



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, September 11, 2025 @ 6:00 pm

City of Saratoga Springs Council Chambers

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

CALL TO ORDER

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

BUSINESS ITEMS

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

1. Thrive Drive Daycare Major Site Plan Amendment, located at 182 E. Thrive Drive. Logan Johnson as applicant. Senior Planner Austin Roy. Presented by Senior Planner Gina Grandpre.
2. Saratoga Springs Commercial Plat F Lot 607 Major Site Plan Amendment, located at 1233 Lake Drive. Thomas Lehnardt as applicant. Senior Planner Gina Grandpre.
3. Approval of Minutes: August 28, 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

Major Site Plan Amendment Thrive Drive Daycare September 11, 2025 Public Meeting

Applicant:	Logan Johnson, Wright Development Group
Owner:	Scott McLachlan
Location:	204 East Thrive Drive
Project Acreage:	1.39 Acres
Residential Units/Lots:	1
Current Use:	Vacant Lot
Land Use Designation:	Community Commercial
Parcel Zoning:	Community Commercial
Adjacent Zoning:	CC, MU, & R1-10
Adjacent Uses:	Low Density Residential, Medical Office, Financial, & Retail.
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

The applicant is seeking approval of an amendment to the approved site plan. Specifically, the amendment changes the building elevations and footprint, with the equipment for the building to now be located within the roof instead of in a fenced off area on the west side of the building. The proposed site plan adds additional elements (bench, bike rack, planter bed and ornamental trees) to meet new Gateway Overlay streetscaping requirements. The proposed site plan meets all Title 19 requirements.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The original site plan and a plat amendment was approved by City Council / Approval November 19, 2024. The approved plat amendment will need to be recorded before a building permit can be issued.

D. Process: Code Section 19.14 outlines the process for a major site plan amendment. Any amendment that alters architectural elevations shall be approved by the City Council.

E. Community Review:

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

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

F. General Plan: The General Plan shows this property being within the Community Commercial (CC) zone and identifies the community commercial zone as being areas designated for low to medium-scale commercial uses.

Staff conclusion: Consistent. The proposed use is a low-scale commercial use which is compatible with the General Plan and adjacent uses.

G. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

List all related sections from the checklist

- 19.04, Land Use Zones: **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)

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct 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 major site plan amendment for Thrive Drive Daycare, located at 204 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 in section 19.14 of the Land Development Code, as articulated in Section D 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. Once approved by the Legislative Body, all remaining redlines on plans, Engineering staff report, and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. The amendment plat, Riverside Crossing Subdivision Plat B, shall be recorded prior to the building permit being issued.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

"I move to **continue** the major site plan amendment for Thrive Drive Daycare 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 requested major site plan amendment for Thrive Drive Daycare, located at 204 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 [XX.XX] of the Code:
 - a. _____, and/or

J. Exhibits:

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

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Thrive Drive Daycare– Site Plan
Date: September 11, 2025
Type of Item: Site Plan Amendment



SARATOGA
SPRINGS

Description:

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

B. Background:

<i>Applicant:</i>	Logan Johnson, Wright Development Group
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	204 E. Thrive Drive
<i>Acreage:</i>	1.39 Acres - 1 Lot

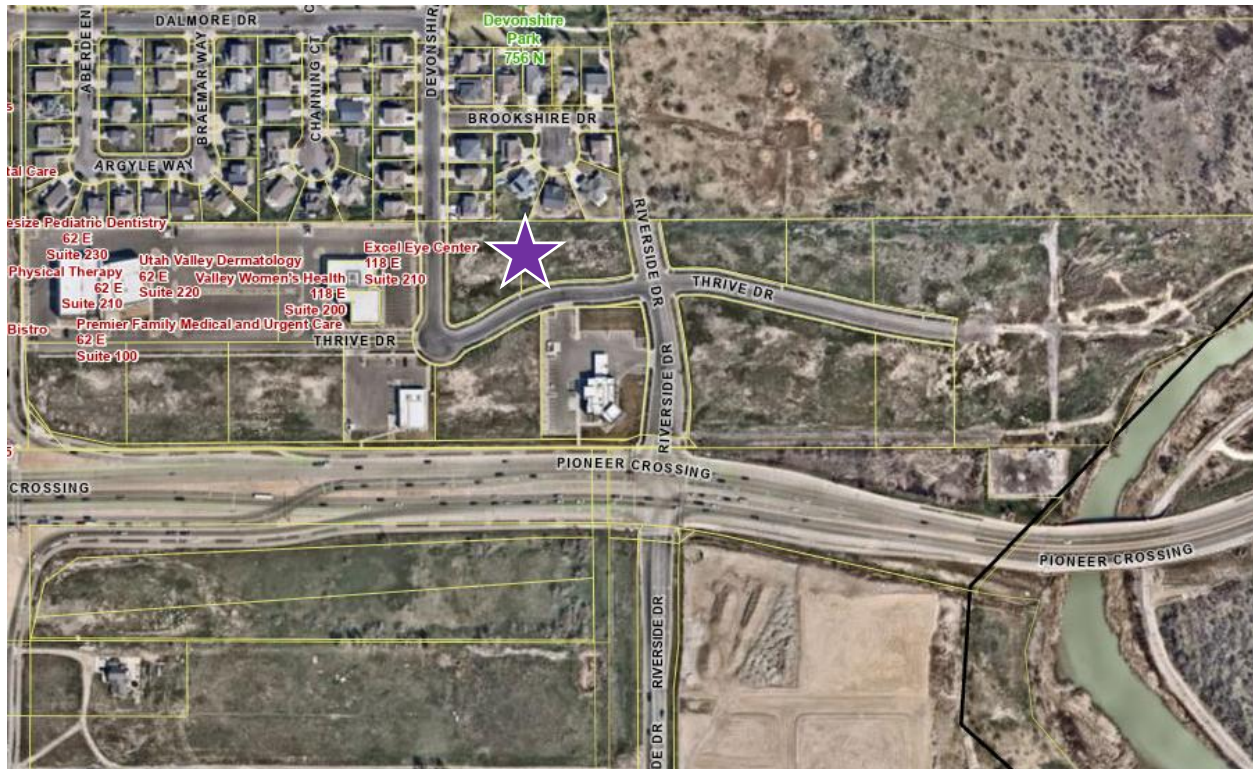
C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

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

the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
11. Developer shall improve the intersection of Thrive Drive and Devonshire Drive by installing stop signs, per city standards, on Thrive Drive and Devonshire Drive as noted in the construction drawings.
12. Developer shall install signs to deter parking and vehicle standing along Thrive Drive and Devonshire Drive as noted in the construction drawings.

Location



Zoning





APPLICATION REVIEW CHECKLIST

Updated 8.20.25

Application Information

SITE PLAN AMENDMENT THRIVE DRIVE DAYCARE

Applicant:	Logan Johnson, Wright Development Group
Owner:	Scott McLachlan
Location:	204 East Thrive Drive
Project Acreage:	1.39 Acres
Residential Units/Lots:	1
Current Use:	Vacant Lot
Land Use Designation:	Community Commercial
Requested Land Use:	Community Commercial
Parcel Zoning:	Community Commercial
Requested Zoning:	Community Commercial
Adjacent Zoning:	CC, MU, & R1-10
Adjacent Uses:	Low Density Residential, Medical Office, Financial Institution, & Retail.
Past Action and Date:	City Council / Approval November 19, 2024
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

In Gateway Overlay: Yes

Date Received: 1st submittal: July 14, 2025
2nd submittal: August 8, 2025

Date of Review: 1st submittal: July 18, 2025
2nd submittal: August 20, 2025

Parcel Number(s) and size: 51:682:0003 0.69 acres
51:682:0024 0.69 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): August 7, 2025
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments: None.

Code Review

- 19.04, Land Use Zones
 - Zone: Community Commercial
 - General Plan Land Use: Community Commercial
 - Density: N/A

19.04.01 Requirements		Community Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A		
Lot Size (Minimum)	20,000 sq. ft.	Complies	60,000sf
Front/Corner Side Setback (Minimum)	25'	Complies	>25'
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	N/A	
Rear Setback (Minimum)	25' or height of building, whichever is greater, when adjacent to a residential zone	Complies	>25'
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	100'	Complies	Exisitng Plat.
Lot Frontage (Minimum)	100'	Complies	Exisitng Plat.
Building Height (Maximum)	40'	Complies	28' 3"
Lot coverage (Maximum)	50%	Complies	<50%
Building Size (Minimum)	N/A		
Building Size (Maximum)	N/A		

No density shall be calculated on sensitive lands.	N/A.	
A Neighborhood Plan is required in the Mixed Residential Zone.	N/A.	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20 percent of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	Complies.	53%
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	N/A.	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Child Care Center	Complies.	Use allowed.
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	N/A.	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20 percent of the building area within a Master Development Plan contained in a Master Development Agreement	N/A.	

19.04.14 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.	
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.	
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 10 amenity points.	N/A.	
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 10 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>	<u>Weight</u>	<u>Total</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>		
1. Planter Beds or Boxes (20' square foot minimum)	2.00	2
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
5. Bench (See City Standards & Specs. & Saratoga Site Amenities Spec.)	4.00	4
6. Bike Racks (decorative full size in bike space; capacity 5% of parking)	2.00	1
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	12
Provides at least 10 points from table's amenities (see above)?	Complies.	<i>12 points provided.</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.	<i>C2.00</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	<i>Meets TMP</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>C1.00</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details	N/A.	
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.	C2.00
Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Zachary Taylor</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>Empty lot.</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>L100</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>L101</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>C2.00</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>L102</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>L100</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>L100</i>
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	Complies.	<i>L100</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>2"</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>L101</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>L101</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>100%</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	N/A.	<i>No turf proposed.</i>
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;	N/A.	

vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf;		
vii. Rubber or inorganic infill is prohibited while organic infill is permitted;		
viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and		
ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	367, or 99.4%, L100.
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.	L101
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	L100
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.	L100
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	L100
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	L103
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	L100
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	Doors on all sides, adjacent planting not possible.
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.	N/A.	
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>L100</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>L101</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>L101</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>L102 & L103</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>L100</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.	Complies.	<i>No fences near drive approach.</i>
Retaining walls: for construction of all retaining walls four feet or taller in height, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the highest elevation. Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.	Complies.	<i>4' walls shown on north property line. Separate building permit will be required.</i>
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	Complies.	<i>6' fence proposed.</i>
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted	Complies.	<i>6' privacy vinyl fence.</i>

under this Code, and any fencing of three feet or less in height within an existing fenced yard.		
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.	Complies.	<i>6' privacy vinyl fence.</i>
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.	Complies.	<i>6' privacy vinyl fence.</i>
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	N/A.	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	N/A.	
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	N/A.	
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	
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>53% 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.	Complies.	<i>L100</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	<i>78.48%</i>

Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	60,376		
Required Landscaping	12,075	Complies	<i>28,522 sf</i>

Required Deciduous Trees	6	Complies	28.00
Required Evergreen Trees	4	Complies	17.00
Required Shrubs	22	Complies	369.00
Drought Tolerant Plants	16	Complies	367.00

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.	C1.00																				
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.	C1.00																				
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.	C1.00																				
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.	C1.00																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	ES001																				
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing. <table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business’ main entrance shall not apply to these areas.	Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances	Up to 1,500 square feet	150’	1,501 to 5,000 square feet	200’	5,001 to 10,000 square feet	250’	10,001 to 25,000 square feet	300’	25,001 to 50,000 square feet	350’	50,001 to 75,000 square feet	400’	75,001 to 100,000 square feet	450’	100,001 to 125,000 square feet	500’	Over 125,000 square feet	600’	Complies.	<300’
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150’																					
1,501 to 5,000 square feet	200’																					
5,001 to 10,000 square feet	250’																					
10,001 to 25,000 square feet	300’																					
25,001 to 50,000 square feet	350’																					
50,001 to 75,000 square feet	400’																					
75,001 to 100,000 square feet	450’																					
100,001 to 125,000 square feet	500’																					
Over 125,000 square feet	600’																					
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	Complies.	C1.00																				

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.	<i>C1.00</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>C1.00</i>
Certain types of medical facilities need more accessible stalls, see link.	N/A.	
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	<i>C1.00</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	<i>C1.00</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	N/A.	
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	Complies.	<i>35 stalls required; 40 stalls provided.</i>
When a development contains multiple uses, more than one parking requirement may be applied.	N/A.	
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.	
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	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	N/A.	

b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.		
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 strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Complies.	C1.00
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.	C1.00
Clear Sight Triangles must be followed.	Complies.	L100
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.	C1.00 & L100
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.	C1.00 & L100

