



AGENDA – Planning Commission Meeting

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

CITY OF SARATOGA SPRINGS
Thursday, August 29, 2024 @ 6:00 pm
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

CALL TO ORDER

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

BUSINESS ITEMS

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

1. Fox Hollow Neighborhood 4 Concept Plan, located approximately at Village Parkway and Redwood Road. Jaran Nicholls, Grnobl Co. as applicant.
2. Thrive Drive Daycare Site Plan, located approximately at 204 E. Thrive Drive. Logan Johnson as applicant.
3. Approval of Minutes: August 15, 2024.

REPORTS

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

CLOSED SESSION

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

ADJOURNMENT

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

PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.

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



**Concept Plan
Fox Hollow Neighborhood 4
August 29, 2024
Public Meeting**

Report Date:	8/23/2024
Applicant:	Pulte Homes/Grnobl Co.
Owner:	SCP Fox Hollow, LLC and Cardinal Land Holdings IV, LLC
Location:	Approximately Village Parkway and Redwood Road
Major Street Access:	Village Parkway
Parcel Number(s) & Size:	59:012:0178 / 10.28ac 59:012:0180 / 09.90ac 59:012:0186 / 37.66ac
Land Use Designation:	High Density Residential
Parcel Zoning:	R1-10 / PUD Overlay
Adjacent Zoning:	CC, R1-10, PUD Overlay
Current Use of Parcel:	Vacant
Adjacent Uses:	Institutional, Natural Open Space, Low Density Residential
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Informal Review of the Concept plan
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

The applicant is seeking comments and feedback from the Planning Commission and City Council regarding the proposed Concept Plan for Fox Hollow Neighborhood 4. Feedback shall not be binding, but shall only be used for information in the preparation of the Planned Unit Development (PUD) preliminary plat application.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the Fox Hollow Neighborhood 4 Concept Plan, review and discuss the proposal, and choose from the options in Section H of this report.

B. Background: Fox Hollow Neighborhood 4 is part of the Fox Hollow development. Fox Hollow is a Planned Unit Development. The development is bound by an approved Master Development Agreement (MDA) and subsequent amendments which sets forth unique standards to the development.

C. Specific Request: The applicant is seeking feedback on the proposed concept plan. In addition, the applicant is seeking approval of variations allowed in a PUD that are subject to City Council approval, including: Lot Width, Lot Size, Height, and Flat Roofs. Previous Neighborhoods within the Fox Hollow Development have received variations for lot width.

D. Process:

Concept Plan

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 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 Preliminary Plat and Site Plan applications.

Planned Unit Development

Per Chapter 19.07 of the Land Development Code a Concept Plan located in a PUD shall go to the Planning Commission and the City Council for feedback.

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 Land Use Map identifies the area as High Density Residential. Per the General Plan High Density Residential is defined as: *areas designated for higher density attached dwellings such as condos, apartments, and townhomes.*

Staff conclusion: Consistent. Condos are proposed on the site. The MDA limits the maximum density to 335 total units and 136 townhomes, with the concept showing 308 total units and 136 towhomes.

G. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

List all related sections from the checklist

- 19.04, Land Use Zones: **Can Comply.**
- 19.06, Landscaping and Fencing: **Can Comply.**

- 19.07, Planned Unit Development: **Can Comply.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Can Comply.**
- 19.12, Subdivision: **Can Comply.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Can Comply.**
- 19.16, Site and Architectural Design Standards: **Can Comply.**
- 19.18, Sign Regulations: **Complies** (separate permit and approval required).
- 19.19 Open Space: **Complies (see MDA).**
- 19.27 Addressing and Street Naming: **Can Comply.**

Variations were previously approved in the MDA including: density, frontage, use and setbacks.

- Density = 7.06 units per acre
- Use = Attached townhomes or single family lots
- Frontage = 35' min.
- Setbacks = Front 20' min., Rear 15' min., Side 5' min., & Corner Side 15' min.

The applicant is requesting the following additional variations for Neighborhood 4:

- a) Lot Width* Minimum going from 70' to 40'
- b) Lot Size* Minimum from 10,000 SF to 4,200 SF
- c) Pitched Roof to Flat Roof
- d) Height Maximum from 35' to 43' (52'11" as measured by applicant on tiered buildings)

*Variations typically approved in a PUD to achieve the approved density and encourage clustering of dwelling units.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss the application, provide concept level feedback to the applicant in preparation for future plat, site plan, and/or MDA amendment applications.

Findings

1. The concept plan is an informal review and is not binding.

Comments:

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 Concept 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 requirements found in the MDA shall be met.
5. All other Code requirements shall be met.

6. Any other conditions or changes as articulated by the Planning Commission:
_____.
- 7.

Recommendation Regarding Variations:

8. The proposed PUD variations for lot width be approved by the City Council.
9. The proposed PUD variation for lot size be approved by the City Council.
10. The proposed variation for building height be approved by the City Council.
11. The proposed PUD variation for flat roofs on a residential building be approved by the City Council.
12. PUD approval is subject to the City Council.

Option 2 – Continuance

“I move to **continue** the Concept Plan for Fox Hollow Neighborhood 4 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

“I move that Planning Commission forward a recommendation of denial to the City Council that the requested Concept Plan for Fox Hollow Neighborhood 4, located at approximately Village Parkway and Redwood Road with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____
and/or,
2. The application is not consistent with Section {XX.XX} of the Code:
 - a. _____
and/or
3. The application does not comply with the PUD requirements:
_____.

J. Exhibits:

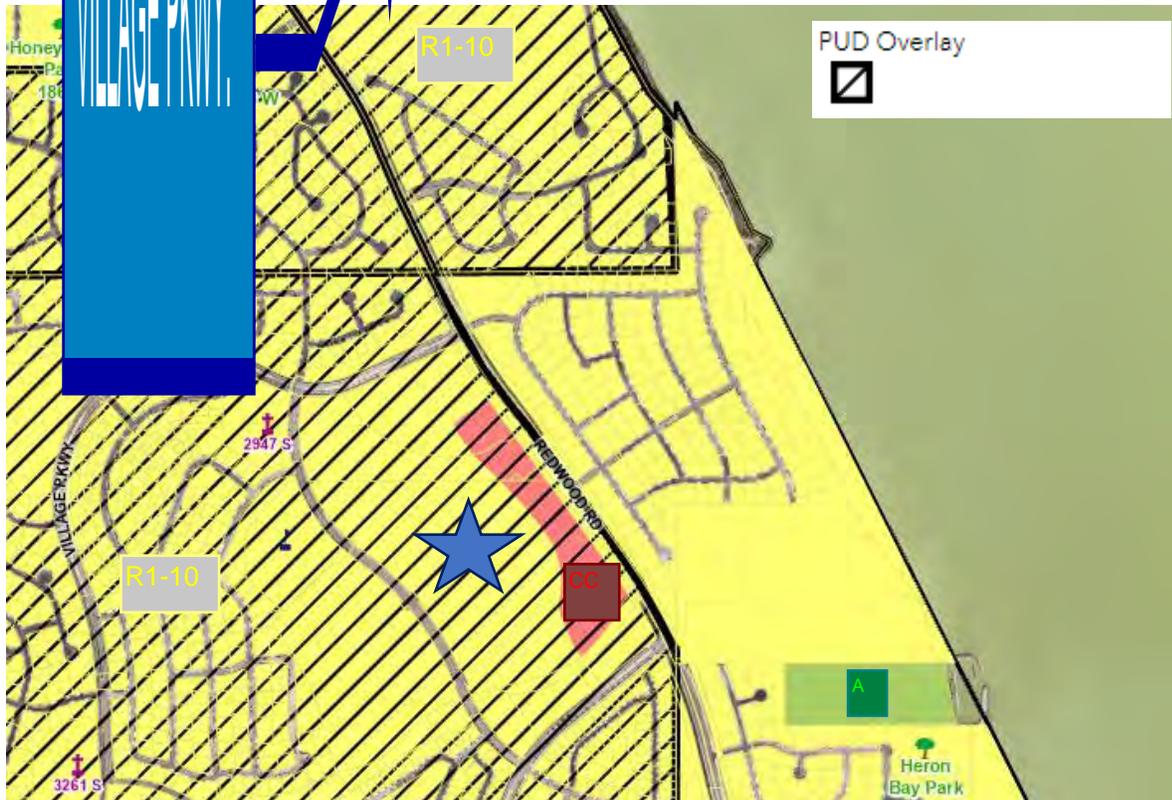
1. Location & Zone Map
2. Planning Review Checklist
3. Concept Plan
4. Elevations & Renderings

EXHIBIT 1

LOCATION



ZONING





APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	8/2/2024
Date of Review:	8/7/2024
Project Name:	Fox Hollow N4
Project Request / Type:	Concept Plan
Meeting Type:	Public Meeting
Applicant:	Pulte Homes/Grnobl Co.
Owner:	SPC Fox Hollow, LLC and Cardinal Land Holdings IV, LLC
Location:	Approx. 87 W. Village Parkway
Major Street Access:	Village Parkway
Parcel Number(s) and size:	59:012:0178/10.28 AC 59:012:0180/09.90 AC 59:012:0186/37.66 AC
Land Use Designation:	High Density Residential/Community Commercial
Parcel Zoning:	R1-10/CC
Adjacent Zoning:	R1-10
Current Use:	Vacant
Adjacent Uses:	Low Density Residential
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	DRC, Planning Commission & City Council
Planner:	Austin Roy/Senior Planner

Section 19.13 – Application Submittal

- Application Complete: Yes.
- Rezone Required: No.
- General Plan Amendment required: No.
- Additional Related Application(s) required: Preliminary PUD Plat & Final PUD Plat.

Section 19.13.04 – Process

- DRC: 07/02/2024
- Neighborhood Meeting: N/A

- PC: N/A
- CC: N/A

General Review

Building Department

- None.

Fire Department

- None.

GIS / Addressing

- None.

Additional Recommendations:

- Need to provide a conceptual layout for the commercial portion.
- City has concerns that the eastern road is private, commercial properties will need access to the signals. Once way to solve this is to make this road public.
- Need to install a fence abutting open space drainage area.
- Verify compatibility with Safe Walking routes to the schools.
- Shall comply with all requirements found in the Fox Hollow MDA.
- Well site should be dedicated to the City, with an access off of Village Pkwy.
- Detention area should be landscaped with the first phase of the project.
- UDOT has determined that a traffic signal is required at the intersection of Village Parkway and Redwood Road. Will need to be installed with this development.
- Variations subject to City Council approval include: 1) Lot Width, 2) Lot Size, 3) Height, and 4) Flat Roofs.

Code Review

- 19.04, Land Use Zones
 - Zone: R1-10 with PUD Overlay.
 - Use: Single Family and Multi Family.

19.04.010 Requirements		R1-10	
Category To Be Reviewed	Regulation	Compliance	Findings
Maximum Units per Acre	3 unit/acre	Complies	<i>Complies with MDA.</i>
Lot Size, Residential (Minimum)	10,000 sq. ft.	Can Comply	<i>4,000sf, 5373sf, & 6687sf shown. Variations can be approved by City Council.</i>
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	N/A	
Footprint Development	N/A		
Building Separation - Footprint (Minimum)	N/A		
Project Size - Footprint (Minimum)	N/A		
Lot Coverage (Maximum)	50%	Complies	<i>Verify at single family at Building Permit. Townhomes = footprint development.</i>

Structure Height (Minimum)	35'	Can Comply	<i>Single family to be verified. Townhomes = 42". Variations can be approved by City Council.</i>
Dwelling Size (Minimum)	1,000 sq. ft.	Complies	<i>Verify single family at Building Permit. Townhomes = footprint development.</i>
Lot Width (Minimum)	70'	Can Comply	<i>40', 50', & 60' shown. Variations can be approved by City Council.</i>
Lot Frontage*** (Minimum)	35'	Complies	<i>Shown.</i>
Open Space Frontage (Minimum)	35'	Complies	<i>>35'</i>
Front Setback* (Minimum)	25', 20' for enclosed entry or porch	Can Comply	<i>Verify with Site Plan or building permit submittal.</i>
Street Side Setback (Minimum)	20'	Can Comply	<i>Verify with Site Plan or building permit submittal.</i>
Interior Side Setback, Residential(Minimum)	8'/20'(min/combined)	Can Comply	<i>Verify with Site Plan or building permit submittal.</i>
Interior Side Setback, Non-Residential(Minimum)	25'	Can Comply	<i>Verify with Site Plan submittal.</i>
Rear* Setback, Residential(Minimum)	25'	Can Comply	<i>Verify with Site Plan or building permit submittal.</i>
Rear Setback, Non-Residential(Minimum)	25'	Can Comply	<i>Verify with Site Plan submittal.</i>

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	N/A.	
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	C400.
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	C200.
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	C200.
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details		
Automobile refueling stations and car wash operations.	N/A.	
Automobile Repair, Minor:	N/A.	
Car Wash (full service).	N/A.	
Hotels.	N/A.	
Kennel, Private.	N/A.	
Storage, Self-Storage, or Mini-Storage Units.	N/A.	
Vehicle Storage.	N/A.	
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	
Bars.	N/A.	

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Can Comply.	<i>Submit Landscape Plan with Preliminary.</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Can Comply.	
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Can Comply.	
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Can Comply.	
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Can Comply.	
Irrigation: Irrigation plans showing the system layout and details.	Can Comply.	
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Can Comply.	
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Can Comply.	
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	Can Comply.	
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Can Comply.	<i>Submit Landscape Plan with Preliminary.</i>
Evergreen Trees: Minimum 6' in height.	Can Comply.	
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Can Comply.	
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Can Comply.	
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Can Comply.	
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; 	Can Comply.	

vii. Rubber or inorganic infill is prohibited while organic infill is permitted;		
viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and		
ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Can Comply.	
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Can Comply.	
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Can Comply.	<i>Submit Landscape Plan with Preliminary.</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Can Comply.	
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Can Comply.	
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Can Comply.	
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Can Comply.	
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Can Comply.	
Trees and Power Poles: No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5’ to any pole, line, or structure. 	Can Comply.	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	N/A.	
Tree Preservation: Existing mature evergreen trees of 16’ in height or greater, and existing mature deciduous or decorative trees of more than 4” in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	N/A.	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	N/A.	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	N/A.	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	N/A.	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	N/A.	
Planter Beds		

Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Can Comply.	<i>Submit Landscape Plan with Preliminary.</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Can Comply.	
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Can Comply.	
Drip Lines: Drip lines must be used in planter beds.	Can Comply.	
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	Can Comply.	<i>Submit Fence Plan with Preliminary.</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Can Comply.	
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	Can Comply.	
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.	Can Comply.	
Fencing along arterial roads shall be of a consistent material and color within each development.	Can Comply.	
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.	Can Comply.	
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	Can Comply.	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Can Comply.	<i>Submit Landscape Plan with Preliminary.</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.	Can Comply.	
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.	Can Comply.	

19.07 Planned Unit Development

Regulation	Compliance	Findings
Effective July 18, 2013 it is the intent of the City Council to discontinue the granting of Planned Unit Developments or the Planned Unit Development Overlay Zone.	N/A.	<i>Project is in an existing PUD Overlay.</i>
Substantial compliance with the overlay zone regulations and other provisions of this Chapter in requiring adequate standards related to the public health, safety, and general welfare shall be observed, without	Complies.	<i>Appears to be compatible with PUD standards.</i>

unduly inhibiting the advantage of large scale Site Planning for residential and related purposes.		
Even if property has already been vested with a PUD overlay rezone as provided in 19.07.01 above, submitting an application for PUD approval does not guarantee the property owner the right to exercise the provisions of this Chapter. PUDs shall be recommended for approval by the City Council only if, in their judgment, the proposed PUD fully meets the intent, purposes, and requirements of the Land Development Code.	Can Comply.	<i>Subject CC approval.</i>
The PUD Overlay Zone provides an additional layer of land use provisions in addition to those in the underlying zone. In the event of a conflict with the provisions of the underlying zone or other chapters or sections of this Title, the provisions of this Chapter shall take precedence regardless of which provision is more restrictive.	Complies.	<i>Appears to be compatible with PUD standards.</i>
The PUD provisions shall be used in combination with existing conventional zones as designated in the City Code. The PUD Overlay Zone is not an independent zone exclusive of the underlying zone. The underlying zone provisions shall apply except when in conflict with this Chapter. Property which is vested with a PUD Overlay Zone shall be developed only in conformance with an approved PUD plan.	Can Comply.	<i>Subject to CC approval.</i>
Uses permitted in PUD project areas shall be limited to those listed as permitted uses in the provisions of the underlying zone with which the PUD zone has been combined, except that single family and multi-family residential developments are permitted.	Complies.	<i>All proposed uses permitted.</i>
Permitted uses in a PUD shall also include private recreational facilities for the exclusive use of the occupants of the PUD and their guests, when approved as part of the final PUD plan.	Complies.	<i>Restrooms, pool, pavilion, playground and play field proposed.</i>
In a vested PUD Overlay Zone, variations from the development standards of the underlying zone may be permitted by the City Council provided the variations meet the requirements of this Chapter and are specifically adopted by the City Council as part of the approved PUD plans. Variations, however, shall not include changes in the uses allowed by the zone with which the PUD has been combined.	Can Comply.	<i>Subject to CC approval.</i>
The City Council may, in the process of approving preliminary or final PUD plans, approve variations from the minimum standards of the underlying zone, including minimum densities, lot sizes, setbacks, and open space requirements where there is sufficient evidence that the variations will not adversely affect neighboring property and where the standards of this Chapter are met.	Can Comply.	<i>Subject to CC approval.</i>
Variations to the underlying zone requirements may not be greater than 25 percent except for density bonuses, which are established in each zone under Chapter 19.04. For instance, a required 20 foot front setback may not be reduced to less than 15 feet.	Can Comply.	<i>Subject to CC approval.</i>
Setbacks. a. Subject to 19.07.06.3, variations of setbacks from the underlying zone regulations shall be compensated by providing additional open space in other appropriate areas of the development, shall be in keeping with accepted land use planning principles, and shall only be approved as part of a PUD application duly approved by the City Council. b. Notwithstanding Subsection (a), no structure within a PUD may be closer than twenty feet to the peripheral property line of the entire development. The area within the twenty feet may be used as a buffer strip to be counted toward base open space requirements so long as it meets the definition of open space in Chapter 19.02 and the requirements for “base open space” in Subsection 19.07.07.7 below. If such buffer strip does not meet the definition of “base open space,” then it may be counted towards a density bonus so	Complies.	<i>RI-10 setbacks appear to be compatible with the proposed lots. Multifamily is footprint development.</i>

