



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, July 10, 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.*

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. The Break Site Plan Amendment located at 127 W. Lake Dr. Brian Gabler as applicant. Senior Planner Gina Grandpre.
2. Approval of Minutes: June 26, 2025.

PUBLIC HEARINGS

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

1. Beacon Pointe Village 8 – Porter Haven located approximately at Ensign Dr. and Mountain View Corridor. Ryan Bull as applicant. Senior Planner Gina Grandpre.
2. Amendments to Title 19 Land Development Code of the City of Saratoga Springs for Grading Buffer, Chapter 19.09 – Off-Street Parking and Chapter 19.16 – Site and Architectural Design Standards. City-wide City Initiated. Senior Planner David Jellen.

REPORTS

1. Commissioner's Comments.
2. Director's Report.
3. Transportation Update and City Manager Discussion.

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
SARATOGA SPRINGS COMMERCIAL LOT 611 SITE PLAN AMENDMENT
JULY 10, 2025
PUBLIC MEETING**

Report Date:	07/03/25
Applicant:	Brian Gabler, LEI
Owner:	Westlake Partners, Inc.
Location:	127 W Lake Drive
Major Street Access:	Lake Drive and Shoreline Drive
Parcel Number(s) & Size:	66.931.0611 / 1.63 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Current Use of Parcel:	Commercial
Adjacent Uses:	Commercial
Previous Meetings:	Saratoga Springs Commercial Plat F Prelim/Final Plat, City Council November 1, 2022
Previous Approvals:	Saratoga Springs Commercial Lot 611 Site Plan Approval, City Council, September 19, 2023
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Gina Grandpre, Senior Planner

-
- A. Executive Summary:** The applicant is requesting approval for a major site plan amendment for Lot 611 of Saratoga Springs Commercial Plat F, located at 127 W Lake Drive. The proposal includes a ~1,600 sq. ft. enclosed patio addition on the north side of the building, to be used by The Break Sport's Grill. Current tenants include The Break Sport's Grill and Einstein's Bagels.

A parking analysis shows that the updated tenant improvements and proposed patio increase the required parking from 41 to 75 stalls. The site provides 80 stalls, which meets the updated requirement.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on Saratoga Springs Commercial Plat F Lot 611 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 on September 19, 2023 and the property was platted in November 1, 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 requesting approval of a major site plan amendment for Lot 611 of Saratoga Springs Commercial Plat F. The proposed amendment includes the addition of an enclosed patio to provide outdoor seating for The Break Sport's Grill. The design incorporates materials and colors that match the existing building, with garage doors on the north and east elevations to accommodate open-air dining.

The project is proposed to be completed in two phases:

- Phase 1: Construction of the covered patio structure.
- Phase 2: Enclosure of the patio with EIFS walls and the installation of garage doors.

A parking analysis was completed to assess the impact of the tenant improvements and the proposed patio addition. The original site plan required 41 parking stalls based on projected restaurant and retail use. With the built tenant improvements and the proposed patio addition, the updated total required parking is 75 stalls. The site currently provides 80 parking stalls, which remains sufficient to meet the updated parking demand. The net increase in required parking stalls is 34 compared to the original plan.

Refer to exhibits for renderings, color and material samples, and elevation drawings.

- 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 611. Adjacent properties are zoned RC and include the following uses: retail, restaurant, and a big box store.

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.**

PARKING ANALYSIS

Original Site Plan Parking Calculations:

Restaurant Space:

1,915 sq. ft. @ 1 stall per 100 sq. ft. = 20 required stalls

Retail Space:

5,205 sq. ft. @ 4 stalls per 1,000 sq. ft. = 21 required stalls

Total Required Stalls: 41

Provided Stalls: 80

Updated Parking Calculations Based on Built Tenant Improvements (TI):

Restaurant Space (Built): The Break

4,947 sq. ft. @ 1 stall per 100 sq. ft. = 50 required stalls

Takeout Restaurant Space (Built): Einstein's Bagel

2,018 sq. ft. @ 4 stalls per 1,000 sq. ft. = 8 required stalls

Proposed Outdoor/Enclosed Patio Addition: The Break

~1,700 sq. ft. @ 1 stall per 100 sq. ft. = 17 required stalls

Total Required Stalls (with Patio Addition): 75

Net Parking Impact:

Previously Required Stalls (Original Plan): 41

Currently Required Stalls (with TI + Patio): 75

Increase in Required Stalls: 34

- 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 Saratoga Springs Commercial Plat F Lot 611, located at 127 W Lake Drive, with the Findings and Conditions in the Staff Report.”

Findings:

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

Conditions:

1. The elevations are 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:
 - a. _____.
 - b. _____.

Option 2 – Continuance

“I move to **continue** the major site plan amendment for Saratoga Springs Commercial Plat F Lot 611 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

- a. _____.
- b. _____.

Option 3 – Negative Recommendation

"I move that Planning Commission forward a recommendation of denial for the requested site plan amendment for Saratoga Springs Commercial Plat F Lot 611, located at 127 W Lake Drive, with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [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. Original & Proposed Amended Site Plan
4. Building Elevations
5. Original Building Elevations

EXHIBIT 1: Location & Zoning Map

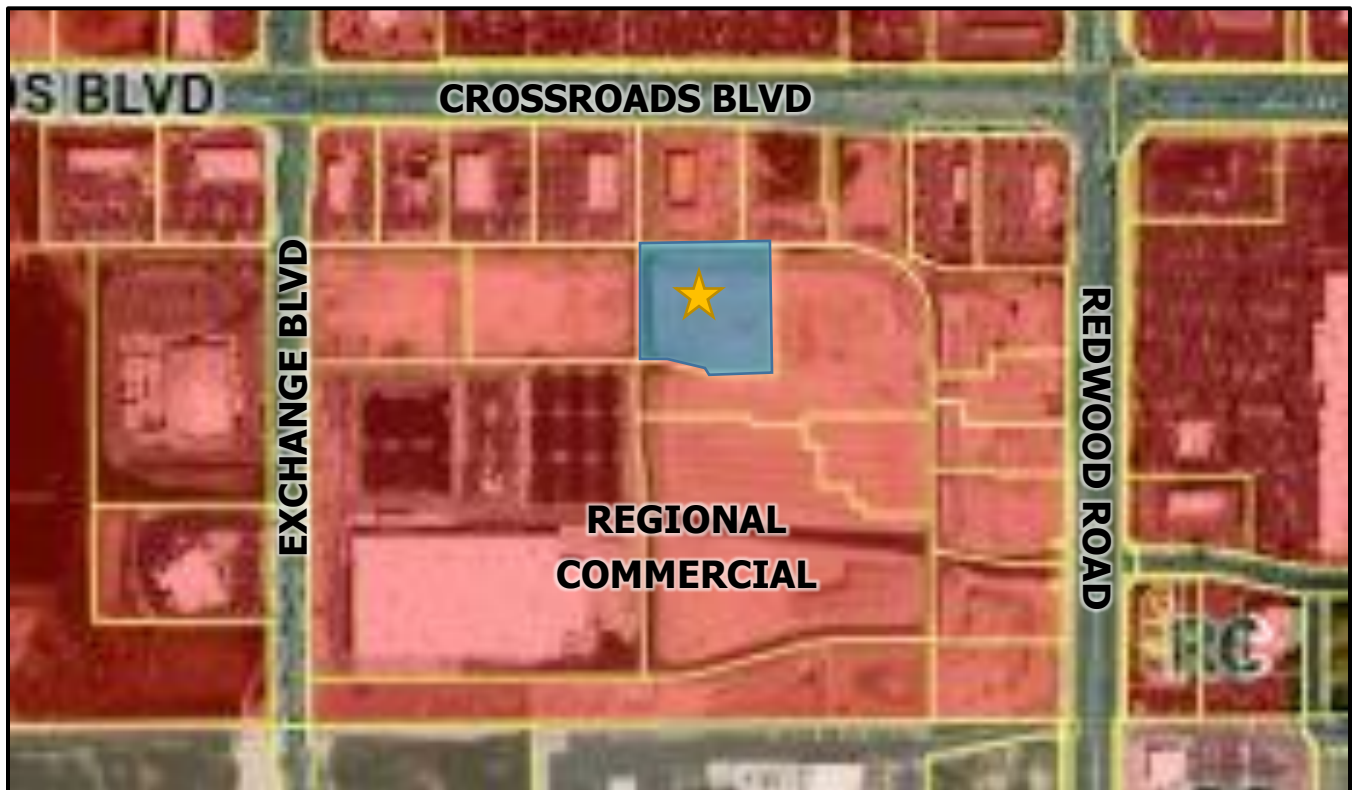


EXHIBIT 2: Planning Review Checklist



SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Updated 4.10.25

Application Information

MAJOR SITE PLAN AMENDMENT

SARATOGA SPRINGS COMMERCIAL LOT 611 MAJOR SITE PLAN AMENDMENT

Applicant:	Brian Gabler, LEI
Owner:	Westlake Partners, Inc
Location:	127 W Lake Drive
Project Acreage:	66-931-0611 / 1.63 acres
Current Use:	Regional Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial
Past Action and Date:	City Council / Approval September 19, 2023
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner
Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No
Date Received:	1 st submittal: April 22, 2025 2 nd submittal: June 30, 2025
Date of Review:	1 st submittal: May 20, 2025 2 nd submittal: July 1, 2025
Parcel Number(s) and size:	Parcel ID: 66-931-0611 / 1.63 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): April 22, 2025
- Rezone Required: No

- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

May 27, 2025 Development Review Committee:

The Break Site Plan Amendment (10-minute discussion)

- Adding a phased enclosure
- Parking concerns with outdoor seating

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Determination	How
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>57,074 square feet.</i>
Front/Corner Side Setback (Minimum)	10'	Complies	<i>Meets minimum.</i>
Interior Side Setback (Minimum)	10'	Complies	<i>Meets minimum.</i>
Rear Setback (Minimum)	30'	Complies	<i>Meets minimum.</i>
Building Height (Maximum)	50'	Complies	<i>Meets minimum.</i>
Lot coverage (Maximum)	50%	Complies	<i>Meets minimum.</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>8,665 square feet.</i>

19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	Complies.	<i>See plans on file with Planning</i>
Landscape Plans		

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>See plans on file with Planning</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>See plans on file with Planning</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>
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>See plans on file with Planning</i>
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site. 	Complies.	<i>See plans on file with Planning</i>

Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>See plans on file with Planning</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>See plans on file with Planning</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>See plans on file with Planning</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>See plans on file with Planning</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>See plans on file with Planning</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>See plans on file with Planning</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>See plans on file with Planning</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>See plans on file with Planning</i>
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure. 	Complies.	<i>See plans on file with Planning</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	Complies.	<i>See plans on file with Planning</i>
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	Complies.	<i>See plans on file with Planning</i>
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	Complies.	<i>See plans on file with Planning</i>
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	Complies.	<i>See plans on file with Planning</i>
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	Complies.	<i>See plans on file with Planning</i>
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	Complies.	<i>See plans on file with Planning</i>
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>See plans on file with Planning</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>See plans on file with Planning</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>See plans on file with Planning</i>

Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>See plans on file with Planning</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	<i>No fencing proposed</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies.	<i>See plans on file with Planning</i>
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	N/A.	<i>No fencing proposed</i>
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least two feet to access and maintain the retaining wall. Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.	N/A.	<i>No retaining walls proposed</i>
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	<i>No fences proposed</i>
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	Complies.	<i>See plans on file with Planning</i>
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	N/A.	

Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	<i>Proposed addition is in a non-residential zone</i>
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	N/A.	<i>Proposed addition is in a non-residential zone</i>
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	N/A.	<i>Proposed addition is in a non-residential zone</i>
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	<i>Proposed addition is in a non-residential zone</i>
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	N/A.	<i>Proposed addition is in a non-residential zone</i>
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	<i>Proposed addition is in a non-residential zone</i>
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	<i>See plans on file with Planning</i>
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	Complies.	<i>See plans on file with Planning</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	<i>See plans on file with Planning</i>

19.09 Off Street Parking

General Provisions		
Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	Complies.	<i>See 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.	See plans on file with Planning																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Complies.	See plans on file with Planning																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	See plans on file with Planning																				
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing. <table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150'</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200'</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250'</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300'</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350'</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400'</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450'</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500'</td></tr><tr><td>Over 125,000 square feet</td><td>600'</td></tr></table> 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. <ul style="list-style-type: none">i. The walking path travel distance from a business' main entrance shall not apply to these areas.	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.	See plans on file with Planning
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150'																					
1,501 to 5,000 square feet	200'																					
5,001 to 10,000 square feet	250'																					
10,001 to 25,000 square feet	300'																					
25,001 to 50,000 square feet	350'																					
50,001 to 75,000 square feet	400'																					
75,001 to 100,000 square feet	450'																					
100,001 to 125,000 square feet	500'																					
Over 125,000 square feet	600'																					
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	Complies.	See plans on file with Planning																				
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	Complies.	See plans on file with Planning																				
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	See plans on file with Planning																				
Certain types of medical facilities need more accessible stalls, see link.	Complies.	See plans on file with Planning																				
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	See plans on file with Planning																				
Parking Requirements and Shared Parking																						
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	See plans on file with Planning																				
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Complies.	Parking Analysis Original Site Plan Parking Calculations: Restaurant Space:																				

		<p><i>1,915 sq. ft. @ 1 stall per 100 sq. ft. = 20 required stalls</i></p> <p><i>Retail Space: 5,205 sq. ft. @ 4 stalls per 1,000 sq. ft. = 21 required stalls</i></p> <p><i>Total Required Stalls: 41</i></p> <p><i>Provided Stalls: 80</i></p> <hr/> <p><i>Updated Parking Calculations Based on Built Tenant Improvements (TI):</i></p> <p><i>Restaurant Space (Built): 4,947 sq. ft. @ 1 stall per 100 sq. ft. = 50 required stalls</i></p> <p><i>Takeout Restaurant Space (Built): 2,018 sq. ft. @ 4 stalls per 1,000 sq. ft. = 8 required stalls</i></p> <p><i>Proposed Outdoor/Enclosed Patio Addition: ~1,700 sq. ft. @ 1 stall per 100 sq. ft. = 17 required stalls</i></p> <p><i>Total Required Stalls (with Patio Addition): 75</i></p> <hr/> <p><i>Net Parking Impact:</i></p> <p><i>Previously Required Stalls (Original Plan): 41</i></p> <p><i>Currently Required Stalls (with TI + Patio): 75</i></p> <p><i>Increase in Required Stalls: 34</i></p>
--	--	---

		<p><i>Stalls Available: 80 parking stalls and 3 drive-thru stacking stalls</i></p> <p><i>Surplus After Patio Addition: $83 - 75 = 8$ stalls remaining</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.	Complies.	<i>See plans on file with Planning</i>
When a development contains multiple uses, more than one parking requirement may be applied.	Complies.	<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)	Complies.	<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.	Complies.	<i>See plans on file with Planning</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.	<i>No parking deviations are being proposed</i>
<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.	<i>No shared parking is being proposed</i>
<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. 	N/A.	<i>Proposed use is non-residential</i>
Pedestrian Walkways and Accesses.	N/A.	<i>Parking lot is not larger than 75,00 sq. ft.</i>

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.		
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Complies.	<i>See plans on file with Planning</i>
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	Complies.	<i>See plans on file with Planning</i>
Clear Sight Triangles must be followed.	Complies.	<i>See plans on file with Planning</i>
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	Complies.	<i>See plans on file with Planning</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.	Complies.	<i>See plans on file with Planning</i>
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	Complies.	<i>See plans on file with Planning</i>
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>See plans on file with Planning</i>
Required Minimum Parking		
<i>See table in 19.09</i>	Complies.	Parking Analysis <i>Original Site Plan Parking Calculations:</i> <i>Restaurant Space:</i>

		<p><i>1,915 sq. ft. @ 1 stall per 100 sq. ft. = 20 required stalls</i></p> <p><i>Retail Space: 5,205 sq. ft. @ 4 stalls per 1,000 sq. ft. = 21 required stalls</i></p> <p><i>Total Required Stalls: 41</i></p> <p><i>Provided Stalls: 80</i></p> <hr/> <p><i>Updated Parking Calculations Based on Built Tenant Improvements (TI):</i></p> <p><i>Restaurant Space (Built): 4,947 sq. ft. @ 1 stall per 100 sq. ft. = 50 required stalls</i></p> <p><i>Takeout Restaurant Space (Built): 2,018 sq. ft. @ 4 stalls per 1,000 sq. ft. = 8 required stalls</i></p> <p><i>Proposed Outdoor/Enclosed Patio Addition: ~1,700 sq. ft. @ 1 stall per 100 sq. ft. = 17 required stalls</i></p> <p><i>Total Required Stalls (with Patio Addition): 75</i></p> <hr/> <p><i>Net Parking Impact:</i></p> <p><i>Previously Required Stalls (Original Plan): 41</i></p> <p><i>Currently Required Stalls (with TI + Patio): 75</i></p> <p><i>Increase in Required Stalls: 34</i></p>
--	--	---

		<i>Stalls Available: 80 parking stalls and 3 drive-thru stacking stalls</i> <i>Surplus After Patio Addition: 83 - 75 = 8 stalls remaining</i>
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	Complies.	<i>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).	Complies.	<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.	Complies.	<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.	Complies.	<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.	Complies.	<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>
PENDING ORDINANCE All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line.	Complies.	<i>See plans on file with Planning</i>

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.	Complies.	<i>See plans on file with Planning</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.	Complies.	<i>See plans on file with Planning</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.	Complies.	<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.	Complies.	<i>See plans on file with Planning</i>

Walkway Lighting

Lighting of all pedestrian pathways is recommended.	Complies.	<i>See plans on file with Planning</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	Complies.	<i>See plans on file with Planning</i>
Bollard lighting shall be limited to a height of 4'.	Complies.	<i>See plans on file with Planning</i>

Lighting Plan

Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See plans on file with Planning</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See plans on file with Planning</i>

Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>See plans on file with Planning</i>
--	------------------	--

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>Not required</i>
Notice/Land Use Authority.	
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>N/A</i>
Phasing Improvements.	<i>2 phases are shown to finish the improvement for the addition</i>
Payment of Lieu of Open Space.	Amount of \$: <i>N/A</i>
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	Complies.	<i>See plans on file with Planning</i>
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.	Complies.	<i>See plans on file with Planning</i>

<p>a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing.</p> <p>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.</p> <p>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.</p> <p>d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.</p>		
<p>Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.</p>	Complies.	<i>See plans on file with Planning</i>
<p>Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.</p>	Complies.	<i>See plans on file with Planning</i>
<p>Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.</p>	Complies.	<i>See plans on file with Planning</i>
<p>Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.</p>	Complies.	<i>See plans on file with Planning</i>
<p>Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.</p>	Complies.	<i>See plans on file with Planning</i>
<p>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.</p>	Complies.	<i>See plans on file with Planning</i>
<p>Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.</p>	Complies.	<i>See plans on file with Planning</i>
<p>Vicinity Map: A general location map indicating the approximate location of the subject parcel.</p>	Complies.	<i>See plans on file with Planning</i>
<p>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.</p>	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</p>	Complies.	<i>See plans on file with Planning</i>

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.		
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	<i>See plans on file with Planning</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See plans on file with Planning</i>
<p>Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below.</p> <p>Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following :</p> <ul style="list-style-type: none"> i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; 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. 	N/A.	<i>No new site improvements are needed</i>
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	Complies.	<i>See plans on file with Planning</i>

<p>Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City. 	Complies.	<i>See plans on file with Planning</i>
<p>Data table including:</p> <ul style="list-style-type: none"> i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) 	Complies.	<i>See plans on file with Planning</i>
<p>Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.</p>	Complies.	<i>See plans on file with Planning</i>
<p>Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.</p>	Complies.	<i>See plans on file with Planning</i>
<p>Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.</p>	Complies.	<i>See plans on file with Planning</i>
<p>Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.</p>	N/A.	<i>No new signs requested. Any additional signs require a sign permit from the Planning Department</i>
<p>Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.</p>	Complies.	<i>See plans on file with Planning</i>
<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>	N/A.	<i>No public notice or hearing required</i>
<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</p>	N/A.	<i>No DA required, bond agreement paid with original site plan approval</i>

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).		
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; 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. 	N/A.	<i>Provided and approved with original site plan approval</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	N/A.	<i>No outdoor advertising requested</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>See plans on file with Planning</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	N/A.	<i>No trails required for this site</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>
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	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 ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets. 	Complies.	<i>See plans on file with Planning</i>
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	Complies.	<i>See plans on file with Planning</i>
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	Complies.	<i>See plans on file with Planning</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	Complies.	<i>See plans on file with Planning</i>
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	N/A.	<i>See plans on file with Planning</i>
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	N/A.	<i>See plans on file with Planning</i>

The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A.	See plans on file with Planning
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.	See plans on file with Planning
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.	See plans on file with Planning
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	Complies.	See plans on file with Planning
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.	Complies.	See plans on file with Planning
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	Complies.	See plans on file with Planning
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.	See plans on file with Planning
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.	See plans on file with Planning
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.	See plans on file with Planning
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	Complies.	See plans on file with Planning
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.	See plans on file with Planning

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.	See plans on file with Planning
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.	See plans on file with Planning
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.	No outdoor advertising requested
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.	No outdoor advertising requested
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.	No outdoor advertising requested
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	No outdoor advertising requested
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.	Location zoning does not allow outdoor storage
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.	Location zoning does not allow outdoor storage
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	Location zoning does not allow outdoor storage
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.	Location zoning does not allow outdoor storage
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.	Location zoning does not allow outdoor storage
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	Location zoning does not allow outdoor storage
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	Complies.	See plans on file with Planning
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	See plans on file with Planning
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the	Complies.	See plans on file with Planning

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		
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	Complies.	<i>See plans on file with Planning</i>
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	Complies.	<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.	Complies.	<i>See plans on file with Planning</i>
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	Complies.	<i>See plans on file with Planning</i>
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	Complies.	<i>See plans on file with Planning</i>
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	Complies.	<i>See plans on file with Planning</i>
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	Complies.	<i>See plans on file with Planning</i>
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	Complies.	<i>See plans on file with Planning</i>
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	Complies.	<i>See plans on file with Planning</i>
PENDING ORDINANCE Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement.	N/A.	<i>No grade change for existing structure or proposed addition of outdoor seating</i>
FUTURE- DO NOT USE YET: The applicant for the proposed non-residential development shall be responsible to show the change in finished floor elevation between the proposed non-residential development and the existing residential development.	N/A.	<i>No grade change for existing structure or proposed addition of outdoor seating</i>
Screening: i. A six-foot (6') masonry wall shall be constructed FUTURE – DO NOT USE YET inward from the shared property line, at or near the same finished floor elevation of the nearest non-residential building; and,	N/A.	<i>No grade change for existing structure or proposed addition of outdoor seating</i>

i. One (1) tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	No grade change for existing structure or proposed addition of outdoor seating
No drive-thru lanes shall be permitted within the setback area.	N/A.	No grade change for existing structure or proposed addition of outdoor seating
This buffer shall be in addition to any other required buffers.	N/A.	No grade change for existing structure or proposed addition of outdoor seating
Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows:		
i. The proposed non-residential development is separated from an existing residential development by a roadway, a canal, or a 20-foot or wider trail corridor or powerline easement, or by any other existing natural or man-made feature that provides equivalent separation between the two developments; or,	N/A.	No grade change for existing structure or proposed addition of outdoor seating
ii. FUTURE – DO NOT USE YET An existing natural or man-made feature provides an equivalent amount of screening between the two developments.	N/A.	No grade change for existing structure or proposed addition of outdoor seating
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: <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. 	Complies.	See plans on file with Planning
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.	Complies.	See plans on file with Planning
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	See plans on file with Planning
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	N/A.	Proposed site plan amendment is non-residential
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	See plans on file with Planning
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.	See plans on file with Planning

Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>See plans on file with Planning</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>See plans on file with Planning</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	Complies.	<i>See plans on file with Planning</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	Complies.	<i>See plans on file with Planning</i>
Backlighting is not permitted.	Complies.	<i>See plans on file with Planning</i>
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Complies.	<i>See plans on file with Planning</i>
Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	Complies.	<i>See plans on file with Planning</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>See plans on file with Planning</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>See plans on file with Planning</i>
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>See plans on file with Planning</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	Complies.	<i>See plans on file with Planning</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	Complies.	<i>See 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.	Complies.	<i>See plans on file with Planning</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 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.	Complies.	<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.	Complies.	<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.	Complies.	<i>See plans on file with Planning</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>



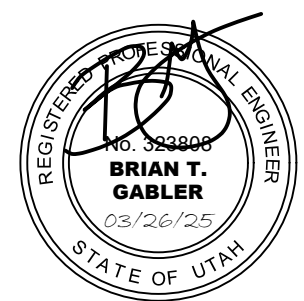
- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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



WPI - SARATOGA COMMERCIAL LOT 611

SARATOGA SPRINGS, UTAH

SITE PLAN

REVISIONS

1	ELECTRICAL REVISIONS/ PARKING UPDATE	BJP
2	PATIO ADDITION UPDATE	BJP
3		RWH

LEI PROJECT #:

2014-1089

DRAWN BY:

BJP

DESIGNED BY:

DAF

SCALE:

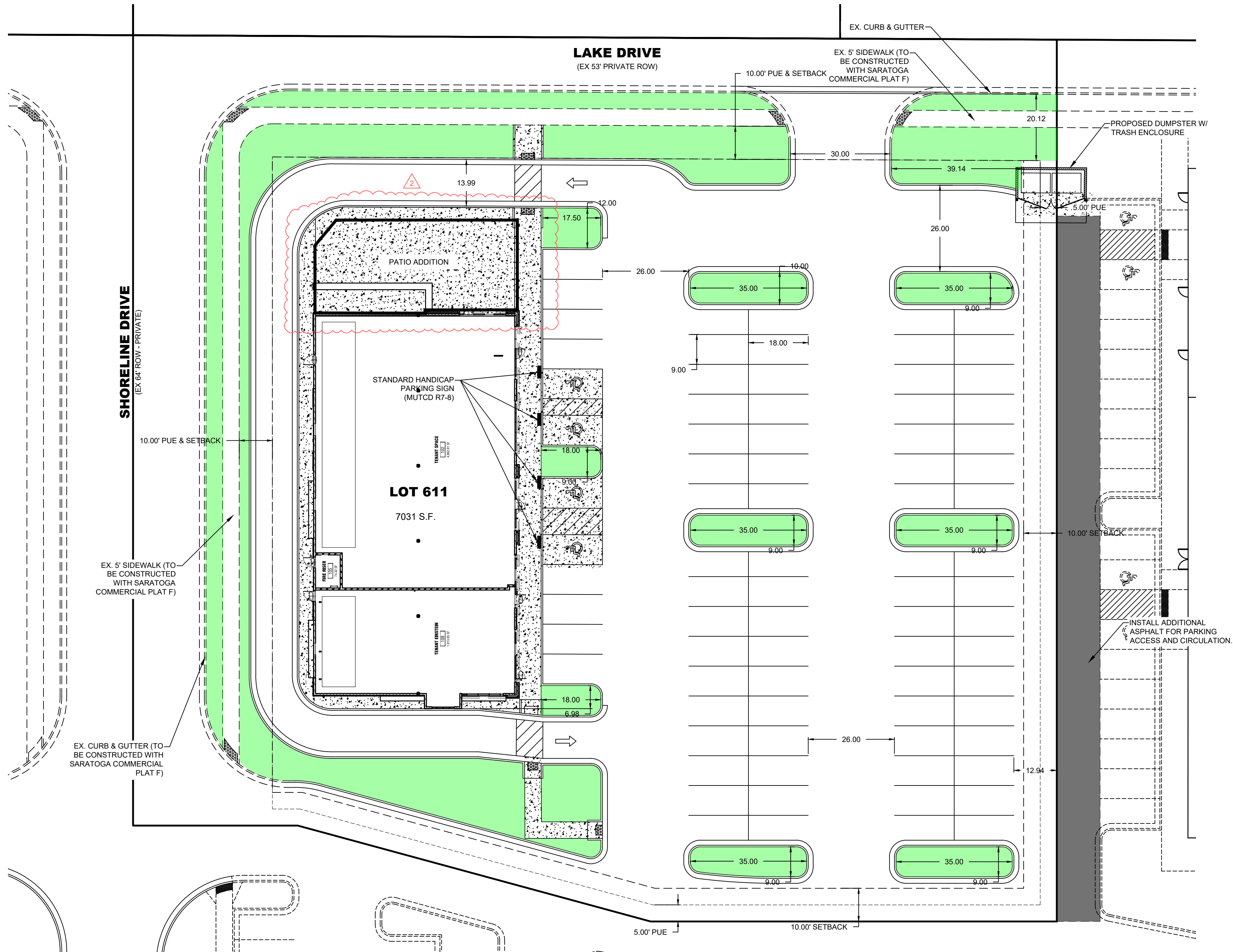
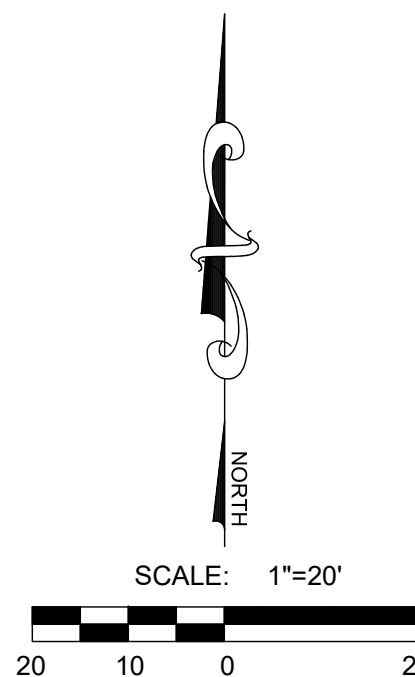
1"=20'

DATE:

8/9/2023

SHEET

2



LOT 601 DATA TABLE

DESCRIPTION	QUANTITY	U/M
3" ASPHALT	35031	SQFT.
UNTREATED BASE COURSE	35031	SQFT.
GRANULAR BORROW	35031	SQFT.
CURB & GUTTER	1783	LFT.
SIDEWALK	0	LFT.
ADA RAMPS	0	EA.

