



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, August 28, 2025 @ 6:00 pm

City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

CALL TO ORDER

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

PUBLIC HEARINGS

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

1. Amendments to Title 19.04 – Establishment of Land Use Zones and Official Map; adding a Schools Overlay and amending parking requirements in Gateway Overlay areas. City-Initiated, City-Wide. Community Development Director Ken Young.

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. Spring Cove (Riverside Crossing Lot 8) Site Plan, located at 249 E. Thrive Drive. Adam Orme as applicant. Senior Planner Austin Roy. Community Development Director Ken Young presenting.
2. Approval of Minutes: August 14, 2025.

REPORTS

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

CLOSED SESSION

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

ADJOURNMENT

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

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

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



PLANNING COMMISSION Staff Report

Code Amendments - Schools Overlay and Gateway Overlay Parking

Section 19.04.15 and Section 19.04.14.7

August 28, 2025

Public Hearing

Report Date:	August 14, 2025
Applicant:	City Initiated
Previous Meetings:	None for these topics
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Ken R. Young, Community Development Director

A. Executive Summary:

The first proposed amendment, at the direction of City Council and other identified needs, is to Title 19 Land Development Code of the City of Saratoga Springs, Section 19.04, adding a Schools Overlay to provide development standards and permitted uses for public or private school and education facilities, including university or college campuses as well as traditional schools, and similar land uses that provide educational services. In seeking to provide more direction for the development of schools and related permitted uses, and following legal advice, staff performed research and prepared this proposal.

The second proposal is to amend parking requirements in Gateway Overlay areas to include the restriction of parking between buildings and a freeway and an arterial or collector. The addition of "freeways" to the road categories utilized in parking requirements in the Gateway Overlay allows for regulations to be applied to roadways with a future freeway designation, such as is planned for Pioneer Crossing.

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. Specific Request:

This is a request for approval of proposed code amendments to Section 19.04, Establishment of Land Use Zones and Official Map of the Land Development Code by 1) adding section 19.04.15, Schools Overlay; and 2) amending Section 19.04.14, Gateway Overlay - Parking, as shown on Exhibit A.

C. Process:

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

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

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

- b. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.

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

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

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

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

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

D. 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.

E. General Plan:

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

Land Use and Neighborhoods, The Vision

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

Land Use Goal

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

Staff conclusion: Consistent. *The proposed amendments maintains the City vision for land use and neighborhoods and allows the City to meet the goals and vision of the General Plan by clarifying and providing additional regulations and benefit public uses in the City.*

F. Code Criteria:

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

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

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

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

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

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

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

Consistent. *The proposed amendments will provide additional zoning flexibility and benefit the public's ability to enjoy the use of City-owned properties.*

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

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

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

G. Recommendation and Alternatives:

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

Option 1 - Positive Recommendation

"Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Title 19, with the Findings and Conditions in the Staff Report."

Findings

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

Conditions:

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

Option 2 – Continuance

"I move to **continue** the proposed code amendments to a future meeting, with direction to the Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Negative Recommendation

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

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

H. Exhibits:

- A. Proposed Code Amendments (see below)

EXHIBIT A, PROPOSED CODE AMENDMENTS

19.04.15 Schools Overlay.

1. **Purpose and Intent.** The purpose of the Schools Overlay (SO) is to allow for public or private school and education facilities land uses. Development under these regulations should provide for university or college campuses as well as traditional schools, and similar land uses that provide educational services.
2. **Development Standards.** Unless otherwise stated or referenced in this section, the standards for developments in the Schools Overlay shall be the same as for the underlying zoning, and shall be subject to the provisions of Utah Code § 10-9a-305, as well as conform to any applicable land use ordinance and objective standards of the City when installing, constructing, operating, or otherwise using any area, land, or building situated within the city.
3. **Permitted Uses.** All uses designated as permitted in the underlying zoning are allowed in the SO zone, including the following:
 - a. Bus Lot;
 - b. Child Care Center;
 - c. Commuter/Light Rail Station;
 - d. Dockless Shared Mobility Device (deployment);
 - e. Educational Center;
 - f. Fitness Center associated with a School;
 - g. Office, Professional;
 - h. Public Building or Facility – County Owned (excluding any waste or water treatment or jail or detention center);
 - i. Public Parks, Playgrounds, Recreation Areas, or other Park Improvements;
 - j. Preschool;
 - k. Public & private utility building or facility;
 - l. Public Building or Facilities (City Owned);
 - m. Recreation Center associated with a school;
 - n. Refueling Station, Private;
 - o. Research & Development;
 - p. School, Public or Charter;
 - q. School, Trade or Vocational;
 - r. Temporary Use Trailer, Portable, Prefabricated or Manufactured Building;
 - s. University or College.

19.04.14 Gateway Overlay

2. **Purpose and Intent:** The Gateway Overlay (GO) is intended to accommodate a variety of commercial and office uses to service visitors as well as local residents. Properties in these entrances to Saratoga Springs should incorporate design aspects that are inviting, attractive, well-designed, and maintained. Site development shall be designed to create a distinct sense of place at the entrance to the city. Developments shall include site design techniques that incorporate best practices in planning for circulation, aesthetics, environmental sustainability, and safety. Development concepts will be scrutinized for their ability to create cohesion between abutting land uses and the surrounding landscape.
3. **Neighborhood Meeting.** A meeting is required in accordance with the provisions of 19.13.04.2.

4. **Development Standards.** Unless otherwise stated or referenced in this section, the standards for developments in the Gateway Overlay shall be the same as for the underlying zoning, and shall include the additional site and architectural design standards in section 19.16.10.
5. **Prohibited Uses.** All uses designated as permitted in the underlying zoning are allowed in the GO zone, except for the following:
 - a. Alcoholic Beverage, State Liquor Store;
 - b. Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service;
 - c. Automobile Rental & Leasing Agency;
 - d. Automobile Repair (major and minor) including repair of all vehicles;
 - e. Automobile Sales;
 - f. Bar;
 - g. Building Material Sales (with outdoor storage);
 - h. Bus Lot;
 - i. Cannabis Production Establishments;
 - j. Car Wash (full and self-service);
 - k. Equipment Sales and Services (with outdoor storage);
 - l. Kennel, Commercial;
 - m. Light Manufacturing;
 - n. Non-Depository Institutions;
 - o. Pawn Shop;
 - p. Recycling Facilities;
 - q. Retail, these uses only:
 - i. Auto Parts,
 - ii. General tobacco retailer as defined in Utah Code § 26-62-102,
 - iii. Medical cannabis pharmacy as defined in Utah Code § 26-61a-102,
 - iv. Retail Tobacco Specialty Business,
 - v. Tattoo Parlor, and
 - vi. Tire Sales, and;
 - r. Sexually Oriented Businesses;
 - s. Storage, Self-Storage, or Mini Storage Units;
 - t. Storage, Outdoor;
 - u. Storage, Vehicle;
 - v. Vehicle Impound Yards; and
 - w. Warehouse/Flex.
6. **Signage.** The intent for all signage in the Gateway Overlay is that signs will enhance the aesthetic quality of the community gateway. Requirements for signage in the Gateway Overlay are found in section 19.18.
7. **Landscaping.** In addition to the landscaping requirements in Chapter 19.06, a unified landscaping theme must be provided that is designed to:
 - a. be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;
 - b. utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b.

8. **Parking.** In addition to the requirements of Chapter 19.09, developments in the Gateway Overlay shall be designed with no parking between buildings and current or master planned **freeways, arterials** or collector streets.
Exceptions:
- a. When a property has frontage on both a collector and a local roadway, when residential uses front on the local roadway, parking areas may only be allowed between the building and the collector. Parking areas adjacent to a collector street shall be screened from view through the use of earth berms, with a minimum height of three feet as measured from the parking surface; as well as additional landscape elements such as trees, shrubs, hedges, etc., and meeting the requirements of Sections 19.06 and 19.16
 - b. When a property has frontage on two arterial roadways, **or a freeway and an arterial or collector**, parking areas may only be allowed between the building and the roadway having a lower classification. Arterial road classifications from highest to lowest are: Principal, Major, and Minor. Examples: In the case of a property fronting on both a Principal and a Major arterial, parking would only be allowed adjacent to the Major arterial. In the case of a property fronting on the two arterials of equal classification, parking areas may only be allowed between the building and the roadway having lower traffic volumes, based on a traffic study. Parking areas adjacent to an arterial street shall be screened from view through the use of earth berms, with a minimum height of three feet as measured from the parking surface; as well as additional landscape elements such as trees, shrubs, hedges, etc., and meeting the requirements of Sections 19.06 and 19.16.
9. **Entrance Feature.** A developer in this zone is encouraged to allow by easement a City entrance feature at each entrance to the City that is visible from the nearest public right-of-way. The location of the easement shall be determined at the discretion of the City Council for the placement of an entrance feature. Also, at the discretion of the City Council, the developer can build a City approved entrance sign to help meet the Streetscape Elements requirement, which would qualify as ten amenity points.
10. **Streetscape.** Each lot within the Gateway Overlay shall meet the Streetscape requirements as outlined in the table below:

Gateway Overlay Streetscape Elements (Assign points only to applicable elements) Points Prorated • Every lot within a Gateway Overlay Zone shall contribute at least ten points of the table's amenities for every 150 linear feet facing an arterial or collector street. If a lot within a Gateway Overlay Zone faces more than one arterial/collector, just the greater length of one arterial/collector shall be required. Each lot's required amenities may be within the lot or the subdivision. • Amenities shall face the main road(s) with the intention of streetscape elements being visible as one enters the City. • Land Use Authority Approves at Site Plan.	Weight	Total
Ten Point Minimum Requirement		
1. Planter Beds or Boxes (20' sq. minimum)	2.00	
2. Decorative Litter Receptacle (See Saratoga Site Amenities Spec.)	2.00	
3. Outdoor Restaurant Seating (Minimum 1 table, 4 chairs or 2 small tables w/2 chairs each)	4.00	
4. Four Ornamental Trees (above minimum, 2" caliper or similar maturity)	2.00	
5. Bench (See City Standards & Specs. & Saratoga Site Amenities Spec.)	4.00	
6. Bike Racks (decorative full size in bike space; capacity 5% of parking)	2.00	
7. Drinking Fountain (ADA s/swivel head)	4.00	
8. Gas Fire Pit	4.00	
9. Tree Guard	2.00	
10. Tree Grate	2.00	
11. Entrance Feature	10.00	
	TOTAL	

Example:



The lot outlined in red is within the Gateway Overlay Zone. While this lot does not front Riverside Drive or Crossroads Blvd. it faces them. Approximately 229 feet face Crossroads Blvd. and approximately 159 feet face Riverside Drive. Since 229 is greater than 159, the measurement of 229 feet shall be used. This lot may fulfill the Gateway Overlay Design Standards by providing amenities within this lot or the Steele Ridge Plaza subdivision. Since ten points is needed for every 150 linear feet, this lot is required to provide 15.26 points (or 16 points rounded up) of amenities.

Here is an example of how this lot may obtain at least 16 points:

Example of Chosen Amenities	Weight	Total
1. Planter Boxes	2.00	2.00
2. Decorative Litter Receptacles	2.00	2.00
3. Outdoor Restaurant Seating	4.00 x2	8.00
4. Benches	4.00	4.00
TOTAL		16.00

Gateway Overlay Streetscape Elements

Example Images:

Planter Bed or Boxes* 	Decorative Litter Receptacle* 
Outdoor Restaurant Seating 	Four Ornamental Trees 

Bench*



Bike Rack*



Gas Fire Pit*



Drinking Fountain*



Tree Guard*



Tree Grate*



* Shall use City branded item when available.



PLANNING COMMISSION Staff Report

SITE PLAN SPRING COVE AUGUST 28, 2025 PUBLIC MEETING

Report Date:	August 20, 2025
Applicant:	Adam Orme
Owner:	Drew Parcell
Location:	249 E Thrive Drive
Major Street Access:	Thrive Drive
Parcel Number(s) & Size:	51:682:0008/2.72 AC
Land Use Designation:	Community Commercial (CC)
Parcel Zoning:	Mixed Use (MU)
Adjacent Zoning:	CC, MU
Current Use of Parcel:	Vacant
Adjacent Uses:	Bank, Vacant
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

Applicant is seeking approval of a site plan for three commercial buildings at 249 East Thrive Drive, Lot 8 of Riverside Crossing. Uses include general office/retail, medical office, and restaurant takeout. The property is 118,505 square feet (2.72 acres) in size. The proposed site plan complies with all site, parking, landscaping, architectural, lighting, and gateway overlay requirements.

Recommendation:

Staff recommends that the Planning Commission hold a public meeting on the Spring Cove Site Plan, 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:** Spring Cove is located on Lot 8 of Riverside Crossing Subdivision, which was recorded March 24, 2021. The property fronts Pioneer Crossing to the south, with a 20' utility and 20' sewer easement on the south end of the property which limits development options on the south end of the property. Interconnection with the lot to the east is required and shown on the southeast corner of the proposed site plan.
- C. Specific Request:** Applicant is seeking approval of the proposed site plan.
- D. Process:** Code Section 19.14.05.8 outlines the process for site plan review.

Site Plan Application and Approval Process.

- a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC). **Complete.***
- b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards. **Construction Drawings approved.***
- c. New site plans shall follow the process below:*
- i. Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. **Provided.***
 - ii. Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. **Completed.***
 - iii. Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. **TBD.***
 - iv. The City Council shall review and take action to table, approve, deny, or to modify the same. **TBD.***
 - v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD.***

E. Community Review:

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

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

F. General Plan: The General Plan outlines the importance for having a mix of uses within the City, which include:

- Reducing travel distances for goods and services.
- Balancing inbound and outbound travel at peak morning and evening times.
- Diversifying the local tax base to fund public safety and other public services.

Staff conclusion: consistent, Spring Cove seeks to provide general office/retail, medical office, and restaurant takeout uses on the property. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should provide an additional diversification of the tax base.

G. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
 - Mixed Use Zone Standards: **Complies.**
 - Gateway Overlay: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies**
- 19.11, Lighting: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies** (separate permit and approval required)

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission hold a public meeting, discuss the application, and choose from the following options.

Option 1 – Positive Recommendation

“I move that the Planning Commission forward a recommendation for approval of the requested site plan for Spring Cove, located at 249 East Thrive Drive, with the Findings and Conditions in the Staff Report.”

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. The site plan is recommended as shown in the attachments to the Staff report. Any remaining redlines shall be corrected before the plans are stamped for construction.
4. All other Code requirements shall be met.

5. No signage information was included and shall require a separate sign permit application.
6. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

"I move to **continue** the site plan for Spring Cove 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 recommendation for denial of the site plan for Spring Cove, located at 249 East Thrive 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 _____ of the Code, and/or
3. The application does not comply with _____.

I. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. Site Plan
5. Landscape Plan
6. Photometric Plan
7. Elevations

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Spring Cove– Site Plan
Date: August 28, 2025
Type of Item: Site Plan Approval



SARATOGA
SPRINGS

Description:

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

B. Background:

Applicant: Adam Orme
Request: Site Plan Approval
Location: 249 E Thrive Drive
Acreage: 2.72 AC - 17 Lots

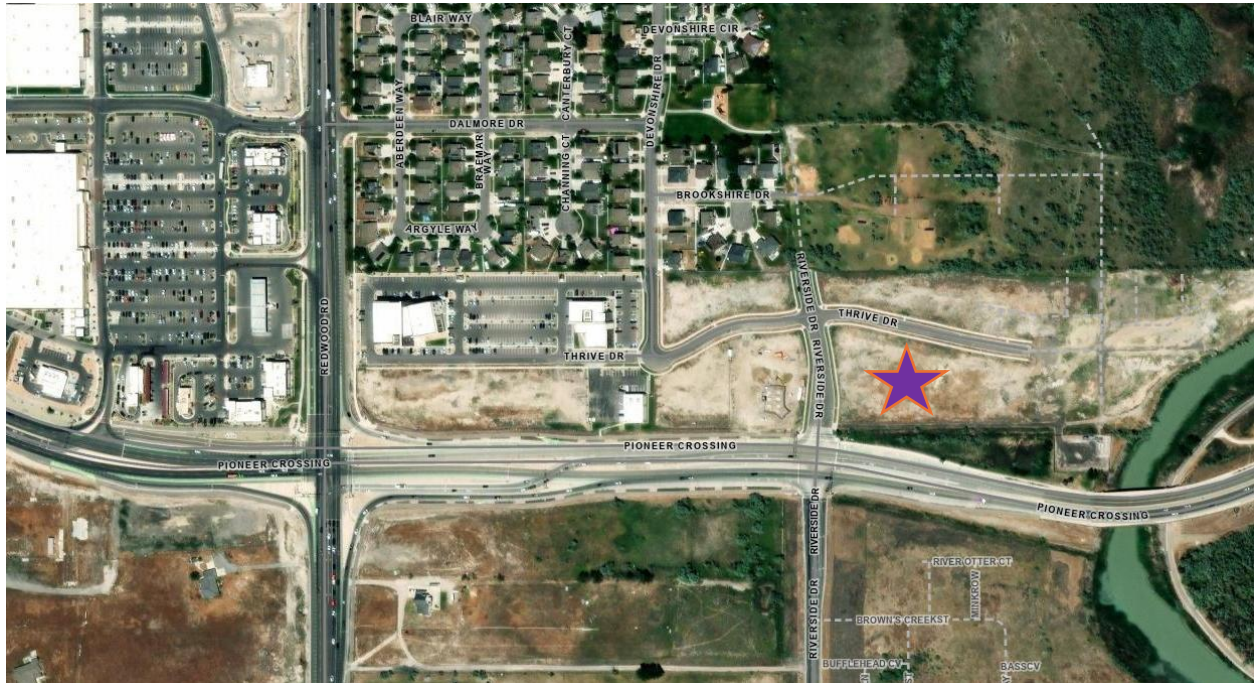
C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

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

the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the pre-construction meeting.

LOCATION



ZONE





APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	8/6/2025
Date of Review:	8/18/2025
Project Name:	Spring Cove
Project Request / Type:	Site Plan
Meeting Type:	N/A
Applicant:	Adam Orme
Owner:	Drew Parcell
Location:	249 E Thrive Drive
Major Street Access:	Riverside Drive
Parcel Number(s) and size:	51:682:0008 / 2.72 AC
Land Use Designation:	Community Commercial (CC)
Parcel Zoning:	Mixed Use (MU)
Adjacent Zoning:	CC, MU
Current Use:	Vacant
Adjacent Uses:	Bank, Vacant
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	Austin Roy, Senior Planner

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: 05/13/25
- Neighborhood Meeting: N/A
- PC: 08/28/25
- CC: 09/16/25

General Review

Building Department

- No comments.

