



AGENDA – Planning Commission Meeting

Planning Commission Chair Rachel Sprosty Burns
Planning Commission Vice Chair Doug Willden
Planning Commissioner Charlie Carn
Planning Commissioner Scott A. Hill
Planning Commissioner Jack K. Mangum
Planning Commissioner Virginia Rae Mann
Planning Commissioner Colton Miles

CITY OF SARATOGA SPRINGS

Thursday, April 24, 2025 @ 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 for Public Input is limited to no more than 15 minutes total. This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda.*

PUBLIC HEARINGS

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

1. Amendments to Title 19 Land Development Code of the City of Saratoga Springs for Retaining Walls, Chapter 19.06 – Landscape and Fencing. Citywide. City-Initiated. Planner II Sam Stout.

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. Steele Ridge Lot 7 Architectural Update Major Site Plan Amendment, located at 333 E Crossroads Blvd. Blake Vanderstek as applicant. Senior Planner Austin Roy.
2. Approval of Minutes: April 10, 2025.

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.



Major Site Plan Amendment

Steele Ridge Plaza Lot 7

April 24, 2025

Public Meeting

Report Date:	April 16, 2025
Applicant:	Blake VanderStek, ESTAIT Construction LLC
Owner:	Jake Ebert
Location:	357 E. Crossroads Blvd.
Major Street Access:	Riverside Drive
Parcel Number(s) & Size:	66:919:0007/1.02 Acres
Land Use Designation:	Regional Commercial (RC)
Parcel Zoning:	Regional Commercial (RC)/Gateway Overlay
Adjacent Zoning:	MF-10/Regional Commercial
Current Use of Parcel:	Vacant
Adjacent Uses:	MF-10
Previous Meetings:	Site Plan at Planning Commission – January 25, 2024 Site Plan at City Council – February 20, 2024
Previous Approvals:	Site Plan Approval – February 20, 2024
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council Meeting
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

The applicant is seeking approval of a major site plan amendment for Steele Ridge Plaza Lot 7 located at 357 E. Crossroads Boulevard. The applicant is requesting approval of changes to the building exterior materials and color scheme.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the Steele Ridge Lot 7 Major Site Plan Amendment, review and discuss the proposal, and choose from the options in Section I of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background: The original site plan for the property was approved February of 2024 and the property was platted in October of 2022. This is the first site plan amendment for this lot. Any change to the architecture of nonresidential building requires a Site Plan Amendment.

C. Specific Request: The applicant is seeking approval of a major site plan amendment for Steele Ridge Plaza Lot 7. The applicant is requesting approval of changes to the building exterior materials and color scheme. Specifically, the applicant is proposing the following changes: changing the Thin Stone Veneer from Jackson Ledge Thin Stone Veneer w/Dry Stack Joint, Natural Finish to Ledgestone Shore Cliff; changing the Stone Cap from Snapped Edge Wainscott Cap to Match Thin Stone Veneer to Ledgestone Shore Cliff Matching Cap; changing the Banded Tile Siding from (A)6" Band Rekindle Terracotta RK14 (B)12" Band Montesano Charcoal MN74 [C]18"Band Montesano Light Grey MN72 to Finish from Masterwall, Grey; and changing the EIFS Veneer from HR-16 Panel or Approved Equal, COR-TEN AZP Raw to HR-16 Panel - Charcoal Grey. **See exhibits for renderings, color board, and elevations.**

D. Process: Section 19.13 of the Land Development Code outlines the process for site plan amendment approval. A public meeting is required with the Planning Commission, who make a recommendation to the City Council. The City Council is the Land Use Authority and makes the decision to approve with or without conditions, continue, or deny the request.

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

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

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

Staff Conclusion: Consistent. Retail and restaurant uses are allowed in the Regional Commercial zone, which covers the uses proposed on Lot 7. Adjacent properties are zoned RC and include the following uses: car wash, financial institution, retail, restaurant, and residential.

G. Code Criteria:
For full analysis please see the Planning Review Checklist (Exhibit 3).

- 19.04, Land Use Zones: **Complies.**
- 19.05, Supplemental Regulations: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**

- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Complies**.
- 19.18, Sign Regulations: **Complies**.

H. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

“I move that the Planning Commission forward a recommendation for approval of the requested major site plan amendment for Steele Ridge Lot 7, located at 357 E. Crossroads Blvd., with the Findings and Conditions in the Staff Report.”

Findings

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

Conditions:

1. The site plan is recommended as shown in the attachments to the Staff report. Any remaining redlines shall be corrected before the plans are stamped for construction.
2. All other Code requirements shall be met.
3. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

“I move to **continue** the major site plan amendment for Steele Ridge Lot 7 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 for the requested site plan for Steele Ridge Lot 7, located at 357 E. Crossroads Blvd., with the Findings below:

1. The application is not consistent with the General Plan:

- a. _____, and/or,

2. The application is not consistent with Section [19.04, 19.05, 19.09, 19.13, 19.14, 19.16] of the Code:
 - a. _____.

I. Exhibits:

1. Location & Zone Map
2. Planning Review Checklist
3. Site Plan
4. Building Elevations
5. Original Renderings
6. Proposed Renderings
7. Original Color Board
8. Proposed Color Board
9. Comparison Table

Location Map

EXHIBIT 1: Location & Zone Map



Regional Commercial Zone in the Gateway Overlay





**SARATOGA
SPRINGS
PLANNING**

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	4/8/2025
Date of Review:	4/10/2025
Project Name:	Steele Ridge Plaza Lot 7
Project Request / Type:	Site Plan
Meeting Type:	Planning Commission/City Council
Applicant:	Blake VanderStek, ESTAIT Construction LLC
Owner:	Jake Ebert, Steele Ridge 7, LLC
Location:	357 E. Crossroads Blvd.
Major Street Access:	Crossroads Blvd.
Parcel Number(s) and size:	66:919:0007/1.02 Acres
Land Use Designation:	RC (Regional Commercial)
Parcel Zoning:	RC (Regional Commercial/Gateway Overlay)
Adjacent Zoning:	MF-10/Regional Commercial
Current Use:	Vacant
Adjacent Uses:	MF-10
Previous Meetings:	Site Plan at Planning Commission – January 25, 2024 Site Plan at City Council – February 20, 2024
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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: Sign Permit, Building Permit.