<p>long as it meets the requirements of this Chapter and is granted in the discretion of the City Council.</p>																		
<p>Base Density. The base density of a PUD shall be based on the density of the underlying zone. If the PUD is located in more than one residential zone, the total number of dwellings for the PUD is calculated by adding up the number of dwellings allowed by each zone, with the applicable density bonus. However, the dwellings in such projects may be placed without regard to zone boundaries.</p>	<p>Complies.</p>	<p><i>Base density appears to be based on R1-10. 55% density bonus proposed.</i></p>																
<p>When topography would dictate a lower density than the base residential density of the underlying zone, a density analysis, specific to the site, shall determine the base density for the PUD.</p>	<p>Complies.</p>	<p><i>Standard Density.</i></p>																
<p>Density Bonus and Incentives. The inclusion of certain amenities or design options may result in an allowed increase in density, referred to as a density bonus. The maximum density bonus allowed is established with each zone. The City Council may determine the density bonus, up to the maximum allowed, upon its acceptance of the design options, as set forth in the following two tables:</p> <p>Table 1 – Single and Family Residential Projects</p> <table border="1" data-bbox="99 695 906 1056"> <thead> <tr> <th>Density Bonus</th> <th>Required Design Option</th> </tr> </thead> <tbody> <tr> <td>Up to 20 percent</td> <td>Creation of significant recreation or site amenities, e.g., pool, playground, club house, picnic areas, water features, etc.</td> </tr> <tr> <td>Up to 5 percent</td> <td>Additional pedestrian, bicycle, or other recreational trails that are separated from vehicular traffic, both within and outside the project.</td> </tr> <tr> <td>Up to 5 percent</td> <td>The provision of providing exterior fencing including architecturally designed wrought iron fences, vinyl, structural wood fences, or masonry fences, or, additional landscape buffers with the enhanced width and landscaping specifications.</td> </tr> </tbody> </table> <p>Table 2 – Multi-family Residential and Mixed Use Projects</p> <table border="1" data-bbox="99 1104 906 1388"> <thead> <tr> <th>Density Bonus</th> <th>Required Design Option</th> </tr> </thead> <tbody> <tr> <td>Up to 10 percent</td> <td>Creation of significant recreation or site amenities, e.g., pool, playground, club house, picnic areas, water features, etc.</td> </tr> <tr> <td>Up to 5 percent</td> <td>Additional pedestrian, bicycle, or other recreational trails which are separated from vehicular traffic, both within and outside the project.</td> </tr> <tr> <td>Up to 10 percent</td> <td>Providing additional landscape buffers with the enhanced width and landscaping specifications.</td> </tr> </tbody> </table>	Density Bonus	Required Design Option	Up to 20 percent	Creation of significant recreation or site amenities, e.g., pool, playground, club house, picnic areas, water features, etc.	Up to 5 percent	Additional pedestrian, bicycle, or other recreational trails that are separated from vehicular traffic, both within and outside the project.	Up to 5 percent	The provision of providing exterior fencing including architecturally designed wrought iron fences, vinyl, structural wood fences, or masonry fences, or, additional landscape buffers with the enhanced width and landscaping specifications.	Density Bonus	Required Design Option	Up to 10 percent	Creation of significant recreation or site amenities, e.g., pool, playground, club house, picnic areas, water features, etc.	Up to 5 percent	Additional pedestrian, bicycle, or other recreational trails which are separated from vehicular traffic, both within and outside the project.	Up to 10 percent	Providing additional landscape buffers with the enhanced width and landscaping specifications.	<p>Complies.</p>	<p><i>See MDA.</i></p>
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<p>Open Space. PUDs shall provide contiguous open space for use-in-common of residents and occupants of such development and members of the public (“base open space”). Said base open space shall be consistent with the definition of open space as found in Chapter 19.02 of this code and shall comprise, at a minimum, thirty percent of the project area. The required base open space shall not include areas that are occupied by structures, parking areas, or streets, nor shall it include areas that are separated by such areas. Credit towards meeting minimum open space requirements may be given for sensitive lands as defined in Chapter 19.02. However, no more than fifty percent of the required base open space area shall be comprised of sensitive lands.</p>	<p>Complies.</p>	<p><i>Meets MDA.</i></p>																
<p>The required base open space areas shall be contiguous, not a collection of remnants. Such areas shall include: i. areas with natural features worthy of preservation, which may not be buildable, such as canyons or slopes, ridge lines, wetlands, stream or creek corridors, wildlife habitat, geologically sensitive areas, and significant views and vistas. This may</p>	<p>Complies.</p>	<p><i>Meets MDA.</i></p>																

<p>be included in the peripheral buffer strip; and ii. Significant agricultural lands worthy of preservation for continued agricultural use.</p>		
<p>No structure within a PUD may be closer than twenty feet to the peripheral property line of the development. The area within the twenty feet may be used as a buffer strip to be counted toward open space requirements, or in private lots.</p>	<p>Complies.</p>	<p><i>Appears to meet requirement.</i></p>
<p>The base open space requirement may be reduced to a minimum of twenty-five percent at the discretion of the City Council if it is determined that reducing the base open space requirement:</p> <ul style="list-style-type: none"> i. will result in a more attractive development; ii. will allow for larger or better designed lots or multi-family developments; iii. will result in more or better open space facilities and amenities; or iv. will better utilize the property covered by the PUD. The basis or criteria to reduce open space may not also be used to justify a density bonus 	<p>Complies.</p>	<p><i>Meets MDA.</i></p>
<p>The following criteria shall be considered when granting a density bonus for additional open space:</p> <ul style="list-style-type: none"> i. whether the open space is held in common via public ownership or by a homeowner’s association with a permanent open space easement; ii. whether the open space is large enough for the use of all residents of the project or the general public. Such spaces shall include improvements such as playgrounds, pathways, pavilions, play courts, ball fields, or informal spaces which encourage the use and enjoyment of the open space. Such areas may include lands, which are buildable, such as prominent ridgelines, views and vistas, and areas of significant native vegetation; or iii. whether the open space improves or makes more accessible agricultural lands such as equestrian facilities, stables, etc. for the use of area residents. 	<p>Complies.</p>	<p><i>Meets MDA.</i></p>
<p>The City Council shall require the preservation, maintenance, and ownership of all open space through one, or a combination of, the following:</p> <ul style="list-style-type: none"> i. dedication of the land as a public park or parkway system; ii. dedication of the land as permanent open space on the recorded plat; iii. granting the City a permanent open space easement on the open spaces to guarantee that the open space remains perpetually in public use, with ownership and maintenance being the responsibility of a homeowner's association; or iv. through compliance with the provisions of the Condominium Ownership Act as outlined in Title 57 of the Utah Code, which provides for the payment of common expenses for the upkeep of common areas and facilities. 	<p>Complies.</p>	<p><i>Meets MDA.</i></p>
<p>In the event the common open space and other facilities are not maintained under Subsection e. in a manner consistent with the approved final PUD plan, the City may at its option cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.</p>	<p>Complies.</p>	<p><i>Meets MDA.</i></p>
<p>Any changes in use, or arrangement of lots, blocks, and building tracts, or any changes in the provision or type of open space must be submitted for review and approval by the City Council.</p>	<p>Complies.</p>	<p><i>Submittal will go to CC.</i></p>
<p>19.07.07. Variations from Development Standards. Subject to 19.07.06.3, the City Council may, in the process of approving</p>	<p>Can Comply.</p>	<p><i>Subject to CC approval.</i></p>

<p>preliminary or final PUD plans, approve variations from applicable development standards in the underlying zone only if it finds that all of the following conditions are met: 1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents; 2. that the variation desired will not adversely affect the public health, safety, or general welfare; and 3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan.</p>		
<p>19.07.08. Streets and Circulation. 1. The design of public and private streets, including sidewalks and all appurtenances, within a PUD shall follow City ordinances, policies, and standards. 2. All private streets within a PUD shall be dedicated as public utility easements and all underground improvements shall be constructed per the City of Saratoga Springs ordinances, policies, and standards. 3. Points of primary vehicular access to a PUD shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic. Points of intersection between internal and external circulation systems shall be so arranged that both systems function in a safe and efficient manner. 4. The required off-street parking shall be distributed throughout the PUD and provide reasonable access to all residential structures within the project.</p>	<p>Complies.</p>	<p><i>Proposed streets appear to meet City standards.</i></p>

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
<p>Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards</p>	<p>Complies.</p>	<p><i>Appears to meet requirement.</i></p>
<p>Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.</p>	<p>Complies.</p>	<p><i>Appears to meet requirement.</i></p>
<p>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.</p>	<p>N/A.</p>	
<p>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.</p>	<p>N/A.</p>	
<p>Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.</p>	<p>Can Comply.</p>	<p><i>Show lighting in guest parking areas on Site Plan submittal.</i></p>
<p>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.</p>	<p>Complies.</p>	<p><i>Appears to meet requirement.</i></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'		
<p>Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.</p> <p>i. The walking path travel distance from a business' main entrance shall not apply to these areas.</p>			
<p>Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.</p>		Complies.	<i>Appears to meet requirement.</i>
<p>Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.</p>		Complies.	<i>Meets requirement.</i>
<p>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</p>		Complies.	<i>Meets requirement.</i>
<p>Certain types of medical facilities need more accessible stalls, see link.</p>		N/A.	
<p>Accessible stalls shall be as close to the primary entrance as possible.</p>		Complies.	<i>Meets requirement.</i>
Parking Requirements and Shared Parking			
<p>Available on-street parking shall not be counted towards meeting the required parking stalls.</p>		Complies.	<i>Meets requirement.</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.	<i>Meets requirement.</i>
<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>		Complies.	<i>Meets requirement.</i>
<p>Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.</p>		N/A.	
<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.	<i>Meets requirement.</i>
<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</p>			

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.	Complies.	<i>Meets requirement.</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"> 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands. 	N/A.	
<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"> a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. 	N/A.	
<p>Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial.</p> <ol style="list-style-type: none"> a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. <ol style="list-style-type: none"> i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit. 	Complies.	<i>Meets requirement.</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>	N/A.	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize	Can Comply.	<i>Show in landscape plan with Preliminary submittal.</i>

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.		
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.	Can Comply.	<i>Show on preliminary submittal.</i>
Clear Sight Triangles must be followed.	Can Comply.	<i>Show on preliminary submittal.</i>
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	Can Comply.	<i>Show on preliminary submittal.</i>
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	N/A.	
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	Can Comply.	<i>Show on preliminary submittal.</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.	Can Comply.	<i>Show on preliminary submittal.</i>
Required Minimum Parking		
<i>Dwelling, Single Family = 2 stalls per dwelling enclosed in garages.</i>	Complies.	<i>Meets requirement.</i>
<i>Dwelling, Multi-Family = 1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus required guest stalls.</i>	Complies.	<i>Meets requirement.</i>

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	?	?	?	?
60° Parking				
Required	9'	18'	25'	18'

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

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Can Comply.	<i>Submit lighting plan and details with Preliminary.</i>
Base: All lighting poles shall have a 16" decorative base.	Can Comply.	
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Can Comply.	
Angle: Shall be directed downward.	Can Comply.	
Lamp: Bulbs may not exceed 4000k.	Can Comply.	
Drawings: Design and location of fixtures shall be specified on the plans.	Can Comply.	
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	Can Comply.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Can Comply.	
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Can Comply.	
Residential Lighting		
Floodlights: Floodlights are prohibited.	Can Comply.	<i>Submit lighting plan and details with Preliminary.</i>
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	Can Comply.	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Can Comply.	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	N/A.	

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	Compliance	Findings

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

<ul style="list-style-type: none"> 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). 		
<p>Phasing Plan: Including a data table with the following Information for each phase:</p> <ul style="list-style-type: none"> i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases. 	Can Comply.	

Final Plat Requirements

Subdivision name and location.	Can Comply.	<i>To be reviewed at Final.</i>
Standard Plat Format followed.	Can Comply.	
Name and address of property owner and developer.	Can Comply.	
Name of land surveyor.	Can Comply.	
The location of proposed subdivision with respect to surrounding property and street.	Can Comply.	
The name of all adjoining property owners of record, or names of adjoining developments.	Can Comply.	
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	Can Comply.	
North arrow.	Can Comply.	
A tie to a permanent survey monument at a section corner.	Can Comply.	
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	Can Comply.	
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	Can Comply.	
Lot Numbers.	Can Comply.	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	Can Comply.	
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	Can Comply.	
Proposed road ROW widths.	Can Comply.	
Vicinity map.	Can Comply.	
All required signature blocks are on the plat.	Can Comply.	
Prepared by a professional engineer licensed in Utah.	Can Comply.	

Proposed methods for the protection or preservation of sensitive lands.	Can Comply.	
Fencing plans.	Can Comply.	
Location of any flood plains, wetlands, and other sensitive lands.	Can Comply.	
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.	Can Comply.	
Existing and Proposed easements.	Can Comply.	
Street monument locations.	Can Comply.	
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.	Can Comply.	
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).	Can Comply.	
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	Can Comply.	
Developer shall ensure all rollback taxes are paid prior to recordation.		
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	Complies.	<i>Meets requirement.</i>
Trails Master Plan: Shows required trails	Complies.	<i>Matches Trail Master Plan.</i>
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	Complies.	<i>Blocks appear to be less than 1000'. Two dedicated walkways provided.</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.	Complies.	<i>Approx. 25 width shown.</i>

<p>Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.</p>	<p>Complies.</p>	<p><i>Logical connections shown.</i></p>
<p>Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.</p>	<p>Complies.</p>	<p><i>Meets requirement.</i></p>
<p>Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.</p>	<p>Complies.</p>	<p><i>Private roads shown.</i></p>
<p>Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.</p>	<p>Complies.</p>	<p><i>Access shown via Village Parkway and Wildlife Blvd.</i></p>
<p>Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. Exception: Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.</p>	<p>Complies.</p>	<p><i>Shown.</i></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"> 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. 	<p>Complies.</p>	<p><i>Shown.</i></p>
<p>Driveway and Driveway Approaches: Construction: single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.</p>	<p>Complies.</p>	<p><i>Shown.</i></p>
<p>Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.</p>	<p>Complies.</p>	<p><i>Shown.</i></p>
<ol style="list-style-type: none"> 1. Shared Driveways may be used for clustered single-family lots. <ol style="list-style-type: none"> a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. 	<p>Complies.</p>	<p><i>Shown.</i></p>

<p>a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten.</p> <p>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.</p> <p>a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code.</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>	Complies.	<i>Shown.</i>
<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 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.</p>	Complies.	<i>Shown.</i>
<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>	Complies.	<i>No conflict noted at this time.</i>
Lot Design		
<p>All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.</p>	Complies.	<i>Plans appear to meet requirement.</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.	Complies.	<i>Plans appear to meet requirement.</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.	N/A.	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	Complies.	<i>Plans appear to meet requirement.</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	<i>Plans appear to meet requirement.</i>
Corner lots for residential use shall be 10% larger than the required minimum lot.	Complies.	<i>Plans appear to meet requirement.</i>
No lot shall be created that is divided by a municipal or county boundary line.	N/A.	
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	Complies.	<i>Plans appear to meet requirement.</i>
Double access lots are not permitted with the exception of corner lots.	Can Comply.	<i>Label lots with "No Access" on one side on preliminary submittal.</i>
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	Complies.	<i>Plans appear to meet requirement.</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.	Complies.	<i>Plans appear to meet requirement.</i>
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	Complies.	<i>Connections shown.</i>
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	Complies.	
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	Complies.	
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	Complies.	<i>Shown.</i>
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	Complies.	

<p>Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following:</p> <p>a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or</p>	<p>N/A.</p>	
<p>ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or</p>	<p>N/A.</p>	
<p>iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.</p>	<p>N/A.</p>	
<p>iv. Exceptions shall be construed narrowly by the Land Use Authority.</p>	<p>N/A.</p>	
<p>v. These exceptions shall not apply to trail connections.</p>	<p>N/A.</p>	
<p>Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City’s Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.</p>	<p>Complies.</p>	
<p>In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.</p>	<p>Complies.</p>	<p><i>Connections shown.</i></p>
<p>A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions:</p> <p>i. Physical conditions that preclude development of a public street meeting the City’s Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.</p>	<p>N/A.</p>	
<p>ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.</p>	<p>N/A.</p>	
<p>Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.</p>	<p>Can Comply.</p>	<p><i>Submit with future plans.</i></p>
<p>The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City’s adopted Master Plans.</p>	<p>Can Comply.</p>	<p><i>Submit with future plans.</i></p>

The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	Can Comply.	<i>Submit with future plans.</i>
The circulation plan shall include proposed connections to and across adjacent properties.	Can Comply.	<i>Submit with future plans.</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required?	<i>N/A.</i>
Notice/Land Use Authority.	<i>City Council.</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>Existing Fox Hollow MDA.</i>
Phasing Improvements.	
Payment of Lieu of Open Space.	Amount of \$:
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

Concept Plan Application Requirements		
Regulation	Compliance	Findings
A completed application and affidavit, form, and application fee.	Complies.	<i>Received.</i>
Plat/Parcel Map of the area available at the Utah County Surveyor's Office.	Complies.	<i>Received.</i>
Proposed changes to existing zone boundaries, if such will be needed	N/A.	
Conceptual elevations and floor plans, if available	Complies.	<i>Received.</i>
Drawn to a scale of not more than 1" = 100'	Complies.	<i>1"=100'</i>
Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use	Complies.	<i>Fox Hollow Neighborhood 4.</i>
Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known	Complies.	<i>Fox Hollow Neighborhood 4.</i>
Locations and widths of existing and proposed streets and right-of-ways	Complies.	<i>C200.</i>
Road centerline data including bearing, distance, and curve radius	Complies.	<i>C200.</i>
Configuration of proposed lots with minimum and average lot sizes	Complies.	<i>C200.</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	Complies.	<i>C200.</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	N/A.	

Total acreage of the entire tract proposed for subdivision	Complies.	<i>Shown in plans.</i>
General topography shown with 1' or 2' contours and slope arrows with labels	Complies.	<i>C300.</i>
North arrow, scale, and date of drawing	Complies.	<i>C200.</i>
Property boundary with dimensions	Complies.	<i>C200.</i>
Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage parking spaces, number of proposed surface parking spaces, number of required and proposed ADA compliant parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre	Complies.	<i>Shown in plans.</i>
Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities	Complies.	<i>ALTA survey provided.</i>
Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project	Complies.	<i>C400.</i>
A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within two miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area	Complies.	<i>C200.</i>
Trails Master Plan: Shows required trails	Complies.	<i>Trails already built, meets Trail Master Plan.</i>

19.14 Site Plan Review

Regulation	Compliance	Findings
<p>Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances:</p> <ol style="list-style-type: none"> 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development. 	Can Comply.	<i>Site plan required for multi-family portion of the development. Submit Site Plan with Preliminary Plat.</i>
<p>Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.</p>	Can Comply.	
<p>Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction.</p> <ol style="list-style-type: none"> a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. 	Can Comply.	

d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.		
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	Can Comply.	
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	Can Comply.	
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	Can Comply.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	Can Comply.	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Can Comply.	
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	Can Comply.	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Can Comply.	
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Can Comply.	
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Can Comply.	
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Can Comply.	
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Can Comply.	
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Can Comply.	

<p>Final Construction Drawings containing, at a minimum, all items specified in the City’s “Standard Technical Specification and Drawings” manual. Applicant shall provide three full-size 24” x 36” copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below.</p> <p>Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following :</p> <ul style="list-style-type: none"> i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City’s off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area. 	<p>Can Comply.</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>Can Comply.</p>	
<p>Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City. 	<p>Can Comply.</p>	

<p>Data table including:</p> <ul style="list-style-type: none"> i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) 	<p>Can Comply.</p>	
<p>Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City’s off-street parking requirements, the City’s design guidelines and policies, and the requirements of the appropriate zone.</p>	<p>Can Comply.</p>	
<p>Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City’s lighting standards. An individual photometric plan is also required.</p>	<p>Can Comply.</p>	
<p>Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.</p>	<p>Can Comply.</p>	
<p>Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.</p>	<p>Can Comply.</p>	
<p>Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.</p>	<p>Can Comply.</p>	
<p>Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.</p>	<p>Can Comply.</p>	
<p>Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the</p>	<p>Can Comply.</p>	

public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).		
<p>Considerations Relating to Traffic Safety and Traffic Congestion:</p> <ul style="list-style-type: none"> i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities. 	Can Comply.	
<p>Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.</p>	Can Comply.	
<p>Consideration Relating to Landscaping:</p> <ul style="list-style-type: none"> i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees. 	Can Comply.	
<p>Considerations Relating to Buildings and Site Layout:</p> <ul style="list-style-type: none"> i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards. 	Can Comply.	
The effect of the site development plan on the adequacy of the storm and surface water drainage.	Can Comply.	
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	Can Comply.	
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.	Can Comply.	
Trails Master Plan: Shows required trails	Can Comply.	