Fire Department

- No comments.

GIS / Addressing

- No comments.

Additional Recommendations:

- None.

Code Review

- 19.04, Land Use Zones
 - Zone: MU
 - Use: CC

19.04.01 Requirements		Mixed Use	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A		
Lot Size (Minimum)	15,000 SF	Complies	118,506 SF
Front/Corner Side Setback (Minimum)	20'	Complies	>20'
Interior Side Setback (Minimum)	10'	Complies	>10'
Rear Setback (Minimum)	20'	Complies	>20'
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	50'	Complies	>50'
Lot Frontage (Minimum)	60'	Complies	>60'
Building Height (Maximum)	45'	Complies	32'
Lot coverage (Maximum)	50%	Complies	49.01%
Building Size (Minimum)	N/A		
Building Size (Maximum)	N/A		

19.04 Establishment of Land Use Zones: Gateway Overlay

Regulation	Compliance	Findings
Landscaping: In addition to the landscaping requirements in Chapter 19.06, a unified landscaping theme must be provided that is designed to:		
a. Be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;	Complies.	<i>LS1.1</i>
b. Utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b.	Complies.	<i>LS1.1</i>
Entrance Feature. A developer in this zone is encouraged to allow by easement a City entrance feature at each entrance to the City that is visible from the nearest public right-of-way. The location of the easement shall be determined at the discretion of the City Council for the placement of an entrance feature. Also, at the discretion of the City Council, the developer can build a City approved entrance sign to help meet the Streetscape Elements requirement, which would qualify as ten amenity points.	N/A.	<i>City already has an entrance feature in the area. Also, this property will be below a future overpass.</i>
Streetscape. Each lot within the Gateway Overlay shall meet the Streetscape requirements as outlined in the table below:		
a. <u>Gateway Overlay Streetscape Elements (Assign points only to applicable elements) – Points prorated</u> i. <u>Every lot within a Gateway Overlay Zone shall contribute at least ten points of the table's amenities for every 150 linear feet facing an arterial or collector street. If a lot within the Gateway Overlay Zone faces more than one arterial/collector, just the greater length of one arterial/collector shall be required. Each lot's required amenities may be within the lot or the subdivision.</u> ii. <u>Amenities shall face the main road(s) with the intention of streetscape elements being visible as one enters the City.</u> iii. <u>Land Use Authority Approves at Site Plan.</u>	<u>Weight</u>	<u>Total</u>
1. Planter Beds or Boxes (20' square foot minimum)	2.00	-
2. Decorative Litter Receptacle (See Saratoga Site Amenities Spec.)	2.00	-
3. Outdoor Restaurant Seating (Minimum 1 table, 4 chairs or 2 small tables w/2 chairs each)	4.00	-
4. Four Ornamental Trees (above minimum, 2" caliper or similar maturity)	2.00	2.00
5. Bench (See City Standards & Specs. & Saratoga Site Amenities Spec.)	4.00	12.00
6. Bike Racks (decorative full size in bike space; capacity 5% of parking)	2.00	2.00
7. Drinking Fountain (ADA s/swivel head)	4.00	-
8. Gas Fire Pit	4.00	-
9. Tree Guard	2.00	-
10. Tree Grate	2.00	-
11. Entrance Feature	10.00	-
	<u>TOTAL</u>	<u>16.00</u>
Provides at least 15 points from table's amenities (see above)?	Item.	<i>See 19.04.14.9</i>
<i>218 linear feet of frontage on Riverside Drive, thus 15 amenity points required.</i>		

19.05 Supplemental Regulations

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

19.06 Landscaping and Fencing

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.	Report provided.	
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Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	Cory B. Whiting
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.	See Record of Survey.
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.	LS1.1
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	LS1.1
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	CG-100
Irrigation: Irrigation plans showing the system layout and details.	Complies.	LS3.1
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	None proposed.
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.	LS1.1

Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	Complies.	<i>To be verified at construction.</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	2"
Evergreen Trees: Minimum 6' in height.	Complies.	6'
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.	LS1.1
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.	>25% <i>proposed.</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	23%
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	N/A.	
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	>50% (379 trees and shrubs)
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.	1/2" Southtown, 2" Pandora.
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	LS1.1
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.	LS1.1
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	LS1.1
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	Dip lines shown.
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on	Complies.	LS1.1

the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.		
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>LS1.1</i>
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	Complies.	<i>LS1.1</i>

Preservation of Existing Vegetation

Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	N/A.	
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	N/A.	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	N/A.	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	N/A.	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	N/A.	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	N/A.	

Planter Beds

Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>LS1.1</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>LS1.1</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>LS1.1</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>LS3.1</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.	
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>LS1.1</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.	
Retaining walls: for construction of all retaining walls four feet or taller in height, a building permit must be obtained. Prior to	N/A.	<i>No retaining walls shown.</i>

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 highest elevation. Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.		
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.	
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.	N/A.	
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>Property not adjacent to residential.</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>20% Landscaped.</i>

Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	N/A.	
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	>50% shown.

Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	118,506		
Required Landscaping	23,701	Complies	23,703 sf
Required Deciduous Trees	9	Complies	27 shown
Required Evergreen Trees	7	Complies	9 shown
Required Shrubs	272	Complies	435 shown
Drought Tolerant Plants	316	Complies	379 shown

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.	Shown.
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.	Access shown.
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.	Shown.
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.	Stub shown to the east.
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.		Complies.	E102
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.		Complies.	Required distances met.

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'		
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. i. The walking path travel distance from a business' main entrance shall not apply to these areas.			
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.	Shown.
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.	
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking		Complies.	6 ADA Stalls
Certain types of medical facilities need more accessible stalls, see link.		Complies.	Uses unknown.
Accessible stalls shall be as close to the primary entrance as possible.		Complies.	CS-100
Parking Requirements and Shared Parking			
Available on-street parking shall not be counted towards meeting the required parking stalls.		Complies.	On street parking not shown.
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.	Bldg. A & B at 5/1000 Bldg. C at 4/1000
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.		N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.		Complies.	Bldg. A & B at 5/1000 Bldg. C at 4/1000
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.	159 stalls required, 159 provided.
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)		N/A.	

Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	N/A.	
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: 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.	
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: 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.	
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. 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.	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	N/A.	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the	Complies.	3' hedge proposed.

strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.		
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	Complies.	<i>Curbs shown.</i>
Clear Sight Triangles must be followed.	Complies.	<i>LS1.1</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>LS1.1 & LS3.1</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>Shown.</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>Extra trees provided for east parking stalls.</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>Shown.</i>
Required Minimum Parking		
<i>See table in 19.09</i>	Complies.	<i>159 stalls required, 159 provided.</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>CS100</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>CS100</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>CS100</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>CS100</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>Completed with Riverside Crossing Preliminary Plat.</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>Shown.</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>Shown.</i>
Gateway Overlay Parking		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	Complies.	<i>CS-100</i>

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

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>Aluminum.</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>E103</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>E102</i>
Angle: Shall be directed downward.	Complies.	<i>Full cutoff shown.</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>4000k shown.</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>E102</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>None proposed.</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	<i>None proposed.</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>Provided.</i>
Residential Lighting		
Floodlights: Floodlights are prohibited.	N/A.	
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	N/A.	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	N/A.	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	N/A.	
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>No lights shown higher than 16'.</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>Motion sensors not proposed.</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>E102</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>Black shown.</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>Bell and arm shown.</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>10' shown.</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>Full cutoff shown.</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>E102</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>E102</i>

Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	Complies.	Walkways lit.
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10’. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25’. Such lighting within 200’ of residential development shall not exceed 16’.	N/A.	
Bollard lighting shall be limited to a height of 4’.	N/A.	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	Provided.
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.	Provided.
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	Provided.
19.13 Process		
Regulation	Findings	
Neighborhood Meeting. Required?	No.	
Notice/Land Use Authority.	Planning Director.	
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.		
Phasing Improvements.		
Payment of Lieu of Open Space.	Amount of \$: N/A	
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.	
Burial of Overhead Utility Lines	See Section 19.13.10	
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.	Application submitted.

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>CS-100</i>
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	Complies.	<i>CU-100</i>
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	Complies.	<i>CG-100; CD-100</i>
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	Complies.	<i>See Engineering.</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	N/A.	
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	N/A.	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>Received.</i>

Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>Received.</i>
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	<i>Received.</i>
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies.	<i>Received.</i>
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	<i>Received.</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>Received.</i>
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. 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 : 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	Complies.	<i>See plans.</i>

fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	Complies.	<i>Received.</i>
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	Complies.	<i>See Riverside Crossing.</i>
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	Complies.	<i>CS-100</i>
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	Complies.	<i>Received.</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	Complies.	<i>Received.</i>
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies.	<i>Received.</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	Shall Comply.	<i>To be detailed in CC&R's.</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid</i>

Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	Complies.	<i>To be noticed per 19.13.</i>
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	Complies.	<i>See Engineering notes.</i>
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	Complies.	<i>See Riverside Crossing files.</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>Any future plans to comply.</i>
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	Complies.	<i>See landscape plan.</i>
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	Complies.	<i>CS-100</i>
The effect of the site development plan on the adequacy of the storm and surface water drainage.	Complies.	<i>See drainage plan.</i>
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	Complies.	<i>See reports.</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>Meets GP.</i>
Trails Master Plan: Shows required trails	N/A.	