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>C1.00 & L100</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>C1.00 & L100</i>
Required Minimum Parking		
<i>1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time.</i>	Complies.	<i>35 stalls required; 40 stalls provided.</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>C1.00</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	9'	20'	24'	24'
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>ES001</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>ES001</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>ES002</i>
Angle: Shall be directed downward.	Complies.	<i>ES002</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>ES001</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>ES002</i>

Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	
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.	ES001
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.	16' pole. 10' to eaves.
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.	ES001
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.	ES001
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.	ES001
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.	ES001
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.	ES001
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	ES002
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.	ES001
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.	ES001
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	Complies.	ES001
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	Complies.	ES001

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'.		
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.	ES001
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.	ES002
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	ES001
19.13 Process		
Regulation	Findings	
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	N/A	
Notice/Land Use Authority.	City Council	
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.	N/A	
Phasing Improvements.	N/A	
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.	C1.00

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>C1.00</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.	Complies.	<i>C2.00</i>
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	
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>See application.</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>C0.00</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>C0.20</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>C0.20</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.	N/A.	
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See application.</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:	Complies.	<i>Required plan submitted.</i>

i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
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>Storm Drain Report provided.</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>Submitted with Riverside Crossing Plat A approval.</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).	Complies.	<i>C1.00</i>

xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
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>L100</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>ES001</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>Elevations provided.</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.	Complies.	<i>Signage shown on elevations sheets.</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid.</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>C1.10</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>Signage shown on elevations sheets.</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>L100</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	Complies.	<i>C1.00</i>

street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.		
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>C1.00</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>C1.00</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>C1.00</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>C1.00</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>C1.00</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>C1.00</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>C1.00</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>C2.00</i>

Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	N/A.	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	N/A.	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A.	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	N/A.	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	Complies.	C1.00
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	Complies.	C1.00
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.	A7
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.	C1.00
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.	C1.00
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.	L100
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	Complies.	C1.00

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.		
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.	C1.00
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	N/A.	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	N/A.	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	N/A.	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	N/A.	
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	N/A.	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	
A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	N/A.	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	N/A.	
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	
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	Complies.	37'

b. the entire flare of any return radii shall fall within the right-of-way.		
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.	N/A.	
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).	Complies.	A-3
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	Complies.	6' privacy vinyl fence.
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	Complies.	6' privacy vinyl fence.
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	Complies.	Measured at highest property elevation.
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.	>10'
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.	>5'
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in	N/A.	Original site plan approved prior to grade buffer code adoption.

addition to the existing setback requirement, as outlined in Section 19.04.		
Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development.	N/A.	<i>Original site plan approved prior to grade buffer code adoption.</i>
Screening: i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within one foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and,	N/A.	<i>Original site plan approved prior to grade buffer code adoption.</i>
i. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	<i>Original site plan approved prior to grade buffer code adoption.</i>
No drive-thru lanes shall be permitted within the setback area.	N/A.	<i>Original site plan approved prior to grade buffer code adoption.</i>
This buffer shall be in addition to any other required buffers.	N/A.	<i>Original site plan approved prior to grade buffer code adoption.</i>
Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least twenty feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,	N/A.	<i>Original site plan approved prior to grade buffer code adoption.</i>
ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section.	N/A.	<i>Original site plan approved prior to grade buffer code adoption.</i>
iii. The determination of “equivalent physical separation” or “equivalent visual screening” shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures.	N/A.	<i>Original site plan approved prior to grade buffer code adoption.</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.	A2
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall	Complies.	A2

include eaves which are proportional to the roofs slope and scale of the building.		
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>Rooftop equipment screen with pitched roof parapet.</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>Equipment appears to be screened.</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>Stucco and shingles used to screen.</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Rectangular windows used.</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>Awning attached to north wall.</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	Complies.	<i>Awning projects 10'</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	Complies.	<i>8'</i>
Backlighting is not permitted.	Complies.	<i>None proposed.</i>
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Complies.	<i>Located in roofline.</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>Screening is integrated into bldg.</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>Equipment is screened from all directions.</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Shingles and stucco used to screen match the rest of the bldg.</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>A2</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	Complies.	<i>4 materials used.</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	Complies.	<i>4 colors used.</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>Bright colors only used in signage.</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	Complies.	<i>2 different colors of stucco used.</i>

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.		
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½” in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	Complies.	<i>No prohibited materials proposed.</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>No stairways proposed.</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>Pitched roof, exterior roof drains allowed.</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	A2
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>Higher percentage of windows on east and south elevations.</i>
At least 35 percent of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	Complies.	<i>At least 35% glass shown.</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.	Complies.	28’3”
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.	50% shown.

Prohibited building materials: i. High gloss or shiny metal panels as a primary material. ii. Mirror glass panels.	Complies.	<i>High gloss or mirror not used.</i>
Entrances: 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.	Complies.	<i>Entrance located on collector street.</i>
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>Façade meets requirement.</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.	

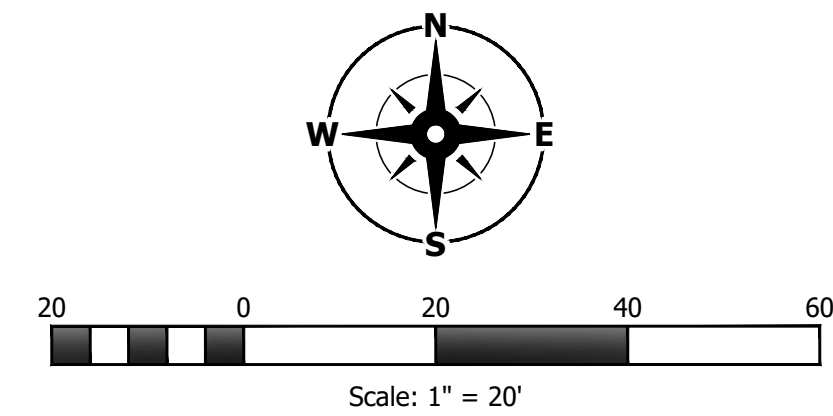
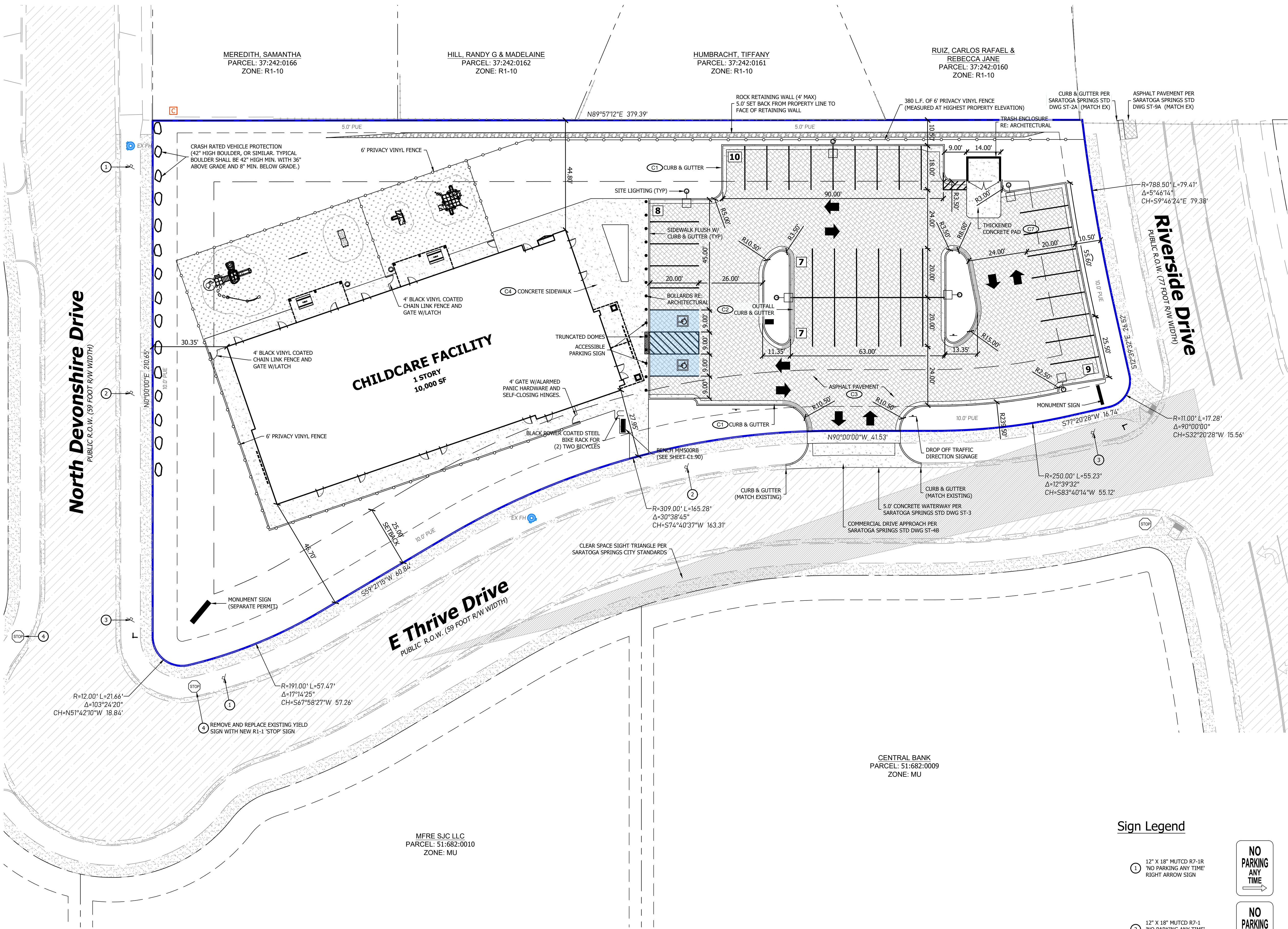
19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>Signs shown on elevations.</i>
Monument sign location meets code and sign details provided	Complies.	<i>Monument sign shown outside PUE.</i>
Wall signs and potential locations and details	Complies.	<i>Appears to meet 19.18</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>Separate sign permit application will be required.</i>
b. Signs shall not obscure display windows or significant building features.	Shall Comply.	<i>Separate sign permit application will be required.</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>

THOMA C:\Users\thoma\Hunt Day Dropbox\Projects\102-47 Saratoga Childrens Courtyard\00-CA01-AutocAD\102-47 Childrens Courtyard\2025.08.22\25 8/26/2025 4:26 PM



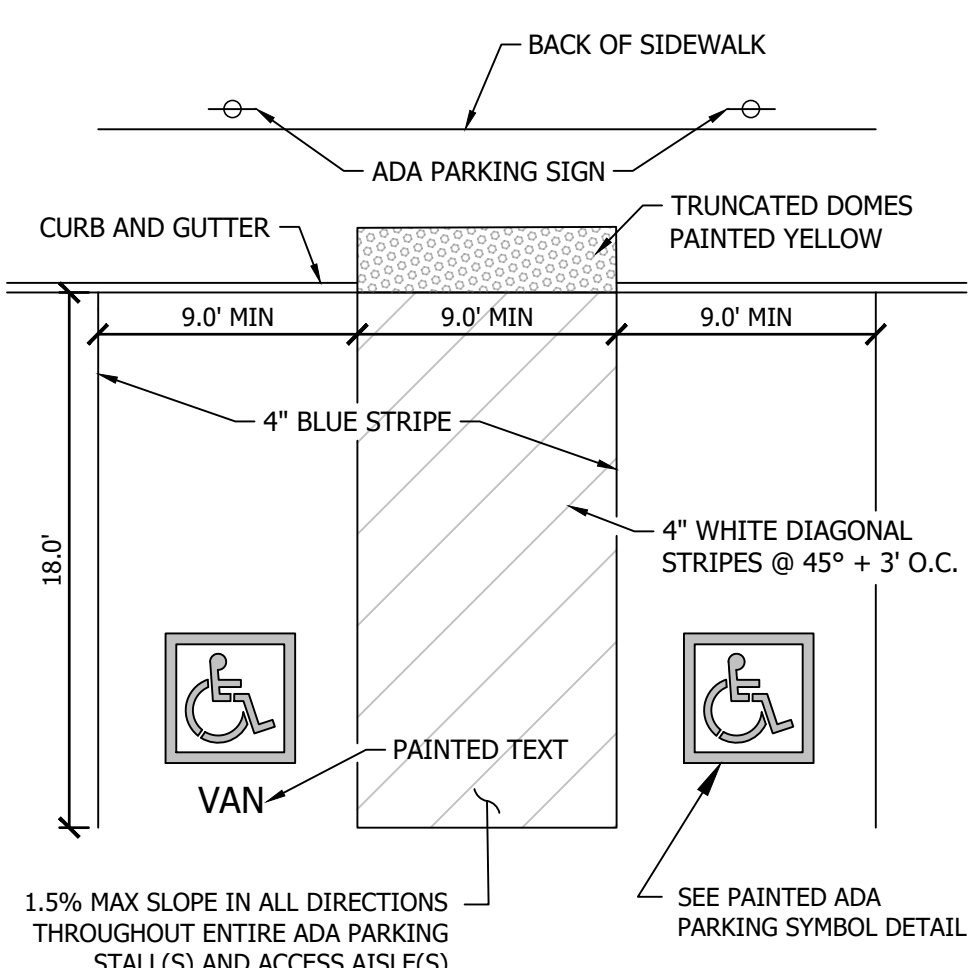
Know what's below.
Call before you dig.