LEGEND

EXISTING	PROPOSED	DETAILS
BOUNDARY LINE	BOUNDARY LINE	
STREET CENTERLINE	STREET CENTERLINE	
EASEMENT LINE	EASEMENT LINE	
LOT LINES	LOT LINES	
SEWER PIPE	SEWER PIPE	SS-1, ST-7, (*2)
SEWER MANHOLE	SEWER MANHOLE	SS-2, SS-2A, (*2)
4" SEWER SERVICE	4" SEWER SERVICE	SS-3, (*5)
STORM DRAIN PIPE (RCP)	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE	SD-2, (*2)
CURB INLET	CURB INLET	SD-2
COMBO BOX	COMBO BOX	SD-4
4'x4' CATCH BASIN	4'x4' CATCH BASIN	(*2)
3'x3' CATCH BASIN	3'x3' CATCH BASIN	(*2)
INLET/OUTLET W/ GRATE	INLET/OUTLET W/ GRATE	SD-5
CULINARY WATER PIPE	CULINARY WATER PIPE	DW-1, DW-2, DW-3, ST-7, (*2)
45" PIPE ELBOW (W)	45" PIPE ELBOW (W)	DW-2, DW-3, (*2)
22.5" PIPE ELBOW (W)	22.5" PIPE ELBOW (W)	DW-2, DW-3, (*2)
11.25" PIPE ELBOW (W)	11.25" PIPE ELBOW (W)	DW-2, DW-3, (*2)
FIRE HYDRANT	FIRE HYDRANT	DW-4
3/4" SERVICE & METER (W)	3/4" SERVICE & METER (W)	DW-5
PRV(W)	PRV(W)	DW-10A, DW-10B, DW-15
AIR-VAC VALVE (W)	AIR-VAC VALVE (W)	DW-12, DW-15
2" BLOW-OFF (W)	2" BLOW-OFF (W)	DW-13A, DW-15
2" TEMP. BLOW-OFF (W)	2" TEMP. BLOW-OFF (W)	DW-13B, DW-15
VALVE (W & SW)	VALVE (W & SW)	(*1)(*2)
TEE	TEE	DW-2, (*2)
CROSS	CROSS	DW-2, (*2)
SECONDARY WATER PIPE	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
45" PIPE ELBOW (SW)	45" PIPE ELBOW (SW)	PI-2, (*2)
22.5" PIPE ELBOW (SW)	22.5" PIPE ELBOW (SW)	PI-2, (*2)
11.25" PIPE ELBOW (SW)	11.25" PIPE ELBOW (SW)	PI-2, (*2)
1" SINGLE SW SERVICE	1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
1-1/2" DUAL SW SERVICE	1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
SW SERVICE TO PARKS	SW SERVICE TO PARKS	PI-4
AIR-VAC VALVE (SW)	AIR-VAC VALVE (SW)	PI-8, PI-13
BACKFLOW PREVENTER	BACKFLOW PREVENTER	PI-11
2" BLOW-OFF (SW)	2" BLOW-OFF (SW)	PI-12A, PI-13
2" TEMP. BLOW-OFF (SW)	2" TEMP. BLOW-OFF (SW)	PI-12B, PI-13
30" C&G (COLLECTOR)	30" C&G (COLLECTOR)	ST-1, ST-2A
24" C&G (LOCAL)	24" C&G (LOCAL)	ST-1, ST-2C
24" SHED C&G	24" SHED C&G	ST-1, ST-2F
SIDEWALK	SIDEWALK	ST-1
STOP SIGN	STOP SIGN	ST-2B
STREET SIGN	STREET SIGN	ST-2B
SURVEY MONUMENT	SURVEY MONUMENT	ST-29
SPRINKLER CONDUIT	SPRINKLER CONDUIT	ST-9, (*3)
FENCE	FENCE	LS-14, LS-15, DET. 1 SH. D-4
STREET LIGHT LOCAL	STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
STREET LIGHT COLLECTOR	STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
POWER POLE	POWER POLE	
DITCH	DITCH	
FIBER OPTIC	FIBER OPTIC	
GAS	GAS	
OVERHEAD POWER	OVERHEAD POWER	
FLOW ARROW	FLOW ARROW	
CONTOURS	CONTOURS	
100 YEAR FLOOD ROUTE	100 YEAR FLOOD ROUTE	
MATCH LINE	MATCH LINE	
STREET MONUMENT	STREET MONUMENT	
DRIVE APPROACH	DRIVE APPROACH	ST-4
ADA RAMP	ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
TRAIL	TRAIL	ST-15A, ST-34, (*4)

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

NOTES

1. 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. CONTACT CHRIS KLINGEL AT 801-766-9793 EXT. 118

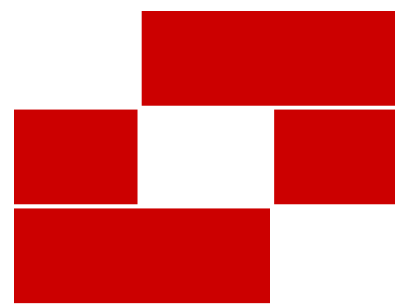


TABULATIONS

LOT 611
ZONING RC
OF BUILDINGS 1 BUILDING
OF LOTS 1 LOT
DENSITY 0.52 UNITS/ACRE

	ACRES	SQ. FT.	% OF TOTAL	EACH
TOTAL AREA	1.64	71,250	100	
LOT AREA	1.31	57,074		
TOTAL ROW AREA	0.33	14,176	20	
PUBLIC ROW	0.00	0	0	
PRIVATE ROW	0.33	14,176	20	
IMPERVIOUS AREA	1.43	62,092	87	
TOTAL LANDSCAPING	0.33	14,250	20	
SITE LANDSCAPING	0.12	9,158		
OFFSITE LANDSCAPING	0.12	5,094		
BUILDING SQ. FT.	0.16	7,120		
SENSITIVE LANDS	0.00	0	0	
1,915 SQ. FT. RESTAURANT (1/100 S.F.)				20
5,205 SQ. FT. RETAIL (4/1000 S.F.)				21
TOTAL PARKING REQUIRED				41
PARKING PROVIDED				80
REGULAR STALLS				76
HANDICAP STALLS (ADA REQ'D)				4

5 | **ENLARGE**
 $\frac{3}{16}'' = 1\frac{1}{8}''$



Babcock Design

Salt Lake City
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

Boise
800 W Main Street, Suite 940
Boise, ID 83702
208.424.7675

babcockdesign.com

Consultant

THE BREAK

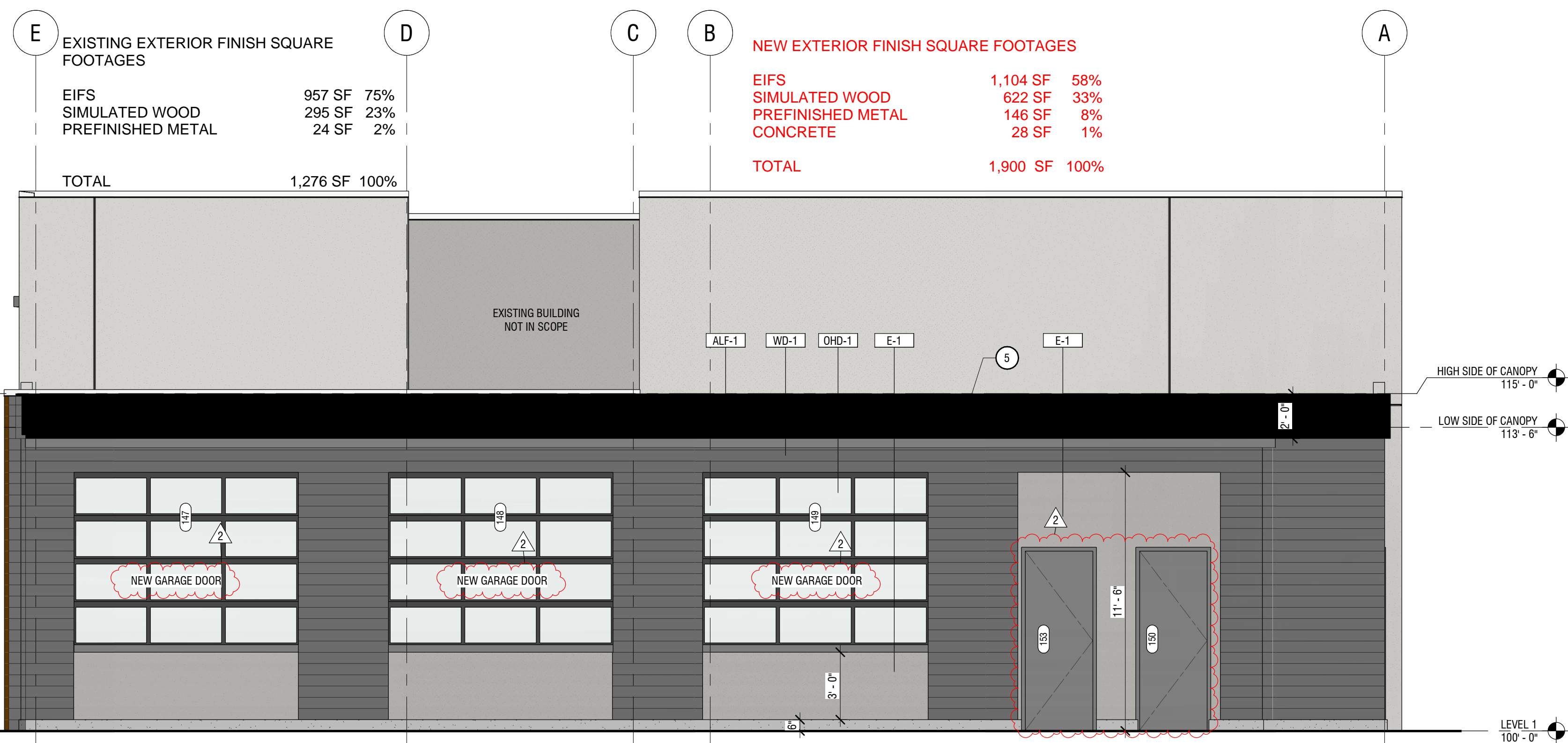
THE BREAK SPORTS
GRILL

154 W LK DR, SARATOGA SPRINGS, UTAH



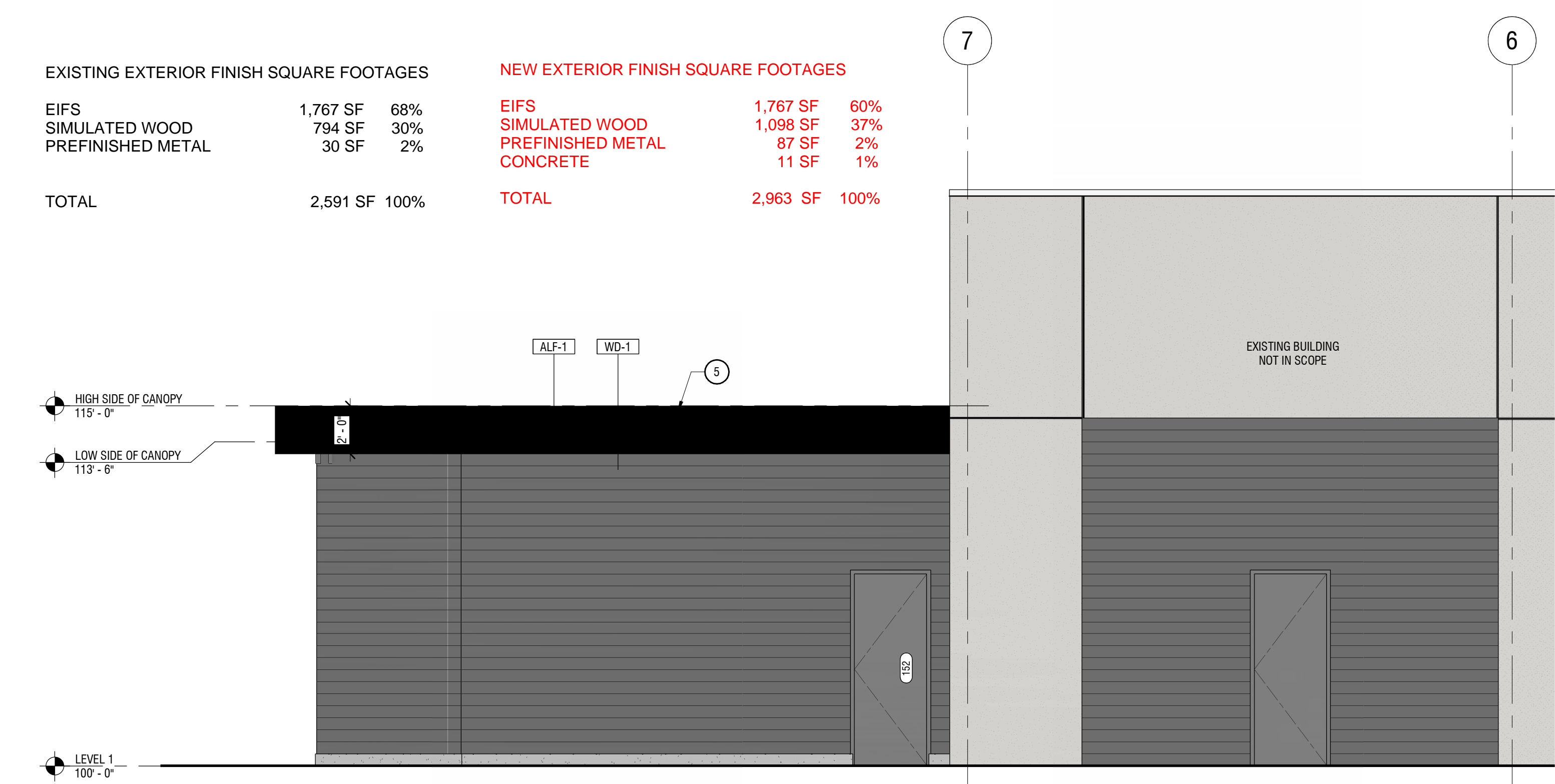
3 | ELEVATION - EAST - ENCLOSED PATIO

1/4" = 1'-0"



4 | ELEVATION - NORTH - ENCLOSED PATIO

1/4" = 1'-0"

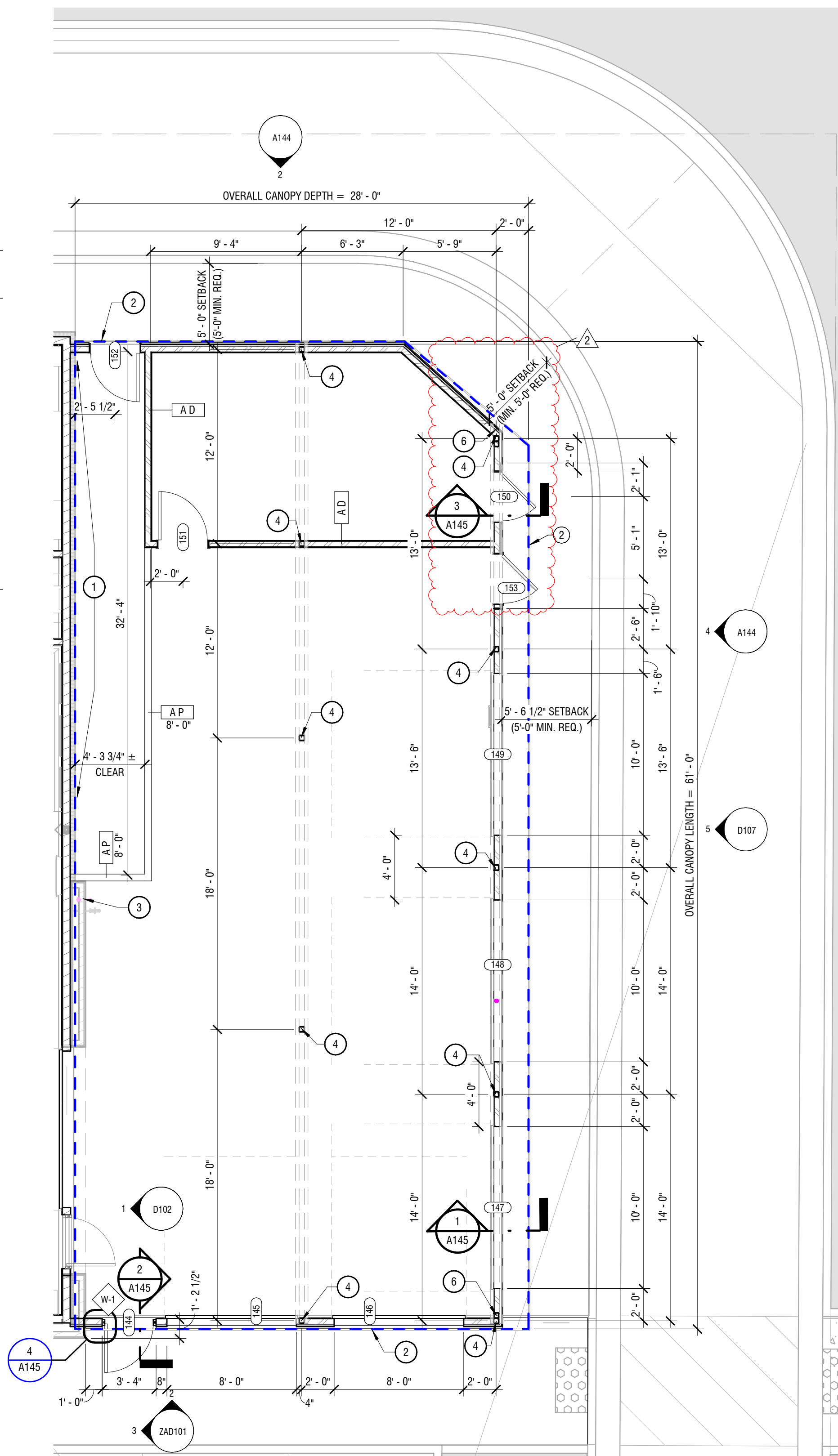


2 | ELEVATION - WEST - ENCLOSED PATIO

1/4" = 1'-0"



1 | CANOPY - PHASE II



5 | ENLARGED PATIO PLAN - ENCLOSED PATIO

3/16" = 1'-0"

- SHEET NOTES
- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
- EXISTING ELECTRICAL EQUIPMENT: COORDINATE WITH ELECTRICAL
 - LINE OF CANOPY ABOVE
 - GAS AND ELECTRIC STUBS FOR PATIO: COORDINATE WITH MEP
 - STEEL COLUMN PROVIDED BY PRE-MANUFACTURED CANOPY SYSTEM
 - PRE-MANUFACTURED CANOPY PROVIDED BY OTHERS
 - FALSE CANOPY COLUMN TO ROUTE DOWNSPOUT FROM CANOPY GUTTER TO BELOW GRADE. THIS WILL BE PART OF THE PRE-MANUFACTURED CANOPY SYSTEM



WD-1 SIMULATED WOOD -
NICHHA, VINTAGE WOOD, BARK
(MATCH EXISTING BUILDING)



OHD-1, ALF-1 PRE-FINISHED ALUMINUM
(MATCH EXISTING BUILDING)



E-1 EIFS - DRYVIT, MOONLIGHT
(MATCH EXISTING BUILDING)

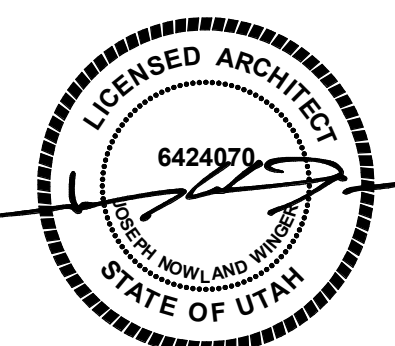
Parking Analysis	
Original Site Plan Parking Calculations:	
Restaurant Space:	
1,915 sq. ft. @ 1 stall per 100 sq. ft. = 20 required stalls	
Retail Space:	
5,205 sq. ft. @ 4 stalls per 1,000 sq. ft. = 21 required stalls	
Total Required Stalls: 41	
Provided Stalls: 80	
Updated Parking Calculations Based on Built Tenant Improvements (TI):	
Restaurant Space (Built):	
4,947 sq. ft. @ 1 stall per 100 sq. ft. = 50 required stalls	
Takeout Restaurant Space (Built):	
2,018 sq. ft. @ 4 stalls per 1,000 sq. ft. = 8 required stalls	
Proposed Outdoor/Enclosed Patio Addition:	
~1,700 sq. ft. @ 1 stall per 100 sq. ft. = 17 required stalls	
Total Required Stalls (with Patio Addition): 75	
Net Parking Impact:	
Previously Required Stalls (Original Plan): 41	
Currently Required Stalls (with TI + Patio): 75	
Increase in Required Stalls: 34	
Stalls Available: 80 parking stalls and 3 drive-thru stacking stalls	
Surplus After Patio Addition: 83 - 75 = 8 stalls remaining	

Revisions		
Num.	Description	Date
2	PATIO QTY COMMENTS	06.25.25

Project Number	23065
Original Issue	03.18.25
Project Status	PERMIT SET

The information and content represented herein is considered by the addressee's representatives of service and as the property of Babcock Design. This information is intended to be used for the project only and is not to be used for any other purpose. It is the responsibility of the addressee to ensure that the information is used for the intended purpose. The information is not to be used for any other purpose. The information is not to be used for any other purpose. The information is not to be used for any other purpose.

Stamp



Sheet Title

ENCLOSED PATIO
ELEVATIONS - PHASE
II

Sheet Number

A144

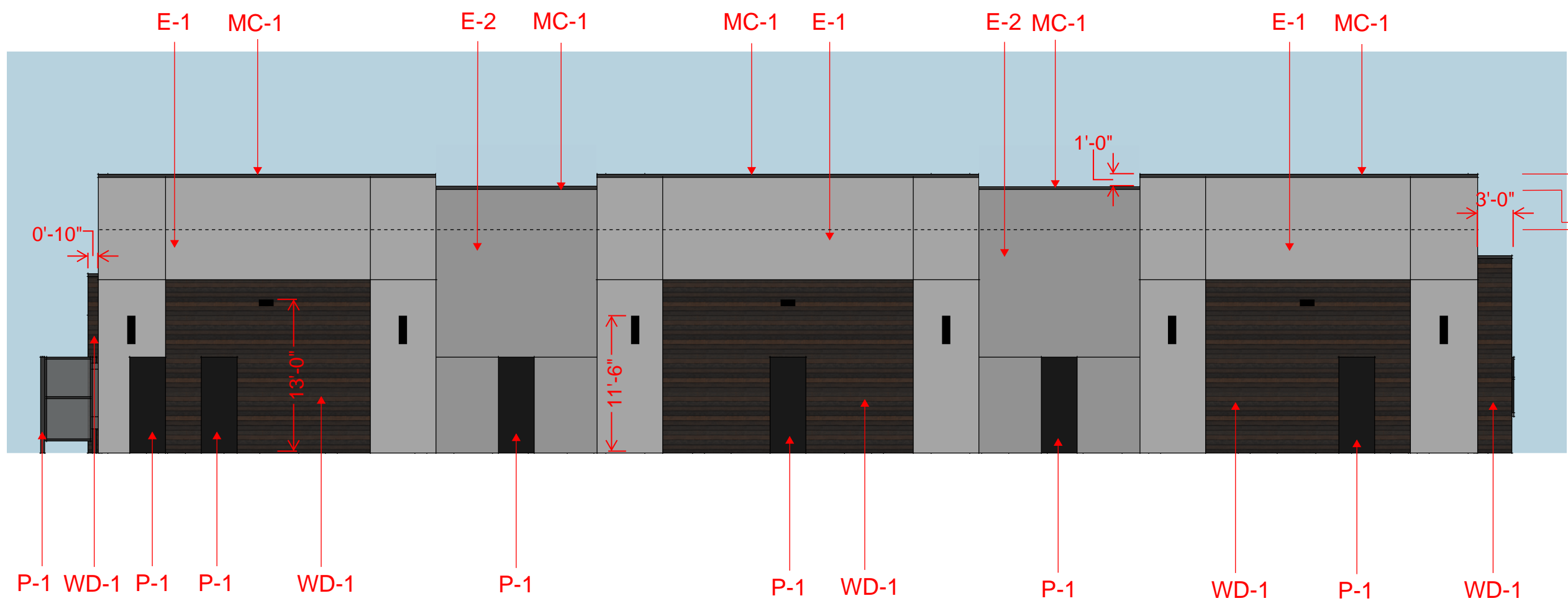


SOUHTEAST PERSPECTIVE

SOUTHWEST PERSPECTIVE

NORTHWEST PERSPECTIVE

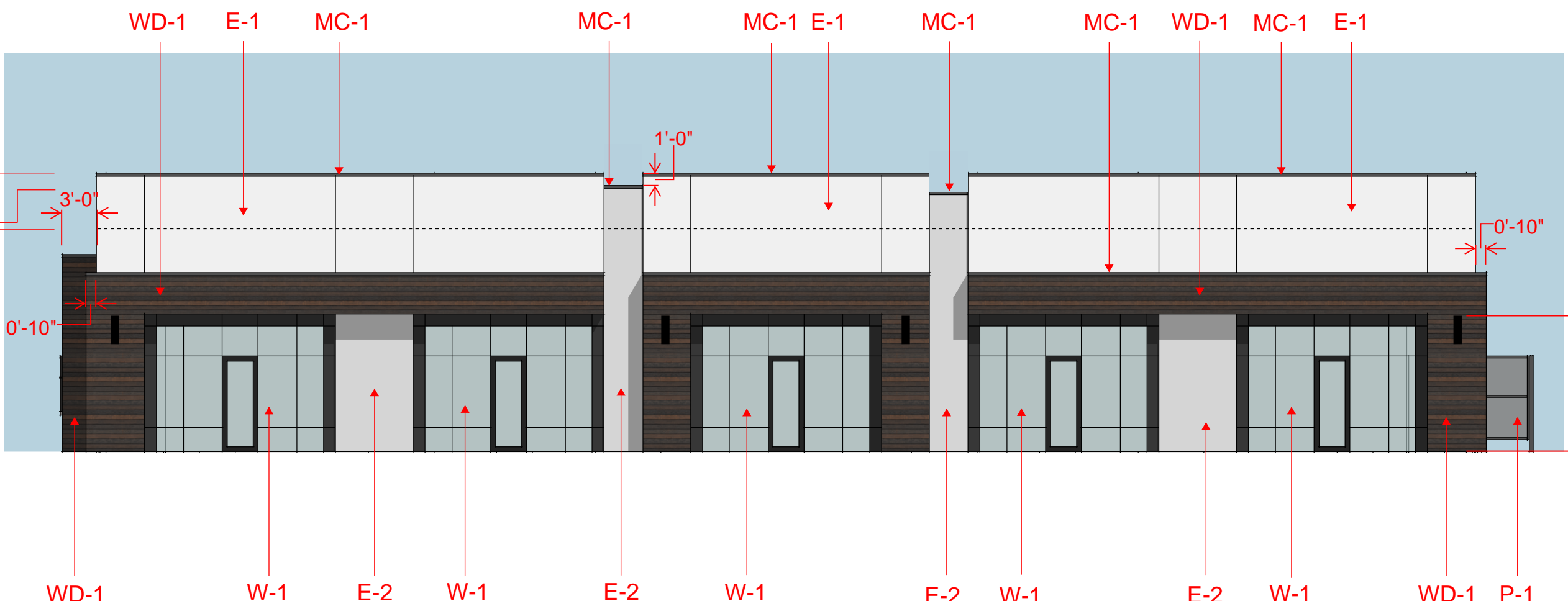
NORTHEAST PERSPECTIVE



WEST ELEVATION (BACK)
SCALE: 1" = 10'-0"

EIFS	1,767 SF	64%
SIMULATED WOOD	794 SF	29%
PREFINISHED METAL	30 SF	2%
HOLLOW METAL DOORS	144 SF	5%

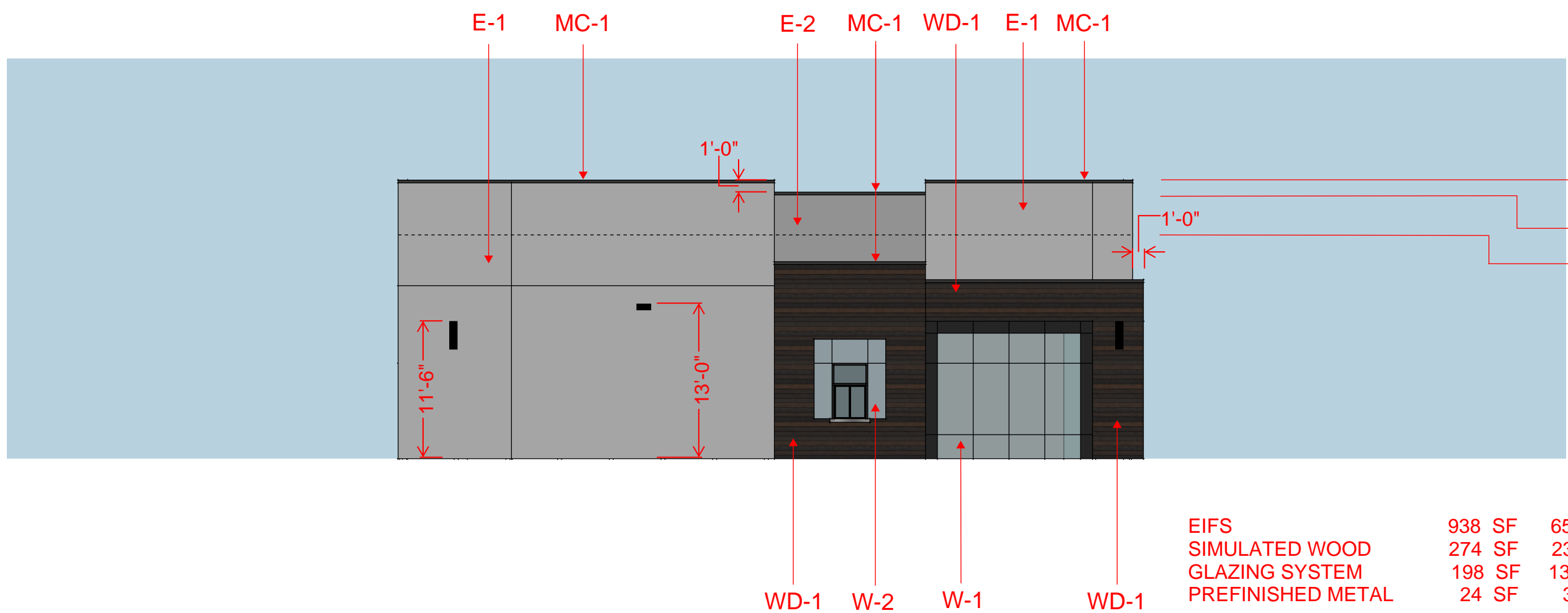
TOTAL 2,735 SF 100%



EAST ELEVATION (FRONT)
SCALE: 1" = 10'-0"

EIFS	1,165 SF	42%
SIMULATED WOOD	614 SF	22%
GLAZING SYSTEM	919 SF	33%
PREFINISHED METAL	59 SF	3%

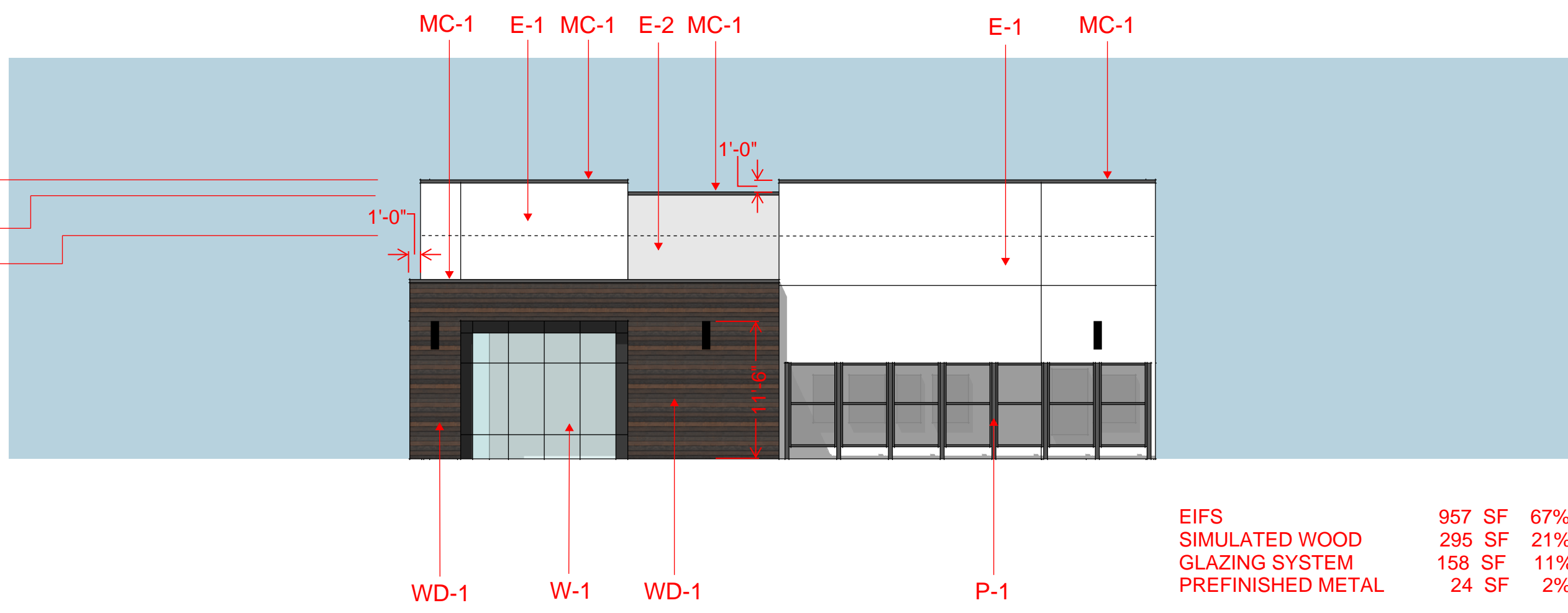
TOTAL 2,757 SF 100%



SOUTH ELEVATION (LEFT SIDE)
SCALE: 1" = 10'-0"

EIFS	938 SF	65%
SIMULATED WOOD	274 SF	23%
GLAZING SYSTEM	198 SF	13%
PREFINISHED METAL	24 SF	3%

TOTAL 1,434 SF 100%



NORTH ELEVATION (RIGHT SIDE)
SCALE: 1" = 10'-0"

EIFS	957 SF	67%
SIMULATED WOOD	295 SF	21%
GLAZING SYSTEM	158 SF	11%
PREFINISHED METAL	24 SF	2%

TOTAL 1,434 SF 100%

SARATOGA SPRINGS RETAIL BUILDING 611

FINISH SCHEDULE

E-1	EIFS - DRYVIT, MOONLIGHT
E-2	EIFS - DRYVIT, MOUNTAIN FOG
WD-1	SIMULTATE WOOD - NICHHA, VINTAGE WOOD, BARK
W-1	ALUMINUM STOREFRONT - EXTRA DARK BRONZE
W-2	DRIVE-THRU WINDOW - EXTRA DARK BRONZE
P-1	PAINTED HM DOOR/FRAME & ELEC EQMPT SCREEN - BM 2128 BLACK BEAUTY
MC-1	PREFINISHED METAL CAP - EXTRA DARK BRONZE



WD-1 SIMULATED WOOD - NICHHA, VINTAGE WOOD, BARK



E-1 EIFS - DRYVIT, MOONLIGHT



P-1 BM 2128-10 BLACK BEAUTY



E-2 EIFS - DRYVIT, MOUNTAIN FOG



W-1, W-2, MC-1 AND HM-1 EXTRA DARK BRONZE

- GENERAL NOTES:**
1. ROOFTOP EQMT. SHALL NOT BE VISIBLE FROM ADJACENT PUBLIC AND PRIVATE STREETS AS WELL AS FROM ADJACENT PROPERTIES, UNLESS GRADE DIFFERENCES MAKE VISIBILITY UNAVOIDABLE
 2. ALL MECH. EQMT. SHALL BE LOCATED OR SCREENED AND OTHER MEASURES SHALL BE TAKEN SO AS TO SHIELD VISIBILITY OF SUCH EQMT. FROM ANY PUBLIC OR PRIVATE STREETS.
 3. ROOFTOP EQMT. IS COMPLETELY SCREENED FROM ALL HORIZONTAL POINTS OF VIEW BY THE BUILDING PARAPET. SEE BUILDING ELEVATIONS FOR ROOF AND PARAPET HEIGHT CALLOUTS. PARAPET IS AN EXTENSION OF THE BUILDING EXTERIOR WALL, SO MATERIALS ARE CONTINUOUS WITH THE PRIMARY BUILDING FINISHES.
 4. ALL ROOF DRAINS AND PIPES WILL BE INTERNAL.
 5. ROOFTOP ACCESS WILL BE INTERNAL.
 6. ELECTRICAL PANELS AND COMMUNICATION WILL BE INTERNAL.
 7. NO EXTERNAL STAIRS.



