



# AGENDA – City Council Meeting

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

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## CITY OF SARATOGA SPRINGS

Tuesday, June 18, 2024 @ 6:00 pm - City of Saratoga Springs Council Chambers  
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

### POLICY MEETING

#### CALL TO ORDER

1. Roll Call.
2. Invocation / Reverence.
3. Pledge of Allegiance.
4. Public Input – *Time for Public Input is limited to no more than 15 minutes total. This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda.*

#### REPORTS

1. Mayor.
2. City Council.
3. Administration: Ongoing Item Review.

#### CONSENT ITEMS

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

1. Adoption of Certified Tax Rate for the General Revenue Fund for Fiscal Year 2024-2025. Resolution R24-43 (6-18-24).
2. Approval of Minutes: June 4, 2024.

#### BUSINESS ITEMS

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

1. Saratoga Commons Lot 1 Site Plan. Located at the SW corner Saratoga Road & Pioneer Crossing. McKenna Christensen 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, with Development Agreement, and accompanying Concept Plan. Located at approximately 400 West and Crossroads Blvd. Dan Schmidt as applicant. Ordinance 24-24 (6-18-24).
3. Jacobs Ranch Marketplace Rezone from R1-10 to Regional Commercial, and General Plan Amendment from Low Density Residential to Regional Commercial, Concept Plan, and Development Agreement. Located at approximately 1900 South Redwood Road. Bill Gaskill as applicant. Ordinance 24-25 (6-18-24).
4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.04 - Establishment of Land Use Zones. City initiated. Ordinance 24-26 (6-18-24).

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

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

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

**PUBLIC HEARINGS**

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

1. Hearing on the school district split feasibility study and recommendation.

**CLOSED SESSION**

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

**ADJOURNMENT**

# City Council Staff Report

**Author:** Chelese Rawlings, Finance Manager  
**Subject:** Certified Tax Rate for tax year 2024  
**Date:** June 18, 2024  
**Type of Item:** Resolution



**Summary Recommendation:** Staff recommends approval of the certified tax rate for tax year 2024-2025 of 0.001033. The prior year's tax rate was 0.001043.

## Description

### A. Topic

It is recommended to approve the tax year 2024-2025 Saratoga Springs Certified Tax Rate.

### B. Background

The certified tax rate for the City of Saratoga Springs in 2024 is 0.001033.

### C. Analysis

The slight decrease in rate (0.001043 to 0.001033) is due to assessed values for existing properties in the City going up over the last year, and not from the City collecting more property taxes from existing properties. The expected increase in revenues is due to new growth/construction and is not due to changes in the property tax rate.

**Recommendation:** Staff recommends approval by resolution of the certified tax rate for the tax year 2024-2025

<b>Utah State Tax Commission - Property Tax Division</b> <b>Tax Rate Summary (693)</b> <b>ENTITY: 3075 SARATOGA SPRINGS CITY</b>	<b>Form PT-693</b>  Rev. 2/15
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UTAH COUNTY Tax Year: 2024

The Board of Trustees for the above special district has set the current year's tax rates as follows:

Purpose of Tax Rate (Code from Utah Code Annotated)	Auditor's Tax Rate	Proposed Tax Rate	Maximum By Law	Budgeted Revenue
10 General Operations §11-6-133	0.001033	0.001033	.007	5,373,152
<b>Total Tax Rate</b>	<b>0.001033</b>	<b>0.001033</b>	<b>Total Revenue</b>	<b>\$5,373,152</b>

**Certification by Taxing Entity**

I, \_\_\_\_\_, as authorized agent, hereby certify that this statement is true and correct and in compliance with all sections of the Utah State Code relating to the tax rate setting process.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing address: \_\_\_\_\_

**RESOLUTION NO. R24-43 (6-18-24)**

**A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH  
ADOPTING THE CERTIFIED TAX RATE FOR THE GENERAL  
REVENUE FUND FOR FISCAL YEAR 2024-2025**

**WHEREAS**, Utah Code §§ 10-6-133(1) and 59-2-912 require that the City of Saratoga Springs, Utah set the final real and personal property tax levy for various municipal purposes by June 22 of each year or, as provided in subsection 59-2-912(2), within 14 days of receiving the certified tax rate from the Utah County Auditor; and

**WHEREAS**, Utah Code § 10-6-133(2) provides that in its computation of the total levy, the governing body shall determine the requirements of each fund for which property taxes are to be levied and shall specify in its ordinance or resolution adopting the levy the amount apportioned to each fund;

**WHEREAS**, the City has previously adopted the budget for Fiscal Year 2024-2025, specifying the amount apportioned to each fund for which property taxes are to be levied, which is incorporated herein by this reference;

**WHEREAS**, the City Council now wishes to adopt the tax levy or certified tax rate for fiscal year 2024-2025.

**NOW THEREFORE**, it is resolved by the City Council for the City of Saratoga Springs, Utah to adopt the Certified Tax Rate for the General Revenue Fund for the 2024-2025 fiscal year. The Certified Tax Rate is 0.001033.

This Resolution shall be effective immediately upon adoption.

**PASSED and ADOPTED** by a duly constituted quorum of the City Council of the City of Saratoga Springs, Utah, this 18<sup>th</sup> day of June, 2024.

**CITY OF SARATOGA SPRINGS  
A UTAH MUNICIPAL CORPORATION**

Signed: \_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
City Recorder



# MINUTES – CITY COUNCIL MEETING

Tuesday, June 4, 2024

City of Saratoga Springs

City of Saratoga Springs City Offices

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

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

**Roll Call:**

**Present** Mayor Jim Miller, Council Members Christopher Carn, Audrey Barton, Michael McOmber, Lance Wadman, and Stephen Willden.

**Staff Present** City Manager Mark Christensen, Assistant City Manager Owen Jackson, Community Development Director Ken Young, City Attorney Kevin Thurman, Public Information Officer AnnElise Harrison, City Recorder Nicolette Fike, Public Works Director Jeremy Lapin, Planner Austin Roy, Budget Analyst Spencer Quain, and Deputy City Recorder Kayla Moss

**Others:** June Ruby, Dan Ford, Bill Gaskill,

**Invocation:** Council Member Wadman

**Pledge of Allegiance:** Council Member Willden

**Public Input:** June Ruby, Weatherby Drive, advised that the neighbors that live around Ring Road came to the Planning Commission about a year ago pleading that they would leave the zone as neighborhood commercial instead of community commercial. Now the City is proposing to change R1-10 zoning to regional commercial in the Ring Road area and citizens that live there are concerned about this possible change. Though the amenities that could be brought to the south end of the city would be nice they don't believe the roads in the area can accommodate the extra traffic.

**REPORTS:** Council Member McOmber encouraged everyone to go out to Splash Days this week. He mentioned that if you want to go to the parade to get there early.

**CONSENT ITEMS:**

**331. Approval of Minutes: May 21, Joint WS & Policy Meeting May 21, 2024.**

**Motion by Council Member McOmber to approve the Consent Item seconded by Council Member Carn.**

**Vote:**

**Council Member Chris Carn                      Yes**

**Council Member Lance Wadman                      Yes**

**Council Member Audrey Barton                      Yes**

**Council Member Stephen Willden                      Yes**

**Council Member Michael McOmber                      Yes**

**Motion carried 5-0.**

**City Council Temporarily Adjourned to Saratoga Springs Local Building Authority (LBA) Meeting.**

**PUBLIC HEARING:**

**471. Budget Amendments for Fiscal Year 2023-2024, Resolution R24-41 (6-4-24).** Budget Analyst Spencer Quain presented the amendments for this fiscal year budget.

Mayor Miller opened the public hearing at 6:13 pm. There were no comments so the public hearing was closed.

**Motion by Council Member Willden to approve the Budget Amendments for Fiscal Year 2023-2024, Resolution R24-41 (6-4-24) seconded by Council Member Barton.**

55 **Vote:**  
56 **Council Member Chris Carn** Yes  
57 **Council Member Lance Wadman** Yes  
58 **Council Member Audrey Barton** Yes  
59 **Council Member Stephen Willden** Yes  
60 **Council Member Michael McOmber** Yes  
61 **Motion carried 5-0.**

62  
632. **Hearing on the School District Split Feasibility Study and Recommendation.** City Attorney Kevin  
64 Thurman advised this is for the public to have an opportunity to speak on the feasibility study and split  
65 of the school district. No public comment has been received via writing so far.

66  
67 City Manager Mark Christensen advised that there are two studies that have been done. One was done  
68 for Alpine School District by MGT and another done by LRB. Both of the studies done showed that the  
69 split is a feasible option. The LRB study was more conservative than the other study. The switch  
70 wouldn't happen until the 2027 year.

71  
72 Mayor Miller opened the public hearing at 6:17 pm. There were no comments so the public hearing was  
73 closed.

74  
75 **BUSINESS ITEMS:**

76  
771. **Consolidated Fee Schedule Update – Republic Services Waste and Recycling Rates Resolution R24-42 (6-4-2024).** Budget Analyst Spencer Quain advised that as part of our contract Republic Services can raise  
78 their rates up to 3.5% a year. They have decided to increase the rate this year. The City recommends also  
79 raising our rates to cover the prices. This does not give the City any gain. This will increase the prices about  
80 35 cents per can per month.

81  
82  
83 **Motion by Council Member Carn to approve the Consolidated Fee Schedule Update – Republic Services**  
84 **Waste and Recycling Rates Resolution R24-42 (6-4-24) seconded by Council Member Wadman.**

85 **Vote:**  
86 **Council Member Chris Carn** Yes  
87 **Council Member Lance Wadman** Yes  
88 **Council Member Audrey Barton** Yes  
89 **Council Member Stephen Willden** Yes  
90 **Council Member Michael McOmber** Yes  
91 **Motion carried 5-0.**

92  
932. **Jack in the Box Site Plan, located at 1303 N Redwood Road, Karen Wallace as applicant.** Planning  
94 Director Sarah Carroll presented this site plan to the City Council. A copy of the site plan can be found in  
95 the City Council packed posted on the City Website.

96  
97 Council Member McOmber is concerned that they have two signs on one side of their building which  
98 does not meet current City code. He also wanted to make sure that the elevation on the back side of the  
99 building meets code as well.

100  
101 **Motion by Council Member Willden approve the Jack in the Box Site Plan, located at 1303 N Redwood**  
102 **Road, Karen Wallace as applicant with all staff findings and conditions seconded by Council Member**  
103 **Carn.**

104 **Vote:**  
105 **Council Member Chris Carn** Yes  
106 **Council Member Lance Wadman** Yes  
107 **Council Member Audrey Barton** Yes  
108 **Council Member Stephen Willden** Yes  
109 **Council Member Michael McOmber** Yes  
110 **Motion carried 5-0.**

111  
1123. **Jacobs Ranch Marketplace Rezone from R1-10 to Regional Commercial, with Accompanying Concept Plan and Development Agreement. Located at Approximately 1900 South Redwood Road, Bill Gaskill as applicant, Ordinance 24-22 (6-4-2024).** Planner Austin Roy advised the Council that the developer is asking to go from low density (R1-10) residential to Regional Commercial. Half of the project is already zoned Regional Commercial. The plan shows sufficient parking for the businesses they are proposing here. The applicant has a potential grocer that wants to locate here, but the developer has advised that the rezone is needed to make the entire project work.

119  
120 City Attorney Kevin Thurman advised that there was a change that wasn't in the packet. They do not require piping the canal in a commercial zone, only if it is a residential zone. If they approve this he recommended they make that note in the motion.

123  
124 Council Member Carn mentioned that he spent a lot of time with the residents in this area. He looks at this very different than what was asked a year ago in the Ring Road area. They could already build on half of this property because it is currently Regional Commercial. He asked the developer to not have any residential above the commercial if they build this project. Most people he talked to were not opposed to this option. He wants to talk to the developer about making the entire rezone contingent on having a grocer locate there.

130  
131 Dan Ford who represents the Jacob Family advised they have one offer from a grocer and another that they have been in talks with. If it is zoned to Neighborhood Commercial, they can't have drive-thrus, and they can only be open during certain hours. That is why they would prefer to have Regional Commercial zoning.

135  
136 Council Member McOmber likes the idea of having Neighborhood Commercial to feather the uses next to the residential area. He likes the idea of not having the late hours and less traffic to the area. He thinks it would be a good compromise for those for and against this project.

139  
140 Bill Gaskill, the applicant, advised they have a grocery store that is interested in this area. The difference between this grocer and something like Smiths Marketplace is that this is a neighborhood size of grocer. They like to have other stores around in a shopping center to have all of the shopping options in one place since they focus mostly on food.

144  
145 Council Member Aubrey Barton thinks that the jump from R1-10 to Regional Commercial is a little drastic. The taller buildings and types of businesses deters her from wanting to allow it. She would like to have it stay at a less dense zone like neighborhood commercial.

148  
149 Council Member McOmber would like to see feathering of the zones from Regional Commercial to Neighborhood Commercial/Community Commercial, High Density Residential such as Townhomes, and then residential homes.

152  
153 Council Member Willden advised he would never consider regional commercial next to a residential zone, but he doesn't think that is the case here. Up above this area the terrain doesn't seem buildable, or they would know what they are getting into when purchasing a home next to this development. He wouldn't vote to add high density next to this. He would be okay to allow Regional Commercial if they limited the height and business types to what is allowed in Community Commercial.

158  
159 Council Member Wadman agreed with Council Member Willden. If they allow the Regional Commercial, it should have some limits to what is allowed. He has concerns about the intersection by Maverik being a traffic issue and is worried this development would add to it.

162  
163 City Attorney Thurman mentioned Maverik doesn't have a deceleration lane and that could be one of the causes for traffic issues there. UDOT may or may not require a deceleration lane but the Council can require that outside of the code. He doesn't want to come up with engineering standards on the fly but they can look into it.

167  
168 Public Works Director Jeremy Lapin advised that they could do a traffic study for this area and that would  
169 dictate what would be needed. Maverik did not trigger a need for a deceleration lane but this may increase  
170 traffic enough to require different things. Site plan design is the time that the traffic study would need to  
171 be completed. If it didn't end up being a UDOT requirement after the traffic study, it would leave funding  
172 up to the City and the Developer to figure out.

173  
174 Mayor Miller excused himself from the meeting at 7:10 pm.

175  
176 The Council wanted more time to narrow down the decision on business type restrictions and discuss  
177 setback wishes.

178  
179 **Motion by Council Member Carn to continue the Jacobs Ranch Marketplace Rezone from R1-10 to**  
180 **Regional Commercial, with Accompanying Concept Plan and Development Agreement. Located at**  
181 **Approximately 1900 South Redwood Road, Bill Gaskill as applicant, Ordinance 24-22 (6-4-2024) to a**  
182 **future meeting and Council Member Barton will work with developer and staff to come up with**  
183 **restrictions on uses and appropriate setbacks on the development seconded by Council Member**  
184 **Barton.**

185 **Vote:**  
186 **Council Member Chris Carn** Yes  
187 **Council Member Lance Wadman** Yes  
188 **Council Member Audrey Barton** Yes  
189 **Council Member Stephen Willden** Yes  
190 **Council Member Michael McOmber** Yes

191 **Motion carried 5-0.**

192  
1934. **Updates to the Engineering Standard Technical Specifications and Drawings Manual. Ordinance 24-23**  
194 **(6-4-2024).** Public Works Director Lapin reviewed some of the changes to the engineering standard  
195 technical specifications and drawings manual. A summary of the changes can be found in the staff report  
196 that was included in the packet for this meeting. The packet can be found on the City Website.

197  
198 **Motion by Council Member McOmber to approve the Updates to the Engineering Standard Technical**  
199 **Specifications and Drawings Manual, Ordinance 24-23 (6-4-2024) seconded by Council Member Carn.**

200 **Vote:**  
201 **Council Member Chris Carn** Yes  
202 **Council Member Lance Wadman** Yes  
203 **Council Member Audrey Barton** Yes  
204 **Council Member Stephen Willden** Yes  
205 **Council Member Michael McOmber** Yes

206 **Motion carried 5-0.**

207  
208 **ADJOURNMENT:**  
209 There being no further business, Mayor Miller adjourned the meeting at 7:35 p.m.

210  
211  
212 \_\_\_\_\_  
213 Jim Miller, Mayor

214  
215 Attest:  
216  
217 \_\_\_\_\_  
218 Nicolette Fike, City Recorder

219 Approved:  
220



**Site Plan**

**Saratoga Commons Lot 1**

**June 18, 2024**

**PUBLIC MEETING**

Report Date:	June 4, 2024
Applicant & Owner:	WDG Saratoga LLC (c/o McKenna Christensen)
Location:	737 N. Saratoga Road
Major Street Access:	Saratoga Road
Parcel Number(s) & Size:	Lot 1 of Saratoga Commons Subdivision, 1.27 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial with Gateway Overlay Zone over the entire lot
Adjacent Zoning:	Regional Commercial
Current Use of Parcel:	Vacant
Adjacent Uses:	West & South: Tagg-N-Go Car Wash (under construction); North: Pioneer Crossing; East: Saratoga Road [1200 East/2300 W. (Lehi)]
Previous Meetings:	Planning Commission, Preliminary Plat, September 8, 2022; City Council, Rezone & Preliminary Plat, October 18, 2022; Planning Commission, Site Plan, May 30, 2024
Previous Approvals:	Rezone, Preliminary Plat, Final Plat
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kent Page, Senior Planner

**A. Executive Summary:**

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 space designated for retail and one designated for a drive-thru restaurant.

**Recommendation:**

Staff recommends that the City Council conduct a public meeting on the Site Plan application, 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:** Final Plat was recorded on June 23, 2023. Site Plan application was received on March 1, 2024. The Planning Commission unanimously recommended approval in a Public Meeting on May 30, 2024. The Entire lot is included in the Gateway Overlay Zone.
- C. Specific Request:** **The applicant requests approval of the Site Plan for Saratoga Commons Lot 1 (1.27 acres) for a Regional Commercial use located at 737 N. Saratoga Road.**
- D. Process:** 19.13.04(1) specifies that a non-residential site plan is reviewed and receives a recommendation by the Planning Commission to the City Council. A Site Plan approval is an administrative act after public meetings before the Planning Commission and City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request. The Site Plan review includes landscaping, parking, architecture, utilities, roads, grading, drainage, etc. following Section 19.14.
- E. Community Review:**  
Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.
- F. General Plan:**  
The site is designated as Regional Commercial on the Land Use Map of the General Plan. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

These areas generally should include a variety of retail uses including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. They should include special urban improvements to make rich and enjoyable public spaces. To promote foot traffic, these areas should be compact and include a safe pedestrian environment and access to a multi-modal transportation network.

*Staff Conclusion: Consistent. A retail building allows a variety of permitted uses in the Regional Commercial zone. Adjacent properties are zoned RC. 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. Access will be from the intersection of two major streets – Pioneer Crossing and Saratoga Road. Safe pedestrian access is planned for on this site and between adjacent properties.*

- G. Code Criteria:**  
For Site Plans  
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: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies** (separate permit and approval required)
- Louise Johansen Michael Johansen Development & Annexation Agreement: **Complies.**

**H. Recommendation and Alternatives:**

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

**Option 1 – Approval**

“I move that the City Council 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.”

**Findings**

1. The application is consistent with the General Plan’s Regional Commercial Land Use, as outlined in Section F of this report, which section is incorporated by reference herein.
2. The application complies with the applicable criteria in the Land Development Code including the Gateway Overlay, as outlined in Section G of this report, which section is incorporated by reference herein.
3. The application complies with the Louise Johansen Michael Johansen Development & Annexation Agreement as outlined in Section F of this report, which section is incorporated by reference herein. (The requirement of the Development and Annexation Agreement is for all development to be subject to the Regional Commercial zone.)

**Conditions:**

1. All conditions of the City Engineer shall be met, including but not limited to those in the Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. The Saratoga Commons Lot 1 Site Plan is recommended as shown in the attachments to the Staff report. Any remaining redlines shall be corrected before the plans are stamped for construction.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the City Council:

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**Option 2 – Continuance**

"I move to **continue** the Site Plan for Saratoga Commons Lot 1 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. \_\_\_\_\_
2. \_\_\_\_\_

**Option 3 – Denial**

"I move that the City Council deny the requested Site Plan for Saratoga Commons Lot 1, located at 737 North Saratoga 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. \_\_\_\_\_.

**J. Exhibits:**

1. City Engineer's Report (Scott is working on the Engineering Staff Report)
2. Location & Zone Map
3. Planning Review Checklist
4. Site Plan, Elevations, Landscaping
5. Planning Commission DRAFT Minutes, May 30, 2024

# Exhibit 1: City Engineer's Report

## Staff Report

**Author:** Scott Petrik, Staff Engineer  
**Subject:** Saratoga Commons Lot 1– Site Plan  
**Date:** 30 May 2024  
**Type of Item:** Site Plan Approval



SARATOGA  
SPRINGS

### Description:

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

**B. Background:**

*Applicant:* McKenna Christensen—CW Urban  
*Request:* Site Plan Approval  
*Location:* 737 N Saratoga Rd  
*Acreage:* 1.271 Acres - 1 Lot

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

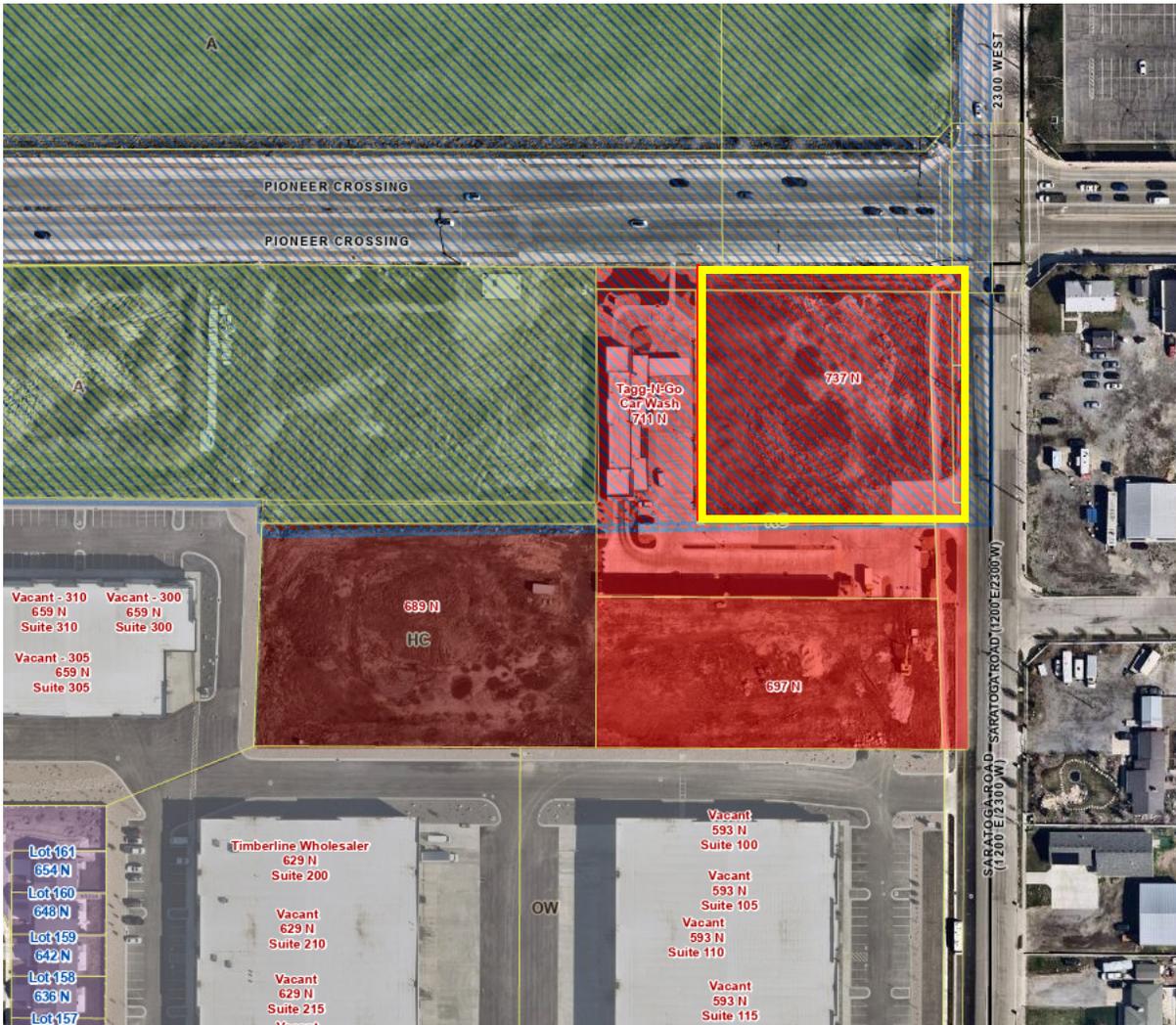
1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Owner to record a Long-Term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

the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
11. Developer shall bury the power lines less than 46 kV that are within this plat.
12. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.
13. The offsite detention system and pretreatment device shown within the construction drawings shall be constructed with Lot 1.

# Exhibit 2: Location & Zoning

Southwest Corner of Pioneer Crossing and Saratoga Road  
Zoning: Regional Commercial



# Exhibit 3: Planning Review Checklist



SARATOGA  
SPRINGS  
PLANNING

## APPLICATION REVIEW CHECKLIST

### Application Information

---

<b>Date Received:</b>	3/1/2024
<b>Date of Review:</b>	<b>3/15/2024</b>
<b>Project Name:</b>	Saratoga Commons Lot 1
<b>Project Request / Type:</b>	Site Plan
<b>Meeting Type:</b>	Planning Commission Public Meeting
<b>Applicant &amp; Owner:</b>	WDG Saratoga LLC (c/o Ian Cahoon, former; McKenna Christensen, current)
<b>Location:</b>	737 N. Saratoga Road
<b>Major Street Access:</b>	Saratoga Road (1200 East – Saratoga; 2300 West – Lehi)
<b>Parcel Number(s) and size:</b>	Lot 1 of Saratoga Commons Subdivision, 1.27 acres
<b>Land Use Designation:</b>	Regional Commercial
<b>Parcel Zoning:</b>	Regional Commercial
<b>Adjacent Zoning:</b>	Regional Commercial
<b>Current Use:</b>	Vacant
<b>Adjacent Uses:</b>	West & South: Tagg-N-Go Car Wash (under construction); North: Pioneer Crossing; East: Saratoga Road
<b>Previous Meetings:</b>	City Council, Rezone & Preliminary Plat, October 18, 2022; Planning Commission, Preliminary Plat, September 8, 2022
<b>Previous Approvals:</b>	Rezone, Preliminary Plat, Final Plat
<b>Type of Action:</b>	Administrative
<b>Land Use Authority:</b>	City Council
<b>Future Routing:</b>	Planning Commission then City Council
<b>Planner:</b>	Kent Page, Senior Planner

### Section 19.13 – Application Submittal

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- Application Complete: yes
- Rezone Required: no
- General Plan Amendment required: no
- Additional Related Application(s): Concept Site Plan Red Lines returned 2/7/24

### Section 19.13.04 – Process

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- DRC: March 12, 2024
- PC: May 30, 2024

- CC: June 18, 2024 (Tentative)

## General Review

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### Building Department

- No Comments

### Fire Department

- No Comments

### GIS / Addressing

- No Comments

### Additional Recommendations:

- No Comments

## Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	Complies	
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>contains 55,321 sq. ft.</i>
Front/Corner Side Setback (Minimum)	10'	Complies	<i>more than 10' front and corner side</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	N/A	<i>not adjacent to a residential zone</i>
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	N/A	<i>not adjacent to a residential zone</i>
Building Separation (Minimum)	N/A	Complies	
Lot Width (Minimum)	N/A	Complies	
Lot Frontage (Minimum)	N/A	Complies	
Building Height (Maximum)	50'	Complies	<i>about 26' maximum</i>
Lot coverage (Maximum)	50%	Complies	<i>12.80%</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>7,108 sq. ft.</i>
Building Size (Maximum)	N/A	Complies	▼

## 19.04 Establishment of Land Use Zones: Gateway Overlay

Regulation	Compliance	Findings
<b>Landscaping:</b> In addition to the landscaping requirements in Chapter 19.06, the following shall apply to developments in the Gateway Overlay:		
a. A unified landscape them must be provided that is designed to:		
i. Be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;	<b>Complies.</b>	<i>Additional landscaping added to comply with Gateway Overlay Landscape Requirements</i>
ii. Utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b.	<b>Complies.</b>	<i>Code requires 50%, Site Plan shows 83.7%.</i>
b. Additional landscape features shall be installed along Gateway Overlay arterial and collector streets, all development entry corners, and along all sides of buildings visible to the community entrance. These features shall include raised accent planters with shrubs or flowers or both, as well as at least two of the following:	Complies.	<i>Landscape elevation drawing from Pioneer Crossing and Saratoga Road show enhanced landscaping beyond the Code.</i>
i. Clusters of native grasses or other similar plants or both;		
ii. Small groves of trees;	<b>Complies.</b>	<i>6 deciduous trees required; showing 15.</i>
iii. Water features; and/or	<b>Complies.</b>	<i>No water feature</i>
iv. Other similar landscaping features as approved by planning staff.	<b>Complies.</b>	<i>Requires 6 deciduous trees, providing 15; requires 22 shrubs, providing 290</i>
c. At least 50% of the entrance area in front of each building, and along the Gateway Overlay arterial and collector street side of each building, shall be designed with streetscape elements which include but are not limited to awnings, benches, trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, public art, water features, outdoor restaurant seating, outdoor plazas/gathering areas, and other similar streetscape features.	<b>Complies.</b>	<i>Site plan includes landscape elevation drawings for Pioneer Crossing and Saratoga Road.</i>  <i>Application provides this statement of compliance:</i> <small>The Saratoga Commons Lot 1 aligns with the purpose of the Gateway Overlay. This development has a unified theme that is compatible with the adjacent land uses and landscape. Across the street there is a line of trees, this development also shows a line of trees. Because this development is one of the first in the area, it is setting a standard for high-quality landscaping as this development offers more landscaping than necessary.</small>

## 19.05 Supplemental Regulations

Regulation	Compliance	Findings
<b>Flood Plain:</b> 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.	<b>Complies.</b>	<i>At least one foot above the base flood elevation of Zone A.</i>
<b>Water &amp; Sewage:</b> Each lot shall be connected to City water and sewer.	<b>Complies.</b>	
<b>Transportation Master Plan:</b> 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.	<b>Complies.</b>	<i>No conflict with transportation master plans.</i>
<b>Property Access -</b> All lots shall abut a dedicated public street or highway or a private roadway.	<b>Complies.</b>	
<b>19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details</b>		
Automobile refueling stations and car wash operations.	<b>Complies.</b>	<i>Not proposed</i>
Automobile Repair, Minor:	<b>Complies.</b>	<i>Not proposed</i>
Car Wash (full service).	<b>Complies.</b>	<i>Not proposed</i>
Hotels.	Complies.	<i>Not proposed</i>
Kennel, Private.	<b>Complies.</b>	<i>Not proposed</i>

Storage, Self-Storage, or Mini-Storage Units.	<b>Complies.</b>	<i>Not proposed</i>
Vehicle Storage.	<b>Complies.</b>	<i>Not proposed</i>
Public and Private Utility Building or Facility and Public Building Sites.	<b>Complies.</b>	<i>Not proposed</i>
Bars.	<b>Complies.</b>	<i>Not proposed</i>

## 19.06 Landscaping and Fencing

### Landscape Plans

Regulation	Compliance	Findings
<b>Landscape Architect:</b> Landscaped plans shall be prepared by a licensed landscape architect.	<b>Does Not Comply.</b>	<i>Not stamped or signed by licensed landscape architect.</i>
<b>Existing Conditions:</b> 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.	<b>Complies.</b>	<i>Shown in Demolition Plan sheet CO.2 of Site Plan</i>
<b>Planting Plan:</b> 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.	<b>Complies.</b>	
<b>Plants:</b> The name (both botanical and common name), quantity, and size of all proposed plants.	<b>Complies.</b>	
<b>Topography:</b> Existing and proposed grading of the site indicating contours at two-foot intervals.	<b>Complies.</b>	<i>Shown on the Demolition Plan sheet and Grading and Drainage sheet (C2.0)</i>
<b>Irrigation:</b> Irrigation plans showing the system layout and details.	<b>Complies.</b>	
<b>Fencing:</b> Location, style, and details for proposed and existing fences and identification of the fencing materials.	<b>Complies.</b>	<i>No fencing proposed</i>
<b>Data Table:</b> 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.	<b>Complies.</b>	<i>No domestic turf grass proposed. 29,414 sq. ft. of rock mulch (within property line and right-of-way) 12,971 (23.4%) landscaping 243 of 290 (83.7%) drought tolerant species.</i>
<b>Completion of Landscape Improvements:</b> 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.	<b>Can Comply.</b>	<i>Engineering will calculate bonding. Bonding is needed before recordation.</i>