Section 19.13.04 – Process

- DRC: 09/12/2023
- Neighborhood Meeting: Completed with original site plan.
- PC: Site Plan at Planning Commission – January 25, 2024
- CC: Site Plan at City Council – February 20, 2024

General Review

Building Department

- No comments.

Fire Department

- No comments.

GIS / Addressing

- No comments.

Additional Recommendations:

- None.

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial (RC)
 - Use: Regional Commercial (RC)

19.16 Site and Architectural Design Standards

General Architectural Design Standards

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

<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-cochères, 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>Buildings articulated.</i></p>
<p>Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.</p>	<p>Complies.</p>	<p><i>Articulated roof shown.</i></p>
<p>Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.</p>	<p>N/A.</p>	<p><i>No rooftop equipment shown on renderings</i></p>
<p>All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.</p>	<p>N/A.</p>	
<p>Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.</p>	<p>Complies.</p>	<p><i>No equipment shown on elevations.</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.	Complies.	<i>No screening.</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Rectangular windows shown.</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	N/A.	<i>No such features proposed.</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	N/A.	<i>No such features proposed.</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	N/A.	<i>No such features proposed.</i>
Backlighting is not permitted.	N/A.	<i>No such features proposed.</i>
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Complies.	<i>Mechanical equipment not visible.</i>
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	Complies.	<i>No wing walls proposed.</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>No equipment shown on roof.</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Mechanical equipment not visible.</i>

Non-Residential Architectural Design Standards

Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>Elevations 4 sided.</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	Complies.	<i>4 materials proposed.</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	Complies.	<i>4 colors proposed.</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>No bright colors.</i>
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards. 	Complies.	<i>Materials balanced.</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>Tile requirements are noted on the new material board.</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>Ladder is to be internal.</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>Roof drains appear to be internal.</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>Electrical panels appear to be internal.</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>Windows oriented to public spaces.</i>
At least 50% of the first floor elevation(s) of a building that is viewed from a public street shall include windows and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. This percentage may be reduced to 35% for buildings without a retail component or with medical uses on the first floor.	Complies.	<i>Adequate windows on building fronts.</i>
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	N/A.	<i>Not metal.</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>Not metal.</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>Not metal.</i>

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>Tenants not known.</i>
Monument sign location and details	Complies.	<i>No monuments signs.</i>
Wall signs and potential locations and details	Complies.	<i>Concept signs shown on buildings.</i>

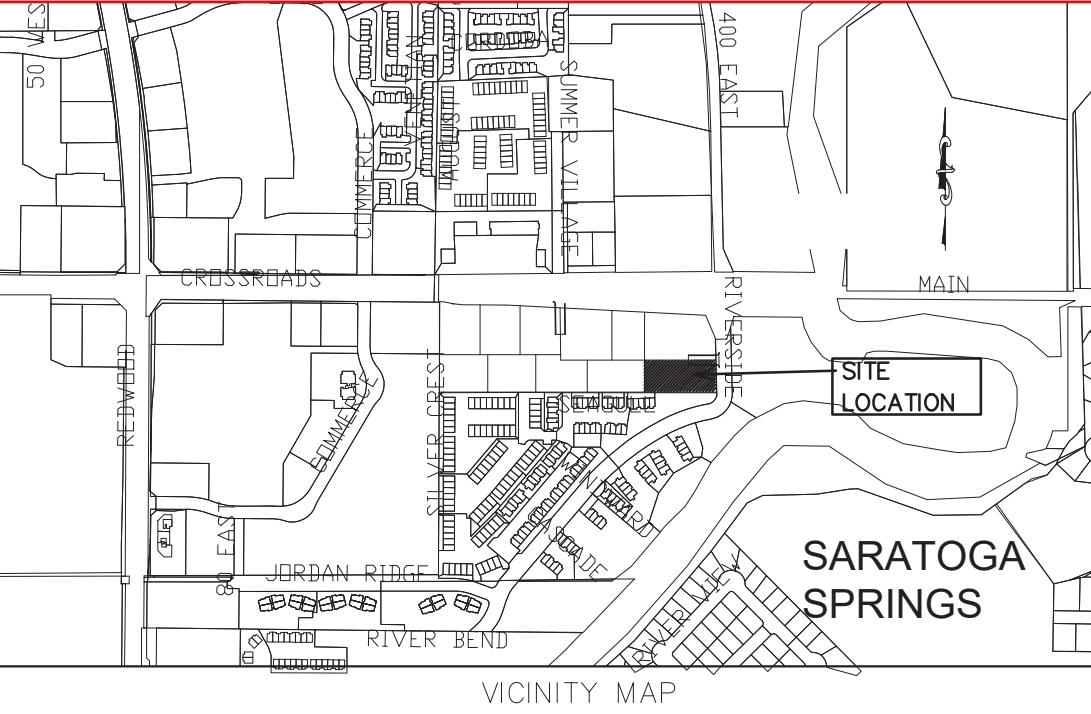
19.18.18 Signage in the Gateway Overlay Zone

Regulation	Compliance	Findings
The standards for signage in the Gateway Overlay shall be the same as for the underlying zoning as found in Chapter 19.18. including the following:		
a. All signs in a development shall follow a design plan that dictates uniformity in sign appearance and style, to be approved with the site plan; and	Complies.	<i>This will be coordinated with other tenants of Steele Ridge Plaza to ensure a consistent look for the development.</i>
b. Signs shall not obscure display windows or significant building features.	Complies.	<i>Signs do not obscure.</i>

Fiscal Impact

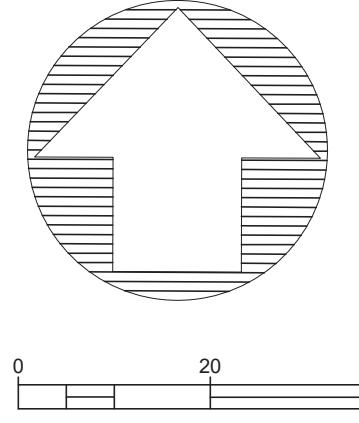
Regulation	Findings
Is there any City maintained open space?	<i>None.</i>
What is the anticipated cost to the City?	<i>None.</i>
When will City maintenance begin?	<i>n/a</i>

EXHIBIT 3: Site Plan



STEELE RIDGE PLAZA LOT 7 SITE PLAN

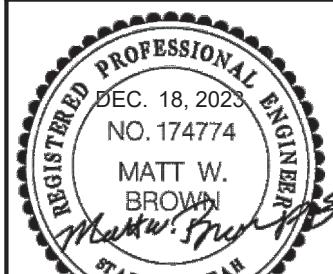
357 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UTAH



BROWN
ENGINEERING, INC.