BabcockDesign

SARATOGA SPRINGS RETAIL BUILDING 611

SARATOGA SPRINGS, UT | WPI

Salt Lake City 52 Exchange Place SL, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

03 JUNE 2023



MINUTES – Planning Commission

Thursday, June 26, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chair Rachel Sprosty Burns.

- 5 1. **Pledge of Allegiance** - led by Commissioner Jack K. Mangum.
2. **Roll Call** – A quorum was present.

Present:

Commission Members: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles.

Staff: Sarah Carroll, Planning Director; Ken Young, Community Development Director; Rulon Hopkins, Assistant City Attorney; Scott Petrik, Engineer; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: Scott Johnson, Frank Pulley, Becky Williamson, Kirt Williamson.

Excused: Commissioner Doug Willden.

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

PUBLIC HEARINGS

Commissioner Colton Miles explained a potential conflict of interest and recused himself from Public Hearing Item 1.

- 25 1. **Alpine School District High School 722 General Plan Land Use Map Amendment from Planned Community and Low Density Residential to Institutional/Civic, and a Rezone from Planned Community and Agriculture to Institutional/Civic, with an accompanying Concept Plan. Located approximately at the northwest corner of Ensign Drive and Mountain View Corridor. Scott Johnson as applicant. Senior Planner David Jellen presented the item.** The applicant has requested to rezone a 61.61-acre property situated northwest of the intersection of Ensign Drive and Mountain View Corridor. The application includes a proposal to amend the current General Plan Land Use designation, as well as rezone the entire 61.61-acre property. The applicant is requesting that the current General Plan Land Use designation of Planned Community and Low Density Residential be amended to Institutional/Civic, and that the entire 61.61-acre property be rezoned from Planned Community (PC) and Agricultural (A) to Institutional/Civic (I/C), consistent with the requested General Plan Land Use Amendment. In addition to the requested general plan amendment and rezone, the applicant has submitted an accompanying Concept Plan showing a proposed public high school.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Applicants Scott Johnson and Frank Pulley were in attendance to answer any questions.

Commissioner Hill asked if the City did “zone trading” to allow for a good mix in the General Plan.

Planning Director Sarah Carroll advised that the City had not typically done any type of zone trading, but brought those requests to Planning Commission for City Council to decide on. She reminded Commissioners that this was a Legislative decision. She also explained that the high school could have gone in the planned community zone, but taking it out of that zone would simplify the process.

50 Commissioner Hill received clarification that Bonneville Dr. was slated to go into Silver Lake Parkway according to the City's master plan, and provide access from surrounding communities. He was appreciative of the work that had been done.

55 Commissioner Carn further inquired about Bonneville Dr. and wondered if it would be extended, and if it would also continue to Three Canyons Rd. He was concerned about the road being big enough to handle projected growth.

Senior Planner David Jellen confirmed that Bonneville Dr. would be extended.

60 Planning Director Sarah Carroll advised that the consulting firm that had done the transportation master plan update had addressed the growth projections.

Chair Sprosty Burns noted there had been some discussion in the community regarding questions about when the school would open, and concerns regarding the sale of the land to the school. She wanted to be sure that there was open communication to the public.

Applicant Frank Pulley shared that the school is planned for the Fall of 2028.

70 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested rezone and general plan amendment for Alpine School District High School 722, located at the northwest corner of Ensign Drive and Mountain View Corridor, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.**
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann.
No: None.
75 **Absent: Doug Willden.**
Recused: Colton Miles
Motion passed 5 - 0.

80 Commissioner Jack K. Mangum was excused from the Planning Commission meeting.

2. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Small Wireless Facility Design; and update to the Standard Technical Specifications & Drawings Manual. City- Initiated. The item was presented by Planner II Sam Stout, and Engineer Ken Knight.**
85 The amendment would differentiate monopole towers and freestanding structures from small wireless facility poles. It would also clarify that applications for small wireless facility permits will be processed under Title 8 of the City Code. The Engineering Standard Technical Specifications & Drawings Manual will be updated to include detailed specifications and drawings for small wireless facilities.

90 **Public Hearing Open** by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Hill thought it was wise to make these types of updates as technology changes, and asked if it would help 5G to work better. He felt the technology had made some great advances, and that there would be even more advancements in the future.

95 Engineer Ken Knight advised that he had researched and learned that small wireless facilities could help alleviate traffic to the large cell towers, and move that traffic faster.

100 Commissioner Miles shared that he lived in an area that had had poor cell service and had made some calls to determine how to address the problem. He felt that small wireless facilities were less costly, less intrusive and could be a good solution.

105 **Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested code amendments to Chapters 19.05.03 and updates to the Standard Technical Specifications & Drawings with the Findings and Conditions in the Staff Report Seconded by Commissioner Miles.**
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Virginia Rae Mann, Colton Miles.

No: None.

Absent: Jack K. Mangum, Doug Willden.

Motion passed 5 - 0.

3. **Amendments to Title 19 of the Land Development Code of the City of Saratoga Springs, Chapters 19.02, 19.04, and 19.09, related to Outdoor Seating Areas, including the addition of a definition, identification of permitted zones, and specification of applicable parking requirements. City-**

Initiated. This is a staff-initiated code amendment related to “Outdoor Seating.” The amendment provides a definition, adds the new use to the use table, adds parking standards, and specifies which zones the new use will be allowed in.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Carn reported that he had heard some concerns expressed that there was not a common area with outdoor seating. He wondered if the City had any requirements that could specify where businesses needed to have an outdoor area. He was also concerned the amendment may create a need for more parking and could be a negative financial incentive or burden to have outdoor seating.

Planning Director Sarah Carroll advised that Staff had worked to achieve a happy medium with outdoor seating and parking. She also explained that a burden could potentially fall on adjacent businesses if one business were to install a large outdoor seating area and not provide the additional parking that may be needed. She said that in general most businesses do want to provide adequate parking for their patrons.

Commissioner Carn received clarification that under definitions, this would apply to “Restaurant” type of businesses.

Commissioner Hill felt outdoor seating was more of a seasonal thing, and wanted to know how that would be addressed. He thought that seasonality should be considered.

Planning Director Sarah Carroll responded that some places that had put a heavy focus on their outdoor seating areas had provided outdoor heaters. She explained the City did not have the means to address it seasonally, and this would apply to the highest time of use. She also advised that the downtown area would most likely have specific standards for that area when the time comes.

Chair Sprosty Burns thought the wording could be changed, and that seasonality needed to be addressed.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapters 19.02, 19.04, and 19.09, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.

Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles.

No: Charlie Carn, Rachel Sprosty Burns.

Absent: Jack K. Mangum, Doug Willden.

Motion passed 3- 2.

Chair Sprosty Burns felt that the verbiage could be changed to show that the City had the intent to create a community that was open to gathering.

Commissioner Carn did not want anything that disincentivized outdoor spaces because he felt they added to the community. He thought that businesses already had an incentive to plan correctly, and he did not want to have anything that could potentially drive the opposite outcome.

BUSINESS ITEMS

1. **Approval of Minutes: May 29, 2025.**

Motion made by Commissioner Carn to approve the minutes of May 29, 2025. Seconded by Commissioner Hill.

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Virginia Rae Mann, Colton Miles.

No: None.

Absent: Jack K. Mangum, Doug Willden.

Motion passed 5 - 0.

170

REPORTS

1. **Commission Comments.** No Commissioner Comments.

175

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners of the next meeting that is scheduled for July 10th.

180

Community Development Director Ken Young reviewed one of the provisions in the bylaws about missed meetings. He reminded Planning Commissioners that 3 or more missed meetings in a 3-month period could be subject to a City Council review for possible replacement. He appreciated the Commissioners willingness to be flexible, and communicate absences.

CLOSED SESSION

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

185

ADJOURNMENT

Meeting Adjourned Without Objection at 6:43 p.m. by Chair Rachel Sprosty Burns.

190

Date of Approval

Planning Commission Chair

195

Deputy City Recorder



NEW VILLAGE PLAN
BEACON POINTE VILLAGE PLAN 8 – PORTER HAVEN
July 10, 2025
PUBLIC HEARING

Report Date:	July 2, 2025
Applicant:	Ryan Bull, Suburban Land Reserve, LLC
Owner:	Suburban Land Reserve, LLC
Location:	Mountain View Corridor and Ensign Drive
Major Street Access:	Mountain View Corridor and Ensign Drive
Parcel Number(s) & Size:	Parcel Number, 58:041:0295; 45.9 acres
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community
Current Use of Parcel:	Vacant Land
Adjacent Uses:	Residential
Previous Meetings:	Community Plan Approval; City Council, December 4, 2018
Previous Approvals:	Community Plan Approval; City Council, December 4, 2018
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary:

The Beacon Pointe Village Plan 8 – Porter Haven is a 45.9-acre development within the Beacon Pointe Community Plan in Saratoga Springs. As outlined in the Community Plan, it includes 187 residential units over 45.9 acres, yielding a density of approximately 4.2 dwelling units per acre. The development incorporates a mix of traditional single-family detached homes and attached townhomes. Approximately 2.5 acres (5.44%) is designated as open space.

Staff recommends that the Planning Commission conduct a public hearing on the Beacon Pointe Village Plan 8 – Porter Haven, take public comment, review the proposal, and choose from the options in Section I. Options include a positive recommendation with conditions, a negative recommendation, or continuation.

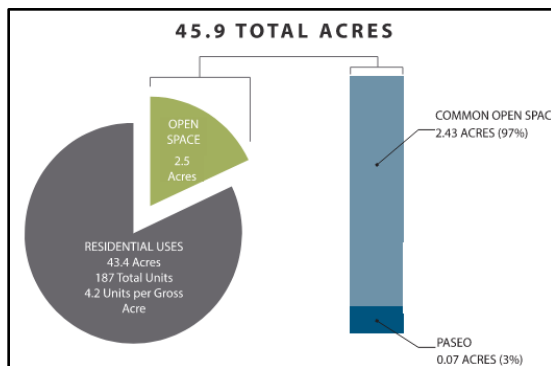
B. Background:

December 4, 2018 – The City approved the Beacon Pointe Community Plan on December 4, 2018. The plan covers approximately 371 acres and includes a mix of single-family homes, single-family attached units, and other attached residential dwellings. It also designates two church sites and several open space and park facilities. The Community Plan allocates 1,909 residential Equivalent Residential Units (ERUs) and an additional 61 non-residential ERUs, with the potential for more through future neighborhood commercial development. The plan also establishes development standards and provides the framework for preparing future Village Plan documents.

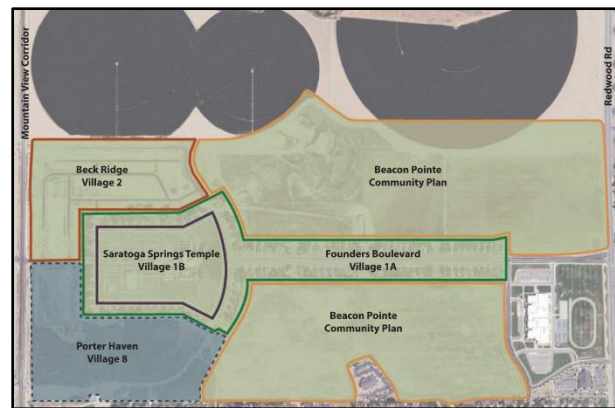
March 11, 2025 – The application for Beacon Pointe Porter Haven Village Plan 8 was submitted on March 11, 2025. The subject property, encompassing approximately 45.9 acres, and the Community Plan has allocated 207 Equivalent Residential Units (ERUs) for this area, with this Village Plan proposing 187 ERUs, remaining within the allowable density range, including flexibility for up to a 15% transfer upon Planning Director approval. This Village Plan is situated east of Mountain View Corridor and north of the existing Canton Ridge, Grandview, and Saratoga Hills subdivisions.

C. Specific Request:

The applicant is requesting approval of Village Plan 8, a component of the Beacon Pointe Community Plan. Village 8 is subject to the requirements of the Saratoga City Center District Area Plan, the approved Beacon Pointe Community Plan, and Section 19.26 of the City Code, which governs development within the Planned Community (PC) zone. Permitted uses must comply with the standards outlined in both the District and Community Plans. Where the District, Community, or Village Plans are silent, the applicable provisions of the Saratoga Springs Municipal Code shall apply.



Summary, VP 8, page 2



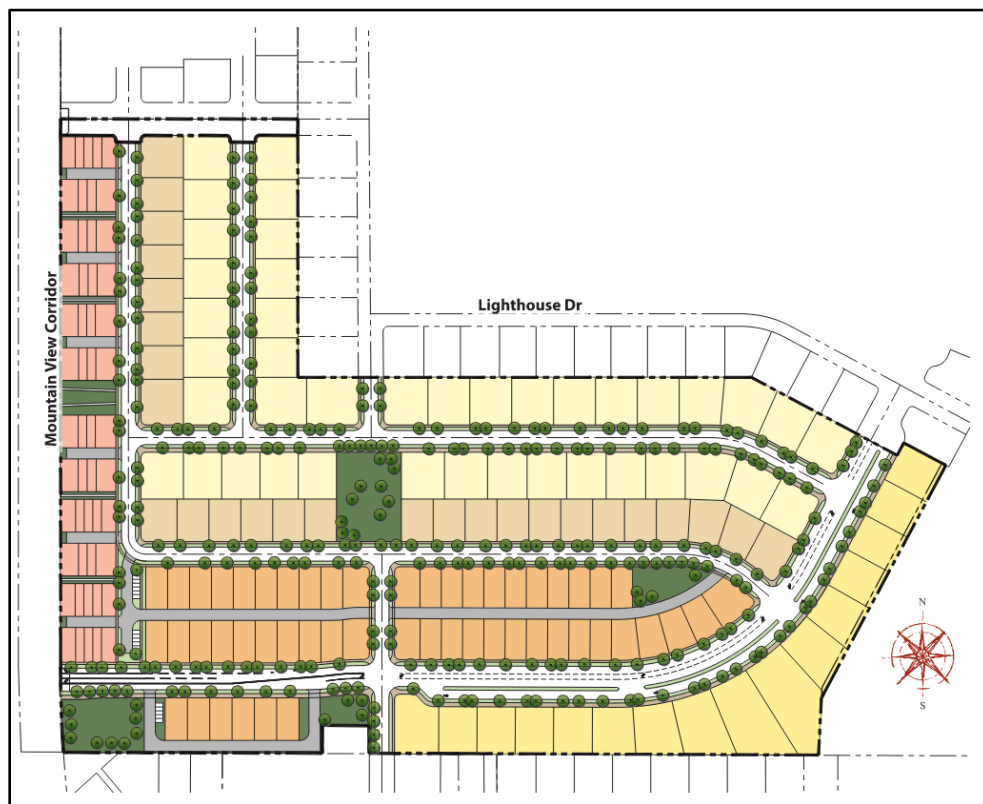
Community Plan and Village Plan Boundary, VP 8, page 3

Village Plan 8 is approximately 45.9 acres with a proposed density of approximately 4.1 to 4.2 homes per acre. The plan will include 187 residential units, consisting of a mix of single-family homes and townhomes on 28.7 acres, and 2.5 acres of open space, as required in the Community Plan and an internal street network with access points from Ensign Drive and Mountain View Corridor, as shown in the image below.

Land Use Summary	
Total Site Area	45.9 ac
Single-Family Residential	10.2 ac
Single-Family Residential	4.8 ac
Single-Family Residential	4.8 ac
Single-Family Residential Alley-Loaded	6.3 ac
Townhomes	2.8 ac
Open Space	2.5 ac
Roads/Alleys	14.4 ac

Buildout Allocation, VP 8, page 4

Community Plan Comparison	
Overall Village Area: 46.0 ac	
Units per Gross Area: 4.5 du/ac	
Mixed Residential Area: 28.1 ac (62%) 207 ERUs Total 207 Units	
Open Space Area: 2.4 ac (5.28%)	
Projected Population: 850 persons	
Proposed Project	
Overall Village Area: 45.9 ac	
Units per Gross Area: 4.1 du/ac	
Mixed Residential Area: 28.7 ac (63%) 187 ERUs Total 187 Units	
Open Space Area: 2.5 ac (5.44%)	
Projected Population: 767 persons	



Detailed Concept Plan, VP 8, page 7

- D. Process:** Pursuant to Section 19.13 of the Saratoga Springs Code, the City Council is the Land Use Authority for village plans, following a recommendation from the Planning Commission. A public hearing is also required at Planning Commission for these items.

City Code Section 19.26.09: Village Plan Approval states:

Subsequent to the approval of a Community Plan, further development of any phase within a Planned Community Zone District shall require approval of a Village Plan. A Village Plan is a preliminary approval prior to subdivision or site plan approval and is intended to commit and provide detailed standards to assure compliance with the guiding principles and intent of the

Community Plan and to further commit land uses, supporting infrastructure, and design principles. The Planning Commission shall review each Village Plan application in accordance with the provisions of Chapter 19.17 and certify its recommendation to the City Council.

E. Community Review:

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

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

F. General Plan:

The General Plan designation for this property is Planned Community on the Land Use Map. This designation is described as follows:

Planned Community (PC): Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan

*Staff conclusion: **Consistent.** The Beacon Pointe Community Plan is located within the Saratoga City Center District Area Plan, which encompasses over 2,000 acres and meets the qualifications for development under the Planned Community (PC) zone and corresponding Land Use designation. The Beacon Pointe Community Plan establishes specific development regulations for the area, including the approximate size and location of each Village. Village Plan 8 falls within the boundaries of the Beacon Pointe Community Plan and is consistent with the applicable standards and requirements outlined therein.*

G. Code Criteria:

19.26.09 Village Plan Approval.

Subsequent to the approval of a Community Plan, further development of any phase within a Planned Community Zone District shall require approval of a Village Plan. A Village Plan is a preliminary approval prior to subdivision or site plan approval and is intended to commit and provide detailed standards to assure compliance with the guiding principles and intent of the Community Plan and to further commit land uses, supporting infrastructure, and design principles. The Planning Commission shall review each Village Plan application in accordance with the provisions of Chapter 19.17 and certify its recommendation to the City Council. Before certifying a recommendation of approval, or approval with conditions, the Planning Commission must find that the Village Plan:

- a) is consistent with the adopted Community Plan;

*Staff Finding: **Partially Complies.** Beacon Pointe Village Plan 8 generally aligns with the land use designations, density ranges, layout, and design standards for Single-Family Detached and Single-Family Detached Alley Load units as established in the adopted*

Community Plan. However, the proposed design standards for Townhomes do not fully conform to the parking requirements and Accessory Dwelling Unit (ADU) allowances outlined in the Community Plan and Title 19. Specifically, the inclusion of public street parking toward guest parking requirements and the allowance of ADUs within or detached from Townhomes are inconsistent with these standards. See Conditions 5 and 6 for the required revisions to address these inconsistencies.

- b) does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;

*Staff finding: **Complies.** The Community Plan allocates 205 ERUs to Village Plan 8. The applicant is proposing 187 ERUs, which is within the permitted allocation.*

- c) for an individual phase, does not exceed the total number of equivalent residential units dictated in the adopted Community Plan unless transferred per the provisions of the Community Plan;

*Staff finding: **Complies.** The proposed ERUs are less than what is allowed for Village Plan 8 in the approved Community Plan.*

- d) is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;

*Staff finding: **Complies.** Engineering has reviewed the utilities, services, and roadways and found them to comply. More detailed reviews will occur with the Preliminary Plat application. The applicant is proposing access on to Mountain View Corridor by Ensign Drive at the southwest portion of the Village Plan, with several additional accesses on the north side of the plan.*

- e) properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;

*Staff finding: **Complies.** Utility plans, open space plans, pedestrian and bicycle plans, and amenity plans have been provided and are consistent with the Community Plan.*

- f) contains the required elements as dictated in Section 19.26.10; and

*Staff finding: **Complies.** See analysis below.*

- g) meets the minimum required space in adopted Community Plan, and adopted District Area Plan if applicable.

*Staff finding: **Complies.** The village boundary is consistent with Village Plan 8 in the community plan and this Village Plan meets the 5.44 percent open space requirement with 2.5 acres of common open space.*

19.26.10 – Contents of a Village Plan.

The required contents of a Village Plan are summarized below. A more detailed summary is provided in the attached Planning Review Checklist (Exhibit 3).

1. Legal Description - **Provided**
2. Detailed Use Map - **Provided**
3. Detailed Buildout Allocation – **Provided**
4. Detailed Development Standards – **Provided**

Staff findings: Partially Complies

- a. **The Development Standards for Traditional Single-Family Detached and Single-Family Detached Alley-Load units**, as presented on Pages 8–9 of the Village Plan, including lot regulations, setbacks, lot coverage, building height, side yard, front and rear yard setbacks, street side yard, corner lot configurations, accessory dwelling units, uncovered patios, detached garages, and other accessory building setbacks, meet or exceed the minimum requirements established in the Beacon Pointe Community Plan. These inconsistencies are addressed by Condition 6 in Section H of this staff report.
- b. **The Development Standards for Townhomes**, as shown on Page 10 of the Village Plan, do not fully comply with the parking requirements and provisions for Accessory Buildings and Accessory Dwelling Units as outlined in the Community Plan and Title 19. These inconsistencies are addressed by Condition 6 in Section H of this staff report.

5. Design Guidelines – **Provided**
6. Owners' / Governing Associations - **Provided**
7. Phasing Plan - **Provided**
8. Lotting Map - **Provided**
9. Landscaping Plan – **Provided**
10. Utility Plan - **Provided**
11. Vehicular Plan - **Provided**
12. Pedestrian and Bicycle Plan – **Provided**
13. Additional Detailed Plans. Other elements as necessary (grading plans, storm water drainage plans, wildlife mitigation plans, open space management plans, sensitive lands protection plans, hazardous materials remediation plans, and fire protection plans) - **Provided**
14. Site Characteristics - **Provided**
15. Findings Statement – **Provided**
16. Mitigation Plans. (Protection and mitigation of significant environmental issues) - **Provided**
17. Offsite Utilities – **Provided in the Master Utility Plan approved with the CP**
18. Development Agreement – **Requirement met through District Area Plan**

H. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

"I move that the Planning Commission forward a positive recommendation to the City Council for Beacon Pointe Village Plan 8, 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 partially complies with the criteria in section 19.26 of the Land Development Code, as articulated in Section G of the staff report and the Planning Review Checklist, which section and checklist are incorporated by reference herein.
3. The Townhome Lot Standards on page 10 of the Beacon Pointe Village Plan 8 do not comply with the approved Beacon Pointe Community Plan or Title 19 requirements, specifically regarding off-street guest parking and internal and detached Accessory Dwelling Units, as articulated in Section G of the staff report and the Planning Review Checklist, which section and checklist are 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 requirements of the Public Works and Parks departments shall be met.
4. All other Code requirements shall be met.
5. The parking standards for Townhomes, as shown on Page 10 of the Village Plan, shall be revised to remove the provision allowing Public Street parking to count toward the required guest parking spaces, in order to comply with the parking requirements established in the Community Plan and Title 19.
6. The standards for Accessory Dwelling Units (ADUs), as presented on Page 10 of the Village Plan, shall be revised to eliminate the allowance for ADUs to be located within or detached from Townhome units, to ensure consistency with the Community Plan and Title 19.
7. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

"I move to **continue** Beacon Pointe Village Plan 8 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

"I move that the Planning Commission forward a negative recommendation to the City Council for Beacon Pointe Village Plan 8, 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 approved Community Plan:
_____.

Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. Beacon Pointe Village Plan 8



Staff Report - Meeting

Author: Jeffrey Pearson, Civil Engineer
Department: Engineering
Subject: Beacon Point – Village Plan 8
Date: 7-10-25
Type of Item: Village Plan

Introduction:

The Applicant has submitted a Village Plan Application. Staff has reviewed the submittal and provides the following recommendations.

Background:

Applicant: Land Reserve, LLC - Ryan Bull
Request: Village Plan Approval
Location: Mountain View Corridor and Ensign Drive
Acreage: 45.9

Recommendation:

Staff recommends approval of this Village Plan, subject to the following conditions:

1. All review comments and redlines provided by the City Engineer shall be addressed.
2. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. This approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to final plat approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.
3. Developer shall bury the power lines less than 46 kV that are within the property boundary or along frontages of the property as part of required frontage improvements.
4. This village plan is conceptual in nature. In case of changing circumstances or additional insight, this plan shall be amended as necessary.
5. Frontage improvements, including curb & gutter, landscaping and streetlights along the MVC frontage road shall be installed with Village 8 improvements.
6. A master planned traffic signal located at Ensign Drive and Mountain View Corridor should be designed and bonded for and installed when warranted.

Exhibit 2: Location and Zone Map

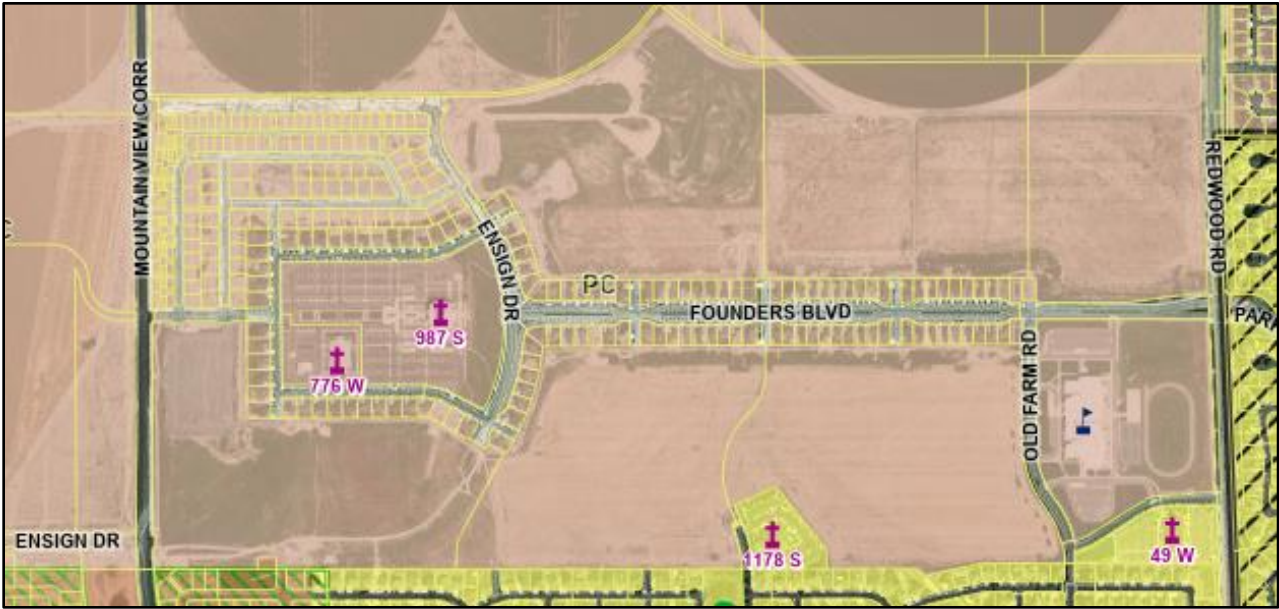


EXHIBIT 3 Planning Review Checklist



SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	03/11/2025
Date of Review:	04/28/2024
Project Name:	Beacon Pointe Village Plan 8 – Porter Haven
Project Request / Type:	Village Plan
Meeting Type:	Public Hearing
Applicant:	Ryan Bull, Land Reserve, Inc.
Owner:	Suburban Land Reserve, Inc.
Location:	East of Mountain View Corridor and Wild Blossom Blvd
Major Street Access:	Mountain View Corridor and Ensign Drive
Parcel Number(s) and size:	58:041:0295; 45.21 acres
Land Use Designation:	Planned Community Residential
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community, Residential, Agricultural
Current Use:	Undeveloped
Adjacent Uses:	Residential, vacant
Previous Meetings:	N/A
Previous Approvals:	12/4/2018 – Beacon Pointe Community Plan
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	Planning Commission, City Council
Planner:	Gina Grandpre, Senior Planner

Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	Yes

Date Received:	1st submittal: March 11, 2025 2nd submittal: June 26, 2025 3rd submittal: Click here to enter a date. 4th submittal: Click or tap to enter a date.
Date of Review:	1st submittal: April 24, 2025

2nd submittal: June 30, 2025

3rd submittal: [Click here to enter a date.](#)

4th submittal: [Click or tap to enter a date.](#)

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): March 11, 2025
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: Yes - Planning Commission
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

March 18, 2025:

Beacon Pointe Village Plan 8 Porter Haven (5-minute discussion)

- Small detached single-family homes proposed to the south.
 - Rear loaded.