### Planting Standards

<b>Deciduous Trees:</b> Minimum 2" in caliper.	<b>Complies.</b>	
<b>Evergreen Trees:</b> Minimum 6' in height.	<b>Complies.</b>	
<b>Tree Base Clearance:</b> 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'.	<b>Complies.</b>	
<b>Shrubs:</b> 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.	<b>Complies.</b>	
<b>Turf:</b> No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	<b>Complies.</b>	<i>No turf proposed.</i>
<b>Artificial Turf :</b> Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> <li>i. Artificial turf shall have a minimum eight-year "no-fade" warranty;</li> <li>ii. Multi-color blend needed to mimic real grass</li> <li>iii. Must be installed according to manufacturer's instructions;</li> </ul>	<b>N/A.</b>	<i>Not allowed</i>

iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour;		
v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards;		
vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf;		
vii. Rubber or inorganic infill is prohibited while organic infill is permitted;		
viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and		
ix. Storm water runoff shall be maintained on-site.		
<b>Drought Tolerant Plants:</b> 50% of all trees and shrubs shall be drought tolerant.	<b>Complies.</b>	<i>What is the definition of “drought tolerant”?</i>
<b>Rock Mulch:</b> 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.	<b>Complies.</b>	<i>Showing at least two separate colors and three different sizes.</i>
<b>Design Requirements</b>		
<b>Evergreens:</b> Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	<b>Complies.</b>	
<b>Softening of Walls and Fences:</b> Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	<b>Complies.</b>	
<b>Planting and Shrub Beds:</b> Planting and shrub beds are encouraged to be used in order to conserve water.	<b>Complies.</b>	
<b>Water Conservation:</b> Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	<b>Complies.</b>	
<b>Energy Conservation:</b> 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.	<b>Complies.</b>	
<b>Placement:</b> Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	<b>Complies.</b>	
<b>Trees and Power Poles:</b> No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> <li>a. The Land Use Authority gives its approval.</li> <li>b. The Power Company or owner of the power line gives written consent.</li> <li>c. The maximum height or width at maturity of the tree species planted is less than 5’ to any pole, line, or structure.</li> </ul>	<b>Complies.</b>	
<b>Preservation of Existing Vegetation</b>		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	<b>Complies.</b>	<i>No existing native vegetation worth saving.</i>
<b>Tree Preservation:</b> 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.	<b>N/A.</b>	<i>No trees meet these standards.</i>
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	<b>N/A.</b>	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	<b>N/A.</b>	
Deciduous trees smaller than four inches in caliper, or mature	<b>N/A.</b>	

ornamental trees, that are removed shall be replaced on a one to one ratio.		
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.	
<b>Planter Beds</b>		
<b>Weed Barrier:</b> A high quality weed barrier or pre-emergent shall be used.	Complies.	
<b>Materials:</b> 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>Note added.</i>
<b>Edging:</b> Concrete edging must be used to separate planter and turf areas in all non-residential zones.	N/A.	<i>No turf proposed.</i>
<b>Drip Lines:</b> Drip lines must be used in planter beds.	Complies.	
<b>Fencing and Screening</b>		
<b>Front Yards:</b> Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	<i>Not residential</i>
<b>Clear Sight Triangle:</b> 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>Very low height shrubs.</i>
<b>Required Residential Fencing:</b> 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 residential</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>No fencing</i>
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	<i>No fencing</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>No fencing</i>
<b>Screening at Boundaries of Residential Zones:</b> 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 residential</i>
<b>Amount of Required Landscaping</b>		
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.	
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>Meets 20% landscaping requirement.</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>91% with right-of-way; 50% within property lines.</i>

Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	55,406		
Required Landscaping	11,081	<b>Complies</b>	23,662 (includes 11,260 sq. ft. outside project property boundary and 12,971 sq. ft. within)
Required Deciduous Trees	6	<b>Complies</b>	providing 15
Required Evergreen Trees	4	<b>Complies</b>	providing 4
Required Shrubs	22	<b>Complies</b>	Providing 290
Drought Tolerant Trees & Shrubs	50%	<b>Complies</b>	90% of trees; 83.70% of shrubs

## 19.09 Off Street Parking

### General Provisions

Regulation	Compliance	Findings																				
<b>Materials:</b> Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	<b>Complies.</b>																					
<b>Parking Area Access:</b> Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	<b>Complies.</b>																					
<b>Sidewalk Crossing:</b> 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.	<b>Complies.</b>																					
<b>Cross Access:</b> Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	<b>Complies.</b>	<i>Cross-access agreement provided.</i>																				
<b>Lighting:</b> Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	<b>Complies.</b>																					
<p><b>Location of Parking Areas:</b> 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>	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'	<b>Complies.</b>	
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'																					
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75,001 to 100,000 square feet	450'																					
100,001 to 125,000 square feet	500'																					
Over 125,000 square feet	600'																					

<p>a. Exception: To promote walkability, Mixed-Use and Mixed-Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.</p> <p>i. The walking path travel distance from a business' main entrance shall not apply to these areas.</p>		
<p><b>Curb Cuts and Shared Parking:</b> 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>	N/A.	<i>No shared parking.</i>
<p><b>Parking plans shall show the following:</b> 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.</p>	Complies.	
<p>Provide accessible parking as required by Americans with Disabilities Act, see <a href="https://www.ada.gov/topics/parking/">https://www.ada.gov/topics/parking/</a> <a href="https://adata.org/factsheet/parking">https://adata.org/factsheet/parking</a></p>	Complies.	
<b>Parking Requirements and Shared Parking</b>		
<p>Available on-street parking shall not be counted towards meeting the required parking stalls.</p>	Complies.	<i>No on-street parking is counted.</i>
<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>	Complies.	
<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>	N/A.	
<p>When a development contains multiple uses, more than one parking requirement may be applied.</p>	N/A.	
<p>Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.</p>	N/A.	<i>No tandem parking.</i>
<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>	Complies.	
<p>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)</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>	N/A.	<i>Not needed.</i>
<p>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:</p> <ol style="list-style-type: none"> <li>1. the intensity of the proposed use;</li> <li>2. times of operation and use;</li> <li>3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;</li> </ol>	N/A.	<i>No reductions requested.</i>

<ol style="list-style-type: none"> <li>4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;</li> <li>5. the number of employees;</li> <li>6. the number of customers and patrons;</li> <li>7. trip generation; and</li> <li>8. peak demands.</li> </ol>		
<p>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:</p> <ol style="list-style-type: none"> <li>a. an agreement granting shared parking or mutual access to the entire parking lot; and</li> <li>b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.</li> </ol>	<b>N/A.</b>	<i>No shared parking.</i>
<p>Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial.</p> <ol style="list-style-type: none"> <li>a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. <ol style="list-style-type: none"> <li>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.</li> </ol> </li> <li>b. Driveways shall not count towards the guest parking requirement.</li> <li>c. Guest parking shall be located within two-hundred feet of the dwelling unit.</li> </ol>		
<p>Pedestrian Walkways and Accesses.  Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.</p>	<b>N/A.</b>	
<b>Landscaping in Parking Areas</b>		
<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>	<b>Complies.</b>	
<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>	<b>Complies.</b>	

Clear Sight Triangles must be followed.	<b>Complies.</b>	
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.	<b>Complies.</b>	
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.	<b>Complies.</b>	
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.	<b>Complies.</b>	
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.	<b>Complies.</b>	
<b>Required Minimum Parking</b>		
<i>See table in 19.09</i>	<b>Complies.</b>	
<b>Drive-thru Requirements</b>		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	<b>Complies.</b>	
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).	<b>Complies.</b>	
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	<b>Complies.</b>	
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	<b>Complies.</b>	
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.	<b>Complies.</b>	<b>Proposed Development 2024 conditions:</b> <ul style="list-style-type: none"> <li>o The Car Wash, Fast Food &amp; general retail buildings will generate 139 AM trips and 198 PM trips during the peak hours.</li> <li>o The entire development has little to no impact on the Level of Service at either intersection or at the new accesses. <ul style="list-style-type: none"> <li>▪ Mitigation measures include widening Saratoga Road (currently in process with the Car Wash development) and slightly updating the signal timing.</li> </ul> </li> </ul>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	<b>Complies.</b>	
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	<b>Complies.</b>	
<b>Gateway Overlay Parking</b>		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	<b>Complies.</b>	

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
<b>90° Parking</b>				
Required	9'	18'	24'	24'
Provided				
<b>60° Parking</b>				
Required	9'	18'	25'	18'
Provided				
<b>45° Parking</b>				
Required	9'	18'	25'	14'
Provided				
<b>Parallel</b>				
Required	9'	20'	N/A	12'
Provided				

<b>19.11 Lighting</b>		
<b>General Standards</b>		
Regulation	Compliance	Findings
<b>Material:</b> All Lighting Fixtures and assemblies shall be metal.	<b>Complies.</b>	
<b>Base:</b> All lighting poles shall have a 16" decorative base.	<b>Complies.</b>	
<b>Type:</b> All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	<b>Complies.</b>	
<b>Angle:</b> Shall be directed downward.	<b>Complies.</b>	
<b>Lamp:</b> Bulbs may not exceed 4000k.	<b>Complies.</b>	
<b>Drawings:</b> Design and location of fixtures shall be specified on the plans.	<b>Complies.</b>	
<b>Flags:</b> 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 poles proposed.</i>
<b>Prohibited Lighting:</b> Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	
<b>Descriptions:</b> 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.	<b>Complies.</b>	
<b>Single Family:</b> Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	N/A.	
<b>Nonresidential Lighting</b>		
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.	<b>Complies.</b>	

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.	
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	
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.	
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>Note is on Lighting 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.	Complies.	<i>Note is on Lighting Plan.</i>
<b>Walkway Lighting</b>		
Lighting of all pedestrian pathways is recommended.	Complies.	<i>Ample lighting from street lights and on-site lighting.</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.	
Bollard lighting shall be limited to a height of 4'.	N/A.	
<b>Lighting Plan</b>		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	
Plans providing information required in the Technical Standards and Specifications Manual.	Complies.	

<b>19.13 Process</b>	
<b>Regulation</b>	<b>Findings</b>
Neighborhood Meeting. Required?	<i>No. Not adjacent to residential except Lehi City has some residential across Saratoga Road; however, this property is zoning Neighborhood Commercial.</i>
Notice/Land Use Authority.	<i>No notice except Public Meeting / City Council</i>
<b>Master Development Agreement.</b> 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>This Site Plan is less than 20 acres. Rezone was just for this lot. This lot was part of a development agreement for the Johansen Property annexation into Saratoga (December 5, 2017); it specified that the future zoning would be Regional Commercial; however, the acreage was only 1.938.</i>
Phasing Improvements.	<i>No phasing</i>
Payment of Lieu of Open Space.	<i>Amount of \$:</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

<b>19.14 Site Plan Review</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
<b>Approval Required:</b> 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: <ol style="list-style-type: none"> <li>1. Any industrial use;</li> <li>2. Any commercial use;</li> <li>3. Any institutional use;</li> <li>4. Two-Family Structures and Three-Family Structures; and</li> <li>5. A multi-family residential development.</li> </ol>	<b>Complies.</b>	<i>Commercial use</i>
<b>Site Plan Standards:</b> The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	<b>Complies.</b>	
<b>Utilities:</b> 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. <ol style="list-style-type: none"> <li>a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing.</li> <li>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.</li> <li>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.</li> </ol>	<b>Complies.</b>	

d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.		
<b>Grading and Drainage:</b> 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.	<b>Can Comply.</b>	<i>To be reviewed by Engineering</i>  <i>Engineering is providing a letter addressing all Engineering related reviews.</i>
<b>Secondary Water System and Dedication of Water Shares:</b> 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.	<b>Can Comply.</b>	<b>To be reviewed by Engineering</b>
<b>Piping of Irrigation Ditches:</b> All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
<b>Preliminary Plat With Attached Units:</b> When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	
<b>Nuisances:</b> All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	<b>Complies.</b>	
<b>Residential Conversions:</b> 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.	
<b>Ownership Affidavit:</b> A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	<b>Complies.</b>	
<b>Vicinity Map:</b> A general location map indicating the approximate location of the subject parcel.	<b>Complies.</b>	
<b>Context plan:</b> 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.	<b>Complies.</b>	
<b>Site Analysis:</b> 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.	<b>Complies.</b>	
<b>Survey:</b> 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.	<b>Complies.</b>	
<b>Compliance statement:</b> A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	<b>Complies.</b>	

<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"> <li>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;</li> <li>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;</li> <li>iii. acceleration and deceleration lanes, and dimensions thereof, if required;</li> <li>iv. off-street parking and loading areas complying with the City’s off-street parking requirements contained in Chapter 19.09 of this Title;</li> <li>v. proposed outdoor display areas;</li> <li>vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;</li> <li>vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;</li> <li>viii. location, type, and size of all business and on-site circulation signage;</li> <li>ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;</li> <li>x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;</li> <li>xi. Established Grade of building area.</li> </ul>	<p><b>Complies.</b></p>	
<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><b>Complies.</b></p>	
<p><b>Final Traffic report:</b> 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"> <li>i. an analysis of the average daily trips generated by the proposed project;</li> <li>ii. an analysis of the distribution of trips on City street systems;</li> <li>iii. a description of the type of traffic generated; and</li> <li>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.</li> </ul>	<p><b>Complies.</b></p>	

<p><b>Data table including:</b></p> <ul style="list-style-type: none"> <li>i. total project area</li> <li>ii. total number of lots, dwellings, and buildings</li> <li>iii. square footage of proposed building footprints and, if multiple stories, square footage by floor</li> <li>iv. number of proposed garage parking spaces</li> <li>v. number of proposed surface parking spaces</li> <li>vi. percentage of buildable land</li> <li>vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area</li> <li>viii. area and percentage of open space or landscaping</li> <li>ix. area to be dedicated as right-of-way (public and private)</li> <li>x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).</li> <li>xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)</li> </ul>	<p><b>Complies.</b></p>	<p><i>Information provided between two sheets: Site Data Table on the Cover Sheet and the Site Summary on the Site Plan.</i></p>
<p><b>Landscaping Plan:</b> 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>	<p><b>Complies.</b></p>	
<p><b>Lighting Plan:</b> 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>	<p><b>Complies.</b></p>	
<p><b>Elevations:</b> 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>	<p><b>Complies.</b></p>	
<p><b>Signage Plan:</b> 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>	<p><b>Complies.</b></p>	<p><i>Signage will be in subsequent application. Application provides this statement of compliance with the Gateway Overlay:</i></p> <p><small>The Saratoga Commons Lot 1 aligns with the standards and intent for the signage in the Gateway Overlay. This is achieved through a design plan that dictates uniformity in sign appearance and style and that the signs do not obscure display windows or significant building features. By using high quality materials and strategic locations, the signage will serve as an identifier. The signs are intended to complement the space and architectural design and will not distract from the key features.</small></p>
<p><b>Fee:</b> A fee set by resolution of the City Council shall accompany the application for any Site Plan review.</p>	<p><b>Complies.</b></p>	
<p><b>Public Notice and Hearing:</b> 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.</p>	<p><b>Complies.</b></p>	
<p><b>Development or Bond Agreement:</b> 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</p>	<p><b>Can Comply.</b></p>	<p><i>Engineering will prepare bond agreement.</i></p>

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><b>Considerations Relating to Traffic Safety and Traffic Congestion:</b></p> <ul style="list-style-type: none"> <li>i. the effect of the site development plan on traffic conditions on adjacent street systems;</li> <li>ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;</li> <li>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;</li> <li>iv. the location, arrangement, and dimensions of truck loading and unloading facilities;</li> <li>v. the circulation patterns within the boundaries of the development; and</li> <li>vi. the surfacing and lighting of off-street parking facilities.</li> </ul>	<b>Complies.</b>	<i>No Red Lines from Engineering on Traffic Impact Study by Hunt Day</i>
<b>Considerations Relating to Outdoor Advertising:</b> Outdoor advertising shall comply with the provisions of Chapter 19.18.	<b>N/A.</b>	
<p><b>Consideration Relating to Landscaping:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>ii. the requirements of Chapter 19.06;</li> <li>iii. the planting of ground cover or other surfaces to prevent dust and erosion; and</li> <li>iv. the unnecessary destruction of existing healthy trees.</li> </ul>	<b>Complies.</b>	
<p><b>Considerations Relating to Buildings and Site Layout:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>iii. compliance with the City's Architectural design standards.</li> </ul>	<b>Complies.</b>	
The effect of the site development plan on the adequacy of the storm and surface water drainage.	<b>Complies.</b>	<i>Engineering will comment in Engineering Letter if this is an issue.</i>
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	<b>Complies.</b>	<i>Fire provided no comments</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.	<b>Complies.</b>	
<b>Trails Master Plan:</b> Shows required trails	<b>N/A.</b>	

## 19.16 Site and Architectural Design Standards

### General Site Design Standards

Regulation	Compliance	Findings
<b>Pedestrian Connectivity:</b> All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	<b>Complies.</b>	

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.	<b>Complies.</b>	
All pedestrian connections shall be shown on the related site plan or plat.	<b>Complies.</b>	
<b>Parking Areas:</b> 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"> <li>i. The use is a big box with outparcels helping to screen parking, or</li> <li>ii. At least 50% of the parking is located to the side or rear of the building, or</li> <li>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</li> <li>iv. That portion of development that lies within the Waterfront Buffer Overlay, or</li> <li>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.</li> </ul>	<b>Complies.</b>	
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.	<b>Complies.</b>	
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.	<b>Complies.</b>	<i>Additional vegetation and height is provide between public roads and drive-thru.</i>
<b>Acceleration and Deceleration Lanes:</b> Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	<b>Complies.</b>	
<b>Parking Structures:</b> 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.	<b>N/A.</b>	
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.	<b>N/A.</b>	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	<b>N/A.</b>	
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.	<b>N/A.</b>	
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.	<b>N/A.</b>	
<b>Trash Enclosures, Storage Areas, and External Structures:</b> Landscaping, fencing, berms, or other devices integral to overall site	<b>Complies.</b>	

and building design shall screen trash enclosures, storage areas, and other external structures.		
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.	N/A.	
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.	
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	Complies.	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	Complies.	
<b>Utility Boxes:</b> 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>Complies as reasonable as possible while allowing service access.</i>
<b>Site Design Standards: Non-Residential Development</b>		
<b>Shopping Cart Corrals:</b> 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>No shopping carts.</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.	
<b>Uses Within Buildings:</b> 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.	
<b>Outdoor Display:</b> 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>No Outdoor Displays</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.	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	N/A.	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	

<p><b>Outdoor Storage Standards:</b> 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.</p>	<p>N/A.</p>	<p><i>No Outdoor Storage</i></p>
<p>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.</p>	<p>N/A.</p>	
<p>The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.</p>	<p>N/A.</p>	
<p>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.</p>	<p>N/A.</p>	
<p>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).</p>	<p>N/A.</p>	
<p>The outdoor storage materials may not extend above the height of the fence or wall.</p>	<p>N/A.</p>	
<p><b>Access Requirements:</b>  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.</p>	<p>N/A.</p>	
<p><b>Off-Street Truck Loading Space:</b> 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>	<p>N/A.</p>	
<p><b>Screening of Storage &amp; Loading Areas:</b> 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.</p>	<p>N/A.</p>	
<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>	<p>N/A.</p>	
<p>Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.</p>	<p>N/A.</p>	
<p>The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.</p>	<p>N/A.</p>	
<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>	<p>N/A.</p>	
<p><b>Buffers:</b> 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>	<p>N/A.</p>	<p><i>Across Saratoga Road is the City of Lehi and some residential use which is zoned Neighborhood Commercial and Rural Agriculture</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.	N/A.	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	N/A.	
<b>Parking Lot Buffers:</b> There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	N/A.	
<b>Building Buffer:</b> 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.	
<b>Interconnection:</b> 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.	
<b>General Architectural Design Standards</b>		
<b>General standards do not apply one-family and two-family dwellings unless governed under a DA.</b>		
<b>Building Articulation:</b> 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: <ul style="list-style-type: none"> <li>i. A combination of vertical and horizontal elevation shifts that together equal at least 5'.</li> <li>ii. Addition of horizontal and vertical divisions by use of textures or materials.</li> <li>iii. Primary material change.</li> <li>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".</li> <li>v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.</li> </ul>	Complies.	
<b>Roof Treatment:</b> 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>No slope roof</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.	
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	N/A.	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	
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.	

<b>Windows:</b> Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	<b>Complies.</b>	
<b>Awnings, Canopies, Trellises, Pergolas, and Similar Features:</b> All such features must be attached to a vertical wall.	<b>Complies.</b>	<i>Made slight modifications to be in compliance.</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.	<b>Complies.</b>	
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.	<b>Complies.</b>	
Backlighting is not permitted.	<b>Complies.</b>	
<b>Mechanical Equipment:</b> 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.	<b>Complies.</b>	
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.	<b>Complies.</b>	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	<b>Complies.</b>	
Screening materials shall conform to the color scheme and materials of the primary building.	<b>Complies.</b>	
<b>Non-Residential Architectural Design Standards</b>		
<b>Four Sided Architecture:</b> 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.	<b>Complies.</b>	
<b>Color and Materials:</b> 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.	<b>Complies.</b>	
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.	<b>Complies.</b>	
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	<b>Complies.</b>	
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> <li>i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or</li> <li>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.</li> </ul>	<b>Complies.</b>	
<b>Prohibited Materials:</b> Tiles. Full veneer brick and tiles exceeding 1/2" 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.	<b>Complies.</b>	<i>Verified brick thickness.</i>
<b>Stairways:</b> 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.	<b>Complies.</b>	
<b>Roof Drains:</b> All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	<b>Complies.</b>	

<b>Electrical Panels:</b> To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	<b>Complies.</b>	
<b>Street Orientation:</b> All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	<b>Complies.</b>	
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.	<b>Complies.</b>	
<b>Metal Buildings:</b> Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	<b>N/A.</b>	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	<b>N/A.</b>	
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.	<b>N/A.</b>	

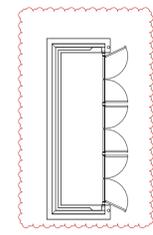
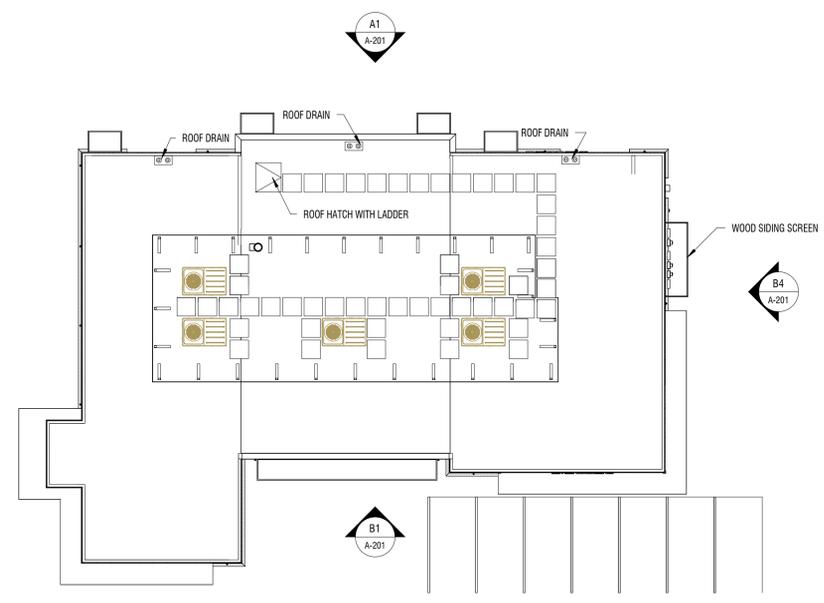
<b>19.18 Signs</b>		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	<b>Complies.</b>	
Monument sign location and details	<b>Complies.</b>	<i>Verify that monument sign is not in the PUE. More sign detail will be needed for separate sign permits.</i>
Wall signs and potential locations and details	<b>Complies.</b>	
<b>19.1818 Signage in the Gateway Overlay Zone</b>		
Regulation	Compliance	Findings
The standards for signage in the Gateway Overlay shall be the same as for the underlying zoning as found in Chapter 19.18. including the following:		
a. All signs in a development shall follow a design plan that dictates uniformity in sign appearance and style, to be approved with the site plan; and	<b>Complies.</b>	<i>Application makes this statement:</i> <small>The Saratoga Commons Lot 1 aligns with the standards and intent for the signage in the Gateway Overlay. This is achieved through a design plan that dictates uniformity in sign appearance and style and that the signs do not obscure display windows or significant building features. By using high quality materials and strategic locations, the signage will serve as an identifier. The signs are intended to complement the space and architectural design and will not distract from the key features.</small>
b. Signs shall not obscure display windows or significant building features.	<b>Complies.</b>	





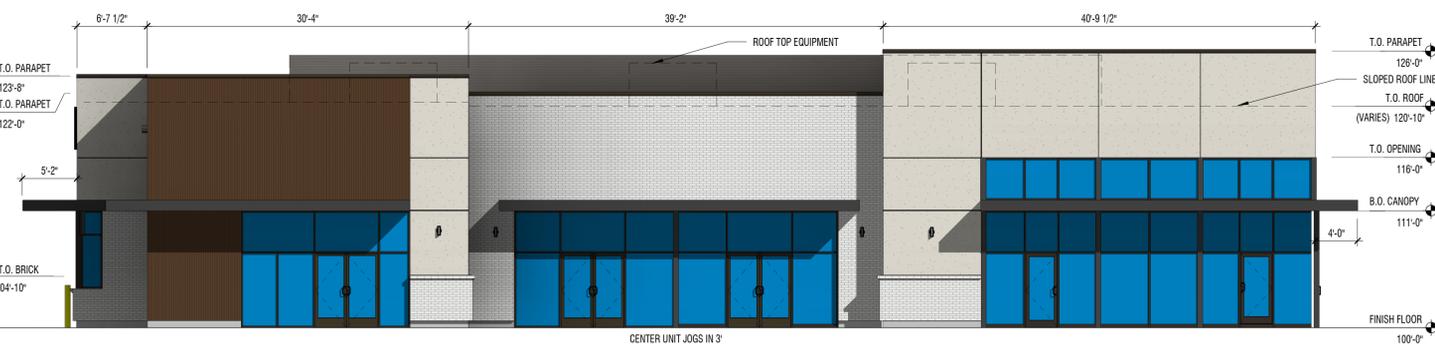
**MATERIAL PERCENTAGES**

	TOTAL SF	GLAZING	EIFS	BRICK	WOOD SIDING (ACCENT)	WOOD SCREEN
NORTH	<b>2,620 SF</b>	21% (561 SF)	46% (1,196 SF)	28% (724 SF)	---	---
EAST	<b>1,556 SF</b>	27% (426 SF)	57% (890 SF)	4% (62 SF)	---	7% (110 SF)
SOUTH	<b>2,622 SF</b>	38% (987 SF)	23% (604 SF)	21% (541 SF)	14% (377 SF)	---
WEST	<b>1,817 SF</b>	10% (185 SF)	54% (986 SF)	14% (258 SF)	17% (306 SF)	---



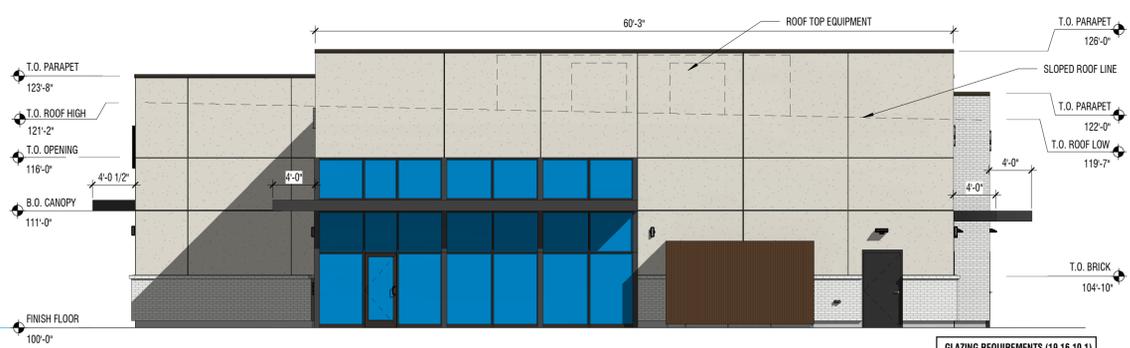
**1 ROOF PLAN**

1/16" = 1'-0"



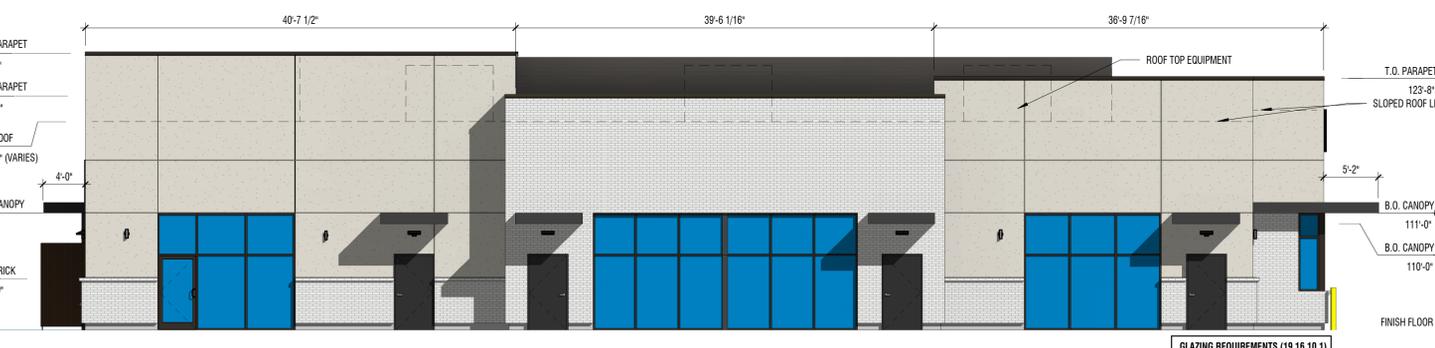
**B1 SOUTH ELEVATION**

1/8" = 1'-0"



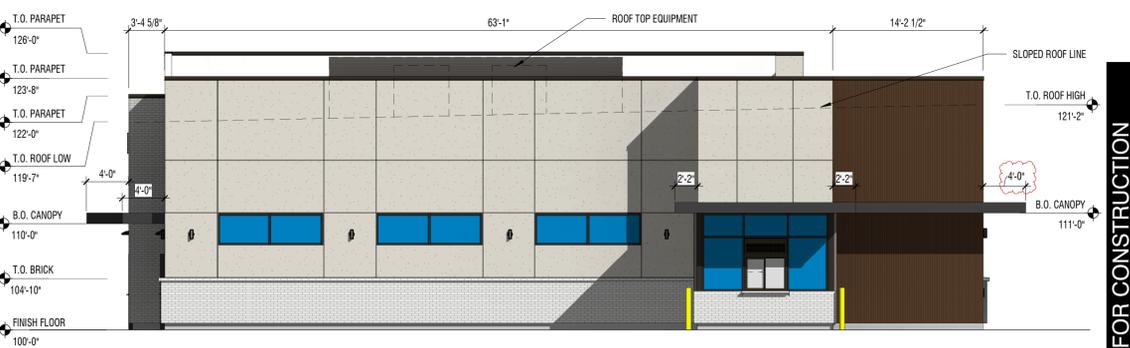
**B4 EAST ELEVATION**

1/8" = 1'-0"



**A1 NORTH ELEVATION**

1/8" = 1'-0"



**A4 WEST ELEVATION**

1/8" = 1'-0"

**NOTE**  
SIGNAGE PACKAGE WILL BE SUBMITTED SEPERATLY

**GLAZING REQUIREMENTS (19.16.10.1)**  
 UP TO 10'-0"  
 FACADE: 604 SF  
 REQUIREMENT: 50% 305 SF  
 PROVIDED: 50% 305 SF

**GLAZING REQUIREMENTS (19.16.10.1)**  
 UP TO 10'-0"  
 FACADE: 1,103 SF  
 REQUIREMENT: 50% 552 SF  
 PROVIDED: 51% 561 SF

**NOT FOR CONSTRUCTION**

MARK	DESCRIPTION	DATE
1	Revision 1	03.28.2024

PROJECT #: 424172  
 DRAWN BY: KY  
 CHECKED BY: CH  
 ISSUED: 03.28.2024

EXTERIOR ELEVATIONS

**A-201**





## Exhibit 5: Planning Commission DRAFT Minutes, May 30, 2024

### 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.**



**REZONE/GENERAL PLAN AMENDMENT/CONCEPT PLAN  
SARATOGA SPRINGS COMMERCIAL PLAT G GPA & REZONE  
JUNE 18, 2024  
PUBLIC MEETING**

Report Date:	June 11, 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:	Planning Commission, June 13, 2024
Previous Approvals:	Recommendation of Approval by PC, June 13, 2024
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:**

**On June 13, 2024, the Planning Commission recommended approval of the requested Rezone and General Plan Amendment for Saratoga Springs Commercial Plat G.**

**Staff recommends that the City Council conduct a public meeting on the proposed Rezone and General Plan Amendment for the Saratoga Springs Commercial Plat G, 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, 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 is a request to replace 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 City Council may choose to evaluate this further in their discussion at the meeting.

