. Appropriate buffers and transitions include a combination of roadways, landscaping, building orientation and facades, increased setbacks, open spaces, parks, and trails.
3. Despite these guidelines, the City Council recognizes that it will become necessary to allow high intensity next to low intensity uses in order to allow for the implementation of multiple zones in the City. The City Council should use their best efforts to limit inconsistent uses and zones being located on adjacent parcels and to mitigate inconsistent uses and zones through transitions and buffers.

Staff finding: consistent. *The proposed General Plan land use amendment meets the concept of good transitioning and will more correctly reflect the City's intended serviceability and use of this property.*

19.17.05. Consideration of General Plan, Ordinance, or Zoning Map Amendment.

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a General Plan, ordinance, or zoning map amendment:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;

Staff finding: Consistent.

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;

Staff finding: Consistent. *The requested amendment to Natural Open Space reflects the City's intended serviceability and use of this property.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City;

19.01.04. Purpose.

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;

- c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality’s inhabitants, and to foster a wholesome social environment;
- d. enhance the economic well-being of the municipality and its inhabitants;
- e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
- f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
- g. stabilize and conserve property values;
- h. encourage the development of an attractive and beautiful community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Staff finding: Consistent. *The requested amendment to Natural Open Space reflects the City’s intended serviceability and use of this property.*

- 4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change; and

Staff finding: Consistent.

- 5. any other reason that, subject to legislative discretion of the City Council, could advance the general welfare.

Staff finding: Consistent.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, 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 proposed General Plan Amendment to change the future land use designation on property as identified in Exhibit 1, from Rural Residential to Natural Open Space, with the Findings and Conditions in the Staff Report.”

Findings

- 1. The proposed amendment is consistent with the vision of the General Plan, as articulated in Section F of the staff report.
- 2. The General Plan Amendment request may be considered consistent with the criteria in Section 19.01.04 of the Land Development Code which are outlined in Section G of the staff report, subject to the findings below:
 - a. The requested amendments to Natural Open Space reflects the City’s intended serviceability and use of this property.
- 3. Any other finding: _____.

Conditions:

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

_____.

Option 2 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the proposed General Plan Amendment to the land use designation on property identified in Exhibit 1, to Natural Open Space, with the Findings and Conditions in the Staff Report. “

Findings

1. The application is not consistent with the General Plan;
2. The General Plan Amendment request is not consistent with the criteria in Section 19.01.04 of the Land Development Code which are outlined in Section G of the staff report, subject to the findings below:
3. Any findings: _____.

Option 2 – Continuance

“I move that the Planning Commission **continue** the requested General Plan Amendment 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. _____

J. Exhibits:

1. GPA from Rural Residential to Natural Open Space

Exhibit 1 - GPA from Rural Residential to Natural Open Space



Serial:	59:004:0003 <i>A portion (+/- 80 acres)</i>
Owner:	UNITED STATES OF AMERICA

Adjacent Zoning:
PC and R1-10