Code Review

- 19.04, Land Use Zones
 - Zone: PC
 - Use: Multi-family residential
- Lot Size Reductions: None proposed
- Setback Exceptions: See page 8 for setback details, to be enforced at plat applications
- Density: 187 ERUs, 4.2 dwellings per acre

19.26 Planned Community Zone

Village Plan Review

Regulation	Compliance	Findings
Description. A legal description of the Village Plan area.	Complies.	<i>See plans on file with Planning</i>
Detailed Use Map. A list of all permitted and conditional uses and a map depicting the proposed land uses by type for all property within the Village Plan Area, and demonstrating appropriate buffering from neighboring land uses, including uses within and outside of the Planned Community District.	Complies.	<i>See plans on file with Planning</i>
Detailed Buildout Allocation. An allocation of all acreage within the Village Plan area by land use type and geographic subarea, parcel, or phase with maximum buildout levels calculated based on the City's measure of equivalent residential units, including residential and non-	Complies.	<i>See plans on file with Planning</i>

residential density allocations and projections of future population and employment levels.		
<p>Development Standards. Detailed development standards for each land use type including specific provisions governing height, setbacks, parking requirements, parking lot locations, and minimum private open space.</p>	<p>Shall Comply</p>	<p>1. The Development Standards for Traditional Single-Family Detached and Single-Family Detached Alley-Load units, as presented on Pages 8–9 of the Village Plan, including lot regulations, setbacks, lot coverage, building height, side yard, front and rear yard setbacks, street side yard, corner lot configurations, accessory dwelling units, uncovered patios, detached garages, and other accessory building setbacks, meet or exceed the minimum requirements established in the Beacon Pointe Community Plan.</p> <p>2. The Development Standards for Townhomes, as shown on Page 10 of the Village Plan, do not fully comply with the parking requirements and provisions for Accessory Buildings and Accessory Dwelling Units as outlined in the Community Plan and Title 19. These inconsistencies are addressed by Conditions 5 and 6 in Section H of this staff report.</p>
Design Guidelines. Detailed design guidelines for each land use type including specific provisions governing density and floor area ratios.	Complies.	<i>See plans on file with Planning</i>
Associations. If not previously established pursuant to Subsection 19.26.03.2.d., details regarding the creation of an owners’ association, master association, design review committee, or other governing body to review, approve, and enforce architectural requirements and restrictions and common area maintenance obligations.	Complies.	<i>See plans on file with Planning</i>
Phasing Plan. A conceptual phasing and maintenance plan for development of all uses and supporting infrastructure and open space within the Village Plan Area.	Complies.	<i>See plans on file with Planning</i>
Lotting Map. A conceptual plat map depicting conceptual lotting patterns.	Complies.	<i>See plans on file with Planning</i>

Landscaping Plan. A landscaping plan and plant palette including a legend which includes height, caliper, and numbers of all plant materials and is consistent with the Community Plan.	Complies.	<i>See plans on file with Planning</i>
Utility Plan. Utility and infrastructure plan that is consistent and links seamlessly with the communitywide systems outlined in the Community Plan.	Complies.	<i>See plans on file with Planning</i>
Vehicular Plan. Vehicular circulation and mobility plan that is consistent and links seamlessly with the community-wide systems outlined in the Community Plan.	Complies.	<i>See plans on file with Planning</i>
Pedestrian Plan. Pedestrian and bicycle mobility plan that is consistent and links seamlessly with the community-wide systems outlined in the Community Plan.	Complies.	<i>See plans on file with Planning</i>
Density Transfers. Detailed transfer of density and non-residential square footage provisions.	Complies.	<i>See plans on file with Planning</i>
Additional Detailed Plans. Other elements as necessary to detail plans and direction contained in the Community Plan, such as grading plans, storm water drainage plans, wildlife mitigation plans, open space management plans, sensitive lands protection plans, hazardous materials remediation plans, and fire protection plans.	Complies.	<i>See plans on file with Planning</i>
Site Characteristics. A description of existing physical characteristics of the site including any sensitive lands, waterways, geological information, fault lines, general soils data, and contour data.	Complies.	<i>See plans on file with Planning</i>
Findings. A statement explaining the reasons that justify approval of a Village Plan in relation to the findings required by the Planned Community District.	Complies.	<i>See plans on file with Planning</i>
Mitigation Plans. Plans describing the protection and mitigation of significant environmental issues, such as wetlands, historical sites, and endangered plants, identified in the Community Plan.	Complies.	<i>See plans on file with Planning</i>
Offsite Utilities. An estimate of the cost to provide off-site utilities and other public infrastructure facilities to the site.	Complies.	<i>Work with Engineering</i>

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

BEACON POINTE I VILLAGE 8

VILLAGE PLAN



Table of Contents

Vicinity Context	1
Legal Description.....	2
Community & Village Plan Areas	3
Use Map & Buildout Allocation.....	4
Road Dedication Plan.....	5
Road Access Plan	6
Detailed Concept Plan	7
Development Standards.....	8
Vehicular Plan	11
Development Standards.....	12
Fencing Plan	16
Phasing Plan	17
Detailed Lotting Plan - Phase 1.....	18
Detailed Lotting Plan - Phase 2.....	19
Landscape Plan.....	20
Open Space Plan	21
Street Tree Plan.....	22
Landscape Plant Palette	23
Pedestrian Plan.....	27
Fire Access Plan	28
Additional Elements.....	29
Site Characteristics - Survey.....	30
Site Characteristics	31
Culinary Water.....	32
Secondary Water	33
Sewer.....	34
Storm Drain	35

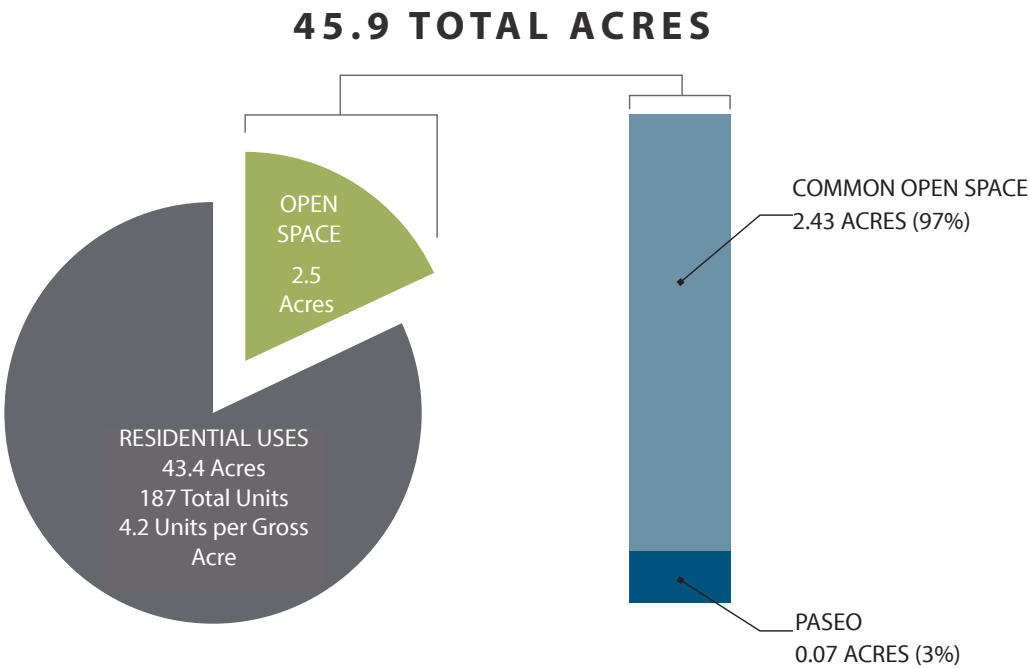
PREFACE

The following Village Plan document addresses the Improvements as they pertain to the Beacon Pointe Community located in Saratoga Springs, Utah. The property and the proposed improvements for the development are discussed in detail and follow the requirements set forth within the Village Plan requirements of the City Code of Saratoga Springs. This document supersedes Title 19 land development code and ordinances for Village 8 - Porter Haven, where allowable by 2021 city code, however any issue not addressed in either the Beacon Pointe Community

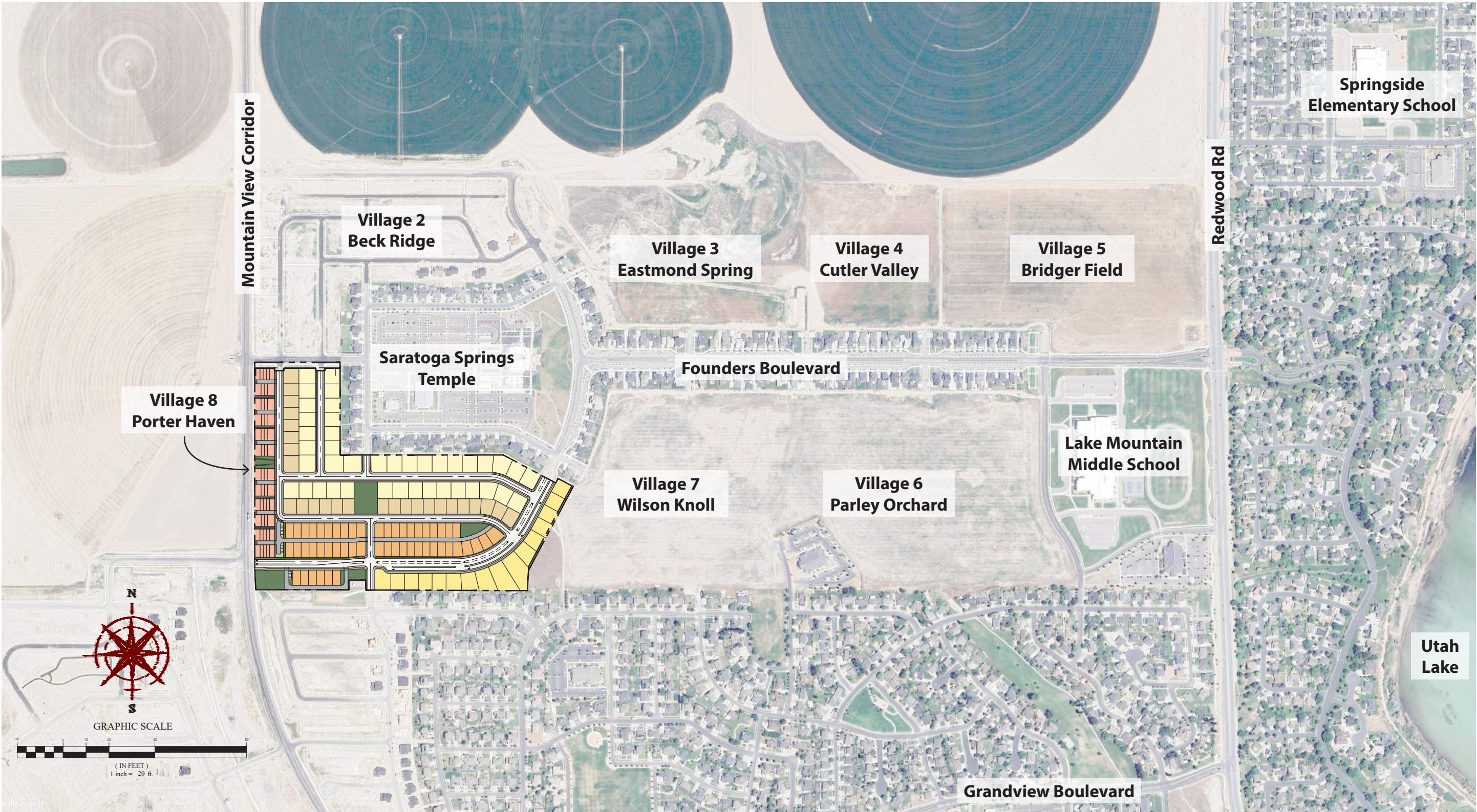
Plan or Village Plan, will default to Title 19 standards. The purpose of the document is to inform the City (Staff, Planning Commission and City Council) and Public of the proposed general design elements, open space plans, guiding design principles and land uses for Village 8. In addition, utility capacities, based on conceptual plans, will outline the methods used to anticipate the demands and service requirements necessary to provide adequate utility service and infrastructure for both the residences within the development and the City.

EXECUTIVE SUMMARY

Village 8 - Porter Haven is an approximate 45.9 acre parcel located east of the future Mountain View Corridor extension and North of the existing Grandview and Saratoga Hills subdivisions of Saratoga Springs. The proposed Village Plan incorporates the following units and approximate acreages:



Vicinity Context



Legal Description

LEGAL DESCRIPTION(S)
(FROM TITLE REPORT)

The Land is described as follows: Real property in the County of Utah, State of UT, described as follows:
Beginning at a point located North 89° 50’ 00” West along the section line 358.93 feet and South 669.06 feet from the North quarter corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian, (said quarter corner being located North 89° 45’ 41” West 2687.71 feet from the Northeast corner of said section 34); thence East 1063.29 feet; thence North 68° 54’ 04” East 73.34 feet; thence North 61° 50’ 59” East 272.53 feet; thence South 34° 11’ 34” East 19.00 feet; thence along the arc of a 1243.50 foot radius curve to the right 10.56 feet through a central angle of 0° 29’ 12” (chord: South 33° 56’ 59” East 10.56 feet); thence North 56° 18’ 37” East 154.00 feet; thence Southeasterly along the arc of a 1397.50 foot radius non-tangent curve to the right (radius bears: South 56° 17’ 44” West) 571.84 feet through a central angle of 23° 26’ 41” (chord: South 21° 58’ 56” East 567.86 feet); thence South 2° 17’ 40” East 387.31 feet; thence Southwesterly along the arc of a 1397.50 foot radius non-tangent curve to the right (radius bears: North 84° 19’ 45” West) 548.30 feet through a central angle of 22° 28’ 46” (chord: South 16° 54’ 38” West 544.79 feet); thence South 28° 09’ 01” West 113.55 feet; thence North 61° 50’ 59” West 18.35 feet; thence South 28° 09’ 01” West 600.67 feet; thence South 2° 59’ 33” West 158.94 feet more or less to the North line of BENCHES PLAT 10 SUBDIVISION; thence North 89° 45’ 56” West along the North line of said subdivision 846.93 feet to the Northwest corner of the BENCHES PLAT 10 SUBDIVISION, said point also being held as the center of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89° 50’ 07” West along the quarter section line 210.01 feet to the Southeast corner of Plat “A”, QUESTAR BENCHES minor subdivision; thence along said subdivision the following three (3) courses: North 0° 23’ 17” West 65.00 feet; thence North 89° 50’ 07” West 110.00 feet; thence South 0° 23’ 17” East 65.00 feet to said quarter section line; thence North 89° 50’ 07” West along said quarter section line 609.23 feet; thence Northwesterly along the arc of a 3000.00 foot radius non-tangent curve to the right (radius bears: North 86° 09’ 41” East) 200.98 feet through a central angle of 3° 50’ 19” (chord: North 1° 55’ 09” West 200.95 feet); thence North 1287.68 feet; thence East 558.00 feet; thence North 504.04 feet to the Point of Beginning.

Less and excepting therefrom any portion lying within the FOUNDERS AT BEACON POINTE PLAT A SUBDIVISION, according to the Official Plat thereof on file and of record in the Utah County Recorder’s office.

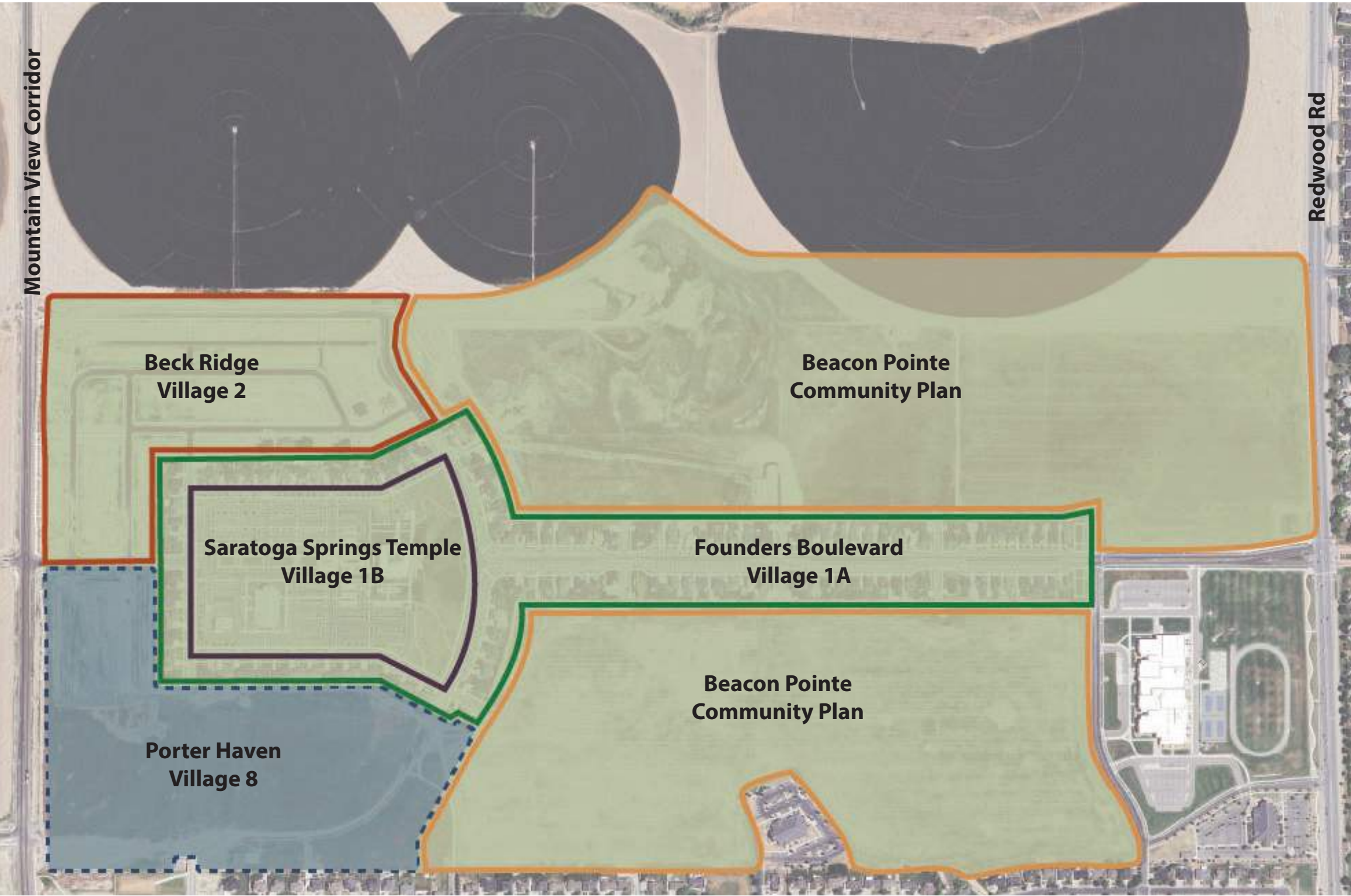
And less and excepting therefrom any portion lying within the Hallmark Drive.

AS SURVEYED DESCRIPTION

A part of the North Half of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah County, Utah, being more particularly described as follows:
Beginning at a point located on the easterly right-of-way line of Mountain View Corridor said point being N89°50’00”W 916.94 feet along the Section line and South 1213.26 feet from the North Quarter Corner of Section 34, Township 5 South, Range 1 W, Salt Lake Base and Meridian; running thence N89°59’55”E 11.05 feet; thence N44°59’59”E 10.56 feet; thence N00°00’01”W 31.03 feet; thence N89°59’55”E 539.54 feet to the westerly boundary line of Founders at Beacon Pointe Plat A according to the official plat thereof recorded March 03, 2020 as Entry No. 27310:2020 in the Utah County Recorder’s Office; thence along said plat the following seven (7) courses: (1) S00°00’05”E 38.50 feet; thence (2) S00°00’18”W 568.68 feet; thence (3) East 1,067.49 feet; thence (4) S61°50’59”E 388.24 feet; thence (5) N28°09’01”E 29.06 feet; thence (6) Northeasterly along the arc of a non-tangent curve to the right having a radius of 421,901.98 feet (radius bears: S65°01’20”E) a distance of 4.26 feet through a central angle of 00°00’02” Chord: N24°58’41”E 4.26 feet; thence (7) S61°50’59”E 112.39 feet; thence S28°09’01”W 620.03 feet; thence S02°59’33”W 134.24 feet to the northerly boundary line of The Benches Plat 10 according to the official plat thereof recorded May 12, 2006 as Entry No. 58788:2006 in the Utah County Recorder’s Office; thence along said plat N89°45’56”W 846.93 feet; thence N89°50’07”W 210.01 feet to the easterly boundary line of the Questar Benches Minor Subdivision according to the official plat thereof recorded September 24, 2013 as Entry No. 90979:2013 in the Utah County Recorder’s Office; thence along said plat the following three (3) courses: (1) N00°23’17”W 65.00 feet; thence (2) N89°50’07”W 110.00 feet; thence (3) S00°23’17”E 65.00 feet to the northerly boundary line of Canton Ridge East Phase A according to the official plat thereof recorded January 25, 2023 as Entry No. 4626:2023 in the Utah County Recorder’s Office; thence N89°50’07”W 609.23 feet to the right-of-way line of Mountain View Corridor; thence along said right-of-way line the following two (2) courses: (1) Northerly along the arc of a non-tangent curve to the right having a radius of 3,000.00 feet (radius bears: N86°09’42”E) a distance of 200.99 feet through a central angle of 03°50’19” Chord: N01°55’09”W 200.95 feet; thence (2) North 1,249.14 feet to the point of beginning.

Contains: 45.94 acres+/-

Community & Village Plan Areas



The Saratoga Springs City Center District Area Plan grants the right to develop in accordance with Section 19.26.13 of the Saratoga Springs City Code. The Beacon Pointe Community Areas is contained within and is a part of the approved City Center District Area Plan.

This Village Plan 8 area is allowed to contain Master-planned Subdivision uses allowing up to 14 dwelling units/ acre.

Specific uses shall comply with the standards identified in the District and Community Plans. Where the District, Community or Village Plans are silent, the existing Saratoga Springs Municipal Codes shall govern.

District Plan Land-Use Designation

MASTER-PLANNED SUBDIVISION	
Range of Average dwelling units/acre	4-14 du/ac
Range of Average FAR	0.35-0.5

Legend

- Beacon Pointe Community Plan
- Beck Ridge Village 2
- Founders Boulevard Village 1A
- Saratoga Springs Temple Village 1B

Use Map & Buildout Allocation

The Land Use Map depicts the proposed land uses for Village 8 - Porter Haven. The District Area Plan (DAP) provides specific “Place Types” that have been offered as guidelines for future development. The proposed land uses for Village 8 fall within the Master-Planned Community category with a gross dwelling density of 4.1 units per acre.

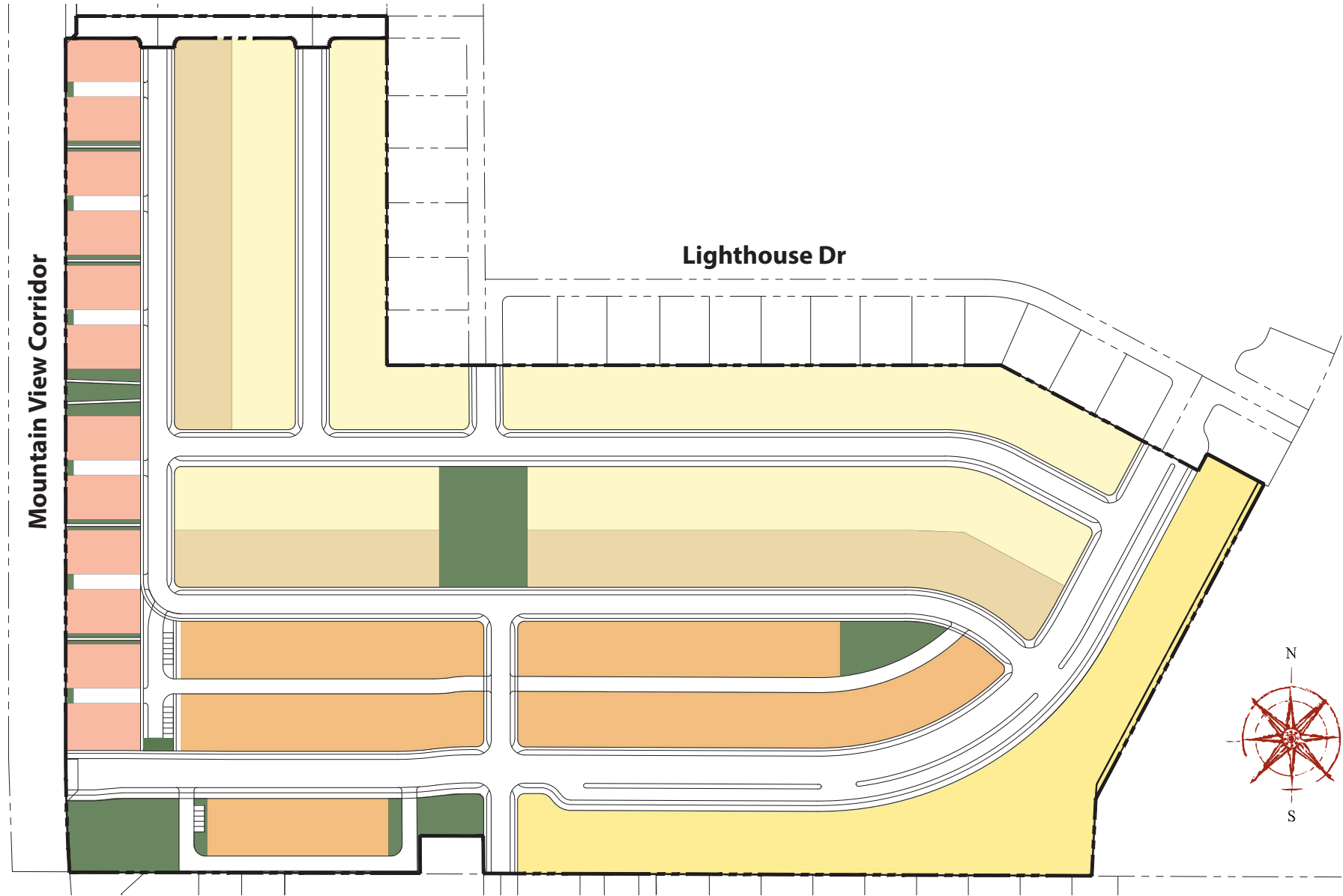
The land use tabulations are broken down into the following categories:

MIXED RESIDENTIAL
This Village is characterized by both traditional single-family detached and multi-family attached housing products. Traditional single family lots comprise the bulk of the residential area, with some limited areas of multi-family townhomes along Mountain View Corridor.

OPEN SPACE
The overall Village 8 site contains 2.5 acres (5.44%) of open space, divided into three main areas spread throughout the development.

LAND USE INTENSITIES
4.11 persons per residential ERU has been used for estimating projected populations.

NOTE: Pursuant to the Community Plan, Unit Count may fluctuate up to 15% with approval of the Planning Director and lot dimensions may vary up to minimum established for Village 8, shifting village boundaries accordingly.



Land Use Summary

Total Site Area	45.9 ac
Single-Family Residential	10.2 ac
Single-Family Residential	4.8 ac
Single-Family Residential	4.8 ac
Single-Family Residential Alley-Loaded	6.3 ac
Townhomes	2.8 ac
Open Space	2.5 ac
Roads/Alleys	14.4 ac

Proposed Project

Overall Village Area: 45.9 ac
Units per Gross Area: 4.1 du/ac

Mixed Residential Area: 28.7 ac (63%) | 187 ERUs Total | 187 Units
Open Space Area: 2.5 ac (5.44%)

Projected Population: 767 persons

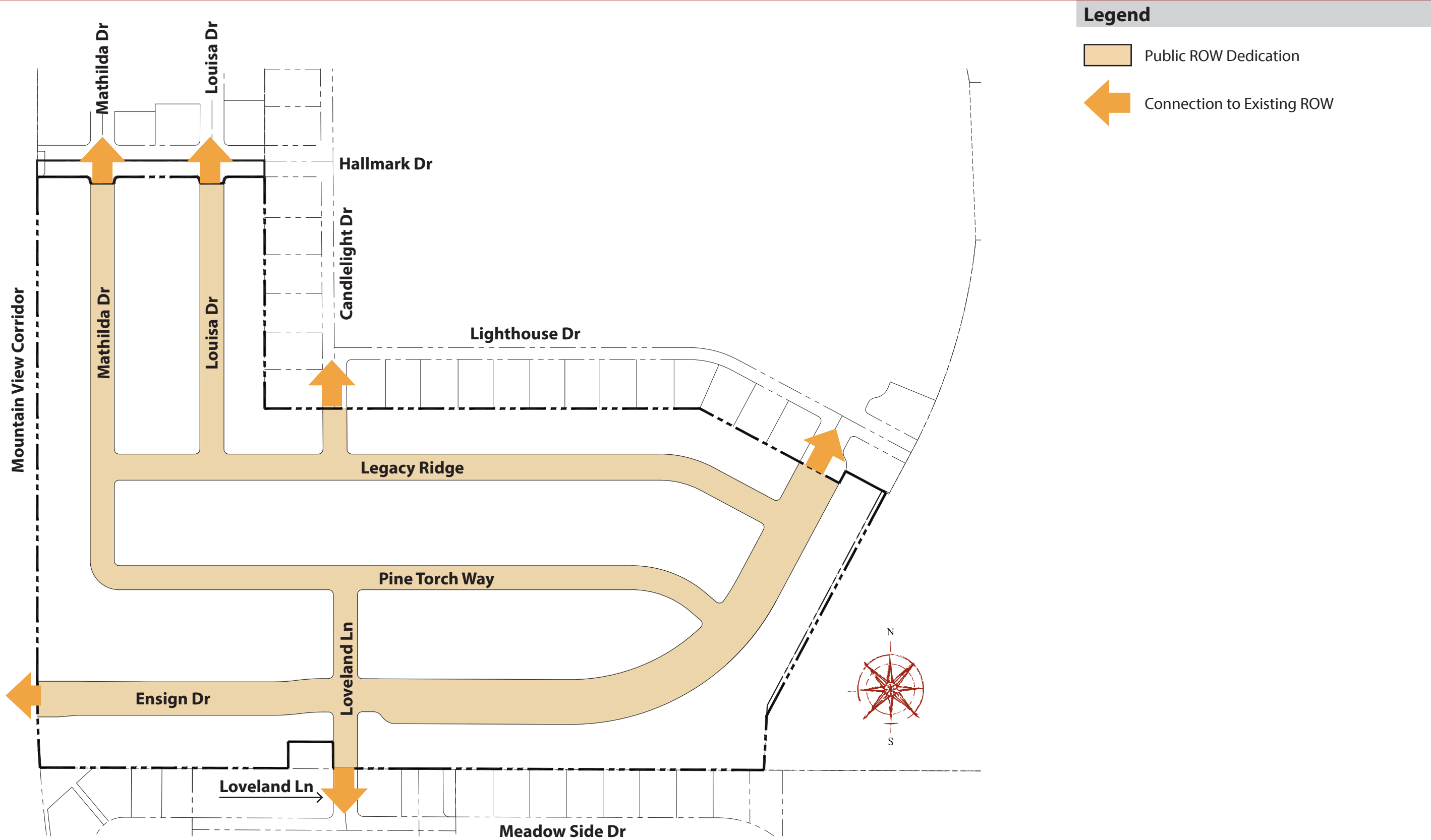
Community Plan Comparison

Overall Village Area: 46.0 ac
Units per Gross Area: 4.5 du/ac

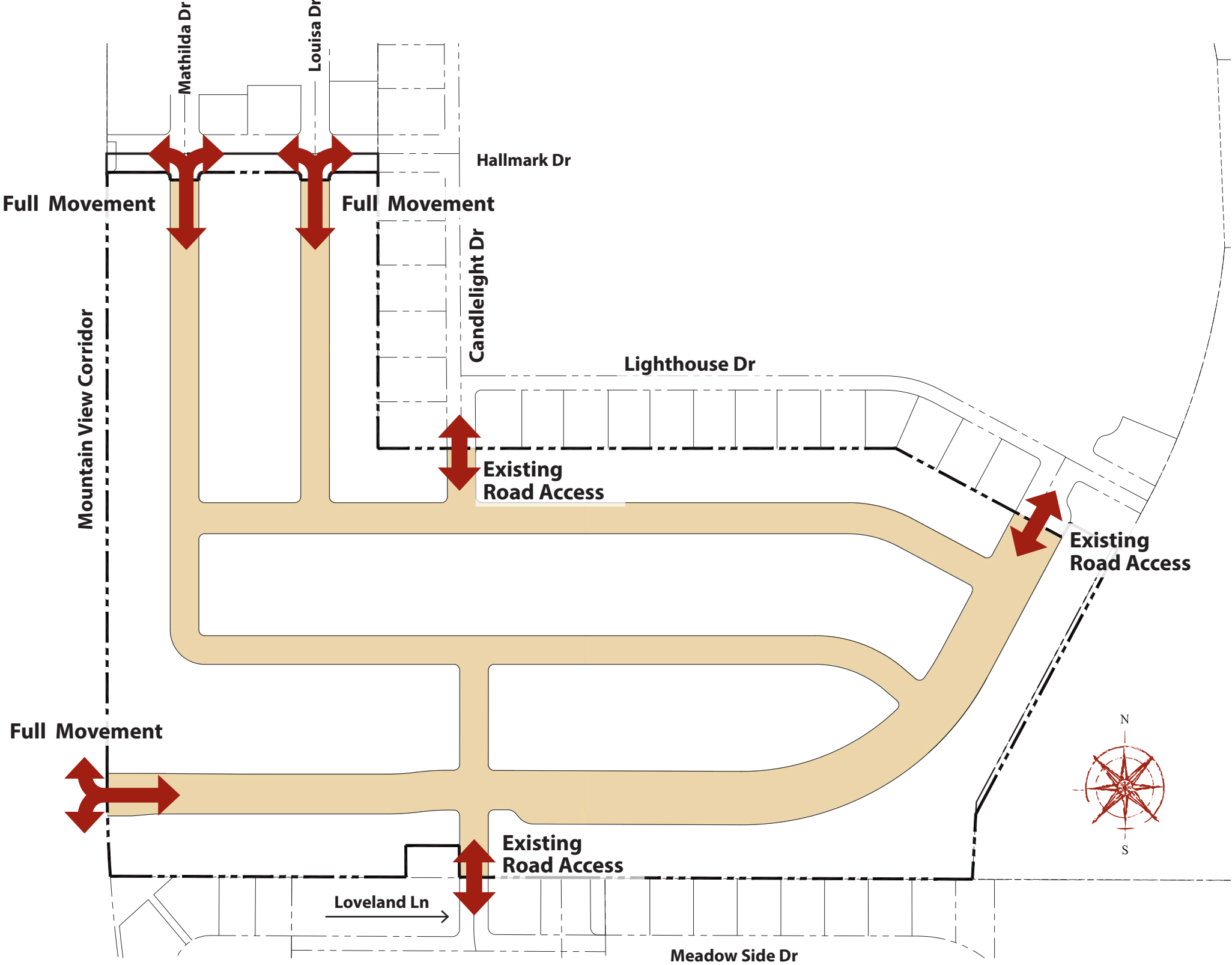
Mixed Residential Area: 28.1 ac (62%) | 207 ERUs Total | 207 Units
Open Space Area: 2.4 ac (5.28%)

Projected Population: 850 persons

Road Dedication Plan



Road Access Plan



Detailed Concept Plan



Site Summary

Total Site Area	45.9 AC
Total Units	187 AC
Density	4.1 du/ac

Land Use Summary

Single-Family Lots (90-100')	10.2 AC
Single-Family Lots (80-90')	4.8 AC
Single-Family Lots (75-80')	4.8 AC
Single-Family Lots (50' rear)	6.3 AC
Townhomes	2.8 AC
Common Open Space	2.5 AC

Development Standards

TRADITIONAL SINGLE-FAMILY DETACHED

LOT REGULATIONS

Lot Size: The following standards for lots shall be provided and maintained for each dwelling and uses accessory thereto:

Lot Area:
85-95’ wide lots: 8,000 Sq Ft
75’ wide lots: 6,000 Sq Ft

Lot Width:
Minimum 40’ at the designated front setback.
The minimum frontage along a public right-of-way shall be 30 feet.