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>Sidewalk and open space trails shown.</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	Complies.	<i>C200.</i>

developments, and from 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.	Complies.	<i>C200.</i>
<p>Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria:</p> <ul style="list-style-type: none"> i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets. 	N/A.	
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.	N/A.	
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	N/A.	
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	Complies.	<i>See Engineering notes.</i>
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	N/A.	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	N/A.	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A.	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	N/A.	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	N/A.	
<p>Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.</p>	Can Comply.	<i>Include with Prelim./Site Plan.</i>

<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. This does not apply to Municipal Buildings.</p>	<p>Can Comply.</p>	<p><i>Include with Prelim./Site Plan.</i></p>
<p>All trash dumpsters shall be provided with solid enclosures.</p> <p>b. 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>Can Comply.</p>	<p><i>Include with Prelim./Site Plan.</i></p>
<p>Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.</p>	<p>Can Comply.</p>	<p><i>Include with Prelim./Site Plan.</i></p>
<p>These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.</p>	<p>Can Comply.</p>	<p><i>Include with Prelim./Site Plan.</i></p>
<p>Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.</p>	<p>Can Comply.</p>	<p><i>Include with Prelim./Site Plan.</i></p>
<p>General Architectural Design Standards</p>		
<p>General standards do not apply one-family and two-family dwellings unless governed under a DA.</p>		
<p>Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width:</p> <ol style="list-style-type: none"> i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices. 	<p>Complies.</p>	<p><i>Articulation shown. A3-2.</i></p>
<p>Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.</p>	<p>Can Comply.</p>	<p><i>Flat roofs subject to variation approval by CC.</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>Can Comply.</p>	<p><i>Flat roofs subject to variation approval by CC.</i></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.	Can Comply.	<i>Flat roofs subject to variation approval by CC.</i>
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Can Comply.	<i>Flat roofs subject to variation approval by CC.</i>
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	Can Comply.	<i>Flat roofs subject to variation approval by CC.</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Can Comply.	<i>Add note to show that windows are not untreated aluminum.</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	N/A.	
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	N/A.	
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.	N/A.	
Backlighting is not permitted.	N/A.	
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Can Comply.	<i>Provide info to show plans meet these requirements with Preliminary/Site Plan submittal.</i>
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	Can Comply.	<i>Provide info to show plans meet these requirements with Preliminary/Site Plan submittal.</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Can Comply.	<i>Provide info to show plans meet these requirements with Preliminary/Site Plan submittal.</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Can Comply.	<i>Provide info to show plans meet these requirements with Preliminary/Site Plan submittal.</i>
Residential Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Architectural Wrap: Stone, brick, wainscot, and other front elevation materials shall be wrapped a minimum of 2' into interior side elevations and shall extend the full width of any street side yard, or façade abutting common open space.	Can Comply.	<i>Provide info to show plans meet these requirements with Preliminary/Site Plan submittal.</i>
Materials and Colors: A minimum of three materials and three colors shall be utilized on front or street side elevations, or building façade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations. The roof shall not be considered a material or color.	Can Comply.	<i>Provide info to show plans meet these requirements with Preliminary/Site Plan submittal.</i>
No more than 75% of any building elevation shall consist of any one material or color.	Can Comply.	<i>Provide info to show plans meet these requirements with Preliminary/Site Plan submittal.</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.	Can Comply.	<i>Provide info to show plans meet these requirements with Preliminary/Site Plan submittal.</i>
Color Variation: Three-family, and multi-family developments containing more than five buildings shall be designed with at least two color palettes.	Can Comply.	<i>Provide info to show plans meet these requirements with Preliminary/Site Plan submittal.</i>

19.19 Open Space

Minimum Required Open Space

Regulation	Compliance	Findings
Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	Complies.	<i>11.64 acres shown. PUD requirement overrides this.</i>
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: <ul style="list-style-type: none"> a. Single family developments: 10% of overall development acreage b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing. 	Complies.	<i>PUD requirement overrides this.</i>
Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement. <ul style="list-style-type: none"> i. Unimproved, not Sensitive Lands ii. Open space with no access 	Complies.	<i>Meets CP/VP.</i>

Minimum Required Amenities

Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	Can Comply.	<i>Need more data (see notes for data table) to determine. Provide with Prelim./Site Plan.</i>
Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.	Can Comply.	<i>Need more data (see notes for data table) to determine. Provide with Prelim./Site Plan.</i>
No more than 25% of the points may be met by one specific item type in any one category.	Can Comply.	<i>Need more data (see notes for data table) to determine. Provide with Prelim./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.	Can Comply.	<i>Need more data (see notes for data table) to determine. Provide with Prelim./Site Plan.</i>
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	Can Comply.	<i>Need more data (see notes for data table) to determine. Provide with Prelim./Site Plan.</i>

Payment in Lieu of Open Space

Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria: <ul style="list-style-type: none"> i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park. 	N/A.	
Total Cost:	N/A.	

<ol style="list-style-type: none"> 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by \$2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities. 		
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19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://sngis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential	Can Comply.	<i>Submit address information with Preliminary.</i>
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Can Comply.	
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	Can Comply.	
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	Can Comply.	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	Can Comply.	
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does “no access mean”?	Can Comply.	
Rear Load: Meet with Brian to review every time there is a rear-load product.	Can Comply.	
Rear Load: label “FRONT” to identify which side is the front, but check grading to see if the units can be accessed from the front.	Can Comply.	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	Can Comply.	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.	Can Comply.	
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	Can Comply.	
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	Can Comply.	
Compass Directions. The four compass directions shall not be used as part of the street name.	Can Comply.	

<p>Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)</p>	<p>Can Comply.</p>	
<p>Street Type Designations. Proposed street names and types shall be matched as follows:</p> <ol style="list-style-type: none"> a. Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. b. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. d. Streets (St), Avenues (Ave): Straight directional streets. e. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. Center (Cntr) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address. 	<p>Can Comply.</p>	
<p>Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:</p>	<p>Can Comply.</p>	
<p>1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.</p>	<p>Can Comply.</p>	
<p>2. Where possible, property addresses shall be odd on the south and west sides of a street.</p>	<p>Can Comply.</p>	
<p>3. Where possible, property addresses shall be even on the north and east sides of a street.</p>	<p>Can Comply.</p>	
<p>4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.</p>	<p>Can Comply.</p>	
<p>5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.</p>	<p>Can Comply.</p>	
<p>6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.</p>	<p>Can Comply.</p>	
<p>7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.</p>	<p>Can Comply.</p>	
<p>8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.</p>	<p>Can Comply.</p>	
<p>Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:</p>	<p>Can Comply.</p>	
<p>1. Background. Numbers shall be set on a background of a contrasting color.</p>	<p>Can Comply.</p>	
<p>2. Size. Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters</p>	<p>Can Comply.</p>	

<p>that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.</p>		
<p>3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building.</p> <ul style="list-style-type: none"> a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley. 	<p>Can Comply.</p>	

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

EXHIBIT 3

DATE: 8/7/2024 5:09 PM

PATH: H:\21-005 - Fox Hollow MA\Code\Exhibits\MA_2024_08_02 - Concept_Submittal_2_ETD.dwg



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

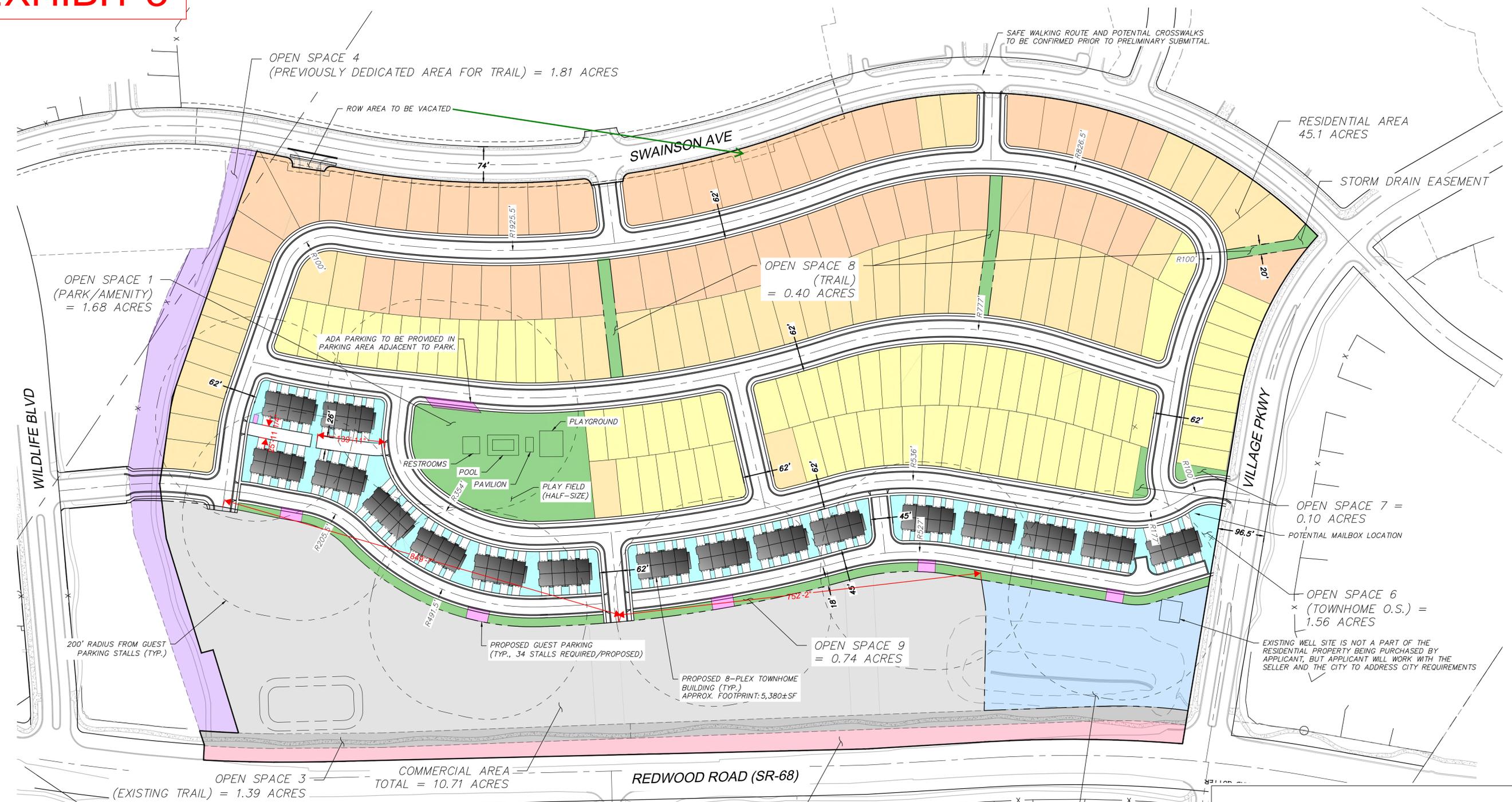
NO.	BY	DATE	REVISIONS
1	KRP	08/07/2024	AGENCY COMMENTS

FOX HOLLOW NEIGHBORHOOD 4

CONCEPTUAL SITE PLAN

DATE: 06.21.2024

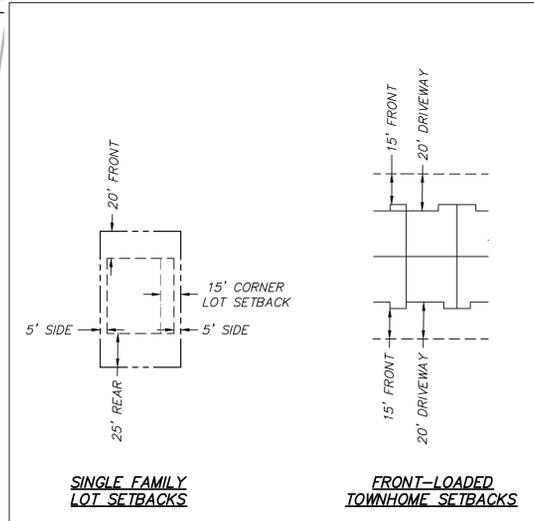
TCC JOB NUMBER: 21-005



DATA TABLE	
TOTAL ACREAGE (RESIDENTIAL AREA)	45.1
ACREAGE OF SINGLE FAMILY (INCL. PUBLIC ROW & PARK)	37.1
ACREAGE OF TOWNHOME (INCL. PRIVATE ROAD AND LANDSCAPE BUFFER)	8.0
NUMBER OF SINGLE FAMILY LOTS	172
NUMBER OF TOWNHOME UNITS	136
TOTAL NUMBER OF SINGLE FAMILY LOTS AND TOWNHOME DWELLINGS	308
DENSITY, UNITS PER ACRE (308/45.1)	6.8
TOTAL NUMBER OF BUILDINGS (TOWNHOMES)	17
SQUARE FOOTAGE OF TYP. 8-PLEX TOWNHOME	5,380±SF
NUMBER OF TOWNHOME GARAGE PARKING SPACES (136*2)	272
NUMBER OF TOWNHOME DRIVEWAY SPACES (136*2)	272
NUMBER OF GUEST PARKING (136*0.25)	34
TOTAL NUMBER OF TOWNHOME PARKING SPACES	578

OPEN SPACE	UNIT COUNT
OPEN SPACE 1 = 1.68 ACRES	SINGLE FAMILY: 172
OPEN SPACE 2 = 2.35 ACRES	TOWNHOMES: 136
OPEN SPACE 3 = 1.39 ACRES	TOTAL: 308
OPEN SPACE 4 = 1.81 ACRES	
OPEN SPACE 5 = 1.55 ACRES	
OPEN SPACE 6 = 1.57 ACRES	
OPEN SPACE 7 = 0.10 ACRES	
OPEN SPACE 8 = 0.40 ACRES	
OPEN SPACE 9 = 0.74 ACRES	
TOTAL: 11.59 ACRES	

	SINGLE FAMILY HOME LOT SIZES		
	40' WIDE LOTS	50' WIDE LOTS	60' WIDE LOTS
MINIMUM LOT SIZE	4,200± SF	5,373± SF	6,687± SF
AVERAGE LOT SIZE	4,904± SF	7,054± SF	7,048± SF
LOT COUNT	75	43	54
TOTAL LOT COUNT	172		



SCALE
HORIZONTAL: 1" = 100'
0 25' 50' 100' 150'

SHEET NUMBER
C200

EXHIBIT 4

MATERIAL LEGEND

- 1 TPO FLAT ROOF
- 2 WOOD OR WOOD LIKE SIDING
- 3 CEMENT FIBER SMOOTH PANEL WITH CHANNEL
- 4 BOARD & BATTEN OR METAL SIDING
- 5 WOOD OR COMPOSITE TRIM ON SIDING
- 6 VINYL WINDOW SYSTEM
- 7 METAL GUARDRAIL
- 8 METAL SECTIONAL GARAGE DOOR





FRONT/ REAR PERSPECTIVE



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303.825.6400
ktgy.com



FOX HOLLOW
SARATOGA SPRINGS, UTAH # 20240524

CONCEPTUAL DESIGN
JUNE 17, 2024



4-PLEX- FLAT PERSPECTIVE

A3-2



ROOFTOP DECK PERSPECTIVE



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JUNE 17, 2024



4-PLEX- FLAT RTD PERSPECTIVE

A3-3

MATERIAL LEGEND

- 1 TPO FLAT ROOF
- 2 WOOD OR WOOD LIKE SIDING
- 3 CEMENT FIBER SMOOTH PANEL WITH CHANNEL
- 4 BOARD & BATTEN OR METAL SIDING
- 5 WOOD OR COMPOSITE TRIM ON SIDING
- 6 VINYL WINDOW SYSTEM
- 7 METAL GUARDRAIL
- 8 METAL SECTIONAL GARAGE DOOR



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4-PLEX- UPDH ELEVATIONS

A3-4



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4-PLEX- UHDH PERSPECTIVE

A3-5



ROOF TOP DECK PERSPECTIVE



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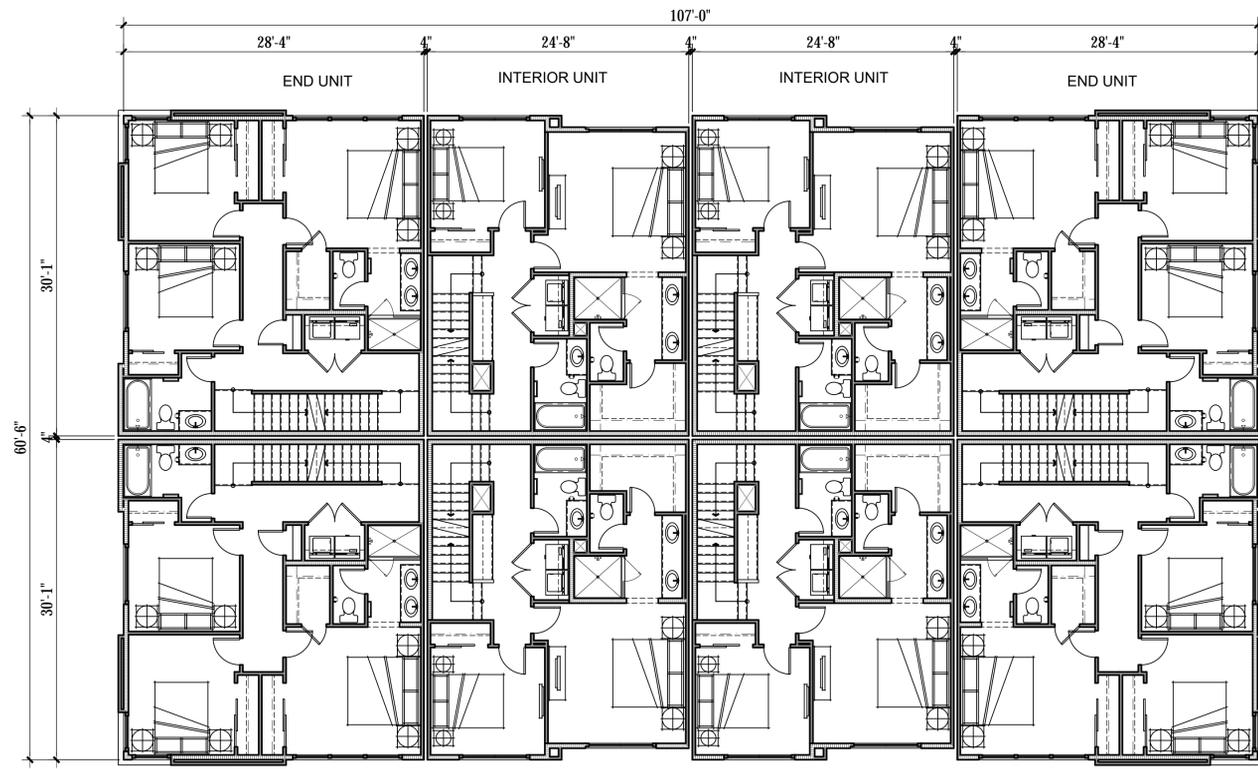
FOX HOLLOW
SARATOGA SPRINGS, UTAH # 20240524