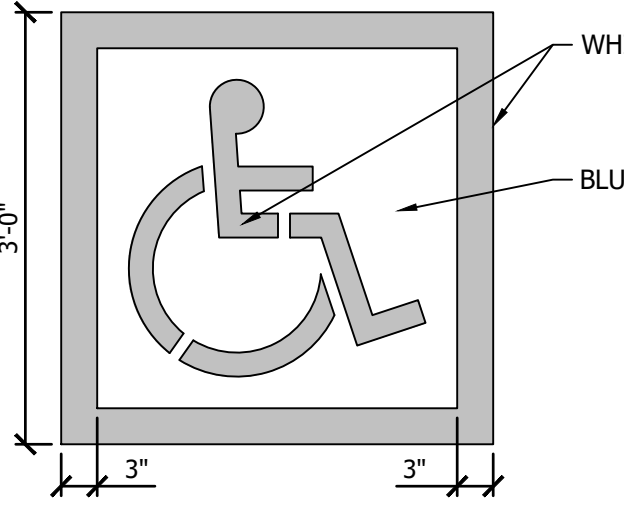
Sign Legend

1	12" X 18" MUTCD R7-1R "NO PARKING ANY TIME" RIGHT ARROW SIGN	
2	12" X 18" MUTCD R7-1 "NO PARKING ANY TIME" DUAL DIRECTION ARROW SIGN	
3	12" X 18" MUTCD R7-1L "NO PARKING ANY TIME" LEFT ARROW SIGN	
4	MUTCD R1-1 "STOP" SIGN	

NOTE: NO PARKING SIGNS SHOULD BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES OR MORE THAN 45 DEGREES WITH THE LINE OF TRAFFIC FLOW IN ORDER TO BE VISIBLE TO APPROACHING TRAFFIC.



1 ADA Striping and PED Access
Scale: NTS



NOTES:
- LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.
- PROVIDE TWO COATS OF PAINT
- BLUE BACKGROUND WITH WHITE SYMBOL

2 ADA Symbol
Scale: NTS



3 Typical Parking Space
Scale: NTS

- ### General Notes
- WHEN CONNECTING TO EXISTING CURB & GUTTER, CONTRACTOR IS RESPONSIBLE TO VERIFY/ENSURE PROPER DRAINAGE OF AT LEAST 0.5% SLOPE.
 - CONTRACTOR TO VERIFY 2% MIN - 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER.
 - SLOPE SHALL FLOW TOWARDS CURB & GUTTER UNLESS SPECIFIED DIFFERENT ON PLAN.
 - ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH SARATOGA SPRINGS.
 - ALL NEW STRIPING IS TO BE PER SARATOGA SPRINGS STANDARDS FOR PUBLIC RIGHT-OF-WAY.
 - 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)

Legend

	= ACCESSIBLE PATH
	= AREAS TO COMPLY WITH ADA STANDARDS
	= SPILL CURB, SEE APPLICABLE CURBING DETAIL
#	= PARKING STALL QUANTITY

Development Summary

LOCATION:	SARATOGA SPRINGS, UTAH COUNTY, UTAH
PROPERTY SIZE:	60,367 SF / 1.39 AC
BUILDING FOOTPRINT:	10,000 SF (17%)
HARD SURFACE AREA:	21,845 SF (36%)
LANDSCAPE AREA:	28,522 SF (53%)
PARKING:	SEE COVER SHEET

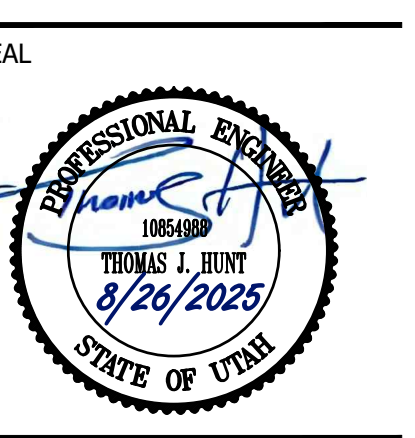
Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

THRIVE DRIVE DAYCARE
172 E. THRIVE DRIVE
SARATOGA SPRINGS, UTAH 84045
LOTS 3 AND 4 OF RIVERSIDE CROSSING SUBDIVISION, LOCATED IN PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

REVISIONS	REV.	DATE	DESCRIPTION	BY
	1	07-03-2024	CITY COMMENTS	TP
	0	06-07-2024	INITIAL SUBMITTAL TO CITY	TP



VERIFY SCALES

SPX BAR IS ONE INCH ON ORIGINAL DRAWING
0 1 2 3 4 5 6 7 8 9 10
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.	
Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	04 / 26 / 2024
Proj. No.	102 - 47
SHEET TITLE	

PROPOSED SITE PLAN

SHEET NO. **C1.00**

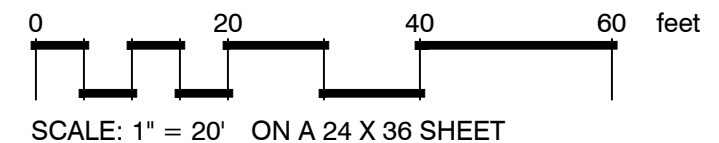
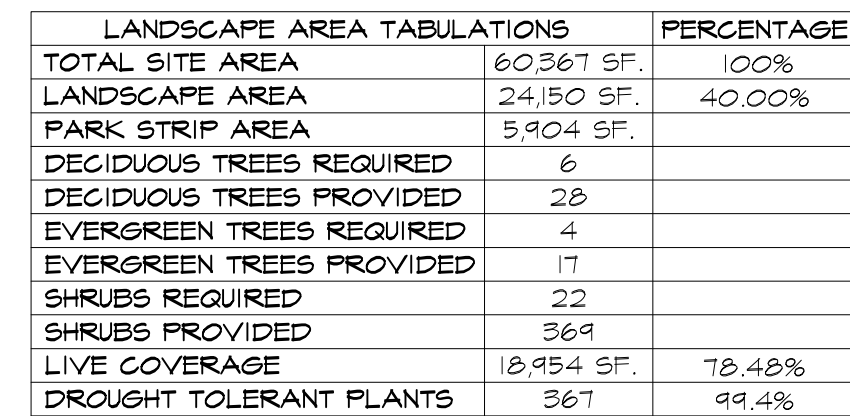


PROJECT

THRIVE DRIVE DAYCARE
172 E. THRIVE DRIVE
SARATOGA SPRINGS, UT

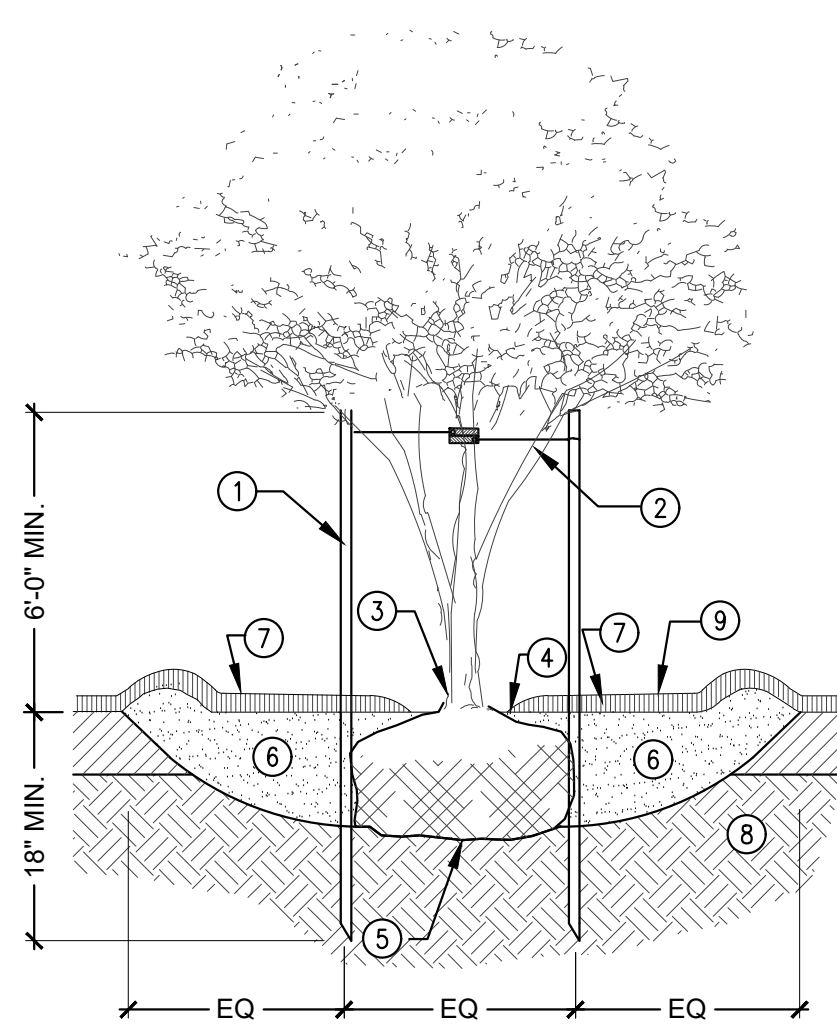
[illegible]

SHEET NO.



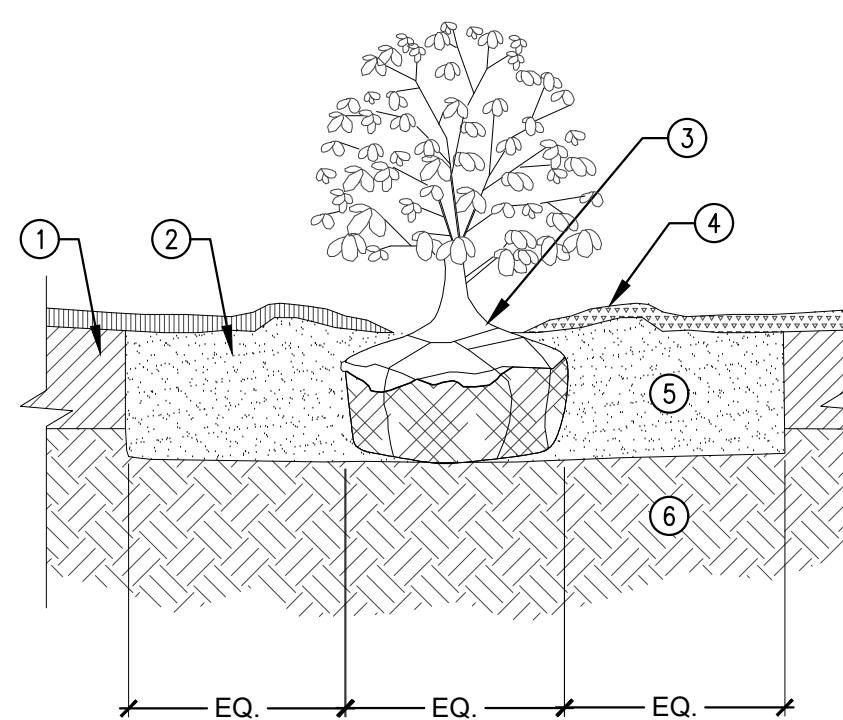
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY LANDARC, LLC AND LANDARC LLC'S CONSULTANTS, ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. LANDARC, LLC AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE, INCLUDING COPYRIGHTS, THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF LANDARC, LLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND LANDARC LLC'S CONSULTANTS. © 2025 LANDARC, LLC.

1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, WRAP TRUNK TO LOWEST BRANCH. REMOVE THE FOLLOWING SPRING.