Lot Coverage:
The maximum lot coverage shall be seventy-five percent.

Building Height:
40 feet. All single-family buildings shall be no higher than 40 feet as measured per Saratoga Springs Land Development Code.

Minimum Square Feet:
85-95’ wide lots: 1,900 Sq Ft of living space above grade.
75’ wide lots: 1,500 Sq Ft of living space above grade.

Parking Requirements:
Minimum enclosed parking spaces: 2 spaces per lot

Driveways:
Maximum width of driveway at right-of-way is 20 feet.
Driveways may widen closer to the garage entrance.

All traditional single-family detached housing shall incorporate a minimum 25 foot long driveway when the garage is facing a public right-of-way.

SETBACKS

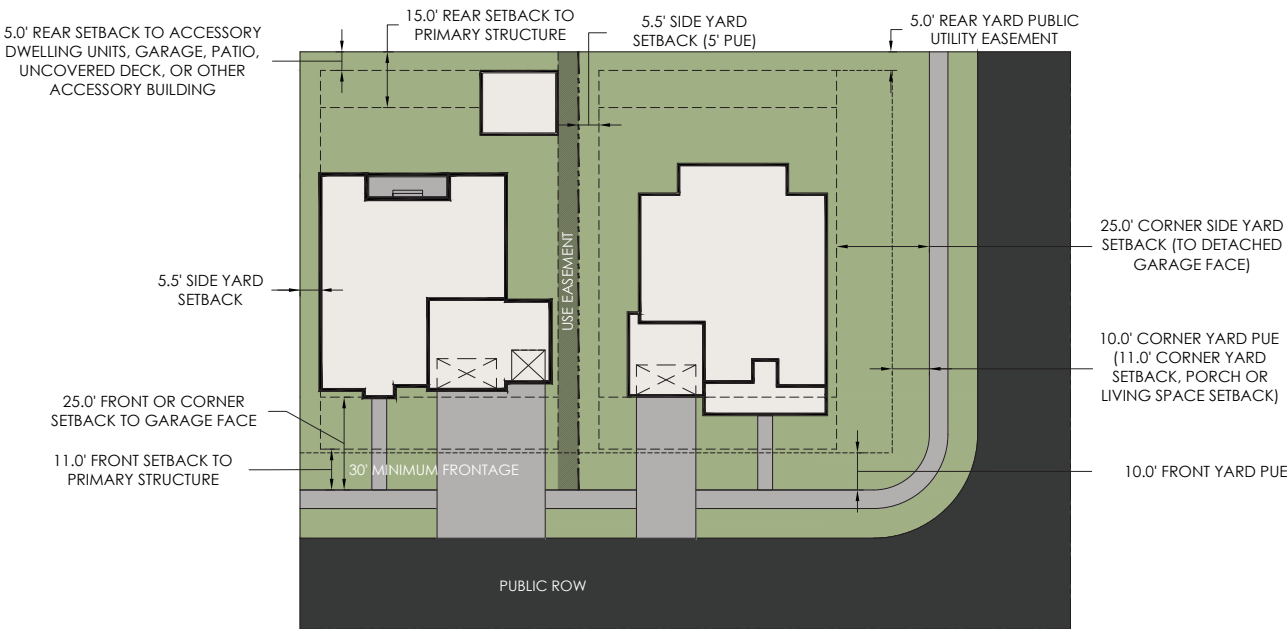
Front Yard: 25 feet.
Setback shall be as measured from a public right-of-way to the garage face, or 11’ feet measured to the foundation of living space, a covered porch, patio or garage side if present.

Side Yard: 5.5 feet.
For all dwelling structures, other main buildings and accessory buildings requiring a building permit shall be set back from each side property line a distance of at least 5.5 feet. Setbacks shall be measured to the foundation, notwithstanding bay windows, pop-outs and other structures (excluding eaves) shall not encroach upon the 5.5 foot setback or public utility easement.

Rear Yard: 15 feet.
All primary dwelling structures shall be set back from the rear property line a minimum of 15 feet as measured to the foundation.

Rear Yard detached accessory structures: 5 feet.
Accessory dwelling units, uncovered decks, patios, detached garages and other accessory buildings shall be set back from the rear property line a minimum of 5 feet as measured to the foundation.

Corner Lots:
On corner lots, the side yard setback on the street side of the lot shall be 25 feet as measured from a public right-of-way to the detached garage face and 11 feet measured to foundation of the primary dwelling structure, a covered porch, patio or garage side if present.



Development Standards

SINGLE-FAMILY DETACHED ALLEY-LOAD

LOT REGULATIONS

Lot Size: The following standards for lots shall be provided and maintained for each dwelling and uses accessory thereto:

Lot Area:
50’ wide lots: 4,000 Sq Ft

Lot Width:
Minimum 40’ at the designated front setback.
The minimum frontage along a public right-of-way shall be 30 feet.

Lot Coverage:
The maximum lot coverage shall be seventy-five percent.

Building Height:
40 feet. All single-family buildings shall be no higher than 40 feet as measured per Saratoga Springs Land Development Code.

Minimum Square Feet:
50’ wide lots: 1,200 Sq Ft of living space above grade.

Parking Requirements:
Minimum enclosed parking spaces: 2 spaces per lot

Driveways:
Maximum width of driveway at right-of-way is 20 feet.
Driveways may widen closer to the garage entrance.

Lighting:
All rear yard structures facing onto the private alley shall have either directed under eave light or shielded exterior lighting fixtures to allow for safe egress/ingress and are encouraged to use sensors and timers as appropriate. Dark Sky approval or low BUG (Backlight, Uplight, Glare) ratings can be helpful in choosing appropriate fixtures.

SETBACKS

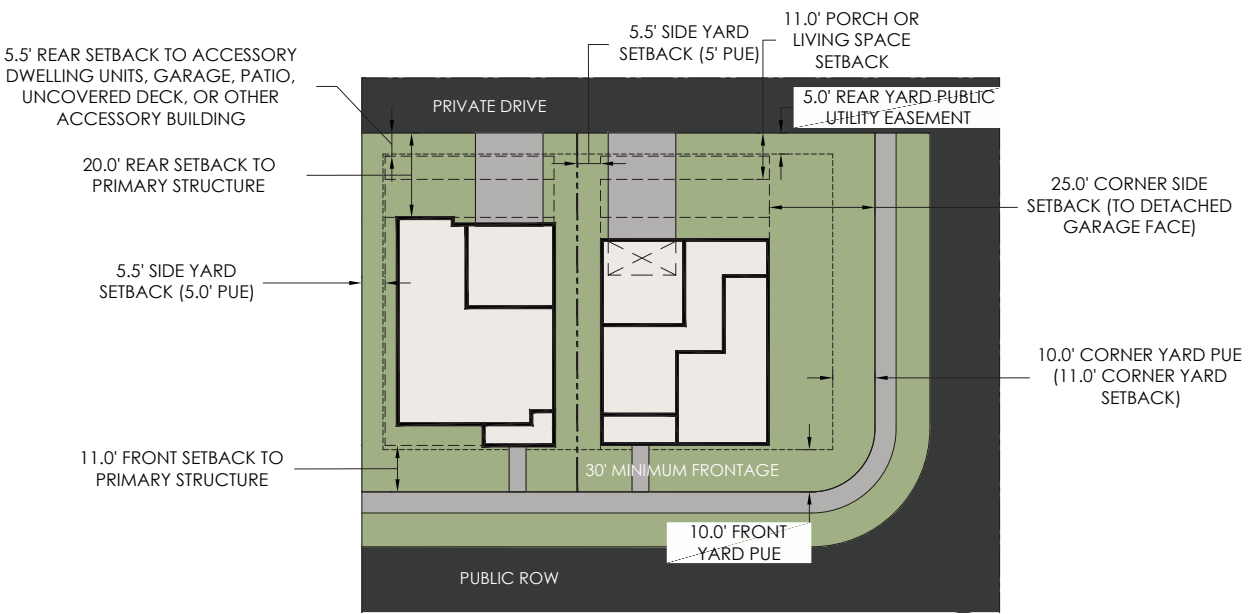
Front Yard: 11 feet.
Setback measured to the foundation of living space, a covered porch, patio or garage side if present.

Side Yard: 5.5 feet.
For all dwelling structures, other main buildings and accessory buildings requiring a building permit shall be set back from each side property line a distance of at least 5.5 feet. Setbacks shall be measured to the foundation, notwithstanding bay windows, pop-outs and other structures (excluding eaves) shall not encroach upon the 5.5 foot setback or public utility easement.

Rear Yard: 20 feet.
All primary dwelling structures shall be set back from the rear property line a minimum of 15 feet as measured to the foundation. Alley-loaded garages shall be set back a minimum of 5’ from the alley.

Rear Yard detached accessory structures: 5 feet.
Accessory dwelling units, uncovered decks, patios, detached garages and other accessory buildings shall be set back from the rear property line a minimum of 5 feet as measured to the foundation.

Corner Lots:
On corner lots, the side yard setback on the street side of the lot shall be 25 feet as measured from a public right-of-way to the detached garage face and 11 feet measured to foundation of the primary dwelling structure, a covered porch, patio or garage side if present.



Development Standards

TOWNHOMES

LOT REGULATIONS

The following standards for lots shall be provided and maintained for multi-family dwelling areas:

Lot Coverage:

The maximum lot coverage shall be seventy-five percent.

Building Height:

45 feet. All multiple-family buildings shall be no higher than 45 feet as measured per Saratoga Springs Land Development Code.

Minimum Square Feet:

The minimum finished square footage shall be 1,300 square feet of living space above grade.

Parking Requirements:

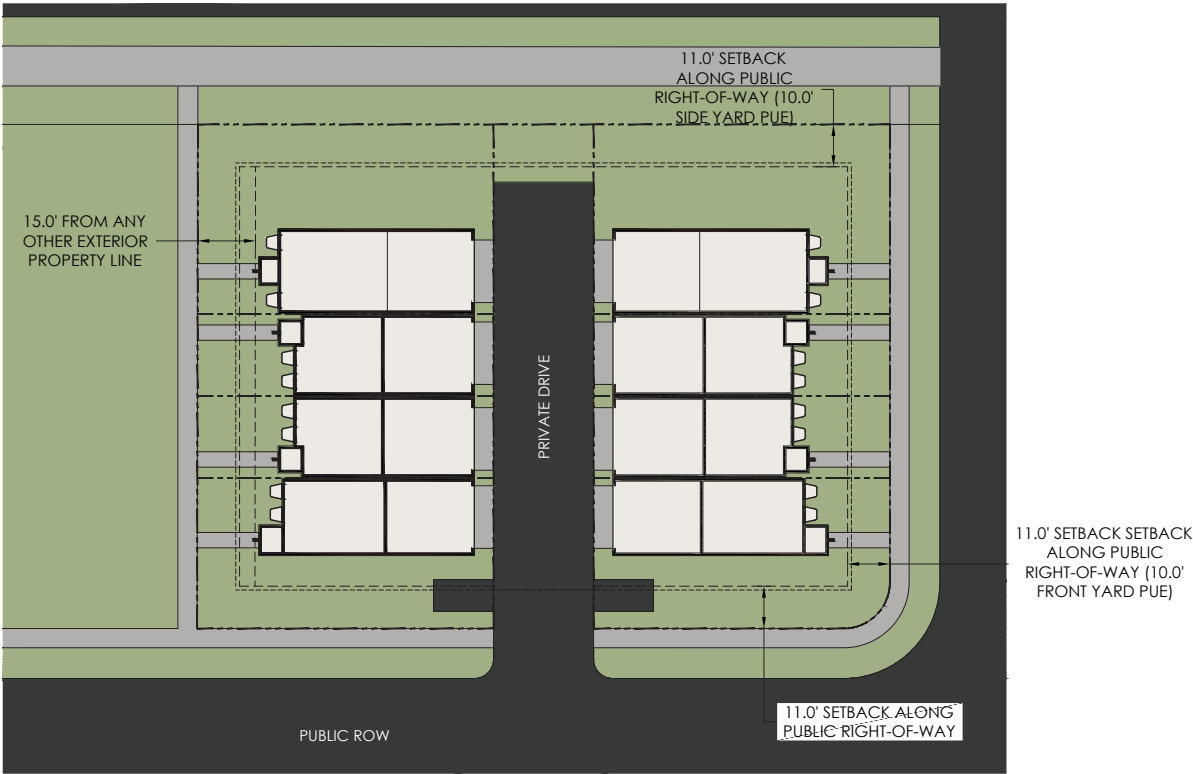
Minimum parking spaces: 2 spaces per unit. Tandem parking of a garage stall and associated driveway stall shall be allowed and count as two stalls. Public street parking does not qualify to meet the requirement for residents, but will be provided and counted as guest stalls.

Shared Driveways:

Narrow driveways at the street and widen them closer to the garage entrance. Maximum width at right-of-way is 26' feet.

SETBACKS

All multi-family attached buildings shall have a minimum setback of 11 feet from property line to foundation along any public right-of-way and 15 feet from any other exterior property line. Interior lot and rear lines shall not be subject to minimum setbacks. Setbacks shall be measured to the foundation, notwithstanding bay windows, pop-outs and other structures (excluding eaves) shall not encroach upon the 5 foot setback for public utility easement.



ACCESSORY BUILDINGS & DWELLING UNITS

Any Accessory Buildings including Detached Accessory Dwelling Units (ADU) shall complement the architecture and style of the main residence, with the intent that it appear part of the original build. ADUs shall be governed by state law and Saratoga Springs Title 19 regulations.

Development Standard Definitions

Primary Dwelling Structure:

Areas of the primary structure that are used for living, sleeping and cooking. Excludes attached covered patios/decks, and other detached accessory buildings. Attached garages will adhere to primary structure setbacks unless a separate setback is specified.

Accessory Dwelling Unit:

A subordinate dwelling, which has its own kitchen, living/sleeping area, and sanitation facilities.

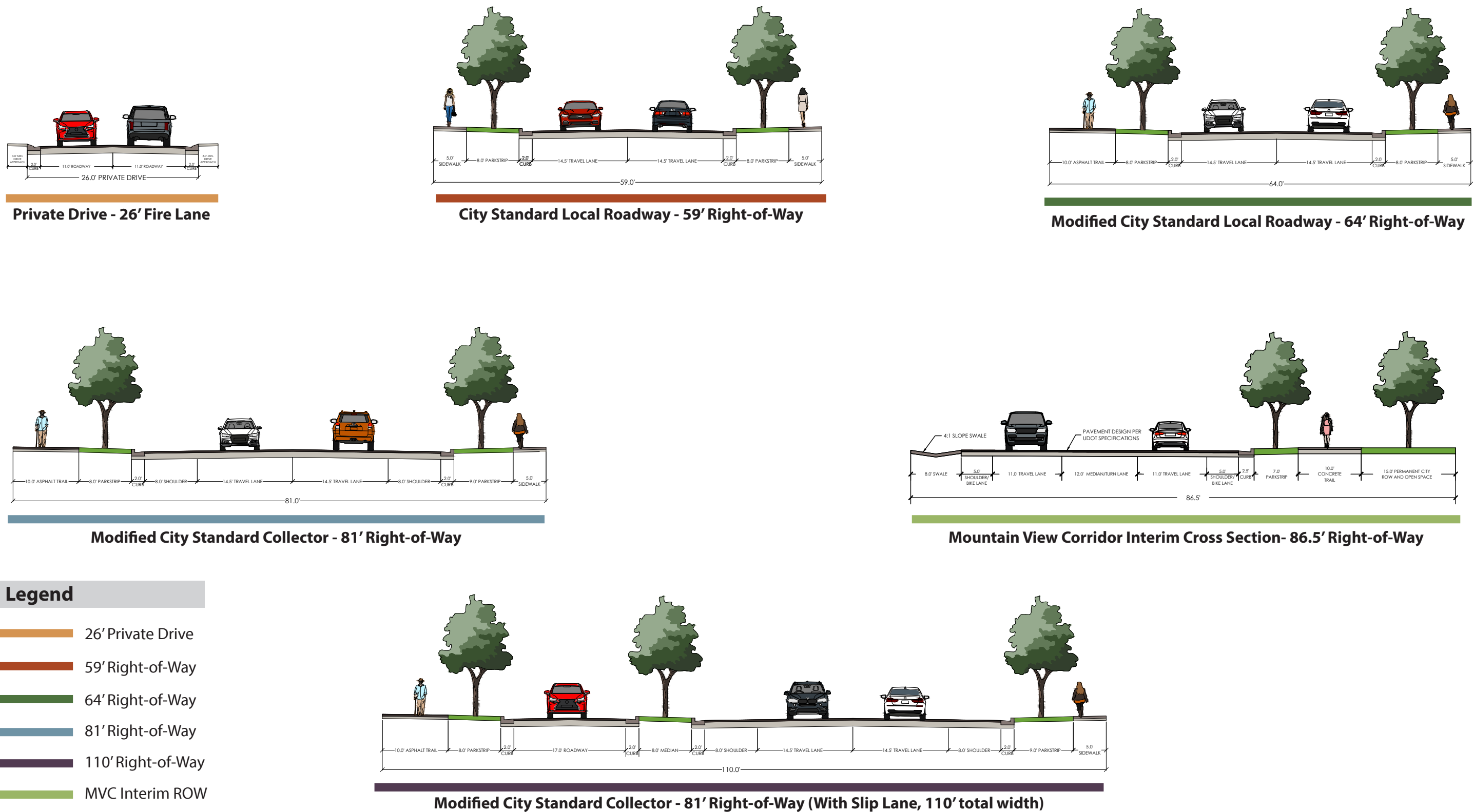
Accessory Building:

A detached structure or building which is subordinate to, and the use of which is subordinate to, and whose use is customarily incidental to, that of the primary dwelling structure, or use on the same lot. These include but are not limited to detached garages, greenhouses, pool houses, sunrooms, workshops, storage sheds and other similar structures.

Vehicular Plan



Vehicular Plan



Development Standards

BUILDING TYPES

ARCHITECTURAL STANDARDS

Architectural styles that include extreme colors, problematic materials, or styling as defined by the Architectural Review Committee will not be allowed within the Village. However, reasonable variations in the architectural styles and construction materials are allowed and will be necessary to give flexibility for future trends in the market place. All variations in style and material require formal approval from the Village Architectural Review Committee.

Floor plan & Exterior Color Scheme Mixing:

In an effort to promote variety within the neighborhood the following village-wide restriction will be enforced:

- No single-family homes may be built on lots next door to or directly across the street from previously selected single family homes with the same floor plan.
- Identical floor plan and elevation combinations must be separated by at least 3 lots
- No main body exterior color can be built next door or directly across the street from a previously selected main body exterior color.

Architectural Styles:

Listed in the section are examples of architectural styles that will be acceptable for Village 8 Builders. Architectural Styles should be inspired by local and regional architecture to contribute to a sense of place. Avoid combining structural and decorative characteristics from different architectural style into a single building. Allowable styles as set forth in this plan are as described by the Utah Department of Heritage and Arts. Further detail and reference at <https://heritage.utah.gov/history/building-styles> and in the document ‘Architectural Styles in Utah’ in Appendix G of the Community Plan.

A. Classical Building Styles

- Georgian
- Federal

B. Picturesque Building Styles

- Greek Revival
- Gothic Revival
- Italianate

C. Victorian Building Styles

- Stick Style
- Shingle Style
- Romanesque

D. Early Twentieth-Century Building Styles

- Bungalow
- Arts and Crafts
- Prairie School

E. Period Revival Building Styles

- Colonial Revival
- Jacobethan Revival 1900-1935

F. World War II/Post-War Building Styles

- Post-War Colonial
- Post-War Modern

Spatial Hierarchy:

Create a progression of spaces, transitioning from the public to private realm. At the sidewalk begin to define the semi-public front yard with a change in materials or planting and continue to articulate the semi-private porch or entry court with seating, planters and other furniture.

Massing:

Minimize the bulk of the buildings by limiting building lengths & height, or designing structure with two or more of the following special features to break up building bulk, including:

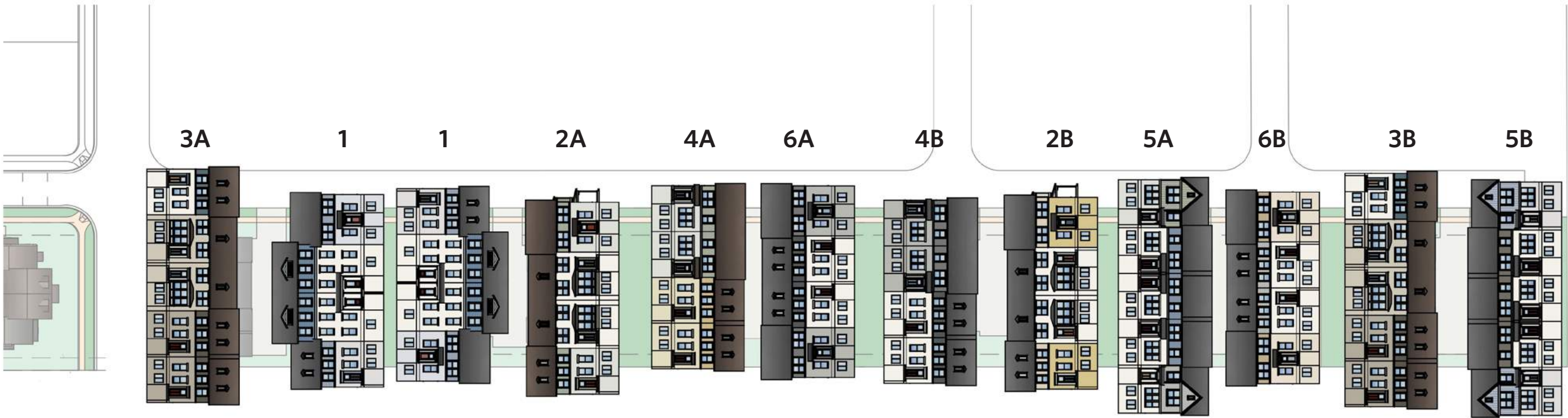
- Horizontal and vertical modulation defined by a minimum of 10 corners at the foundation
- Changes in roof form and height
- Major full-height recesses (at least 5 feet deep) along the length of the building that successfully break the building into smaller discrete masses.

Building Height:

Step back the upper stories from the stories below, tuck the upper stories inside a pitched roof, or use pitched roofs with dormer windows for upper story rooms in order to maximize light, air, and privacy for residents. In sloped areas, design buildings to step down following the grade of the land, rather than having tall down-slope walls that are highly visible or out of scale with surrounding properties.

Development Standards

BUILDING TYPES - TOWNHOMES



Development Standards

BUILDING TYPES - TOWNHOMES



FRONT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5	COLOR 6
13%	12%	3%	42%	14%	16%

LEFT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5	COLOR 6
38%	38%	1%	0%	1%	22%



REAR ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5	COLOR 6
13%	13%	0%	43%	14%	17%

RIGHT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5	COLOR 6
40%	1%	1%	0%	39%	19%



FRONT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
19%	33%	33%	15%

LEFT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
50%	50%	0%	0%



REAR ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
17%	33%	1%	49%

RIGHT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
52%	48%	0%	0%

Development Standards

BUILDING TYPES - TOWNHOMES



FRONT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
16%	35%	18%	31%

LEFT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
49%	49%	1%	1%



REAR ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
17%	36%	15%	32%

RIGHT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
49%	49%	1%	1%



FRONT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5	COLOR 6	COLOR 7
13%	9%	19%	37%	13%	9%	0%

LEFT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5	COLOR 6	COLOR 7
58%	35%	2%	4%	0%	0%	1%



REAR ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5	COLOR 6	COLOR 7
10%	10%	20%	40%	10%	10%	0%

RIGHT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5	COLOR 6	COLOR 7
0%	0%	2%	4%	58%	35%	1%

Development Standards

BUILDING TYPES - TOWNHOMES



FRONT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
23%	38%	27%	12%

LEFT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
51%	49%	0%	0%



REAR ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
20%	39%	41%	0%

RIGHT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4
51%	49%	0%	0%



FRONT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5
16%	35%	15%	31%	3%

LEFT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5
49%	49%	1%	1%	0%



REAR ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5
17%	36%	15%	32%	0%

RIGHT ELEVATION

COLOR 1	COLOR 2	COLOR 3	COLOR 4	COLOR 5
49%	49%	1%	1%	0%

Development Standards

BUILDING TYPES

PICTURESQUE BUILDING STYLES



Greek Revival



Greek Revival



Italianate

CLASSIC BUILDING STYLES



Georgian Style



Federal Style

VICTORIAN BUILDING STYLES



Stick Style



Shingle Style



Romanesque

PERIOD REVIVAL BUILDING STYLES



Colonial Revival Style



Jacobethan Style

EARLY TWENTIETH-CENTURY BUILDING STYLES



Bungalow Style



Arts and Crafts Style



Prairie Style

WORLD WAR II/POST WAR BUILDING STYLES



Post War Colonial



Post War Modern Style

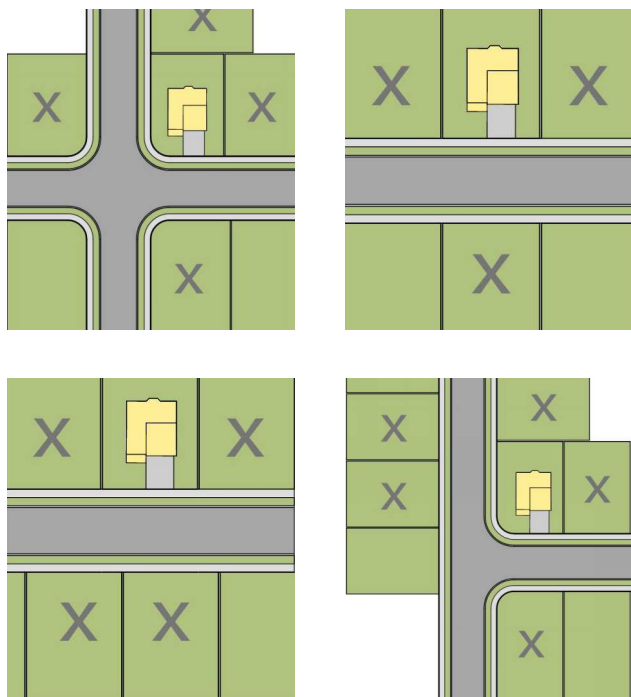
Development Standards

BUILDING TYPES

BUILDING MATERIALS

Material choices shall reflect and reinforce the architectural style of the residence. A minimum of 3 colors or materials shall be used for the main structure, trim and accent.

- Use building materials that convey a sense of durability and permanence.
- Use the highest quality and most durable materials at the base of buildings, because those can be most impacted by landscaping, people, and automobiles.
- Use a complementary palette of material on all four sides of buildings. Use building materials of similar durability and quality through the project.
- Use exterior siding materials such as wood siding, masonry, tile, wood shingles, metal panels, stucco and glass panels.
- Locate material changes at interior corners as a return at least six feet from the external corners or other logical terminations; and not at external corners.



Building Colors:

Select a coordinated palette of complimentary colors, rather than a patchwork of competing colors.

- Use bright and/or dark colors only as accent colors on trim.
- Do not use fluorescent or neon colors.
- Select a set of colors that is compatible with the architectural style of the property.