**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 City Council conduct a public meeting, take public input, discuss the application, and choose from the following options.

**Option 1 – Approval**

“I move that we approve 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 City Council:
- 

**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 – Denial**

“I move that deny 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 City Council:
- 

**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
8. Saratoga Springs Commercial Plat G Rezone and GPA Development Agreement
9. Ordinance
10. Draft Planning Commission Meeting Minutes, June 13, 2024

# 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



### Description:

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

**B. Background:**

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

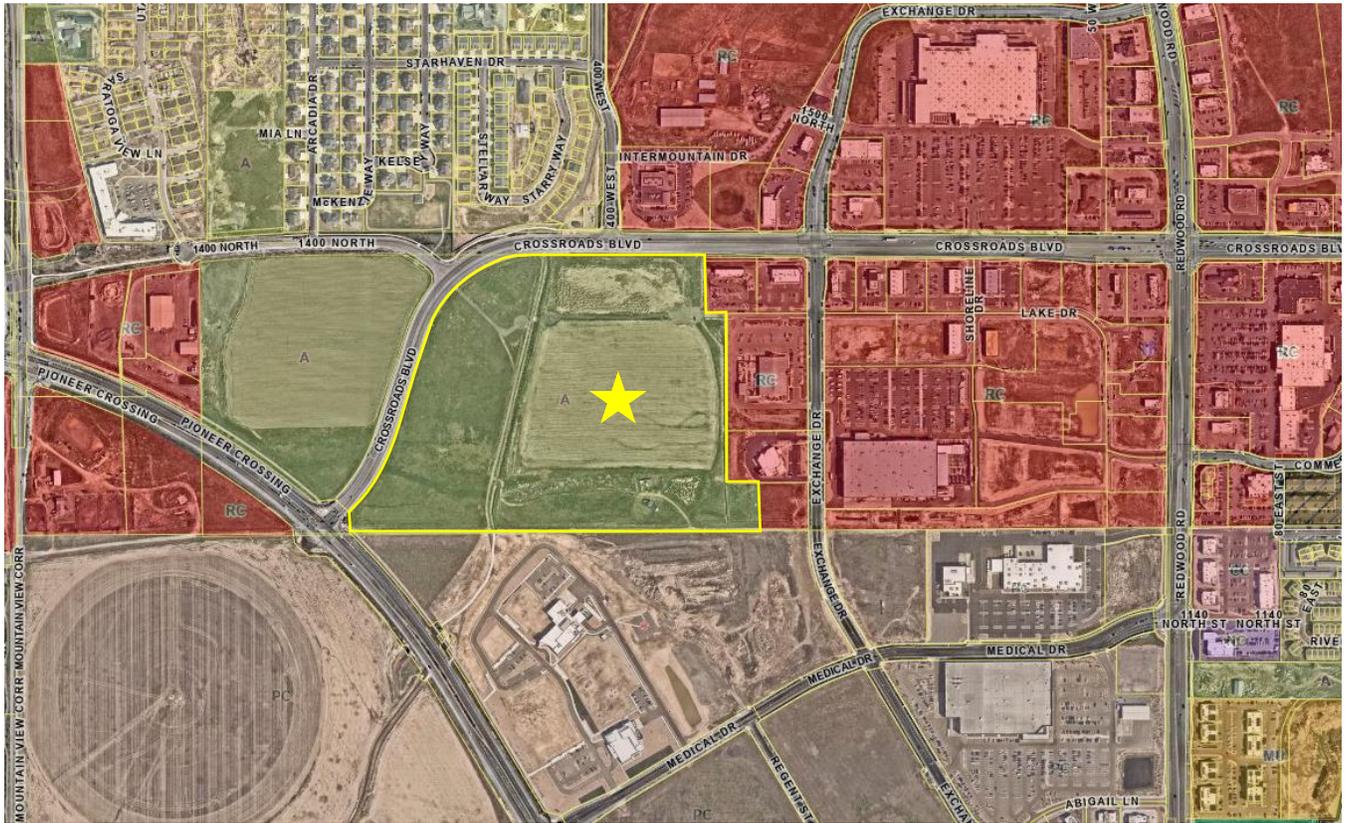
**C. Recommendation:** Staff recommends the applicant address and incorporate the following items into the development of their project and construction drawings.

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.

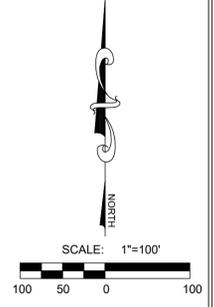
## Exhibit 2: Location and Zone Map



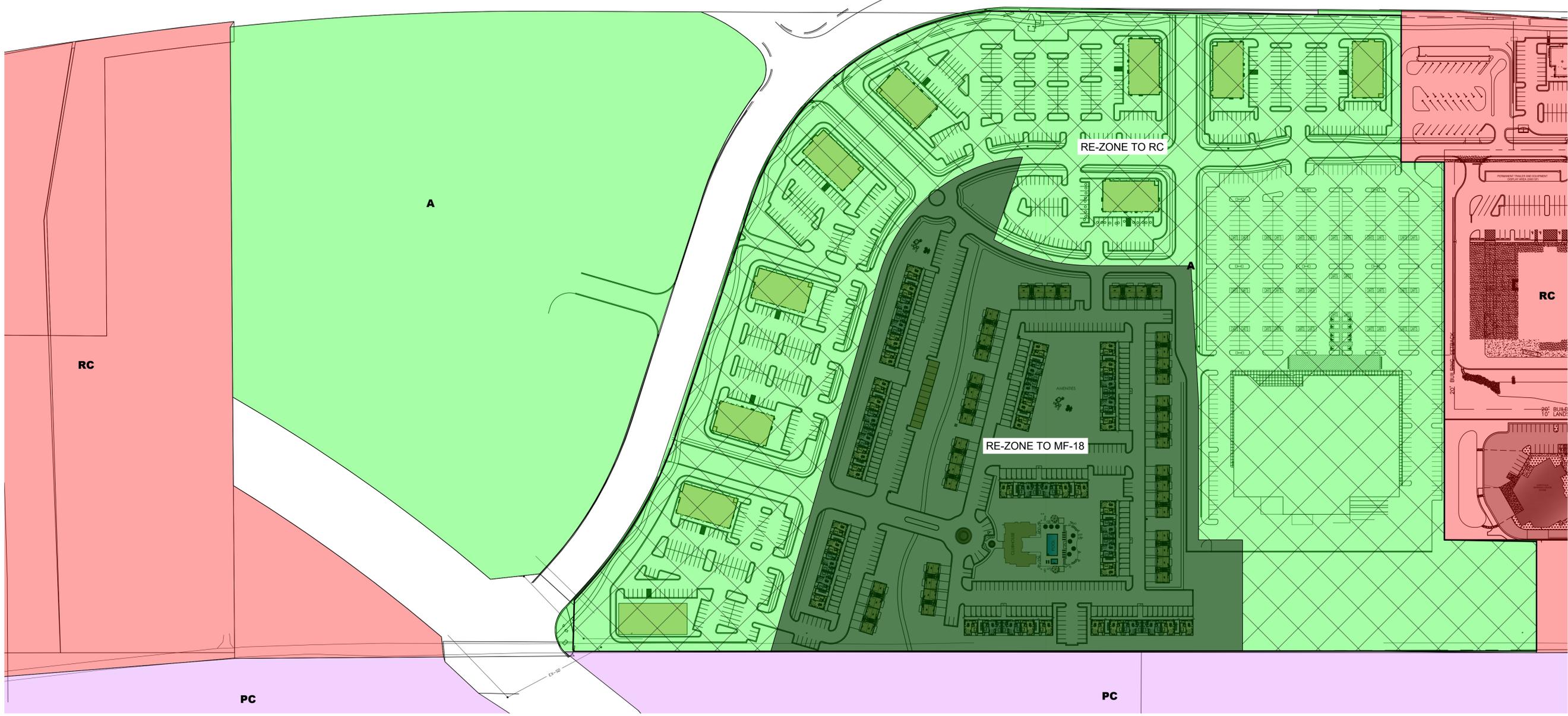
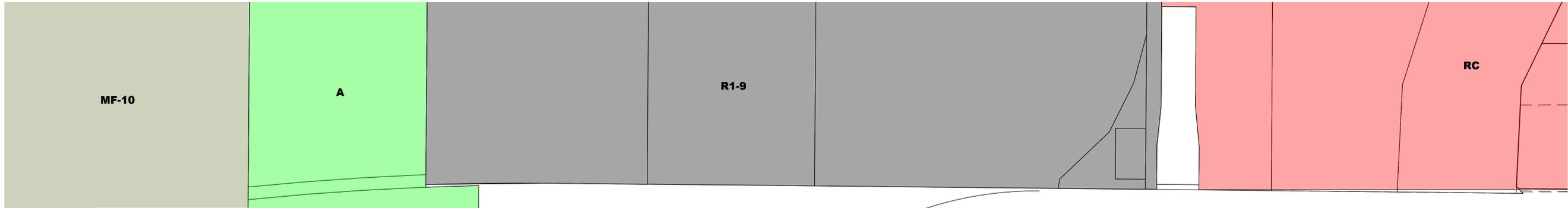
Gina Grandpre, Senior Planner  
[ggrandpre@saratogaspringscity.com](mailto:ggrandpre@saratogaspringscity.com)  
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045  
801-766-9793 x185 • 801-766-9794 fax

**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**  
 - A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
 3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0555  
 Fax: 801.798.9393  
 office@lei-eng.com  
 www.lei-eng.com



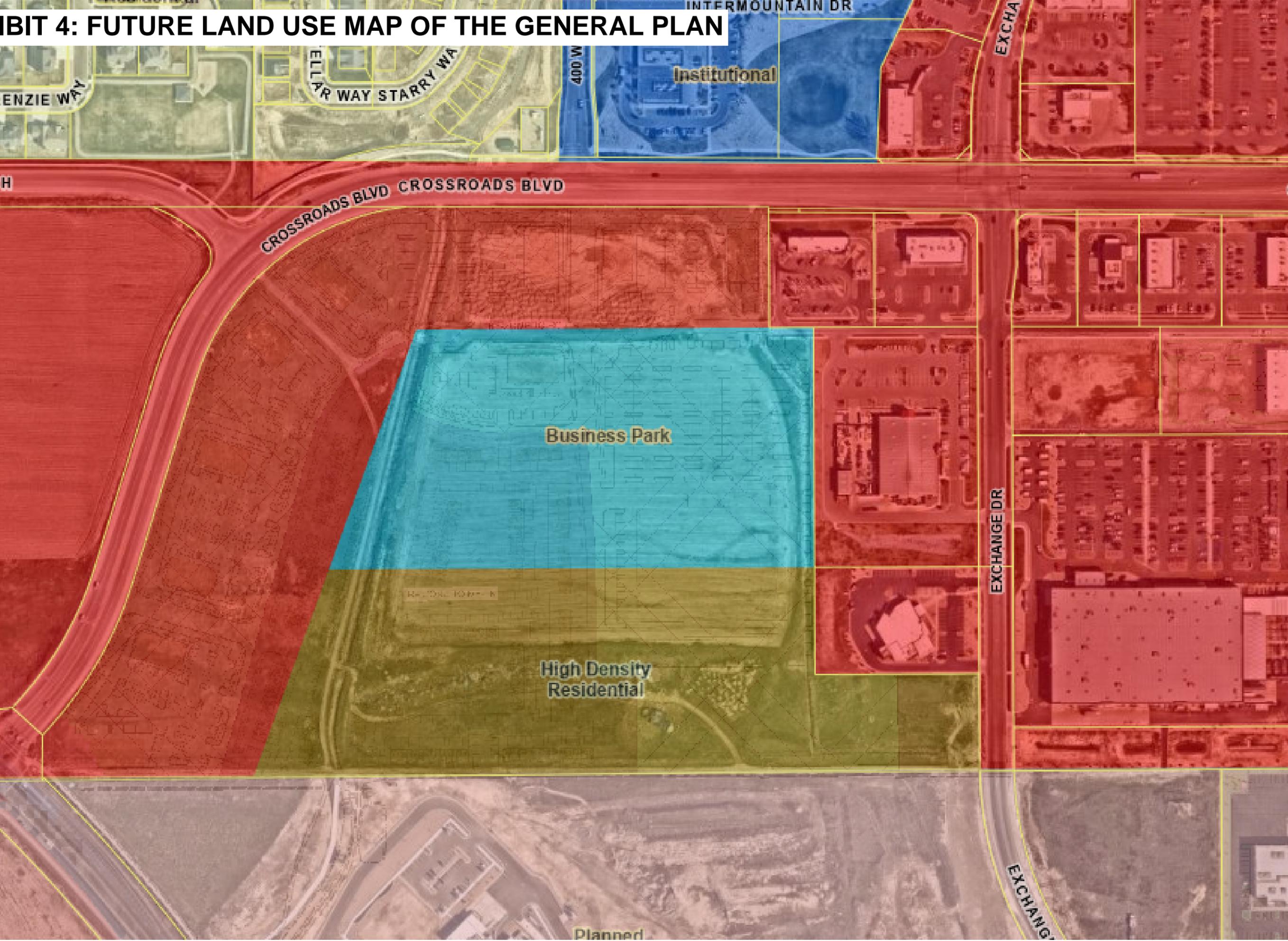
**WPI - SARATOGA COMMERCIAL**  
 SARATOGA SPRINGS, UTAH  
**RE-ZONE MAP**

REVISIONS
1
2
3
4
5
6

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

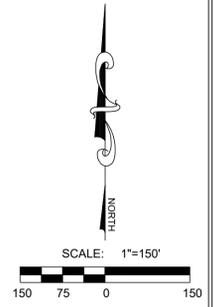
G:\LAND DESKTOP PROJECTS\2014\14-1089 SARATOGA WPI\GENERAL\WPI\CONCEPT\14-1089 REZONING\_ZONE CONCEPT EXHIBIT.MXD 4/29/2024 8:37 AM

**EXHIBIT 4: FUTURE LAND USE MAP OF THE GENERAL PLAN**

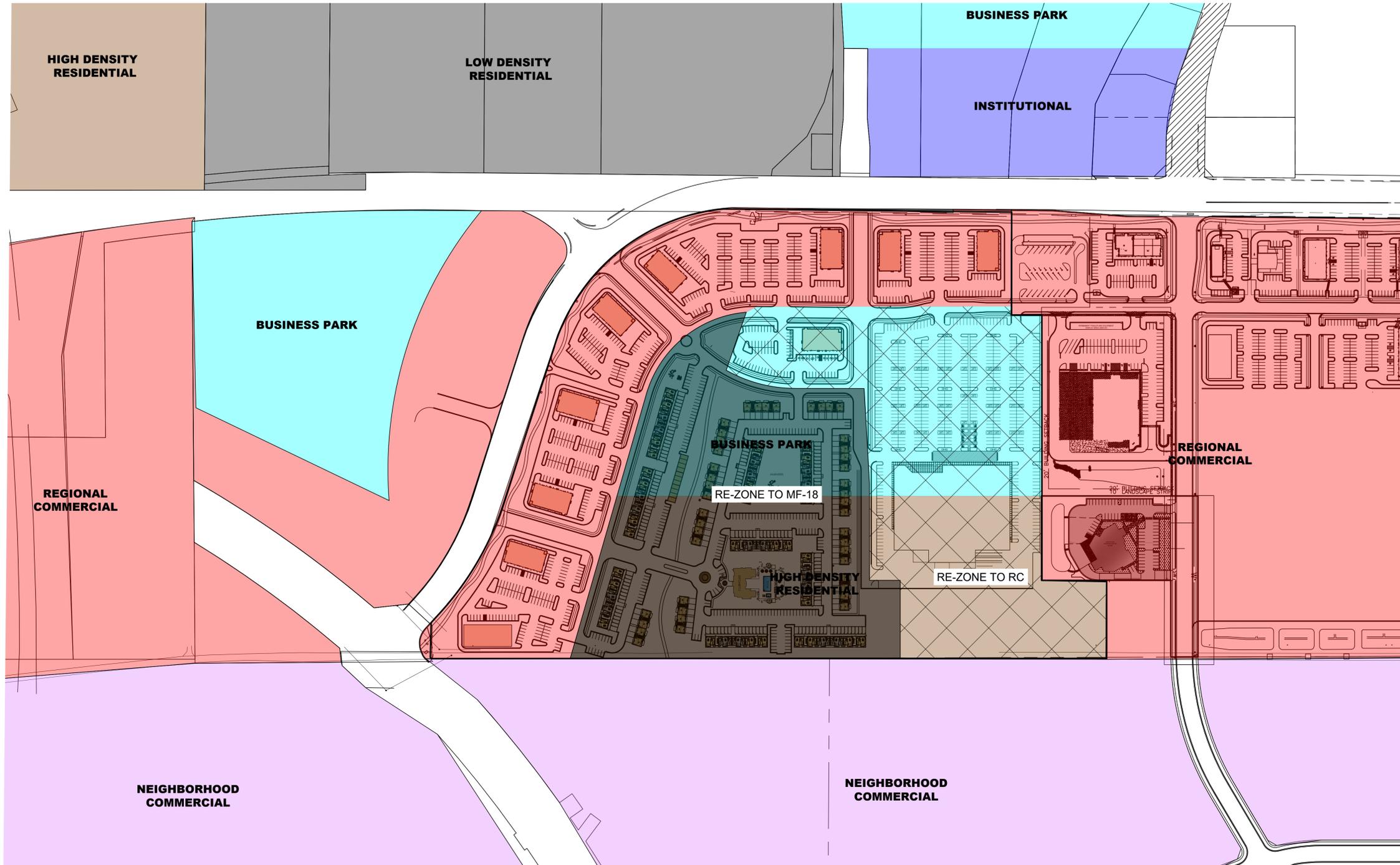


**EXHIBIT 5: PROPOSED GENERAL PLAN AMENDMENT**

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

# EXHIBIT 6: PLANNING REVIEW CHECKLIST



SARATOGA  
SPRINGS  
PLANNING

## APPLICATION REVIEW CHECKLIST

### Application Information

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

### Section 19.13 – Application Submittal

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

### Section 19.13.04 – Process

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

### General Review

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**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**	<b>Complies</b>	<i>See concept plan on file with Planning</i>
Lot Size, Residential (Minimum)	5,000 sq. ft.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Footprint Development	allowed	<b>TBD</b>	<i>Provide details at site plan</i>
Building Separation - Footprint (Minimum)	10'	<b>TBD</b>	<i>Provide details at site plan</i>
Project Size - Footprint (Minimum)	5 acres	<b>TBD</b>	<i>Provide details at site plan</i>
Lot Coverage (Maximum)	50%	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
Structure Height (Minimum)	40'	<b>TBD</b>	<i>Provide details at site plan</i>
Dwelling Size (Minimum)	800 sq. ft.	<b>TBD</b>	<i>Provide details at site plan</i>
Lot Width (Minimum)	50'	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Lot Frontage*** (Minimum)	35'	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>

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

<b>19.04.07 Requirements</b>		<b>Regional Commercial</b>	
<b>Category To Be Reviewed</b>	<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Front/Corner Side Setback (Minimum)	10'	<b>TBD</b>	<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	<b>TBD</b>	<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	<b>TBD</b>	<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'	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
Lot coverage (Maximum)	50%	<b>TBD</b>	<i>Provide details at site plan</i>
Building Size (Minimum)	1,000 sq. ft.	<b>TBD</b>	<i>Provide details at site plan</i>
Building Size (Maximum)	N/A		

## 19.05 Supplemental Regulations

Regulation	Compliance	Findings
<b>Flood Plain:</b> 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.	<b>Complies</b>	<i>See concept plan on file with Planning</i>
<b>Water &amp; Sewage:</b> Each lot shall be connected to City water and sewer.	<b>Complies</b>	<i>See concept plan on file with Planning</i>
<b>Transportation Master Plan:</b> 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.	<b>Complies</b>	<i>See concept plan on file with Planning</i>
<b>Property Access -</b> All lots shall abut a dedicated public street or highway or a private roadway.	<b>Complies</b>	<i>See concept plan on file with Planning</i>
<b>19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details</b>		
Automobile refueling stations and car wash operations.	<b>TBD</b>	<i>Provide details at site plan</i>
Automobile Repair, Minor:	<b>TBD</b>	<i>Provide details at site plan</i>
Car Wash (full service).	<b>TBD</b>	<i>Provide details at site plan</i>
Hotels.	<b>TBD</b>	<i>Provide details at site plan</i>
Kennel, Private.	<b>TBD</b>	<i>Provide details at site plan</i>
Storage, Self-Storage, or Mini-Storage Units.	<b>TBD</b>	<i>Provide details at site plan</i>
Vehicle Storage.	<b>TBD</b>	<i>Provide details at site plan</i>
Public and Private Utility Building or Facility and Public Building Sites.	<b>TBD</b>	<i>Provide details at site plan</i>
Bars.	<b>TBD</b>	<i>Provide details at site plan</i>

## 19.06 Landscaping and Fencing

### Landscape Plans

Regulation	Compliance	Findings
<b>Landscape Architect:</b> Landscaped plans shall be prepared by a licensed landscape architect.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Existing Conditions:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Planting Plan:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Plants:</b> The name (both botanical and common name), quantity, and size of all proposed plants.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Topography:</b> Existing and proposed grading of the site indicating contours at two-foot intervals.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Irrigation:</b> Irrigation plans showing the system layout and details.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Fencing:</b> Location, style, and details for proposed and existing fences and identification of the fencing materials.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Data Table:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Completion of Landscape Improvements:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>

### Planting Standards

<b>Deciduous Trees:</b> Minimum 2" in caliper.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Evergreen Trees:</b> Minimum 6' in height.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Tree Base Clearance:</b> 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	<b>TBD</b>	<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’.		
<b>Shrubs:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Turf:</b> No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Artificial Turf :</b> Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> <li>i. Artificial turf shall have a minimum eight-year “no-fade” warranty;</li> <li>ii. Multi-color blend needed to mimic real grass</li> <li>iii. Must be installed according to manufacturer’s instructions;</li> <li>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;</li> <li>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;</li> <li>vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf;</li> <li>vii. Rubber or inorganic infill is prohibited while organic infill is permitted;</li> <li>viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and</li> <li>ix. Storm water runoff shall be maintained on-site.</li> </ul>	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Drought Tolerant Plants:</b> 50% of all trees and shrubs shall be drought tolerant.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Rock Mulch:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Design Requirements</b>		
<b>Evergreens:</b> Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Softening of Walls and Fences:</b> Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Planting and Shrub Beds:</b> Planting and shrub beds are encouraged to be used in order to conserve water.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Water Conservation:</b> Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Energy Conservation:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Placement:</b> Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Trees and Power Poles:</b> No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> <li>a. The Land Use Authority gives its approval.</li> <li>b. The Power Company or owner of the power line gives written consent.</li> <li>c. The maximum height or width at maturity of the tree species planted is less than 5’ to any pole, line, or structure.</li> </ul>	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Preservation of Existing Vegetation</b>		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>

<b>Tree Preservation:</b> 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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Planter Beds</b>		
<b>Weed Barrier:</b> A high quality weed barrier or pre-emergent shall be used.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Materials:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Edging:</b> Concrete edging must be used to separate planter and turf areas in all non-residential zones.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Drip Lines:</b> Drip lines must be used in planter beds.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Fencing and Screening</b>		
<b>Front Yards:</b> Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Clear Sight Triangle:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Required Residential Fencing:</b> 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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Screening at Boundaries of Residential Zones:</b> For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Amount of Required Landscaping</b>		
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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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																				
<b>Materials:</b> 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>																				
<b>Parking Area Access:</b> 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>																				
<b>Sidewalk Crossing:</b> 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>																				
<b>Cross Access:</b> 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>																				
<b>Lighting:</b> 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><b>Location of Parking Areas:</b> 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>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> <p><b>Exception:</b> 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'																					
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75,001 to 100,000 square feet	450'																					
100,001 to 125,000 square feet	500'																					
Over 125,000 square feet	600'																					

<b>Curb Cuts and Shared Parking:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Parking plans shall show the following:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
Provide accessible parking as required by Americans with Disabilities Act, see <a href="https://www.ada.gov/topics/parking/">https://www.ada.gov/topics/parking/</a> <a href="https://adata.org/factsheet/parking">https://adata.org/factsheet/parking</a>	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Parking Requirements and Shared Parking</b>		
Available on-street parking shall not be counted towards meeting the required parking stalls.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
When a development contains multiple uses, more than one parking requirement may be applied.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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)	<b>TBD</b>	<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.	<b>TBD</b>	<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"> <li>1. the intensity of the proposed use;</li> <li>2. times of operation and use;</li> <li>3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;</li> <li>4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;</li> <li>5. the number of employees;</li> <li>6. the number of customers and patrons;</li> <li>7. trip generation; and</li> <li>8. peak demands.</li> </ol>	<b>TBD</b>	<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"> <li>a. an agreement granting shared parking or mutual access to the entire parking lot; and</li> </ol>	<b>TBD</b>	<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>	<b>TBD</b>	<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>	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Landscaping in Parking Areas</b>		
<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>	<b>TBD</b>	<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>	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<p>Clear Sight Triangles must be followed.</p>	<b>TBD</b>	<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>	<b>TBD</b>	<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>	<b>TBD</b>	<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>	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Required Minimum Parking</b>		
<i>See table in 19.09</i>	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Drive-thru Requirements</b>		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	<b>TBD</b>	<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).	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>

<b>19.11 Lighting</b>		
<b>General Standards</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
<b>Material:</b> All Lighting Fixtures and assemblies shall be metal.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Base:</b> All lighting poles shall have a 16" decorative base.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Type:</b> All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Angle:</b> Shall be directed downward.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Lamp:</b> Bulbs may not exceed 4000k.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Drawings:</b> Design and location of fixtures shall be specified on the plans.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Flags:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Prohibited Lighting:</b> Searchlights, strobe lights and any laser source light or any similar high intensity light.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Descriptions:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Residential Lighting</b>		
<b>Floodlights:</b> Floodlights are prohibited.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>

<b>Street Lighting:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Building Lighting:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Single Family:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Nonresidential Lighting</b>		
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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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'.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Walkway Lighting</b>		
Lighting of all pedestrian pathways is recommended.	<b>TBD</b>	<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'.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
Bollard lighting shall be limited to a height of 4'.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Lighting Plan</b>		

Plans indicating the location and types of illuminating devices on the premises.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
Plans providing information required in the Technical Standards and Specifications Manual.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>

## 19.12 Subdivision

### Preliminary Plat Requirements

Regulation	Compliance	Findings
Standard Plat Format followed.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Name and address of property owner and developer.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Name of land surveyor.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
The location of proposed subdivision with respect to surrounding property and street.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
The name of all adjoining property owners of record, or names of adjoining developments.	<b>TBD</b>	<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.	<b>TBD</b>	<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).	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Subdivision name cleared with Utah County.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
North arrow.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
A tie to a permanent survey monument at a section corner.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
The boundary lines of the project with bearings and distances and a legal description.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Layout and dimensions of proposed lots with lot area in square feet.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Proposed road cross sections.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Proposed fencing.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Vicinity map.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
All required signature blocks are on the plat.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Prepared by a professional engineer licensed in Utah.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Proposed methods for the protection or preservation of sensitive lands.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Location of any flood plains, wetlands, and other sensitive lands.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Location of 100-year high water marks of all lakes, rivers, and streams.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Projected Established Grade of all building lots.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
A data table. <ol style="list-style-type: none"> <li>1. total project area;</li> <li>2. total number of lots, dwellings, and buildings;</li> <li>3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;</li> <li>4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;</li> <li>5. percentage of buildable land;</li> <li>6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;</li> <li>7. area and percentage of open space or landscaping;</li> <li>8. area to be dedicated as right-of-way (public and private);</li> <li>9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).</li> </ol>	<b>TBD</b>	<i>Provide details at preliminary plat</i>

<p><b>Phasing Plan:</b> Including a data table with the following Information for each phase:</p> <ul style="list-style-type: none"> <li>i. Subtotal area in square feet and acres;</li> <li>ii. number of lots or dwelling units;</li> <li>iii. open space area and percentage;</li> <li>iv. utility phasing plan;</li> <li>v. number of parking spaces;</li> <li>vi. recreational facilities to be provided;</li> <li>vii. overall plan showing existing, proposed, and remaining phases.</li> </ul>	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Final Plat Requirements</b>		
Subdivision name and location.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Standard Plat Format followed.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Name and address of property owner and developer.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Name of land surveyor.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
The location of proposed subdivision with respect to surrounding property and street.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
The name of all adjoining property owners of record, or names of adjoining developments.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
North arrow.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
A tie to a permanent survey monument at a section corner.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Lot Numbers.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Proposed road ROW widths.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Vicinity map.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
All required signature blocks are on the plat.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Prepared by a professional engineer licensed in Utah.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Proposed methods for the protection or preservation of sensitive lands.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Fencing plans.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Location of any flood plains, wetlands, and other sensitive lands.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Existing and Proposed easements.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
Street monument locations.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
A data table. <ol style="list-style-type: none"> <li>1. total project area;</li> <li>2. total number of lots, dwellings, and buildings;</li> <li>3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;</li> <li>4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;</li> <li>5. percentage of buildable land;</li> <li>6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;</li> <li>7. area and percentage of open space or landscaping;</li> <li>8. area to be dedicated as right-of-way (public and private);</li> <li>9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).</li> </ol>	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
<b>Phasing Plan:</b> Including a data table with the following Information for each phase: <ol style="list-style-type: none"> <li>i. Subtotal area in square feet and acres;</li> <li>ii. number of lots or dwelling units;</li> <li>iii. open space area and percentage;</li> <li>iv. utility phasing plan;</li> <li>v. number of parking spaces;</li> <li>vi. recreational facilities to be provided;</li> <li>vii. overall plan showing existing, proposed, and remaining phases.</li> </ol>	<b>TBD</b>	<i>Provide details at preliminary plat and final plats</i>
<b>Developer shall ensure all rollback taxes are paid prior to recordation.</b>	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Subdivision Layout</b>		
<b>Layout:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Trails Master Plan:</b> Shows required trails	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Block Length:</b> 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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Connectivity:</b> The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Mailboxes:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Private Roads:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Access:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Two separate means</b> 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. <b>Exception:</b> 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.	<b>TBD</b>	<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"> <li>1. an essential link exists between a legitimate governmental interest and the requirement; and</li> <li>2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.</li> </ol>	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<p><b>Driveway and Driveway Approaches:</b>  <b>Construction:</b> 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>	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<p><b>Shared Driveways:</b> 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>	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<ol style="list-style-type: none"> <li>1. Shared Driveways may be used for clustered single-family lots. <ol style="list-style-type: none"> <li>a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet.</li> <li>b. The maximum amount of units accessing a shared driveway shall be six.</li> </ol> </li> <li>2. Shared driveways may be used for two-family, three-family, and multi-family units. <ol style="list-style-type: none"> <li>a. The maximum length shall be 150 feet.</li> <li>b. The maximum amount of units accessing a shared driveway shall be ten.</li> </ol> </li> <li>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"> <li>a. Corner lots may have one driveway approach per street frontage.</li> <li>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.</li> </ol> </li> <li>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. <ol style="list-style-type: none"> <li>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.</li> </ol> </li> </ol>	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<ol style="list-style-type: none"> <li>iii. Driveway Widths: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> </ol>	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<ol style="list-style-type: none"> <li>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.</li> </ol>	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
<b>Lot Design</b>		
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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Corner lots for residential use shall be 10% larger than the required minimum lot.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
No lot shall be created that is divided by a municipal or county boundary line.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Double access lots are not permitted with the exception of corner lots.	<b>TBD</b>	<i>Provide details at preliminary plat</i>
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. <b>Exception:</b> 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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat</i>