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>Shown.</i>
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	Complies.	<i>Connected.</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>Sidewalks shown.</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>CS-100</i>
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	Complies.	<i>Parking in rear or side.</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>Circulation shown.</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>3' hedge screening shown on landscape plan.</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site	Complies.	<i>Landscaping shown around dumpster area.</i>

and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	N/A.	
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	Complies.	CSD-102
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.	3' buffer shown.
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.	Location meets requirement.
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.	LS1.1
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.	Stub shown.
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.	
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.	
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.	Shown.

Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	Complies.	<i>Not proposed.</i>
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	Complies.	
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.	Complies.	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	Complies.	
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.	Complies.	<i>None proposed.</i>
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	Complies.	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	Complies.	
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.	Complies.	
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).	Complies.	
The outdoor storage materials may not extend above the height of the fence or wall.	Complies.	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	Complies.	<i>Existing roads.</i>
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	<i>Can work within spaces provided.</i>
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	N/A.	
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	N/A.	
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	N/A.	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	

Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	N/A.	
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.	N/A.	
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	N/A.	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	N/A.	
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>Adjacent to commercial lot.</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>CS-100</i>
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	Complies.	<i>Elevation shifts shown.</i>
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	<i>2' Parapets shown.</i>
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	N/A.	

Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	<i>Mechanical equipment will be screened from the street with Parapet wall or a separate screen.</i>
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	Complies.	<i>Noted in plans.</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Windows comply.</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	N/A.	
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	N/A.	
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	N/A.	
Backlighting is not permitted.	N/A.	
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Complies.	<i>Noted in plans.</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>Noted in plans.</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>Not shown.</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Noted in plans.</i>
Fire riser room shall be shown on floorplan and door on elevations.	Complies.	<i>Shown on floorplan and elevations.</i>
Utility meters shall be shown on elevations.	Complies.	<i>Shown on elevations.</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>Four sided shown.</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>Brick and glass.</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>Brick and glass.</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>None proposed.</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>No more than 75% shown.</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	Complies.	<i>Materials comply.</i>

finish material. Plain, grey, unfinished CMU block except as an accent material.		
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>Internal.</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>No external drains shown.</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>Appear to be internal.</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	
At least 35 percent of the first floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in City of Saratoga Springs Municipal Code Land Development Code - Title 19.16 Page 9 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	Complies.	<i>A200 a,b,c</i>
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	N/A.	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	N/A.	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	N/A.	
19.16.10 Waterfront Buffer and Gateway Overlays, Additional Standards		
Height and setbacks for buildings and structures that exceed 35 feet in height: i. Waterfront buffer facing building facades for floors above 35 feet in height shall be set back an additional 5 feet from the floors below. Each additional floor shall be set back an additional 5 feet.	N/A.	
Ground floor transparency: i. The building façade facing the Waterfront Buffer or Gateway Overlay arterial and collector streets shall have at least 50 percent of the waterfront level façade area devoted to display windows and/or windows affording some view into the interior areas. ii. Multi-family residential buildings with no main floor lobby area, and/or no retail or office space are exempt.	Complies.	<i>A200a,b,c</i>
Prohibited building materials: i. High gloss or shiny metal panels as a primary material. ii. Mirror glass panels.	Complies.	<i>None proposed.</i>
Entrances:	Complies.	<i>Entrances visible.</i>

i. Entrances in the Waterfront Buffer Overlay shall be as prominent on the waterfront side of a building as on the street side. ii. Entrances shall be placed so as to be highly visible.		
Building Facades Treatment: i. Facades on the Waterfront Buffer or Gateway Overlay arterial or collector street shall be pedestrian scale, and not give the appearance of the “back of a building”. ii. All sides of a mixed use, multi-family, or non-residential building that are open to public view (including views from adjacent residential dwellings, trails, or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>All sides detailed.</i>
View corridor: Each Waterfront Buffer development shall provide at least one 50’ wide view corridor for every 3 acres of development. View corridors shall be kept free of structures and other obstructions, and shall extend from the water through the entirety of the development generally perpendicular to the water. (see figure 16.1)	N/A.	

19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>Tentative sign location shown.</i>
Monument sign location meets code and sign details provided	Complies.	<i>Tentative sign location shown.</i>
Wall signs and potential locations and details	Complies.	<i>Tentative sign location shown.</i>
19.18.18 Signage in the Gateway Overlay Zone		
Regulation	Compliance	Findings
The standards for signage in the Gateway Overlay shall be the same as for the underlying zoning as found in Chapter 19.18. including the following:		
a. All signs in a development shall follow a design plan that dictates uniformity in sign appearance and style, to be approved with the site plan; and	Shall Comply.	<i>HOA is still working on sign plan.</i>
b. Signs shall not obscure display windows or significant building features.	Complies.	<i>Tentative sign location shown does not obstruct windows.</i>

Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>No.</i>
What is the anticipated cost to the City?	<i>None.</i>
When will City maintenance begin?	<i>N/A</i>

C:\Users\Isabel Hernandez\Johnson Engineering, Inc. - Documents\Projects\Active Projects\24024 SS Parcel Site\04 Design\Drawings\Design\Plan Sheets\CS-Civil Site\Site Plan.dwg



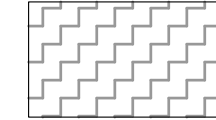
SITE LAND USE		
TOTAL PROJECT AREA	118,506 SF	100.00%
IMPERVIOUS AREA	57,878.3 SF	48.84%
LANDSCAPING AREA	23,703.53 SF	20.00%
TOTAL BUILDING AREA	36,936 SF	31.16%
BUILDING A AREA	3,090 SF	
BUILDING B AREA	7,710 SF	
BUILDING C AREA	26,126 SF	
NUMBER OF BUILDINGS	3	
NUMBER OF LOTS	17	
PROPOSED SURFACE PARKING STALLS	153	
STACKED PARKING STALLS	6	
TOTAL PARKING STALLS	159	
DWELLING/DWELLING AREAS	N/A	
PROPOSED GARAGE PARKING	N/A	
PROPOSED SENSITIVE LAND	N/A	
DEDICATED RIGHT OF WAY AREA	N/A	

PARKING REQUIREMENT	
PROPOSED BUILDING PARKED AT 1000 SQFT	
PROPOSED BUILDING A STALLS (3,090 SQFT)	15
PROPOSED BUILDING B STALLS (7,710 SQFT)	39
PROPOSED BUILDING PARKED AT 1000 SQFT	
PROPOSED BUILDING C STALLS (26,126 SQFT)	105
TOTAL PROPOSED PARKING STALLS	159

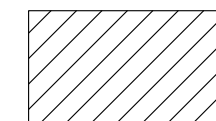
GENERAL NOTES

NOTES:

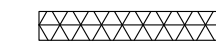
- INSTALL 24" SHED CURB AND GUTTER PER DETAIL 2 ON SHEET CSD-100. 1,764 LF
- INSTALL 24" VALLEY CURB AND GUTTER PER DETAIL 1 ON SHEET CSD-100. 1,769 LF
- INSTALL 5 FOOT WIDE CONCRETE SIDEWALK PER DETAIL 3 ON SHEET CSD-101
3.1. TOTAL = 1058 LF
- INSTALL ADA RAMP PER DETAIL 1 ON SHEET CSD-101 (13 ADA RAMPS)
- PARKING STALL COUNT
5.1. TOTAL REGULAR PARKING STALLS = 147
5.2. TOTAL HANDICAP PARKING STALLS = 6
5.3. STACKING PARKING STALLS = 6
5.3.1. 3 STACKING PARKING STALLS PER DRIVE THRU
5.4. TOTAL PARKING STALLS = 159
- INSTALL WHITE PAINT STRIPING (TYP.)
- INSTALL TRASH ENCLOSURE PER DETAIL 01 ON SHEET CSD-102
- INSTALL 4 FOOT CONCRETE WATER WAY
8.1. MAIN PARKING AREA = 193 LF
8.2. SOUTH LANE = 230 LF
- TOTAL COVERAGE
9.1. GROSS PROPERTY AREA = 118,506 SF (2.72 ACRES)
9.2. TOTAL PROPOSED LANDSCAPING = 29,529.6 SF
9.2.1. PROPOSED PUBLIC LANDSCAPING = 5,826.05 SF
9.2.2. PROPOSED SITE LANDSCAPING = 23,703.53 SF
9.3. TOTAL COVERAGE PERCENTAGE = 24.9%
- INSTALL ASPHALT TOTAL 56,840.4 SF.
- INSTALL CONCRETE TOTAL 14,152 SF.
- INSTALL COMMERCIAL DRIVE APPROACH PER DETAIL 3 ON CSD-101.
- PER GEOTECH REPORT ASPHALT PAVEMENT SECTION SHALL BE 3" ASPHALT OVER 8" OF BASE COURSE.
- A RIGHT OF WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)
- STACKING SPACES = 9 (3 COUNT TOWARD PARKING REQUIREMENT)
- STACKING SPACES = 11 (3 COUNT TOWARD PARKING REQUIREMENT)



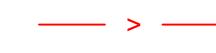
RIGHT-OF-WAY LANDSCAPING



PROPOSED SITE LANDSCAPING



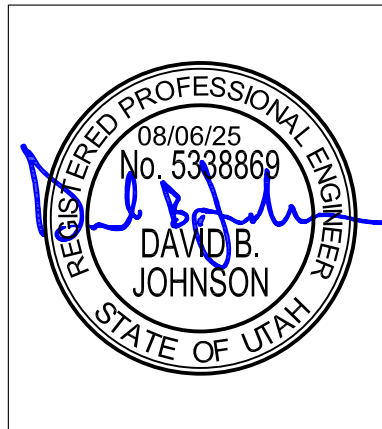
CATCH CURB



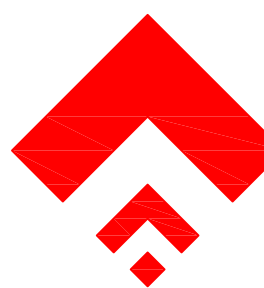
ADA ACCESSIBLE ROUTE



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS
AND NOTES SUPERCEDE SCALE.