Architectural Articulation:

Design doorways, columns, overhangs, and other architectural elements to be substantial in depth, in order to create shadow and architectural relief. Architecture shall have elevated articulation on any publicly visible face. Rear facades shall not be flat or featureless. Incorporate the following features, consistent in design style, that provide articulation and design interest consistently throughout the property:

- Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing or belt courses appropriate for the architectural style.
- Roof overhangs at least 18 inches deep.
- Use a variety of materials, especially at ground level stories, for detailing at porches/ entry areas, paneling at bays or at special parts of the building.
- Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection; and/or railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building.
- Incorporate projections and recesses throughout the facade design to add architectural interest and visual play of light and shadow. Examples include: bay windows, chimneys, front porches, balconies, overhangs, brackets, and cornices.
- Incorporate building projections that enhance the design and articulation of the building. These may project into required front, side, and rear yards up to the limits allowed in the development standards.

Roof Forms:

Incorporate variable roof forms into the building designs, to the extent necessary to avoid a boxy appearance of residential buildings. This may be accomplished by changes in roof height, offset change in direction of roof slope, dormers, parapets, etc.

Doors, Porches & Entrances:

Emphasize building entrances with special architectural and landscape treatments. Generous, functional porches or entry courts are strongly encouraged. Design building entrances so that they are not over-scaled relative to the size of the buildings, such that they exaggerate the scale of the structure. Front entry doors are encouraged to have elevated styling and detail. Emphasis through color, material, upgraded hardware, transoms and sidelights, etc. is expected.

Windows:

Design windows patterns and proportions to enhance all facades of the building and add architectural interest. Differentiate window designs (size, proportion) to reflect the different components of the residential units, (for example entrances, living areas, stairways, and bedrooms) while ensuring harmony within that variety. Design windows recesses, windows trim and other window elements to be substantial in depth to create shadows and add architectural interest. Incorporate at least one of the following window feature throughout the project:

- A minimum depth of at least two inches from glass to exterior of trim.
- A minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain genres such as Modern or Post-War Styles).
- Decorative trim elements that add detail and articulation, such as window surrounds with at least a two inch depth. They must be designed as an integral part of the design, and not appear "tacked-on". Shutters must have hardware that implies full functionality, even if they are merely decorative.

Development Standards

BUILDING TYPES

ACCESSORY BUILDINGS

Design accessory buildings such that the exterior appearance of the building demonstrates design integrity in the following ways:

- Use complementary materials for exterior facades.
- Use window types that are similar in size, shape and proportion of the windows on the original building.
- Use consistent roof materials and roof forms.

Privacy:

Use design strategies to protect privacy, such as offsetting windows of adjacent units, locating minor windows above eye level, and using opaque glass for minor windows.

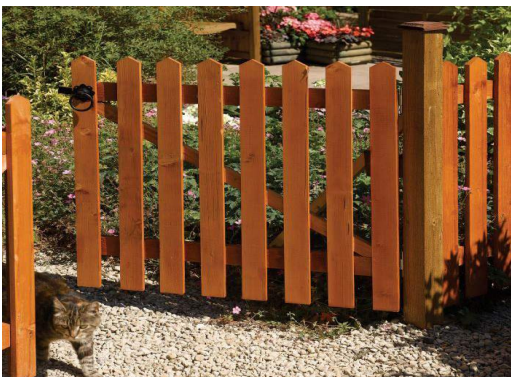
Fencing:

Fences and walls help define public and private open space boundaries, but can distract from the character of a community without regulation. Homeowners have the option of using the standard village-wide fence or submitting plans for a custom fence to the Architectural Review Committee for approval. Custom fences shall correspond to the style of the Architecture and will be approved at the discretion of the Architectural Review Committee.

Residential Perimeter Fencing:

- Front Yard Height: maximum of 3 feet
- Back/Side Yard Height: maximum of 6 feet for privacy fencing between lots
- A privacy fence shall be reduced to a height of 3 feet from 10 feet in either direction of a driveway for visibility.
- The Standard fence style throughout Village 8 is a wooden fence strained with Cabot Bleaching Stain in Natural Driftwood Gray.
- Acceptable materials for custom fencing- wood , metal, brick, stone, architectural concrete, etc. Vinyl, composite, and precast concrete products will be allowed on a case-by-case basis as approved by the Architectural Review Committee.

Custom Fence Examples



Wooden Fence - 3' Max



Contemporary - Semi Private Fence



Wood & Metal Perimeter Fence - 3' Max



Modern Slat Privacy Fence - Closed Picket



Gabion & Wooden Fence - Closed Picket



Contemporary Mesh Fence - 3' Max

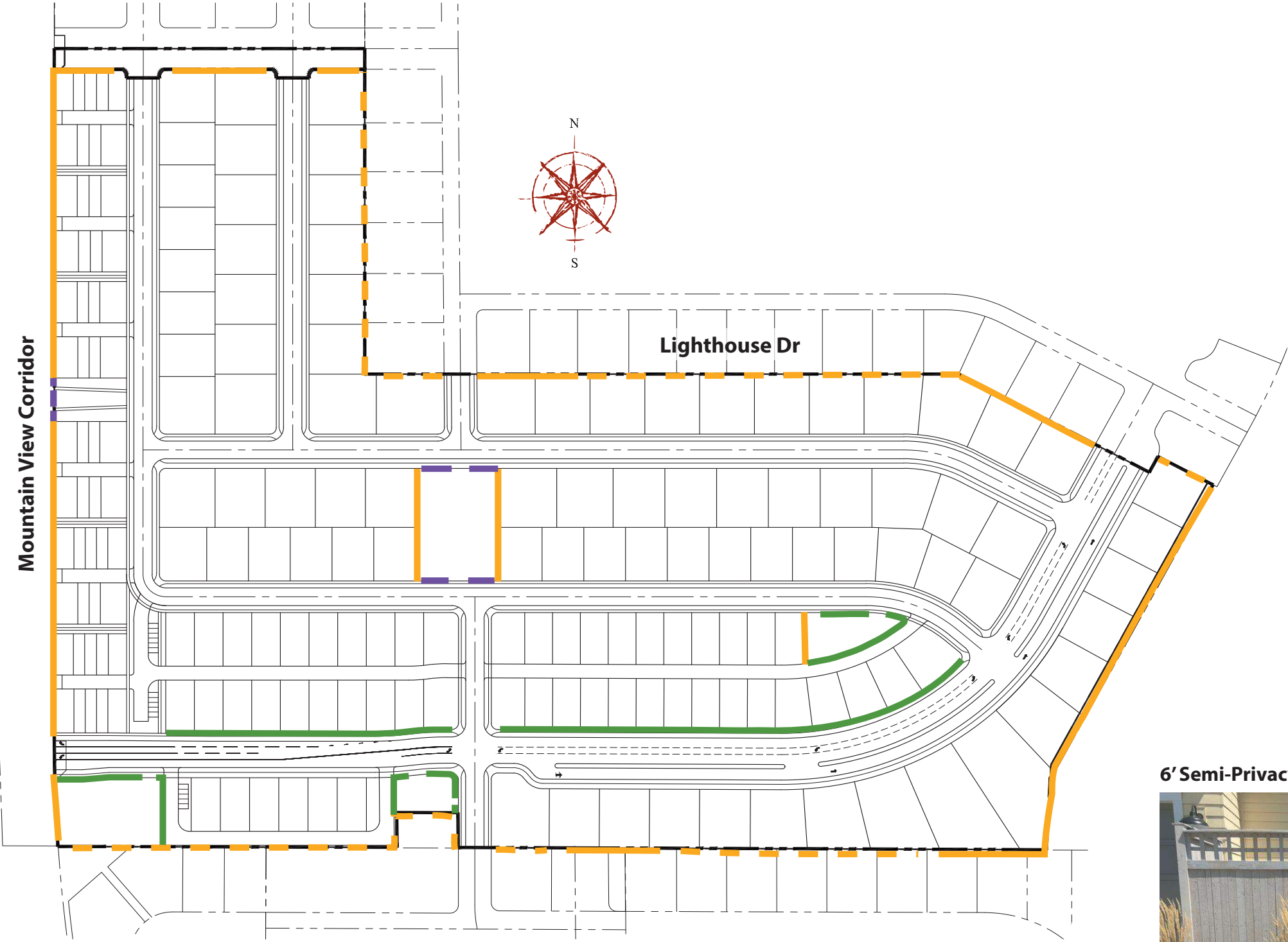
Mailbox Structures:

Village 8 multi-family areas will utilize the 16 Door Vogue Classic Cluster Mailbox of approved equivalent, located in or near the park strip for convenience. ADA accessible paths will allow access to the retrieval side. Mailbox locations will be identified on all final plats.

Mailbox



Fencing Plan



Fencing Types

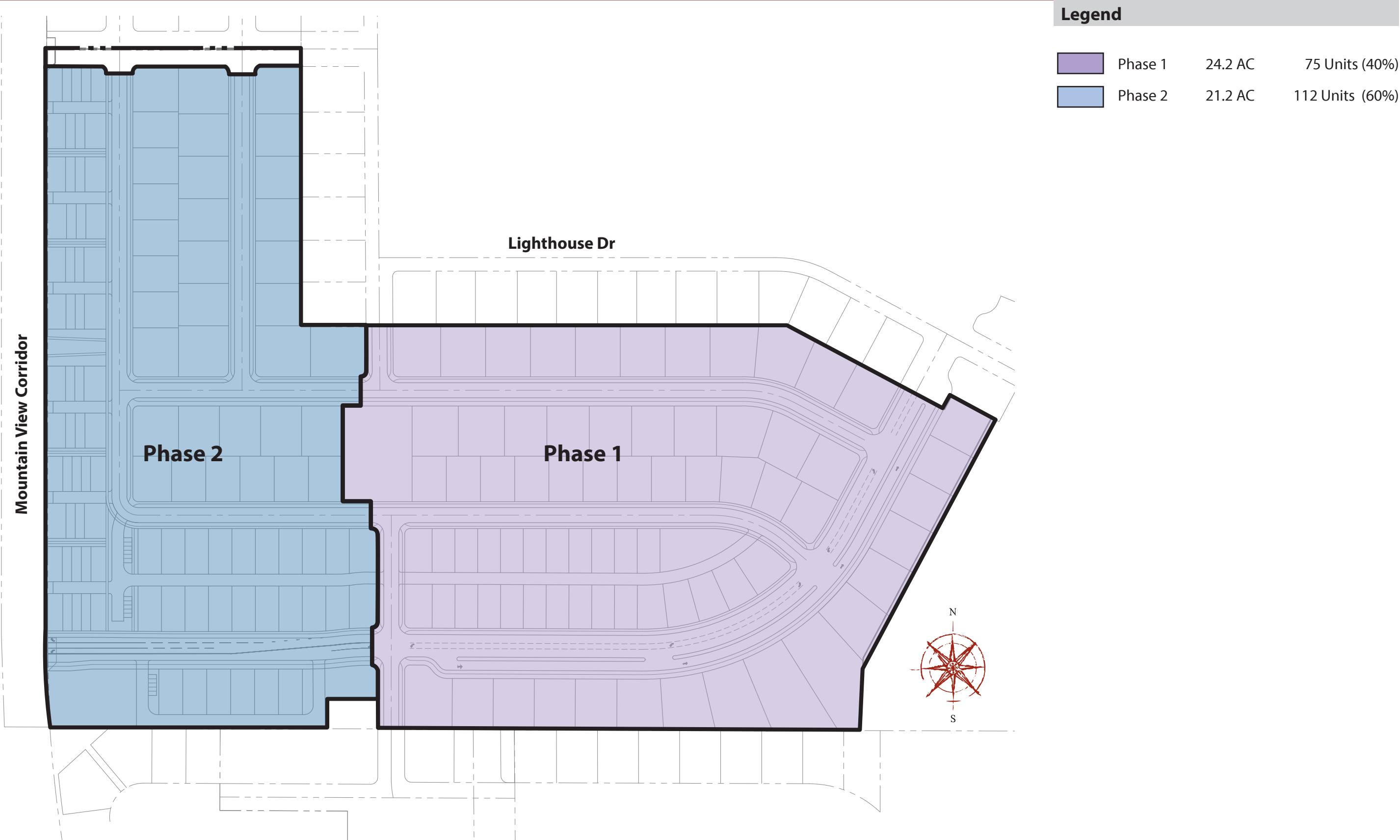
- 6' Stained Cedar Fence
- Existing Fence
- 4' Picket Cedar
- 4' Picket Cedar with Planting

- Notes:
1. Additional fencing may be installed on the side yards and rear yards of lots. Location and type of fence shall be approved by the ARC. Fencing shall follow city standards for fencing if the Village Plan does not state specifics.
 2. Fencing on corners shall be terminated at the front-yard setback.
 3. Openings in fencing shall accommodate for driveways, alleys and walkways.

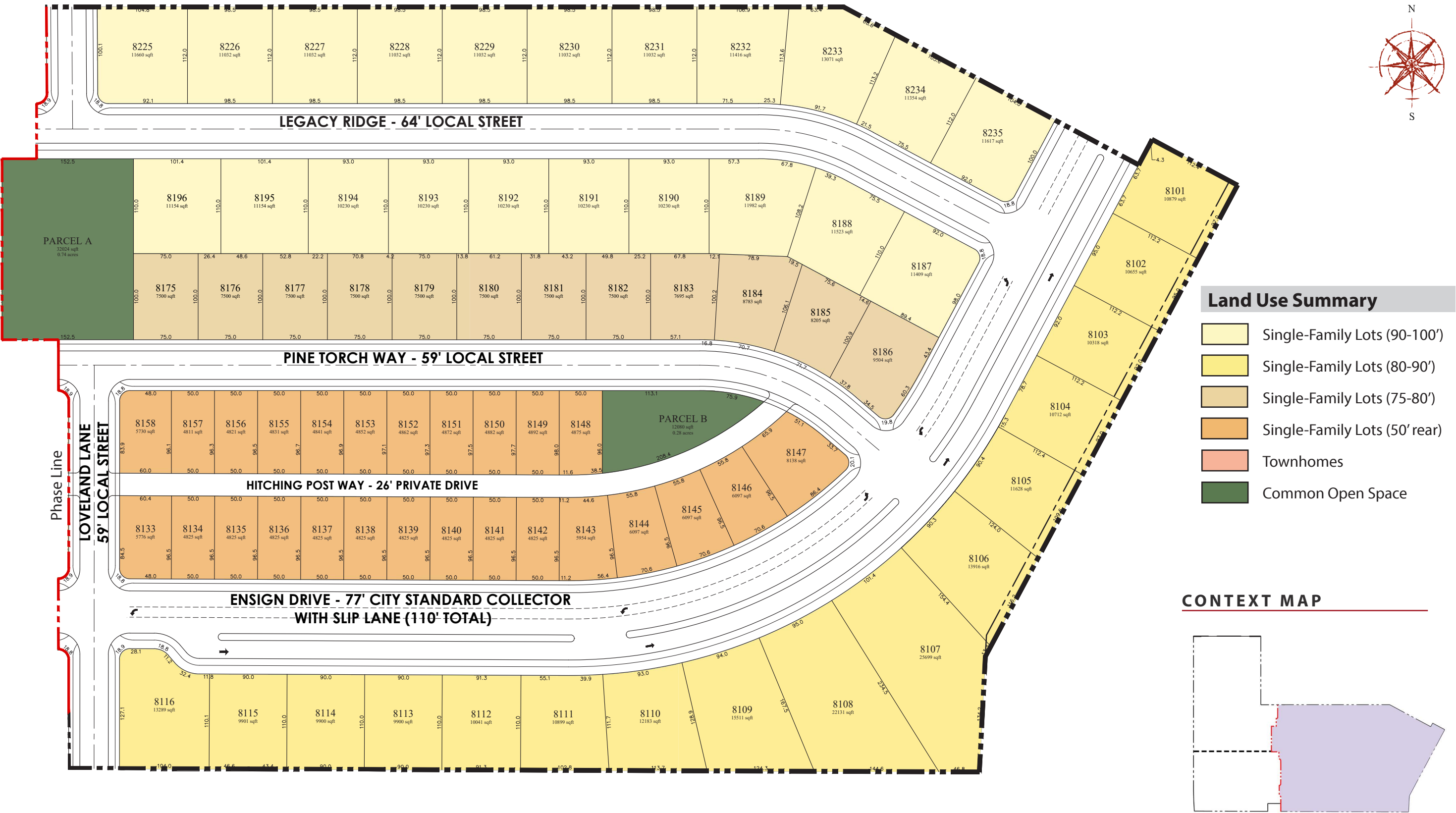


Images are conceptual only.

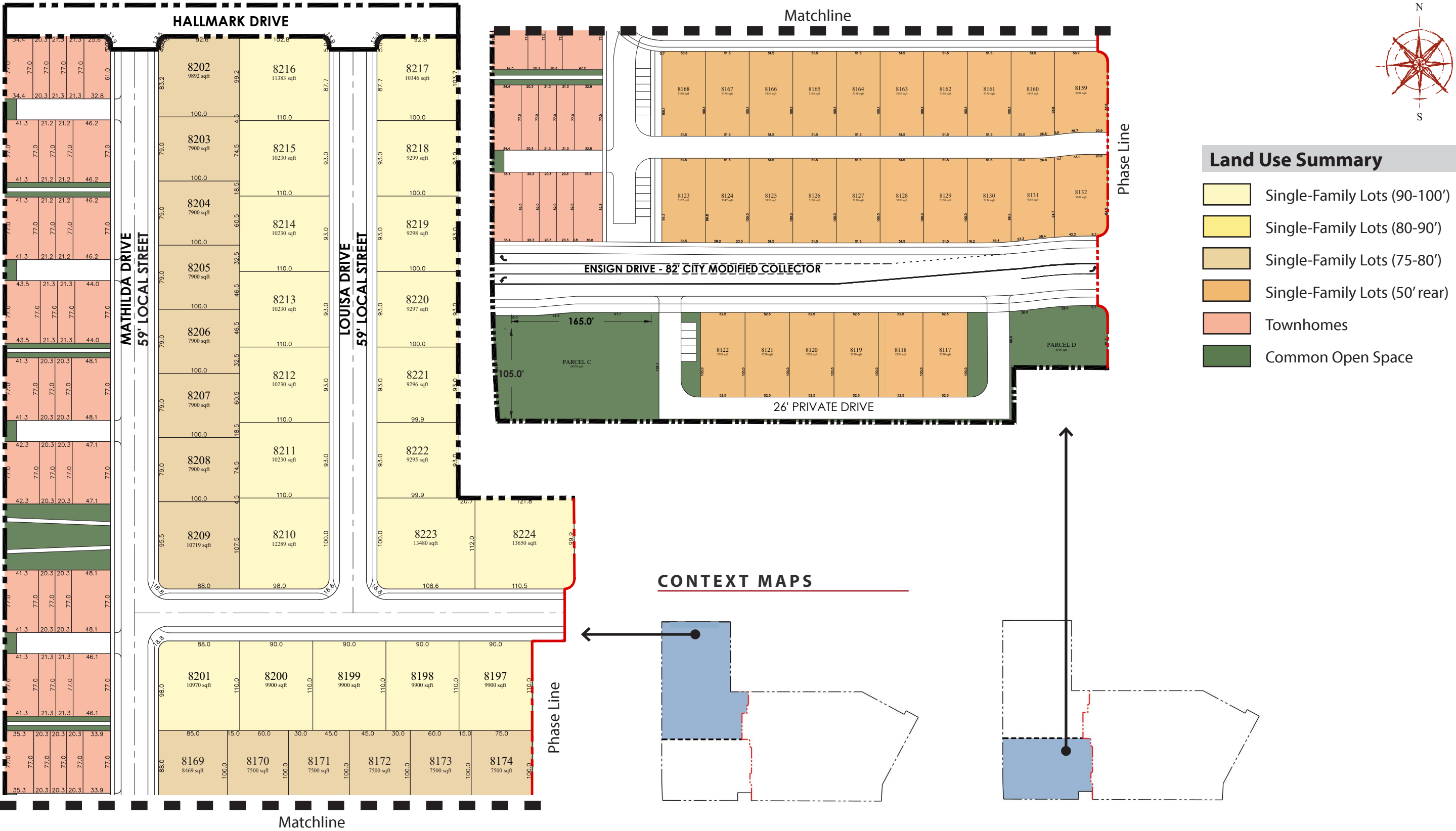
Phasing Plan



Detailed Lotting Plan - Phase 1



Detailed Lotting Plan - Phase 2



Landscape Plan

SINGLE AND MULTI-FAMILY RESIDENTIAL

LANDSCAPE PLANS

Landscaping shall be considered an extension of a residence and viewed as a series of outdoor rooms. This level of planning can dramatically extend the living environment by creating outdoor spaces with defined functions across the lot. Yards, especially those areas visible from the street, shall complement the architecture while expressing the individuality of each homeowner.

Residential landscapes are a visible expression of neighborhood culture and identity. Any guidelines provided in this document are meant to create coherent streetscapes and encourage thoughtful planning of yards for each housing typology. Expression though landscaping is encouraged and aids in personalizing neighborhoods. Example planting palettes have been provided in the following pages.

Landscape designs should frame the home and reinforce the human scale already integrated into the architecture. For front yards, and side yards adjacent to a road, consider the impact of the design on social opportunities and street life. In general, the landscape should connect the residence to the street. NOTE: No fruit-bearing trees should be placed adjacent to public trails or sidewalks.

INTENT

- Landscaping shall complement the surrounding architecture and unify open spaces.
- Landscapes shall reduce the apparent mass of adjacent buildings by considering important architectural elements prior to planting and how vegetation will aid in grounding the structure.
- Landscaping shall screen cars, trash enclosures, secondary structures, and parking from the road.
- Vegetation shall be used to define boundaries and preserve residential privacy and discourage defaulting to fencing and walls. Plantings should soften fences and walls exposed to public view.
- Landscape shall enhance safety and comfort. Avoid vegetation that reduces visibility along primary paths and entrances.

ACCESSORY BUILDINGS & DWELLING UNITS

Residential Landscapes

All residential yards are encouraged to have plantings that correspond to the following locations or features of the lot, actual landscape requirements will follow Title 19 code:

Foundation Planting

- 3 FT wide densely planted with shrubs to screen the foundation where exposed to view.

Fence Planting

- Minimum of 2-3 FT of landscaping on sides exposed to public view where consistent maintenance is provided. (This requirement is waived along Foothill Boulevard (See Edge Condition #2).

All planting areas (planter beds and lawn) shall contain a minimum of 12 inches of topsoil, tilled into the top 4 inches of the existing grade, and 3 inches of mulch (organic or inorganic) to maintain soil moisture and prevent weed growth. Clean edges between lawn and plantings shall be integrated into the landscape and can be accomplished with discrete edging or shovel cut edges.

Lawns

Shall be limited to areas where it serves a function. Deep rooted and drought tolerant turf varieties shall be considered in an effort to conserve water. Do not place turf in narrow, small, or odd shaped areas that reduce irrigation efficiency. Lawn strips are encouraged to be at least 8 FT wide. Lawn strips on side yards may be reduced to 3 FT.

- Lawns must be a minimum of 2 FT from fencing and 3 FT from building foundations on sides exposed to public view.

Irrigation

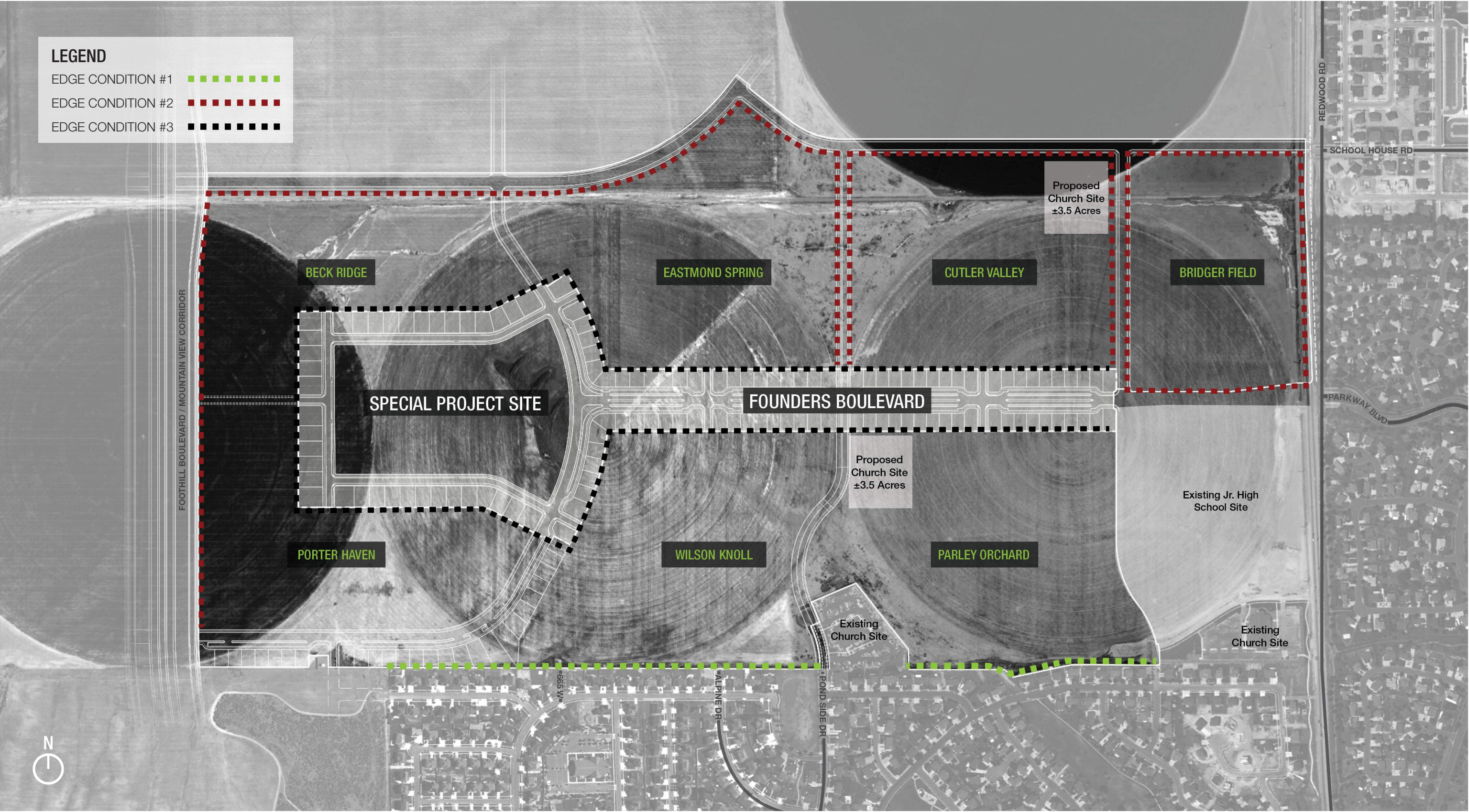
Implement water efficient landscaping techniques. Utilize matched precipitation rate spray and rotor heads for all lawn areas. Avoid overspray by using the appropriate spray head distances and inspect system frequently. Shrub and perennial beds shall be drip irrigated to more efficiently water planter areas and avoid spraying the house, garden structures, and fencing.

Landscaped Areas

Areas highlighted in green indicate areas to be treated with landscape (i.e. turf, shrubs, trees, planters, mulch, etc.) Areas in park strips within public rights of way shall also be landscaped with turf, street trees per this village plan and may incorporate additional shrubs and ornamental grasses in locations to be identified in final plat.

Open Space Management

All common landscaped areas within Village 8 shall be maintained by a Homeowners Association. Areas within park strips in front of single-family detached residences shall be maintained by homeowners where the lot fronts the right-of-way, including corner lots on both rights-of-way. Maintenance for the multi-family residential portion shall be maintained by a common homeowners association for the townhomes.



EDGE CONDITIONS

With the Special Project Community Plan being implemented in eight separate Villages, it is imperative that the interactions between Villages and between Villages and public transportation corridors is regulated. For visual reference, see Exhibit 4. Therefore, three distinct Edge Conditions have been identified:

CONDITION #1. This condition applies along the portion of the south project border in common with the existing Subdivision. In order to transition from these existing uses into individual Villages, the following criteria applies to residential lots which share a property line:

- Fence lines should align with existing lots to the South where possible
- Residential units to be single family detached dwellings
- Minimum 60 FT frontage lots
- 7,000 square foot lots
- Minimum 20 FT rear setback

CONDITION #2. This edge condition applies to Village boundaries which are adjacent to limited access roadways. Where the following restrictions apply:

- All fencing must meet the fencing standards of this Community Plan
- Housing product may face edges with proper accommodations for rear garage loading which meet City standards for the road classification
- Slip lanes, similar in scope and design to Parkway Boulevard, may be incorporated for limit access roads
- Architecture should be articulated on all four sides and approved by the ARC:
 - Wall plane difference of 2 FT minimum, which is intended to give depth and movement to the elevation
 - Wall planes to be extended through to roof line in order to avoid a mono-plane roof
 - No false facades materials partially wrapping the structure

CONDITION #3. In order to preserve the unique characteristics of the Village 1 development and the associated Special Project Area, conditions will be placed along all Village 1 boundaries as follows:

- All fencing must meet the fencing standards of this Community Plan
- Single Family Land Uses
- No alleys or roadways adjacent to edge
- Fence lines are not required to align
- Minimum 20 FT rear setback from Village 1 boundary to all living space

FOUR-SIDED ARCHITECTURE | DO THIS



FOUR-SIDED ARCHITECTURE | NOT THIS





EDGE CONDITION 1

- 1

Fence line and lots adjacent to existing Subdivision align where possible.
- 2

Residential units to be single family detached dwellings.
- 3

Minimum 60 FT frontage lots.
- 4

7,000 square foot lots.
- 5

Minimum 20 FT rear setback.



EDGE CONDITION 2

- 1

Slip lanes, similar in scope and design to Founders Boulevard, may be incorporated for limited access roads.
- 2

Housing may face edges with proper accommodation for rear garage loading which meet City standards for the road classification.
- 3

All fencing must meet the fencing standards of Community Plan.
- 4

Housing elevations adjacent have a wall plane difference of at least 2 FT, to give depth and movement to elevation.
- 5

Wall planes to be extended to meet roof line.
- 6

Architecture articulated on all four sides - no partial material wraps.



EDGE CONDITION 3

- 1

All fencing must meet the fencing standards of Community Plan.
- 2

Single family land uses.
- 3

No alleys or roadways adjacent to edge.
- 4

Fence lines are not required to align
- 5

Minimum 20-foot rear setback from Village 1 boundary to all living space.
- 6

Wall planes to be extended to meet roof line.