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

<b>Master Development Agreement.</b> 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

<b>Concept Plan Application Requirements</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
A completed application and affidavit, form, and application fee.	<b>Complies</b>	<i>See concept plan on file with Planning</i>
Plat/Parcel Map of the area available at the Utah County Surveyor's Office.	<b>Complies</b>	<i>See concept plan on file with Planning</i>
<b>Proposed changes to existing zone boundaries, if such will be needed</b>	<b>Can Comply.</b>	<b>A Rezone and GPA required for proposed development</b>
Conceptual elevations and floor plans, if available	<b>Complies.</b>	<i>Conceptual elevations provided for Multi-family only</i>
Drawn to a scale of not more than 1" = 100'	<b>Complies</b>	<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	<b>Complies</b>	<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	<b>Complies</b>	<i>See concept plan on file with Planning</i>
Locations and widths of existing and proposed streets and right-of-ways	<b>Complies</b>	<i>See concept plan on file with Planning</i>
Road centerline data including bearing, distance, and curve radius	<b>Complies</b>	<i>See concept plan on file with Planning</i>
<b>Configuration of proposed lots with minimum and average lot sizes</b>	<b>Can Comply.</b>	<b>Add minimum and average lot sizes</b>
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	<b>Complies</b>	<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	<b>Complies</b>	<i>See concept plan on file with Planning</i>
Total acreage of the entire tract proposed for subdivision	<b>Complies</b>	<i>See concept plan on file with Planning</i>
<b>General topography shown with 1' or 2' contours and slope arrows with labels</b>	<b>Can Comply.</b>	<b>Add topography to concept plan</b>
North arrow, scale, and date of drawing	<b>Complies</b>	<i>See concept plan on file with Planning</i>
Property boundary with dimensions	<b>Complies</b>	<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	<b>Complies</b>	<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	<b>Complies</b>	<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	<b>Complies</b>	<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	<b>Complies</b>	<i>See concept plan on file with Planning</i>
<b>Trails Master Plan:</b> Shows required trails	<b>Complies</b>	<i>See concept plan on file with Planning</i>

## 19.14 Site Plan Review

Regulation	Compliance	Findings
<p><b>Approval Required:</b> 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"> <li>1. Any industrial use;</li> <li>2. Any commercial use;</li> <li>3. Any institutional use;</li> <li>4. Two-Family Structures and Three-Family Structures; and</li> <li>5. A multi-family residential development.</li> </ol>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Site Plan Standards:</b> The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.</p>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Utilities:</b> 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"> <li>a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing.</li> <li>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.</li> <li>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.</li> <li>d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.</li> </ol>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Grading and Drainage:</b> 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>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Secondary Water System and Dedication of Water Shares:</b> 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>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Piping of Irrigation Ditches:</b> 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>	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<p><b>Preliminary Plat With Attached Units:</b> 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>	<b>TBD</b>	<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.		
<b>Nuisances:</b> All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Residential Conversions:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Ownership Affidavit:</b> A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Vicinity Map:</b> A general location map indicating the approximate location of the subject parcel.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Context plan:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Site Analysis:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Survey:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Compliance statement:</b> A statement indicating how the proposed development complies with the City’s adopted Land Use Element of the General Plan.	<b>TBD</b>	<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"> <li>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;</li> <li>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;</li> <li>iii. acceleration and deceleration lanes, and dimensions thereof, if required;</li> <li>iv. off-street parking and loading areas complying with the City’s off-street parking requirements contained in Chapter 19.09 of this Title;</li> <li>v. proposed outdoor display areas;</li> <li>vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;</li> <li>vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;</li> <li>viii. location, type, and size of all business and on-site circulation signage;</li> </ul>	<b>TBD</b>	<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;	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Final Traffic report:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Data table including:</b> 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.)	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Landscaping Plan:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Lighting Plan:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Elevations:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Signage Plan:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Fee:</b> A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Public Notice and Hearing:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Development or Bond Agreement:</b> 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	<b>TBD</b>	<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><b>Considerations Relating to Traffic Safety and Traffic Congestion:</b></p> <ul style="list-style-type: none"> <li>i. the effect of the site development plan on traffic conditions on adjacent street systems;</li> <li>ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;</li> <li>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;</li> <li>iv. the location, arrangement, and dimensions of truck loading and unloading facilities;</li> <li>v. the circulation patterns within the boundaries of the development; and</li> <li>vi. the surfacing and lighting of off-street parking facilities.</li> </ul>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Considerations Relating to Outdoor Advertising:</b> Outdoor advertising shall comply with the provisions of Chapter 19.18.</p>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Consideration Relating to Landscaping:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>ii. the requirements of Chapter 19.06;</li> <li>iii. the planting of ground cover or other surfaces to prevent dust and erosion; and</li> <li>iv. the unnecessary destruction of existing healthy trees.</li> </ul>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Considerations Relating to Buildings and Site Layout:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>iii. compliance with the City's Architectural design standards.</li> </ul>	<b>TBD</b>	<i>Provide details at site plan</i>
The effect of the site development plan on the adequacy of the storm and surface water drainage.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Trails Master Plan:</b> Shows required trails	<b>TBD</b>	<i>Provide details at site plan</i>

## 19.16 Site and Architectural Design Standards

### General Site Design Standards

Regulation	Compliance	Findings
<b>Pedestrian Connectivity:</b> All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	<b>TBD</b>	<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	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Parking Areas:</b> 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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Acceleration and Deceleration Lanes:</b> Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Parking Structures:</b> 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.	<b>N/A</b>	<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.	<b>N/A</b>	<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.	<b>N/A</b>	<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.	<b>N/A</b>	<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.	<b>N/A</b>	<i>None proposed</i>
<b>Trash Enclosures, Storage Areas, and External Structures:</b> Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	<b>TBD</b>	<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.	<b>TBD</b>	<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	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Utility Boxes:</b> 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.	<b>TBD</b>	<i>Provide details at preliminary plat and site plan</i>
<b>Site Design Standards: Non-Residential Development</b>		
<b>Shopping Cart Corrals:</b> 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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Uses Within Buildings:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Outdoor Display:</b> All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at site plan</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Outdoor Storage Standards:</b> 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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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).	<b>TBD</b>	<i>Provide details at site plan</i>
The outdoor storage materials may not extend above the height of the fence or wall.	<b>TBD</b>	<i>Provide details at site plan</i>

<p><b>Access Requirements:</b></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>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Off-Street Truck Loading Space:</b> 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>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Screening of Storage &amp; Loading Areas:</b> 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>	<b>TBD</b>	<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>	<b>TBD</b>	<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>	<b>TBD</b>	<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>	<b>TBD</b>	<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>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Buffers:</b> 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>	<b>TBD</b>	<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>	<b>TBD</b>	<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>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Parking Lot Buffers:</b> 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>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Building Buffer:</b> 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>	<b>TBD</b>	<i>Provide details at site plan</i>
<p><b>Interconnection:</b> 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>	<b>Complies.</b>	<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.

<p><b>Building Articulation:</b> 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> <ol style="list-style-type: none"> <li>i. A combination of vertical and horizontal elevation shifts that together equal at least 5'.</li> <li>ii. Addition of horizontal and vertical divisions by use of textures or materials.</li> <li>iii. Primary material change.</li> <li>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".</li> <li>v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.</li> </ol>	<p><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>
<p><b>Roof Treatment:</b> 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><b>TBD</b></p>	<p><i>Provide details at site plan</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><b>TBD</b></p>	<p><i>Provide details at site plan</i></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><b>TBD</b></p>	<p><i>Provide details at site plan</i></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><b>TBD</b></p>	<p><i>Provide details at site plan</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><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>
<p><b>Windows:</b> Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.</p>	<p><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>
<p><b>Awnings, Canopies, Trellises, Pergolas, and Similar Features:</b> All such features must be attached to a vertical wall.</p>	<p><b>TBD</b></p>	<p><i>Provide details at site plan</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><b>TBD</b></p>	<p><i>Provide details at site plan</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><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>
<p>Backlighting is not permitted.</p>	<p><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>
<p><b>Mechanical Equipment:</b> 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><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>
<p>Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.</p>	<p><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>
<p>Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.</p>	<p><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>
<p>Screening materials shall conform to the color scheme and materials of the primary building.</p>	<p><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>
<h2 style="margin: 0;">Residential Architectural Design Standards</h2>		
<h3 style="margin: 0;">General standards do not apply one-family and two-family dwellings unless governed under a DA.</h3>		
<p><b>Architectural Wrap:</b> 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.</p>	<p><b>TBD</b></p>	<p><i>Provide details at site plan</i></p>

<b>Materials and Colors:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
No more than 75% of any building elevation shall consist of any one material or color.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Color Variation:</b> Three-family, and multi-family developments containing more than five buildings shall be designed with at least two color palettes.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Non-Residential Architectural Design Standards</b>		
<b>Four Sided Architecture:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Color and Materials:</b> 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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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"> <li>i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or</li> <li>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.</li> </ul>	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Prohibited Materials:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Stairways:</b> 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.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Roof Drains:</b> All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Electrical Panels:</b> To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	<b>TBD</b>	<i>Provide details at site plan</i>
<b>Street Orientation:</b> All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	<b>TBD</b>	<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.	<b>TBD</b>	<i>Provide details at site plan</i>

<b>Metal Buildings:</b> 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>

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

<b>19.19 Open Space</b>		
<b>Minimum Required Open Space</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
<b>Open Space Required:</b> A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	<b>TBD</b>	<i>TBD at preliminary plat and site plan</i>
<b>Minimum Percentage by Development:</b> 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.	<b>TBD</b>	<i>TBD at preliminary plat and site plan</i>
<b>Other Limitations:</b> 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	<b>TBD</b>	<i>TBD at preliminary plat and site plan</i>

<b>Minimum Required Amenities</b>		
<b>Minimum Points:</b> 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).	<b>TBD</b>	<i>TBD at preliminary plat and site plan</i>
<b>Mixture of Amenities and Required Amenities:</b> All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<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.	<b>TBD</b>	<i>TBD at preliminary plat and site plan</i>

<b>Payment in Lieu of Open Space</b>		
<b>Applicability:</b> 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	<b>TBD</b>	<i>TBD at preliminary plat and site plan</i>

<ul style="list-style-type: none"> <li>ii. any single-family development with a park requirement of less than one acre, or</li> <li>iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or</li> <li>iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.</li> </ul>		
<p><b>Total Cost:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<b>TBD</b>	<i>TBD at preliminary plat and site plan</i>

<b>Fiscal Impact</b>	
<b>Regulation</b>	<b>Findings</b>
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



3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

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 FENCINGS 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:

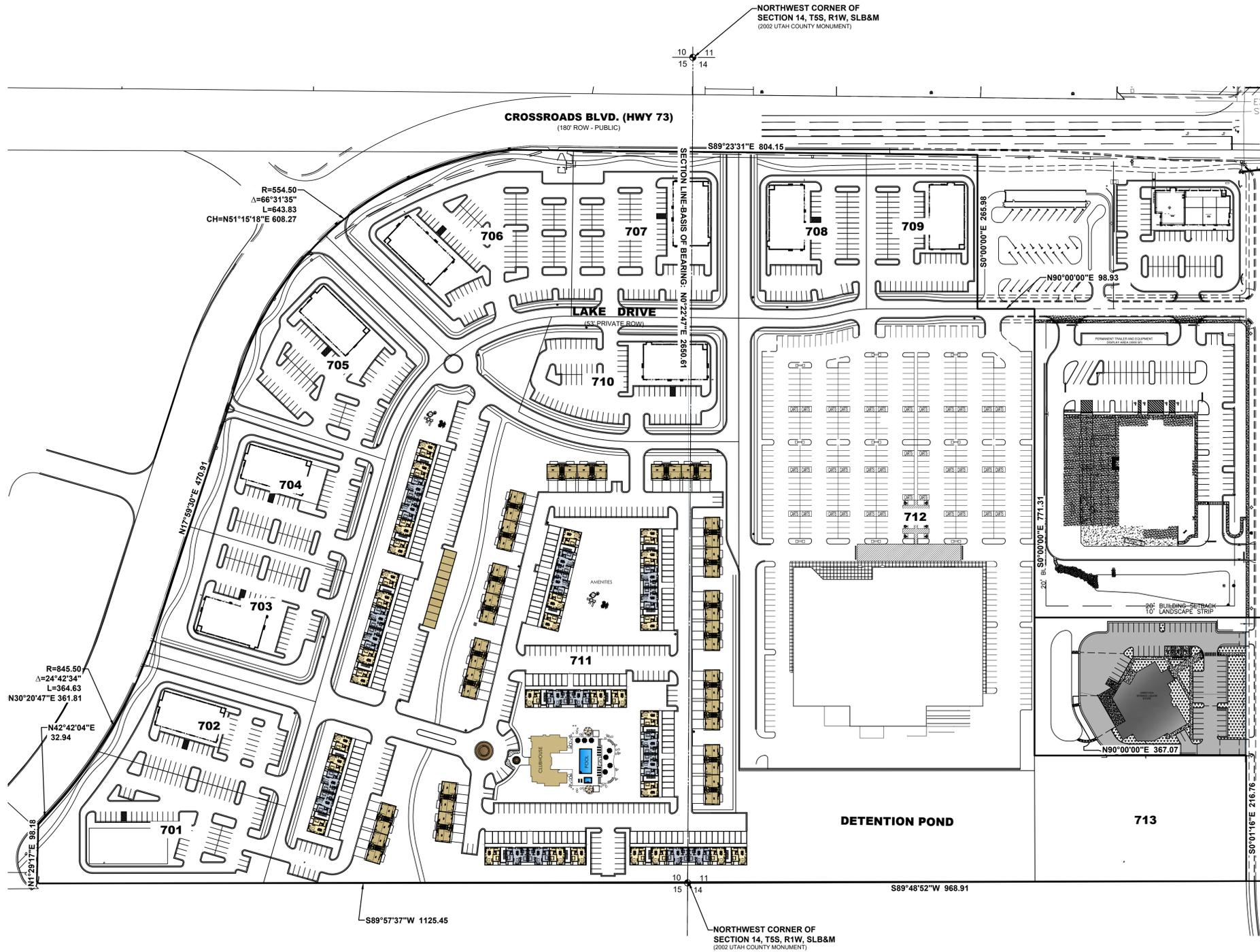
1"=100'

DATE:

6/04/2024

SHEET

101



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-3
		COMBO BOX	SD-4
		4x4' CATCH BASIN	(2)
		3x3' CATCH BASIN	(2)
		INLET/OUTLET W/ GRATE	SD-5
		CULINARY WATER PIPE	DW-1, DW-2, DW-3, ST-7, (2)
		45" 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)X(2)
		TEE	DW-2, (2)
		CROSS	DW-2, (2)
		SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (2)
		45" 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	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
		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%.

DEVELOPER / OWNER

WPI ENTERPRISES INC.  
5455 WEST 11000 NORTH SUITE 202  
HIGHLAND, UT 84003  
(801) 467-7000

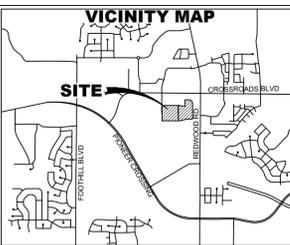
ENGINEER

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

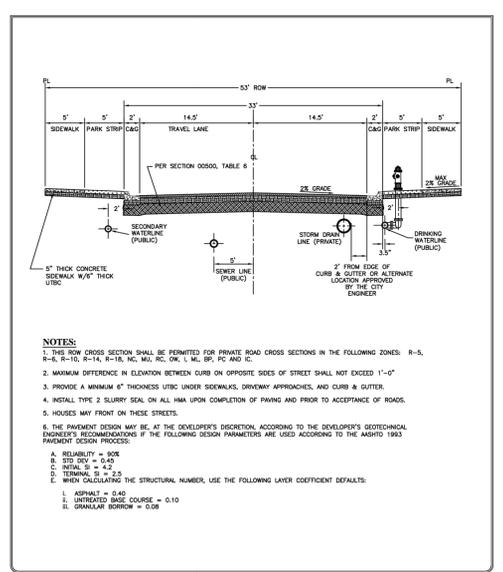
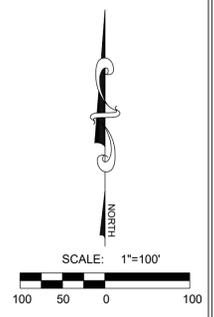
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SARATOGA SPRINGS COMMERCIAL

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**LEI**  
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**ENGINEERS  
 SURVEYORS  
 PLANNERS**  
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 Spanish Fork, UT 84660  
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 Fax: 801.798.9393  
 office@lei-eng.com  
 www.lei-eng.com



**PRIVATE ROADWAY W/ PARK STRIP 53' RIGHT-OF-WAY**

ACCEPTED BY: [Signature] DATE: [Date]

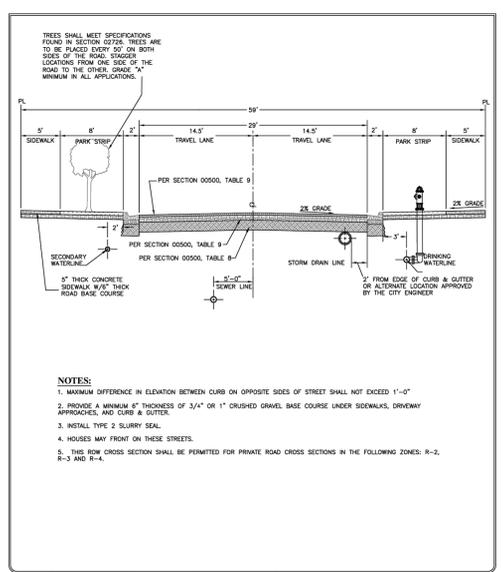
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PROJECT NO: [Number]

SARATOGA SPRINGS CITY

ST-31



**LOCAL ROADWAY 59' RIGHT-OF-WAY**

ACCEPTED BY: [Signature] DATE: [Date]

DESIGNED BY: [Signature] DATE: [Date]

CHECKED BY: [Signature] DATE: [Date]

PROJECT NO: [Number]

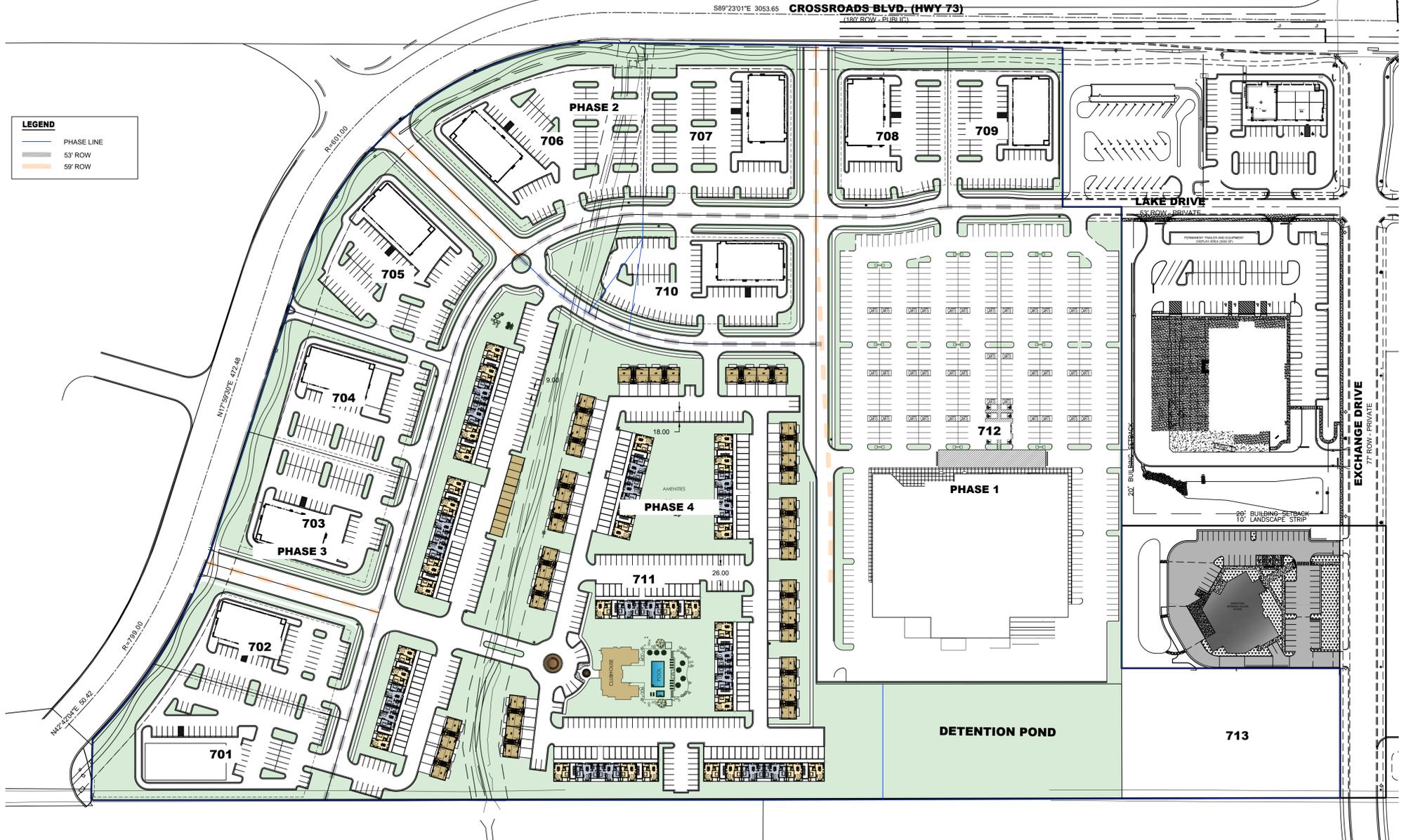
SARATOGA SPRINGS CITY

ST-8

UTAH STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS

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**LEGEND**

- PHASE LINE
- 53' ROW
- 59' ROW

**NOTES**

1. INTERNAL LOT LAYOUTS ARE FOR REFERENCE AND MAY CHANGE WITH FINAL SITE PLAN SUBMITTALS.

EXISTING		PROPOSED		DETAILS		EXISTING		PROPOSED		DETAILS	
[Symbol]	BOUNDARY LINE	[Symbol]	BOUNDARY LINE	[Symbol]	DW-13A DW-15	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	STREET LIGHT LOCAL
[Symbol]	STREET CENTERLINE	[Symbol]	STREET CENTERLINE	[Symbol]	DW-13B, DW-15	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	STREET LIGHT COLLECTOR
[Symbol]	EASEMENT LINE	[Symbol]	EASEMENT LINE	[Symbol]	(1)(1)(2)	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	POWER POLE
[Symbol]	LOT LINES	[Symbol]	LOT LINES	[Symbol]	DW-2, (2)	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	DITCH
[Symbol]	SEWER MANHOLE	[Symbol]	SEWER MANHOLE	[Symbol]	PI-1, PI-2, ST-7, (2)	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	FIBER OPTIC
[Symbol]	4" SEWER SERVICE	[Symbol]	4" SEWER SERVICE	[Symbol]	PI-2, (2)	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	GAS
[Symbol]	STORM DRAIN PIPE (RCP)	[Symbol]	STORM DRAIN PIPE (RCP)	[Symbol]	PI-2, (2)	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	OVERHEAD POWER
[Symbol]	STORM DRAIN MANHOLE	[Symbol]	STORM DRAIN MANHOLE	[Symbol]	PI-2, (2)	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	FLOW ARROW
[Symbol]	CURB INLET	[Symbol]	CURB INLET	[Symbol]	PI-2, (2)	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	CONTOURS
[Symbol]	COMBO BOX	[Symbol]	COMBO BOX	[Symbol]	PI-3, PI-5A, PI-5C	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	100 YEAR FLOOD ROUTE
[Symbol]	4'x4' CATCH BASIN	[Symbol]	4'x4' CATCH BASIN	[Symbol]	PI-3, PI-5B, PI-5C	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	MATCH LINE
[Symbol]	3'x3' CATCH BASIN	[Symbol]	3'x3' CATCH BASIN	[Symbol]	PI-4	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	DRIVE APPROACH
[Symbol]	INLET/OUTLET W/ GRATE	[Symbol]	INLET/OUTLET W/ GRATE	[Symbol]	PI-8, PI-13	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	ADA RAMP
[Symbol]	CULINARY WATER PIPE	[Symbol]	CULINARY WATER PIPE	[Symbol]	PI-11	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	TRAIL
[Symbol]	45" PIPE ELBOW (W)	[Symbol]	45" PIPE ELBOW (W)	[Symbol]	PI-12A, PI-13	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	
[Symbol]	22.5" PIPE ELBOW (W)	[Symbol]	22.5" PIPE ELBOW (W)	[Symbol]	PI-12B, PI-13	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	
[Symbol]	11.25" PIPE ELBOW (W)	[Symbol]	11.25" PIPE ELBOW (W)	[Symbol]	ST-1, ST-2A	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	
[Symbol]	FIRE HYDRANT	[Symbol]	FIRE HYDRANT	[Symbol]	ST-1, ST-2C	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	
[Symbol]	3/4" SERVICE & METER (W)	[Symbol]	3/4" SERVICE & METER (W)	[Symbol]	ST-1, ST-2F	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	
[Symbol]	PRV (W)	[Symbol]	PRV (W)	[Symbol]	ST-1	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	
[Symbol]	AIR-VAC VALVE (W)	[Symbol]	AIR-VAC VALVE (W)	[Symbol]	ST-28	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	
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[Symbol]		[Symbol]		[Symbol]	ST-9, (3)	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	
[Symbol]		[Symbol]		[Symbol]	LS-14, LS-15, DET. 1 SH. D-4	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	

NOT FOR CONSTRUCTION

**SARATOGA SPRINGS PLAT G & H CONCEPT**  
 SARATOGA SPRINGS, UTAH  
 SITE PLAN

**REVISIONS**

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LEI PROJECT #:  
**2014-1089**

DRAWN BY:  
**BJP**

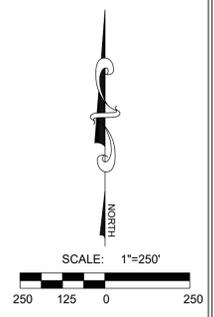
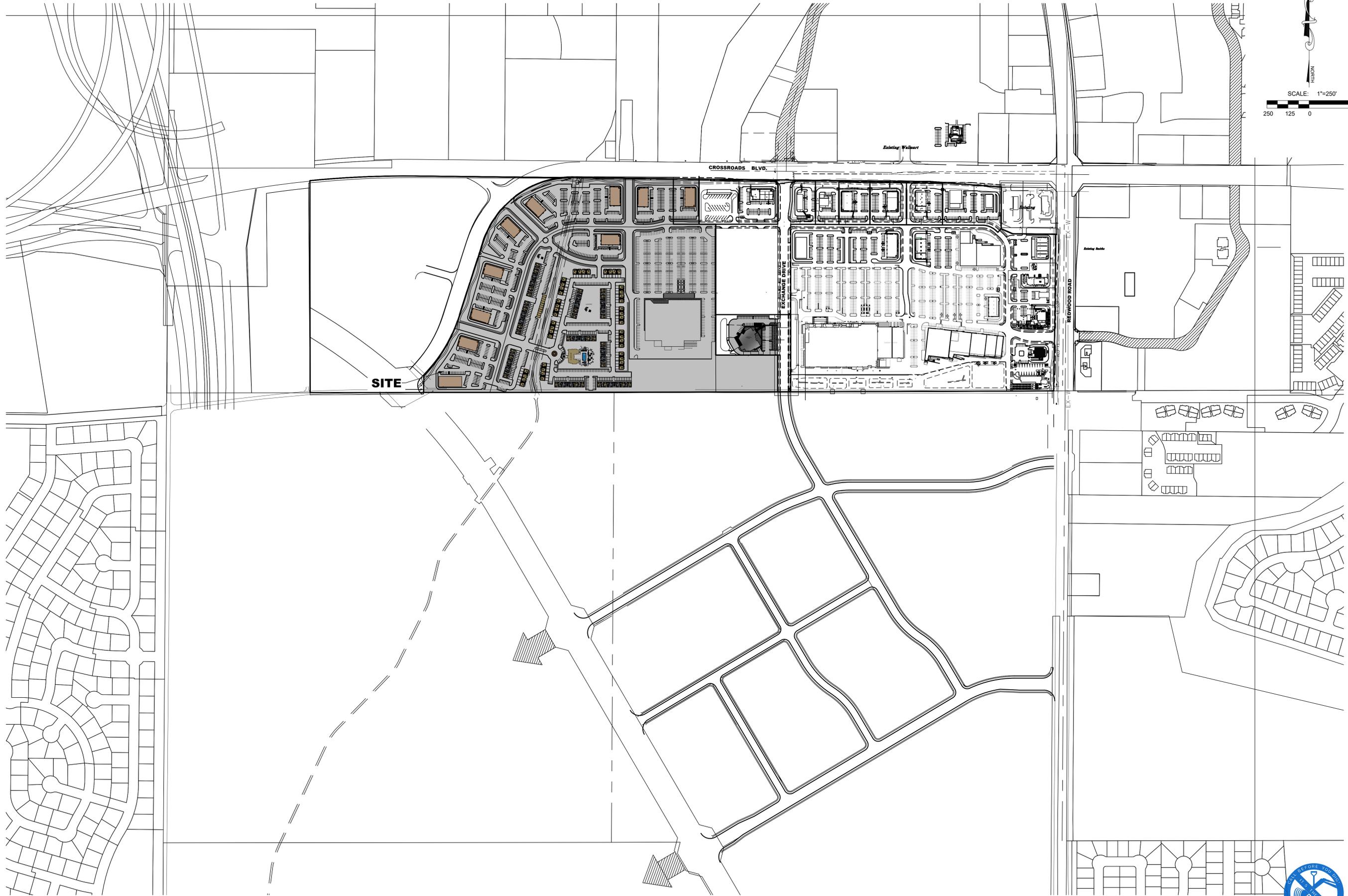
DESIGNED BY:  
**BTG**

SCALE:  
**1"=100'**

DATE:  
**6/04/2024**







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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:  
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 DATE:  
**6/04/2024**



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# EXHIBIT 8: DEVELOPMENT AGREEMENT

WHEN RECORDED RETURN TO:

Saratoga Springs City Recorder  
1307 N. Commerce Drive, Suite 200  
Saratoga Springs, UT 84045

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on \_\_\_\_\_, 20\_\_, by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "City," and Utah Valley Turf Farms, LLC, a Utah limited liability company; hereinafter referred to as "Developer."