ENGINEER / SURVEYOR INFORMATION:

**JOHNSON ENGINEERING**
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

PARCEL CONSTRUCTION
DREW PARCEL
427 W 19950 S, #201
DRAPER, UTAH
801-884-6474

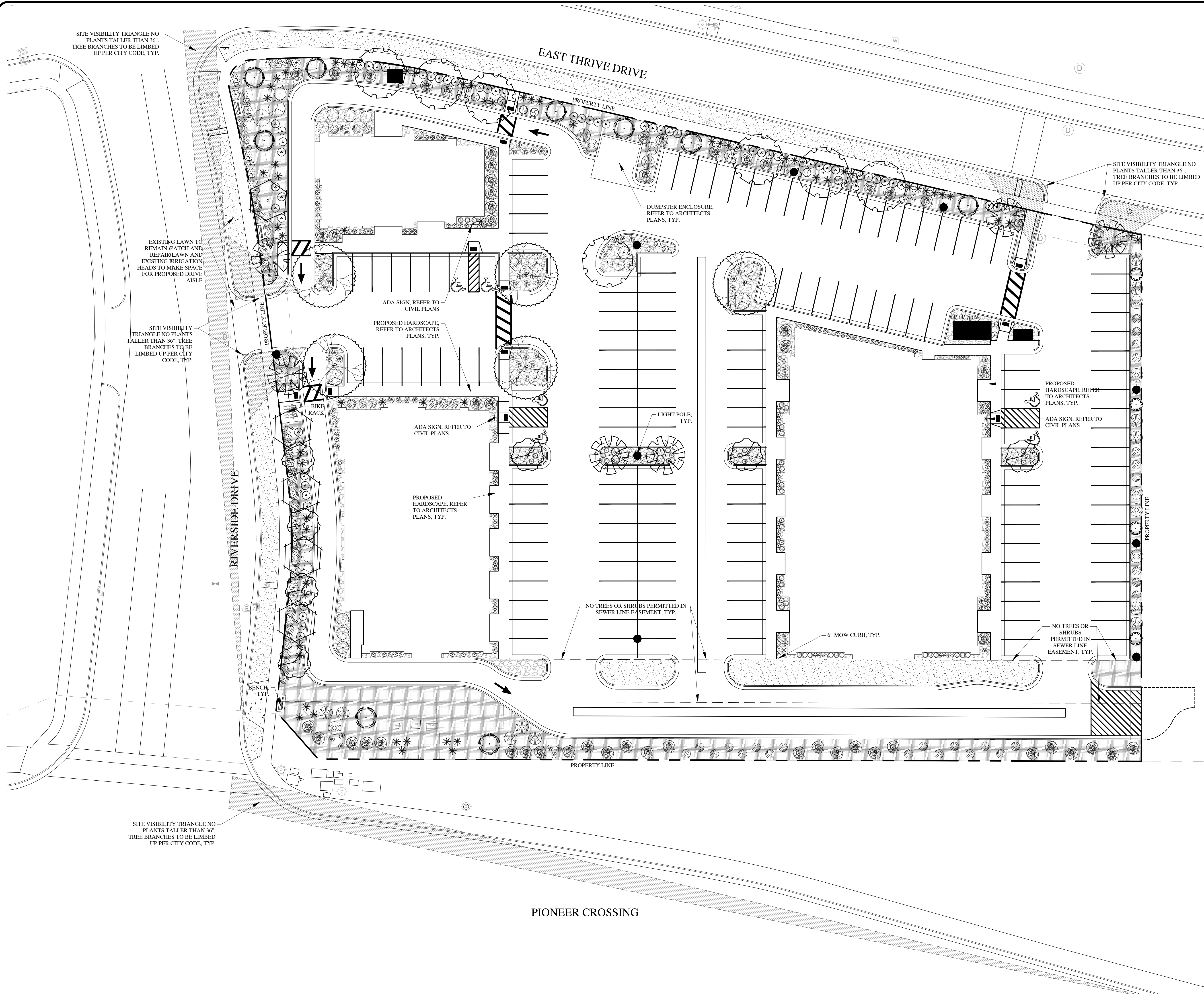
SHEET INFORMATION:

SITE PLAN SPRING COVE

SARATOGA SPRINGS, UTAH COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	CS-100
PROJECT NO:	24-024		
DATE:	08/06/25	03	08/06/25 SUBMITTAL 03
SCALE:	1"=20'	02	06/19/25 SUBMITTAL 02
		NO.	DATE REVISION

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TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	WATERWISE
	ACER GRANDIDENTATUM 'JFS-NUMEX3' PP27930 MESA GLOW BIGTOOTH MAPLE	5	2" CAL.	Y
	CERCIS CANADENSIS EASTERN REDBUD	6	2" CAL.	Y
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM 'SHADEMASTER' LOCUST	5	2" CAL.	N
	KOELERUTERIA PANICULATA 'FASTIGIATA' COLUMNAR GOLDENRAIN TREE	4	2" CAL.	Y
	PINUS LEUCODERMIS 'HELDREICHT' BOSNIAN PINE	9	6" HEIGHT	Y
	PRUNUS SARGENTII 'PINK FLAIR' PINK FLAIR FLOWERING CHERRY	7	2" CAL.	N
	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE® JAPANESE ZELKOVA	7	2" CAL.	Y

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	WATERWISE
	BUDDELEIA X 'MISS MOLLY' PP23425 BUTTERFLY BUSH	27	5 GAL.	Y
	CORNUS STOLONIFERA 'TARBOW' ARCTIC FIRE® RED TWIG DOGWOOD	61	5 GAL.	N
	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	54	5 GAL.	Y
	EUONYMUS ALATUS 'LITTLE MOSES' LITTLE MOSES BURNING BUSH	6	1 GAL.	N
	FORSYTHIA X 'COURTASOL' TM GOLD TIDE FORSYTHIA	15	5 GAL.	N
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL KIM® DWARF ROSE OF SHARON	29	5 GAL.	N
	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL DWARF NINEBARK	65	5 GAL.	Y
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	17	5 GAL.	Y
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	70	5 GAL.	N
	ROSA MEIFRAMIN® 'BLUSHING DRIFT' PP33507 SOFT PINK GROUND COVER ROSES	97	1 GAL.	Y
	TAXUS X MEDIA 'EVERLOW' EVERLOW YEW	16	5 GAL.	Y

PERENNIAL AND GR.COVER LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	WATERWISE
	GERANIUM X 'BROOKSIDE' HYBRID CRANESBILL	66	1 GAL.	N
	HELICOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS	48	1 GAL.	Y
	PENNISETUM ALOPECUROIDES 'JIS JOMMENIK' LUMEN GOLD DWARF FOUNTAIN GRASS	55	1 GAL.	Y
	ROCK MULCH TYPE 1: 3" DEPTH OF 1/2"-3/4" SOUTHTOWN CRUSHED ROCK. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ON TOP OF WEED BARRIER FABRIC. SEE DETAILS FOR ADDITIONAL INSTALLATION NOTES.	PER PLAN	1/2"-3/4" CRUSHED	N/A
	ROCK MULCH TYPE 2: 6" DEPTH OF 2-4" PANDORA COBBLE ANGULAR ROCK. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAILS FOR ADDITIONAL INSTALLATION NOTES.	PER PLAN	2"-4"	N/A
	DESERT SAGE SOD FROM CHANSHARE SOD FARMS	PER PLAN	SOD ROLLS	Y

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION.
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.
- 3' DIAMETER AROUND EVERY TREE MUST BE KEPT CLEAR OF TURF AND ROCK MULCH. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF 2' OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO 2'.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE. PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

LANDSCAPE REQUIREMENTS

	DECIDUOUS TREE REQUIREMENT	EVERGREEN TREE REQUIREMENT	SHRUB REQUIREMENT
23,703.53 SF LANDSCAPE AREA	7 + 1 PER ADDITIONAL 3000 SF OVER 15,001 SF 7 + 3 = 10	5 + 1 PER ADDITIONAL 3000 SF OVER 15,001 SF 5 + 3 = 8	25 + 1 PER ADDITIONAL 3000 SF OVER 15,001 SF 25 + 3 = 28
PLANTING PROVIDED	34 TREES	9 TREES	457 SHRUBS

LANDSCAPE CALCULATIONS

PROPOSED LANDSCAPE AREA: 23,703.53 SF (100%)
PLANTER/ROCK MULCH AREA: 18,297.73 SF (477.2%)
LAWN AREA (WITHIN PROPERTY): 5,415.8 SF (22.8% OF TOTAL PROPOSED LANDSCAPE AREA)



S1 PAD MOUNTED TRANSFORMER BY ROCKY MOUNTAIN POWER PAD/VAULT BY DIVISION 26.

S2 ELECTRICAL METER SETS.

- S1 PAD MOUNTED TRANSFORMER BY ROCKY MOUNTAIN POWER PAD/Vault BY DIVISION 26.
- S2 ELECTRICAL METER SETS.