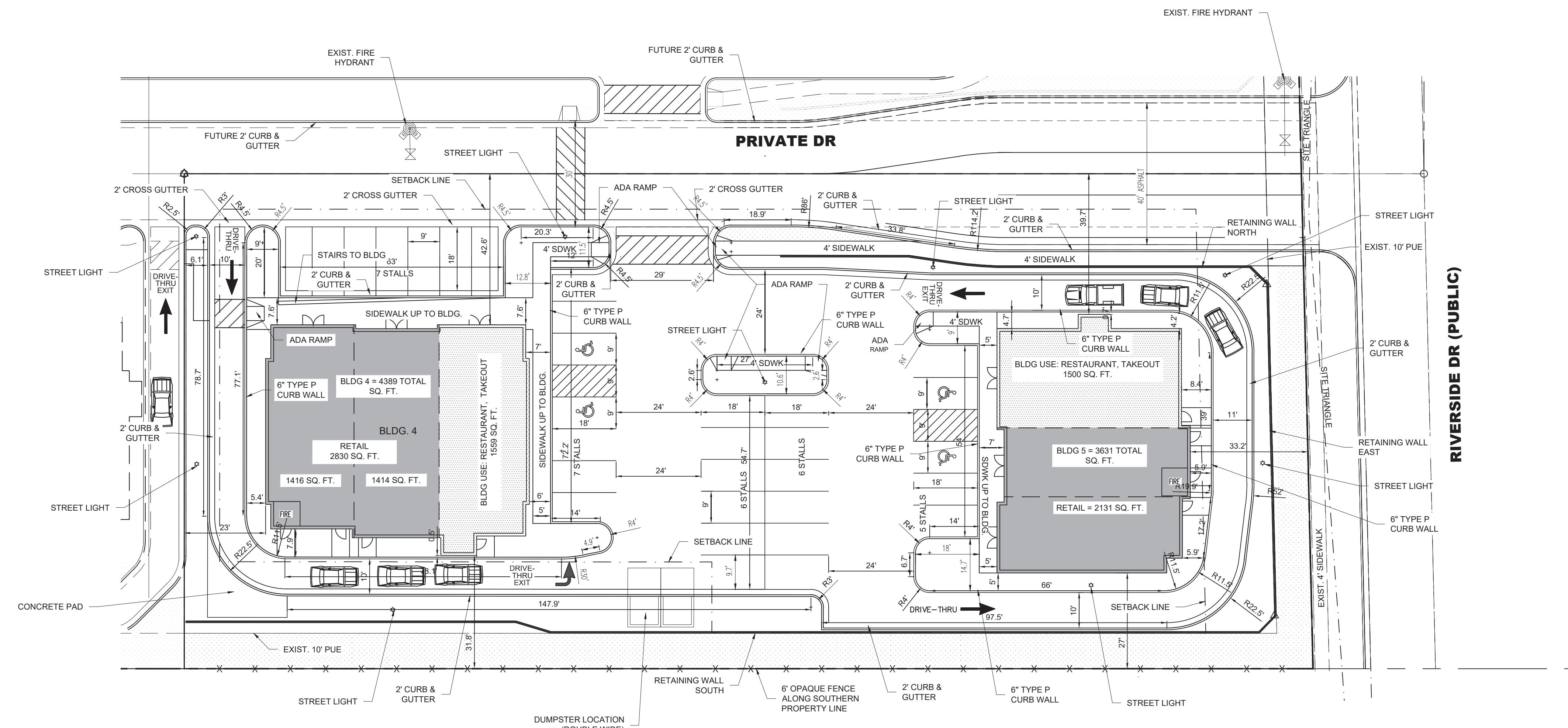
Office: (801) 377-1790 Fax: (801) 377-1789

578 East 770 North, Orem, Utah 84058



PARKING TABULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
TAKEOUT	16	
RETAIL	20	37*
TOTAL	36	
ADA	2	4**
* 31 STALLS, 6 DRIVE THRU STACK		
** INCLUDES 2 VAN ACCESSIBLE STALLS		
TAKEOUT = 5 STALLS / 1000 SQ. FT.		
RETAIL = 4 STALLS / 1000 SQ. FT.		
DRIVE THRU STACK = 3 PER DRIVE THRU		

ROADWAY IMPROVEMENTS		
ITEM	UNIT	QUANTITY
PAVEMENT	SF	18881
ROAD BASE	TONS	640
GRANULAR BORROW	TONS	1280
2' C&G	LF	968
6' CURB	LF	820
SIDEWALK	SF	2600
DRIVE APPROACH	EACH	1
ADA RAMPS	EACH	8
DUMPSTER PADS	EACH	2



Note:
All streetlights shown on plan set are private
streetlights and must follow streetlight notes 3 and 4
of Saratoga Springs Standard detail LP-1.