### RECITALS:

**WHEREAS**, Developer owns 43.32 acres of property located in the City of Saratoga Springs, Utah, which is more fully described in the property ownership map, vicinity map, and/or legal descriptions attached as Exhibit A ("Property"); and

**WHEREAS**, the Property is currently zoned Agricultural. Developer wishes to develop the project known as Saratoga Springs Commercial Plat G, which will consist of commercial and multi-family developments ("Project"). Currently, the proposed Project does not meet the Agricultural zone requirements and therefore would not be allowed in the Agricultural zone. Therefore, in order to develop the Project, Developer wishes to place the Property in the Regional Commercial and MF-18 zone, as provided in Title 19 of the City Code, as amended (the "Zoning Request") and wishes to be voluntarily bound by this Agreement in order to be able to develop the Project as proposed; and

**WHEREAS**, City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

**WHEREAS**, City desires to enter into this Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property consistent with the City General Plan, the City Code, and the conditions imposed by the Planning Commission and City Council; and

**WHEREAS**, to assist City in its review of the Rezoning Request and to ensure development of the Project in accordance with Developer's representations to City, Developer

and City desire to enter voluntarily into this Agreement, which sets forth the process and standards whereby Developer may develop the Project; and

**WHEREAS**, on \_\_\_\_\_, City adopted a comprehensive update to its general plan (“General Plan”) pursuant to Utah Code Annotated §§ 10-9a-401, et seq. A portion of the General Plan establishes development policies for the Property. Such development policies are consistent with the proposed Project; and

**WHEREAS**, on \_\_\_\_\_, after a duly noticed public hearing, City’s Planning Commission recommended approval of Developer’s General Plan Amendment and Zoning Request and reviewed the conceptual project plans, attached hereto as Exhibit D (“Concept Plan”), and forwarded the application to the City Council for its consideration, subject to the findings and conditions contained in the Staff Report, and written minutes attached hereto as Exhibit B; and

**WHEREAS**, on \_\_\_\_\_, the Saratoga Springs City Council (“City Council”), after holding a duly noticed public meeting and consideration of all comments from the public, Developer, and City officials, approved Developer’s General Plan Amendment and Zoning Request, this Agreement, and reviewed the conceptual project plans, attached hereto as Exhibit D, subject to the findings and conditions contained in the Staff Report and written minutes attached hereto as Exhibit C; and

**WHEREAS**, the Concept Plan, attached as Exhibit D, among other things, identifies land uses and required road, landscaping, trail, storm drain, sewer, and water improvements; and

**WHEREAS**, to allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and to address concerns of property owners in proximity to the Property, Developer and City are each willing to abide by the terms and conditions set forth herein; and

**WHEREAS**, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City’s General Plan, and Title 19 of the City code (collectively, the “Public Purposes”). As a result of such determination, City has elected to process the Rezoning Request and General Plan Amendment, and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of City.

## **AGREEMENT:**

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the “Effective Date”). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals.
2. Affected Property. The property ownership map, vicinity map, and/or legal descriptions for the property are attached as Exhibit A. In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.
3. Zone Change, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the Regional Commercial and MF-18 zone in effect when a complete preliminary or site plan application is filed. An application is determined to be complete in accordance with Utah Code § 10-9a-509.

Except to the extent this Agreement is more restrictive, the Property shall comply with all “City Regulations,” which is defined either as: (a) “all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat or site plan application is filed and all application fees are paid;” or (b) with respect only to which uses are permitted or prohibited, “all City ordinances, regulations, specifications, and standards in effect on the Effective date.” City Regulations may include but are not limited to regulations regarding permitted uses, prohibited uses, setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements.

4. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer’s rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting Developer’s rights shall be of general

applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

5. **Required Improvements.** This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to service the Property, including without limitation the dedication of water rights and sources. Capacity shall only be reserved once a Final Plat is recorded, accepted construction drawings are stamped, and all improvements necessary to resolve any existing system capacity issues are guaranteed to be installed by Developer through an improvement completion assurance or bond. Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure, whether or not the minimum size may have additional capacity. In addition, in consideration of granting the Zoning Request, Developer may be required to upsize certain infrastructure, as specified below. Not by way of limitation, the Developer shall be required to install and dedicate the following:
  - a. **Water Rights and Sources.** Developer shall either convey or purchase from City sufficient water rights and sources to meet the requirements of City regulations. Any conveyance of water rights and sources shall be subject to a water banking agreement prepared by the City Attorney. Water rights and sources conveyed shall not be recognized as credits in the City's system until a change application is approved by the Utah Division of Water Rights (DWRi). A change application typically takes a minimum of 6 months to be approved by DWRi. If Developer wishes to convey water rights to the City (in lieu of purchasing water from the City), final plats shall not be approved for recordation until a change application is approved. City shall not be obligated to sell Developer water rights and sources unless the City has sufficient unused water rights and sources, which shall be determined in City's sole discretion.
  - b. **Water Facilities for Development.** At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat shall be determined by the City and may be adjusted in accordance with City Regulations and any applicable law.

- c. **Sewer, Storm Drainage, and Roads.** At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer, storm drainage, and road improvements sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law. Developer, at its sole cost, 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.
- d. **Trail Improvements.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to install and improve the trail improvements along Crossroads Blvd and the Canal trail and as more fully specified in Exhibit E. This shall be in addition to and not in lieu of all required landscaping/open space improvements according to City Regulations. Developer may receive credits towards the City's landscaping/open space requirements for the installation of the trail improvements per City regulations, or alternatively Developer may choose to receive Parks, Trails, and Open Space impact fee credits, if applicable. Developer shall not receive both landscaping/open space credit under Title 19 of the City Code and impact fee credits. Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the pavement surface of Crossroads Blvd. 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. The 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.

Developer shall maintain the landscaping portion of trail improvements in perpetuity including repairing and replacing the vegetation, repairing and replacing all necessary irrigation infrastructure and improvements, replacing rock and mulch landscaping, and providing snow removal to ensure that the public is able to safely use and access the trail at all times. City shall be responsible for the

perpetual repair and replacement of the trail surface. Developer shall ensure that an owners association maintains the trail landscaping in perpetuity once Developer no longer has a majority ownership interest in the Property.

- e. **Power Lines.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to bury all power lines at Developer's own expense that are located on the Property, on the immediately-adjacent parcel, and/or along Crossroads Blvd as more fully shown on Exhibit F. This shall be in addition and not in lieu of all required roadway, landscaping, and trail improvements in accordance with City Regulations. Furthermore, as an express condition of this Agreement and the Zoning Request, Developer shall be required to apply for and receive a permit from Rocky Mountain Power and comply with all necessary requirements at Developer's sole cost. Developer shall also be required to apply with and obtain approval from any government entity for encroachment onto any public right-of-way at Developer's sole cost.
6. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the "Plans") to be prepared for the Project meeting City Regulations, this Agreement, including all exhibits, and any conditions of approval as specified in Exhibits B and C. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations, as well as any information which City staff reasonably requests.
7. Standards for Approval. City shall approve the Plans if such Plans meet the requirements of this Agreement and City Regulations. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations and, if a plat is required, record a Final Plat with the Utah County Recorder and pay all recording fees.
8. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of ten years. However, this Agreement shall terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall survive this Agreement; or (ii) if Developer fails to proceed with the Project within a period of two years. "Failure to proceed with development" shall be defined as failure to submit a complete site plan or preliminary plat application meeting all current City regulations and failure to pay the City's application fees for such. Unless otherwise agreed to by City and Developer, Developer's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement approved by City and Developer in writing. However, this Agreement shall continue for perpetuity for any portions of the

property contained in a final plat approved by City and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing. This Section 9 and Developer's vested rights are subject at all times to the City's reserved Legislative Powers in Section 4 of this Agreement.

9. Successors and Assigns.

- a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. If the Property is transferred ("Transfer") to a third party ("Transferee"), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.
- b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 9.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

10. Default.

- a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:
  - i. a warranty, representation, or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;
  - ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;
  - iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.
- b. Procedure Upon Default.

- i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph 10.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.
    - ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.
  - c. Breach of Agreement. Upon Default as set forth in Subparagraphs 10.a. and 10.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.
- 11. Entire Agreement. This Agreement shall supersede all prior agreements with respect to the subject matter hereof, not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:
  - Exhibit A:** Property Ownership map, Vicinity Map, and/or Legal Descriptions
  - Exhibit B:** Staff Report with Adopted Planning Commission Findings and

Conditions of Approval, Report of Action (if applicable) and  
Planning Commission Written Minutes

**Exhibit C:** Staff Report with Adopted City Council Findings and Conditions  
of Approval, Report of Action (if applicable), and City Council  
Written Minutes

**Exhibit D:** Concept Plan

**Exhibit E:** Required Trail Improvements

**Exhibit F:** Power Poles Required to be Buried

12. General Terms and Conditions.

- a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.
- b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.
- c. Severability. Each and every provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.
- d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.
- e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.
- f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this

Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

- g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.
- h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein, except for minor amendments allowed per City Regulations.
- i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement, except for minor amendments allowed per City regulations.
- j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys'



contaminating materials on the Project and geological hazards.

- i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance
- ii. City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.
- o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.
- p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 10 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.
- q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. However, any

remedy against the City shall be limited to specific performance only. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.

- r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.
- s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City of  
Saratoga Springs, a political subdivision of the State  
of Utah

\_\_\_\_\_  
City Recorder

By: \_\_\_\_\_  
Mayor

DEVELOPER, Utah Valley Turf Farms, LLC a Utah limited liability company/partnership.

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_, of \_\_\_\_\_, a Utah corporation/limited liability company/partnership.

\_\_\_\_\_  
Notary Public

**Exhibit "A"**

**Property Ownership map, Vicinity Map, and/or Legal Descriptions**



ENGINEERS  
SURVEYORS  
PLANNERS

## LEGAL DESCRIPTIONS

PREPARED FOR

*WPI*

**Saratoga Springs Commercial**

**Job No. 14-1089**

(April 29, 2024)

### Rezone Legal Descriptions

#### **SARATOGA SPRINGS COMMERCIAL REZONE 1 (High Density Residential)**

A parcel of land located in the Northwest Quarter of Section 14, and the Northeast Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at the West Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along the Quarter Section Line S89°57'37"W 735.93 feet; thence N16°08'29"E 776.24 feet; thence along the arc of a curve to the right 390.18 feet with a radius of 323.00 feet through a central angle of 69°12'44", chord: N50°44'52"E 366.88 feet to a point of cusp; thence S19°12'58"W 173.46 feet; thence along the arc of a non-tangent curve to the left 202.66 feet with a radius of 400.00 feet through a central angle of 29°01'44", chord: S75°08'19"E 200.50 feet; thence S89°55'53"E 197.74 feet; thence S03°13'38"E 268.85 feet; thence South 273.50 feet; thence East 87.25 feet; thence South 219.25 feet to the Quarter Section Line; thence along said Quarter Section Line S89°48'52"W 200.81 feet to the point of beginning.

Contains: 14.20 acres.

618,566 Sq. Ft.

#### **SARATOGA SPRINGS COMMERCIAL REZONE 3 (Regional Commercial)**

A parcel of land located in the Northwest Quarter of Section 14, and the Northeast Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a point located S89°57'37"W along the Quarter Section Line 735.93 feet from the West Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence continuing along said Quarter Section Line S89°57'37"W 389.53 feet to the Southeast Corner of that UDOT real property described in Deed Entry Number 95690:2015 in the official records of the Utah County Recorder; thence along the East line of said UDOT real property the following two (2) courses: along the arc of a non-tangent curve to the left 4.75 feet with a radius of 3375.00 feet through a central angle of 00°04'50", chord: N45°23'16"W 4.75 feet; thence N01°29'17"E 98.18 feet to the Southeast Corner of that UDOT real property described in Deed Entry Number 95689:2015 in the official records of the Utah County Recorder, known as West Crossroads Boulevard; thence along the Southeasterly line of said UDOT real property the following five (5) courses: N42°42'04"E 32.94 feet; thence along the arc of a curve to the left 364.63 feet with a radius of 845.50 feet through a central angle of 24°42'34", chord: N30°20'47"E 361.81 feet; thence N17°59'30"E 470.91 feet; thence along the arc of a curve to the right 643.83 feet with a radius of 554.50 feet through a central angle of 66°31'35", chord: N51°15'18"E 608.27 feet; thence S89°23'31"E 804.15 feet to the West line of the existing Regional Commercial Zoning; thence along said West line the following five (5) courses: South 265.98 feet; thence East 98.93 feet; thence South 771.31 feet; thence East 183.53 feet; thence South 217.35 feet to the Quarter Section Line; thence along said Quarter Section Line S89°48'52"W 584.49 feet; thence North 219.25 feet; thence West 87.25 feet; thence North 273.50 feet; thence N03°13'38"W 268.85 feet; thence N89°55'53"W 197.74 feet; thence along the arc of a non-tangent curve to the right 202.66 feet with a radius of 400.00 feet through a central angle of 29°01'44", chord: N75°08'19"W 200.50 feet; thence N19°12'58"E 173.46 feet to a point of cusp; thence along the arc of a non-tangent curve to the left 390.18 feet with a radius of 323.00 feet through a central angle of 69°12'44", chord: S50°44'52"W 366.88 feet; thence S16°08'29"W 776.24 feet to the point of beginning.

Contains: 28.16 acres.

1,226,746 Sq. Ft.

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

www.lei-eng.com

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660

☎ 801.798.0555

■ 801.798.9393



ENGINEERS  
SURVEYORS  
PLANNERS

**LEGAL DESCRIPTIONS**

**PREPARED FOR**

***WPI***

**Saratoga Springs Commercial**

**Job No. 14-1089**

(April 29, 2024)

**General Plan Amendment Legal Descriptions**

**SARATOGA SPRINGS COMMERCIAL REZONE 1 (High Density Residential)**

A parcel of land located in the Northwest Quarter of Section 14, and the Northeast Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at the West Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along the Quarter Section Line S89°57'37"W 735.93 feet; thence N16°08'29"E 776.24 feet; thence along the arc of a curve to the right 390.18 feet with a radius of 323.00 feet through a central angle of 69°12'44", chord: N50°44'52"E 366.88 feet to a point of cusp; thence S19°12'58"W 173.46 feet; thence along the arc of a non-tangent curve to the left 202.66 feet with a radius of 400.00 feet through a central angle of 29°01'44", chord: S75°08'19"E 200.50 feet; thence S89°55'53"E 197.74 feet; thence S03°13'38"E 268.85 feet; thence South 273.50 feet; thence East 87.25 feet; thence South 219.25 feet to the Quarter Section Line; thence along said Quarter Section Line S89°48'52"W 200.81 feet to the point of beginning.

Contains: 14.20 acres.

618,566 Sq. Ft.

**SARATOGA SPRINGS COMMERCIAL REZONE 2 (Regional Commercial)**

A parcel of land located in the Northwest Quarter of Section 14, and the Northeast Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N89°48'52"E along the Quarter Section Line 200.81 feet from the West Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence North 219.25 feet; thence West 87.25 feet; thence North 273.50 feet; thence N03°13'38"W 268.85 feet; thence N89°55'53"W 197.74 feet; thence along the arc of a non-tangent curve to the right 202.66 feet with a radius of 400.00 feet through a central angle of 29°01'44", chord: N75°08'19"W 200.50 feet; thence N19°12'58"E 173.46 feet; thence N62°27'06"E 33.60 feet; thence S89°52'14"E 709.05 feet to the West line of the existing Regional Commercial Zoning; thence along said West line the following four (4) courses: East 98.93 feet; thence South 771.31 feet; thence East 183.53 feet; thence South 217.35 feet to the Quarter Section Line; thence along said Quarter Section Line S89°48'52"W 584.49 feet to the point of beginning.

Contains: 13.57 acres.

591,040 Sq. Ft.

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

**Exhibit “B”**

**Staff Report with Adopted Planning Commission Findings and Conditions of Approval,  
Report of Action (if applicable), and Written Minutes**

**[ON FILE WITH THE CITY RECORDER]**

**Exhibit “C”**

**Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), City Council Written Minutes.**

**[ON FILE WITH THE CITY RECORDER]**

**Exhibit “D”  
Concept Plan**

**Exhibit “E”  
Trail Improvements**

**Exhibit "F"**  
**Power Poles Required to be Buried**

# EXHIBIT 9: ORDINANCE

## ORDINANCE NO. (06/18/24)

### **AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AN AMENDMENT TO THE LAND USE MAP OF THE GENERAL PLAN, ADOPTING AN AMENDMENT TO THE OFFICIAL ZONING MAP, AND APPROVING A DEVELOPMENT AGREEMENT SPECIFYING THE TERMS OF THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY**

**WHEREAS**, Utah Code Chapter 10-9a allows municipalities to amend the general plan and the number, shape, boundaries, or area of any zoning district; and

**WHEREAS**, before the Saratoga Springs City Council approves any zoning or general plan amendments, the amendments must first be reviewed by the Saratoga Springs Planning Commission for its recommendation to the City Council; and

**WHEREAS**, on June 13, 2024, the Planning Commission held a public hearing after proper notice and publication to consider amendments to the City's Land Use Map of the General Plan as well as the City-wide zoning map for certain real property in the City of Saratoga Springs, which is described in Exhibit A ("Property"), and forwarded the item with a favorable recommendation; and

**WHEREAS**, on June 18, 2024, the City Council held a public meeting to consider the general plan land use map and zoning map amendments; and

**WHEREAS**, the City Council voted to approve the rezone and general plan amendments subject to the terms of a development agreement, which agreement is attached as Exhibit B ("Agreement"); and

**WHEREAS**, pursuant to Utah Code § 10-9a-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

**WHEREAS**, the City desires to enter into the Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property; and

**WHEREAS**, after due consideration, and after proper notice, and after conducting the requisite public hearing with the Planning Commission, the City Council, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the Land Use Map of the General Plan and City-wide zoning map be made and that the Agreement be approved.

**NOW THEREFORE**, the City Council hereby ordains as follows:

### **SECTION I – ENACTMENT**

Portions of the Property described in Exhibit A are hereby changed from Business Park to Regional commercial on the City’s Land Use Map of the General Plan and changed from Agriculture to Regional Commercial and MF-18 on the City’s Zoning Map, subject to and conditioned on the owner of the Property entering into the development agreement attached as Exhibit B, which Agreement shall be recorded on the Property in the Office of the Utah County Recorder. City Staff is hereby instructed to amend the official City Zoning Map and Land Use Map accordingly and to record said Agreement, subject to payment of the recording costs by the property owner.

The City Manager is hereby authorized to sign the development agreement attached as Exhibit B. City Staff may make any non-substantive changes to the Agreement before execution but may not make any changes inconsistent with the conditions of approval adopted by the City Council.

### **SECTION II – AMENDMENT OF CONFLICTING ORDINANCES**

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

### **SECTION III – EFFECTIVE DATE**

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

### **SECTION IV – SEVERABILITY**

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

### **SECTION V – PUBLIC NOTICE**

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

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
  - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City’s official website; and

ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this \_\_ of \_\_\_\_\_, 20\_\_.

Signed: \_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
Nicolette Fike, City Recorder

**CITY COUNCIL VOTE AS RECORDED**

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

**EXHIBIT A**

Legal Description

**EXHIBIT B**

Development Agreement

140 2. **Saratoga Springs Commercial Plat G General Plan (GP) Land Use Map Amendment from Business  
Park (BP) to Regional Commercial (RC), and Rezone from Agriculture (A) to Regional Commercial  
(RC) and MF-18, and accompanying Concept Plan. Located at approximately 400 West and  
Crossroads Blvd. Dan Schmidt as applicant.** Community Development Director Young presented the  
145 item. The amendments aim to reconfigure the high-density designation and to 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.

Daniel Schmidt of WPI in Highland was in attendance to answer questions.

150 **Public Hearing Open** by Vice Chair Kilgore. Receiving no public comment, the public hearing was closed by  
the Vice Chair.

Commissioner Willden received clarification that the proposed rezone would not impact overall density. He  
also wondered if there would be any neighborhoods impacted or concerned by the proposed change.

155 Community Development Director Ken Young explained that the zoning is appropriate for the area, and all  
property owners within 300 feet had received notification of the proposed rezone.

Commissioner Kilgore asked about a few instances in the Staff Report that stated: “up for discussion”.

160 Community Development Director Young explained that in those instances where the language “up for  
Discussion” was used, it indicated that Staff did not have a strong recommendation and Commissioners could  
discuss those items.

165 Commissioner Willden commented that those most impacted had been notified by mail, and there had been  
no response to the notifications, so there may not be a big concern with the proposed change.

Commissioner Kilgore asked if any traffic patterns were expected to change.

170 Community Development Director Ken Young explained there would be four access points, a proposed  
traffic light location, and Staff has reviewed the concept, and it lines up with the Transportation Master Plan.

175 Community Development Director Ken Young advised there could be some questions about the current  
future zoning of Business Park in this area having a proposed rezone to Regional Commercial. He related  
there will be some other Business Park areas designated nearby, so Staff feels there are sufficient Business Park  
zoning in the nearby vicinity.

180 Commissioner Kilgore wondered if the Business Park zone in this area was initially intended as a buffer to the  
Regional Commercial zone, and if the proposed change would negatively affect that.

Community Development Director Ken Young responded that Business Park is not usually a major buffer,  
and the demand for Regional Commercial in this area is stronger than Business Park.

185 Commissioner Mangum wondered how an area can be zoned for both Agricultural and Business Park.

Community Development Director Ken Young explained that right now, Business Park is just a land use  
designation, not a zone, and that many times the Agriculture Zone is used as a “holding zone” until an  
applicant comes in with a requested use.

190 **Motion made by Commissioner Mann 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. Seconded by Commissioner Mangum.**

195 **Yes: Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Doug Willden.**

**No: None.**

**Absent: Rachel Sprosty Burns, Reed Ryan, Scott A. Hill.**

**Motion passed 4 - 0.**

**ORDINANCE NO. 24-24 (6-18-24)**

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AN AMENDMENT TO THE LAND USE MAP OF THE GENERAL PLAN, ADOPTING AN AMENDMENT TO THE OFFICIAL ZONING MAP, AND APPROVING A DEVELOPMENT AGREEMENT SPECIFYING THE TERMS OF THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY**

**WHEREAS**, Utah Code Chapter 10-9a allows municipalities to amend the general plan and the number, shape, boundaries, or area of any zoning district; and

**WHEREAS**, before the Saratoga Springs City Council approves any zoning or general plan amendments, the amendments must first be reviewed by the Saratoga Springs Planning Commission for its recommendation to the City Council; and

**WHEREAS**, on June 13, 2024, the Planning Commission held a public hearing after proper notice and publication to consider amendments to the City's Land Use Map of the General Plan as well as the City-wide zoning map for certain real property in the City of Saratoga Springs, which is described in Exhibit A ("Property"), and forwarded the item with a favorable recommendation; and

**WHEREAS**, on June 18, 2024, the City Council held a public meeting to consider the general plan land use map and zoning map amendments; and

**WHEREAS**, the City Council voted to approve the rezone and general plan amendments subject to the terms of a development agreement, which agreement is attached as Exhibit B ("Agreement"); and

**WHEREAS**, pursuant to Utah Code § 10-9a-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

**WHEREAS**, the City desires to enter into the Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property; and

**WHEREAS**, after due consideration, and after proper notice, and after conducting the requisite public hearing with the Planning Commission, the City Council, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the Land Use Map of the General Plan and City-wide zoning map be made and that the Agreement be approved.

**NOW THEREFORE**, the City Council hereby ordains as follows:

**SECTION I – ENACTMENT**

Portions of the Property described in Exhibit A are hereby changed from Business Park to Regional commercial on the City’s Land Use Map of the General Plan and changed from Agriculture to Regional Commercial and MF-18 on the City’s Zoning Map, subject to and conditioned on the owner of the Property entering into the development agreement attached as Exhibit B, which Agreement shall be recorded on the Property in the Office of the Utah County Recorder. City Staff is hereby instructed to amend the official City Zoning Map and Land Use Map accordingly and to record said Agreement, subject to payment of the recording costs by the property owner.

The City Manager is hereby authorized to sign the development agreement attached as Exhibit B. City Staff may make any non-substantive changes to the Agreement before execution but may not make any changes inconsistent with the conditions of approval adopted by the City Council.

**SECTION II – AMENDMENT OF CONFLICTING ORDINANCES**

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

**SECTION III – EFFECTIVE DATE**

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

**SECTION IV – SEVERABILITY**

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

**SECTION V – PUBLIC NOTICE**

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

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
  - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City’s official website; and

ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this \_\_\_ of \_\_\_\_\_, 20\_\_.

Signed: \_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
Nicolette Fike, City Recorder

**CITY COUNCIL VOTE AS RECORDED**

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

**EXHIBIT A**

Legal Description

**EXHIBIT B**

Development Agreement



## Memo

To: City Council  
From: Nicolette Fike  
Subject: Jacobs Ranch  
Date: 6-13-2024

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Mayor and Council

Staff and Council Member Barton met with the applicant today regarding Jacobs Ranch GPA and Rezone, Business Item 3. Updates to the staff report and exhibits will be ready Monday for review. I will notify you as soon as I am able when they are in the packet Dropbox.

Thank you,

Nicky Fike



**REZONE/GENERAL PLAN AMENDMENT/CONCEPT PLAN  
JACOBS RANCH MARKETPLACE  
JUNE 18, 2024  
PUBLIC MEETING**

Report Date:	June 17, 2024
Applicant:	Bill Gaskill
Owner:	Jacob Hills Ranch LLC & Calvin K Jacob
Location:	Approx. 1900 S. Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	Commercial Site Area = 28.538 acres from portions of: 59:002:0186/11.25 acres 59:002:0195/79.28 acres 59:002:0171/33.72 acres 59:002:0172/32.56 acres
Land Use Designation:	Low Density Residential
Requested Land Use:	Regional Commercial (RC)
Parcel Zoning:	R1-10
Requested Zoning:	Regional Commercial (RC) for ~14 acres
Adjacent Zoning:	Regional Commercial/Neighborhood Commercial/R1-10
Current Use of Parcel:	Vacant
Adjacent Uses:	Fire Station, Gas Station, Golf Course
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	Austin Roy, Senior Planner

**A. Executive Summary:**

This item was reviewed by the City Council on June 4, 2024. The City Council tabled the item to allow more time for the City and the applicant could work out additional details of the proposed Development Agreement. On June 13, 2024, Councilmember Barton, staff, and the applicant met to and reviewed the Development Agreement. Following that meeting it was agreed that the proposed rezone request would be changed from Regional Commercial (RC) to Community Commercial (CC), and that additional height and lot width restrictions would be

added via the Development Agreement. The updated Development Agreement is scheduled to be presented to the City Council for review on June 18, 2024.

Applicant is requesting to rezone the property from R1-10 to CC and change the land use from Low Density Residential to CC. The proposed rezone would allow for a commercial development which would consist of 16 lots featuring a combination of retail, restaurant, grocery, hardware, office, financial institution and fueling station. Based on the proposed uses, 827 parking stalls are required, and 1,074 are being provided.

**Recommendation:**

**On May 16, 2024, the Planning Commission recommended approval of the requested Rezone and General Plan Amendment for Jacobs Ranch Marketplace. The motion passed 5-0.**

**Staff recommends that the City Council conduct a public meeting on the proposed rezone and General Plan Amendment for Jacobs Ranch Marketplace, 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:** Approximately half of the proposed project is already zoned RC. The applicant believes for the project to be viable the remaining half should be rezoned RC as well to allow the development as proposed.
- C. Specific Request:** It is proposed that approximately 14 acres be rezoned from R1-10 to RC. The proposed development is 28.54 acres, with 16 lots ranging from 5.70 acres in size to 0.93. The development would primarily be accessed off of Redwood Road. The proposal would require a change of zone, and an amendment to the Land Use Map of the General Plan.
- D. Process:** Code Section 19.3 and 19.17 outlines the process for a change of zone and Amendment to the General Plan.

**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.*

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.

### **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.

#### **E. Community Review:**

**Public Meeting:** This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

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

#### **F. General Plan:** The General Plan shows half of the proposed project designated as R1-10 on the Future Land Use Map.

**Staff conclusion:** Any change to the Future Land Use Map is subject to approval of 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:**

##### **Concept Plan**

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 “can comply” or “does not comply” shall be incorporated into the site plan application. It’s common for the concept plan review to have a

significant amount of redlines as this is a non-binding informal review and staff typically completes one review, rather than multiple reviews at this stage of the process.

#### **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: up for discussion.*** *The site of the request is adjacent to residential uses. Findings for either approval or denial are included in the options in Section I of this report.*

#### **Rezone and General Plan Amendment**

A zoning map amendment (rezone) and General Plan Amendment are legislative decisions. The City Council has significant discretion when considering these changes. The criteria for a rezone and general plan amendment are outlined below and act as guidance in the decision making. Note that the criteria are non-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;  
**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 I 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 is 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.

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

**Option 1 – Approval**

“I move that the City Council approve the requested Rezone and General Plan Amendment for Jacobs Ranch Marketplace, located at approx. 1900 S. Redwood Road, with the Findings and Conditions in the Staff Report.”

**Findings**

1. The application will be consistent with the General Plan if the requested amendment is approved, 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 19.04 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 Jacobs Ranch Marketplace rezone is approved as shown in the attachments to the Staff report.
4. The concept plan review is an informal review and is not binding.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the City Council:

\_\_\_\_\_.

**Option 2 – Continuance**

“I move to **continue** the Rezone and General Plan Amendment for Jacobs Ranch Marketplace to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. \_\_\_\_\_

2. \_\_\_\_\_

**Option 3 – Denial**

“I move that the City Council deny the requested Rezone and General Plan Amendment for Jacobs Ranch Marketplace, located at approx. 1900 S. Redwood Road with the Findings below:

1. The application is not consistent with the Future Land Use Map of the General Plan,
2. Other findings as stated by the City Council:

\_\_\_\_\_.