DECIDUOUS TREE WITH STAKING

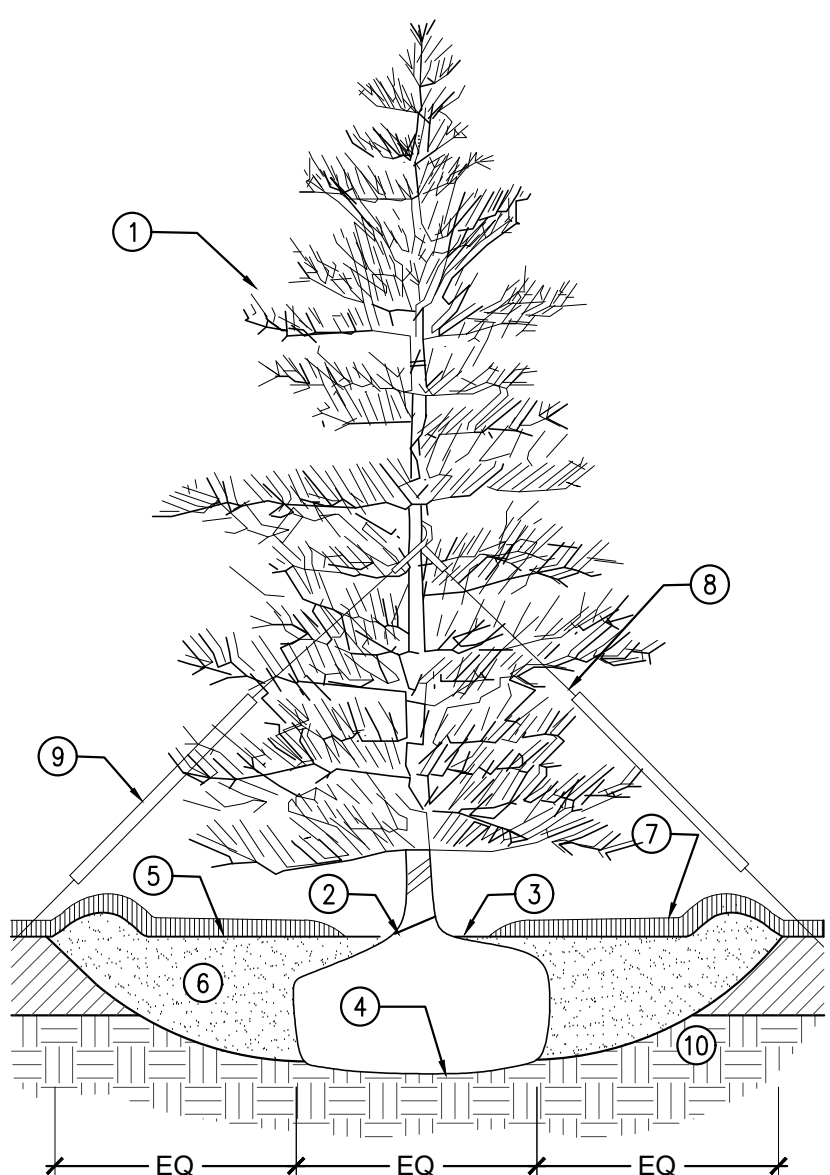
- ① 2" DIA. (ROUND) FIRE POSTS; 2 PER TREE; ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE.
- ② GALVANIZED WIRE CABLE "LOOPED THROUGH" 1" GROMMETED NYLON KEEBING AROUND TRUNK; SECURE BY TWISTING UNTIL TIGHT
- ③ TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
- ④ ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
- ⑤ PLACE BALL ON UNDISTURBED SUBSTRATE; CUT WIRE BASKET AND REMOVE AND DISCARD BASKET OR OTHER SOD WRAPPING MATERIALS FOR TOP 1/3 OF ROOTBALL
- ⑥ EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL; BACKFILL WITH PLANTING SOIL MIX
- ⑦ GROUNDCOVER AS SHOWN IN LANDSCAPE PLAN
- ⑧ UNDISTURBED SUBGRADE
- ⑨ 5' DIA. DEPRESSION WATERING BASIN TO BE FREE FROM ROCKS AND DEBRIS



- ① PLANTING SOIL MIX
- ② GROUND COVER AS SHOWN IN LANDSCAPE PLAN
- ③ SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
- ④ BERM TO FORM DEPRESSED WATERING BASIN
- ⑤ PLANTING SOIL MIX
- ⑥ UNDISTURBED SUBGRADE

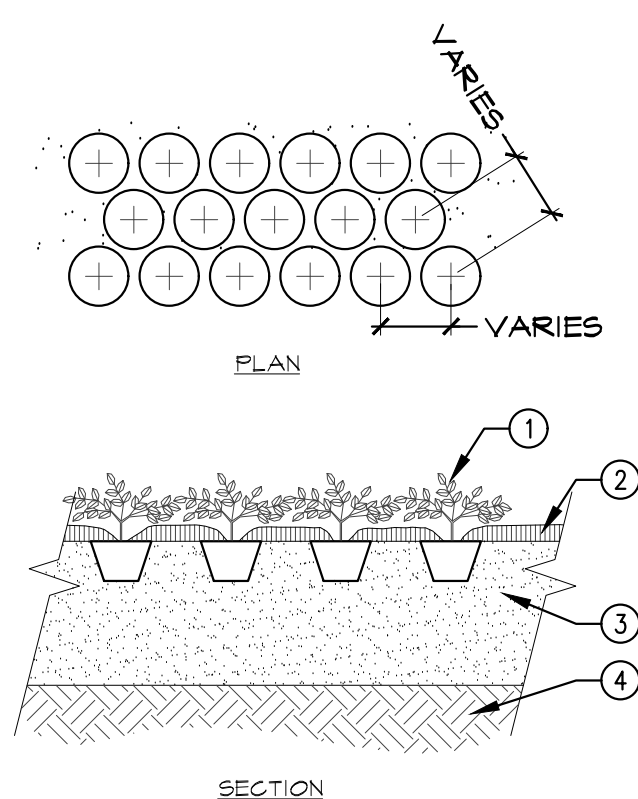
1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL EXCEPT UNDER BALL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.
4. REMOVE WATERING BASIN PRIOR TO END OF MAINTENANCE PERIOD.

2 SHRUB



1. INSTALL TREE FLAMB
2. TOP OF ROOTBALL SHALL BE 1'-2" ABOVE FINISHED GRADE
3. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
4. PLACE BALL ON UNDISTURBED SUBSOIL. CUT WIRE BASKET AND REMOVE AND DISCARD BASKET OR OTHER SOIL WRAPPING MATERIALS.FOR TOP 1/3 OF ROOTBALL
5. BARK MULCH (SEE PLANTING PLAN NOTES)
6. EXCAVATE HOLE TO DIAMETER 3X RIDGER THAN ROOTBALL, BACKFILL PLANTING SOIL MIX
7. 5" DIA. DEPRESSED WATERING BASIN TO BE FREE FROM ROCK MULCH AND DEBRIS
8. GUYING & STAKING SYSTEM - REFER TO TECHNICAL SPECIFICATIONS
9. SAFETY FLAGGING (PVC SLEEVE)
10. UNDISTURBED SUBGRADE

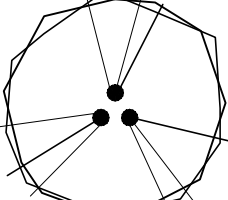
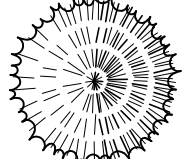
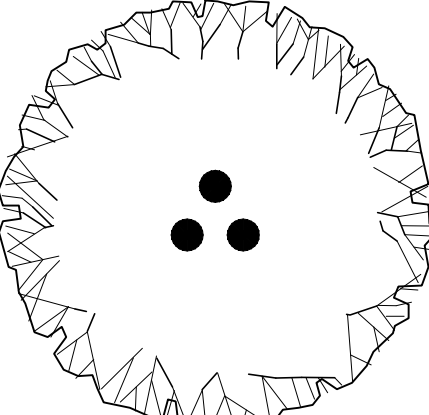
3 GROUND COVER / PERENNIAL
NTS



- ① GROUND COVER/PERENNIALS
(SEE NOTE)
- ② 3-4" MIN. BARK MULCH OR
GRAVEL, PER PLAN
- ③ PLANTING SOIL MIX
- ④ UNDISTURBED SUBGRADE

NOTE:
1. SEE PLANTING LEGEND FOR
SPACING

4 EVERGREEN TREE WITH GUYING SYSTEM

- | SYMBOL | BOTANICAL / COMMON NAME | CONT. | QTY. |
|---|--|-----------|------|
| <u>TREES</u> | | | |
|  | ACER GRISEUM / PAPERBARK MAPLE
20' TALL & 20' WIDE AT MATURITY | 2" CAL. | 8 |
|  | ACER TRUNCATUM 'NORWEGIAN SUNSET' / NORWEGIAN SUNSET MAPLE
35' TALL & 25' WIDE AT MATURITY | 2" CAL. | 6 |
|  | MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
20' TALL & 20' WIDE AT MATURITY | 2.5" CAL. | 12 |
|  | PICEA ORIENTALIS 'GREEN KNIGHT' / GREEN KNIGHT SPRUCE
20' TALL & 12' WIDE AT MATURITY - 6' TALL AT TIME OF PLANTING | B & B | 14 |
|  | PICEA PUNGENS GLAUCA / BLUE COLORADO SPRUCE
30'-60' TALL & 15'-25' WIDE AT MATURITY - 6' TALL AT TIME OF PLANTING | B & B | 3 |
|  | ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA
60' TALL & 40' WIDE AT MATURITY | 2" CAL. | 2 |
- BALLED & BURLAPPED
THIS IS AN INDUSTRY
STANDARD TERM

BALLED & BURLAPPED
THIS IS AN INDUSTRY
STANDARD TERM

- | SYMBOL | BOTANICAL / COMMON NAME | SIZE | QTY |
|---------------------------|--|-------|-----|
| <u>SHRUBS</u> | | | |
| ① | BERBERIS THUNBERGII 'CRIMSON RUBY' / CRIMSON RUBY BARBERRY | 5 GAL | 19 |
| ⬤ | EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH | 5 GAL | 22 |
| ☼ | HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL | 13 |
| ⊙ | JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER | 5 GAL | 29 |
| ⊗ | PHYSOCARPUS OPULIFOLIUS 'SMNOBLR' TM / GINGER WINE NINEBARK | 5 GAL | 4 |
| ⊕ | POTENTILLA FRUTICOSA / BUSH CINQUEFOIL | 5 GAL | 18 |
| ⬢ | PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY | 5 GAL | 8 |
| ⊕ | RHAMNUS FRANGULA 'COLUMNARIS' / TALL HEDGE BUCKTHORN | 5 GAL | 2 |
| ⊙ | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC | 5 GAL | 25 |
| ⊖ | SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA | 5 GAL | 20 |
| ☼ | SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA | 5 GAL | 4 |
| ⊕ | SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC | 5 GAL | 6 |
| ⊕ | WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA | 5 GAL | 24 |
| ☼ | YUCCA RECURVIFOLIA / WEEPING YUCCA | 5 GAL | 6 |
| <u>GRASSES</u> | | | |
| ⊙ | GALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS | 1 GAL | 51 |
| ⊙ | PENNISETUM ALOPECUROIDES 'HADELN' / HADELN DWARF FOUNTAIN GRASS | 1 GAL | 33 |
| <u>ANNUALS/PERENNIALS</u> | | | |
| ⬤ | ACHILLEA MILLEFOLIUM 'SUMMER BERRIES' / SUMMER BERRIES MIX COMMON YARROW | 1 GAL | 25 |
| ⊙ | CENTRANTHUS RUBER 'ALBIFLOROUS' / JUPITER'S BEARD | 1 GAL | 10 |
| ☼ | CROCOSMIA X 'LUCIFER' / LUCIFER MONTBRETIA | 2 GAL | 9 |
| ⊙ | HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY | 1 GAL | 24 |
| ⊙ | PEROVSKIA ABROTANOIDES / RUSSIAN SAGE | 5 GAL | 5 |
| ☼ | SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SALVIA | 1 GAL | 12 |

DARK CHOCOLATE BARK MULCH- 3" THICK MINIMUM.