- ONE HOUR AFTER CLOSING OR BY 11:00 P.M. WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST 50% OF BUILDING LIGHTING AND LIGHTING 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.
- BUSINESS OPEN FOR 24 HOURS MUST TURN OFF 50% OF THERE OUTDOOR AND PARKING LOT LIGHTING BY 11:00 P.M. AND MUST KEEP THEM OFF UNTIL ONE-HOUR BEFORE SUNRISE, HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM.

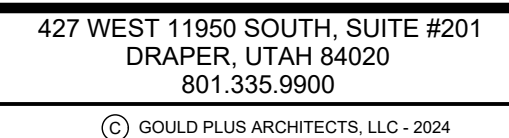
DESCRIPTION	LEVELS
AVERAGE	1.4 FC

DESCRIPTION	LEVELS
AVERAGE	1.4 FC
MINIMUM	0.4 FC
MAXIMUM	7.6 FC
AVERAGE/MINIMUM	3.5:1

BUILDING ENTRANCES	
DESCRIPTION	LEVELS
AVERAGE	6.5 FC
MINIMUM	6.1 FC
MAXIMUM	6.6 FC
AVERAGE/MINIMUM	1.1:1

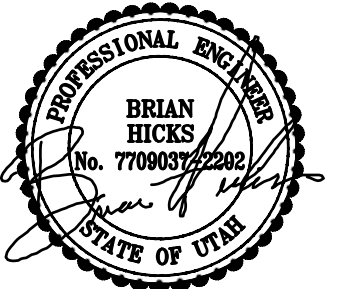
LIGHT FIXTURE ABBREVIATION SCHEDULE		PROJECT MANAGER: RICHARD WARDLE	
CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT		CFBA CUSTOM FINISH AS SELECTED BY THE ARCHITECT	
STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT		SFBA STANDARD FINISH AS SELECTED BY THE ARCHITECT	

TYPE	DESCRIPTION	MFR.	CATALOG #	VOLTS	TOTAL WATTS	LAMP TYPE	DELIVERED LUMENS	COLOR TEMP.	CRI
DA	LED WALL MOUNT LUMINAIRE WITH WAVE STREAM LIGHT ENGINE, TYPE II DISTRIBUTION, ELECTRONIC DIMMING DRIVER, FULL CUTOFF AND DIE-CAST ALUMINUM HOUSING BUG RATING 82-U0-62	INVOUE	CCW-VA4-740-U-T2-BK-F	120 V	59 VA	LED	5,692	4000K	70
DB	LED WALL MOUNT LUMINAIRE WITH WAVE STREAM LIGHT ENGINE, TYPE III DISTRIBUTION, ELECTRONIC DIMMING DRIVER, FULL CUTOFF AND ALUMINUM HOUSING BUG RATING 82-U0-63	INVOUE	CCW-VA4-740-U-T3-BK-F	120 V	59 VA	LED	5,807	4000K	70
DC	LED WALL MOUNT LUMINAIRE WITH WAVE STREAM LIGHT ENGINE, TYPE IV FORWARD DISTRIBUTION, ELECTRONIC DIMMING DRIVER, FULL CUTOFF AND ALUMINUM HOUSING BUG RATING 82-U0-62	INVOUE	CCW-VA4-740-U-T4TF-BK-F	120 V	59 VA	LED	6,453	4000K	70
DD	DUAL-HEAD LED PARKING LOT LUMINAIRE WITH TYPE II DISTRIBUTION, ELECTRONIC DIMMING DRIVER, DIE CAST ALUMINUM HOUSING ON 16 FOOT ROUND ALUMINUM POLE WITH DECORATIVE BASE AND COOSCE NECK BRACKET BUG RATING 81-U0-62	HADCO	(2) CFS-46-G3-T-A-740-A-3-SP1/P3120-16-A-N-N-1/F-2	120 V	108 VA	LED	14,230	4000K	70
DE	LED PARKING LOT LUMINAIRE WITH TYPE 3 WIDE DISTRIBUTION, HOUSE SIDE SHIELD, ELECTRONIC DIMMING DRIVER, DIE CAST ALUMINUM HOUSING ON 16 FOOT ROUND ALUMINUM POLE WITH DECORATIVE BASE AND COOSCE NECK BRACKET BUG RATING 83-U0-62	HADCO	CFS-46-G3-T-A-3W-740-A-3-SP1/P3120-16-A-N-N-1/F-1A	120 V	54 VA	LED	6,918	4000K	70
DF	LED WALL MOUNT LUMINAIRE WITH ELECTRONIC DRIVER, PHOTO CELL, EMERGENCY BATTERY PACK, FULL CUTOFF AND DIE-CAST ALUMINUM HOUSING BUG RATING 81-U0-60	LUMARK	AKX31A-BK-PO-CBP	120 V	12 VA	LED	1,786	4000K	-
DG	LED WALL MOUNT LUMINAIRE WITH ELECTRONIC DRIVER, PHOTO CELL, EMERGENCY BATTERY PACK, FULL CUTOFF AND DIE-CAST ALUMINUM HOUSING BUG RATING 81-U0-60	LUMARK	AKX31A-BK-PO-CBP	120 V	23 VA	LED	3,551	4000K	-
DH	LED PARKING LOT LUMINAIRE WITH TYPE 1 DISTRIBUTION, ELECTRONIC DIMMING DRIVER, DIE CAST ALUMINUM HOUSING ON 16 FOOT ROUND ALUMINUM POLE WITH DECORATIVE BASE AND COOSCE NECK BRACKET BUG RATING 82-U0-61	HADCO	CFS-46-G3-T-A-740-A-3-SP1/P3120-16-A-N-N-1/F-1A	120 V	54 VA	LED	6,910	4000K	70



427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
801.335.9900

(C) GOULD PLUS ARCHITECTS, LLC - 2024

[illegible]

PROJECT NUMBER	2500
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NEW BUILDINGS
AT SPRING
COVE BUILDING

BARATOGA SPRINGS, UTAH

PHOTOMETRIC SITE PLAN

SITE APPLICATION
APRIL 2025

E102



4 SOUTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"





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



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



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



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

2. SEE SHEET A600 FOR DOOR AND WINDOW SCHEDULE

FRONT (EAST) FACADE

FACADE AREA TOTAL: 2,572 SF

MATERIAL BREAK DOWN
BRICK: 1,574 SF = 61.2%
METAL: 269 SF = 10.4%
GLAZING: 729 SF = 28.4%

REAR (WEST) FACADE

FACADE AREA TOTAL: 2,579 SF

MATERIAL BREAK DOWN
BRICK: 1,898 SF = 73.6%
METAL: 345 SF = 13.4%
GLAZING: 336 SF = 13.0%

SOUTH FACADE

FACADE AREA TOTAL: 1,566 SF

MATERIAL BREAK DOWN
BRICK: 1,178 SF = 75.2%
METAL: 247 SF = 15.8%
GLAZING: 141 SF = 9.0%

NORTH FACADE

FACADE AREA TOTAL: 1,532 SF

MATERIAL BREAK DOWN
BRICK: 883 SF = 57.6%
METAL: 257 SF = 16.8%
GLAZING: 392 SF = 25.6%

TOTAL OVERALL FACADE

FACADE AREA TOTAL: 8,249 SF

MATERIAL BREAK DOWN
BRICK: 5,533 SF = 67.1%
METAL: 1,118 SF = 13.5%
GLAZING: 1,598 SF = 19.4%

BRICK VENEER

RED BRICK - MANUFACUTURER AND PRODUCT TO BE SPECIFIED LATER

METAL PANEL

BLACK METAL COMPOSITE ARCHITECTURAL
PANEL - MANUFACTURER AND PRODUCT TO BE
SPECIFIED LATER

- HOLLOW METAL DOOR AND FRAME PAINT NOTE:
PAINTED HOLLOW METAL DOOR WITH HOLLOW METAL
FRAME - PRIMED AND PAINTED CYBER SPACE SW 7076
- VINYL WINDOWS TO BE A BLACK ON BLACK VINYL WITH
MUNTIN GRID BETWEEN GLASS
- STOREFRONT SYSTEM TO BE BLACK METAL OR SIMILAR
COLOR, WITH COLORED GLASS SEE WINDOW SCHEDULE

GOULD PLUS
ARCHITECTS

427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
801.335.9900

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[illegible]