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

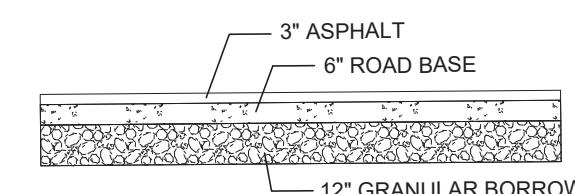
LEGAL DESCRIPTION

LOT 7, STEELE RIDGE PLAZA SUBDIVISION PLAT

HATCHING LEGEND

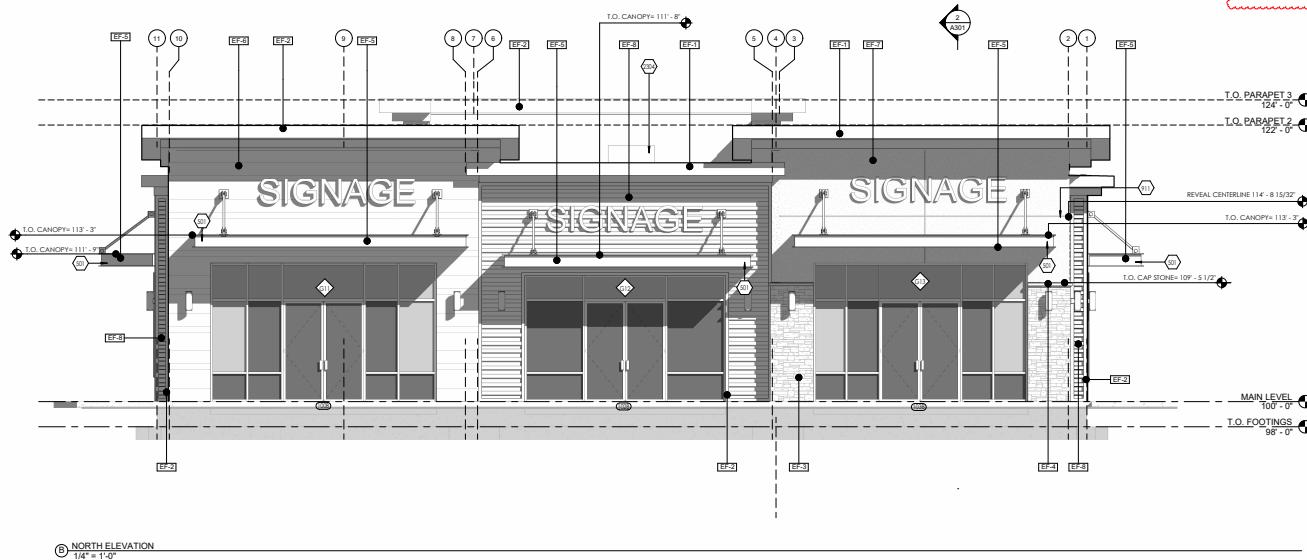
	RETAIL STORE
	RESTAURANT/TAKEOUT STORE
	LANDSCAPING

PAVEMENT SECTION



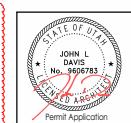
STEELE RIDGE PLAZA - LOT 7
SARATOGA SPRINGS, UTAH
SITE PLAN LOT 7
Drawing Name: _____
Title: _____
Location: _____
Drawing No.: _____
Title: _____
Project No.: 2023.009
Sheet No. 1.01

EXHIBIT 4: Building Elevations



EXTERIOR MATERIALS		
MARK	MATERIAL	MANUF.
EF-1	STANDING SEAM METAL ROOF	DARK BRONZE PER APPROVED SAMPLE, 18 GAUGE WITH 1" RIDGE
EF-2	DARK BRONZE METAL FLASHING	PER APPROVED SAMPLE
EF-3	THIN BRONZE VENEER	DELTA ZONE
EF-4	STONE CAP	SHAPED EDGE MARBLE COTT CAP TO MATCH THIN STONE VENEER
EF-5	EXPOSED STRUCTURAL STEEL	SHRIMAN WILLIAMS 251-C, ST 70# IRON COLD
EF-6	STAINLESS STEEL DOWNGRILLE	GRATILE
EF-7	EFIS VENEER	SHERGIFT
EF-8	METAL WALL PANEL	ACRYLIC POLYMER FINISH SHEET BY 12" BOND OF MONTANIA CHARCOAL™ MN74 (C) -18" BOND OF MONTANIA LIGHT GREY MN72
EF-9	BRIDGEPORT	HR-16 PANEL OR APPROVED EQUAL, COR-TECH AP RAL

BUILDING SECTIONS - KEY NOTES	
501	PREFABRICATED METAL CANOPY
601	WOOD FRAMING, RE: STRUCTURAL
701	STAINLESS STEEL
2104	AIR CONDITIONING LINE PER DRAFTER
3301	PROPOSED GAS METER LOCATION, RE: PLUMBING
3302	PROPOSED