CONCEPTUAL DESIGN
JUNE 17, 2024



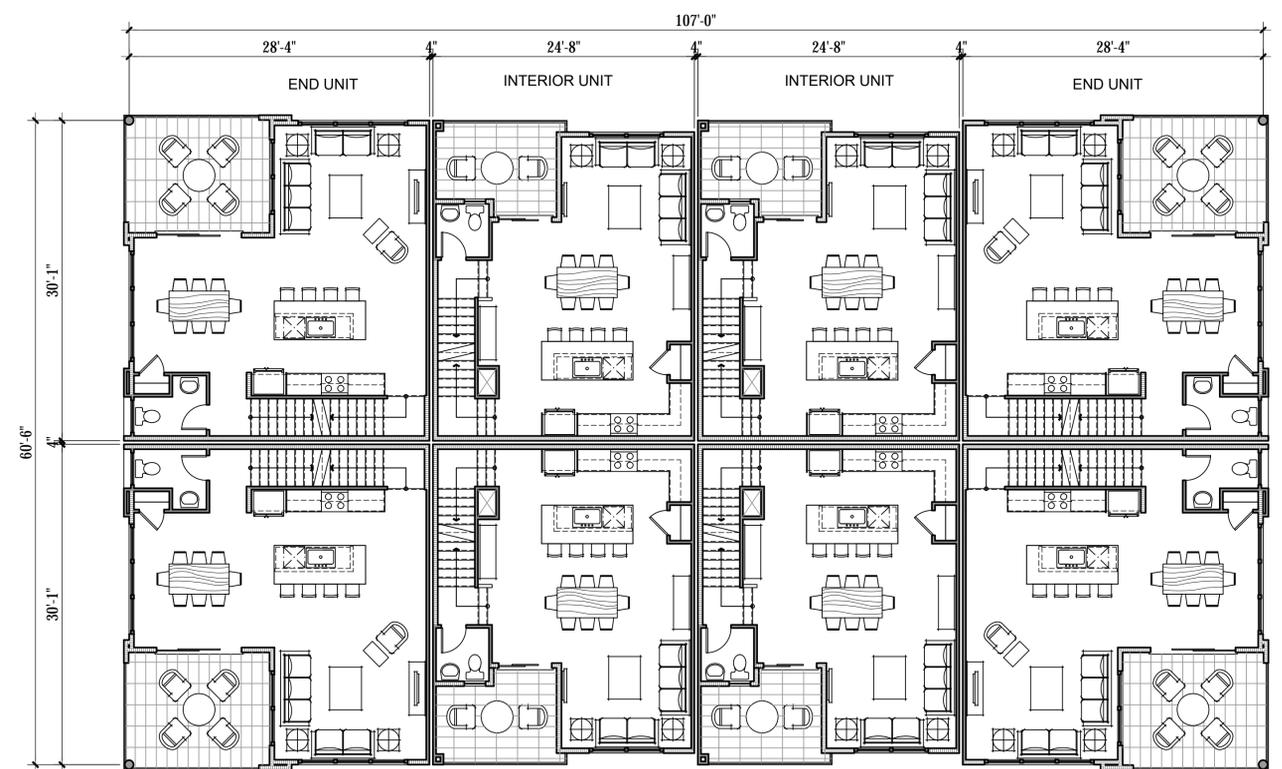
4-PLEX- UHDH RTD PERSPECTIVE

A3-6



END UNIT INTERIOR UNIT INTERIOR UNIT END UNIT

THIRD FLOOR

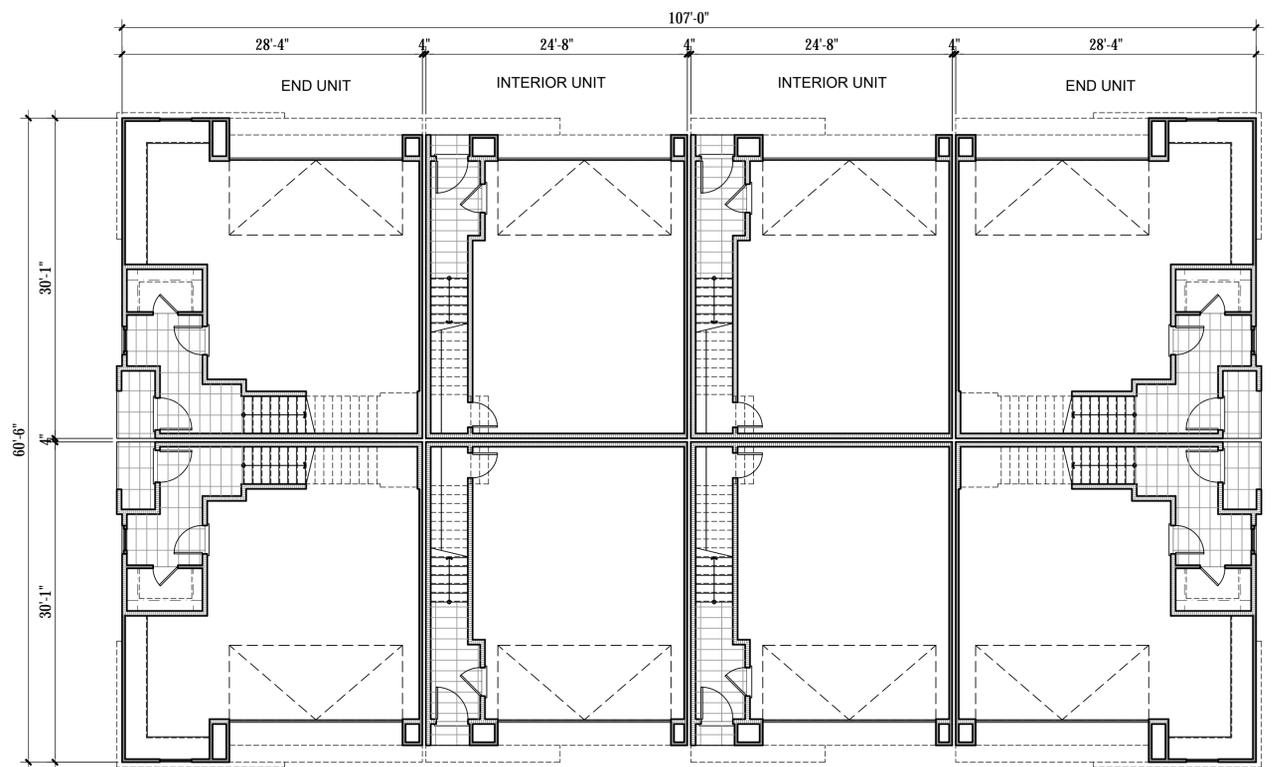


END UNIT INTERIOR UNIT INTERIOR UNIT END UNIT

SECOND FLOOR



END UNIT INTERIOR UNIT INTERIOR UNIT END UNIT ROOFTOP DECK



END UNIT INTERIOR UNIT INTERIOR UNIT END UNIT

FIRST FLOOR

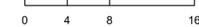


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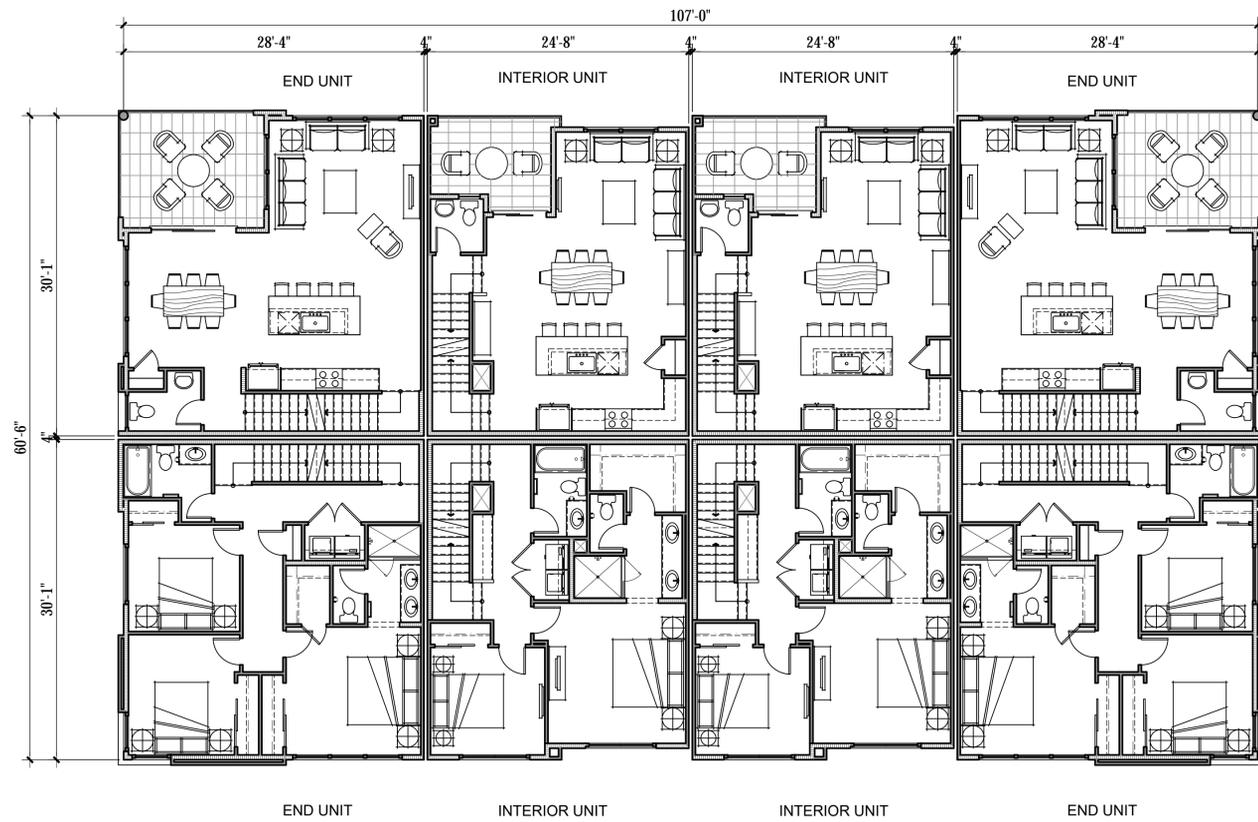
FOX HOLLOW
SARATOGA SPRINGS, UTAH # 20240524