Open Space Plan



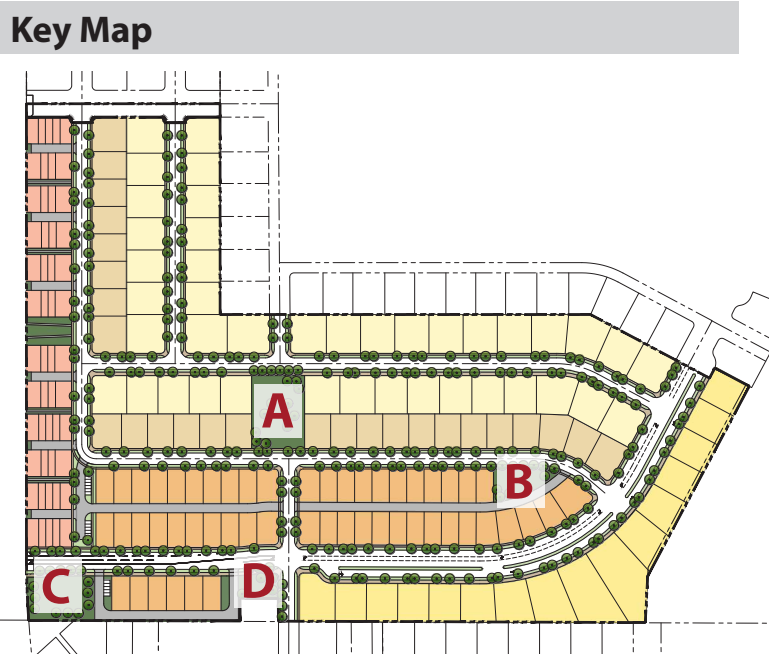
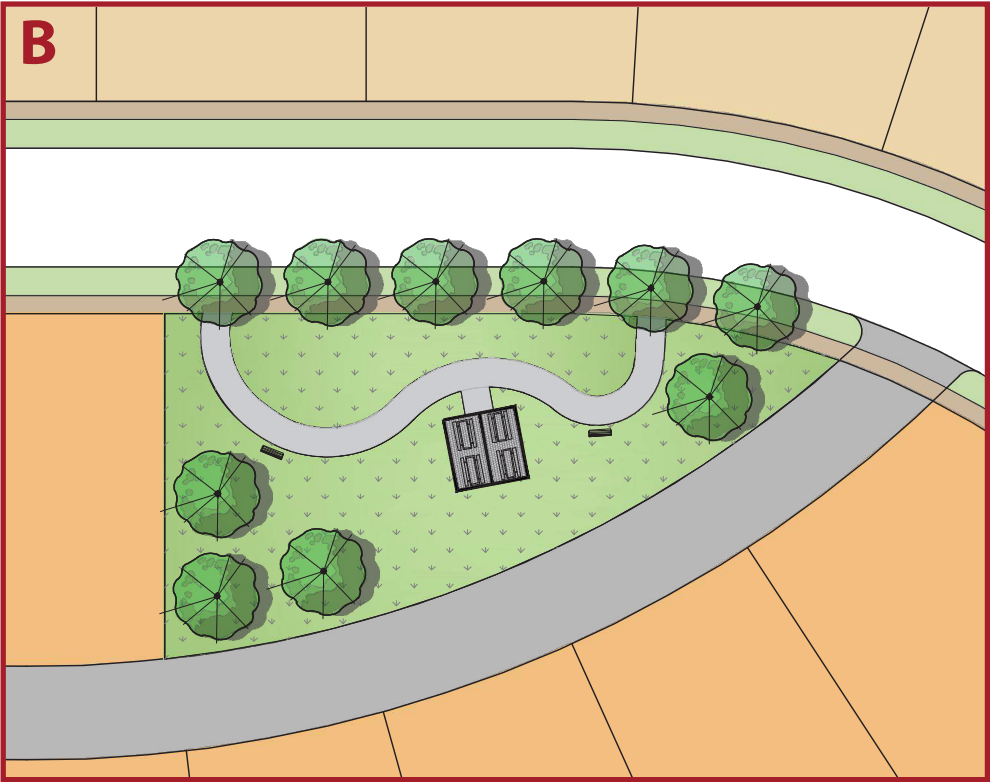
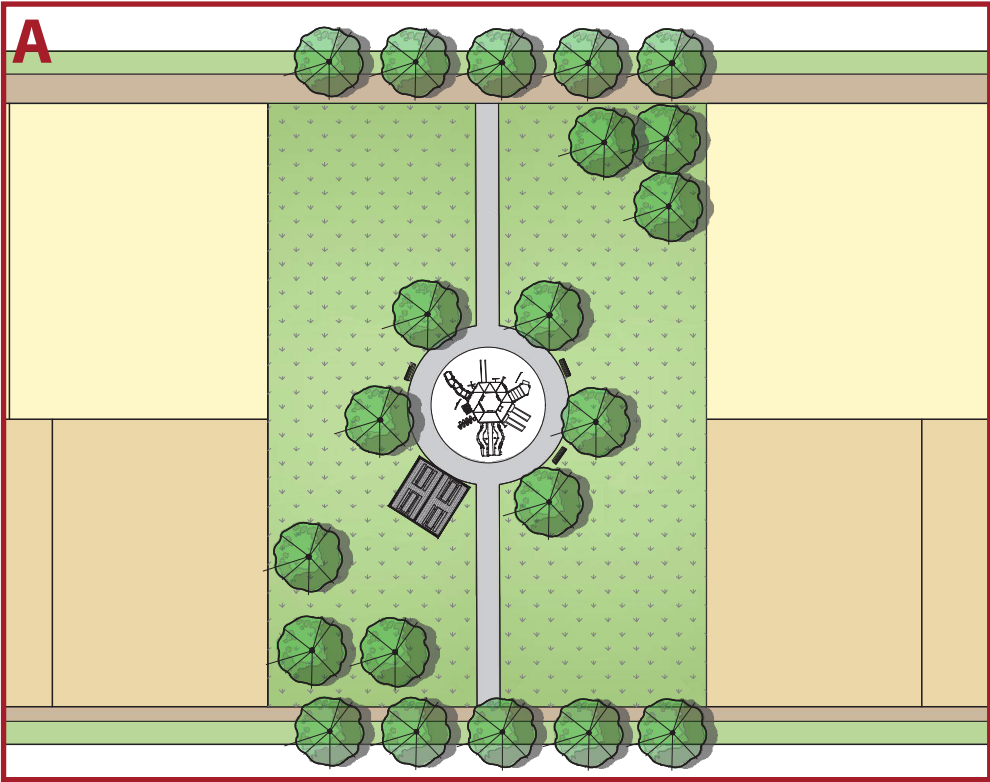
Legend

- Landscaped Areas
- 5' Pedestrian Walkway
- 10' Pedestrian Trail
- Existing 10' Pedestrian Trail
- Park Lawns
- Pocket Park
- Paseo
- Detention Basin

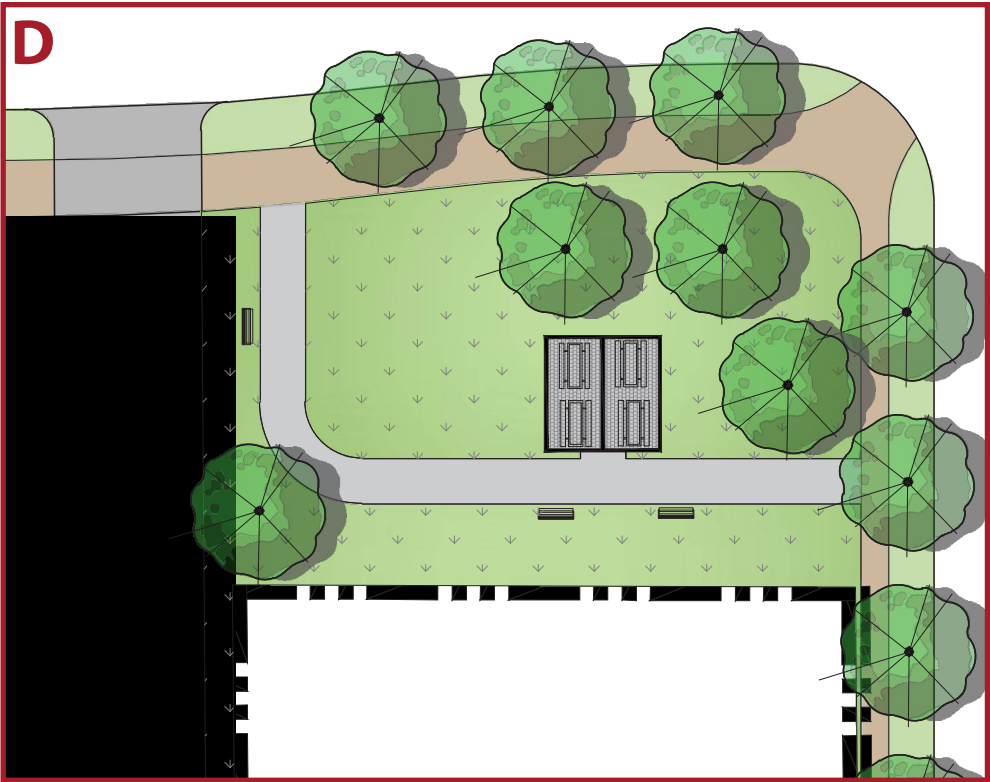
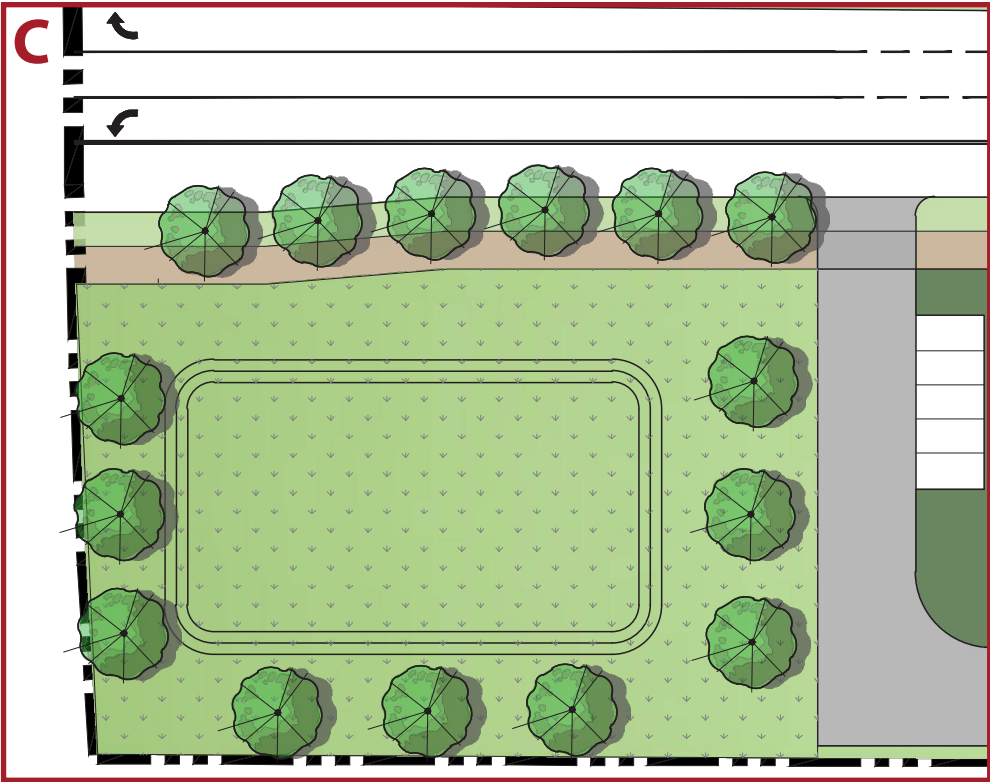
Open Space Summary

Total Village Plan Area	45.9 Ac
Total Common Open Space	2.5 Ac
Common Open Space %	5.44 %

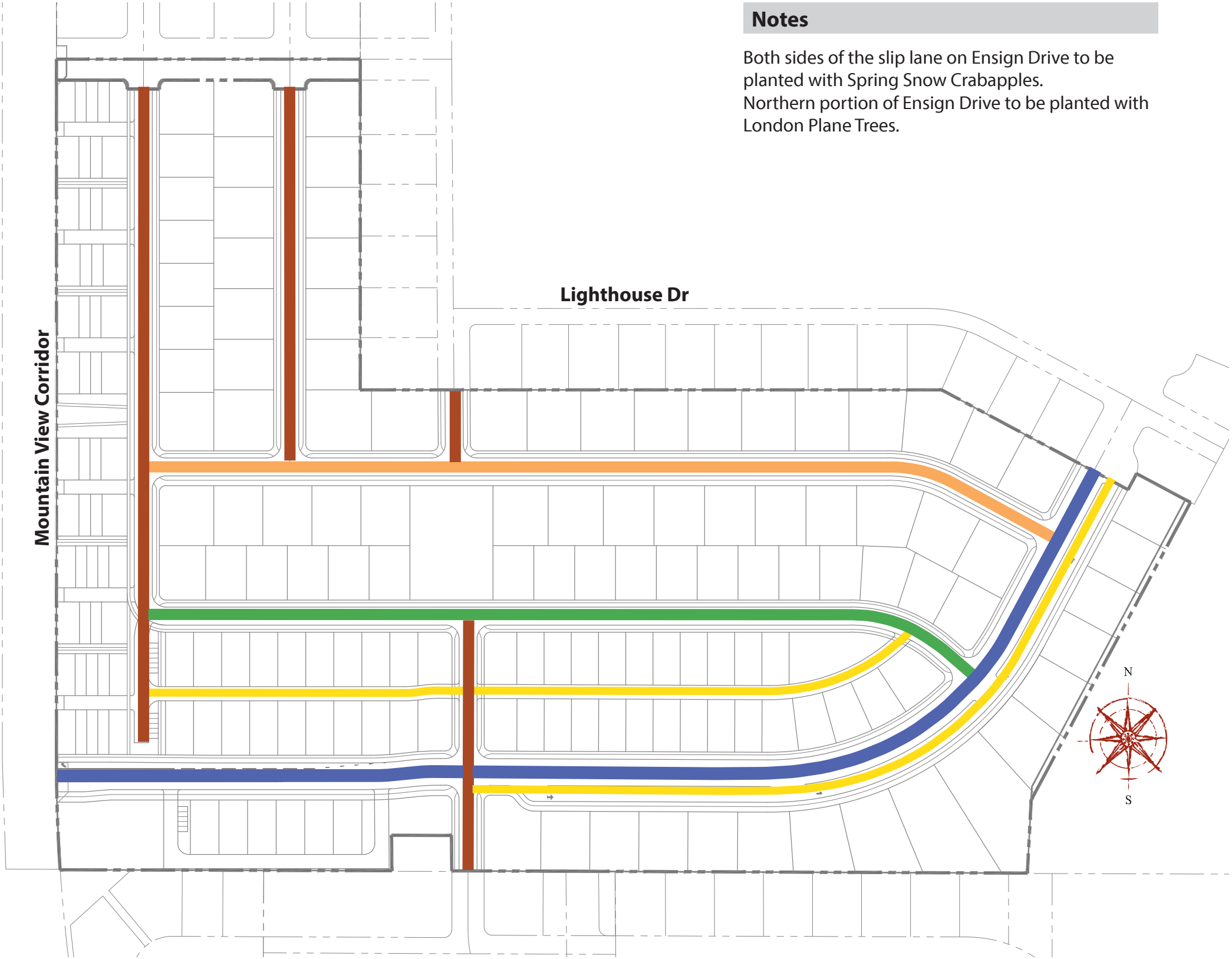
Open Space Plan



All graphics are conceptual



Street Tree Plan



Notes

Both sides of the slip lane on Ensign Drive to be planted with Spring Snow Crabapples.
Northern portion of Ensign Drive to be planted with London Plane Trees.

Legend



Platanus x acerifolia
London Plane Tree 2" Cal.



Pyrus calleryana 'Aristocrat'
'Aristocrat' Callery Pear 2" Cal.



Malus x 'Spring Snow'
Spring Snow Crabapple 2" Cal.



Ulmus 'Frontier'
Frontier Elm 2" Cal.



Quercus macrocarpa
Bur Oak 2" Cal.

Landscape Plant Palette

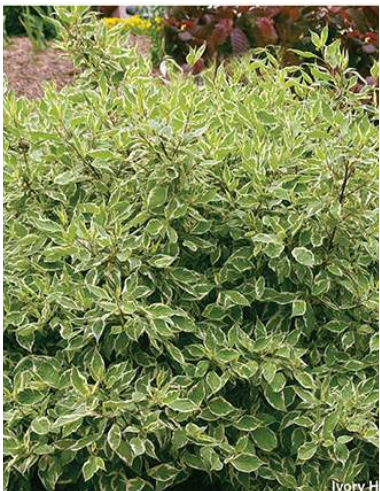




RECOMMENDED TREE SPECIES

Botanical Name	Common Name	Size	Drought Tolerant
<i>Acer campestre</i>	Hedge Maple	2" Cal.	✓
<i>Acer platanoides</i>	Norway Maple	2" Cal.	
<i>Acer truncatum x platanoides</i>	Pacific Sunset Maple	2" Cal.	✓
<i>Acer freemanii</i>	Freeman Maple	2" Cal.	
<i>Acer pseudoplatanus</i>	Sycamore Maple	2" Cal.	✓
<i>Acer tatarian</i>	Tatarian Maple	2" Cal.	✓
<i>Carpinus betulus</i>	Hornbeam	2" Cal.	
<i>Catalpa speciosa</i>	Catalpa (podless)	2" Cal.	✓
<i>Celtis occidentalis</i>	Common Hackberry	2" Cal.	✓
<i>Cercis canadensis</i>	Redbud	2" Cal.	✓
<i>Fagus sylvatica</i>	Weeping Beech	2" Cal.	
<i>Fraxinus mandschurica</i>	Manchurain Ash	2" Cal.	✓
<i>Fraxinus pennsylvanica</i>	Green Ash	2" Cal.	
<i>Ginkgo biloba</i>	Maidenhair Tree (male)	2" Cal.	✓
<i>Gleditsia triacanthos inermis</i>	HoneyLocust	2" Cal.	
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	5' Height	✓
<i>Liriodendron tulipefera</i>	Tuliptree	2" Cal.	
<i>Malus sp.</i>	Crabapple	2" Cal.	
<i>Platanus acerifolia</i>	London Planetree	2" Cal.	
<i>Prunus sargentii</i>	Flowering Cherry	2" Cal.	
<i>Prunus serrulata</i>	Japanese Flowering Cherry	2" Cal.	
<i>Prunus virginiana</i>	Chokecherry	2" Cal.	
<i>Pyrus calleryana</i>	Flowering Pear	2" Cal.	
<i>Quercus gambelii</i>	Gamble Oak	2" Cal.	✓
<i>Quercus macrocarpa</i>	Bur Oak	2" Cal.	✓
<i>Tilia cordata</i>	Littleleaf Linden	2" Cal.	
<i>Tilia tomentosa</i>	Silver Linden	2" Cal.	✓
<i>Ulmus pavifolia</i>	Lace Bark Elm	2" Cal.	✓
<i>Ulmus sp.</i>	Elm	2" Cal.	
<i>Zelkova serrata</i>	Zelkova	2" Cal.	✓





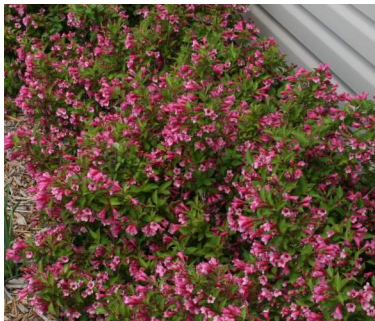





















Landscape Plant Palette

SHRUBS

Botanical Name	Common Name	Size	Drought Tolerant			
<i>Aronia melanocarpa</i>	Chokeberry	1 Gal.	✓			
<i>Berberis thunbergii</i> A. N.	Redleaf Barberry	5 Gal.				
<i>Buxus</i>	Boxwood	1 Gal.				
<i>Caryopteris x clandonensis</i>	Blue Beard	3 Gal.	✓			
<i>Cornus sericea</i>	Red Twig Dogwood	5 Gal.				
<i>Euonymus alatus</i>	Burning Bush	1 Gal.				
<i>Forsythia x intermedia</i>	Forsythia	1 Gal.	✓			
<i>Hibiscus syriacus</i>	Rose of Sharon	1 Gal.	✓			
<i>Juniperus chinensis</i>	Juniper	5 Gal.	✓			
<i>Juniperus horizontalis</i>	Creeping Juniper	5 Gal.	✓			
<i>Lavandula angustifolia</i>	Lavendar	5 Gal.	✓			
<i>Lonicera tatraica utahensis</i>	Tatrian Honeysuckle	1 Gal.				
<i>Mahonia aquafolium</i>	Oregon Grape	5 Gal.	✓			
<i>Mahonia repens</i>	Creeping Oregon Grape	1 Gal.	✓			
<i>Nandina domestica</i>	Heavenly Bamboo	3 Gal.				
<i>Perovskia atriplicifolia</i>	Russian Sage	1 Gal.	✓			
<i>Physocarpus opulifolius</i>	Ninebark	5 Gal.	✓			
<i>Pinus mugo</i>	Mugo Pine	1 Gal.	✓			
<i>Potentilla fruticosa</i>	Potentilla	3 Gal.	✓			
<i>Prunus laurocerasus x cistena</i>	Laurel	5 Gal.				
<i>Rhamnus frangula</i>	Fern Leaf Buckthorn	5 Gal.	✓			
<i>Rhus aromatica</i>	Fragrant Sumac	5 Gal.	✓			
<i>Rhus glabra</i>	Sumac	3 Gal.	✓			
<i>Ribies alpinum</i>	Apline Current	3 Gal.				










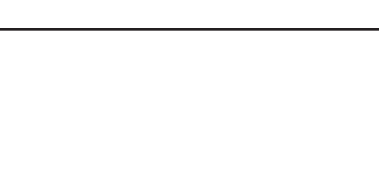
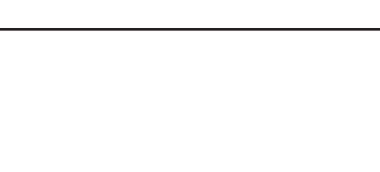
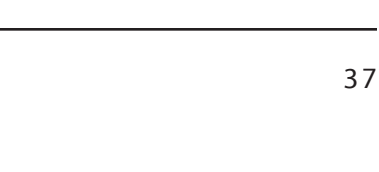
Landscape Plant Palette

EVERGREEN SHRUBS, ORNAMENTAL GRASSES, GROUNDCOVERS

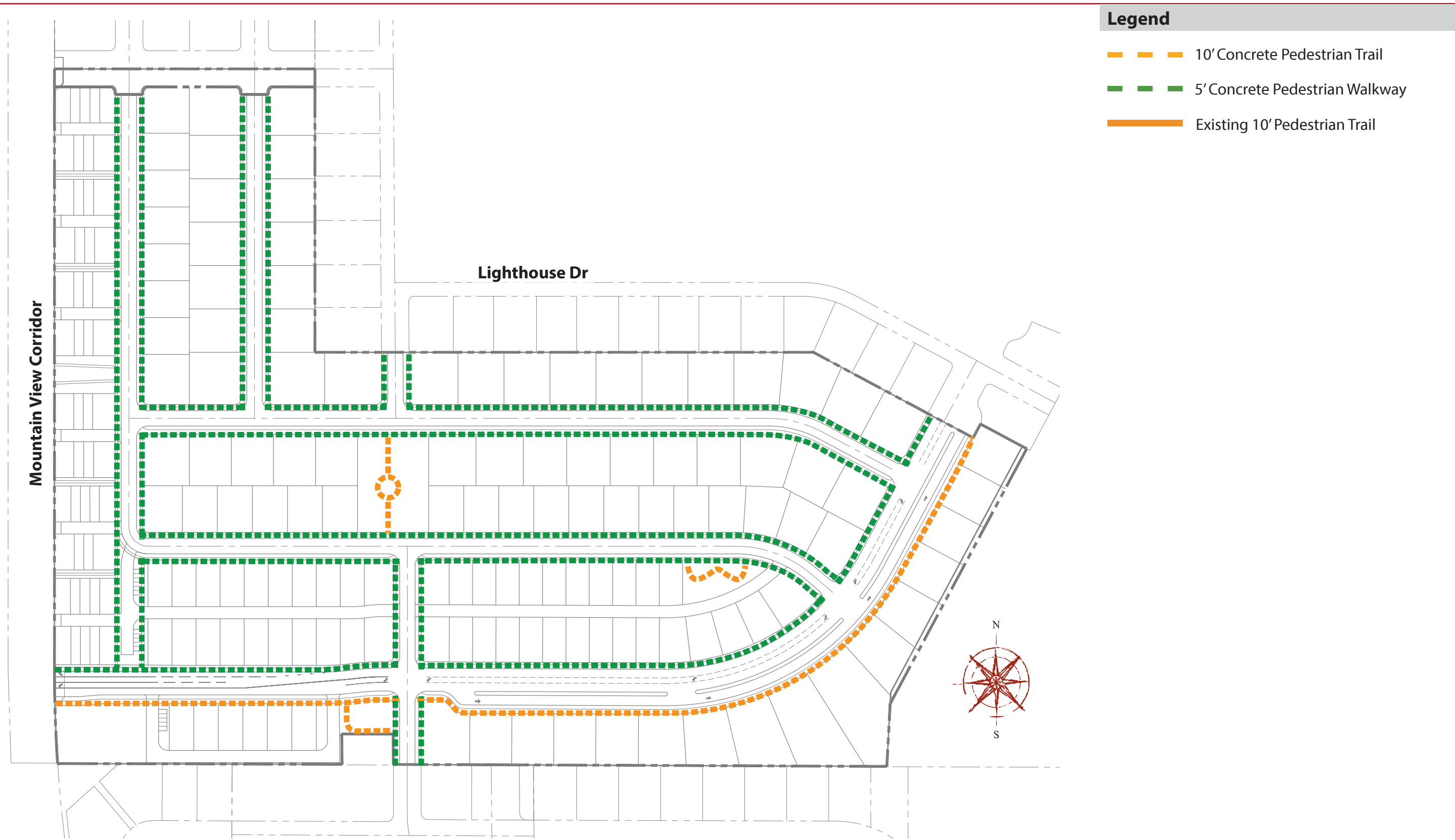
Botanical Name	Common Name	Size	Drought Tolerant			
<i>Rosa 'knock out'</i>	Knock Out Rose	3 Gal.	✓			
<i>Rosa 'Radtko'</i>	Double Knock Out Rose	5 Gal.				
<i>Rosa 'Woodsii'</i>	Wood's Rose	5 Gal.				
<i>Spirea bumalda</i>	Spirea	3 Gal.	✓			
<i>Spirea japonica</i>	Japanese Spirea	3 Gal.				
<i>Syringa meyeri</i>	Korean Lilac	1 Gal.				
<i>Syringa patula</i>	Lilac	5 Gal.	✓			
<i>Taxus baccata</i>	Japanese Yew	1 Gal.				
<i>Taxus media</i>	Spreading Yew	5 Gal.				
<i>Viburnum trilobum</i>	Viburnum	3 Gal.	✓			
<i>Weigela florida</i>	Weigela	3 Gal.				
Botanical Name	Common Name	Size	Drought Tolerant			
<i>Calamagrostis x acutiflo 'Karl Foerster'</i>	Karl Foerster Grass	1 Gal.	✓			
<i>Carex muskingumensis</i>	Sedge	1 Gal.				
<i>Chasmanthium latifolium</i>	Northern Sea Oats	1 Gal.				
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1 Gal.	✓			
<i>Festuca Ovina glauca</i>	Blue Fescue Grass	1 Gal.	✓			
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gal.	✓			
<i>Miscanthus sinensis</i>	Dwarf Maiden Hair Grass	1 Gal.	✓			
<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	1 Gal.	✓			
<i>Muhlenbergia reverchonii</i>	Seep Muhly Grass	1 Gal.	✓			
<i>Panicum virgatum</i>	Switch Grass	1 Gal.	✓			
<i>Pennisetum alopecuroides</i>	Dwarf Fountain Grass	1 Gal.	✓			
Botanical Name	Common Name	Size	Drought Tolerant			
<i>Euonymus fortunei</i>	Winter Creeper	3" Pot	✓			
<i>Ajuga reptans</i>	Bugleweed	3" Pot				
<i>Sedum</i>	Sedum	3" Pot				

Landscape Plant Palette

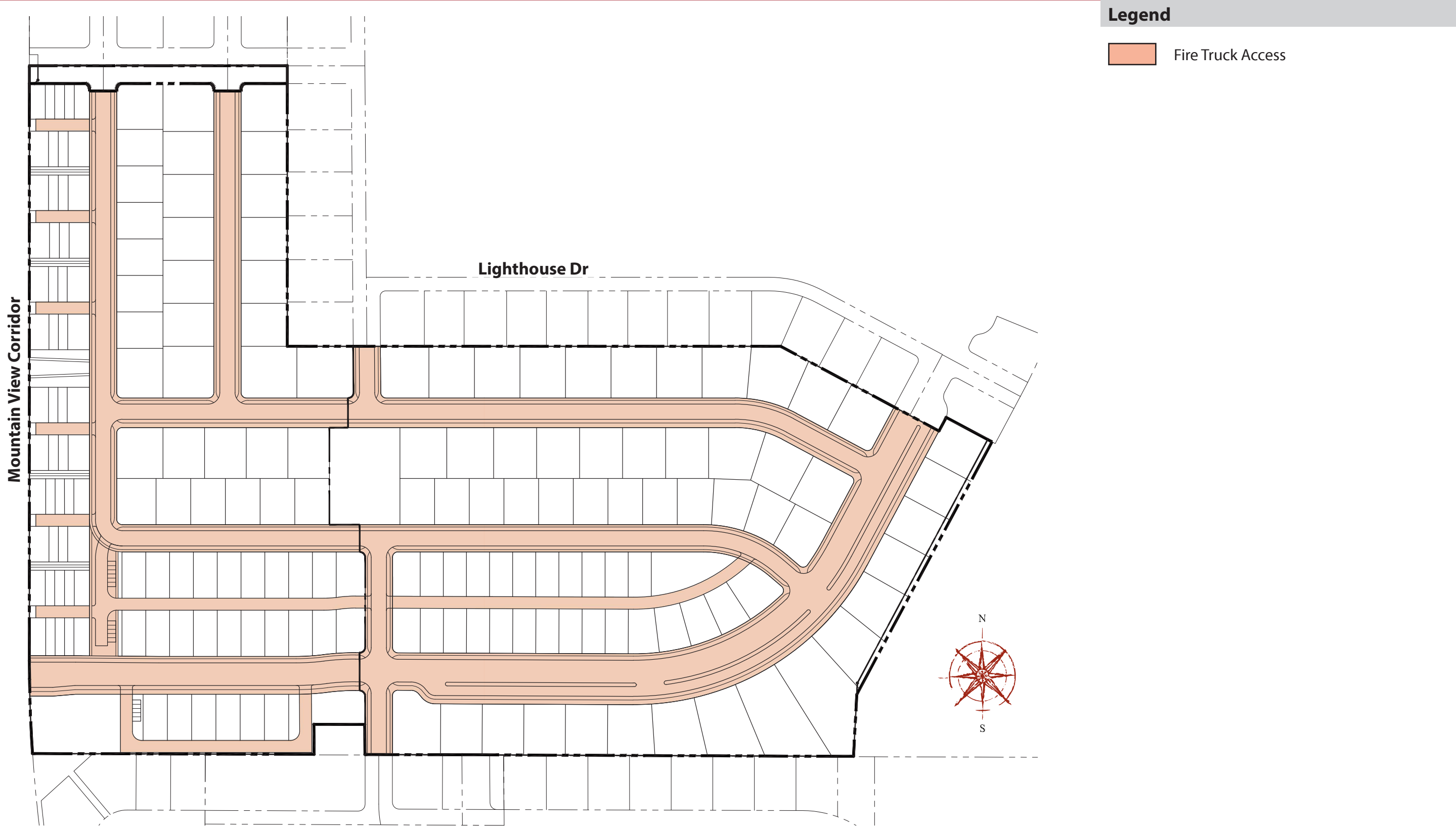
PERENNIALS

Botanical Name	Common Name	Size	Drought Tolerant			
<i>Achillea sp.</i>	Yarrow	1 Gal.	✓			
<i>Agastache cana</i>	Mint	1 Gal.	✓			
<i>Anemone hybrida</i>	Windflower	1 Gal.				
<i>Astilbe chinensis</i>	Goats Beard	1 Gal.				
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	1 Gal.	✓			
<i>Campamula carpatica</i>	Bellflower	1 Gal.				
<i>Coreopsis sp.</i>	Tickseed	1 Gal.	✓			
<i>Echinacea purpurea</i>	Coneflower	5 Gal.				
<i>Gaillardia aristata</i>	Blanket Flower	5 Gal.	✓			
<i>Gaura lindheimeri</i>	Gaura	1 Gal.	✓			
<i>Hemerocallis sp.</i>	Daylily	1 Gal.	✓			
<i>Heuchera</i>	Coral Bells	5 Gal.	✓			
<i>Hosta sp.</i>	Hosta	5 Gal.				
<i>Kniphofia sp.</i>	Red Hot Poker	1 Gal.	✓			
<i>Lavandula angustifolia</i>	Lavender	1 Gal.	✓			
<i>Leucanthemum superbum</i>	Shasta Daisy	1 Gal.				
<i>Liriope muscari</i>	Lily Turf	1 Gal.				
<i>Paeonia lactiflora</i>	Peony	5 Gal.				
<i>Rudbeckia fulgida</i>	Black Eyed Susan	1 Gal.	✓			
<i>Salvia nemorosa</i>	May Night Sage	1 Gal.	✓			
<i>Salvia x sylvestris</i>	Sage	1 Gal.				