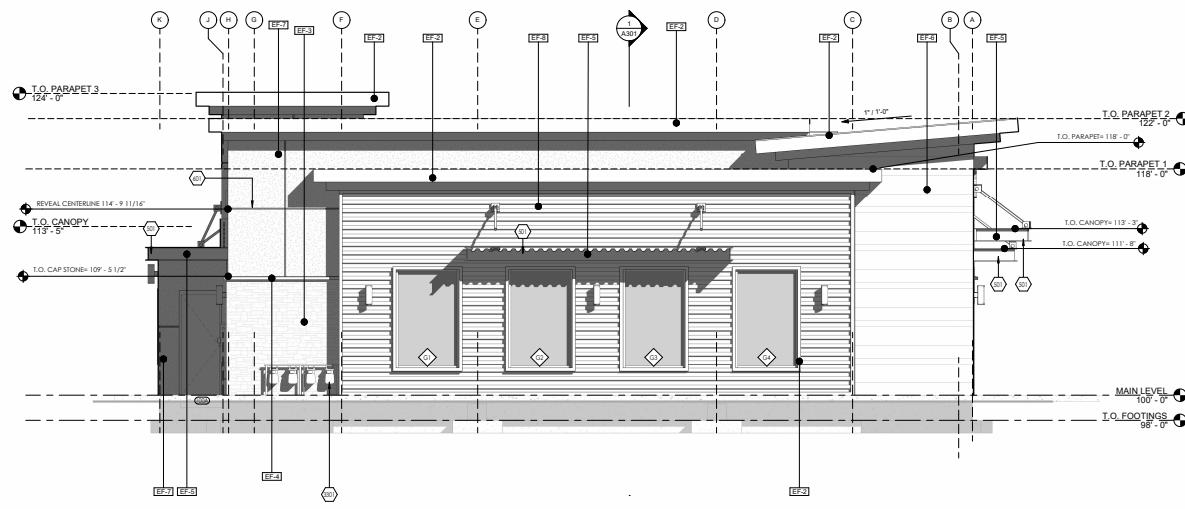
PRINTED DATE
9/5/2024 5:03:38 PM

LAYTONDAVIS
Layton Davis
Architects

205 East 2700 South Suite 200 Layton, UT 84040
(800) 467-0715 (800) 467-0716

STEELE RIDGE PLAZA BUILDING 4

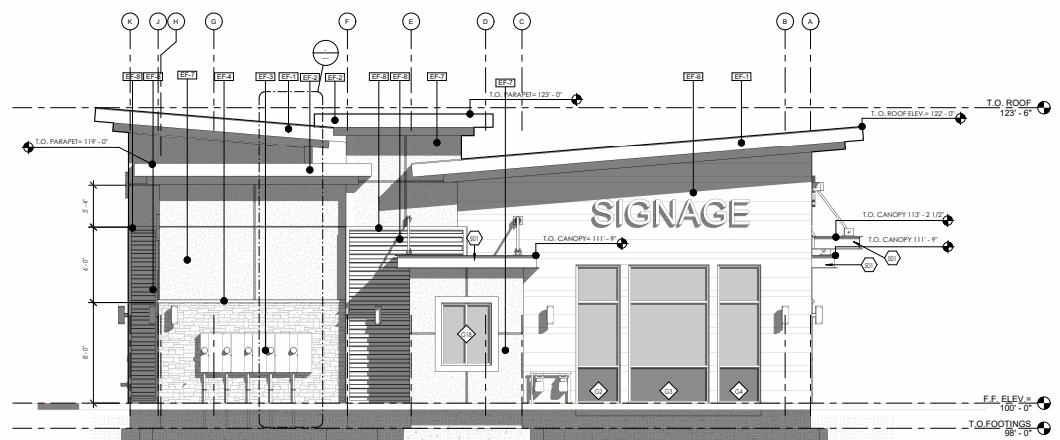
357 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT 84045



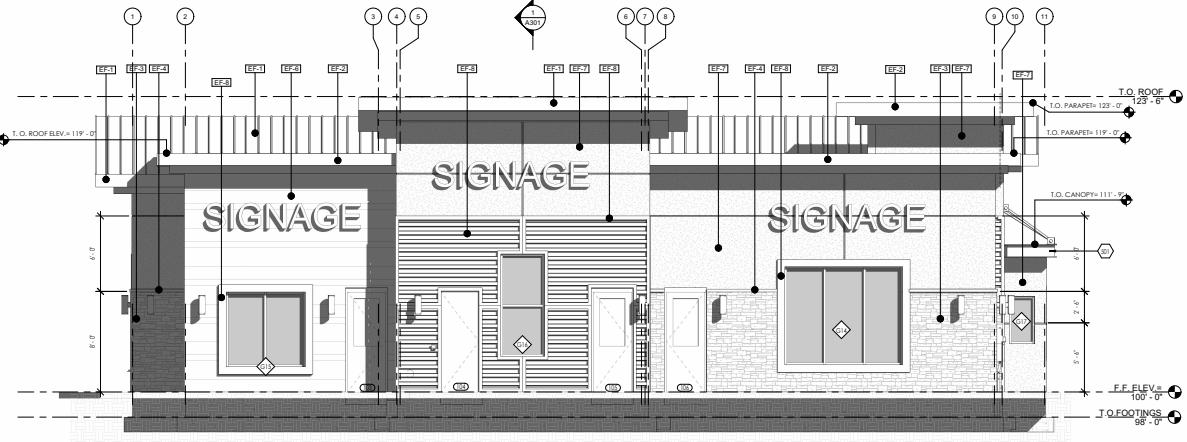
GENERAL NOTES:	
1. BUILDING ENVELOPE, PROPERTY LINE, AND TOPOGRAPHIC LINE INFORMATION PER LAND SURVEY, RE: GRADING PLAN 1.02	
2. BUILDING ELEVATION 100'-0" = CIVIL DRAWINGS TOPOGRAPHIC ELEVATION, RE: GRADING PLAN 1.02	
3. ALL DIMENSIONS TO BE RELO-VERIFIED	

1. SITE DESCRIPTION	2. BLDG. DESCRIPTION	3. BLDG. SIZE	4. BLDG. HEIGHT	5. BLDG. FLOOR AREA	6. BLDG. ROOF AREA	7. BLDG. ROOF SLOPE	8. BLDG. ROOF TYPE	9. BLDG. ROOF MATERIAL	10. BLDG. ROOF COLOR	11. BLDG. ROOF FINISH	12. BLDG. ROOF VENT	13. BLDG. ROOF GUTTER	14. BLDG. ROOF DRAIN	15. BLDG. ROOF DOWNGRILLE	16. BLDG. ROOF DOWNGRILLE MATERIAL	17. BLDG. ROOF DOWNGRILLE COLOR	18. BLDG. ROOF DOWNGRILLE FINISH	19. BLDG. ROOF DOWNGRILLE VENT	20. BLDG. ROOF DOWNGRILLE GUTTER	21. BLDG. ROOF DOWNGRILLE DRAIN	22. BLDG. ROOF DOWNGRILLE DOWNGRILLE	23. BLDG. ROOF DOWNGRILLE DOWNGRILLE MATERIAL	24. BLDG. ROOF DOWNGRILLE DOWNGRILLE COLOR	25. BLDG. ROOF DOWNGRILLE DOWNGRILLE FINISH	26. BLDG. ROOF DOWNGRILLE DOWNGRILLE VENT	27. BLDG. ROOF DOWNGRILLE DOWNGRILLE GUTTER	28. BLDG. ROOF DOWNGRILLE DOWNGRILLE DRAIN	29. BLDG. ROOF DOWNGRILLE DOWNGRILLE DOWNGRILLE	30. BLDG. ROOF DOWNGRILLE DOWNGRILLE DOWNGRILLE MATERIAL	31. BLDG. ROOF DOWNGRILLE DOWNGRILLE DOWNGRILLE COLOR	32. BLDG. 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EXHIBIT 4: Building Elevations



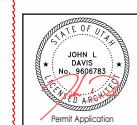
NORTH ELEV



EAST ELEV

EXTERIOR MATERIALS		
MARK	MATERIAL	MANUF.
E1	STANDING SEAM METAL ROOF	DARK BRONZE PER APPROVED SAMPLE, IF PAN WITH T RIGGS
E2	DARK BRONZE METAL FLASHING	PER APPROVED SAMPLE
E3	THIN BRONZE VENEER	DELA STONE
E4	STONE CAP	DELA STONE
E5	EXPOSED STRUCTURAL STEEL	SHERMAN WILLIAMS 211-C7 TO TOP WIRE
E6	BRASS METAL SONG	SHERIDAN
E7	BRS VENEER	SHERIDAN
E8	METAL WALL PANELS	BRIDGEPORT

EXTERIOR ELEVATION - KEY NOTES
601 PREFABRICATED METAL CANOPY RE: A/AS03



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STEELE RIDGE PLAZA BUILDING
5
389 EAST CROSSROADS BLVD
SARATOGA SPRINGS, UT 84045

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EXHIBIT 5: Original Renderings