CONCEPTUAL DESIGN
JUNE 17, 2024

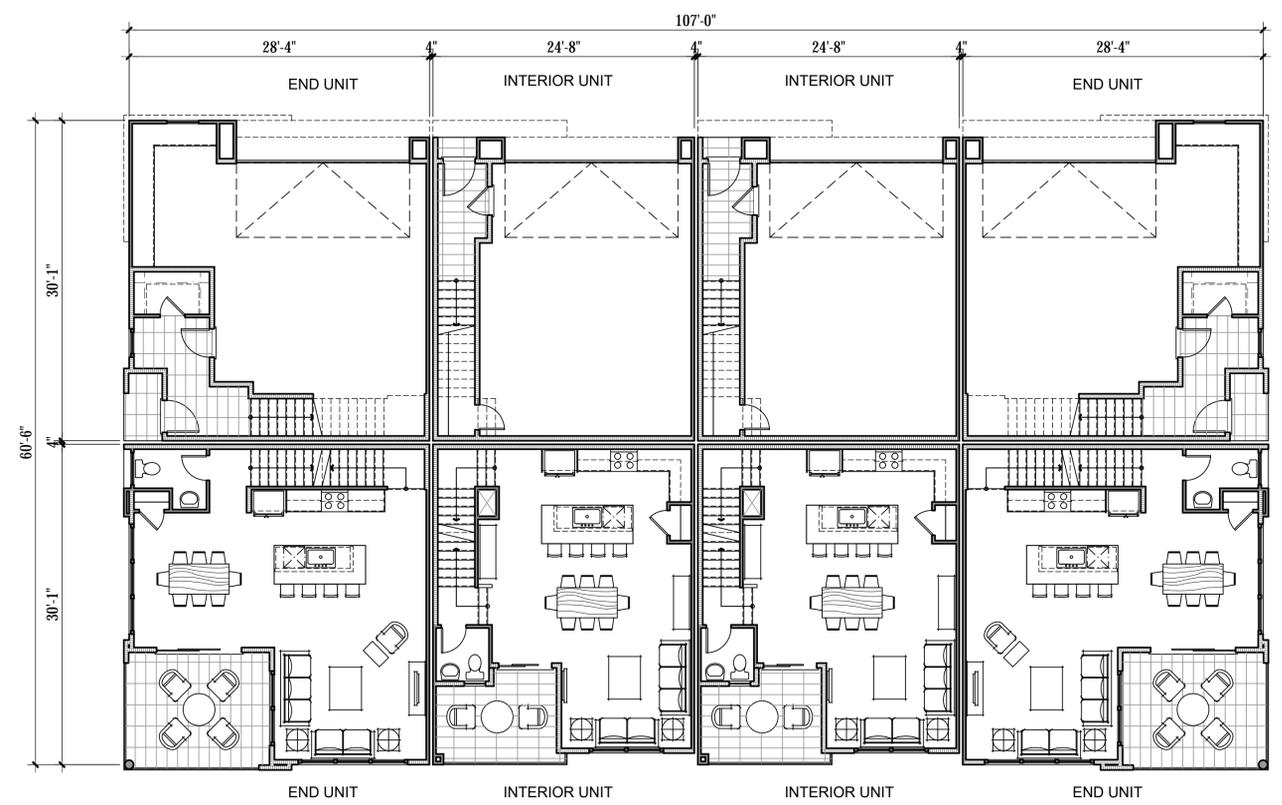


4-PLEX- FLAT BUILDING COMPOSITE PLANS

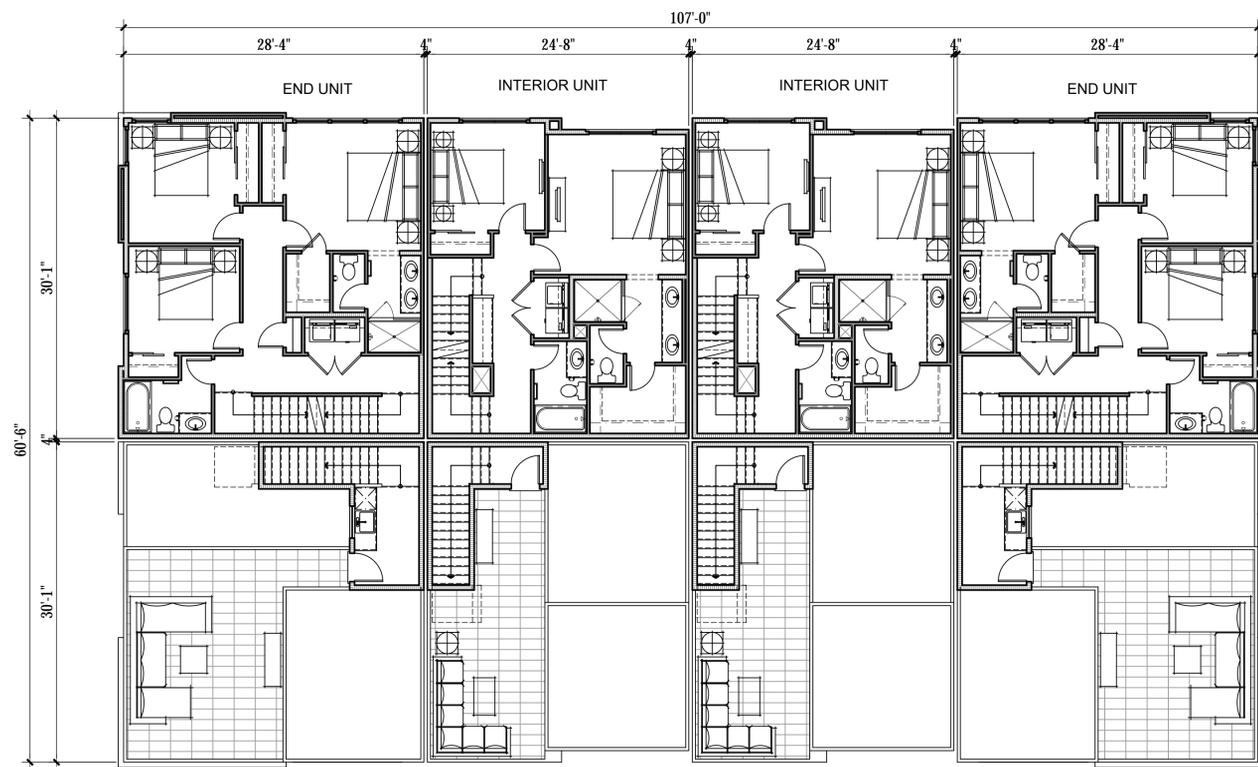
A1-1



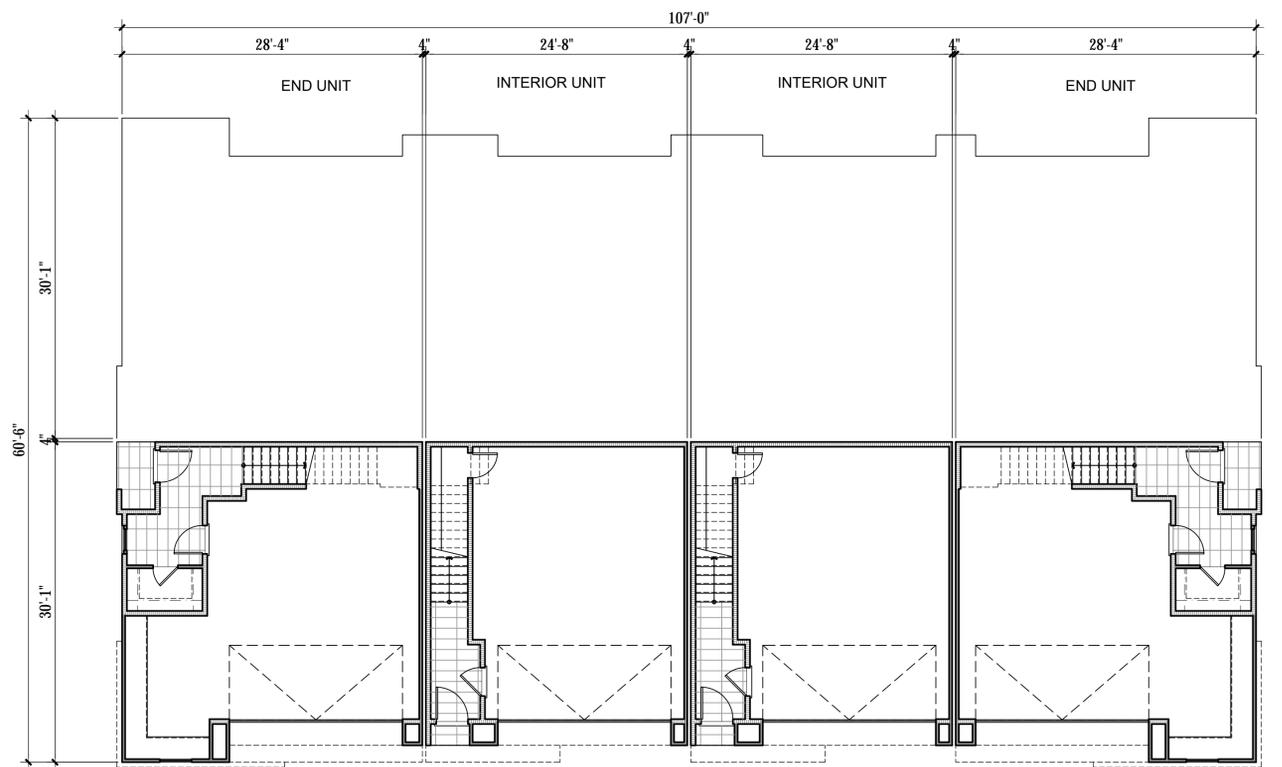
THIRD FLOOR



SECOND FLOOR



FOURTH FLOOR



FIRST FLOOR

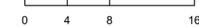


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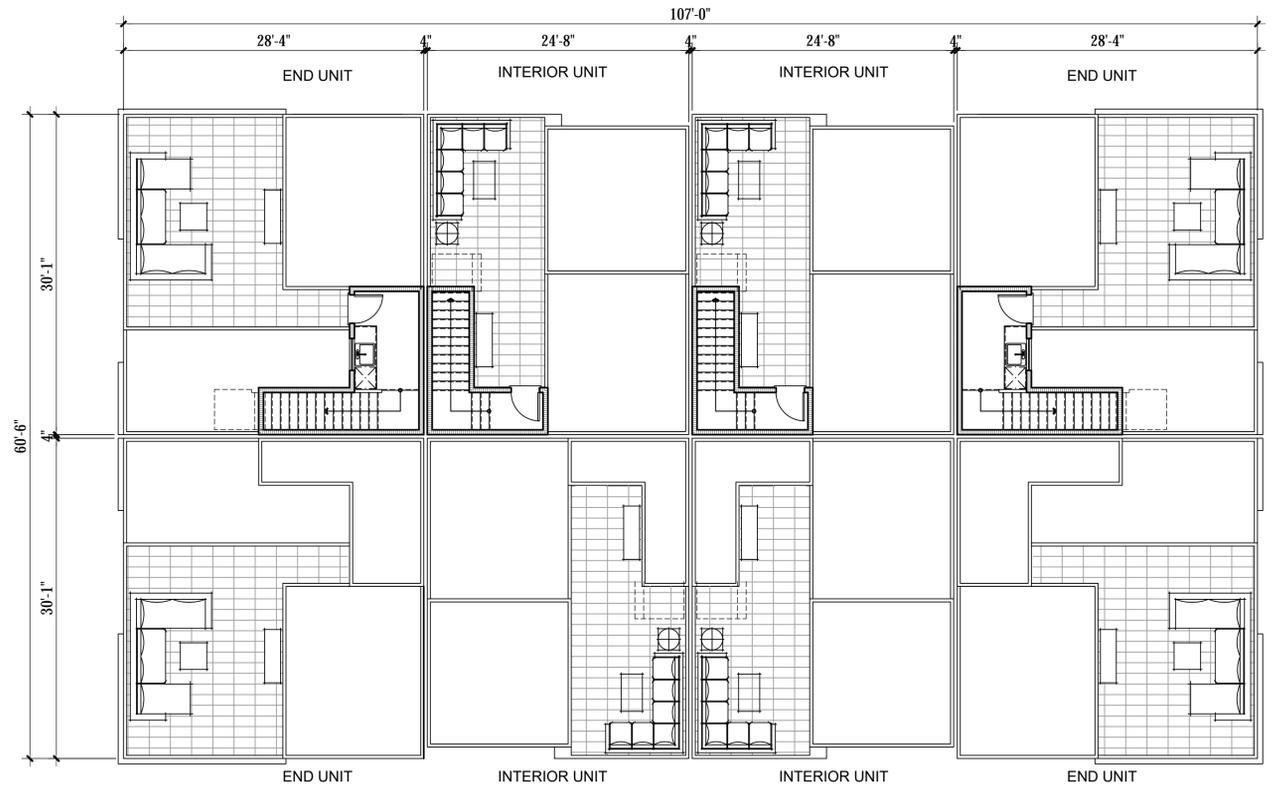
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SARATOGA SPRINGS, UTAH # 20240524

CONCEPTUAL DESIGN
JUNE 17, 2024



4-PLEX- UHDH BUILDING COMPOSITE PLANS

A1-2



FIFTH FLOOR

FOURTH FLOOR

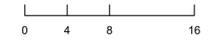


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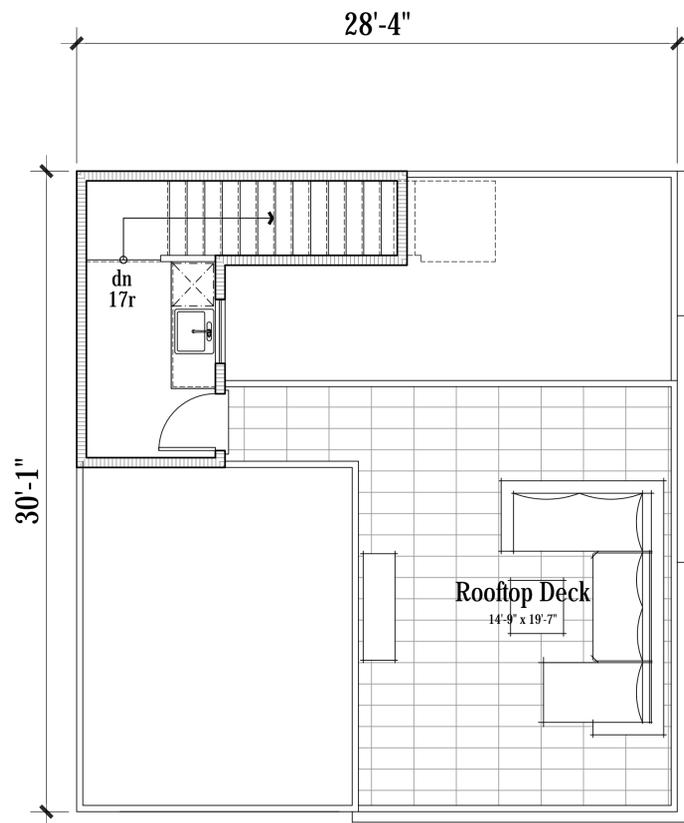


FOX HOLLOW
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 JUNE 17, 2024

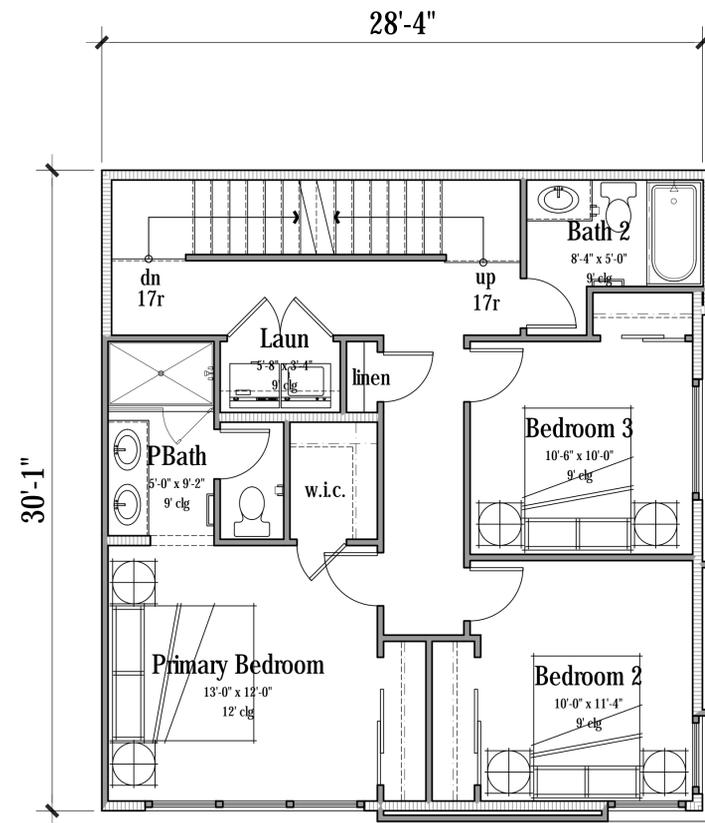


4-PLEX- UHDH BUILDING COMPOSITE PLANS



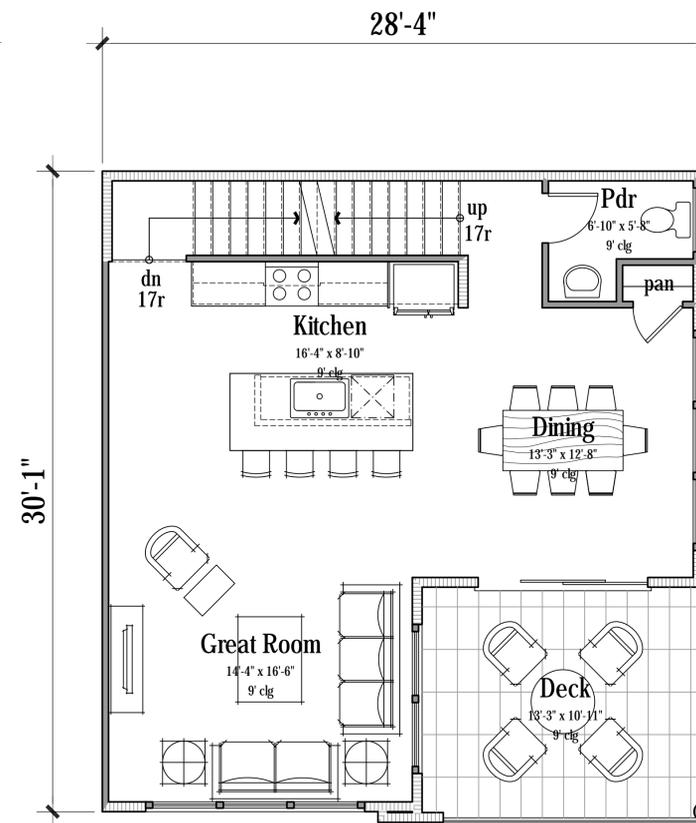
End Unit Rooftop Deck Floor Plan

Rooftop Floor Area: 70 SQ. FT.



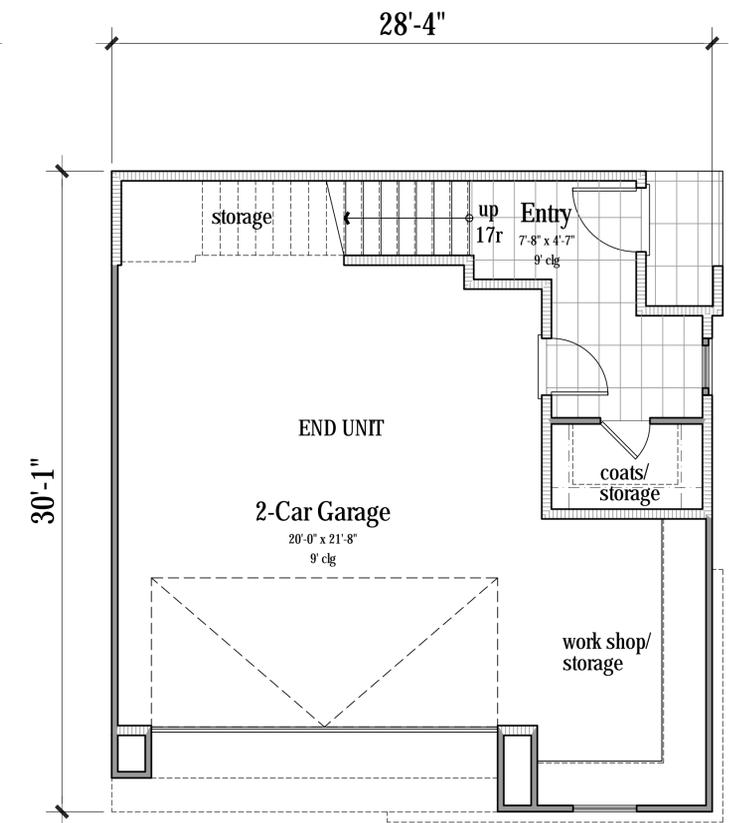
End Unit Third Floor Plan

Third Floor Area: 855 SQ. FT.



End Unit Second Floor Plan

Second Floor Area: 713 SQ. FT.



End Unit First Floor Plan

First Floor Area: 205 SQ. FT.
Total Floor Area: 1,843 SQ. FT.

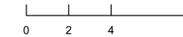


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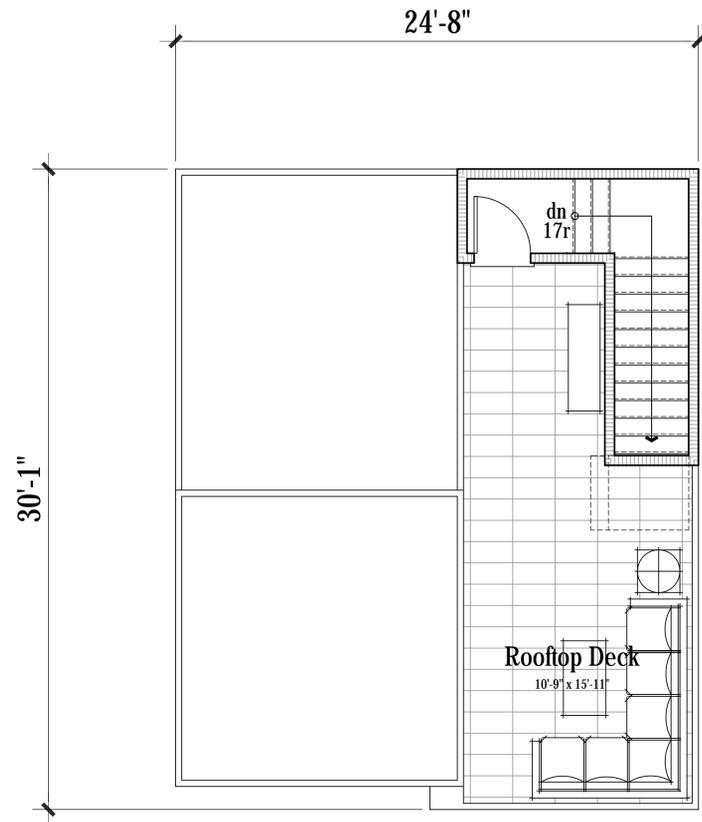
CONCEPTUAL DESIGN
JUNE 17, 2024



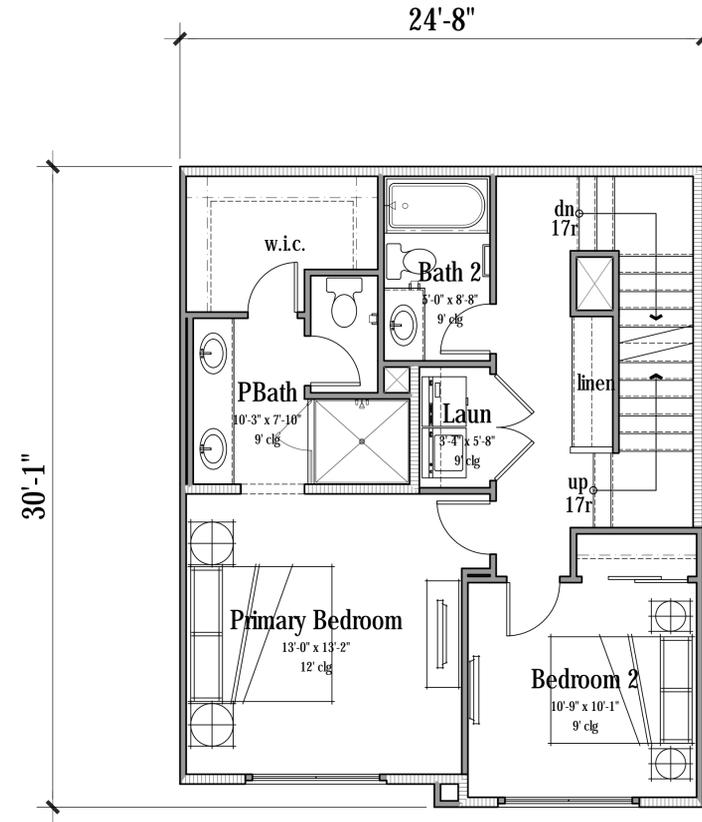
END UNIT FLOOR PLAN

3 BEDROOM
2.5 BATH

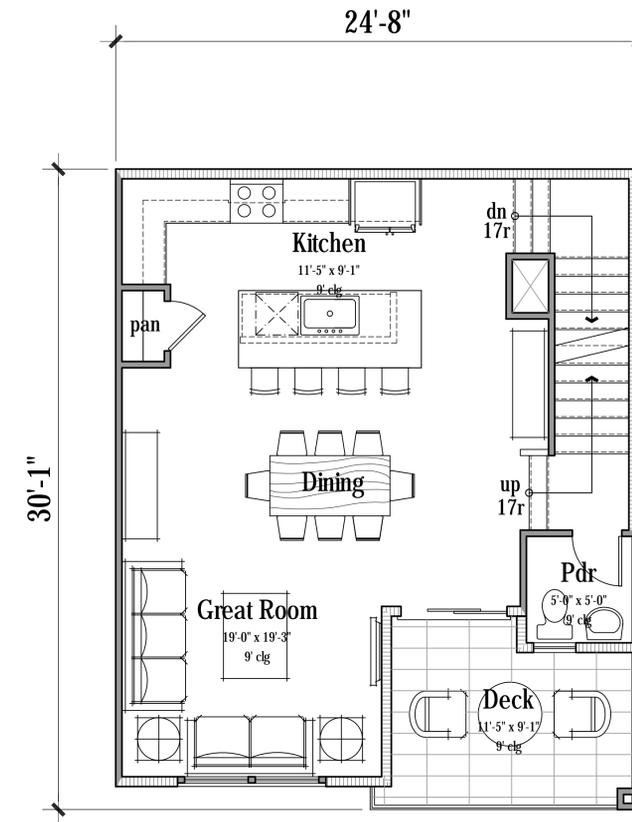
A2-1



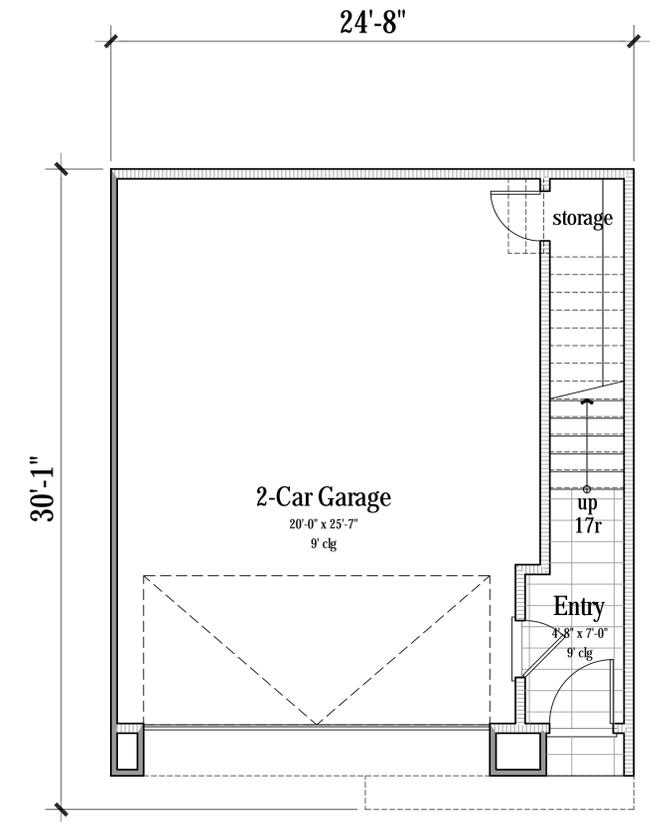
Interior Unit Rooftop Deck Floor Plan
Rooftop Floor Area: 24 SQ. FT.