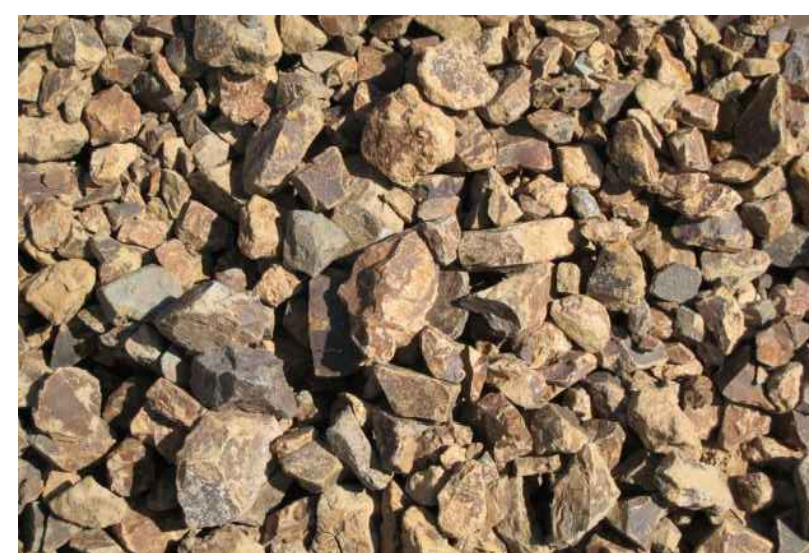
3" CAFE ROCA FROM STAKER PARSON- 3" THICK MINIMUM

11

CONCRETE
PLAYGROUND MULCH



WASATCH GRAY ROCK MULCH



CAFE ROCA ROCK MULCH

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX, AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
10. ANY GROUND COVER AREAS SHALL RECEIVE 1-1/2" OF FINE TEXTURED SOIL AID/SOIL FEP.
11. PRUNE ANY TREES NEXT TO SIDEWALKS TO A MINIMUM HEIGHT OF 7' FOR A CLEAR WALKING PATH.
12. 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'.
13. 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. CONCRETE EDGING MUST BE USED TO SEPARATE PLANTER AND TURF AREAS IN ALL NON-RESIDENTIAL ZONES.



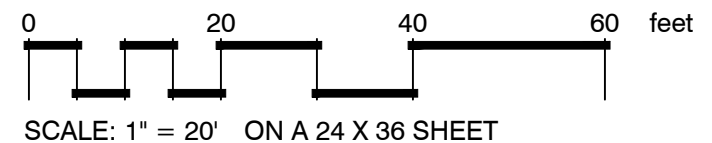
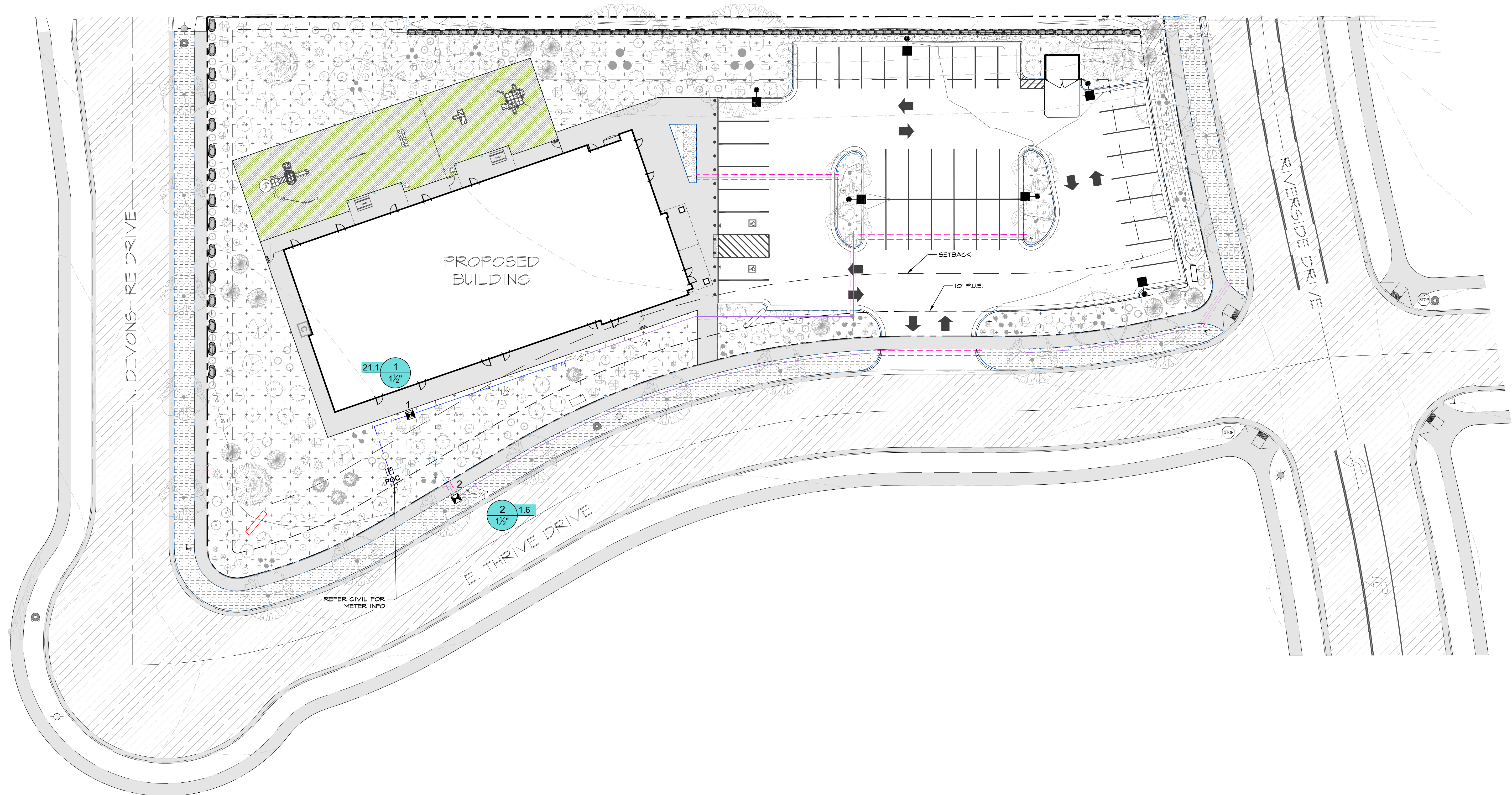
PROJECT

THRIVE DRIVE DAYCARE
172 E. THRIVE DRIVE
SARATOGA SPRINGS, UT

[illegible]

SHEET NO.

102



DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY LANDARC, LLC AND LANDARC LLC'S CONSULTANTS FOR THE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. LANDARC, LLC AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS, THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF LANDARC, LLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND LANDARC LLC'S CONSULTANTS. © 2025 LANDARC, LLC



- 5 TYPICAL DRIP EMITTER LAYOUT

Valve Callout

Valve Number

Valve Flow

Valve Size

Design Pressure:	20 PSI
Friction Loss:	1.96 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6 PSI
Pressure Req. at Critical Station:	28.0 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	0.44 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	28.5 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	31.5 PSI

103

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	B		7	LIGHTOLIER BY SIGNIFY	Z6RDL20940WOC	EASYLYTE	42	55	0.9	20.4	 Max: 1252cd
	P1		2	ANP Lighting	BVA2001CPM78W30T54 0K	BELLA VISTA - 20.00 IN ANGLE SHADE	1	11372	0.9	78	 Max: 4022cd
	P2		2	ANP Lighting	BVA2401CPM78W30T44 0K-HSS180	BELLA VISTA - 20.00 IN ANGLE SHADE WITH 7" 180° HOUSE SIDE SHIELD	1	8492	0.9	78	 Max: 5780cd
	P3		1	ANP Lighting	BVA2401CPS30W18T440 K-HSS180	BELLA VISTA - 20.00 IN ANGLE SHADE WITH 7" 180° HOUSE SIDE SHIELD	1	3266	0.9	30	 Max: 2223cd
	WE		14	Barron Lighting Group	WLZ4-4-4K	Formed black metal housing	1	4286	0.9	41.0529	 Max: 1631cd

LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

TIME CLOCK WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON 30 MIN PRIOR TO SHIFT STARTING AND OFF 1HR AFTER CLOSING OR BY 11PM WHICHEVER IS EARLIER. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)

ALL EXTERIOR LIGHTING NOT SERVING OUTDOOR PARKING AREAS TO BE CONTROLLED SO THAT THE TOTAL WATTAGE OF SUCH LIGHTING IS REDUCED BY NOT LESS THAN 50% DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 10 MINUTES OR MORE PER IECC 2021 C405.2.7.3 (1.3)

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Commercial Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A
Main Entry	+	12.7 fc	13.1 fc	12.2 fc	1:1
Parking Lot	+	2.9 fc	6.6 fc	0.5 fc	4:1
Residential Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A
Sidewalks	+	5.2 fc	13.4 fc	0.5 fc	10:1

GENERAL NOTES

- POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTEND SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT ARE NOT PERMITTED.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND WITH THE LIGHTING PLAN PROVIDED IN THE ACCEPTED DRAWINGS. REMEDIAL ACTION DUE TO NON-COMFORMANCE SHALL BE PROVIDED IN THE ACCEPTED DRAWINGS.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA AND NOT EXCEED 4000K IN COLOR TEMPERATURE.
- ALL WALL MOUNTED FIXTURES SHALL NOT BE MOUNTED ABOVE 16'.
- 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'.
- ALL FREE STANDING LIGHT FIXTURES SHALL BE BLACK.
- ALL LIGHT FIXTURES AND ASSEMBLIES SHALL BE METAL.
- ONE-LINE DIAGRAMS THAT INCLUDE BOTH PROPOSED STREET LIGHTING AS WELL AS MODIFICATIONS MADE TO THE EXISTING LIGHTING SYSTEM SHALL BE DRAWN AND SUBMITTED TO THE CITY FOR APPROVAL BEFORE CONSTRUCTION. SOURCE CONNECTIONS FOR EACH CIRCUIT SHALL BE IDENTIFIED AND APPROVED WITH POWER COMPANY. VOLTAGE DROPS FOR EACH CIRCUIT SHALL BE CALCULATED, DOCUMENTED, AND SUBMITTED WITH DESIGN. VOLTAGE DROPS SHALL NOT EXCEED 5% LOSS AS MEASURED FROM UTILITY CONNECTION TO THE END OF CIRCUIT., REGARDLESS OF WHERE UTILITY CONNECTION IS LOCATED OR WHOM IT WAS CONSTRUCTED BY. THE CITY RESERVES THE RIGHT TO REQUIRED VOLTAGE DROP TESTING AFTER CONSTRUCTION TO VERIFY COMPLIANCE WITH VOLTAGE DROP REQUIREMENTS.