PROJECT NUMBER	25002
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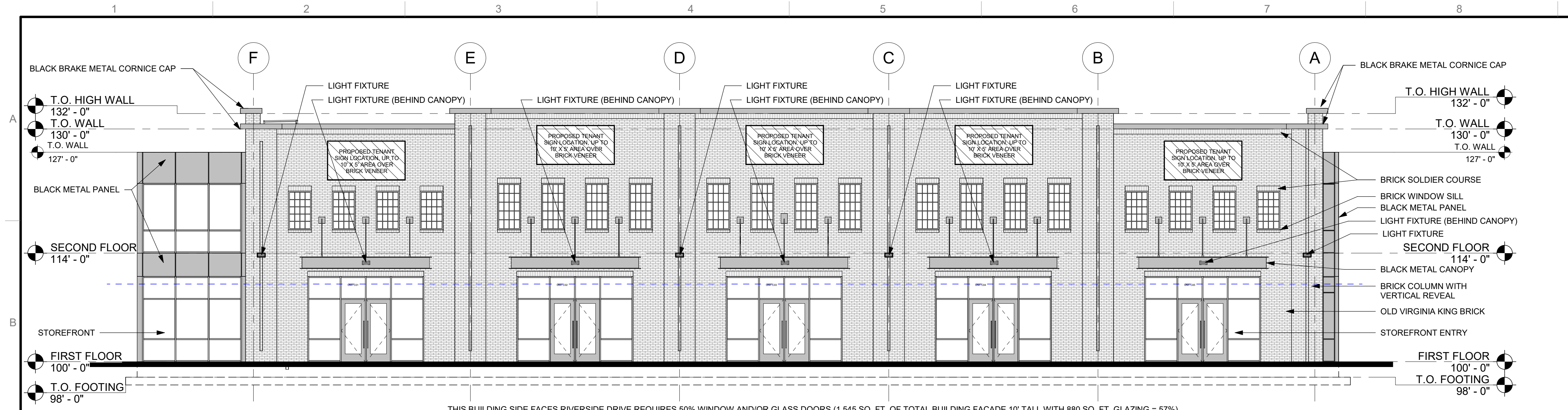
NEW BUILDING
AT SPRING
COVE BUILDING
"B"

SARATOGA SPRINGS, UTAH

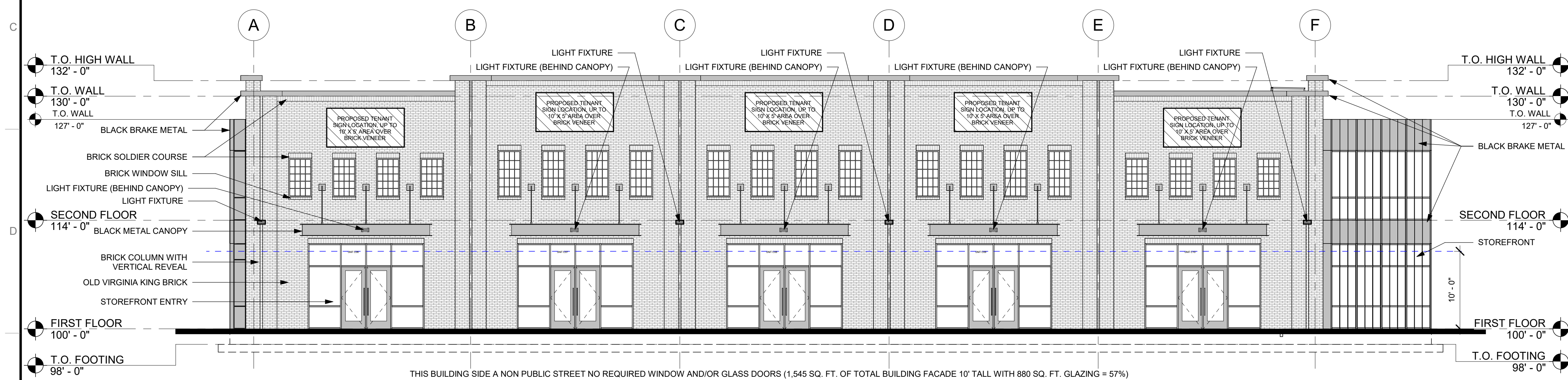
EXTERIOR ELEVATIONS

SITE APPLICATION
JUNE 2025

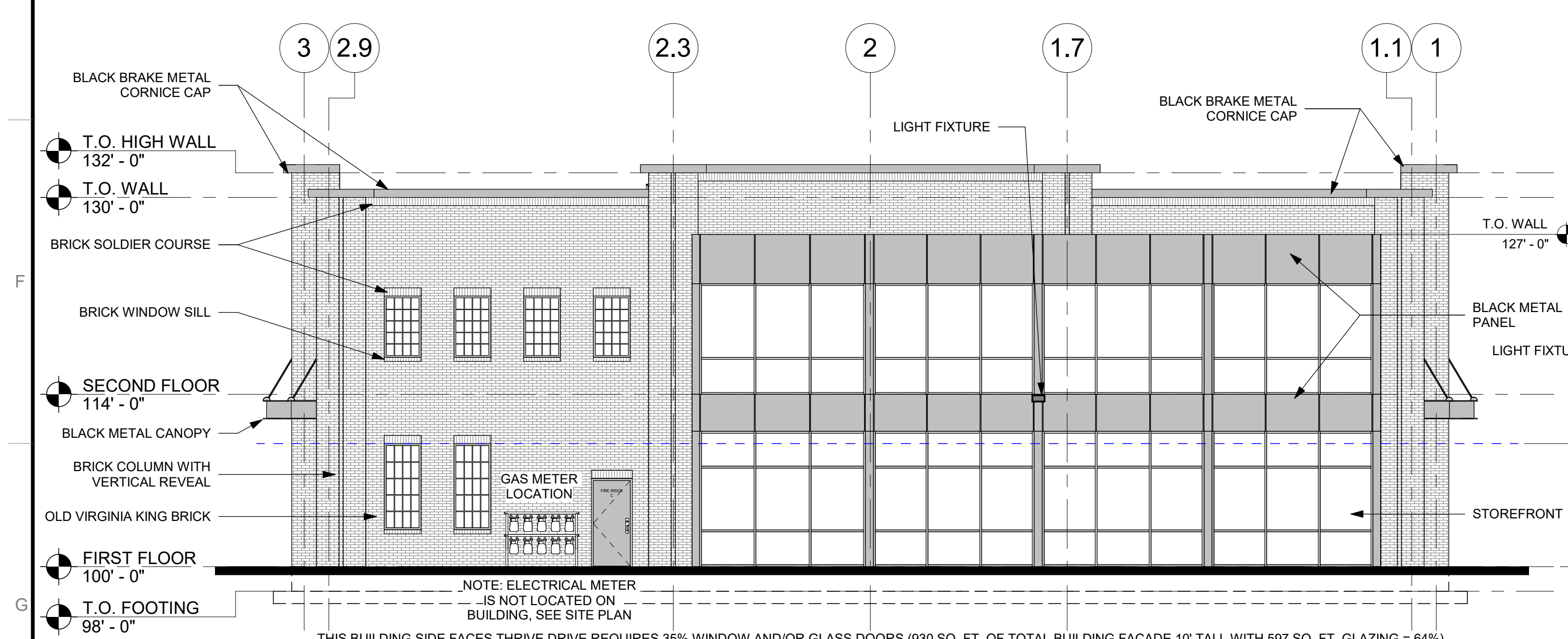
A200b



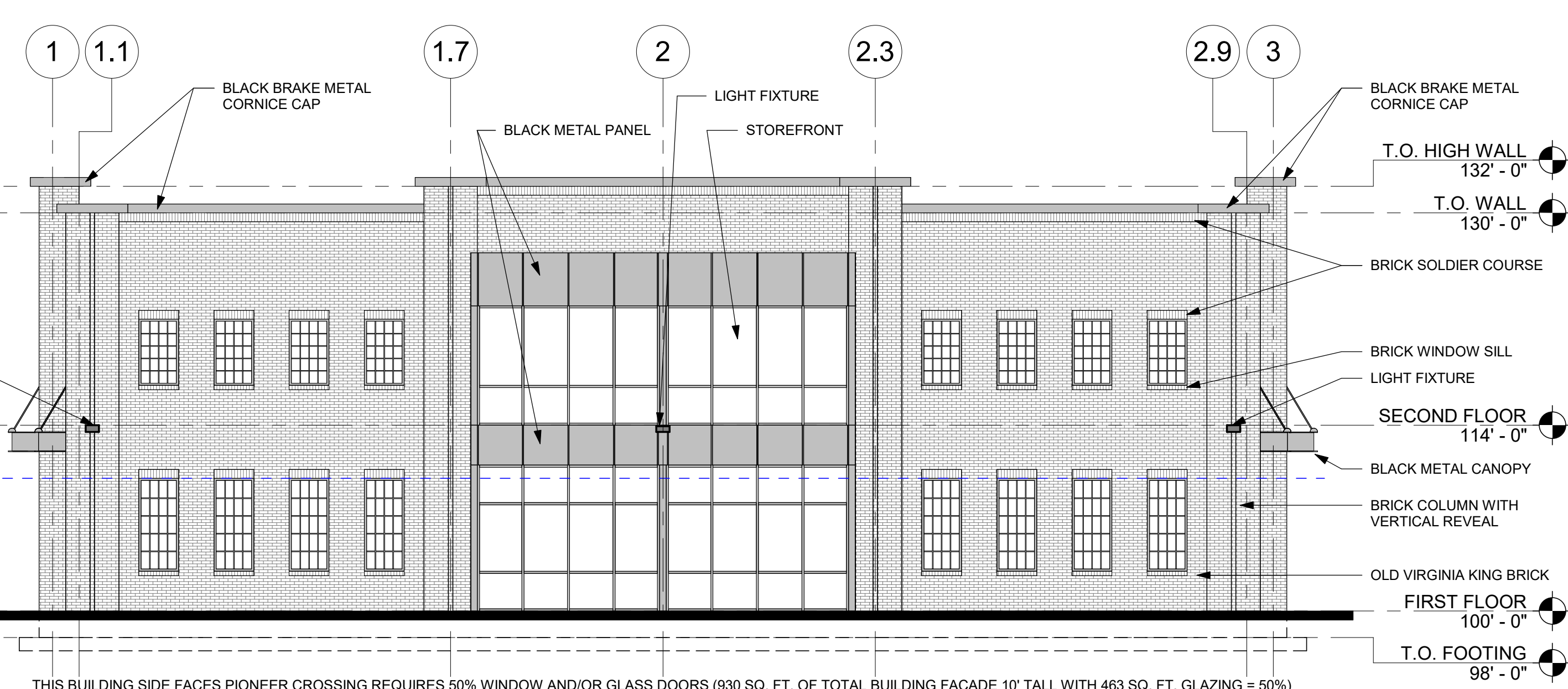
1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

GENERAL NOTES

- MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE STREET WITH PARAPET WALL OR A SEPARATE SCREEN. WILL VERIFY NEEDS WITH BUILDING PERMIT PROCESS.
- SEE SHEET A600 FOR DOOR AND WINDOW SCHEDULE.