Interior Unit Third Floor Plan
Third Floor Area: 728 SQ. FT.



Interior Unit Second Floor Plan
Second Floor Area: 632 SQ. FT.



Interior Unit First Floor Plan
First Floor Area: 132 SQ. FT.
Total Floor Area: 1,516 SQ. FT.



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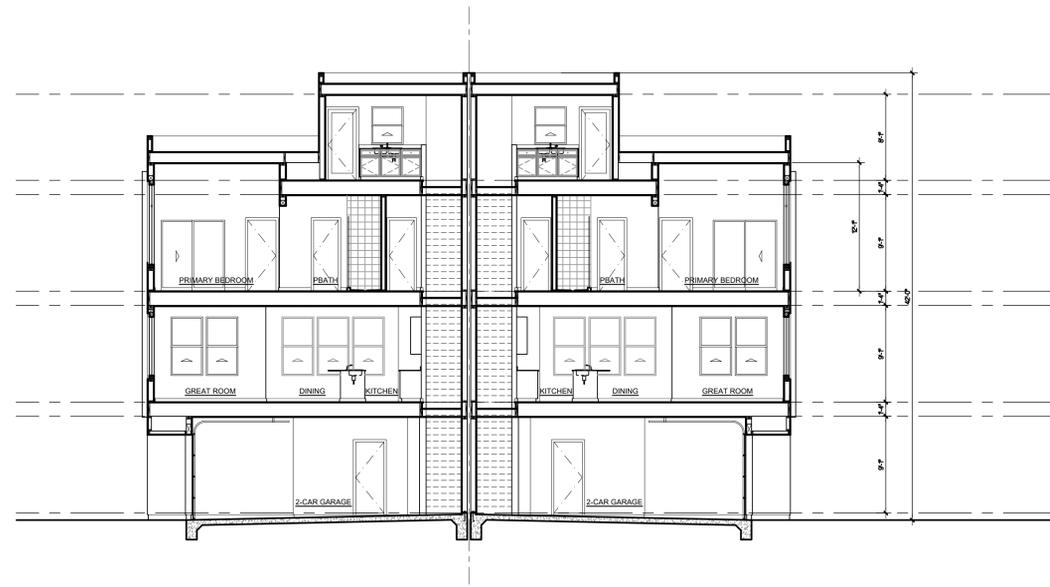
CONCEPTUAL DESIGN
JUNE 17, 2024



INTERIOR UNIT PLANS

2 BEDROOM
2.5 BATH

A2-2



FLAT BUILDING CROSS SECTION



UPHILL/DOWNHILL BUILDING CROSS SECTION



LONGITUDINAL BUILDING SECTION



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CONCEPTUAL DESIGN
JUNE 17, 2024



4-PLEX BUILDING SECTIONS

A4-1



Site Plan

Thrive Drive Daycare

September 3, 2024

PUBLIC MEETING

Report Date:	August 27, 2024
Applicant:	Logan Johnson, Wright Development Group
Owner:	McLachlan, Scott C.
Location:	204 E. Thrive Drive
Major Street Access:	Riverside Drive & Thrive Drive
Parcel Number(s) & Size:	51:682:0003; 0.69 acres 51:682:0016; 0.30 acres 51:682:0004; 0.40 acres
Land Use Designation:	Community Commercial
Parcel Zoning:	CC (Community Commercial)
Adjacent Zoning:	North: R1-10 (with Development Agreement) East: CC (Community Commercial) South: MU (Mixed Use) West: CC (Community Commercial)
Current Use of Parcel:	Vacant Lot
Adjacent Uses:	North: Single-family residential East: vacant South: Central Bank Southwest: Sherwin Williams West: Medical care
Previous Meetings:	None
Previous Approvals:	Concept Plan Review by staff, 6/24/24
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Ken Young, Community Development Director

A. Executive Summary:

The applicant requests approval for the Thrive Drive Daycare Site Plan, located at approximately 204 E. Thrive Drive, on Lot 3 and Lot 4 of the Riverside Crossing Subdivision Plat A. The applicant is proposing amending this plat to combine Lot 3 and Lot 4. (Currently, Lot 4 has two owners so the Utah County Recorder's Office shows three parcels on these two lots). The total acreage is approximately 1.39.

The proposed site plan fronts on Riverside Drive to the east, which is a collector street. The site plan shows parking between the building and Riverside, which does not meet the current Gateway Overlay requirement for all parking to be located behind a building that fronts on arterial or collector streets. The shape and size of the lot makes it challenging to efficiently layout the site without parking adjacent to the collector.

However, following an analysis of roadways in Gateway Overlay areas, staff has proposed to remove prohibiting parking adjacent to collector streets, as this can be overly burdensome to the development of several Gateway properties. This proposed code amendment will be heard at this same City Council meeting.

The proposed site plan incorporates 31% landscaping. Access to the lot will be from the south side off of Thrive Drive.

Recommendation:

Staff recommend that the Planning Commission review the item and choose one of the possible motions in Section H, below.

- B. Background:** The Site Plan is located on Lot 3 and Lot 4 of Riverside Crossing Subdivision Plat A recorded March 24, 2021. Riverside Crossing Subdivision Plat A needs to be amended to allow Lot 3 and Lot 4 to combine; the amended plat application for the Thrive Drive Subdivision is in process. The Planning Director is the Land Use Authority for amended plats; this will be approved when all requirements are met.
- C. Specific Request:** The applicant requests Site Plan approval for Thrive Drive Daycare located at 204 E. Thrive Drive on Lot 3 and Lot 4 of the Riverside Crossing Subdivision Plat A.
- D. Process:** Section 19.13 summarizes the process of site plan approval. The Planning Commission gives a recommendation to the City Council; the City Council is the Land Use Authority for new site plans. This item is scheduled to be discussed in a public meeting; a public hearing is not required.
- E. Community Review:** This has been noticed as a public meeting per City and State statutes, which requires 24-hour notice on the public notice website. As of the date of this report, no public input has been received.
- F. General Plan:** The site is designated as Community Commercial on the General Plan Land Use Map. The General Plan describes the general characteristics of the Community Commercial land use designation as follows:
Community Commercial (CC): Areas designated from low to medium-scale commercial uses.

Staff Conclusion: Consistent. A “Child Care Center” is a permitted use in the CC zone. The Land Development Code gives the purpose of this zone as to allow for medium-size commercial developments, near residential neighborhoods, with establishments that will serve the nearby

community. Immediately, to the north is the Dalmore Meadows single-family subdivision. Sidewalks are provided for pedestrian access in and around the parcel.

G. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Can Comply** with parking code amendment approval
- 19.05, Supplemental Regulations: **Complies.**
- 19.06, Landscaping and Fencing: **Can Comply** with bonding in place.
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.13, Process: **Complies** and scheduled for PC.
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Signage Regulations: **Can Comply** with Separate Sign Application

H. Recommendation and Alternatives:

Staff recommends the Planning Commission choose from the following options.

Option 1 – Recommendation of Approval

“I move the Planning Commission recommend that the City Council approve the proposed Thrive Drive Daycare Site Plan, located at approximately 204 E. Thrive Drive, with the Findings and Conditions in the Staff Report.”

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
 2. All requirements of the Fire Chief shall be met.
 3. All other Code requirements shall be met, including all “Can Comply” code criteria will be met.
 4. The Amended Plat – Thrive Drive Subdivision will be recorded before or in conjunction with Site Plan approval.
 5. Any other conditions or changes as articulated by the Planning Commission:
-

Option 2 – Continuance

“I move to **continue** the review and discussion on the Thrive Drive Daycare Site Plan to another meeting on [DATE], with direction to the applicant and Staff on information and changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

“I move the Planning Commission recommend that the City Council deny the proposed Site Plan for Thrive Drive Daycare, located at approximately 204 E. Thrive Drive with the Findings below:

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

I. Exhibits:

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

Exhibit 1: City Engineer's Report

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Thrive Drive Daycare– Site Plan
Date: August 20, 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: Logan Johnson, Wright Development Group
Request: Site Plan Approval
Location: 204 E. Thrive Drive
Acreage: 1.39 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. 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.

Exhibit 2: Location & Zoning Map

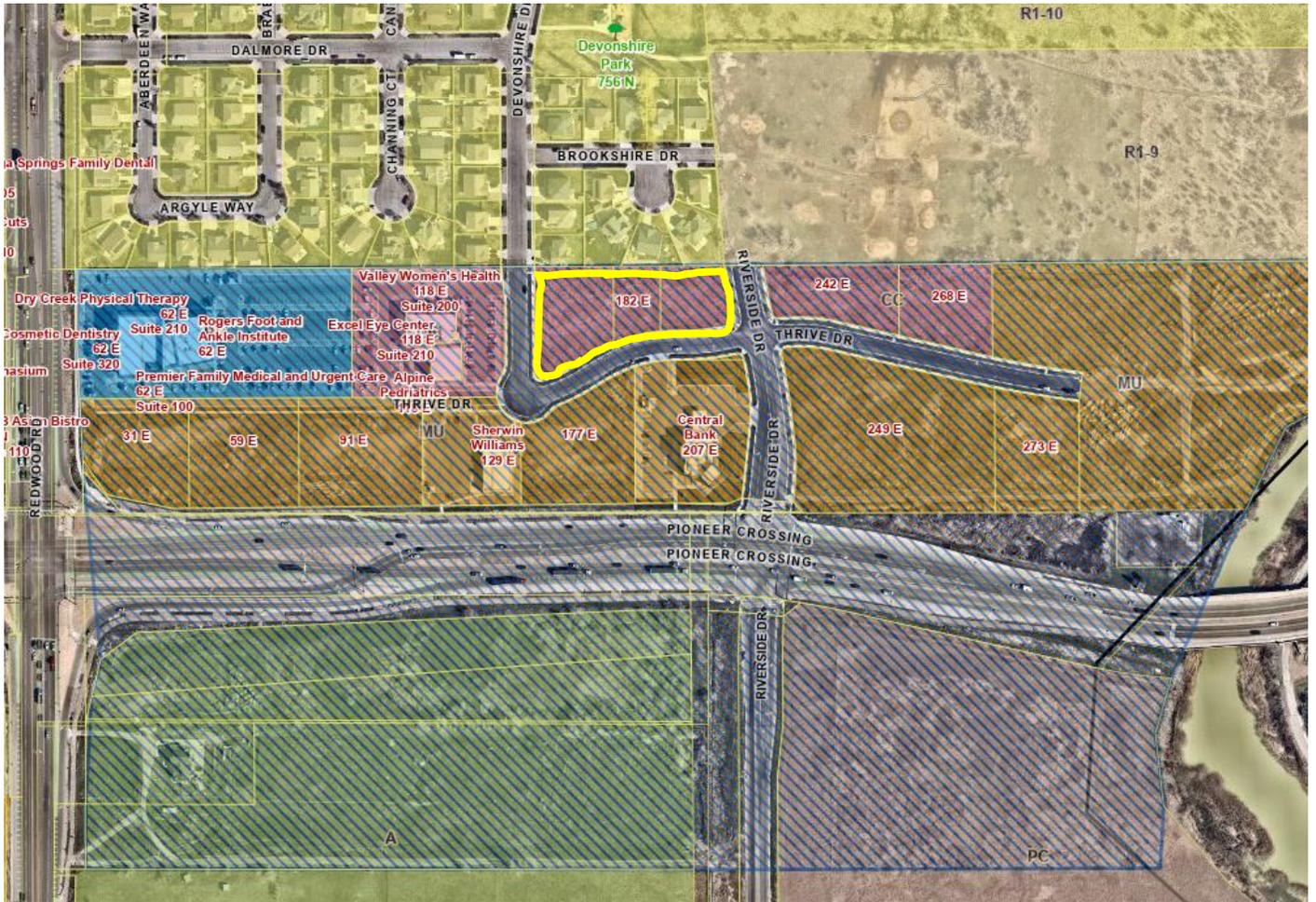


Exhibit 3: Planning Review Checklist

APPLICATION REVIEW CHECKLIST

Application Information

Date Received: 7/29/2024
Date of Review: 8/20/2024
Project Name: Thrive Drive Daycare
Project Request / Type: Site Plan
Meeting Type: Planning Commission Public Meeting
Applicant: Logan Johnson, Wright Development Group
Owner: McLachlan, Scott C.
Location: approximately 204 E. Thrive Drive
Major Street Access: Riverside Drive & Thrive Drive
Parcel Number(s) and size: 51:682:0003; 0.69 acres
51:682:0004; 0.40 acres
51:682:0004; 0.40 acres
Land Use Designation: Community Commercial
Parcel Zoning: Community Commercial (CC)
Adjacent Zoning: North: R1-10 (with Development Agreement)
East: CC (Community Commercial)
South: MU (Mixed Use)
West: CC (Community Commercial)
Current Use: Vacant lot
Adjacent Uses: North: Single-family residential
East: vacant
South: Central Bank
Southwest: Sherwin Williams
West: Medical care
Previous Meetings: None
Previous Approvals: Concept Plan Review by staff, 6/24/24
Type of Action: Administrative
Land Use Authority: City Council
Future Routing: City Council
Planner: Kent Page, AICP, Senior Planner

Section 19.13 – Application Submittal

- Application Complete: yes
- Rezone Required: no
- General Plan Amendment required: no
- Additional Related Application(s) required: Amended Plat: Thrive Drive Subdivision (amending Riverside Crossing Subdivision Plat A)

Section 19.13.04 – Process

- DRC: June 25, 2024, July 2, 2024
- Neighborhood Meeting: Required for any multi-family or non-residential development proposal adjacent to

- developed property in a residential zone. Neighborhood Meeting scheduled for Wednesday, August 28, 2024 at 7:00 pm at Dalmore Meadows Park
- PC: Thursday, August 29, 2024 (along with Preliminary Plat for Thrive Drive Subdivision – an amendment to Riverside Crossing Subdivision Plat A)
- CC: dates/comments/action

General Review

Building Department

- No Comments (4/18/24)

Fire Department

- No comments.

GIS / Addressing

- No comments.

Additional Recommendations:

Code Review

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

19.04.01 Requirements		Community Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A		
Lot Size (Minimum)	20,000 sq. ft.	Complies	60,367 sq. ft.
Front/Corner Side Setback (Minimum)	25'	Complies	Site Plan has Front Side and two Corner Sides. All three sides meet minimum of 25' setback.
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	NA	Site Plan has a Front Side and two Corner Sides and no Interior Sides
Rear Setback (Minimum)	25' or height of building, whichever is greater, when adjacent to a residential zone	Complies	Rear setback is 43.95'; building height is 20' 2"
Building Separation (Minimum)	No Minimum	N/A	
Lot Width (Minimum)	100'	Complies	More than 100'
Lot Frontage (Minimum)	100'	Complies	More than 100'
Building Height (Maximum)	40'	Complies	Maximum height is 20' 2"
Lot coverage (Maximum)	50%	Complies	19%

19.04.14 Gateway Overlay

Regulation	Compliance	Findings
<p>Neighborhood Meeting. A meeting is required in accordance with the provisions of 19.13.04.2.</p>	Complies.	<p><i>A Neighborhood Meeting is scheduled for Wed. August 28 at 7:00 pm at Dalmore Meadows Park.</i></p>
<p>Signage. The intent for all signage in the Gateway Overlay is that signs will enhance the aesthetic quality of the community gateway. Requirements for signage in the Gateway Overlay are found in section 19.18.</p>	Can Comply.	<p><i>When their sign permit application comes in it will need to conform to a unified signage plan for the development.</i></p>
<p>Landscaping. In addition to the landscaping requirements in Chapter 19.06, the following shall apply to developments in the Gateway Overlay:</p> <p>a. A unified landscape theme must be provided that is designed to:</p> <p>i. be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;</p> <p>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.</p> <p>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:</p> <p>i. clusters of native grasses or other similar plants or both;</p> <p>ii. small groves of trees;</p> <p>iii. water features; and/or</p> <p>iv. other similar landscaping features as approved by planning staff.</p> <p>c. At least 50 percent 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.</p>	Complies.	<p><i>The Site Plan shows a cluster of native grasses on the southeast corner, staff believes this meets the requirement letter "b"</i></p> <p><i>The applicant is requesting that the City find the additional landscaping located in front of the building entrance also fulfilling the requirement letter "b".</i></p>
<p>Parking. In addition to the requirements of Chapter 19.09, 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.</p>	Can Comply.	<p><i>The City has proposed eliminating "collector streets" from this requirement. If "collector streets" is eliminated then the Site Plan meets this requirement. The Planning Commission recommended eliminating "collector streets" during their August 15th meeting; the City Council will consider this request on Sept. 3rd.</i></p>

19.05 Supplemental Regulations

Regulation	Compliance	Findings
<p>Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.</p>	N/A.	<p><i>No building or structure intended for human occupancy – property is zoned Commercial (also not in Zone A)</i></p>

Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>See plans on file with Planning.</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	<i>See plans on file with Planning.</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>See plans on file with Planning.</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. <i>See Code for details</i>	Complies.	<i>See plans on file with Planning.</i>
19.06 Landscaping and Fencing		
Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Zachary Taylor is a licensed landscape architect</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>See plans on file with Planning.</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>See plans on file with Planning.</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>See plans on file with Planning.</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>See plans on file with Planning.</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>Irrigation plans shown in LP IR Set.</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>See plans on file with Planning.</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>See plans on file with Planning.</i>
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	Can Comply.	<i>Needs to be bonded.</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>See plans on file with Planning.</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>See plans on file with Planning.</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>See plans on file with Planning.</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>See plans on file with Planning.</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>No turf</i>
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; 	N/A.	<i>See plans on file with Planning.</i>

iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour;		
v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards;		
vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf;		
vii. Rubber or inorganic infill is prohibited while organic infill is permitted;		
viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and		
ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	99.2%
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	See plans on file with Planning.
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	See plans on file with Planning.
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	See plans on file with Planning.
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	See plans on file with Planning.
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	See plans on file with Planning.
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	See plans on file with Planning.
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	See plans on file with Planning.
Trees and Power Poles: No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5’ to any pole, line, or structure.	Complies.	See plans on file with Planning.
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	Complies.	See plans on file with Planning.
Tree Preservation: Existing mature evergreen trees of 16’ in height or greater, and existing mature deciduous or decorative trees of more than 4” in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	N/A.	See plans on file with Planning.
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	N/A.	See plans on file with Planning.
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	N/A.	See plans on file with Planning.

Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	N/A.	See plans on file with Planning.
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.	See plans on file with Planning.
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	See plans on file with Planning.
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	See plans on file with Planning.
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	No turf areas.
Drip Lines: Drip lines must be used in planter beds.	Complies.	See plans on file with Planning.
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	See plans on file with Planning.
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies.	See plans on file with Planning.
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	N/A.	Not residential
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.	No fences along open space, parks, canals, and trails.
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	See plans on file with Planning.
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.	See plans on file with Planning.
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	See plans on file with Planning.
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	See plans on file with Planning.
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	Complies.	See plans on file with Planning.
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.	69.8% of the landscaped area is covered with live vegetation.

Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	60,367		
Required Landscaping	12,073	Complies	16,292
Required Deciduous Trees	6	Complies	26
Required Evergreen Trees	4	Complies	10

Required Shrubs	22	Complies	266
Drought Tolerant Plants	50%	Complies	99.2%

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings																				
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	Complies.	<i>See plans on file with Planning.</i>																				
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>See plans on file with Planning.</i>																				
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>See plans on file with Planning.</i>																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	N/A.	<i>No adjacent non-residential development.</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>See plans on file with Planning.</i>																				
<p>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Size of Non-Residential Use and Individual Tenant Space</th> <th style="text-align: center;">Walking Path of Travel Distance to the Nearest Customer Entrances</th> </tr> </thead> <tbody> <tr> <td>Up to 1,500 square feet</td> <td style="text-align: center;">150'</td> </tr> <tr> <td>1,501 to 5,000 square feet</td> <td style="text-align: center;">200'</td> </tr> <tr> <td>5,001 to 10,000 square feet</td> <td style="text-align: center;">250'</td> </tr> <tr> <td>10,001 to 25,000 square feet</td> <td style="text-align: center;">300'</td> </tr> <tr> <td>25,001 to 50,000 square feet</td> <td style="text-align: center;">350'</td> </tr> <tr> <td>50,001 to 75,000 square feet</td> <td style="text-align: center;">400'</td> </tr> <tr> <td>75,001 to 100,000 square feet</td> <td style="text-align: center;">450'</td> </tr> <tr> <td>100,001 to 125,000 square feet</td> <td style="text-align: center;">500'</td> </tr> <tr> <td>Over 125,000 square feet</td> <td style="text-align: center;">600'</td> </tr> </tbody> </table> <p>Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.</p> <p>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'	Complies.	<i>See plans on file with Planning.</i>
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150'																					
1,501 to 5,000 square feet	200'																					
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Over 125,000 square feet	600'																					
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	N/A.	<i>See plans on file with Planning.</i>																				
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct	Complies.	<i>See plans on file with Planning.</i>																				

number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.		
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>Link to left: "page not found"</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	<i>See plans on file with Planning.</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	N/A.	<i>See plans on file with Planning.</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	Complies.	<i>See plans on file with Planning.</i>
When a development contains multiple uses, more than one parking requirement may be applied.	N/A.	<i>See plans on file with Planning.</i>
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	N/A.	<i>See plans on file with Planning.</i>
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	Complies.	<i>See plans on file with Planning.</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	NA	<i>See plans on file with Planning.</i>
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	N/A.	<i>See plans on file with Planning.</i>
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: <ol style="list-style-type: none"> 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands. 	N/A.	<i>See plans on file with Planning.</i>
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: <ol style="list-style-type: none"> a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. 	N/A.	<i>No adjacent development.</i>
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. <ol style="list-style-type: none"> a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. 	NA	<i>See plans on file with Planning.</i>

<p>i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit.</p> <p>b. Driveways shall not count towards the guest parking requirement.</p> <p>c. Guest parking shall be located within two-hundred feet of the dwelling unit.</p>		
<p>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>	<p>N/A.</p>	<p><i>Parking lot is less than 75,000 square feet.</i></p>
<p>Landscaping in Parking Areas</p>		
<p>All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.</p>	<p>Complies.</p>	<p><i>Plans state that typical curbing will be used – which is 6".</i></p>
<p>Clear Sight Triangles must be followed.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island.</p> <p>i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>

Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>See plans on file with Planning.</i>
Required Minimum Parking		
<i>See table in 19.09</i>	Complies.	<i>See plans on file with Planning.</i>
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	N/A.	<i>See plans on file with Planning.</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).	N/A.	<i>See plans on file with Planning.</i>
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	N/A.	<i>See plans on file with Planning.</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	N/A.	<i>See plans on file with Planning.</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.	N/A.	<i>See plans on file with Planning.</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>See plans on file with Planning.</i>
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	Complies.	<i>See plans on file with Planning.</i>

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

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>See plans on file with Planning.</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>See plans on file with Planning.</i>

Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>See plans on file with Planning.</i>
Angle: Shall be directed downward.	Complies.	<i>See plans on file with Planning.</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>See plans on file with Planning.</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See plans on file with Planning.</i>
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	<i>No flags shown.</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	<i>See plans on file with Planning.</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See plans on file with Planning.</i>
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>See plans on file with Planning.</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	N/A.	<i>No intermittent lighting shown.</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Complies.	<i>See plans on file with Planning.</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	<i>See plans on file with Planning.</i>
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>See plans on file with Planning.</i>
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>See plans on file with Planning.</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>See plans on file with Planning.</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>See plans on file with Planning.</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>See plans on file with Planning.</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	N/A.	<i>Not open for 24 hours.</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	N/A.	<i>No walkway lighting shown and appears to not be needed.</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.	See plans on file with Planning.
Bollard lighting shall be limited to a height of 4’.	N/A.	See plans on file with Planning.
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	See plans on file with Planning.
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers’ specifications, drawings, and sections.	Complies.	See plans on file with Planning.
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	See plans on file with Planning.
Plans providing information required in the Technical Standards and Specifications Manual.	Complies.	See plans on file with Planning.

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required?	Yes, as part of the development review process, 19.13.04.2 requires a Neighborhood Meeting. A Neighborhood Meeting is being held on Wednesday, August 28, 2024 at 7:00 pm at Dalmore Meadows Park
Notice/Land Use Authority.	No Public Hearing noticing / Land Use Authority for Site Plan and Preliminary Plat is the City Council; the Land Use Authority for the Final Plat is the Planning Director (if in line with the Preliminary Plat)
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council’s legislative discretion in the fact scenarios listed in Section 19.13.08.	Entered into December 5, 2023 as a requirement of the rezone.
Phasing Improvements.	None
Payment of Lieu of Open Space.	Amount of \$:
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use;	Complies.	See plans on file with Planning.

4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.		
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	Complies.	<i>See plans on file with Planning.</i>
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	Complies.	<i>See plans on file with Planning.</i>
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	Complies.	<i>See plans on file with Planning.</i>
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	Complies.	<i>See plans on file with Planning.</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	<i>See plans on file with Planning.</i>
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	<i>See plans on file with Planning.</i>
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>No apparent nuisances.</i>
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	N/A.	<i>See plans on file with Planning.</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>See plans on file with Planning.</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See plans on file with Planning.</i>
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	<i>See plans on file with Planning.</i>

<p>Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>Compliance statement: A statement indicating how the proposed development complies with the City’s adopted Land Use Element of the General Plan.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></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"> i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City’s off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area. 	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></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>Complies.</p>	<p><i>Application includes “Storm Drainage Report”</i></p>
<p>Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and 	<p>Complies.</p>	<p><i>A traffic/transportation report was submitted and accepted by the City for the overall subdivision – Riverside Crossing Subdivision Plat A.</i></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.		
Data table including: <ul style="list-style-type: none"> i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) 	Complies.	<i>See plans on file with Planning.</i>
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	Complies.	<i>See plans on file with Planning.</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	Complies.	<i>See plans on file with Planning.</i>
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies.	<i>See plans on file with Planning.</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	Can Comply.	<i>Will be provided with sign applications.</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>See plans on file with Planning.</i>
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	Complies.	<i>See plans on file with Planning.</i>
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	Can Comply.	<i>Engineering working on bond agreement.</i>
Considerations Relating to Traffic Safety and Traffic Congestion: <ul style="list-style-type: none"> i. the effect of the site development plan on traffic conditions on adjacent street systems; 	N/A.	<i>Engineering has not called for a Traffic Impact Study. (A previous traffic/transportation study was</i>

<ul style="list-style-type: none"> ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities. 		<i>accepted by the City for the overall subdivision – Riverside Crossing Subdivision Plat A.</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	N/A.	<i>See plans on file with Planning.</i>
Consideration Relating to Landscaping: <ul style="list-style-type: none"> i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees. 	Complies.	<i>See plans on file with Planning.</i>
Considerations Relating to Buildings and Site Layout: <ul style="list-style-type: none"> i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City’s Architectural design standards. 	Complies.	<i>See plans on file with Planning.</i>
The effect of the site development plan on the adequacy of the storm and surface water drainage.	Complies.	<i>See plans on file with Planning.</i>
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	Complies.	<i>Fire Dept. review. Fire Dept. has 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.	Complies.	<i>See plans on file with Planning.</i>
Trails Master Plan: Shows required trails	Complies.	<i>See plans on file with Planning.</i>

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>See plans on file with Planning.</i>
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	Complies.	<i>See plans on file with Planning.</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See plans on file with Planning.</i>
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: <ul style="list-style-type: none"> i. The use is a big box with outparcels helping to screen parking, or 	Complies.	<i>Four sides of the site have three street frontages. Parking is primarily to the side of the building.</i>

<ul style="list-style-type: none"> 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. 		
<p>Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.</p>	Complies.	<i>See plans on file with Planning.</i>
<p>Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.</p>	Complies.	<i>See plans on file with Planning.</i>
<p>Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.</p>	N/A.	<i>See plans on file with Planning.</i>
<p>Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.</p>	N/A.	<i>See plans on file with Planning.</i>
<p>When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.</p>	N/A.	<i>See plans on file with Planning.</i>
<p>The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.</p>	N/A.	<i>See plans on file with Planning.</i>
<p>The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.</p>	N/A.	<i>See plans on file with Planning.</i>
<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>	N/A.	<i>See plans on file with Planning.</i>
<p>Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.</p>	Complies.	<i>See plans on file with Planning.</i>
<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. This does not apply to Municipal Buildings.</p>	Complies.	<i>See plans on file with Planning.</i>
<p>All trash dumpsters shall be provided with solid enclosures.</p> <ul style="list-style-type: none"> 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 	Can Comply.	<i>See plans on file with Planning.</i>

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.	Complies.	<i>See plans on file with Planning.</i>
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	Complies.	<i>See plans on file with Planning.</i>
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	Complies.	<i>See plans on file with Planning.</i>
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	N/A.	<i>See plans on file with Planning.</i>
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	N/A.	<i>See plans on file with Planning.</i>
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	<i>See plans on file with Planning.</i>
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	N/A.	<i>See plans on file with Planning.</i>
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	N/A.	<i>See plans on file with Planning.</i>
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	N/A.	<i>See plans on file with Planning.</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	<i>See plans on file with Planning.</i>
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	N/A.	<i>See plans on file with Planning.</i>
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	N/A.	<i>See plans on file with Planning.</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>See plans on file with Planning.</i>
A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	N/A.	<i>See plans on file with Planning.</i>
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	N/A.	<i>See plans on file with Planning.</i>
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	<i>See plans on file with Planning.</i>

<p>Access Requirements:</p> <p>a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and</p> <p>b. the entire flare of any return radii shall fall within the right-of-way.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.</p>	<p>Complies.</p>	<p><i>Parking lot is sufficient for receipt of materials for child daycare.</i></p>
<p>Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings</p>	<p>N/A.</p>	<p><i>See plans on file with Planning.</i></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><i>See plans on file with Planning.</i></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><i>See plans on file with Planning.</i></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><i>See plans on file with Planning.</i></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>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<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>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<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>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>
<p>General Architectural Design Standards</p>		
<p>General standards do not apply one-family and two-family dwellings unless governed under a DA.</p>		
<p>Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width:</p>	<p>Complies.</p>	<p><i>See plans on file with Planning.</i></p>

<ul style="list-style-type: none"> i. A combination of vertical and horizontal elevation shifts that together equal at least 5’. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis’, pergolas, arcades, and colonnades. Such trellis’ and awnings extend outward from the underlying wall surface at least 36”. v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices. 		
<p>Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.</p>	Complies.	<i>See plans on file with Planning.</i>
<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>	Complies.	<i>See plans on file with Planning.</i>
<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>	N/A.	<i>See plans on file with Planning.</i>
<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>	Complies.	<i>See plans on file with Planning.</i>
<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>	Complies.	<i>See plans on file with Planning.</i>
<p>Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.</p>	Complies.	<i>See plans on file with Planning.</i>
<p>Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.</p>	Complies.	<i>See plans on file with Planning.</i>
<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>	Complies.	<i>See plans on file with Planning.</i>
<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>	Complies.	<i>See plans on file with Planning.</i>
<p>Backlighting is not permitted.</p>	N/A.	<i>See plans on file with Planning.</i>
<p>Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.</p>	Complies.	<i>See plans on file with Planning.</i>
<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>	Complies.	<i>See plans on file with Planning.</i>
<p>Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.</p>	Complies.	<i>See plans on file with Planning.</i>
<p>Screening materials shall conform to the color scheme and materials of the primary building.</p>	Complies.	<i>See plans on file with Planning.</i>
Non-Residential Architectural Design Standards		
<p>Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.</p>	Complies.	<i>See plans on file with Planning.</i>
<p>Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.</p>	Complies.	<i>See plans on file with Planning.</i>
<p>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.</p>	Complies.	<i>See plans on file with Planning.</i>

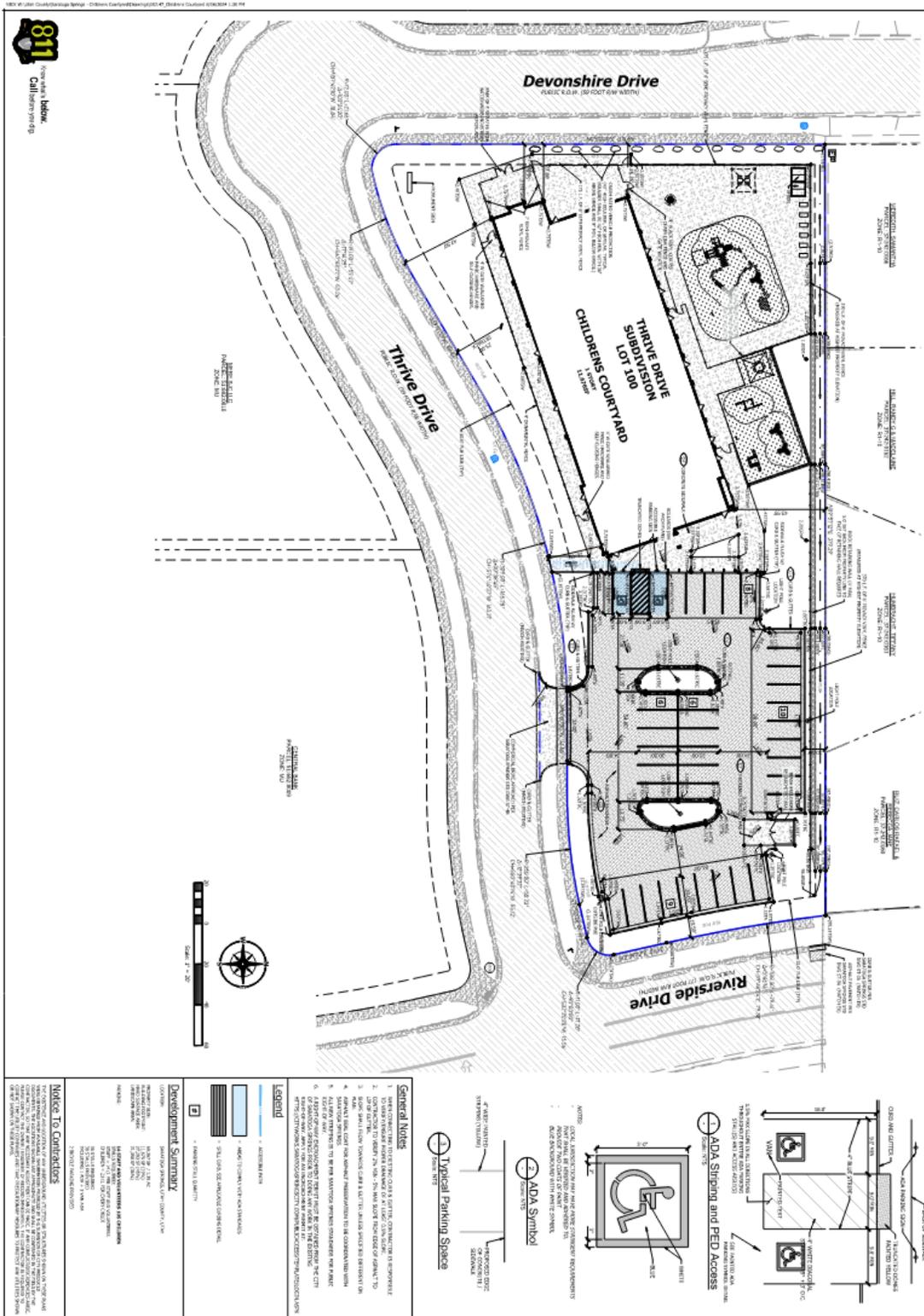
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>See plans on file with Planning.</i>
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	Complies.	<i>See plans on file with Planning.</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½” in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	Complies.	<i>See plans on file with Planning.</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	N/A.	<i>No stairways</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>See plans on file with Planning.</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>See plans on file with Planning.</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>See plans on file with Planning.</i>
At least 35 percent of the first floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in City of Saratoga Springs Municipal Code Land Development Code - Title 19.16 Page 9 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	Complies.	<i>See plans on file with Planning.</i>
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	N/A.	<i>See plans on file with Planning.</i>
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	N/A.	<i>See plans on file with Planning.</i>
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	N/A.	<i>See plans on file with Planning.</i>

19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Can Comply.	<i>This property is part of the Gateway Overlay. A unified signage plan is required as part of the Gateway Overlay.</i>
Monument sign location and details	Complies.	<i>Will be located at a future date with sign application.</i>
Wall signs and potential locations and details	Complies.	<i>Will be located at future date with sign application.</i>

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	<i>No</i>
What is the anticipated cost to the City?	
When will City maintenance begin?	

Exhibit 4: Site Plan (page 1 of 2)



General Notes

1. SHOWN CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF SARATOGA SPRINGS ZONING ORDINANCE.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SARATOGA SPRINGS ZONING ORDINANCE.
3. SHOWN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SARATOGA SPRINGS ZONING ORDINANCE.
4. SHOWN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SARATOGA SPRINGS ZONING ORDINANCE.
5. SHOWN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SARATOGA SPRINGS ZONING ORDINANCE.
6. SHOWN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SARATOGA SPRINGS ZONING ORDINANCE.

Legend

- 1. ACCESSIBLE ROUTE
- 2. ADA SYMBOL
- 3. TYPICAL PARKING SPACE

Development Summary

PROJECT NAME: THRIVE DRIVE DAYCARE

OWNER: THRIVE DRIVE DAYCARE, LLC

DESIGNER: HUNT & DAY ARCHITECTS

DATE: 08/15/2024

SCALE: 1" = 20'

Notice To Contractors

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SARATOGA SPRINGS AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SARATOGA SPRINGS AND THE STATE OF UTAH.