THRIVE DRIVE DAYCARE

172 E. THRIVE DRIVE
SARATOGA SPRINGS, UTAH 84045

STAMP

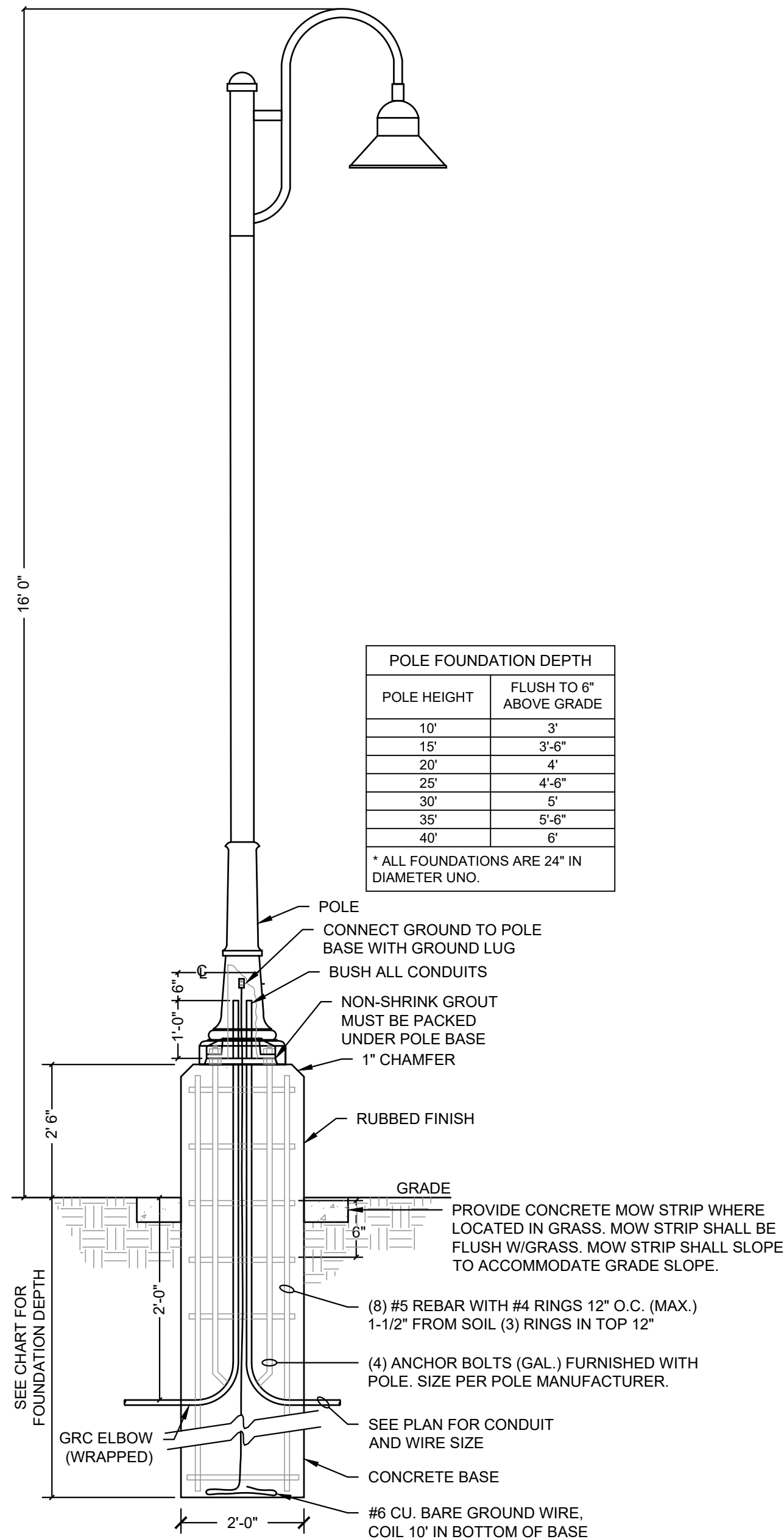
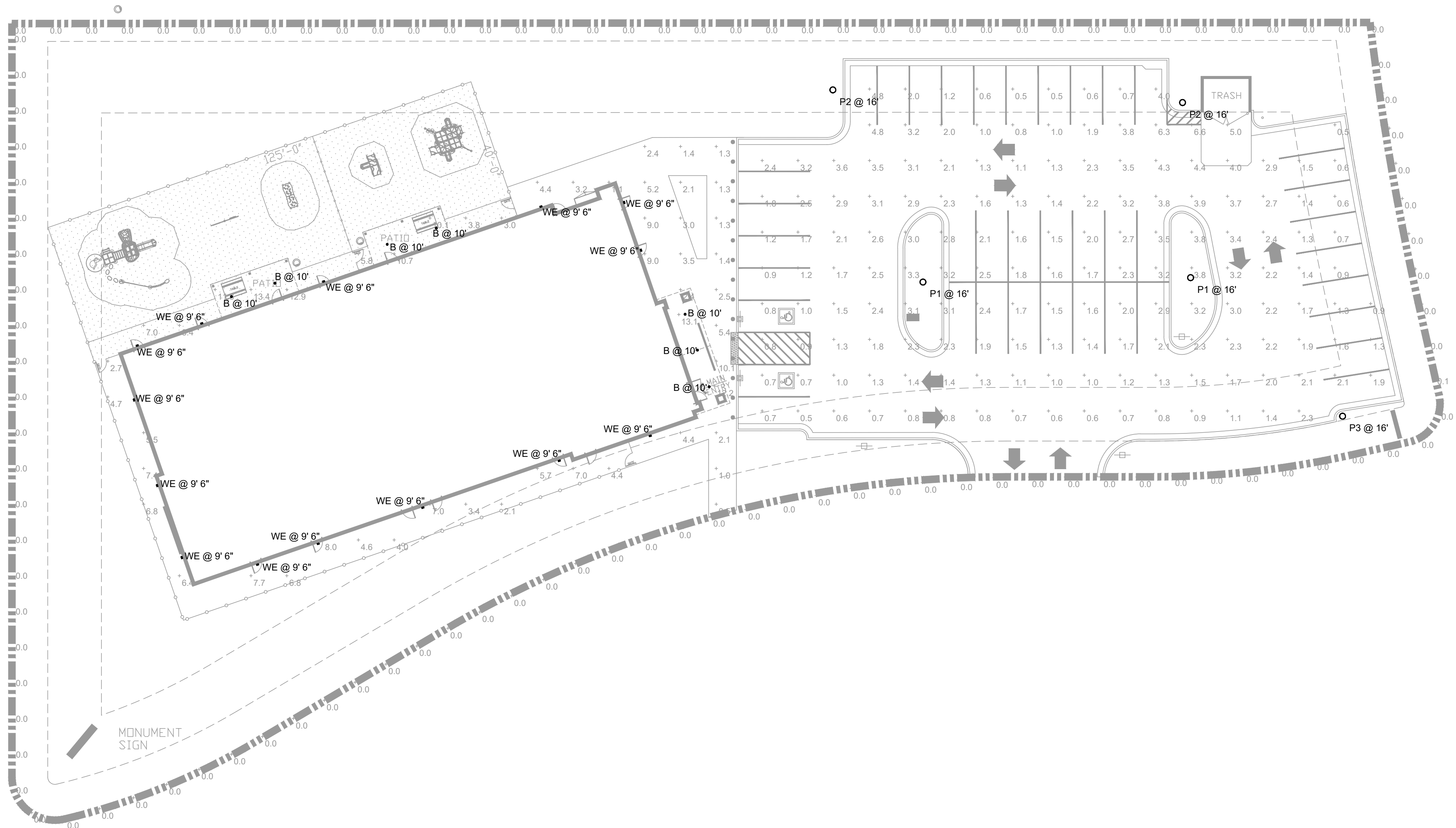
REVISIONS



PROJECT #:
DRAWN BY:
CHECKED BY:
DATE:
AMP ELECTRICAL ENGINEERING, LLC. - 2024
SHEET TITLE:

SITE PHOTOMETRIC
PLAN

ES001



SARATOGA SPRINGS RESIDENTIAL
AREA LIGHT POLE BASE DETAIL

1

SITE PHOTOMETRIC PLAN

ES001

SCALE: 1" = 20'-0"

2

NO SCALE

03312021

03312021

1101201

13

THRIVE DRIVE DAYCARE

**172 E. THRIVE DRIVE
SARATOGA SPRINGS, UTAH 84045**

STAMP

REVISIONS



PROJECT #:

DRAWN BY:

CHECKED BY

DATE: _____

AMP ELECTRIC

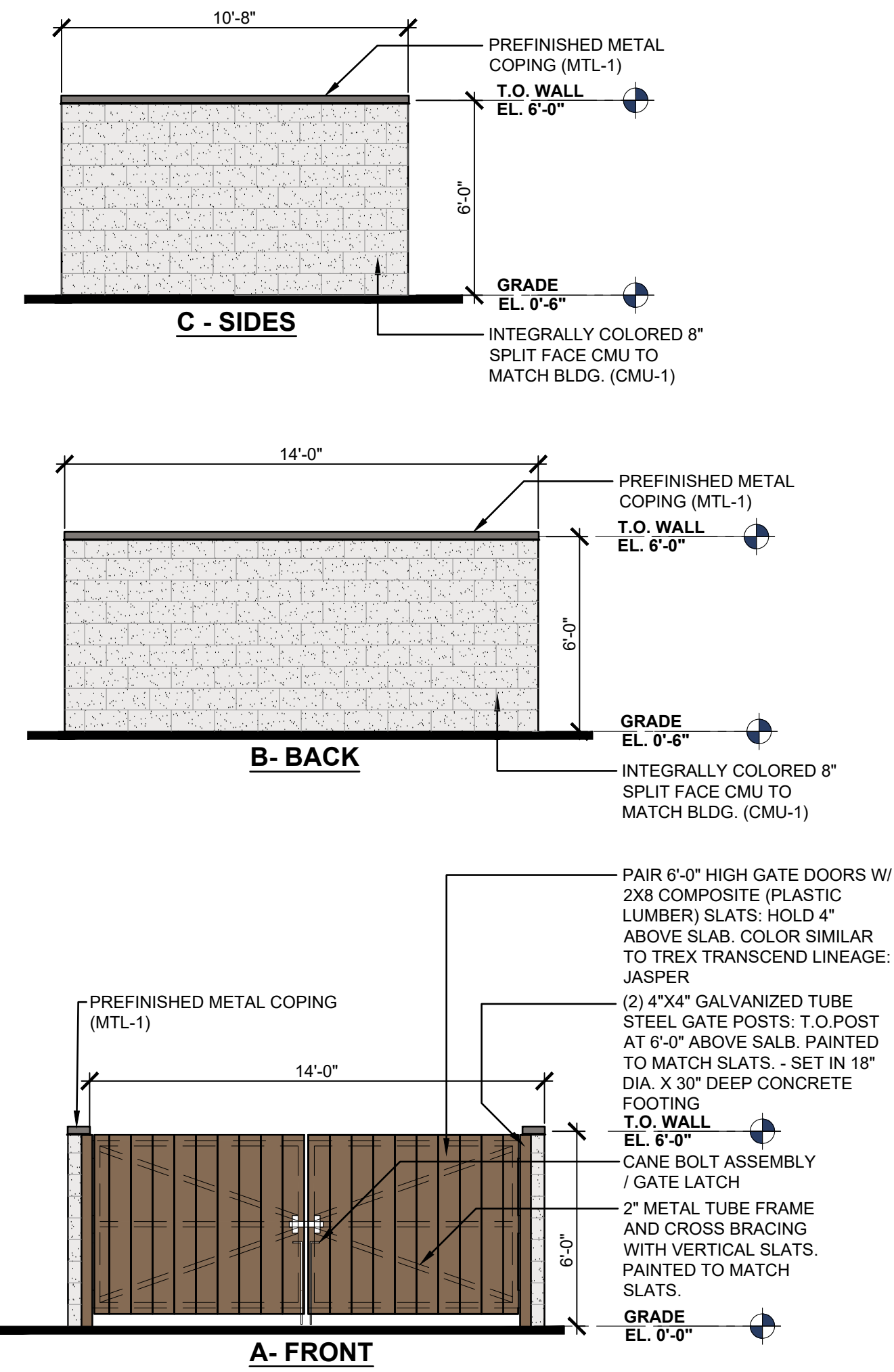
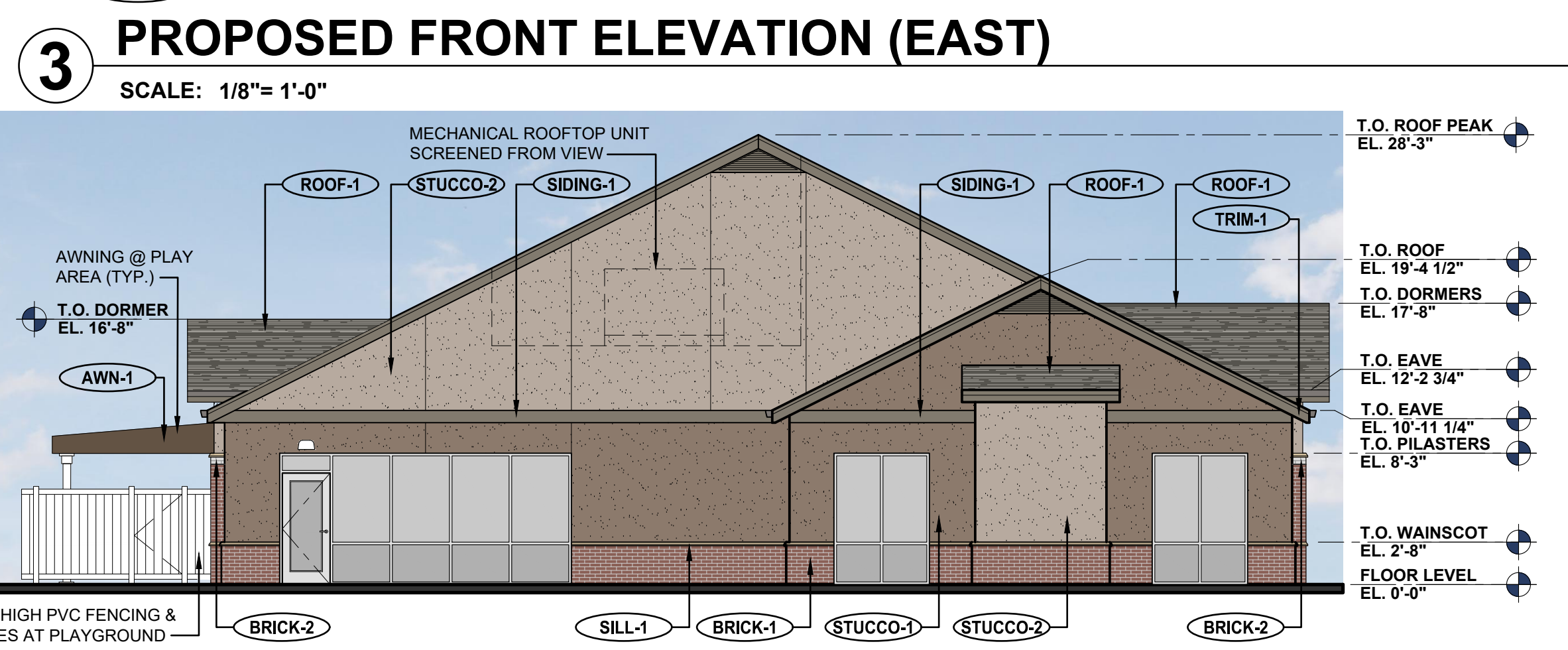
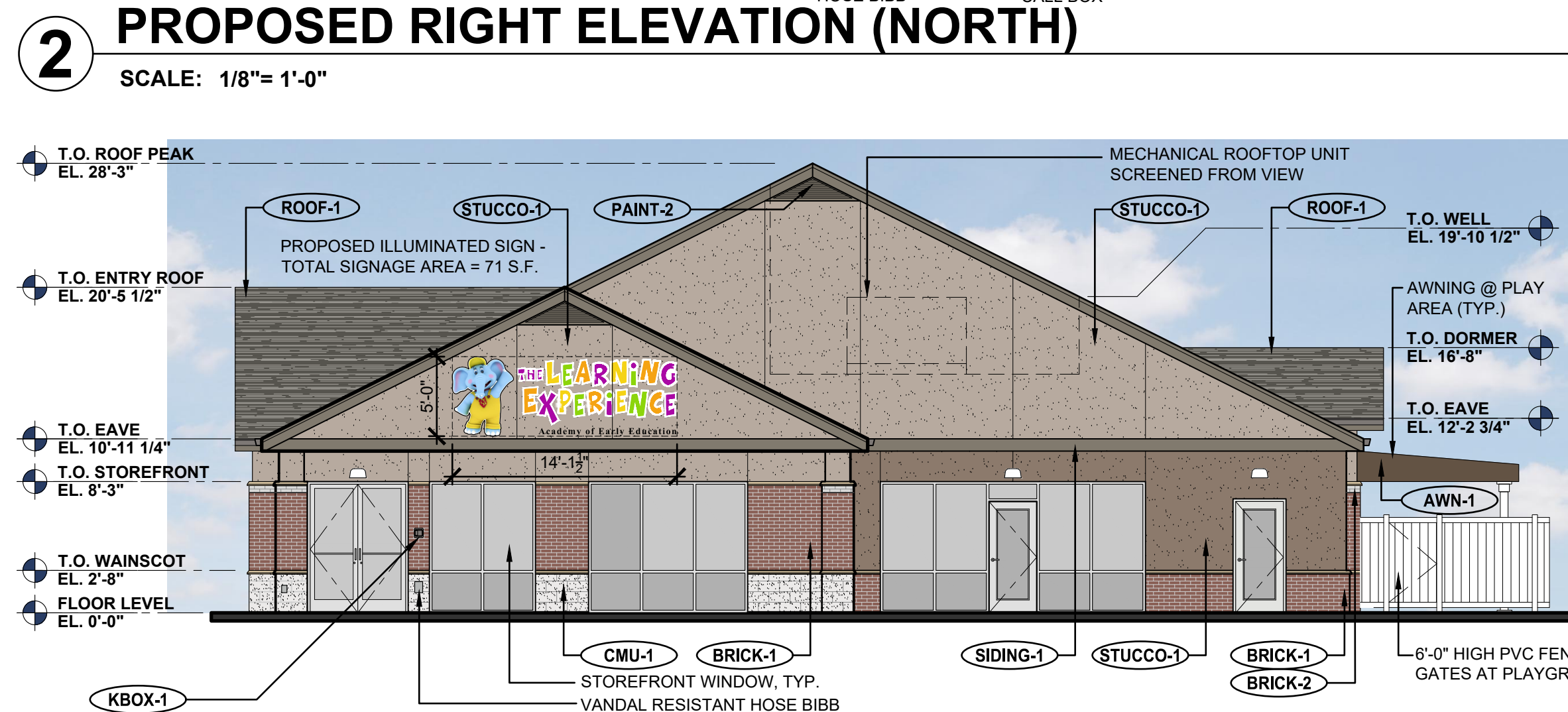
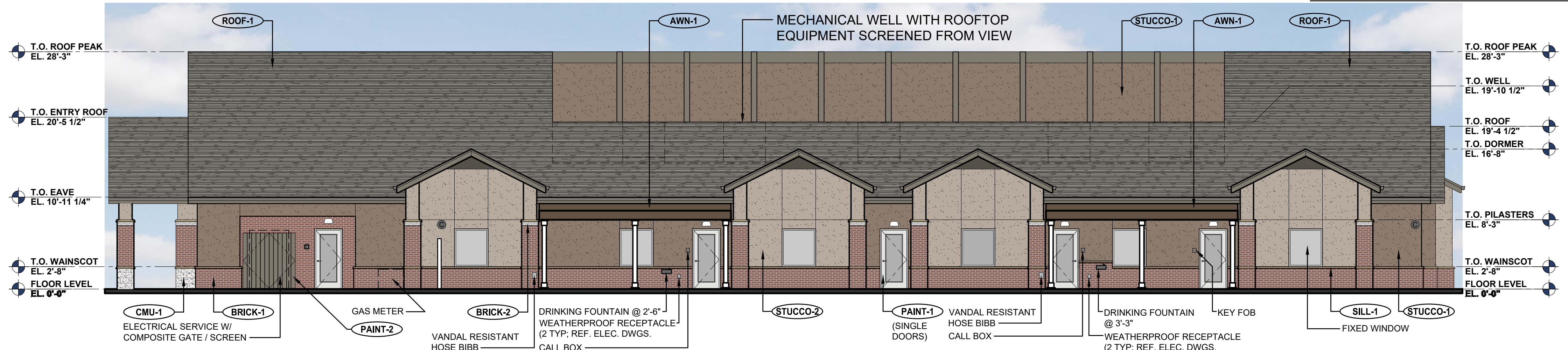
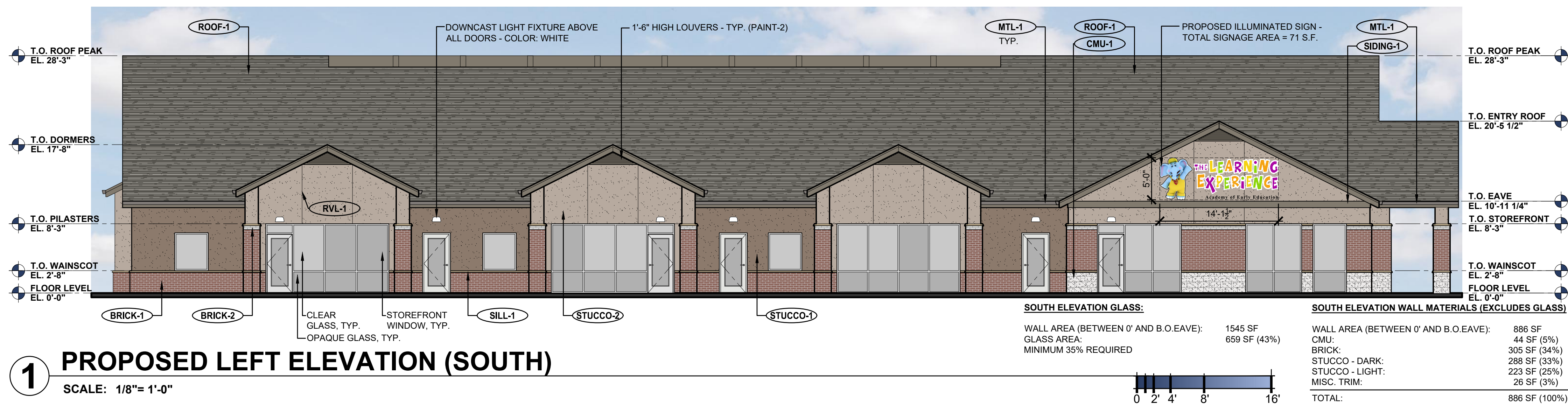
SHEET TITL

1

1

SITE PHOTOMETRIC PLAN SPEC SHEETS

ES002



EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR	KAWNEER -	TRIFAB 451T PER DOOR SCHEDULE	BONE WHITE FACTORY PRIMED COLOR: PAINT-1
FIXED WINDOW	PLYGEM, SILVERLINE OR ANDERSEN	PER WINDOW SCHEDULE	WHITE
BRICK-1	BELDEN BRICK (OR EQUAL)	MODULAR BRICK RUNNING BOND	#671 VELOUR OR APPROVED EQUAL
BRICK-2	BELDEN BRICK (OR EQUAL)	MODULAR BRICK RUNNING BOND	TUSCAN GLAZE OR APPROVED EQUAL
CMU-1	BASALITE (OR EQUAL)	8"X8"X16" SPLIT-FACE	WHITE OR APPROVED EQUAL
SILL-1	READING ROCK (OR EQUAL)	ROCKCAST / SMOOTH	CREME BUFF
STUCCO-1	DRYVIT OR SIMILAR 3-COAT CEMENTITIOUS SYSTEM	FIELD COLOR	SAND PEBBLE FINISH SPECTRUM BROWN
STUCCO-2	DRYVIT OR SIMILAR 3-COAT CEMENTITIOUS SYSTEM	ACCENT COLOR	SAND PEBBLE FINISH PRAIRIE CLAY
RVL-1	DRYVIT OR SIMILAR	¾" X ¾" ALUMINUM REVEAL	CLEAR ANODIZED
SIDING-1	JAMES HARDIE HARDIE TRIM	FASCIA BOARD	AGED PEWTER
ROOF-1	GAF OR SIMILAR	TIMBERLINE HD	WEATHERED WOOD
PAINT-1	SEMI-GLOSS	SHERWIN WILLIAMS (DOORS & TRIM)	ICE CUBE (SW #6252)
PAINT-2	SEMI-GLOSS	SHERWIN WILLIAMS (TRIM)	COLOR TO MATCH SIDING-1
MTL-1	MBCI	SHEET METAL TRIM	SLATE GRAY
AWN-1	AWNING	VINYL FABRIC PREFAB. AWNING	COCO A
KBOX-1	KNOX BOX (MAIN ENTRY & MECHANICAL ROOM)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)

ISSUE		REVISION	
NO.	DATE	NO.	DATE
01	04.24.25		
02	05.05.25		
03	07.02.25		
04	08.28.25		

25.010
PROJECT NUMBER
BDG
DRAWN BY
SAB
APPROVED BY

PRELIMINARY
NOT FOR
BIDDING OR
CONSTRUCTION

**PROPOSED
EXTERIOR
ELEVATIONS**

A-2



PLANNING COMMISSION Staff Report

**Major Site Plan Amendment
Saratoga Springs Commercial Plat F Lot 607
September 11, 2025
Public Meeting**

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners, LLC
Location:	1233 N Lake Drive
Project Acreage:	5.65 acres
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial and Planned Community
Adjacent Uses:	Regional Commercial and Planned Community
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary and Request:

The applicant is seeking a major site plan amendment for the east-end unit of the multi-tenant building located on Lot 607 in the Saratoga Springs Commercial Plat F development. The amendment pertains to modifications of the exterior finishes for the portion of the front elevation of the building that will be for Sephora.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The original site plan was approved by the City Council on October 15, 2024.

On August 8, 2025, the City received an application for a Site Plan Amendment following the code compliance review of a Tenant Improvement (TI) building permit by planning staff. It was determined that the exterior elevation differed from the site plan approved by the City Council on October 15, 2024, necessitating a major site plan amendment. Specifically, two EIFS colors were revised on the Sephora elevation and placement of the colors has changed. The attached

elevations show the original in the upper left corner.

- C. **Process:** Section 19.13 of the Land Development Code outlines the process for a major site plan amendment. A public meeting is required with the Planning Commission, who make a recommendation to the City Council. The City Council is the Land Use Authority and makes the final decision.
- D. **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.
- E. **General Plan:** The site is designated as Regional Commercial on the General Plan Land Use Map. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

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

Staff Conclusion: Consistent. Retail and restaurant uses are allowed in the Regional Commercial zone, which covers the uses proposed on Lot 607. Adjacent properties are zoned RC and include retail and restaurant uses as well.

F. **Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

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

G. **Recommendation and Alternatives:**

Staff recommends that the Planning Commission conduct 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 major site plan amendment for Saratoga Springs Commercial Plat F Lot 607, located at 1233 W Lake Drive, with the Findings and Conditions in the Staff Report.”

Findings

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

Conditions:

1. The elevations are recommended as shown in the attachments to the Staff report.
2. All other Code requirements shall be met.
3. Any other conditions or changes as articulated by the Planning Commission:
 - a. _____.