EXHIBIT 5: Original Renderings



EXHIBIT 5: Original Renderings



LAYTONDAVIS
ARCHITECTS

EXHIBIT 5: Original Renderings



EXHIBIT 6: Proposed Renderings



EXHIBIT 6: Proposed Renderings



EXHIBIT 6: Proposed Renderings



EXHIBIT 6: Proposed Renderings



EXHIBIT 7: Original Color Board

L A Y T O N D A V I S

A R C H I T E C T S

STEELE RIDGE LOT 7 - EXTERIOR MATERIALS

EXHIBIT 7: Original Color Board



VIEW FROM NORTH WEST



VIEW FROM NORTH EAST



VIEW FROM SOUTH EAST



VIEW FROM SOUTH WEST

EXHIBIT 7: Original Color Board

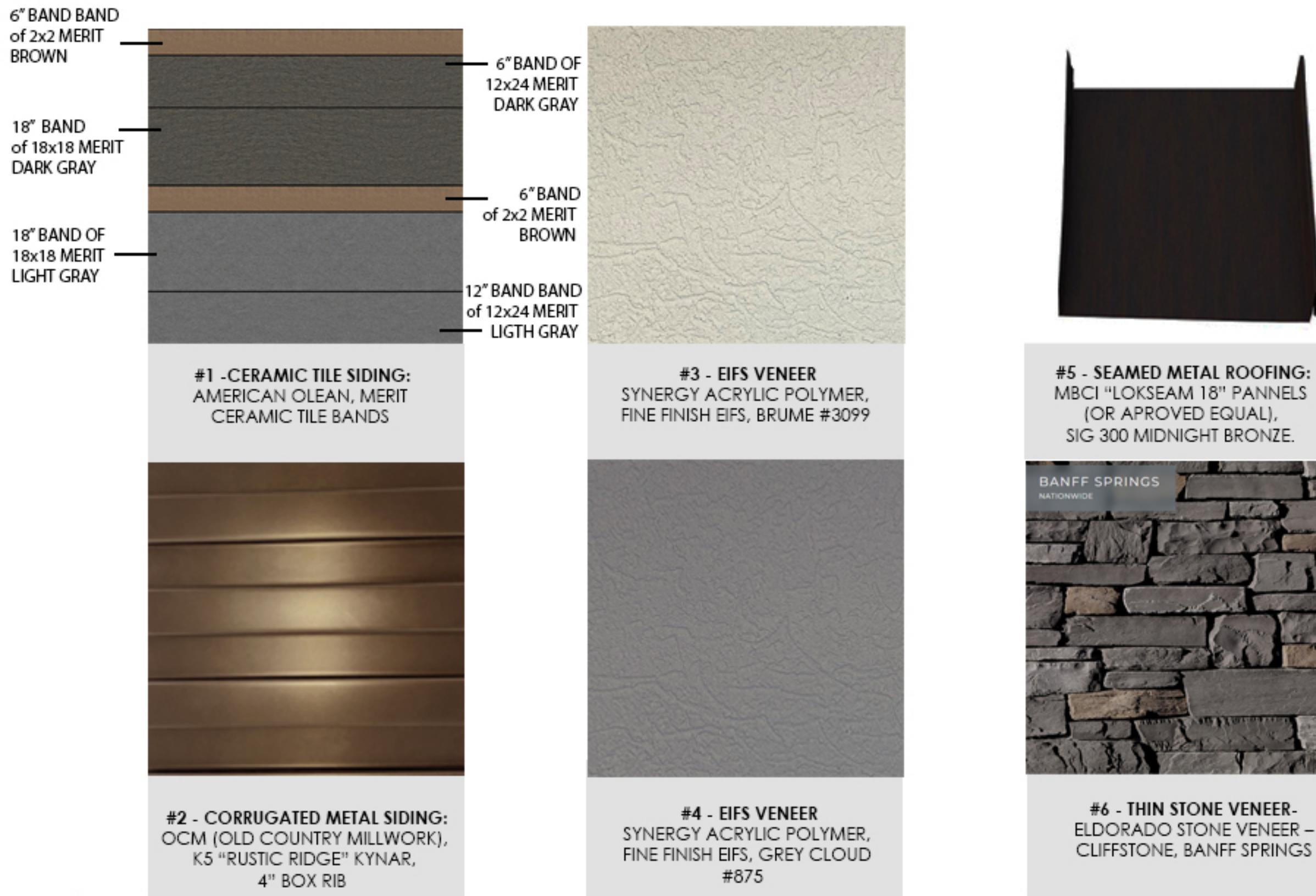
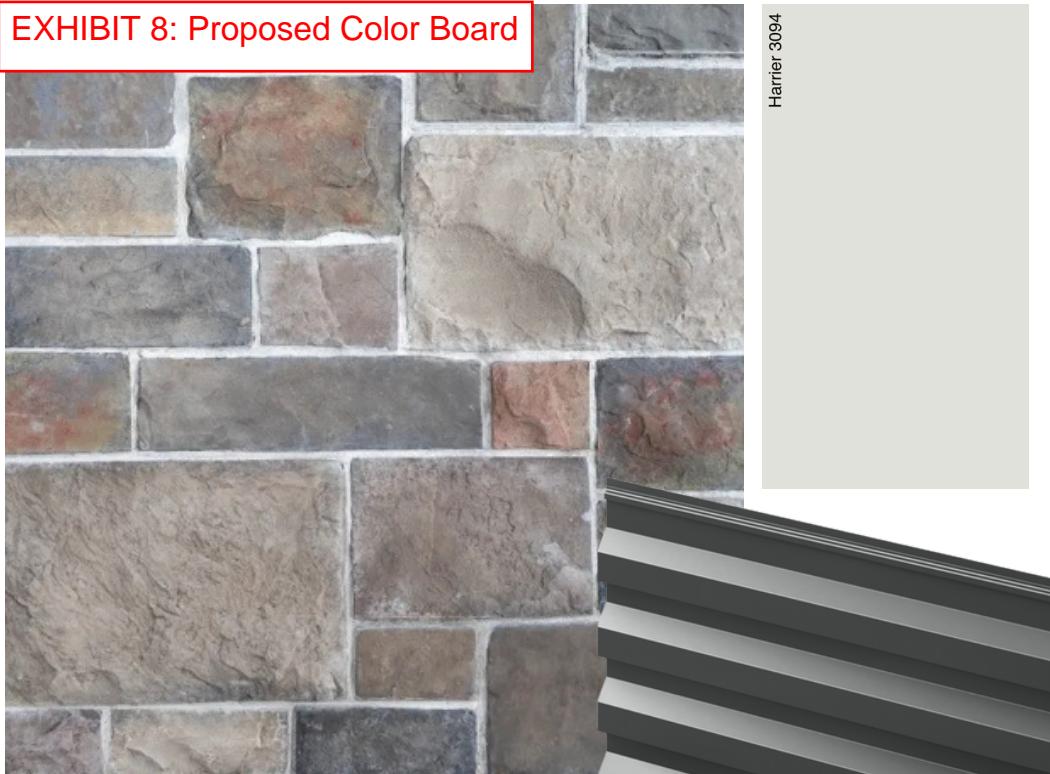