VERIFY SCALES

DATE: 08/15/2024

SCALE: 1" = 20'

PROPOSED SITE PLAN

SCALE: 1" = 20'

Exhibit 5: Landscaping (page 1 of 2)

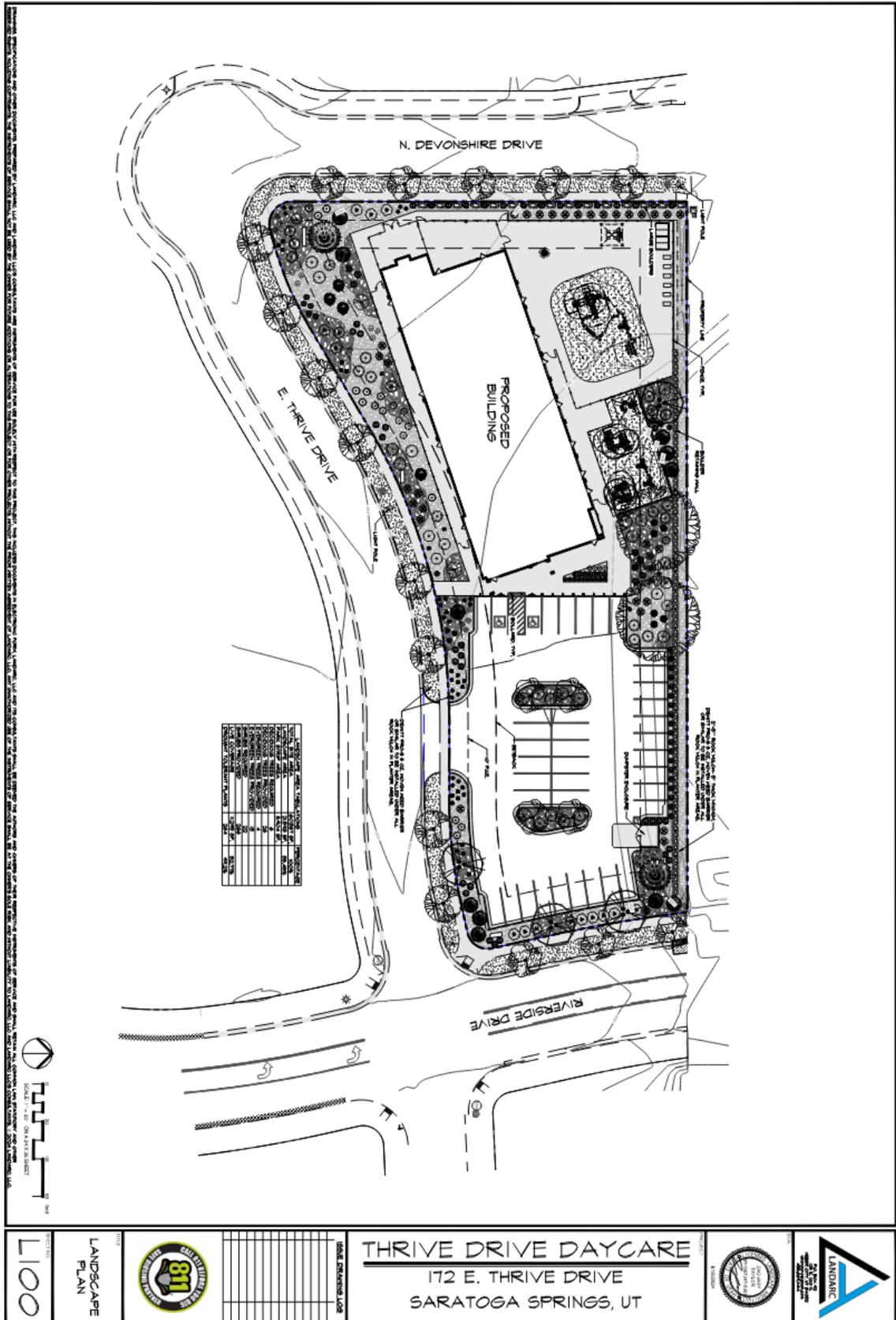


Exhibit 6: Elevations (page 1 of 2)



THE CHILDREN'S COURTYARD



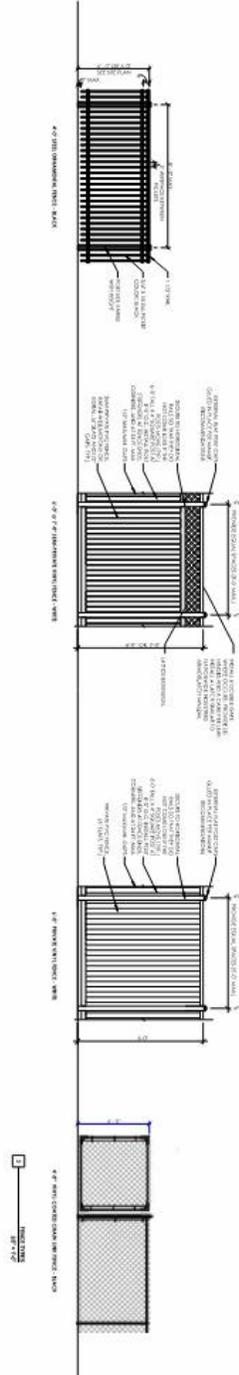
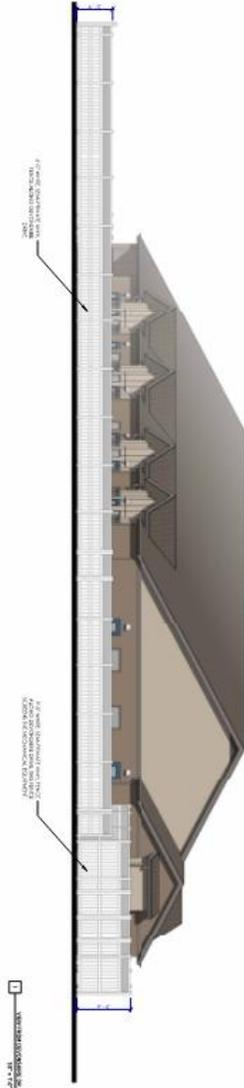
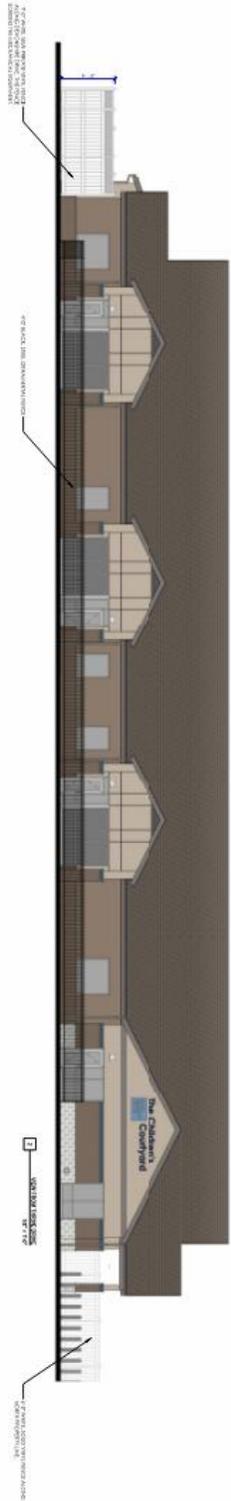
NO.	DESCRIPTION	NOTES
1	GENERAL NOTES	<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.</p> <p>2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL AUTHORITY PRIOR TO INSTALLATION.</p> <p>3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p> <p>5. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL AUTHORITY.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES.</p> <p>7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES.</p> <p>9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p>
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Exhibit 6: Elevations (page 2 of 2)



THE CHILDREN'S COURTYARD

FENCE ELEVATIONS | A3
 5011 TRANK BLVD. SAN ANTONIO, TEXAS 78243
 4828716.2834





MINUTES – Planning Commission

Thursday, August 15, 2024

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

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

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

Present:

10 Commission Members: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

Staff: Ken Young, Community Development Director; Austin Roy, Senior Planner; Rulon Hopkins, Assistant City Attorney; Ken Knight, City Engineer; Wendy Wells, Deputy Recorder.

Others: Jared Osmond, Matt Brown, Crystal Ferrell, Hunter Smith, Greg Paley.

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

Chairman Reed Ryan reported on a follow-up letter from The Concerned Citizens of Saratoga Springs. The group had received a response (to an earlier letter) from City Manager Mark Christensen, but indicated they were anticipating a response from both City Council and Planning Commission, and did not get one.

20 Chairman Ryan indicated that he felt the City Manager’s reply spoke on behalf of the Planning Commission.

BUSINESS ITEMS

- 25 1. **Redwood Square Preliminary Plat and Site Plan, located at Redwood Road and Aspen Hills Blvd. David Meredith as applicant.** Senior Planner Austin Roy presented the item. The applicant is requesting approval of a Preliminary Plat and Site Plan for the Redwood Square Plat “A”. This 5.14-acre development consists of five buildings over two lots and consists of 24.56% landscaping with a trail along Redwood Road. Access to the development is pending UDOT approval onto and off of Redwood Road. The applicant is also working with the adjacent properties to the North and South to provide access.

30 Developer Jared Osmond of Sandy was in attendance to answer questions. He shared concerns regarding the cross-access agreement, the traffic study conducted by Hales Engineering, and requirements regarding Aspen Hills Blvd. He said they can’t control properties they don’t own, and did not feel it was feasible to widen Aspen Hills Blvd. He expressed apprehension about being held to these requirements.

35 Matt Brown, MW Brown Engineering of Orem was also in attendance. He also expressed concern about the requirements, and felt they would be a burden. He was troubled that the property owner to the North would not sign the easement until the property is sold. In addition, he had some questions about bike lanes and park strips in conjunction with meeting road requirements.

40 Engineer Ken Knight advised that the bike lanes and park strips are City amenities and the City does not give up amenities to benefit a private development.

45 Commissioner Hill received clarification that “LOS” in the report from Hales Engineering meant “level of service”, and there was a requirement to provide cross-access easement. He also had questions about transportation and the cross-access requirement.

50 Senior Planner Austin Roy further clarified that the difficulty with cross-access in this situation is that the property owner to the South is willing to sign an easement agreement, but the owner to the North is not. In addition, a road is stubbed to the North property that had the purpose of eventually connecting.

Commissioner Mangum received clarification on the easement agreements needed; that a condition could be added for the owner to the North to sign an agreement before developing; and that there is not currently a dedicated deceleration lane off Redwood Road.

55

When asked by Commissioner Sprosty Burns if usage would drastically change based on where the stub road is, Mr. Osmond shared he did not feel it would change anything or affect the other property owner.

60

Commissioner Kilgore asked if there had been any communication issues between the City and the Applicant based on some of the discussion that had taken place during the Planning Commission meeting.

Mr. Brown explained that there had been communication with the City, but when he read the current Staff Report there was information about improvements to Aspen Hills Blvd. that was new to him.

65

Senior Planner Austin Roy gave clarification that one of the requirements was to provide a traffic impact study. The study was done by Hales Engineering and one of their Findings was that a left-hand lane on Aspen Hills Blvd. would be required. The City reviewed the study and agreed that the Finding was warranted.

70

Mr. Osmond indicated that they expect approval from UDOT. He also said he would agree to comply with the Findings and Conditions in the Staff Report.

Commissioners Willden, Kilgore and Ryan all had concerns with moving forward if there continued to be road questions and concerns. Chairman Ryan said he felt a bit more comfortable going forward with the information that there was pending approval from UDOT.

75

Motion made by Commissioner Hill that the Planning Commission recommend approval to the City Council of the proposed Redwood Square Plat "A" preliminary plat and site plan, located at approximately 1721 N. Redwood Road, with the Findings and Conditions in the Staff Report with the following conditions: Redwood Road access UDOT approval, cross-access documentation with properties to the North and South, adding a note to the lighting plan, submitting sign plan applications when businesses come in, and meeting redlines in the Engineering Report. Seconded by Commissioner Sprosty Burns.

80

Yes: none.

No: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

85

Absent: None.

Motion Failed

90

Commissioner Kilgore asked if they should have added a condition regarding the property to the North. He felt the other list of items in the failed motion was already covered in the Staff Report.

Commissioners Kilgore and Mann both had questions about the verbiage "poor LOS" (level of service) that was referred to in the traffic study.

95

Engineer Ken Knight advised that the verbiage was used in the report from Hales Engineering. They had made recommendations on how to mitigate the poor LOS.

Motion made by Commissioner Hill that the Planning Commission recommend approval to the City Council of the proposed Redwood Square Plat "A" preliminary plat and site plan, located at approximately 1721 N. Redwood Road, with the Findings and Conditions in the Staff Report with the added condition that the cross-access easement agreement be signed with the property to the North when it is sold or developed. Seconded by Commissioner Sprosty Burns.

100

Yes: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

105

No: None.

Absent: None.

Motion passed 7 - 0.

110 2. **Amendments to Title 19 - Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations. Raising Canes Sign Code Amendment. Item continued from Planning Commission on June 27, 2024. Crystal Ferrell as applicant.** Community Development Director Ken Young presented the item. The applicant is seeking an amendment to permit architectural elements that serve as market branding without categorizing them as signs; They are asking for approval of these revisions to specifically define and allow these types of installations.

115 Community Development Director Ken Young advised there was a reworked definition in the Staff Report that omitted the word “windows” from the Functional Components definition. There was also the addition of “Exception: Architectural Elements” to the Sign Definition. He noted that the word “Elements” should be changed to the word “Features” to match other verbiage in the proposed code in the Staff Report. He reminded
120 Commissioners that Staff had recommended Denial of the amendment to protect the City’s vision for signage.

125 Applicant Crystal Ferrell of Oklahoma was in attendance to answer questions. She presented a new rendering and front elevation from their Architect to show the One Tower. It is proposed to be 21 feet tall and project 12 inches, and would be constructed of brick. She shared that she had taken feedback from the last Planning Commission meeting and they had made changes.

130 Commissioner Hill liked the elevations presented, and felt the One Tower looked like a column. He asked Staff if there was a possibility other applicants might take things in a direction the City would not want if the verbiage in the Code was amended.

135 Community Development Director Ken Young affirmed this was exactly the concern Staff had. The City cannot know all the possibilities or other interpretations that could potentially be submitted in the future if the Code were to be amended.

140 Commissioner Kilgore asked the applicant if they’d looked to other City Codes as a guideline for the language used in the amendment. He related that he would like for the City to be able to approve applications like this. He also felt the One Tower looked like a column. He thought it was tasteful and created good brand recognition.

145 Applicant Crystal Ferrell commented that Senior Planner Gina Grandpre had given her some guidelines for the language in the proposed amendment.

150 Commissioner Sprosty Burns felt the building would fit in, but does not think City Code should change for this one application. She did not feel there was an advantage to the citizens to make this change in Code.

155 Commissioner Hill received clarification that color restrictions are already in the proposed language. He felt this could help anything unwanted from being approved.

160 Commissioners Kilgore and Willden both expressed that City changes Code often, evolves based on the different applications that come in, and that the City should strive to be flexible in considering the request.

165 Commissioner Mangum is in favor of allowing the change, and does not see how it could be negative. He felt if the building ever sold, a new buyer would know what they were buying, and could fix unwanted elements.

170 Chairman Ryan expressed that compromise was an important part of the discussion. He recounted that the Applicant had taken the City’s suggestions, revised the request, and made compromises. He felt the City could also make some compromises. He shared that Code changes frequently, and revisions could be made if needed.

Motion made by Commissioner Kilgore based upon the evidence and explanations received today to recommend approval of the requested Title 19 amendments with the Findings and Conditions in the Staff Report, with the added condition to change “Architectural Elements” to “Architectural Features” in the Code. Seconded by Commissioner Mangum.

Yes: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Doug Willden.

No: Rachel Sprosty Burns

Absent: None.

165 **Motion passed 6 - 1.**

Commissioner Sprosty Burns explained that while she thought a good compromise had been made, she voted no because she thought it was good to hold to the Planning standard.

170 3. **Approval of Minutes: July 11, 2024**

Motion made by Commissioner Sprosty Burns to approve the minutes of July 11, 2024. Seconded by Commissioner Willden.

Yes: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

175

PUBLIC HEARINGS

180

1. **Wander Village Plan 3 (Jordan Promenade) - Major Amendment #2. Located approximately northeast of Pony Express and Riverside Drive to Pioneer Crossing and the Jordan River. Oakwood Homes as applicant.** Community Development Director Ken Young presented the item. The applicant is requesting a major amendment to reconfigure a section of townhomes on the North side of Village 3 and to change the number of allowed townhome units in a building from 2-6 units per building to 2-8 units per building.

185

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

190

Greg Paley of Oakwood Homes was in attendance to answer questions.

Commissioners Hill and Kilgore both had parking and density concerns. They received clarification that parking would be adequately addressed and adjusted (if necessary) when the future phase plans are submitted; and that density would not be impacted.

195

Community Development Director Ken Young clarified that the total unit allocation would stay the same, but the way they are doing it is changing. He also advised that when the plan comes in, they would look closely to ensure the density does not change.

200

Commissioner Sprosty Burns further clarified that units are not being added, just the configuration of the buildings. Based on this, she thought the parking could stay the same.

Senior Planner Austin Roy added that the reason for the change was that the applicant wanted flexibility for the type of product they wanted to do.

205

Motion made by Commissioner Sprosty Burns that the Planning Commission forward a recommendation of approval regarding the Wander Village Plan 3 (Jordan Promenade) Amendment 2 with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.

Yes: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

210

No: None.

Absent: None.

Motion passed 7 - 0.

215

2. **Amendments to Title 19 - Land Development Code of the City of Saratoga Springs, Chapter 19.04.14 - Gateway Overlay. Parking Amendment. City-wide. City-initiated.** Community Development Director Ken Young presented the item. Currently, parking between buildings and arterial or collector streets is not allowed within the Gateway Overlay Zone. Staff has evaluated the effect of this requirement on all properties within the Gateway Overlay Zone and believes this requirement is overly restrictive. Staff is proposing an amendment to eliminate collector streets, but retain arterial streets from this requirement.

220

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

225

Commissioner Kilgore asked about Staff Report language that referred to "Not Impacted" and "Impacted".

Community Development Director Ken Young responded that if the City did not amend the Code, there could be a negative impact on a lot of properties within the Gateway Overlay. Examples in the Staff Report showed areas that could be negatively impacted.

230

Motion made by Commissioner Sprosty Burns that the Planning Commission recommend to the City Council to approve the proposed Gateway Overlay Parking code amendment. Seconded by Commissioner Willden.

235

Yes: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

240

3. **Mixed Waterfront Design Standards. Adopting design standards for Mixed Waterfront Zone. City-wide. City-initiated.** Senior Planner Austin Roy presented the item. On May 2, 2023, the City Council adopted amendments to Title 19 regarding the Mixed Waterfront Ordinance. The Mixed Waterfront Design Standards went to the City Council on January 2, 2024 as a work session item. Following the feedback from the City Council, the draft has been updated and is now ready to go to Planning Commission for a recommendation and to City Council for review.

245

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

250

Commissioner Hill said he was impressed with the Mixed Waterfront plans, and asked if the City had any existing applications that might fall under the old design standards.

Senior Planner Austin Roy explained that the North Cove development had come before, but they had been advised of the changes, and had been encouraged to implement the proposed design standards.

255

Motion made by Commissioner Sprosty Burns based upon the evidence and explanations received today, to forward a positive recommendation to the City Council to approve the Mixed Waterfront Design Standards with the findings and conditions in the Staff Report. Seconded by Commissioner Mann.

260

Yes: Scott A. Hill, Ken Kilgore, Jack K. Mangum, Virginia Rae Mann, Reed Ryan, Rachel Sprosty Burns, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

265

REPORTS

1. **Commission Comments** - None

270

2. **Director's Report** – Community Development Director Ken Young reminded the Planning Commissioners to make sure annual training is completed. The next meeting will be held August 29.

CLOSED SESSION

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

275

ADJOURNMENT

Meeting Adjourned Without Objection at 7:49. by Chairman Reed Ryan.

280

Date of Approval

Planning Commission Chair

Deputy City Recorder