**I. Exhibits:**

1. City Engineer’s Report
2. Location Map
3. Planning Review Checklist
4. Proposed Zoning
5. Concept Site Plan
6. Concept Building Elevation
7. Utility Plan
8. Development Agreement

# Staff Report

**Author:** Ken Knight, Staff Engineer  
**Subject:** Jacobs Ranch Marketplace – Concept Plan  
**Date:** May 16, 2024  
**Type of Item:** Concept Plan Review



SARATOGA  
SPRINGS

## Description:

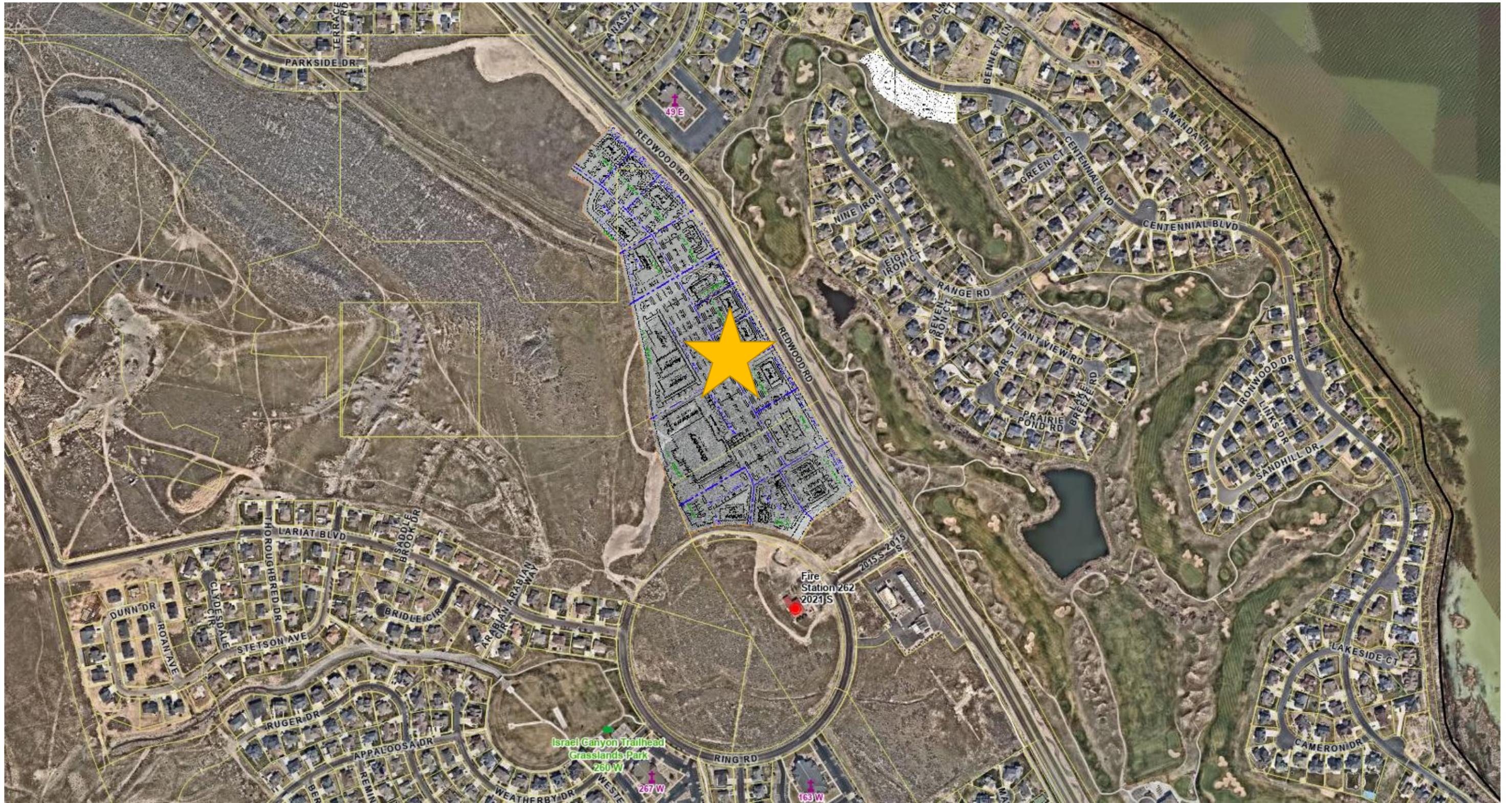
**A. Topic:** The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

**B. Background:**

<i>Applicant:</i>	Bill Gaskill
<i>Request:</i>	Concept Plan
<i>Location:</i>	Approx. 1900 S. Redwood Road
<i>Acreage:</i>	28.54 acres - 16 lot

**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. 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.





SARATOGA  
SPRINGS  
PLANNING

## APPLICATION REVIEW CHECKLIST

### Application Information

---

<b>Date Received:</b>	3/28/2024
<b>Date of Review:</b>	4/11/2024
<b>Project Name:</b>	Jacob Ranch Marketplace
<b>Project Request / Type:</b>	Rezone/GPA/Concept
<b>Meeting Type:</b>	Planning Commission/City Council
<b>Applicant:</b>	Bill Gaskill
<b>Owner:</b>	Jacob Hills Ranch LLC & Calvin K. Jacob Family Partners
<b>Location:</b>	Approx. 2000 S. Redwood Road
<b>Major Street Access:</b>	Redwood Road
<b>Parcel Number(s) and size:</b>	59:002:0186/11.25 AC 59:002:0195/79.28 AC 59:002:0171/33.72 AC 59:002:0172/32.56 AC Commercial Site Area = 28.538 AC
<b>Current Land Use Designation:</b>	RC, Low Density Residential
<b>Proposed Land Use Designation:</b>	RC
<b>Current Parcel Zoning:</b>	RC, R1-10
<b>Proposed Parcel Zoning:</b>	RC
<b>Adjacent Zoning:</b>	RC, NC, R1-10
<b>Current Use:</b>	Vacant
<b>Adjacent Uses:</b>	Fire Station, Gas Station, Golf Course
<b>Previous Meetings:</b>	N/A
<b>Previous Approvals:</b>	N/A
<b>Type of Action:</b>	Legislative
<b>Land Use Authority:</b>	City Council
<b>Future Routing:</b>	N/A
<b>Planner:</b>	Austin Roy/Senior Planner

### Section 19.13 – Application Submittal

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- Application Complete: Yes.
- Rezone Required: Yes.
- General Plan Amendment required: Yes.
- Additional Related Application(s) required: Preliminary Plat/Final Plat/Site Plan.

## Section 19.13.04 – Process

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- DRC: 02/20/24
- Neighborhood Meeting: Applicant to canvas properties within the boundary.
- PC: TBD
- CC: TBD

### General Review

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#### Building Department

- No comments.

#### Fire Department

- No comments.

#### GIS / Addressing

- No comments.

#### Additional Recommendations:

- Contact UDOT regarding proposed Redwood accesses.
- Capital Facility Plan and Impact Fees will be higher for restaurants with drive-thru.
- Possible signalized intersection will be required at intersection of Redwood Road and Centennial Blvd.
- Must show that remnant parcels can be developed.
- Private road north of proposed grocery is recommended to be a public road allowing east west access to site.
- Master planned trails run through site, should be included in plans.

### Code Review

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- 19.04, Land Use Zones
  - Zone: RC/R1-10
  - Use: RC/Low Density Residential

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	<b>Complies</b>	<i>40,682 sf</i>
Front/Corner Side Setback (Minimum)	10'	<b>Complies</b>	<i>&gt; 10'</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	<b>Complies</b>	<i>&gt; 10'</i>
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	<b>Complies</b>	<i>&gt; 30'</i>

Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	<b>Complies</b>	< 50' shown in concept elevation.
Lot coverage (Maximum)	50%	<b>Complies</b>	< 50%
Building Size (Minimum)	1,000 sq. ft.	<b>Complies</b>	1,000 sf
Building Size (Maximum)	N/A		

## 19.05 Supplemental Regulations

Regulation	Compliance	Findings
<b>Flood Plain:</b> All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	N/A.	
<b>Water &amp; Sewage:</b> Each lot shall be connected to City water and sewer.	<b>Complies.</b>	<i>Connections shown for all bldgs.</i>
<b>Transportation Master Plan:</b> 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.	<b>Complies.</b>	<i>Property ties into TMP roads.</i>
<b>Property Access -</b> All lots shall have a dedicated public street or highway or a private roadway.	<b>Complies.</b>	<i>Access via Redwood and Ring Road.</i>
<b>19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details</b>		
Automobile refueling stations and car wash operations.	<b>Complies.</b>	<i>Setbacks and distances appear compatible.</i>
Automobile Repair, Minor:	N/A.	
Car Wash (full service).	N/A.	<i>No car wash proposed.</i>
Hotels.	N/A.	
Kennel, Private.	N/A.	
Storage, Self-Storage, or Mini-Storage Units.	N/A.	
Vehicle Storage.	N/A.	
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	
Bars.	N/A.	

## 19.06 Landscaping and Fencing

### Landscape Plans

Regulation	Compliance	Findings
<b>Landscape Architect:</b> Landscaped plans shall be prepared by a licensed landscape architect.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<b>Existing Conditions:</b> 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.	<b>Can Comply.</b>	
<b>Planting Plan:</b> 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.	<b>Can Comply.</b>	

<b>Plants:</b> The name (both botanical and common name), quantity, and size of all proposed plants.	<b>Can Comply.</b>	
<b>Topography:</b> Existing and proposed grading of the site indicating contours at two-foot intervals.	<b>Can Comply.</b>	
<b>Irrigation:</b> Irrigation plans showing the system layout and details.	<b>Can Comply.</b>	
<b>Fencing:</b> Location, style, and details for proposed and existing fences and identification of the fencing materials.	<b>Can Comply.</b>	
<b>Data Table:</b> 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.	<b>Can Comply.</b>	
<b>Completion of Landscape Improvements:</b> 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.	<b>Can Comply.</b>	
<b>Planting Standards</b>		
<b>Deciduous Trees:</b> Minimum 2" in caliper.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<b>Evergreen Trees:</b> Minimum 6' in height.	<b>Can Comply.</b>	
<b>Tree Base Clearance:</b> 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'.	<b>Can Comply.</b>	
<b>Shrubs:</b> 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.	<b>Can Comply.</b>	
<b>Turf:</b> No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	<b>Can Comply.</b>	
<b>Artificial Turf :</b> Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> <li>i. Artificial turf shall have a minimum eight-year "no-fade" warranty;</li> <li>ii. Multi-color blend needed to mimic real grass</li> <li>iii. Must be installed according to manufacturer's instructions;</li> <li>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;</li> <li>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;</li> <li>vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf;</li> <li>vii. Rubber or inorganic infill is prohibited while organic infill is permitted;</li> <li>viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and</li> <li>ix. Storm water runoff shall be maintained on-site.</li> </ul>	<b>Can Comply.</b>	
<b>Drought Tolerant Plants:</b> 50% of all trees and shrubs shall be drought tolerant.	<b>Can Comply.</b>	
<b>Rock Mulch:</b> 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.	<b>Can Comply.</b>	

## Design Requirements

<b>Evergreens:</b> Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<b>Softening of Walls and Fences:</b> Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	<b>Can Comply.</b>	
<b>Planting and Shrub Beds:</b> Planting and shrub beds are encouraged to be used in order to conserve water.	<b>Can Comply.</b>	
<b>Water Conservation:</b> Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	<b>Can Comply.</b>	
<b>Energy Conservation:</b> 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.	<b>Can Comply.</b>	
<b>Placement:</b> Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	<b>Can Comply.</b>	
<b>Trees and Power Poles:</b> No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: <ol style="list-style-type: none"> <li>a. The Land Use Authority gives its approval.</li> <li>b. The Power Company or owner of the power line gives written consent.</li> <li>c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.</li> </ol>	<b>Can Comply.</b>	

## Preservation of Existing Vegetation

Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	<b>N/A.</b>	
<b>Tree Preservation:</b> 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.	<b>N/A.</b>	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	<b>N/A.</b>	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	<b>N/A.</b>	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	<b>N/A.</b>	
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.	<b>N/A.</b>	

## Planter Beds

<b>Weed Barrier:</b> A high quality weed barrier or pre-emergent shall be used.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<b>Materials:</b> 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.	<b>Can Comply.</b>	
<b>Edging:</b> Concrete edging must be used to separate planter and turf areas in all non-residential zones.	<b>Can Comply.</b>	
<b>Drip Lines:</b> Drip lines must be used in planter beds.	<b>Can Comply.</b>	

## Fencing and Screening

<b>Front Yards:</b> Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<b>Clear Sight Triangle:</b> 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.	<b>Can Comply.</b>	
<b>Required Residential Fencing:</b> 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.	
<b>Screening at Boundaries of Residential Zones:</b> 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.	
<b>Amount of Required Landscaping</b>		
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.	<b>Can Comply.</b>	<i>To be provided at 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.	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.	<b>Can Comply.</b>	

<b>Landscape Amount</b>			
<b>Category To Be Reviewed</b>	<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
Total Square Footage	1,243,127		
Required Landscaping	248,625	<b>Can Comply</b>	<i>To be provided at Site Plan.</i>
Required Deciduous Trees	84	<b>Can Comply</b>	
Required Evergreen Trees	82	<b>Can Comply</b>	
Required Shrubs	102	<b>Can Comply</b>	
Drought Tolerant Plants	135	<b>Can Comply</b>	

<b>19.09 Off Street Parking</b>		
<b>General Provisions</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>

<b>Materials:</b> Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards	<b>Complies.</b>	<i>Shown on concept.</i>																				
<b>Parking Area Access:</b> Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	<b>Complies.</b>	<i>Shown on concept.</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.	<b>Complies.</b>	<i>Shown on concept.</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.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>																				
<b>Lighting:</b> Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>																				
<p><b>Location of Parking Areas:</b> 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" data-bbox="84 913 906 1213"> <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> <p>a. Exception: To promote walkability, Mixed-Use and Mixed-Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.</p> <p>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'	<b>Complies.</b>	<i>Shown on concept.</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'																					
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75,001 to 100,000 square feet	450'																					
100,001 to 125,000 square feet	500'																					
Over 125,000 square feet	600'																					
<b>Curb Cuts and Shared Parking:</b> 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.	<b>Complies.</b>	<i>Shown on concept.</i>																				
<b>Parking plans shall show the following:</b> 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.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>																				
Provide accessible parking as required by Americans with Disabilities Act, see <a href="https://www.ada.gov/topics/parking/">https://www.ada.gov/topics/parking/</a> <a href="https://adata.org/factsheet/parking">https://adata.org/factsheet/parking</a>	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>																				

**Parking Requirements and Shared Parking**

Available on-street parking shall not be counted towards meeting the required parking stalls.	<b>Complies.</b>	<i>See table on concept.</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.	<b>Complies.</b>	<i>See table on concept.</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.	<b>Complies.</b>	<i>See table on concept.</i>
When a development contains multiple uses, more than one parking requirement may be applied.	<b>Complies.</b>	<i>See table on concept.</i>
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	<b>N/A.</b>	
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.	<b>Complies.</b>	<i>See table on concept.</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)		
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.	<b>N/A.</b>	
<p>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:</p> <ol style="list-style-type: none"> <li>1. the intensity of the proposed use;</li> <li>2. times of operation and use;</li> <li>3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;</li> <li>4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;</li> <li>5. the number of employees;</li> <li>6. the number of customers and patrons;</li> <li>7. trip generation; and</li> <li>8. peak demands.</li> </ol>	<b>N/A.</b>	
<p>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:</p> <ol style="list-style-type: none"> <li>a. an agreement granting shared parking or mutual access to the entire parking lot; and</li> <li>b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.</li> </ol>	<b>N/A.</b>	
<p>Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial.</p> <ol style="list-style-type: none"> <li>a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. <ol style="list-style-type: none"> <li>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.</li> </ol> </li> <li>b. Driveways shall not count towards the guest parking requirement.</li> </ol>	<b>N/A.</b>	

c. Guest parking shall be located within two-hundred feet of the dwelling unit.		
<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>	<b>Complies.</b>	<i>Shown for anchor buildings.</i>
<b>Landscaping in Parking Areas</b>		
<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>	<b>Can Comply.</b>	<i>To be provided at 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>	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<p>Clear Sight Triangles must be followed.</p>	<b>Can Comply.</b>	<i>To be provided at 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>	<b>Can Comply.</b>	<i>To be provided at 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>	<b>Complies.</b>	<i>Islands provided.</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, and shall have a canopy width that, at maturity, will extend into the parking area.</p>	<b>Complies.</b>	<i>Islands provided.</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.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<b>Required Minimum Parking</b>		
<i>See table in 19.09</i>	<b>Complies.</b>	<i>Sufficient parking shown.</i>
<b>Drive-thru Requirements</b>		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	<b>Can Comply.</b>	<i>To be provided at 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).	<b>Can Comply.</b>	<i>To be provided at 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.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	<b>Can Comply.</b>	<i>To be provided at 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.	<b>Can Comply.</b>	<i>To be provided at 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.	<b>Complies.</b>	<i>&gt;or= 3'</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.	<b>Complies.</b>	<i>Landscaping shown between Redwood Road.</i>
<b>Gateway Overlay Parking</b>		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	<b>N/A.</b>	

<b>Dimensions for Parking Stalls &amp; Aisle</b>				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
<b>90° Parking</b>				
Required	9'	18'	24'	24'
Provided	9'	18'	24'	24'
<b>60° Parking</b>				
Required	9'	18'	25'	18'
Provided	N/A	N/A	N/A	N/A
<b>45° Parking</b>				
Required	9'	18'	25'	14'
Provided	N/A	N/A	N/A	N/A
<b>Parallel</b>				
Required	9'	20'	N/A	12'
Provided	N/A	N/A	N/A	N/A

<b>19.11 Lighting</b>		
<b>General Standards</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
<b>Material:</b> All Lighting Fixtures and assemblies shall be metal.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<b>Base:</b> All lighting poles shall have a 16" decorative base.	<b>Can Comply.</b>	
<b>Type:</b> All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	<b>Can Comply.</b>	
<b>Angle:</b> Shall be directed downward.	<b>Can Comply.</b>	
<b>Lamp:</b> Bulbs may not exceed 4000k.	<b>Can Comply.</b>	
<b>Drawings:</b> Design and location of fixtures shall be specified on the plans.	<b>Can Comply.</b>	
<b>Flags:</b> 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.	<b>Can Comply.</b>	
<b>Prohibited Lighting:</b> Searchlights, strobe lights and any laser source light or any similar high intensity light.	<b>Can Comply.</b>	
<b>Descriptions:</b> 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.	<b>Can Comply.</b>	
<b>Nonresidential Lighting</b>		
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.	<b>Can Comply.</b>	<i>To be provided at 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.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
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'.	<b>Can Comply.</b>	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	<b>Can Comply.</b>	

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.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
<b>Walkway Lighting</b>		
Lighting of all pedestrian pathways is recommended.	<b>Can Comply.</b>	<i>To be provided at 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'.	<b>Can Comply.</b>	
Bollard lighting shall be limited to a height of 4'.	<b>Can Comply.</b>	
<b>Lighting Plan</b>		
Plans indicating the location and types of illuminating devices on the premises.	<b>Can Comply.</b>	<i>To be provided at 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.	<b>Can Comply.</b>	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	<b>Can Comply.</b>	
Plans providing information required in the Technical Standards and Specifications Manual.	<b>Can Comply.</b>	

<b>19.12 Subdivision</b>		
<b>Preliminary Plat Requirements</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
Standard Plat Format followed.	<b>Can Comply.</b>	<i>Preliminary and Final Plat to be submitted at later date.</i>
Name and address of property owner and developer.	<b>Can Comply.</b>	
Name of land surveyor.	<b>Can Comply.</b>	
The location of proposed subdivision with respect to surrounding property and street.	<b>Can Comply.</b>	
The name of all adjoining property owners of record, or names of adjoining developments.	<b>Can Comply.</b>	
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	<b>Can Comply.</b>	
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).	<b>Can Comply.</b>	
Subdivision name cleared with Utah County.	<b>Can Comply.</b>	
North arrow.	<b>Can Comply.</b>	

A tie to a permanent survey monument at a section corner.	<b>Can Comply.</b>	
The boundary lines of the project with bearings and distances and a legal description.	<b>Can Comply.</b>	
Layout and dimensions of proposed lots with lot area in square feet.	<b>Can Comply.</b>	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	<b>Can Comply.</b>	
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	<b>Can Comply.</b>	
Proposed road cross sections.	<b>Can Comply.</b>	
Proposed fencing.	<b>Can Comply.</b>	
Vicinity map.	<b>Can Comply.</b>	
All required signature blocks are on the plat.	<b>Can Comply.</b>	
Prepared by a professional engineer licensed in Utah.	<b>Can Comply.</b>	
Proposed methods for the protection or preservation of sensitive lands.	<b>Can Comply.</b>	
Location of any flood plains, wetlands, and other sensitive lands.	<b>Can Comply.</b>	
Location of 100-year high water marks of all lakes, rivers, and streams.	<b>Can Comply.</b>	
Projected Established Grade of all building lots.	<b>Can Comply.</b>	
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	<b>Can Comply.</b>	
<b>Phasing Plan:</b> 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.	<b>Can Comply.</b>	
<b>Final Plat Requirements</b>		
Subdivision name and location.	<b>Can Comply.</b>	<i>Preliminary and Final Plat to be submitted at later date.</i>

Standard Plat Format followed.	<b>Can Comply.</b>	
Name and address of property owner and developer.	<b>Can Comply.</b>	
Name of land surveyor.	<b>Can Comply.</b>	
The location of proposed subdivision with respect to surrounding property and street.	<b>Can Comply.</b>	
The name of all adjoining property owners of record, or names of adjoining developments.	<b>Can Comply.</b>	
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	<b>Can Comply.</b>	
North arrow.	<b>Can Comply.</b>	
A tie to a permanent survey monument at a section corner.	<b>Can Comply.</b>	
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	<b>Can Comply.</b>	
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	<b>Can Comply.</b>	
Lot Numbers.	<b>Can Comply.</b>	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	<b>Can Comply.</b>	
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	<b>Can Comply.</b>	
Proposed road ROW widths.	<b>Can Comply.</b>	
Vicinity map.	<b>Can Comply.</b>	
All required signature blocks are on the plat.	<b>Can Comply.</b>	
Prepared by a professional engineer licensed in Utah.	<b>Can Comply.</b>	
Proposed methods for the protection or preservation of sensitive lands.	<b>Can Comply.</b>	
Fencing plans.	<b>Can Comply.</b>	
Location of any flood plains, wetlands, and other sensitive lands.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
Existing and Proposed easements.	<b>Can Comply.</b>	
Street monument locations.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings;	<b>Can Comply.</b>	

<p>3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;</p> <p>4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;</p> <p>5. percentage of buildable land;</p> <p>6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;</p> <p>7. area and percentage of open space or landscaping;</p> <p>8. area to be dedicated as right-of-way (public and private);</p> <p>9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).</p>		
<p><b>Phasing Plan:</b> Including a data table with the following Information for each phase:</p> <p>i. Subtotal area in square feet and acres;</p> <p>ii. number of lots or dwelling units;</p> <p>iii. open space area and percentage;</p> <p>iv. utility phasing plan;</p> <p>v. number of parking spaces;</p> <p>vi. recreational facilities to be provided;</p> <p>vii. overall plan showing existing, proposed, and remaining phases.</p>	<b>Can Comply.</b>	
<b>Developer shall ensure all rollback taxes are paid prior to recordation.</b>		
<b>Condominium Process</b>		
Condominium projects shall receive Site Plan and Preliminary Plat approval.	N/A.	
A Declaration of Condominium and Condominium Plat shall be submitted.	N/A.	
The Condominium Plat shall follow the Final Plat requirements.	N/A.	
<b>Subdivision Layout</b>		
<b>Layout:</b> 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.	<b>Complies.</b>	<i>Compatible with City plans.</i>
<b>Trails Master Plan:</b> Shows required trails	<b>Complies.</b>	<i>Trails shown.</i>
<b>Block Length:</b> 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.	<b>Can Comply.</b>	<i>Preliminary and Final Plat to be submitted at later date.</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.	<b>Can Comply.</b>	<i>Preliminary and Final Plat to be submitted at later date.</i>
<b>Connectivity:</b> The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	<b>Complies.</b>	<i>Pedestrian connections shown.</i>
<b>Mailboxes:</b> 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.	
<b>Private Roads:</b> 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.	<b>Can Comply.</b>	<i>Preliminary and Final Plat to be submitted at later date.</i>
<b>Access:</b> Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways	<b>Can Comply.</b>	<i>To be verified at Site Plan.</i>

<p>shall not be placed on the intersecting road within 100' of the arterial connection.</p>		
<p><b>Two separate means</b> 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.  <b>Exception:</b> 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.</p>	<p>N/A.</p>	
<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. The City Fire Chief may require a greater distance than 500 feet if:</p> <ol style="list-style-type: none"> <li>1. an essential link exists between a legitimate governmental interest and the requirement; and</li> <li>2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.</li> </ol>	<p>N/A.</p>	
<p><b>Driveway and Driveway Approaches:</b>  <b>Construction:</b> 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>	<p>N/A.</p>	
<p><b>Shared Driveways:</b> 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>	<p>N/A.</p>	
<ol style="list-style-type: none"> <li>1. Shared Driveways may be used for clustered single-family lots. <ol style="list-style-type: none"> <li>a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet.</li> <li>b. The maximum amount of units accessing a shared driveway shall be six.</li> </ol> </li> <li>2. Shared driveways may be used for two-family, three-family, and multi-family units. <ol style="list-style-type: none"> <li>a. The maximum length shall be 150 feet.</li> <li>b. The maximum amount of units accessing a shared driveway shall be ten.</li> </ol> </li> <li>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"> <li>a. Corner lots may have one driveway approach per street frontage.</li> <li>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.</li> </ol> </li> </ol>	<p>N/A.</p>	

<p>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.</p> <p>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.</p>		
<p>iii. Driveway Widths:</p> <p>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.</p> <p>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.</p>	<p><b>N/A.</b></p>	
<p>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.</p> <p>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.</p> <p>2. Residential lots or parcels shall not be allowed to have access ways 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.</p>	<p><b>N/A.</b></p>	
<p>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.</p>	<p><b>N/A.</b></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>	<p><b>Complies.</b></p>	<p><i>Lots appear compatible.</i></p>
<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>	<p><b>Complies.</b></p>	<p><i>Access shown.</i></p>
<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> <p>i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;</p> <p>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</p> <p>iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.</p>	<p><b>N/A.</b></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.	<b>Complies.</b>	<i>No public roads on site.</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	<b>Complies.</b>	<i>Right angles used.</i>
Corner lots for residential use shall be 10% larger than the required minimum lot.	<b>N/A.</b>	
No lot shall be created that is divided by a municipal or county boundary line.	<b>Complies.</b>	<i>No municipal boundaries.</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.	<b>Complies.</b>	<i>No remnants proposed.</i>
Double access lots are not permitted with the exception of corner lots.	<b>N/A.</b>	
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. <b>Exception:</b> 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.	<b>N/A.</b>	
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.	<b>Can Comply.</b>	<i>To be verified at preliminary.</i>
<b>Minor Subdivision Requirements</b>		
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.	<b>N/A.</b>	
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.	<b>N/A.</b>	
A Minor Subdivision may subdivide a parcel into a maximum of four parcels.	<b>N/A.</b>	
Lots created through a Minor Subdivision may not be buildable until all other applicable state and local requirements are met.	<b>N/A.</b>	
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.	<b>N/A.</b>	
Minor Subdivision Plats shall conform to all of the requirements for Final Subdivision Plats layouts as provided in section 19.12.03.	<b>N/A.</b>	

<b>19.13 Process</b>	
<b>Regulation</b>	<b>Findings</b>
Neighborhood Meeting. Required?	Yes. Parcels are adjacent to developed residential properties.
Notice/Land Use Authority.	<i>City Council</i>
<b>Master Development Agreement.</b> 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	<i>TBD</i>

Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	<i>TBD</i>
Payment of Lieu of Open Space.	Amount of \$: N/A.
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

<b>Concept Plan Application Requirements</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
A completed application and affidavit, form, and application fee.	<b>Complies.</b>	<i>Submitted.</i>
Plat/Parcel Map of the area available at the Utah County Surveyor's Office.	<b>Complies.</b>	<i>Submitted.</i>
Proposed changes to existing zone boundaries, if such will be needed	<b>Complies.</b>	<i>Zoning proposed changes provided.</i>
Conceptual elevations and floor plans, if available	<b>Complies.</b>	<i>A conceptual elevation was provided for multi-tenant bldg.</i>
Drawn to a scale of not more than 1" = 100'	<b>Complies.</b>	<i>1"=100'</i>
Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use	<b>Complies.</b>	<i>A recorded subdivision.</i>
Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known	<b>N/A.</b>	
Locations and widths of existing and proposed streets and right-of-ways	<b>Complies.</b>	<i>ROW shown.</i>
Road centerline data including bearing, distance, and curve radius	<b>N/A.</b>	<i>Not altering ROW in Redwood Road.</i>
Configuration of proposed lots with minimum and average lot sizes	<b>Complies.</b>	<i>Table included on phase 2 drawing.</i>
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	<b>Complies.</b>	<i>No open space proposed.</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	<b>N/A.</b>	
Total acreage of the entire tract proposed for subdivision	<b>Complies.</b>	<i>Show on conceptual site plan.</i>
General topography shown with 1' or 2' contours and slope arrows with labels	<b>Complies.</b>	<i>ALTA survey provided.</i>
North arrow, scale, and date of drawing	<b>Complies.</b>	<i>Shown.</i>
Property boundary with dimensions	<b>Complies.</b>	<i>Shown on phase 2 drawing.</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	<b>Complies.</b>	<i>Shown on phase 2 drawing.</i>
Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities	<b>Complies.</b>	<i>Survey provided.</i>
Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served	<b>Complies.</b>	<i>Phase 2 utility concept provided.</i>

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		
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	<b>Complies.</b>	<i>Shown.</i>
<b>Trails Master Plan:</b> Shows required trails	<b>Complies.</b>	<i>Trails shown.</i>

### 19.14 Site Plan Review

Regulation	Compliance	Findings
<p><b>Approval Required:</b> 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"> <li>1. Any industrial use;</li> <li>2. Any commercial use;</li> <li>3. Any institutional use;</li> <li>4. Two-Family Structures and Three-Family Structures; and</li> <li>5. A multi-family residential development.</li> </ol>	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<p><b>Site Plan Standards:</b> The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.</p>	<b>Can Comply.</b>	
<p><b>Utilities:</b> 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"> <li>a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing.</li> <li>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.</li> <li>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.</li> <li>d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.</li> </ol>	<b>Can Comply.</b>	
<p><b>Grading and Drainage:</b> 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>	<b>Can Comply.</b>	
<p><b>Secondary Water System and Dedication of Water Shares:</b> 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>	<b>Can Comply.</b>	

<p><b>Piping of Irrigation Ditches:</b> 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>	<p><b>Can Comply.</b></p>	
<p><b>Preliminary Plat With Attached Units:</b> When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.</p>	<p><b>Can Comply.</b></p>	
<p><b>Nuisances:</b> All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.</p>	<p><b>Can Comply.</b></p>	
<p><b>Residential Conversions:</b> 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.</p>	<p><b>N/A.</b></p>	
<p><b>Ownership Affidavit:</b> A statement of ownership and control of the subject property and a statement describing the nature of the intended use.</p>	<p><b>Can Comply.</b></p>	
<p><b>Vicinity Map:</b> A general location map indicating the approximate location of the subject parcel.</p>	<p><b>Can Comply.</b></p>	
<p><b>Context plan:</b> 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.</p>	<p><b>Can Comply.</b></p>	
<p><b>Site Analysis:</b> 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.</p>	<p><b>Complies.</b></p>	<p><i>Survey provided.</i></p>
<p><b>Survey:</b> 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.</p>	<p><b>Complies.</b></p>	<p><i>Provided.</i></p>
<p><b>Compliance statement:</b> A statement indicating how the proposed development complies with the City’s adopted Land Use Element of the General Plan.</p>	<p><b>Can Comply.</b></p>	
<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"> <li>i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs,</li> </ul>	<p><b>Can Comply.</b></p>	

<p>porches, stairwells, and balconies, and the locations of all structures on adjoining properties;</p> <p>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;</p> <p>iii. acceleration and deceleration lanes, and dimensions thereof, if required;</p> <p>iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;</p> <p>v. proposed outdoor display areas;</p> <p>vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;</p> <p>vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;</p> <p>viii. location, type, and size of all business and on-site circulation signage;</p> <p>ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;</p> <p>x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;</p> <p>xi. Established Grade of building area.</p>		
<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><b>Can Comply.</b></p>	
<p><b>Final Traffic report:</b> 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> <p>i. an analysis of the average daily trips generated by the proposed project;</p> <p>ii. an analysis of the distribution of trips on City street systems;</p> <p>iii. a description of the type of traffic generated; and</p> <p>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.</p>	<p><b>Can Comply.</b></p>	
<p><b>Data table including:</b></p> <p>i. total project area</p> <p>ii. total number of lots, dwellings, and buildings</p> <p>iii. square footage of proposed building footprints and, if multiple stories, square footage by floor</p> <p>iv. number of proposed garage parking spaces</p> <p>v. number of proposed surface parking spaces</p> <p>vi. percentage of buildable land</p> <p>vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area</p> <p>viii. area and percentage of open space or landscaping</p> <p>ix. area to be dedicated as right-of-way (public and private)</p> <p>x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).</p> <p>xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)</p>	<p><b>Can Comply.</b></p>	

<p><b>Landscaping Plan:</b> 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>	<p><b>Can Comply.</b></p>	
<p><b>Lighting Plan:</b> 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>	<p><b>Can Comply.</b></p>	
<p><b>Elevations:</b> 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>	<p><b>Can Comply.</b></p>	
<p><b>Signage Plan:</b> 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>	<p><b>Can Comply.</b></p>	
<p><b>Fee:</b> A fee set by resolution of the City Council shall accompany the application for any Site Plan review.</p>	<p><b>Can Comply.</b></p>	
<p><b>Public Notice and Hearing:</b> 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.</p>	<p><b>Can Comply.</b></p>	
<p><b>Development or Bond Agreement:</b> 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).</p>	<p><b>Can Comply.</b></p>	
<p><b>Considerations Relating to Traffic Safety and Traffic Congestion:</b></p> <ul style="list-style-type: none"> <li>i. the effect of the site development plan on traffic conditions on adjacent street systems;</li> <li>ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;</li> <li>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;</li> <li>iv. the location, arrangement, and dimensions of truck loading and unloading facilities;</li> <li>v. the circulation patterns within the boundaries of the development; and</li> <li>vi. the surfacing and lighting of off-street parking facilities.</li> </ul>	<p><b>Can Comply.</b></p>	
<p><b>Considerations Relating to Outdoor Advertising:</b> Outdoor advertising shall comply with the provisions of Chapter 19.18.</p>	<p><b>Can Comply.</b></p>	