EXHIBIT 8: Proposed Color Board



Harrier 3094



Exterior Selections

- **Stone Selection:** Harristone - Ledgestone Shore Cliff
- **Stucco:** Harrier 3094
- **Metal Siding:** Berridge HR-16 Panel - Charcoal Grey
- **Pre-Cast Concrete:** EFIS system to look like concrete panel
- **Fascia & Back Soffit:** Aluminum - Dark Bronze
- **Front Soffit:** Woodtone Fineline Paneling - American Nut Brown

EXHIBIT 8: Proposed Color Board

Add wood soffit to front of building only (back will be aluminum)



Harrir 3094

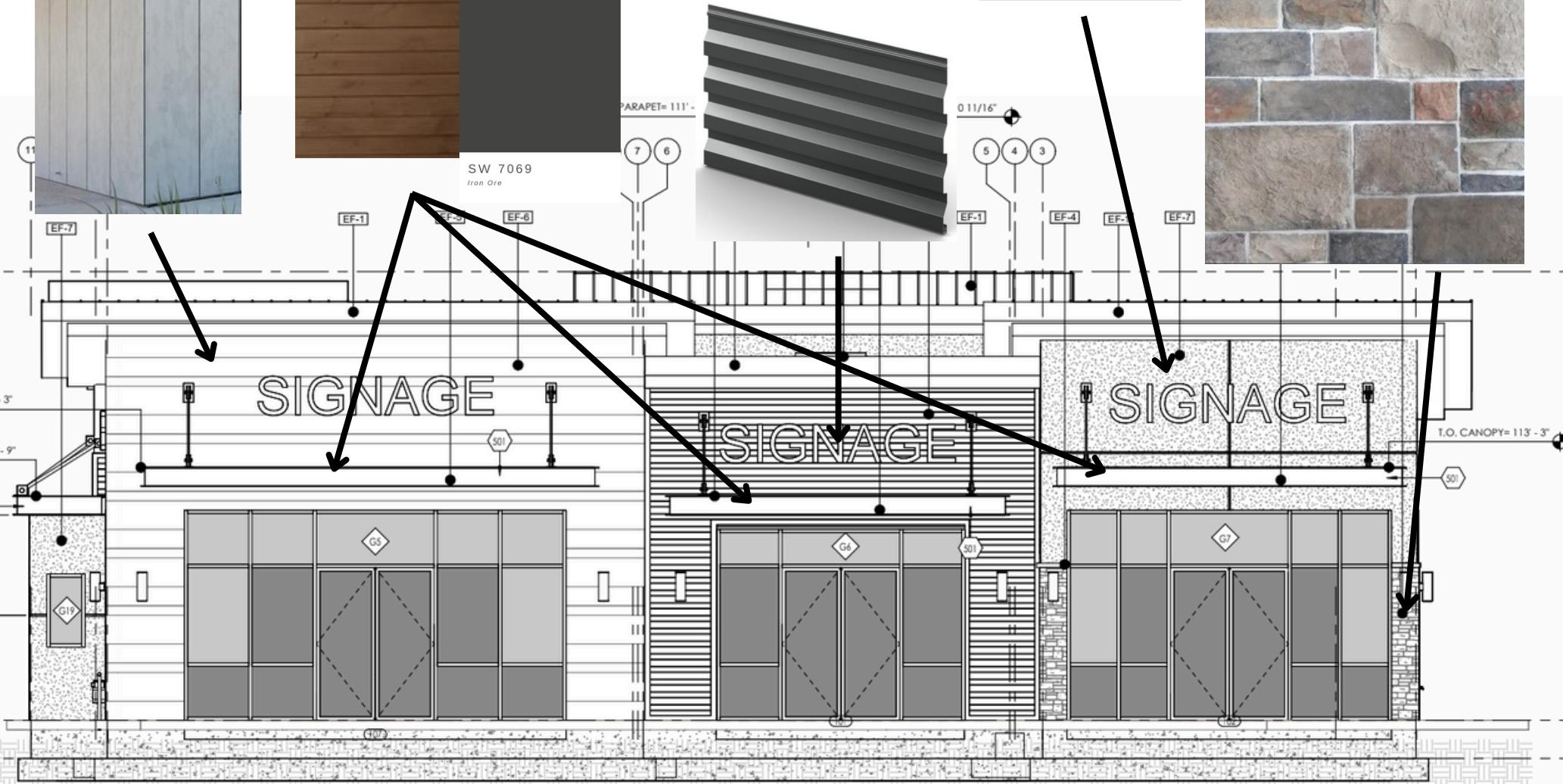
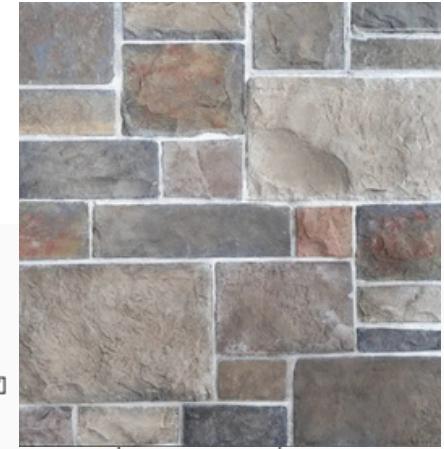
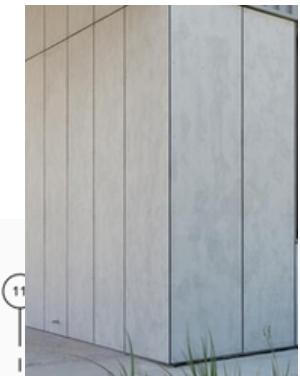
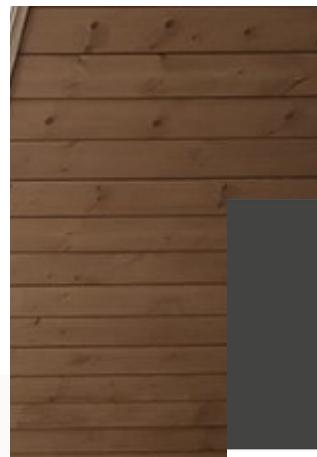