MATERIAL CALCULATIONS

FRONT (WEST) FACADE	NORTH FACADE
FACADE AREA TOTAL: 4,879 SF	FACADE AREA TOTAL: 2,966 SF
MATERIAL BREAK DOWN BRICK: 3,045 SF = 62.4% METAL: 416 SF = 8.5% GLAZING: 1,418 SF = 29.0%	MATERIAL BREAK DOWN BRICK: 1,261 SF = 42.5% METAL: 548 SF = 18.5% GLAZING: 1,157 SF = 39.0%
REAR (EAST) FACADE	SOUTH FACADE
FACADE AREA TOTAL: 4,886 SF	FACADE AREA TOTAL: 2,977 SF
MATERIAL BREAK DOWN BRICK: 3,051 SF = 62.4% METAL: 415 SF = 8.5% GLAZING: 1,420 SF = 29.0%	MATERIAL BREAK DOWN BRICK: 1,826 SF = 61.3% METAL: 313 SF = 10.5% GLAZING: 838 SF = 28.1%
TOTAL OVERALL FACADE FACADE AREA TOTAL: 15,708 SF	
MATERIAL BREAK DOWN BRICK: 9,183 SF = 58.5% METAL: 1,692 SF = 10.7% GLAZING: 4,833 SF = 30.7%	

MATERIAL SCHEDULE

	BRICK VENEER RED BRICK - MANUFACTURER AND PRODUCT TO BE SPECIFIED LATER
	METAL PANEL BLACK METAL COMPOSITE ARCHITECTURAL PANEL - MANUFACTURER AND PRODUCT TO BE SPECIFIED LATER

ELEVATION NOTES

- HOLLOW METAL DOOR AND FRAME PAINT NOTE: PAINTED HOLLOW METAL DOOR WITH HOLLOW METAL FRAME - PRIMED AND PAINTED CYBER SPACE SW 7076
- VINYL WINDOWS TO BE A BLACK ON BLACK VINYL WITH MUNTIN GRID BETWEEN GLASS
- STOREFRONT SYSTEM TO BE BLACK METAL OR SIMILAR COLOR, WITH COLORED GLASS SEE WINDOW SCHEDULE

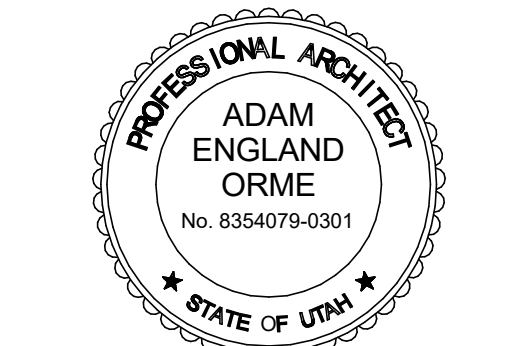


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No.	Description	Date



PROJECT NUMBER 25002

NEW BUILDING AT SPRING COVE BUILDING "C"

249 E. THRIVE DR. SARATOGA SPRINGS, UTAH

EXTERIOR ELEVATIONS

SITE APPLICATION
AUGUST 2025

A200c



FRONT ENTRY



VIEW FROM SOUTH WEST CORNER OF BUILDING



VIEW FROM SOUTH EAST CORNER OF BUILDING



VIEW FROM NORTH EAST CORNER OF BUILDING



VIEW FROM NORTH WEST CORNER OF BUILDING



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No.	Description	Date



PROJECT NUMBER 25002

**NEW BUILDING
AT SPRING
COVE BUILDING
"A"**

SARATOGA SPRINGS, UTAH

**EXTERIOR
BUILDING "A"
RENDERINGS**

**SITE APPLICATION
JUNE 2025**

A210a



VIEW OF EAST ELEVATION



VIEW FROM SOUTH WEST CORNER OF BUILDING



VIEW OF SOUTH ELEVATION



VIEW FROM SOUTH EAST CORNER OF BUILDING



VIEW FROM NORTH WEST CORNER OF BUILDING



VIEW FROM NORTH EAST CORNER OF BUILDING



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No.	Description	Date

PROJECT NUMBER 25002

NEW BUILDING
AT SPRING
COVE BUILDING
"B"

SARATOGA SPRINGS, UTAH

EXTERIOR
BUILDING "B"
RENDERINGS

SITE APPLICATION
JUNE 2025

A210b



VIEW FROM SOUTH WEST CORNER OF THE BUILDING



VIEW FROM NORTH WEST CORNER OF THE BUILDING



VIEW FROM NORTH EAST CORNER OF THE BUILDING



VIEW FROM SOUTH EAST CORNER OF THE BUILDING



VIEW OF SOUTH SIDE OF THE BUILDING



VIEW OF WEST SIDE OF THE BUILDING



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No.	Description	Date



PROJECT NUMBER 25002

NEW BUILDING
AT SPRING
COVE
BUILDING "C"

249 E. THRIVE DR. SARATOGA SPRINGS, UTAH

EXTERIOR
BUILDING "C"
RENDERINGS

SITE APPLICATION
JUNE 2025

A210c



MINUTES – Planning Commission

Thursday, August 14, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:03 p.m. by Chair Rachel Sprosty Burns.

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

Present:

Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Doug Willden.

Staff: Sarah Carroll, Planning Director; David Jellen, Senior Planner; Rulon Hopkins, Assistant City Attorney; Wendy Wells, Deputy Recorder.

Excused: Charlie Carn, Jack K. Mangum, Colton Miles.

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

PUBLIC HEARINGS

- 20 1. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02 – Definitions, Chapter 19.04 – Establishment of Land Use Zones and Official Map, and Chapter 19.13 – Development Review Process. Citywide. City-Initiated. Senior Planner David Jellen presented the item.** In conjunction with recent State Legislation, the proposed code amendments establish application processes for new business uses to either be classified under an existing use definition or propose land use standards as a new or unlisted business use.

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

Commissioner Hill received clarification the amendment was due to SB (Senate Bill) 179. He asked if it was in line with how the City wanted to do business at the local level.

Senior Planner David Jellen advised it was fairly similar to what the City was already doing in regard to new businesses coming in. He explained this outlined the process; provided more clarity; and established that City Council would be the Land Use Authority.

Planning Director Sarah Carroll clarified the amendment provided formal language and codified it.

Commissioner Willden was concerned the amendment was not business-friendly, and might delay a business from opening. He didn't think City Council was required to be the Land Use Authority, and wondered if Staff could make those determinations.

Commissioner Hill noted that due to SB 179, every city would need to follow the same process.

Assistant City Attorney Rulon Hopkins advised that Planning Staff had done a great job of listing definitions, and had been hard-pressed to think of a business that would not fit somewhere in the definitions. He noted that language in SB 179 stated the approving authority would be the legislative body of the City.

Commissioner Willden felt the process was flawed, and wondered if there was another alternative.

50 Senior Planner David Jellen responded Staff was constantly trying to evaluate definitions to accommodate different uses, and how they fit within the City. He said Staff worked to be preemptive, and he felt most businesses would work within an existing definition without having to go through a formal classification request process.

55 Chair Sprosty Burns wondered if there had been any businesses at the State level that may have triggered the code amendment. She thought the process seemed labor intensive and didn't feel that there were any businesses she could think of that would need to apply for a classification request process.

Staff responded they were not aware of any businesses that would have triggered the code amendment.

60 **Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapters 19.02, 19.04, and 19.13, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Doug Willden.

No: None.

65 **Absent: None. Charlie Carn, Jack K. Mangum, Colton Miles.**

Motion passed 4 - 0.

BUSINESS ITEMS

- 70 1. Approval of Minutes: July 31, 2025.

Motion made by Commissioner Hill to approve the minutes of July 31, 2025. Seconded by Commissioner Willden.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Doug Willden.

75 **No: None.**

Absent: Charlie Carn, Jack K. Mangum, Colton Miles.

Motion passed 4 - 0.

REPORTS

- 80 1. **Commission Comments.** Commissioner Hill shared that August 19th at noon was an APA program via Zoom where the City's downtown area would be highlighted by Saratoga Springs Economic Director Doug Meldrum. He noted the APA fall conference was October 9th and 10th at the Gateway in Salt Lake City, and that October 10th was the day the Planning Commissioner classes would take place.

85 Commissioner Sprosty Burns expressed appreciation for all the work that Commissioner Hill was doing with the APA, and how much Commissioners and Staff benefitted from his work.

- 90 2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She advised that Mountain View Corridor was now open, and that Lake Trail Improvements through the Saratoga Springs development would be starting again.

CLOSED SESSION

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

ADJOURNMENT

95 Meeting Adjourned Without Objection at 6:23 p.m. by Chair Rachel Sprosty Burns.

100 _____
Date of Approval

Planning Commission Chair

105 _____
Deputy City Recorder