<p><b>Consideration Relating to Landscaping:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>ii. the requirements of Chapter 19.06;</li> <li>iii. the planting of ground cover or other surfaces to prevent dust and erosion; and</li> <li>iv. the unnecessary destruction of existing healthy trees.</li> </ul>	<b>Can Comply.</b>	
<p><b>Considerations Relating to Buildings and Site Layout:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>iii. compliance with the City's Architectural design standards.</li> </ul>	<b>Can Comply.</b>	
The effect of the site development plan on the adequacy of the storm and surface water drainage.	<b>Can Comply.</b>	
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
<b>Trails Master Plan:</b> Shows required trails	<b>Can Comply.</b>	

## 19.16 Site and Architectural Design Standards

### General Site Design Standards

Regulation	Compliance	Findings
<p><b>Pedestrian Connectivity:</b> All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.</p>	<b>Complies.</b>	<i>Pedestrian connections shown throughout site.</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>	<b>Complies.</b>	<i>Pedestrian connections shown throughout site.</i>
<p>All pedestrian connections shall be shown on the related site plan or plat.</p>	<b>Complies.</b>	<i>Pedestrian connections shown throughout site.</i>
<p><b>Parking Areas:</b> 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"> <li>i. The use is a big box with outparcels helping to screen parking, or</li> <li>ii. At least 50% of the parking is located to the side or rear of the building, or</li> <li>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</li> <li>iv. That portion of development that lies within the Waterfront Buffer Overlay, or</li> </ul>	<b>Complies.</b>	<i>Parking located behind buildings as visible from nearest public ROW.</i>

<p>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.</p>		
<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>	<p><b>Complies.</b></p>	<p><i>Circulation drives appear compatible.</i></p>
<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>	<p><b>Can Comply.</b></p>	<p><i>To be provided at Site Plan.</i></p>
<p><b>Acceleration and Deceleration Lanes:</b> Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.</p>	<p><b>Can Comply.</b></p>	<p><i>TBD</i></p>
<p><b>Parking Structures:</b> 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>	<p><b>N/A.</b></p>	
<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>	<p><b>N/A.</b></p>	
<p>The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.</p>	<p><b>N/A.</b></p>	
<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>	<p><b>N/A.</b></p>	
<p>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.</p>	<p><b>N/A.</b></p>	
<p><b>Trash Enclosures, Storage Areas, and External Structures:</b> 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><b>Can Comply.</b></p>	<p><i>To be provided at Site Plan.</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><b>Can Comply.</b></p>	
<p>All trash dumpsters shall be provided with solid enclosures.</p> <p>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><b>Can Comply.</b></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><b>Can Comply.</b></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.	<b>Can Comply.</b>	
<b>Utility Boxes:</b> 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.	<b>Can Comply.</b>	
<b>Site Design Standards: Non-Residential Development</b>		
<b>Shopping Cart Corrals:</b> 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.	<b>Can Comply.</b>	<i>To be provided 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.	<b>Can Comply.</b>	
<b>Uses Within Buildings:</b> 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.	<b>Can Comply.</b>	
<b>Outdoor Display:</b> All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	<b>Can Comply.</b>	
<b>Outdoor Storage Standards:</b> 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.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
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).	<b>Can Comply.</b>	

The outdoor storage materials may not extend above the height of the fence or wall.	<b>Can Comply.</b>	
<b>Access Requirements:</b> 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.	<b>Can Comply.</b>	
<b>Off-Street Truck Loading Space:</b> 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.	<b>Can Comply.</b>	
<b>Screening of Storage &amp; Loading Areas:</b> 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.	<b>Complies.</b>	<i>Trash enclosures shown.</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.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	<b>Can Comply.</b>	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	<b>Can Comply.</b>	
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).	<b>Can Comply.</b>	
<b>Buffers:</b> 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.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	<b>Can Comply.</b>	
<b>Parking Lot Buffers:</b> 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.	<b>Can Comply.</b>	
<b>Building Buffer:</b> 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.	<b>Can Comply.</b>	
<b>Interconnection:</b> All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	<b>Can Comply.</b>	

**General Architectural Design Standards**

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

<p><b>Building Articulation:</b> 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"> <li>i. A combination of vertical and horizontal elevation shifts that together equal at least 5’.</li> <li>ii. Addition of horizontal and vertical divisions by use of textures or materials.</li> <li>iii. Primary material change.</li> <li>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”.</li> <li>v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.</li> </ul>	<p><b>Can Comply.</b></p>	<p><i>To be provided at Site Plan.</i></p>
<p><b>Roof Treatment:</b> 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><b>Can Comply.</b></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><b>Can Comply.</b></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><b>Can Comply.</b></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><b>Can Comply.</b></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><b>Can Comply.</b></p>	
<p><b>Windows:</b> Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.</p>	<p><b>Can Comply.</b></p>	
<p><b>Awnings, Canopies, Trellises, Pergolas, and Similar Features:</b> All such features must be attached to a vertical wall.</p>	<p><b>Can Comply.</b></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><b>Can Comply.</b></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><b>Can Comply.</b></p>	
<p>Backlighting is not permitted.</p>	<p><b>Can Comply.</b></p>	
<p><b>Mechanical Equipment:</b> 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><b>Can Comply.</b></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><b>Can Comply.</b></p>	
<p>Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.</p>	<p><b>Can Comply.</b></p>	

Screening materials shall conform to the color scheme and materials of the primary building.	<b>Can Comply.</b>	
<b>Non-Residential Architectural Design Standards</b>		
<b>Four Sided Architecture:</b> 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.	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
<b>Color and Materials:</b> 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.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	<b>Can Comply.</b>	
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> <li>i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or</li> <li>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.</li> </ul>	<b>Can Comply.</b>	
<b>Prohibited Materials:</b> 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.	<b>Can Comply.</b>	
<b>Stairways:</b> 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.	<b>Can Comply.</b>	
<b>Roof Drains:</b> All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	<b>Can Comply.</b>	
<b>Electrical Panels:</b> To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	<b>Can Comply.</b>	
<b>Street Orientation:</b> All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	<b>Can Comply.</b>	
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.	<b>Can Comply.</b>	
<b>Metal Buildings:</b> Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	<b>Can Comply.</b>	

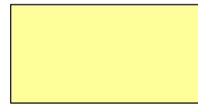
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	<b>Can Comply.</b>	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	<b>Can Comply.</b>	

<b>19.18 Signs</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
Site Plans require signage information (if tenant known, show location potential location size)	<b>Can Comply.</b>	<i>To be provided at Site Plan.</i>
Monument sign location and details	<b>Can Comply.</b>	
Wall signs and potential locations and details	<b>Can Comply.</b>	

<b>Fiscal Impact</b>	
<b>Regulation</b>	<b>Findings</b>
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>



Zone: NC



Zone: R1-10



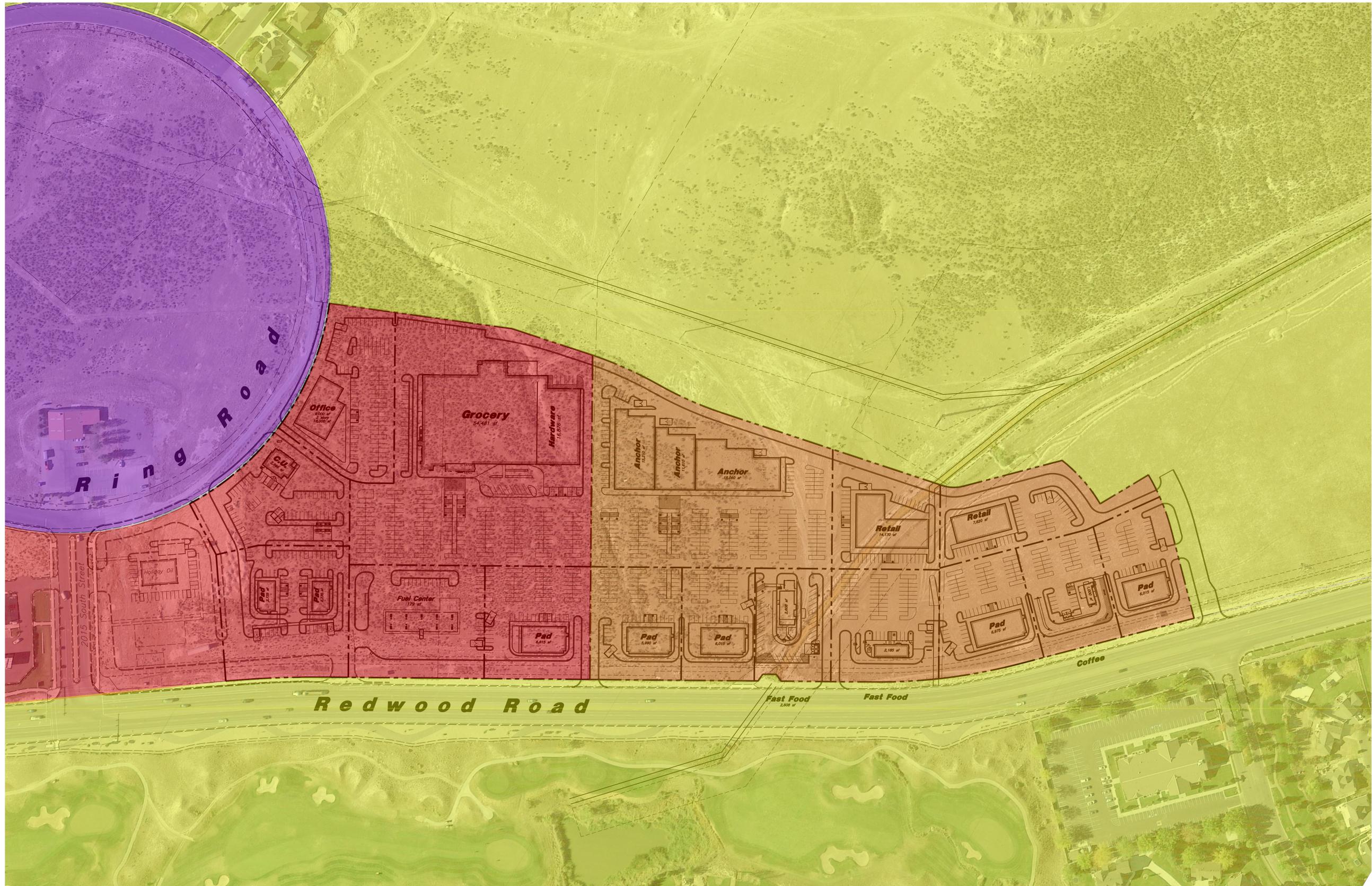
Zone: RC



Exist. Zone: R1-10  
Rezone: RC (14.74 ac.)



Scale: 1" = 100'  
100' 0 100' 200'



REV	DATE	DESCRIPTION

Designed by: SY  
 Drafted by: KF  
 Client Name:  
 Dakota Pacific  
 23-049 SP



**Overall Conceptual Site Plan**  
**Jacob's Ranch Saratoga Springs**  
 Approximate 1500 South Redwood Road  
 Saratoga Springs, Utah

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**Lot Areas**

- Lot 1 = 71,932 s.f. (1.65 ac.)
- Lot 2 = 248,484 s.f. (5.70 ac.)
- Lot 3 = 192,518 s.f. (4.42 ac.)
- Lot 4 = 54,405 s.f. (1.25 ac.)
- Lot 5 = 62,526 s.f. (1.44 ac.)
- Lot 6 = 44,258 s.f. (1.02 ac.)
- Lot 7 = 44,628 s.f. (1.02 ac.)
- Lot 8 = 50,845 s.f. (1.17 ac.)
- Lot 9 = 59,595 s.f. (1.37 ac.)
- Lot 10 = 41,970 s.f. (0.96 ac.)
- Lot 11 = 40,685 s.f. (0.93 ac.)
- Lot 12 = 50,753 s.f. (1.17 ac.)
- Lot 13 = 58,875 s.f. (1.35 ac.)
- Lot 14 = 75,500 s.f. (1.73 ac.)
- Lot 15 = 82,891 s.f. (1.90 ac.)
- Lot 16 = 63,250 s.f. (1.45 ac.)

**Overall Site Data Table**

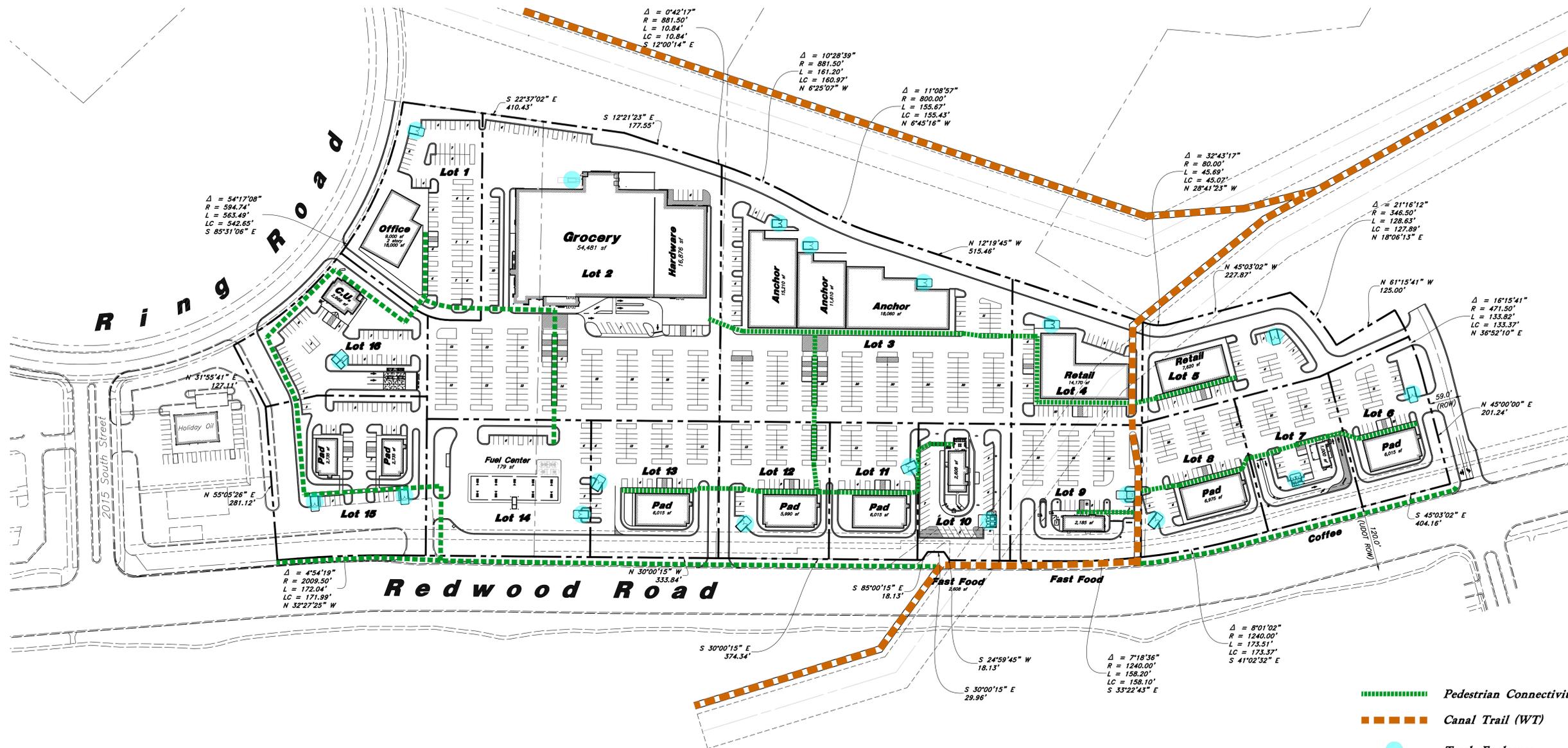
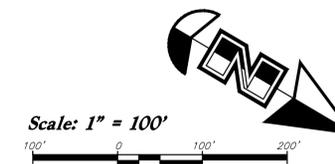
Total Area = 1,243,252 s.f. (28.54 ac.)  
 Landscape Area Provided = 248,396 s.f. (5.70 ac.) (20.0%)  
 Total Building Area = 192,445 s.f. (4.42 ac.) (15.5%)  
 Retail = 101,223 s.f. (2.32 ac.)  
 Restaurant, Takeout = 7,720 s.f. (0.18 ac.)  
 Grocery Store = 54,481 s.f. (1.25 ac.)  
 Hardware Store = 16,876 s.f. (0.39 ac.)  
 Financial Institution = 2,966 s.f. (0.07 ac.)  
 Office (2 Story) = 9,000 s.f. (0.21 ac.)  
 Fueling Station = 179 s.f. (0.004 ac.)

**Required Parking**

Retail (95,420 s.f.) 1/250 s.f. = 382 stalls  
 Restaurant, Takeout (12,580) 1/200 s.f. = 63 stalls  
 Grocery Store (54,481 s.f.) 1/250 s.f. = 218 stalls  
 Hardware Store (16,876 s.f.) 1/250 s.f. = 68 stalls  
 Financial Institution (2,966 s.f.) 1/500 s.f. = 6 stalls  
 Office (2 Story) (18,000 s.f.) 1/250 s.f. = 72 stalls  
 Fueling Station = 18 stalls  
 Total Parking Required = 827 stalls  
 Total Accessible Stalls Required = 46 stalls

**Provided Parking**

Total Garage Parking Provided = 0 stalls  
 Total Surface Parking Provided = 1,074 stalls  
 Total Accessible Stalls Provided = 46 stalls



- - - - - Pedestrian Connectivity
- - - - - Canal Trail (WT)
- Trash Enclosure

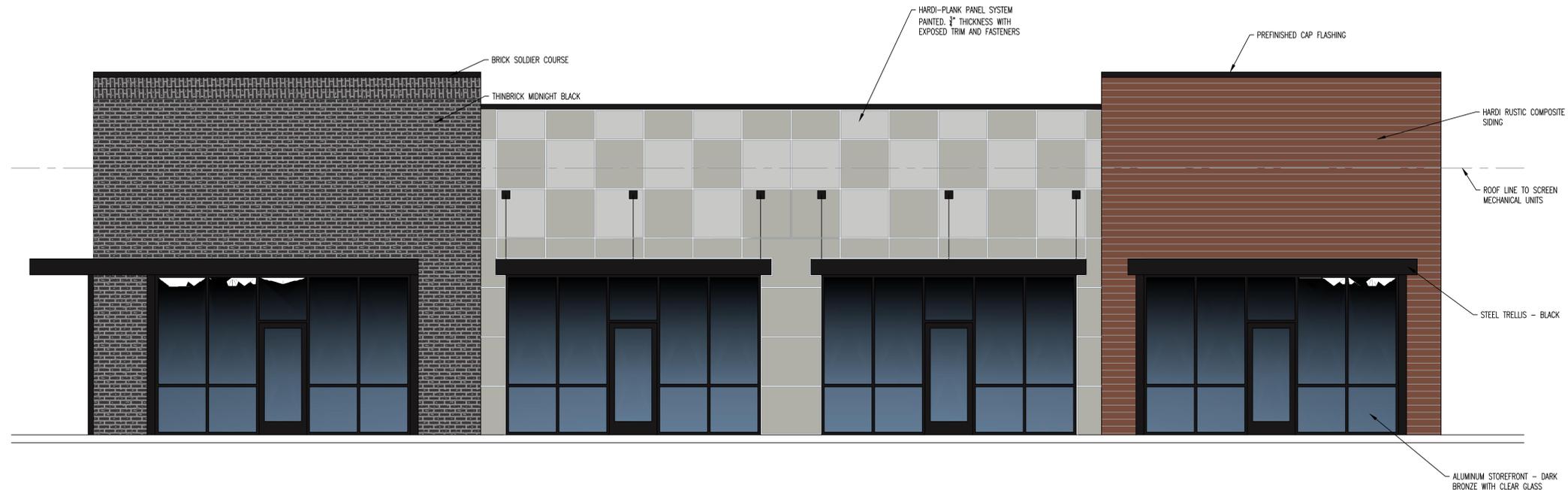
Designed by: SY  
 Drafted by: KF  
 Client Name:  
 Dakota Pacific  
 23-049 SP



**Overall Conceptual Site Plan**  
**Jacob's Ranch Saratoga Springs**  
 Approximate 1500 South Redwood Road  
 Saratoga Springs, Utah

22 Mar, 2024  
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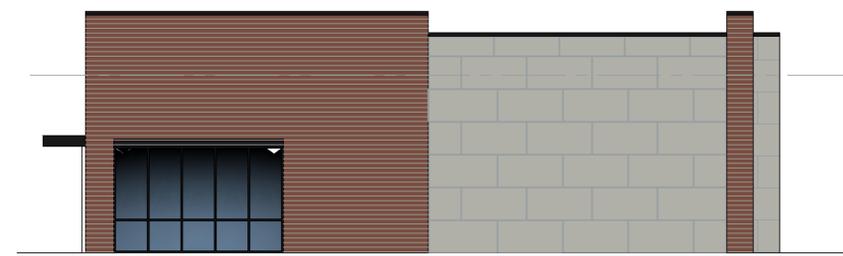
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## FRONT ELEVATION

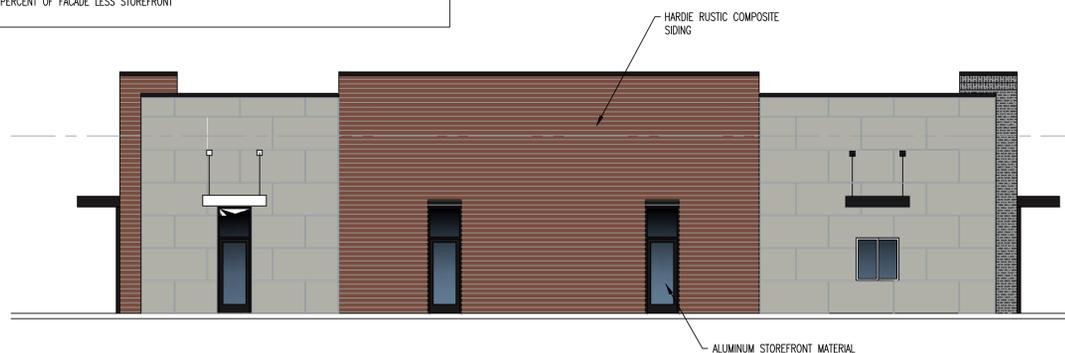
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND:					
HATCH	DESCRIPTION/MATERIAL	COLOR	SQ. FTG.	%SQ. FTG.	REMARKS
FRONT ELEVATION - TOTAL = 1852 SF					
[Hatch]	ALUM. STOREFRONT	DARK BRONZE	640 SF	35%	
FRONT ELEVATIONS LESS STOREFRONT = 1212 SF					
[Hatch]	THIN BRICK	MIDNIGHT BLACK	353 SF	29%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	HARDIE PANEL	GRAY	439 SF	36%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	HARDIE RUSTIC SERIES	NATURAL WOOD	288 SF	24%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	METAL TRIMS & AWNINGS	BLACK POWDER COAT	132 SF	11%	PERCENT OF FACADE LESS STOREFRONT
RIGHT SIDE ELEVATION - TOTAL = 1430 SF					
[Hatch]	ALUM. STOREFRONT	DARK BRONZE	160 SF	11%	
RIGHT SIDE ELEVATION LESS STOREFRONT = 1270 SF					
[Hatch]	HARDIE PANEL	GRAY	621 SF	49%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	HARDIE RUSTIC SERIES	NATURAL WOOD	607 SF	48%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	METAL TRIMS & AWNINGS	BLACK POWDER COAT	42 SF	3%	PERCENT OF FACADE LESS STOREFRONT
LEFT SIDE ELEVATION - TOTAL = 1426 SF					
[Hatch]	ALUM. STOREFRONT	DARK BRONZE	160 SF	11%	
LEFT SIDE ELEVATION LESS STOREFRONT = 1266 SF					
[Hatch]	THIN BRICK	MIDNIGHT BLACK	532 SF	42%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	HARDIE PANEL SERIES	GRAY	673 SF	53%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	METAL TRIMS & AWNINGS	BLACK POWDER COAT	61 SF	5%	PERCENT OF FACADE LESS STOREFRONT
REAR ELEVATION - TOTAL = 1885 SF					
[Hatch]	ALUM. STOREFRONT	DARK BRONZE	112 SF	6%	
REAR ELEVATION LESS STOREFRONT = 1753 SF					
[Hatch]	THIN BRICK	MIDNIGHT BLACK	50 SF	3%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	HARDIE PANEL	GRAY	774 SF	44%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	HARDIE RUSTIC SERIES	NATURAL WOOD	869 SF	50%	PERCENT OF FACADE LESS STOREFRONT
[Hatch]	METAL TRIMS & AWNINGS	BLACK POWDER COAT	60 SF	4%	PERCENT OF FACADE LESS STOREFRONT
TOTALS:					
[Hatch]	BUILDING	6573 SF			
[Hatch]	STOREFRONT:	1072 SF = 16% OF TOTAL			
[Hatch]	BUILDING LESS STOREFRONT	5501 SF			
[Hatch]	THIN BRICK	935 SF = 17% PERCENT OF FACADE LESS STOREFRONT			
[Hatch]	HARDIE PANEL SYSTEM	2507 SF = 46% PERCENT OF FACADE LESS STOREFRONT			
[Hatch]	HARDIE RUSTIC SERIES	1764 SF = 32% PERCENT OF FACADE LESS STOREFRONT			
[Hatch]	METAL TRIMS & AWNINGS	295 SF = 5% PERCENT OF FACADE LESS STOREFRONT			



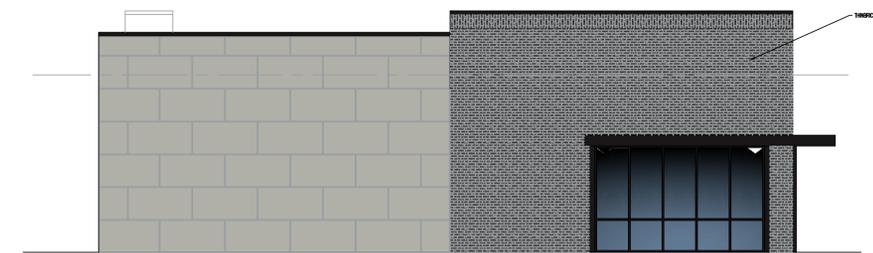
## SIDE ELEVATION

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



## REAR ELEVATION

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



## SIDE ELEVATION

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

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. ANY REUSE, REPRODUCTION, HEREON IS A CRIMINAL OFFENSE UNDER 18 U.S.C. § 2385. SUB UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF U.S. 21 C.F.R. 2.31, ET. SEC., AND OTHER LAWS.

### PROPOSED NEW STRIP BUILDING: JACOB RANCH MARKETPLACE

SARATOGA SPRINGS, UTAH  
PROPOSED ELEVATIONS

ARCH. PROJECT NO: XX-XXX  
DATE: 1/15/20  
DRAWN BY: BRENT  
CHECKED BY:  
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

DATE REVISION

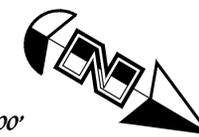
SHEET TITLE

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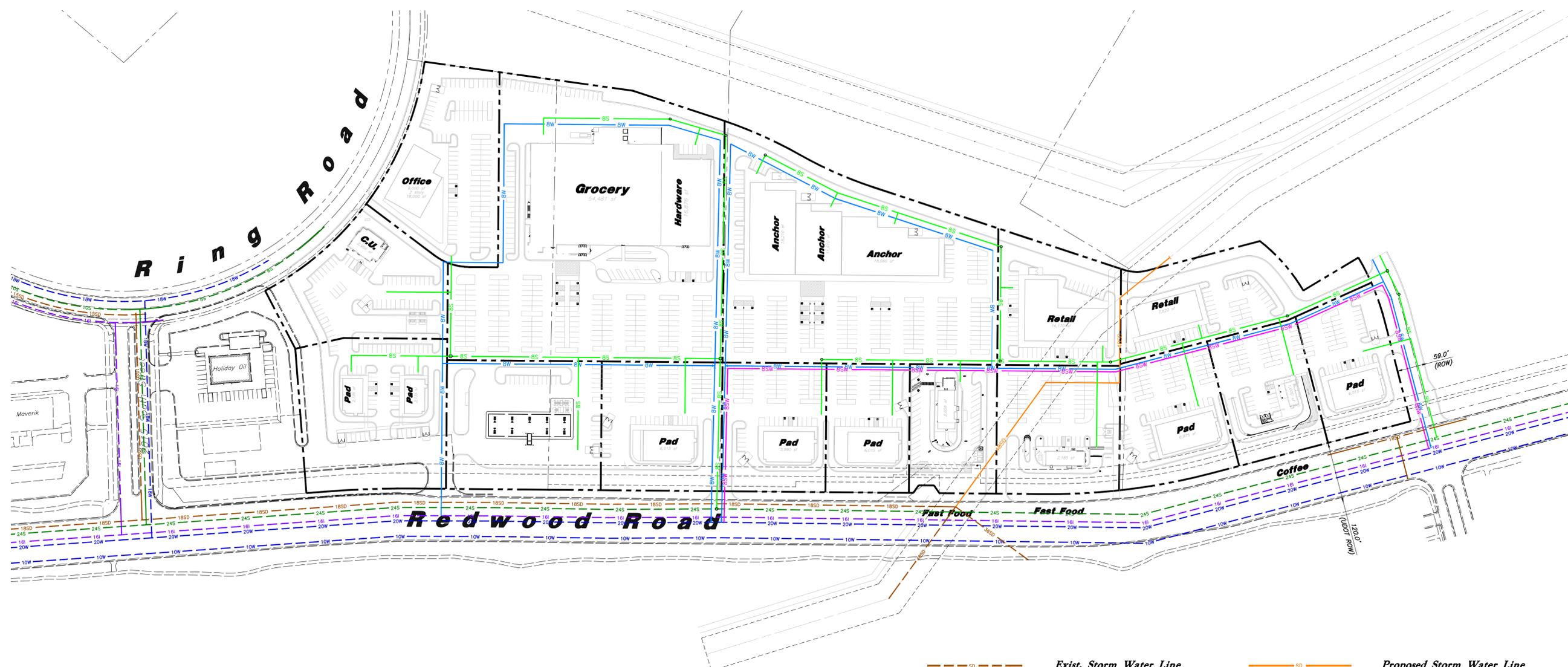
ARCHITECTURAL 1 of 1

**VDG** VINCENT DESIGN GROUP, INC.  
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801) 484-2046



Scale: 1" = 100'



	Exist. Storm Water Line		Proposed Storm Water Line
	Exist. Sanitary Sewer Line		Proposed Sanitary Sewer Line
	Exist. Water Line		Proposed Water Line
	Exist. Irrigation Line		Proposed Secondary Water Line

Designed by: SY  
 Drafted by: KF  
 Client Name:  
 Dakota Pacific  
 23-049 CSP UT



**Overall Conceptual Utility Plan**  
**Jacob's Ranch Saratoga Springs**  
 Approximate 1500 South Redwood Road  
 Saratoga Springs, Utah

22 Mar, 2024

SHEET NO.  
 1



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WHEN RECORDED RETURN TO:

Saratoga Springs City Recorder  
1307 N. Commerce Drive, Suite 200  
Saratoga Springs, UT 84045

## **DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on \_\_\_\_\_, 20\_\_, by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "City," and Jacob Ranch Marketplace LLC, a Utah corporation/limited liability company; hereinafter referred to as "Developer."