EXHIBIT 9: Comparison Table

MAR K	MATERIAL	MANUF.	MODEL/COLOR	BLDGs 4 & 5	MARK	MATERIAL	MANUF.	MODEL/COLOR
EF1	Standing Seam Metal Roof	Berridge or Approved Equal	Dark Bronze per Approved Sample, 18"Pan with 1"Ridges	NO CHANGE	EF1	Standing Seam Metal Roof	Berridge or Approved Equal	Dark Bronze per Approved Sample, 18"Pan with 1"Ridges
EF2	Dark Bronze Metal Flashing		Per Approved Sample	NO CHANGE	EF2	Dark Bronze Metal Flashing		Per Approved Sample
EF3	Thin Stone Veneer	Delta Stone	Jackson Ledge Thin Stone Veneer w/Dry Stack Joint, Natural Finish	<<< Original Proposed >>>	EF3	Thin Stone Veneer	Harristone	Ledgestone Shore Cliff
EF4	Stone Cap	Delta Stone	Snapped Edge Wainscott Cap to Match Thin Stone Veneer	<<< Original Proposed >>>	EF4	Stone Cap	Harristone	Ledgestone Shore Cliff Matching Cap
EF5	Exposed Structural Steel		Sherwin Williams 251-C7 SE7069 "Iron Ore"	NO CHANGE	EF5	Exposed Structural Steel		Sherwin Williams 251-C7 SE7069 "Iron Ore"
EF6	Banded Tile Siding	Daltile	(A)6" Band Rekindle Terracotta RK14 (B)12" Band Montesano Charcoal MN74 [C]18" Band Montesano Light Grey MN72	<<< Original Proposed >>>	EF6	EIFS (Concrete Pre-Cast Panel Look)	Senergy	Finish from Masterwall, Grey
EF7	EIFS Veneer	Senergy	Acrylic Polymer, Fine Finish EIFS, Harrier#3094	<<< Original Proposed >>>	EF7	EIFS Veneer	Senergy	Acrylic Polymer, Fine Finish EIFS, Harrier#3094
EF8	Metal Wall Panel	Bridgersteel	HR-16 Panel or Approved Equal, COR-TEN AZP Raw	<<< Original Proposed >>>	EF8	Metal Wall Panel	Berridge	HR-16 Panel - Charcoal Grey



MINUTES – Planning Commission

Thursday, April 10, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:04 p.m. by Chair Rachel Sprosty Burns.

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

Present:

10 Commission Members: Rachel Sprosty Burns, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
Staff: Sarah Carroll, Planning Director; Gina Grandpre, Senior Planner; Rulon Hopkins; Assistant City Attorney; Kayla Moss, Deputy Recorder.

Excused: Commissioner Charlie Carn.

15 3. **Public Input** - Public Input was opened by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Input was closed by the Chair.

PUBLIC HEARINGS

20 1. **Viviano Community and Village Plan Major Amendment, located at 98 S. Yellowstone Place. Tyler Lloyd with Cole West Design as applicant.** –Senior Planner Gina Grandpre. Senior Planner Gina Grandpre advised that this application requests approval for major amendments to the Viviano Community Plan and Village Plan. The proposed changes address discrepancies identified by staff between the approved Community and Village Plans (CP/VP) and the corresponding construction drawings, site plans, building permits, and elevations. Modifications are necessary to accommodate adjustments in the building footprints and building type product. These changes were approved at various stages of the development process, including the preliminary, final, and site plan applications for Phase 1 (approved on December 18, 2023) and Phase 2 (approved on April 16, 2024). A bulleted list of the specific changes being requested can be found in the Planning Commission packet posted online for this meeting. Taylor Spendlove came to represent the applicant.

30 **Public Hearing Open** by Chair Rachel Sprosty Burns at 6:22 p.m. Receiving no public comment, the Public Hearing was closed by the Chair.

35 Planning Commission Chair Rachel Sprosty Burns expressed some concerns about the new layouts. She wants to make sure there were no exceptions that were made that would affect ADA compliance.

Planning Commissioner Jack Mangum clarified whether there were 306 single family units or 206.

40 Senior Planner Grandpre advised that the 306 was a mistake and the correct number is actually 206.

Planning Commissioner Scott Hill thinks the amenity plan looks phenomenal. The entrances seem very inviting and he thinks that will facilitate easy coming and going. He wondered if there would be issues with turning into the north entrance of the development when people are traveling west on Pony Express.

45 Mr. Spendlove advised that there is a traffic signal that is slated to be put in down the road from that entrance. He also mentioned that all of the units in this project are rentals. They will maintain ownership of the properties and rent them out.

50 Planning Commissioner Virginia Mann asked if the driveways are full or partial. She also wanted to make sure that there will be enough parking for visitors.

55 Mr. Spendlove advised that they are a 20 foot wide driveway with a two car garage. They want the garage to fit larger cars, such as an F-150 truck. He mentioned that they don't want on-street parking so that would be enforced by the management company, they have tried to provide enough visitor spaces to prevent that.

60 **Motion made by Commissioner Hill that the Planning Commission forward a positive recommendation for approval of the Viviano Community and Village Plan Major Amendment, located at 98 S. Yellowstone Place. Tyler Lloyd with Cole West Design as Applicant, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Commissioner Charlie Carn.

65 Motion passed 6 - 0.

BUSINESS ITEMS

1. Approval of Minutes: March 27, 2025.

70 **Motion made by Commissioner Mangum to approve the minutes of March 27, 2025. Seconded by Commissioner Miles.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Commissioner Charlie Carn.

Motion passed 6 - 0.

REPORTS

1. Commission Comments. No comments made.

2. Director's Report. – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions.

85 Assistant City Attorney Rulon Hopkins did a brief refresher training on the ethics act for municipal employees and officers.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:55 p.m. by Chair Rachel Sprosty Burns.

95

Date of Approval

Planning Commission Chair

100

Deputy City Recorder