Pedestrian Plan



Fire Access Plan



Additional Elements

FINDINGS

Village Plan 8 is the 45.9-acre phase within the 371.8-acre Beacon Pointe Community Plan located in Saratoga Springs, Utah. Beacon Pointe Village 8 is compliant with all Planned Community Zone Requirements for Village Plans as defined in Section 19.26.09 of the Saratoga Springs Municipal Code. We find that Village Plan 8:

A. IS CONSISTENT WITH THE ADOPTED COMMUNITY PLAN;

Village Plan 8 adheres to the development standards, design guidelines, infrastructure plans, and other requirements established in the Beacon Pointe Community Plan.

B. IS CONSISTENT WITH THE TOTAL NUMBER OF EQUIVALENT RESIDENTIAL UNITS (ERUS) DICTATED IN THE ADOPTED COMMUNITY PLAN;

The number of potential ERUs established in the Community Plan for Village Plan 8 establishes a maximum of 207 ERUs, with the potential to transfer a maximum of 15% to or from other villages with the approval of the Planning Director.

C. FOR AN INDIVIDUAL PHASE, IS CONSISTENT WITH THE TOTAL NUMBER OF EQUIVALENT RESIDENTIAL UNITS DICTATED IN THE ADOPTED COMMUNITY PLAN UNLESS TRANSFERRED PER THE PROVISIONS OF THE COMMUNITY PLAN;

The number of ERUs established in Village 8 is 187, with the ability to transfer a maximum of 15% to or from other villages with the approval of the Planning Director.

D. IS CONSISTENT WITH THE UTILITY, INFRASTRUCTURE, AND CIRCULATION PLANS OF THE COMMUNITY PLAN; INCLUDES ADEQUATELY SIZED UTILITIES, SERVICES, AND ROADWAY NETWORKS TO MEET DEMANDS; AND MITIGATES THE FAIR SHARE OF OFF-SITE IMPACTS;

Village Plan 8 implements the utility, infrastructure, and circulation plans as specified in the Beacon Pointe Community Plan.

E. PROPERLY INTEGRATES UTILITY, INFRASTRUCTURE, OPEN SPACES, PEDESTRIAN AND BICYCLE SYSTEMS, AND AMENITIES WITH ADJACENT PROPERTIES;

Village Plan 8 has been designed to accommodate necessary infrastructure elements for residents and establish a framework that will provide for future community development and adjacent connections.

F. CONTAINS THE REQUIRED ELEMENTS AS DICTATED IN SECTION 19.26.10 OF THE SARATOGA SPRINGS MUNICIPAL CODE.

Village Plan 8 contains all the relevant required elements as dictated in Section 19.26.10.

G. MEETS THE MINIMUM REQUIRED SPACE IN ADOPTED COMMUNITY PLAN, AND ADOPTED DISTRICT AREA PLAN IF APPLICABLE.

Village Plan 8 contains 45.9 acres, down from 46.0 acres as listed in the Beacon Pointe Community Plan, a slight reduction in area.

Other Project Information

Associations

The Beacon Pointe HOA will maintain open space, pocket parks and paseos. The Benefited Service Area will allocate cost to townhomes on limited common areas. All streets, excluding private streets, will be maintained by the city.

Mitigation Plans

No significant environmental issues will be encountered on this site, and as a result, no mitigation plans are required.

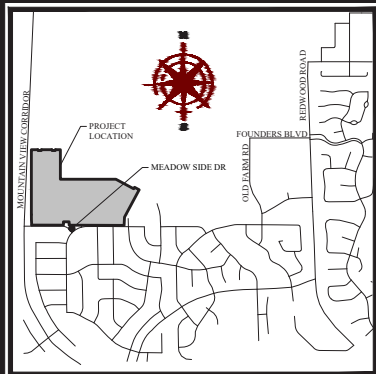
Development Agreement

This property is a part of the Saratoga Springs City Center District Area Plan. A Development agreement was signed at the time of the approval of the District Plan.

Master Association

Beacon Pointe has been maintained, operated, and governed by a master owners’ association known as the Beacon Pointe Owners’ Association (the “Master Association”) to ensure Beacon Pointe is developed in accordance with the Community Plan, each Village Plan, and to ensure a beautiful and harmonious community for all residents residing within Beacon Pointe. Additionally, the Master Association provides general administration over Beacon Pointe in its entirety, including, design and architectural review, managing, controlling, and operating common areas, and other rights and duties provided in the Master Declaration.

Site Characteristics - Survey



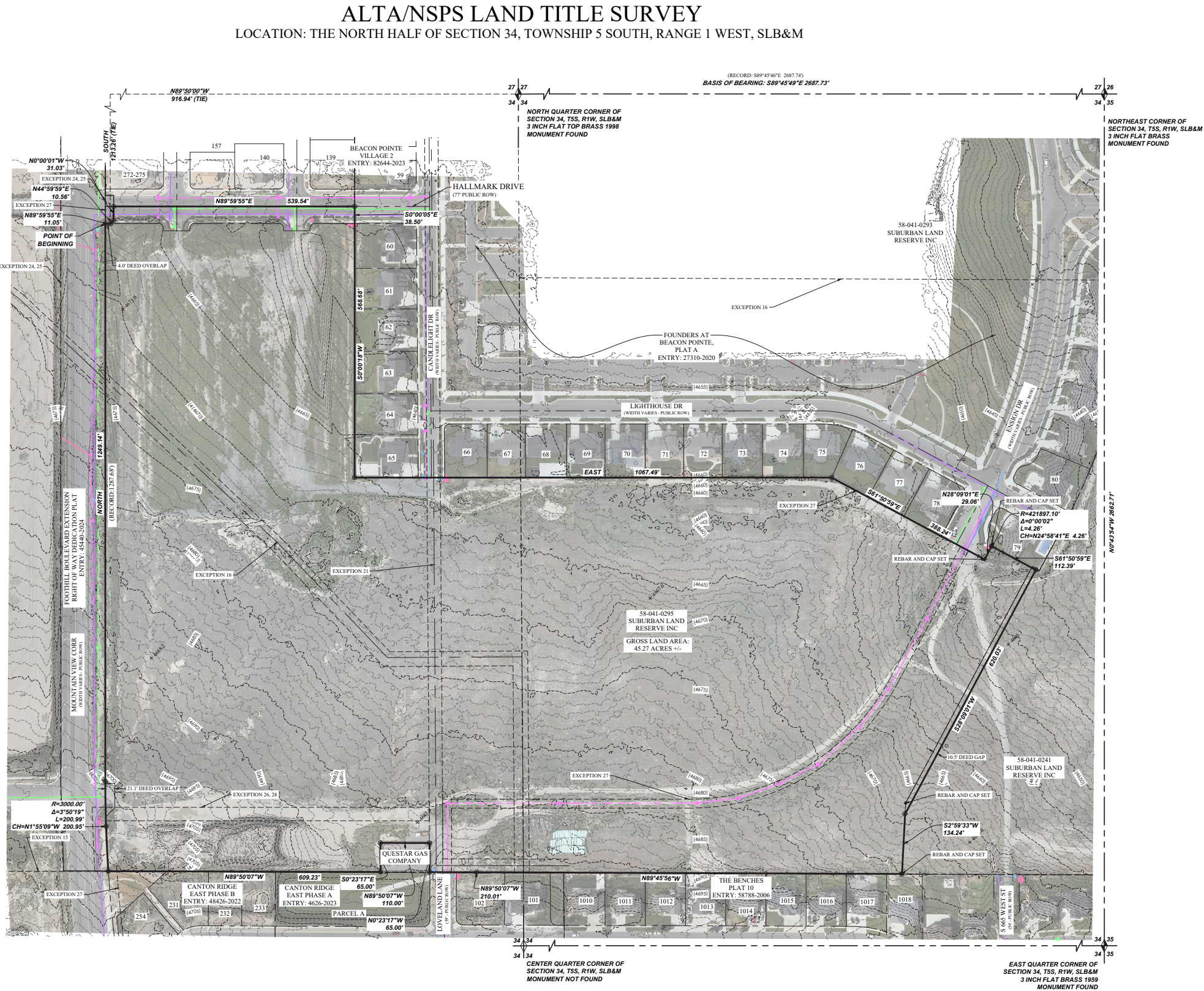
VICINITY MAP
N.T.S



GRAPHIC SCALE

(IN FEET)
1 inch = 100ft.

- LEGEND
- BOUNDARY LINE
 - SECTION LINE
 - EXIST. EASEMENT LINE
 - EXIST. PROPERTY LINE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. SECONDARY WATER
 - EXIST. IRRIGATION
 - EXIST. NATURAL GAS
 - EXIST. COMMUNICATIONS
 - EXIST. OVERHEAD POWER
 - EXIST. UNDERGROUND POWER
 - EXIST. FENCE
 - EXIST. IRRIGATION DITCH FLOWLINE
 - EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
 - EXIST. EDGE OF ASPHALT
 - EXIST. WALL
 - SECTION MONUMENT (FOUND)
 - SECTION MONUMENT (NOT FOUND)
 - BOUNDARY MARKER
 - EXIST. SD INLET, MANHOLE & COMBO BOX
 - EXIST. SEWER MANHOLE
 - EXIST. WATER VALVE & WATER METER
 - EXIST. FIRE HYDRANT
 - EXIST. IRRIGATION BOX
 - EXIST. GAS VALVE & GAS METER
 - EXIST. STREET LIGHT
 - EXIST. POWER POLE
 - EXIST. ELECTRICAL BOX
 - REBAR AND CAP (SET BY FOCUS ENGINEERING)



FOCUS
ENGINEERING AND SURVEYING, LLC
6049 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.FOCUS-ES.COM

FOR
REVIEW
ONLY

ALTA/NSPS LAND TITLE SURVEY
LOCATION: THE NORTH HALF OF SECTION 34, T5S, R1W, SLB&M
SARATOGA SPRINGS, UTAH COUNTY, UTAH
PROPERTY OF: SUBURBAN LAND RESERVE, INC
PREPARED FOR: RYAN BULL

REVISION	DATE	DESCRIPTION	CHECKED
1	06/25/2025	Boundary Updated	JDL
2			
3			
4			
5			
6			

Drawn: RM/LH
Scale: 1"=100'
Date: 06/25/2025
Sheet: 2 OF 2

Site Characteristics



WATERWAYS

There are no existing waterways within the boundaries of the Village 8 site.

FAULT LINES AND GEOLOGICAL INFORMATION

The site is in an area known to have fine-grained soils susceptible to frost heave, wetting- induced collapse ad expansive soils. Specific recommendations are made to address these condition in the geotechnical report.

Liquefaction is not considered a major hazard at the site given the depth to ground water, soil type and consistency of soils encountered at the site. These factors will be considered by geotechnical engineer from structural design recommendations.

There are no mapped active faults extending though the site. The closest mapped active fault to the tire is the Cedar Valley Tear Fault located approximately 4 miles northwest.

GENERAL SOIL DATA

Soils within Village 8 vary from silty clay loam to a gravelly loam.

SLOPES

The site currently slopes from the southwest to northeast with grades ranging from 2% to 8%. No slopes exist on the site that are greater than 30%.

WETLANDS

There are no existing wetlands within the project boundaries.

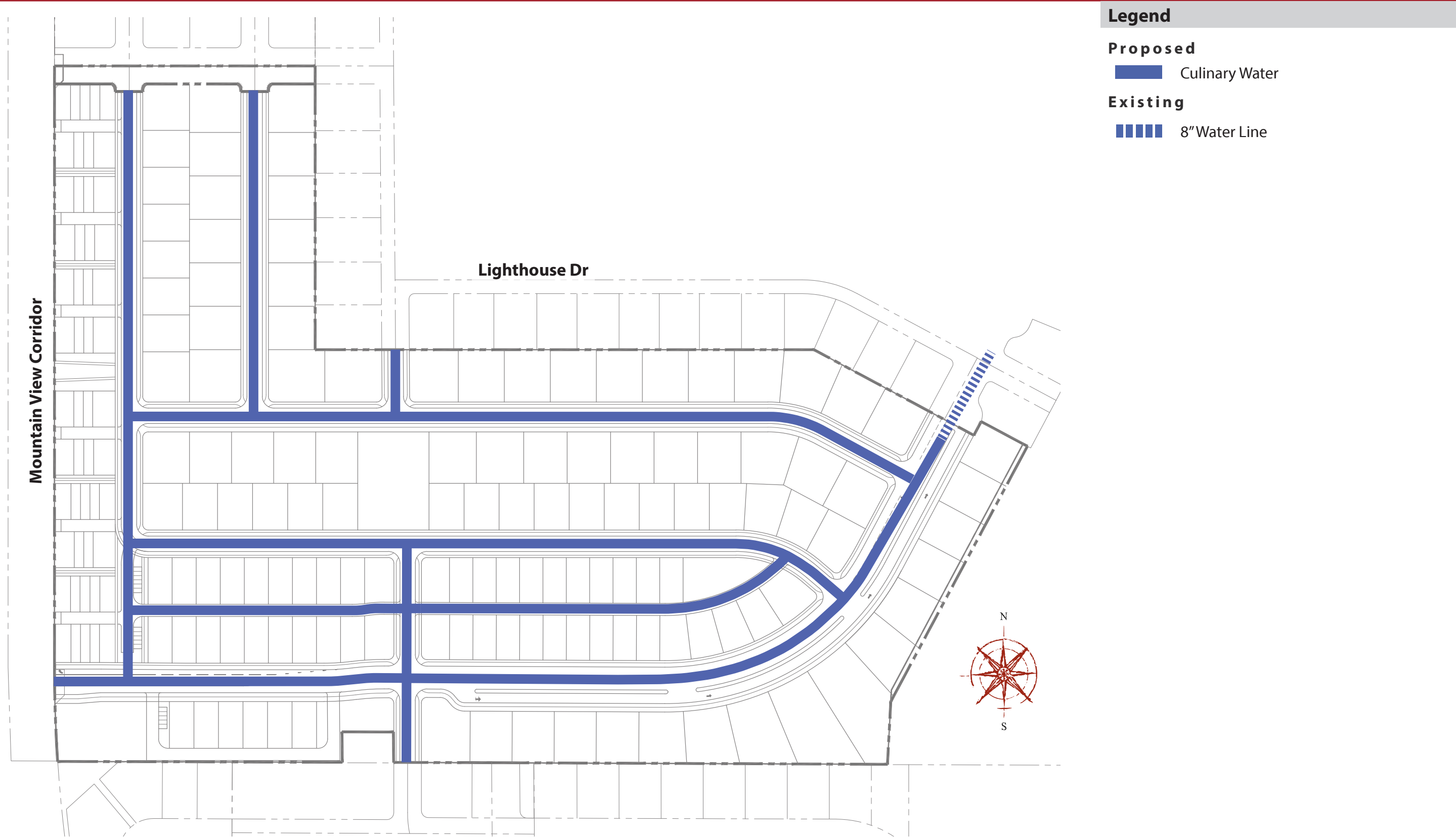
ENDANGERED PLANTS

The site is currently being framed. There are no endangered plants within the project boundaries.

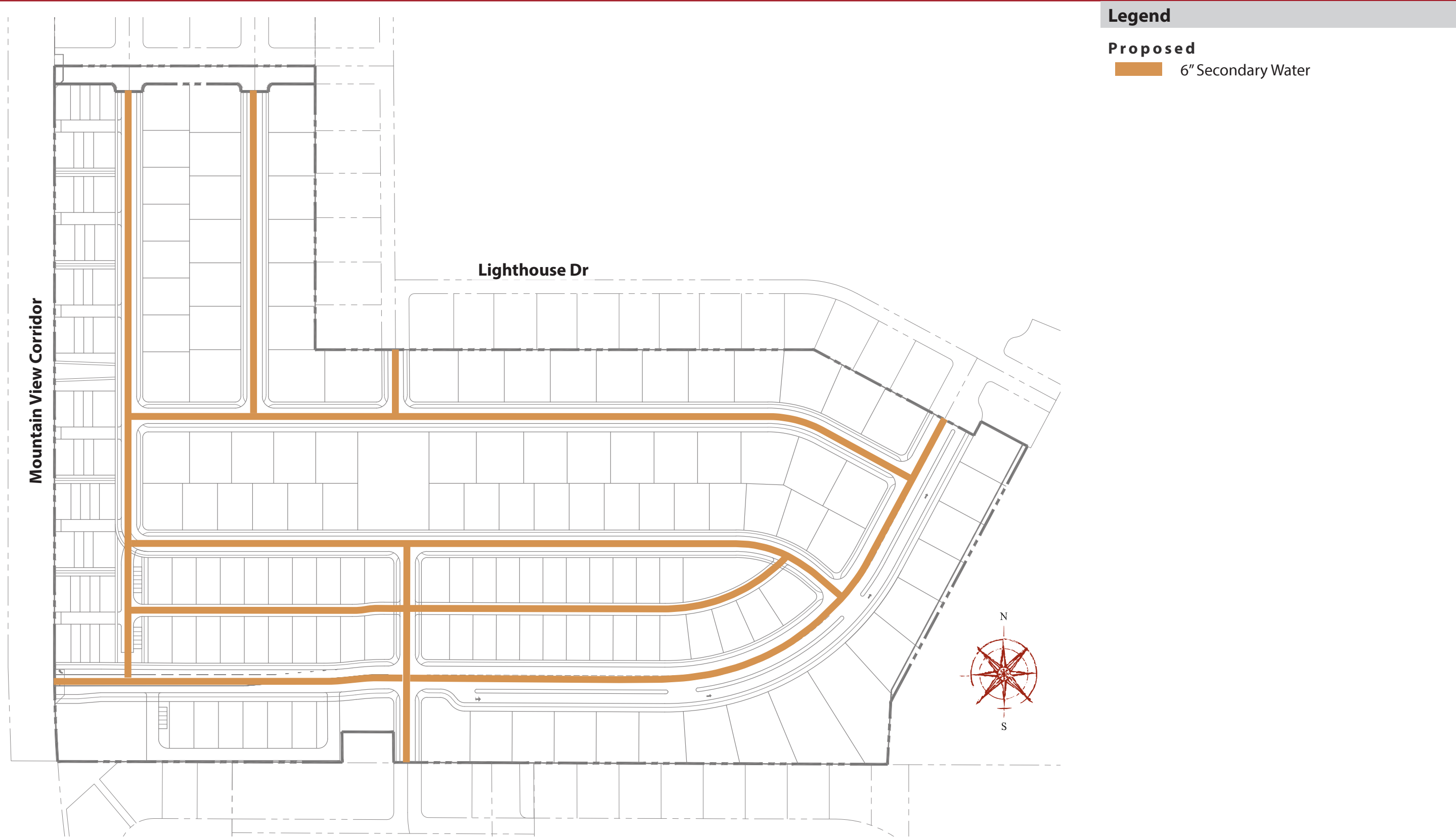
WILDLIFE

The site is currently being farmed. There are no wildlife within the project boundaries.

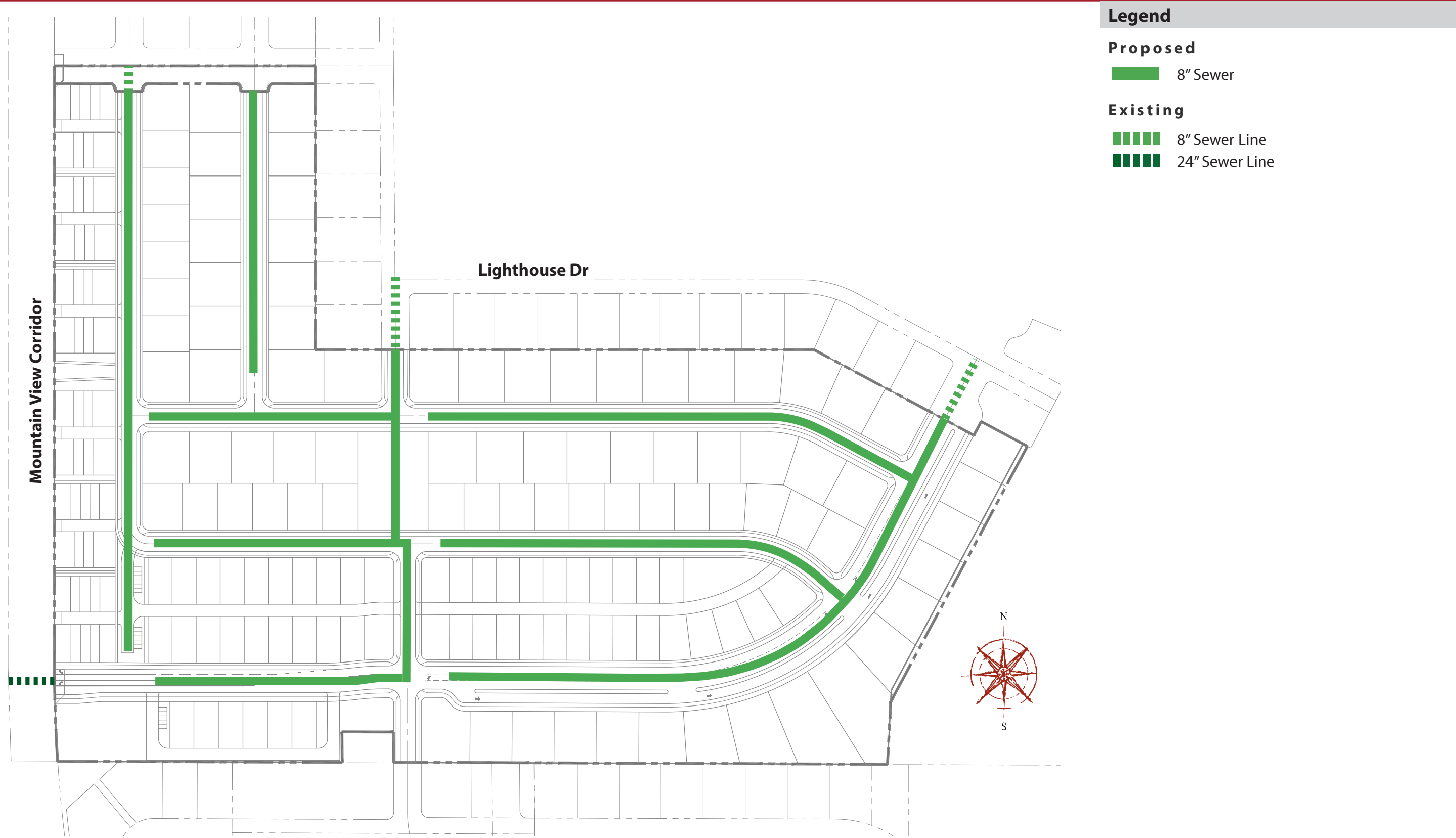
Culinary Water



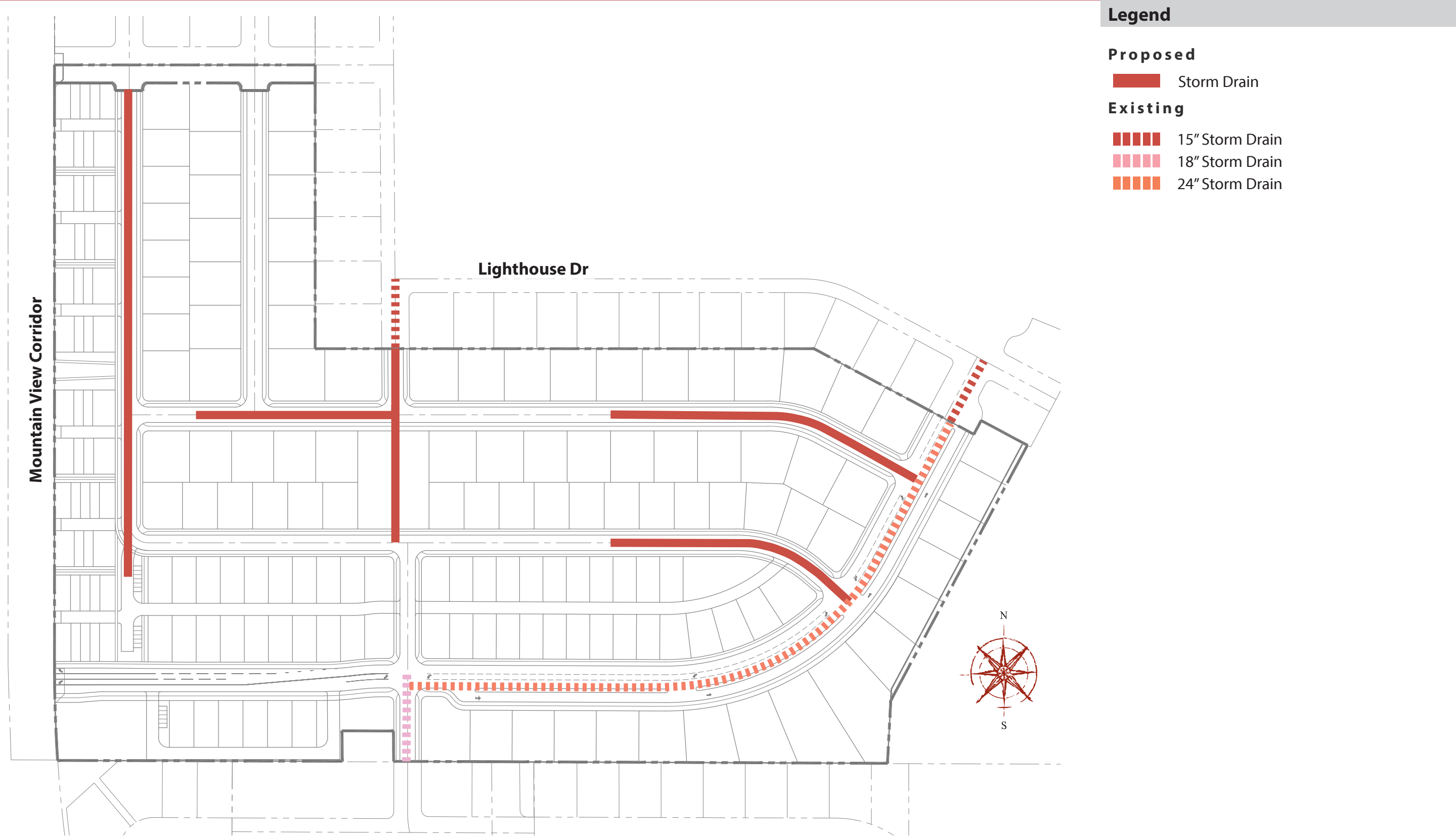
Secondary Water



Sewer



Storm Drain





Planning Commission Staff Report

Code Amendments

Amending Chapters 19.09 and 19.16

July 10, 2025

Public Hearing

Report Date:	July 3, 2025
Applicant:	City Initiated
Previous Approvals:	Pending Ordinance – Approved February 4, 2025
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary:

The proposed code amendments establish a setback requirement where drive-thru lanes are proposed adjacent to existing residential development (Chapter 19.09). Additionally, the proposed code amendments include requirements for a new buffer for proposed non-residential developments that will be at a higher grade than adjacent existing residential development (Chapter 19.16).

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the proposed code amendments, take public comment, review and discuss the proposal, and choose from the options in Section H of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The City Council requested that Staff research and implement Code requirements to provide a buffer where an increase in grade for new non-residential development would impact existing residential development.

On February 4, 2025, the City Council approved a pending ordinance for a change in grade buffer, with direction to Staff to refine the buffer requirement.

C. Specific Request:

This is a request for approval of proposed code amendments to Sections 19.09 and 19.16 of the Land Development Code, as summarized below and as attached.

19.09, Off-Street Parking	Adding a 20-foot setback requirement for drive-thru lanes that will be located adjacent to existing residential development. Speaker boxes located between non-residential and residential development shall not operate between 10pm and 7am.
19.16, Site and Architectural Design Standards	Adding a Change in Grade Buffer. The buffer includes increased setback requirements that are dependent on the increase in grade between new non-residential development and adjacent existing residential development. In addition to the increased setback requirement, the buffer includes screening requirements and restrictions on drive-thru lanes.

D. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
***Complies.** The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council.*
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
***Complies.** Please see Sections F and G of this report.*
3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.
***Complies.** Please see Section E of this report.*

E. Community Review:

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

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

F. General Plan:

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

Land Use and Neighborhoods, The Vision

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

Land Use Goal

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

Staff conclusion: Complies. *The proposed amendments will better allow the City to meet the goals and vision of the General Plan by protecting residential development with a buffer for new non-residential development.*

G. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

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

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

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

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

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

Consistent. *The proposed amendments will provide a streamlined development review process both benefiting the City, developers, and the public.*

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

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

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

H. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

“I move that the Planning Commission forward a recommendation for approval of the requested code amendments to Chapters 19.09 and 19.16, with the Findings and Conditions in the Staff Report.”

Findings

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

2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. The code amendments are recommended as shown in the attachments to the Staff report.
2. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

"I move to **continue** the proposed code amendments to Chapters 19.09 and 19.16 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

"I move that Planning Commission forward a recommendation for denial of the requested code amendments to Chapters 19.09 and 19.16, 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. _____.

I. Exhibits:

1. Proposed Code Amendments

Chapter 19.09. Off-Street Parking Requirements.

19.09.11. Drive-thru Requirements

1. Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.
2. All Drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane. See Table 19.09.10. for additional requirements by use. Up to 3 stacking spaces may be counted towards required parking.
3. Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.
4. 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.
5. Landscaping shall be provided as described below:
 - a. A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area.
 - b. All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.
6. All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the non-residential property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 p.m. and 7:00 a.m.

(Ord. 21-14, Ord. 20-07)

Chapter 19.16. Site and Architectural Design Standards

19.16.04. Site Design Standards: Non-Residential Development.

1. Shopping Cart Corrals.

- a. Shopping cart corrals are required for big box or mid box retail uses.
- b. 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.
- c. 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.

2. 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 Land Use Authority to be customarily and appropriately conducted in the open.

- a. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.
- b. Approved temporary uses, such as Christmas tree lots, shall be exempt from this requirement.

3. Outdoor Display

- a. All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.
- b. All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.
- c. 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.
- d. Seasonal uses outside of these areas may be approved through the Temporary Use process.

4. Outdoor Storage Standards:

- a. Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.
- b. 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.
- c. The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.

- d. 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.
 - e. 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).
 - f. The outdoor storage materials may not extend above the height of the fence or wall.
5. **Access Requirements.** For each commercial lot:
- a. each roadway shall not be more than forty feet in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and
 - b. the entire flare of any return radii shall fall within the right-of-way.
6. **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.
7. **Screening of Storage & Loading Areas**
- a. 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.
 - b. Screening for storage and loading areas shall be composed of 6 foot 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.
 - c. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are prohibited.
 - d. The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.
 - e. 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).
8. **Buffers.**
- a. 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 six feet 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. Such wall, fence, or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by Chapter 19.18.
 - b. No chain link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.

- c. Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than six feet in height.

9. Parking Lot Buffers.

- a. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street parking requirements for additional standards.)

10. Building Buffer: No building shall be closer than five feet 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.

11. Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet, a buffer shall be established adjacent to the existing residential development, as follows:

- a. An increased setback requirement of two feet per one-foot of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finished floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement, as outlined in Section 19.04.
 - i. Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development.
- b. Screening.
 - i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within one foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and
 - ii. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.
- c. No drive-thru lanes shall be permitted within the setback area.
- d. This buffer shall be in addition to any other required buffers.
- e. Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows:
 - i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least twenty feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,
 - ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section.
 - iii. The determination of “equivalent physical separation” or “equivalent visual screening” shall be made by the Land Use Authority based on site-

specific conditions, including but not limited to topography, vegetation, and built structures.

(Ord. 24-16, Ord. 24-12, Ord. 23-22, Ord. 17-14, Ord. 17-08)