### **RECITALS:**

**WHEREAS**, Developer owns or has the right to purchase approximately 28.54 acres of property located in the City of Saratoga Springs, Utah, with approximately 14.54 acres being currently zoned as RC ("RC Property") and approximately 14 acres being currently zoned as R1-10 ("Rezoned Property"), which is more fully described in the property ownership map, vicinity map, and/or legal descriptions attached as Exhibit A (collectively, the "Property"); and

**WHEREAS**, a section of the Property is currently zoned R1-10. Developer wishes to develop the project known as Jacob Ranch Marketplace, which will consist of approximately 16 Lots, ranging from approximately 5.70 acres in size to 0.93 acres. Currently, portions of the proposed Project do not meet the R1-10 zone requirements and therefore would not be allowed in the R1-10 zone. Therefore, in order to develop the Project, Developer wishes to place the Rezoned Property in the CC zone, as provided in Title 19 of the City Code, as amended (the "Zoning Request") and wishes to be voluntarily bound by this Agreement in order to be able to develop the Project as proposed; and

**WHEREAS**, City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

**WHEREAS**, City desires to enter into this Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property consistent with the City General Plan, the City Code, and the conditions imposed by the Planning Commission and City Council; and

**WHEREAS**, to assist City in its review of the Rezoning Request and to ensure development of the Project in accordance with Developer's representations to City, Developer and City desire to enter voluntarily into this Agreement, which sets forth the process and standards whereby Developer may develop the Project; and

**WHEREAS**, on September 6, 2022, City adopted a comprehensive update to its general plan (“General Plan”) pursuant to Utah Code Annotated §§ 10-9a-401, et seq. A portion of the General Plan establishes development policies for the Property. Such development policies are consistent with the proposed Project; and

**WHEREAS**, on May 16, 2024, after a duly noticed public hearing, City’s Planning Commission recommended approval of Developer’s Zoning Request and reviewed the conceptual project plans, attached hereto as Exhibit D (“Concept Plan”), and forwarded the application to the City Council for its consideration, subject to the findings and conditions contained in the Staff Report, and written minutes attached hereto as Exhibit B; and

**WHEREAS**, on June 4 and June 18, 2024, the Saratoga Springs City Council (“City Council”), after holding a duly noticed public meeting and consideration of all comments from the public, neighborhood representatives, Developer, and City officials, approved Developer’s Zoning Request, this Agreement, and reviewed the conceptual project plans, attached hereto as Exhibit D, subject to the findings and conditions contained in the Staff Report and written minutes attached hereto as Exhibit C; and

**WHEREAS**, the Concept Plan, attached as Exhibit D, among other things, identifies land uses and required road, landscaping, trail, storm drain, sewer, and water improvements; and

**WHEREAS**, to allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and to address concerns of property owners in proximity to the Property, Developer and City are each willing to abide by the terms and conditions set forth herein; and

**WHEREAS**, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City’s General Plan, and Title 19 of the City code (collectively, the “Public Purposes”). As a result of such determination, City has elected to process the Rezoning Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of City.

**AGREEMENT:**

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the “Effective Date”). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals.
2. Affected Property. The property ownership map, vicinity map, and/or legal descriptions for the property are attached as Exhibit A. In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.
3. Zone Change, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, the future development of the RC Property shall be subject to the provisions of the RC zone in effect when a complete preliminary or site plan application is filed. Subject to the terms of this Agreement, the future development of the Rezoned Property shall be subject to the provisions of the CC zone in effect when a complete preliminary or site plan application is filed. An application is determined to be complete in accordance with Utah Code § 10-9a-509.

Except to the extent this Agreement is more restrictive, the Property shall comply with all “City Regulations,” which is defined either as: (a) “all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat or site plan application is filed and all application fees are paid;” or (b) with respect only to which uses are permitted or prohibited, “all City ordinances, regulations, specifications, and standards in effect on the Effective date.” City Regulations may include but are not limited to regulations regarding permitted uses, prohibited uses, setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements.

As an express condition of granting the Zoning Request, Developer shall be bound by the Permitted Land Uses in the RC and CC Zones as they pertain to their respective property sections, except that “Dwelling, Above Commercial” shall not be permitted within the Project. The parties further agree that all development within the Rezoned Property shall have a minimum lot width of ninety (90) feet, and that one building within the Rezoned Property may have a height not exceeding forty (40) feet, with all other buildings and structures in the Rezoned Property not exceeding thirty-five (35) feet in height.

4. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer’s rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting Developer’s rights shall be of general

applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

5. **Required Improvements.** This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to service the Property, including without limitation the dedication of water rights and sources. Capacity shall only be reserved once a Final Plat is recorded, accepted construction drawings are stamped, and all improvements necessary to resolve any existing system capacity issues are guaranteed to be installed by Developer through an improvement completion assurance or bond. Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure, whether or not the minimum size may have additional capacity. In addition, in consideration of granting the Zoning Request, Developer may be required to upsize certain infrastructure, as specified below. Not by way of limitation, the Developer shall be required to install and dedicate the following:
  - a. **Water Rights and Sources.** Developer shall either convey or purchase from City sufficient water rights and sources to meet the requirements of City regulations. Any conveyance of water rights and sources shall be subject to a water banking agreement prepared by the City Attorney. Water rights and sources conveyed shall not be recognized as credits in the City's system until a change application is approved by the Utah Division of Water Rights (DWRi). A change application typically takes a minimum of 6 months to be approved by DWRi. If Developer wishes to convey water rights to the City (in lieu of purchasing water from the City), final plats shall not be approved for recordation until a change application is approved. City shall not be obligated to sell Developer water rights and sources unless the City has sufficient unused water rights and sources, which shall be determined in City's sole discretion.
  - b. **Water Facilities for Development.** At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat shall be determined by the City and may be adjusted in accordance with City Regulations and any applicable law.
  - c. **Sewer, Storm Drainage, and Roads.** At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer, storm drainage, and road improvements sufficient for the development of the Property in accordance with City Regulations. The

required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law.

- d. **Trail Improvements.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to install and maintain the trail improvements and associated landscaping along Redwood Road and along the old ULDC canal in accordance with the City's Parks, Recreation, Trails, and Open Space Master Plan and as more fully specified in Exhibit E. This shall be in addition to and not in lieu of all required landscaping/open space improvements according to City Regulations. Developer may receive credits towards the City's landscaping/open space requirements for the installation of the trail improvements per City regulations, or alternatively Developer may choose to receive Parks, Trails, and Open Space impact fee credits, if applicable. Developer shall not receive both landscaping/open space credit under Title 19 of the City Code and impact fee credits. Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the pavement surface of Redwood Road and 2015 South within and along the canal trail and any associated easements.

Developer shall maintain the landscaping portion of trail improvements in perpetuity including repairing and replacing the vegetation, repairing and replacing all necessary irrigation infrastructure and improvements, replacing rock and mulch landscaping, and providing snow removal to ensure that the public is able to safely use and access the trail at all times. City shall be responsible for the perpetual repair and replacement of the trail surface. Developer shall ensure that an owners association maintains the trail landscaping in perpetuity once Developer no longer has a majority ownership interest in the Property.

- e. **Power Lines.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to apply for and receive a permit from Rocky Mountain Power and comply with all necessary requirements at Developer's sole cost. Developer shall also be required to apply with and obtain approval from any government entity for encroachment onto any public right-of-way at Developer's sole cost.
- f. **Canal.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to pipe the old ULDC canal at Developer's own expense that is located on the Property, and/or along Redwood Road as more fully shown on Exhibit F, the final alignment to be determined per final site plan and engineering requirements and shall include a trail along the pipeline in accordance with the City's Parks, Recreation, Trails, and Open Space Master Plan. This shall be in addition and not in lieu of all required roadway, landscaping, and trail improvements in accordance with City Regulations. Developer shall be required to work with the City to amend the canal easement as necessary to match any realigned portions of the canal. Replacement easement areas will need to be

recorded before the existing ones can be vacated. No structures shall be allowed within the easement final easement areas.

6. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the “Plans”) to be prepared for the Project meeting City Regulations, this Agreement, including all exhibits, and any conditions of approval as specified in Exhibits B and C. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations, as well as any information which City staff reasonably requests.
7. Standards for Approval. City shall approve the Plans if such Plans meet the requirements of this Agreement and City Regulations. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations and, if a plat is required, record a Final Plat with the Utah County Recorder and pay all recording fees.
8. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of ten years. However, this Agreement shall terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall survive this Agreement; or (ii) if Developer fails to proceed with the Project within a period of two years. “Failure to proceed with development” shall be defined as failure to submit a complete site plan or preliminary plat application meeting all current City regulations and failure to pay the City’s application fees for such. Unless otherwise agreed to by City and Developer, Developer’s vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement approved by City and Developer in writing. However, this Agreement shall continue for perpetuity for any portions of the property contained in a final plat approved by City and recorded on the property in the county recorder’s office by Developer, unless City and Developer mutually agree otherwise in writing. This Section 8 and Developer’s vested rights are subject at all times to the City’s reserved Legislative Powers in Section 4 of this Agreement.
9. Successors and Assigns.
  - a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. If the Property is transferred (“Transfer”) to a third party (“Transferee”), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further

obligations under this Agreement as to the transferred Property.

- b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 9.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

10. Default.

- a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:

- i. a warranty, representation, or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;
- ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;
- iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.

- b. Procedure Upon Default.

- i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph 10.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.
- ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the

performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

- c. Breach of Agreement. Upon Default as set forth in Subparagraphs 10.a. and 10.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.
11. Entire Agreement. This Agreement shall supersede all prior agreements with respect to the subject matter hereof, not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:
- Exhibit A:** Property Ownership map, Vicinity Map, and/or Legal Descriptions
  - Exhibit B:** Staff Report with Adopted Planning Commission Findings and Conditions of Approval, Report of Action (if applicable) and Planning Commission Written Minutes
  - Exhibit C:** Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), and City Council Written Minutes
  - Exhibit D:** Concept Plan
  - Exhibit E:** Parks, Recreation, Trails, and Open Space Master Plan
  - Exhibit F:** Conceptual Utility Plan
12. General Terms and Conditions.
- a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.
  - b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.
  - c. Severability. Each and every provision of this Agreement shall be separate,

several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

- d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.
- e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.
- f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.
- g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.
- h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein, except for minor amendments allowed per City Regulations.



consultants, special counsel, and representatives from liability for claims, damages, just compensation restitution, inverse condemnation, or any judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on its behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Project and geological hazards.

- i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance
  - ii. City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.
- o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.
- p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 10 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

- q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. However, any remedy against the City shall be limited to specific performance only. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.
  
- r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.
  
- s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City of Saratoga Springs, a political subdivision of the State of Utah

\_\_\_\_\_  
City Recorder

By: \_\_\_\_\_  
Mayor

DEVELOPER, \_\_\_\_\_, a Utah corporation/limited liability company/partnership.

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of

\_\_\_\_\_ 20\_\_ by \_\_\_\_\_, of \_\_\_\_\_, a Utah  
corporation/limited liability company/partnership.

\_\_\_\_\_  
Notary Public

**Exhibit "A"**

**Property Ownership map, Vicinity Map, and/or Legal Descriptions**

**Exhibit “B”**

**Staff Report with Adopted Planning Commission Findings and Conditions of Approval,  
Report of Action (if applicable), and Written Minutes**

**[ON FILE WITH THE CITY RECORDER]**

**Exhibit “C”**

**Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), City Council Written Minutes.**

**[ON FILE WITH THE CITY RECORDER]**

**Exhibit “D”  
Concept Plan**

**Exhibit “E”**  
**Parks, Recreation, Trails, and Open Space Master Plan**

**Exhibit “F”  
Conceptual Utility Plan**

**ORDINANCE NO. 24-25 (6-18-24)**

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AN AMENDMENT TO THE LAND USE MAP OF THE GENERAL PLAN, ADOPTING AN AMENDMENT TO THE OFFICIAL ZONING MAP, AND APPROVING A DEVELOPMENT AGREEMENT SPECIFYING THE TERMS OF THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY**

**WHEREAS**, Utah Code Chapter 10-9a allows municipalities to amend the general plan and the number, shape, boundaries, or area of any zoning district; and

**WHEREAS**, before the Saratoga Springs City Council approves any zoning or general plan amendments, the amendments must first be reviewed by the Saratoga Springs Planning Commission for its recommendation to the City Council; and

**WHEREAS**, on May 16, 2024, the Planning Commission held a public hearing after proper notice and publication to consider amendments to the City's Land Use Map of the General Plan as well as the City-wide zoning map for certain real property in the City of Saratoga Springs, which is described in Exhibit A ("Property"), and forwarded the item with a favorable recommendation; and

**WHEREAS**, on June 4, 2024, the City Council held a public meeting to consider the general plan land use map and zoning map amendments and the item was continued to the June 18, 2024 City Council meeting; and

**WHEREAS**, on June 18, 2024, the City Council held a public meeting to consider the general plan land use map and zoning map amendments; and

**WHEREAS**, the City Council voted to approve the rezone and general plan amendments subject to the terms of a development agreement, which agreement is attached as Exhibit B ("Agreement"); and

**WHEREAS**, pursuant to Utah Code § 10-9a-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

**WHEREAS**, the City desires to enter into the Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property; and

**WHEREAS**, after due consideration, and after proper notice, and after conducting the requisite public hearing with the Planning Commission, the City Council, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the Land

Use Map of the General Plan and City-wide zoning map be made and that the Agreement be approved.

**NOW THEREFORE**, the City Council hereby ordains as follows:

### **SECTION I – ENACTMENT**

The Property described in Exhibit A is hereby changed from Low Density Residential to Regional Commercial on the City’s Land Use Map of the General Plan and changed from R1-10 to Regional Commercial (RC) on the City’s Zoning Map, subject to and conditioned on the owner of the Property entering into the development agreement attached as Exhibit B, which Agreement shall be recorded on the Property in the Office of the Utah County Recorder. City Staff is hereby instructed to amend the official City Zoning Map and Land Use Map accordingly and to record said Agreement, subject to payment of the recording costs by the property owner.

The City Manager is hereby authorized to sign the development agreement attached as Exhibit B. City Staff may make any non-substantive changes to the Agreement before execution but may not make any changes inconsistent with the conditions of approval adopted by the City Council.

### **SECTION II – AMENDMENT OF CONFLICTING ORDINANCES**

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

### **SECTION III – EFFECTIVE DATE**

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

### **SECTION IV – SEVERABILITY**

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

### **SECTION V – PUBLIC NOTICE**

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

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:

- i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City’s official website; and
- ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this \_\_ of \_\_\_\_\_, 20\_\_.

Signed: \_\_\_\_\_  
 Jim Miller, Mayor

Attest: \_\_\_\_\_  
 Nicolette Fike, City Recorder

**CITY COUNCIL VOTE AS RECORDED**

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

**EXHIBIT A**

Legal Description

**EXHIBIT B**

Development Agreement



**Code Amendments**

**Section 19.04.11, Establishment of Land Use Zones and Official Map, and  
Section 19.04.09, Purpose and Intent of Non-Residential and Mixed Use Zones**

**June 18, 2024**

**Public Hearing**

Report Date:	June 11, 2024
Applicant:	City Initiated
Previous Meetings:	None for these topics
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Ken R. Young, Community Development Director

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**A. Executive Summary:**

Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Section 19.04, Section 11, Establishment of Land Use Zones and Official Map, amending permitted uses by adding: 1) Churches as permitted in the OW, I, LI and BP Zones; 2) ancillary commercial uses as permitted in the I/C Zone; and Funeral Homes as permitted in the Industrial Zone. Also amending Section 19.04.09, Purpose and Intent of Non-Residential and Mixed Use Zones. City Initiated.

**Recommendation:** The Planning Commission reviewed this application on May 30, 2024 and have forwarded a positive recommendation for the proposed code amendments to Title 19.

**B. Background:**

At the direction of City Council and other identified needs in zoning, we are proposing the addition of various permitted uses in various zoning districts. In seeking to be more equitable and flexible in our zoning permitted uses, and following legal advice, staff performed research and prepared this proposal.

**C. Specific Request:**

This is a request for approval of proposed code amendments to Section 19.04.11, Establishment of Land Use Zones and Official Map of the Land Development Code, and Section 19.04.09, Purpose and Intent of Non-Residential and Mixed Use Zones, as shown on Exhibit A.

A summary of the uses, zoning and reasons for the request is as follows:

Identified Uses	Applicable Zones	Reasons
Churches	Office Warehouse, Light Industrial, Industrial and Business Parks	Legal determination that churches should be permitted in all zones unless impractical
Ancillary commercial uses, including various retail and recreation services	Institutional/Civic	To provide for flexibility and to benefit public uses on City properties, e.g. marinas, parks, etc.
Funeral Homes	Industrial	To match zoning permitted for crematories

**D. Process:**

Section **19.17.03. Planning Commission and City Council Review** outlines the process and 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:**

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 request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

*No public comments were received or heard at the public hearing.*

**F. General Plan:**

The proposed amendments, as they relate to the 2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

**Land Use and Neighborhoods, The 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.”

**Land Use Goal**

Future development in Saratoga Springs reflects the community’s preferred vision.

**Staff conclusion: Consistent.** *The proposed amendments will provide more zoning flexibility and benefit public uses in the City.*

**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 of Section 19.17.05 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 G 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 additional zoning flexibility and benefit the public's ability to enjoy the use of City-owned properties.*

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 proposed amendments will provide additional effectiveness of the Code and better enhance 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:**

The Planning Commission has recommended approval, and staff recommend the Council choose from the following options.

##### **Option 1 - Approval**

"Based upon the evidence and explanations received today, I move the City Council approve the proposed amendments 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 other 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 the Staff on information and/or changes needed to render a decision, as follows:

1. \_\_\_\_\_.

**Option 3 – Denial**

“Based upon the evidence and explanations received today, I move the City Council deny 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:**

- A. Proposed Code Amendments (see below)

**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 <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Alcoholic Beverage, State Liquor Store			p <sup>3</sup>									
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 <sup>3</sup>	p <sup>3</sup>		p <sup>3</sup>		p <sup>3</sup>				
Automobile Repair, Major							p <sup>3</sup>	p <sup>3</sup>				
Automobile Repair, Minor			p <sup>2/3</sup>			p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>				
Automobile Sales			p <sup>2/3</sup>			p <sup>2/3</sup>		p <sup>2/3</sup>				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			p <sup>2/3</sup>	p <sup>2/3</sup>		p <sup>2/3</sup>	p <sup>2/3</sup>	p <sup>2/3</sup>				
Bakery, Commercial						P		P				
Bakery, Retail	P	P	P	P	P	P	P	P	P	p <sup>A</sup>	<u>p<sup>A</sup></u>	
Bar <sup>4</sup>			p <sup>3</sup>	p <sup>3</sup>								
Bed and Breakfast					P				P			
Bookstore	P	P	P	P	P	P			P	p <sup>A</sup>		
Building Material Sales (with outdoor storage)							p <sup>2/3</sup>	p <sup>2/3</sup>				
Building Material Sales (without outdoor storage)			P	P		P	P	P				
Bus Lot												p <sup>3</sup>
Cannabis Production Establishments as defined by Utah Code							p <sup>3</sup>					
Car Wash (full		p <sup>2/3</sup>	p <sup>2/3</sup>	p <sup>2/3</sup>		p <sup>2/3</sup>		p <sup>2/3</sup>				

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
service)												
Car Wash (self service)			p2/3	p2/3		p2/3	p2/3	p2/3				
Cemetery											P	
Child Care Center	P	P	P	P	P				p <sup>A</sup>	p <sup>A</sup>	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<sup>A</sup></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 <sup>E</sup>	<u>p<sup>A</sup></u>	
Convenience Store/Fast Food Combination		P	P	P		P		P		p <sup>E</sup>	<u>p<sup>A</sup></u>	
Copy Center	P	P	P	P	P	P				p <sup>A</sup>		
Crematory/Embalm ing Facility							P					
Distribution Center												
Dockless Shared Mobility Device (deployment)	P	P	P		P	P	P	P	P	P	P	
Drive-thru	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>			p <sup>2</sup>	
Dry Cleaners	P	P	P	P	P	P		P		p <sup>A/E</sup>		
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			

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
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 <sup>A</sup>		
Equipment Sales & Services (with indoor storage)			P	P		P	p <sup>3</sup>	p <sup>3</sup>		P		
Equipment Sales & Services (with outdoor storage)							p <sup>2/3</sup>	p <sup>2/3</sup>				
Exhibition Center				P	P	P			P	P	P	
Financial Institution	P	P	P	P	P					p <sup>A</sup>		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P	P	P		P	P	p <sup>A</sup>		
Fitness Center (5,001 sq. ft. or larger)			P	P	P	P		P		p <sup>A</sup>		
Floral Sales	P	P	P	P	P	P			P	p <sup>A</sup>	<u>p<sup>A</sup></u>	
Funeral Home		P	P	P	P		<u>P</u>				P	
General Tobacco Retailer							p <sup>4</sup>					
Golf Course											P	
Grocery Store		P	P	P	P				P			
Hardware & Home Improvement Retail			P			P		P				
Home Occupations			See §19.08		See §19.08				See §19.08			
Hospital			P	P								
Hotels			p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>				p <sup>2</sup>	p <sup>2</sup>		
Ice Cream Shop	P	P	P	P	P				P	p <sup>A</sup>	<u>p<sup>A</sup></u>	
Impound Yard							p <sup>3</sup>					
Kennel, Commercial			p <sup>3</sup>	p <sup>3</sup>			p <sup>3</sup>					
Laundromat	P	P	P	P	P	P		P				
Library		P	P	P	P						P	
Light Manufacturing						p <sup>3</sup>	p <sup>3</sup>	P				
Marina									P		<u>P</u>	

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Medical Cannabis Pharmacy							p <sup>3</sup>					
Motels												
Neighborhood Grocery Store	P	P		P	P				P			
Non-Depository Institutions			p <sup>2</sup>	p <sup>2</sup>								
Office, High Intensity				P		P	P	P		P		
Office, Medical and Health Care		P	P	P	P		P	P		P		
Office, Professional		P	P	P	P	P		P	P	P		
Public Building or Facility – County Owned (excluding any waste or water treatment or jail or detention center)				P							P	
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop				p <sup>3</sup>		p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>				
Personal Service Establishment	P	P	P	P	P	P		P	P	p <sup>A</sup>		
Plant & Tree Nursery		P	P	P			P	P				
Postal Center	P	P	P	P	P	P				p <sup>A</sup>	P	
Preschool		P	P	P	P				p <sup>A</sup>	p <sup>A</sup>		
Printing, lithography & publishing establishments				P		P	P	P		P		
Public & private utility building or facility			p <sup>2</sup>	p <sup>2</sup>		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>		p <sup>2</sup>	p <sup>2</sup>
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<sup>A</sup></u>	
Recycling Facilities							P					

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Refueling Station, Public		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>				
Refueling Station, Private		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>
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 <sup>A</sup>	<u>p<sup>A</sup></u>	
Restaurant	P	P	P	P	P	P			P	p <sup>A/E</sup>	<u>p<sup>A</sup></u>	
Retail Sales	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>			p <sup>4</sup>	p <sup>A/4</sup>	<u>p<sup>A</sup></u>	
Retail, Big Box			P	P								
Retail, Specialty	P	P	P	P	P	P			P		<u>p<sup>A</sup></u>	
Retail, Tobacco Specialty Business							p <sup>4</sup>					
School, Public	P	P	P	P	P	P	P	P	P	P	P	P
School, Trade or Vocational							P	P	P	P	P	
Sexually Oriented Businesses							p <sup>2/3</sup>					
Shooting Range, indoor			P	P		P	P	P				
Storage, Self-Storage, or Mini Storage Units						p <sup>2/3</sup>	p <sup>2/3</sup>	p <sup>2</sup>				
Storage, Outdoor							p <sup>3</sup>	p <sup>2/3</sup>				
Storage, Vehicle							p <sup>2/3</sup>					
Tattoo Parlor							p <sup>3</sup>	P				
Tavern <sup>4</sup>												
Temporary Sales Trailer					T							
Temporary Use Trailer, Portable, Prefabricated or Manufactured Building											T	

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Theater		P	P	P								
Transit-Oriented Development (TOD)		P	P	P	P				P	P		
Truck and large Equipment Repair							p <sup>3</sup>					
Warehouse/Flex				p <sup>3</sup>		p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>				

**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.

**ORDINANCE NO. 24-26 (6-18-24)**

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,  
UTAH, (“CITY”) ADOPTING AN AMENDMENT TO TITLE  
19 OF THE SARATOGA SPRINGS CITY CODE AND  
ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah (“City Council”) previously adopted ordinances codified in Title 19; and

**WHEREAS**, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

**WHEREAS**, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

**WHEREAS**, pursuant to Utah Code Chapter 10-9a, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-9a and a duly-noticed public hearing was first held by the planning commission; and

**WHEREAS**, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on May 30, 2024 and forwarded a recommendation to the City Council with or without amendments; and

**WHEREAS**, the City Council has reviewed the Planning Commission’s recommendation and all public comment received at the Planning Commission public hearing; and

**WHEREAS**, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-9a and further the public health, safety, and welfare of Saratoga Springs residents.

**NOW THEREFORE**, the City Council ordains as follows:

**SECTION I – ENACTMENT**

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

**SECTION II – AMENDMENT OF CONFLICTING ORDINANCES**

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

**SECTION III – EFFECTIVE DATE**

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

**SECTION IV – SEVERABILITY**

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

**SECTION V – PUBLIC NOTICE**

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

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

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this 18<sup>th</sup> of June, 2024.

Signed: \_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
Nicolette Fike, City Recorder

**CITY COUNCIL VOTE AS RECORDED**

Councilmembers:	Yes	No	Abstain	Excused
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Ryan Poduska	_____	_____	_____	_____
Chris Porter	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

**EXHIBIT A**

**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 <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Alcoholic Beverage, State Liquor Store			p <sup>3</sup>									
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 <sup>3</sup>	p <sup>3</sup>		p <sup>3</sup>		p <sup>3</sup>				
Automobile Repair, Major							p <sup>3</sup>	p <sup>3</sup>				
Automobile Repair, Minor			p <sup>2/3</sup>			p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>				
Automobile Sales			p <sup>2/3</sup>			p <sup>2/3</sup>		p <sup>2/3</sup>				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			p <sup>2/3</sup>	p <sup>2/3</sup>		p <sup>2/3</sup>	p <sup>2/3</sup>	p <sup>2/3</sup>				
Bakery, Commercial						P		P				
Bakery, Retail	P	P	P	P	P	P	P	P	P	P <sup>A</sup>	<u>P<sup>A</sup></u>	
Bar <sup>4</sup>			p <sup>3</sup>	p <sup>3</sup>								
Bed and Breakfast					P				P			
Bookstore	P	P	P	P	P	P			P	P <sup>A</sup>		
Building Material Sales (with outdoor storage)							p <sup>2/3</sup>	p <sup>2/3</sup>				
Building Material Sales (without outdoor storage)			P	P		P	P	P				
Bus Lot												p <sup>3</sup>
Cannabis Production Establishments as							p <sup>3</sup>					

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
defined by Utah Code												
Car Wash (full service)		p <sup>2/3</sup>	p <sup>2/3</sup>	p <sup>2/3</sup>		p <sup>2/3</sup>		p <sup>2/3</sup>				
Car Wash (self service)			p <sup>2/3</sup>	p <sup>2/3</sup>		p <sup>2/3</sup>	p <sup>2/3</sup>	p <sup>2/3</sup>				
Cemetery											P	
Child Care Center	P	P	P	P	P				p <sup>A</sup>	p <sup>A</sup>	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<sup>A</sup></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 <sup>E</sup>	<u>p<sup>A</sup></u>	
Convenience Store/Fast Food Combination		P	P	P		P		P		p <sup>E</sup>	<u>p<sup>A</sup></u>	
Copy Center	P	P	P	P	P	P				p <sup>A</sup>		
Crematory/Embalming Facility							P					
Distribution Center												
Dockless Shared Mobility Device (deployment)	P	P	P		P	P	P	P	P	P	P	
Drive-thru	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>			p <sup>2</sup>	
Dry Cleaners	P	P	P	P	P	P		P		p <sup>A/E</sup>		
Dwelling, Above commercial			P		P				P			
Dwelling, Live/Work					P				P			
Dwelling, Mobile Home												
Dwelling, Multi-Family					P				P			

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
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 <sup>A</sup>		
Equipment Sales & Services (with indoor storage)			P	P		P	p <sup>3</sup>	p <sup>3</sup>		P		
Equipment Sales & Services (with outdoor storage)							p <sup>2/3</sup>	p <sup>2/3</sup>				
Exhibition Center				P	P	P			P	P	P	
Financial Institution	P	P	P	P	P					p <sup>A</sup>		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P	P	P		P	P	p <sup>A</sup>		
Fitness Center( 5,001 sq. ft. or larger)			P	P	P	P		P		p <sup>A</sup>		
Floral Sales	P	P	P	P	P	P			P	p <sup>A</sup>	<u>p<sup>A</sup></u>	
Funeral Home		P	P	P	P		<u>P</u>				P	
General Tobacco Retailer							p <sup>4</sup>					
Golf Course											P	
Grocery Store		P	P	P	P				P			
Hardware & Home Improvement Retail			P			P		P				
Home Occupations			See §19.08		See §19.08				See §19.08			
Hospital			P	P								
Hotels			p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>				p <sup>2</sup>	p <sup>2</sup>		
Ice Cream Shop	P	P	P	P	P				P	p <sup>A</sup>	<u>p<sup>A</sup></u>	
Impound Yard							p <sup>3</sup>					
Kennel, Commercial			p <sup>3</sup>	p <sup>3</sup>			p <sup>3</sup>					
Laundromat	P	P	P	P	P	P		P				
Library		P	P	P	P						P	

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Light Manufacturing						p <sup>3</sup>	p <sup>3</sup>	P				
Marina									P		<u>P</u>	
Medical Cannabis Pharmacy							p <sup>3</sup>					
Motels												
Neighborhood Grocery Store	P	P		P	P				P			
Non-Depository Institutions			p <sup>2</sup>	p <sup>2</sup>								
Office, High Intensity				P		P	P	P		P		
Office, Medical and Health Care		P	P	P	P		P	P		P		
Office, Professional		P	P	P	P	P		P	P	P		
Public Building or Facility – County Owned (excluding any waste or water treatment or jail or detention center)				P							P	
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop				p <sup>3</sup>		p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>				
Personal Service Establishment	P	P	P	P	P	P		P	P	p <sup>A</sup>		
Plant & Tree Nursery		P	P	P			P	P				
Postal Center	P	P	P	P	P	P				p <sup>A</sup>	P	
Preschool		P	P	P	P				p <sup>A</sup>	p <sup>A</sup>		
Printing, lithography & publishing establishments				P		P	P	P		P		
Public & private utility building or facility			p <sup>2</sup>	p <sup>2</sup>		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>		p <sup>2</sup>	p <sup>2</sup>
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>	

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Recreation Rentals			P	P		P	P	P	P		<u>P<sup>A</sup></u>	
Recycling Facilities							P					
Refueling Station, Public		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>				
Refueling Station, Private		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>
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 <sup>A</sup>	<u>P<sup>A</sup></u>	
Restaurant	P	P	P	P	P	P			P	P <sup>A/E</sup>	<u>P<sup>A</sup></u>	
Retail Sales	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>			p <sup>4</sup>	p <sup>A/4</sup>	<u>P<sup>A</sup></u>	
Retail, Big Box			P	P								
Retail, Specialty	P	P	P	P	P	P			P		<u>P<sup>A</sup></u>	
Retail, Tobacco Specialty Business							p <sup>4</sup>					
School, Public	P	P	P	P	P	P	P	P	P	P	P	P
School, Trade or Vocational						P	P	P		P	P	
Sexually Oriented Businesses							p <sup>2/3</sup>					
Shooting Range, indoor			P	P		P	P	P				
Storage, Self-Storage, or Mini Storage Units						p <sup>2/3</sup>	p <sup>2/3</sup>	p <sup>2</sup>				
Storage, Outdoor							p <sup>3</sup>	p <sup>2/3</sup>				
Storage, Vehicle							p <sup>2/3</sup>					
Tattoo Parlor							p <sup>3</sup>	P				
Tavern <sup>4</sup>												
Temporary Sales Trailer					T							
Temporary Use Trailer, Portable,											T	

	NC	CC	RC <sup>1</sup>	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Prefabricated or Manufactured Building												
Theater		P	P	P								
Transit-Oriented Development (TOD)		P	P	P	P				P	P		
Truck and large Equipment Repair							p <sup>3</sup>					
Warehouse/Flex				p <sup>3</sup>		p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>				

**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.

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

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