Option 2 – Continuance

"I move to **continue** the major site plan amendment for Saratoga Springs Commercial Plat F Lot 607, located at 1233 W Lake Drive 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 requested major site plan amendment for Saratoga Springs Commercial Plat F Lot 607, located at 1233 W Lake Drive with the Findings below:

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,
3. The application does not comply with the [DA, MDA, DAP, CP, VP, NP]: _____.

H. Exhibits:

1. Location & Zone Map
2. Planning Review Checklist
3. Elevations

Exhibit 1: Location & Zoning



Exhibit 2: Planning Review Checklist



SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Updated 8.8.25

Application Information

MAJOR SITE PLAN AMENDMENT

SS COMMERCIAL LOT 607

Applicant:	Thomas Lehnardt, WPI
Owner:	Westlake Partners Phase F, LLC
Location:	1233 N LAKE DR
Project Acreage:	71:038:0607; 5.65 acres
Current Use:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial
Past Action and Date:	Site Plan Approval, City Council / Approval October 15, 2024
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

If checked yes, then add these to the report

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

Date Received:

1st submittal: August 8, 2025
2nd submittal: [Click here to enter a date.](#)
3rd submittal: [Click here to enter a date.](#)
4th submittal: [Click or tap to enter a date.](#)

Date of Review:

1st submittal: August 14, 2025
2nd submittal: [Click here to enter a date.](#)
3rd submittal: [Click here to enter a date.](#)
4th submittal: [Click or tap to enter a date.](#)

Parcel Number(s) and size:

71:038:0607; 5.65 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): August 8, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable-

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No
 - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
 - **Inform the applicant via email with the steps in the code;** this should be completed prior to approval by the Land Use Authority - preferably before PC.
 - **Email Sent:** Not Applicable **Date:** N/A

DRC Review

DRC Review Comments:

- None

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial
 - Density: N/A

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

Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	Complies	<i>See planning for proposed plans</i>
Lot coverage (Maximum)	50%	Complies	<i>See planning for proposed plans</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>See planning for proposed plans</i>
Building Size (Maximum)	N/A		

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.	Complies	<i>See planning for proposed plans</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies	<i>See planning for proposed plans</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies	<i>See planning for proposed plans</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies	<i>See planning for proposed plans</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details		
Automobile refueling stations and car wash operations.	N/A.	<i>None proposed</i>
Automobile Repair, Minor:	N/A.	<i>None proposed</i>
Car Wash (full service).	N/A.	<i>None proposed</i>
Hotels.	N/A.	<i>None proposed</i>
Kennel, Private.	N/A.	<i>None proposed</i>
Storage, Self-Storage, or Mini-Storage Units.	N/A.	<i>None proposed</i>
Vehicle Storage.	N/A.	<i>None proposed</i>
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	<i>None proposed</i>
Bars.	N/A.	<i>None proposed</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>Not required</i>
Notice/Land Use Authority.	<i>City Council</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>None</i>
Phasing Improvements.	<i>No phasing proposed</i>
Payment of Lieu of Open Space.	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.	<i>See planning for proposed plans</i>
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	Complies.	<i>See planning for proposed plans</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>

Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.		
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>See planning for proposed plans</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See planning for proposed plans</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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>See planning for proposed plans</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See planning for proposed plans</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;	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>

iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
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;	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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>See planning for proposed plans</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location,	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See</i>

candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.		<i>plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>TBD with Sign Permit</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>See receipt on file with Planning</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Trails Master Plan: Shows required trails	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See</i>

		<i>plans on files with Planning for the original site plan approval.</i>
--	--	--

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
All pedestrian connections shall be shown on the related site plan or plat.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See</i>

		<i>plans on files with Planning for the original site plan approval.</i>
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are 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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>

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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	<i>See plans on file with Planning</i>
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. No outdoor storage is 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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>

A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Access Requirements: - 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 - the entire flare of any return radii shall fall within the right-of-way.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>

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.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
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.	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
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.	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
PENDING ORDINANCE Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement.	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
The applicant for the proposed non-residential development shall be responsible to show the change in finished floor elevation between the proposed non-residential development and the existing residential development.	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
Screening: i. A six-foot (6') masonry wall shall be constructed inward from the shared property line, at or near the same finished floor elevation of the nearest non-residential building; and,	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
i. One (1) tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
No drive-thru lanes shall be permitted within the setback area.	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
This buffer shall be in addition to any other required buffers.	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, a canal, or a 20-foot or wider trail corridor or powerline easement, or by any other existing natural or man-made feature that provides equivalent separation between the two developments; or,	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.
ii. An existing natural or man-made feature provides an equivalent amount of screening between the two developments.	N/A.	Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.

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>See plans on file with Planning</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.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</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.	N/A.	<i>Site Plan Amendment is for exterior finish for the east unit only. See plans on files with Planning for the original site plan approval.</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>See plans on file with Planning</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>See plans on file with Planning</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	Complies.	<i>See plans on file with Planning</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	Complies.	<i>See plans on file with Planning</i>
Backlighting is not permitted.	Complies.	<i>See plans on file with Planning</i>
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Complies.	<i>See plans on file with Planning</i>

Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	Complies.	<i>See plans on file with Planning</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>See plans on file with Planning</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>See plans on file with Planning</i>
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>See plans on file with Planning</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	Complies.	<i>See plans on file with Planning</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	Complies.	<i>See plans on file with Planning</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>See plans on file with Planning</i>
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	Complies.	<i>See plans on file with Planning</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½” in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	Complies.	<i>See plans on file with Planning</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>See plans on file with Planning</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>See plans on file with Planning</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>See plans on file with Planning</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>See plans on file with Planning</i>
At least 35 percent of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or	Complies.	<i>See plans on file with Planning</i>

canopies, and must include roof line changes and horizontal articulation.		
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	N/A.	<i>Building is not built with metal</i>
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	N/A.	<i>Building is not built with metal</i>
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	N/A.	<i>Building is not built with metal</i>

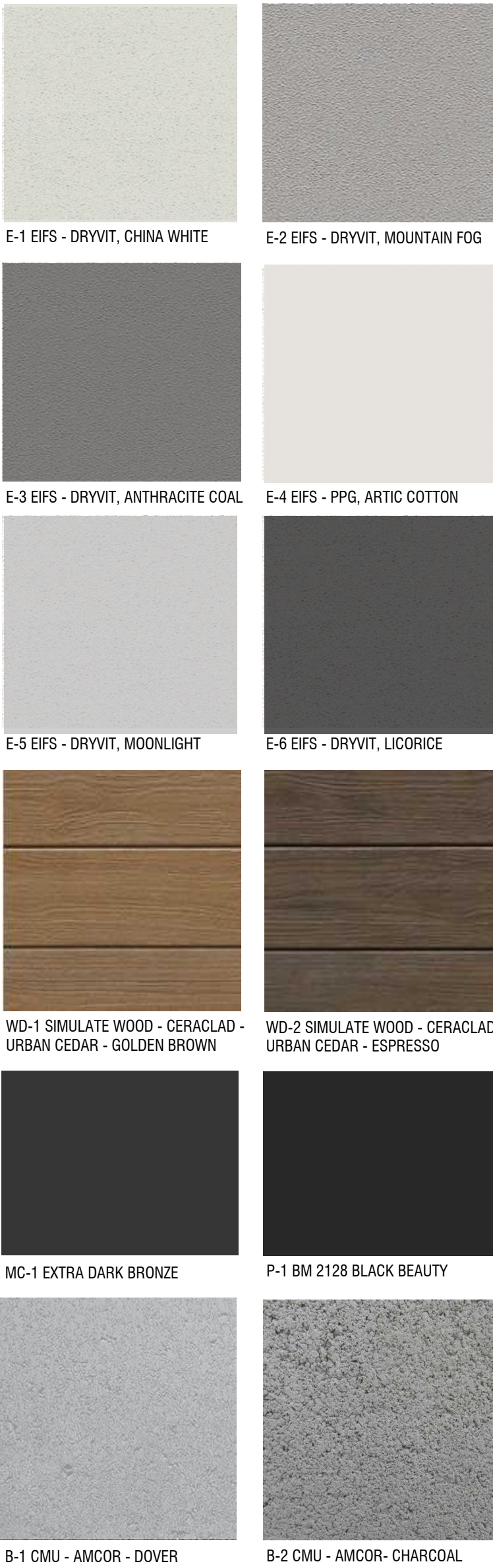
Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>None</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>N/A</i>

Exhibit 3: Elevations



Original Approved Design shown for reference

Cloud represents minimal area that changed from the original review. Material percentages remained unchanged. Facade design was adjusted to better align with tenant's required branding.

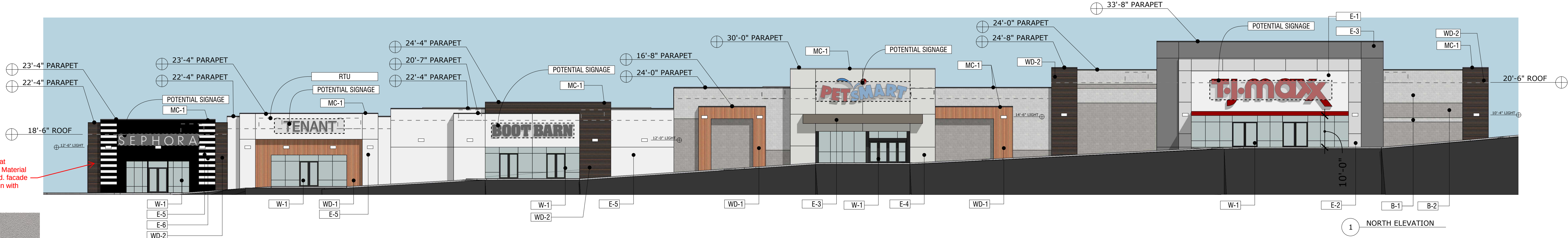


FINISH SCHEDULE

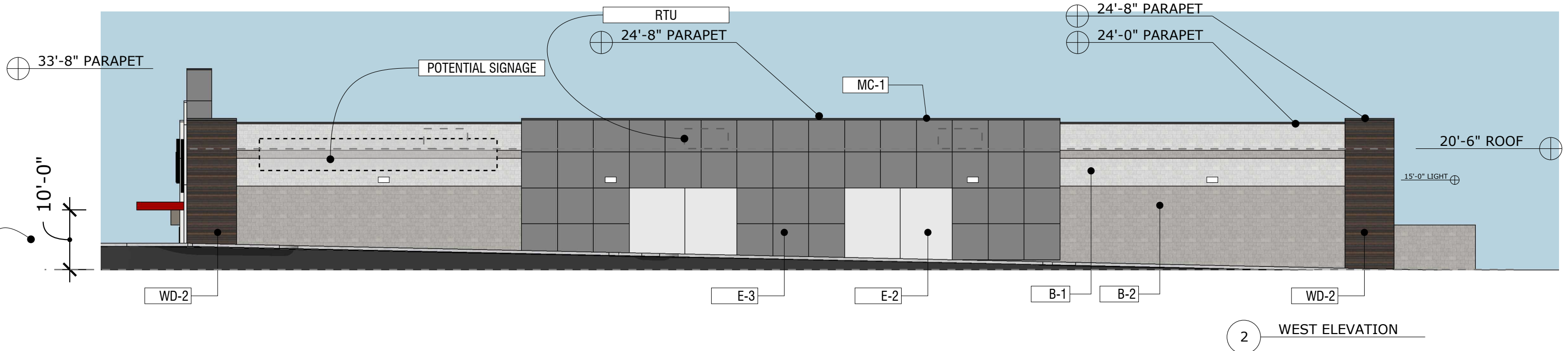
E-1 EIFS - DRYVIT, CHINA WHITE (1-1/2" MIN.)
E-2 EIFS - DRYVIT, MOUNTAIN FOG (1-1/2" MIN.)
E-3 EIFS - DRYVIT, ANTHRACITE COAL (1-1/2" MIN.)
E-4 EIFS - PPG, ARTIC COTTON (1-1/2" MIN.)
E-5 EIFS - DRYVIT, MOON LIGHT (1-1/2" MIN.)
E-6 EIFS - DRYVIT, LICORICE (1-1/2" MIN.)
WD-1 SIMULATE WOOD - CERACLAD - URBAN CEDAR - GOLDEN BROWN (1" ASSEMBLY)
WD-2 SIMULATE WOOD - CERACLAD - URBAN CEDAR - ESPRESSO (1" ASSEMBLY)
W-1 ALUMINUM STOREFRONT - EXTRA DARK BRONZE
P-1 PAINTED HOLLOW METAL DOOR & FRAME - BM 2128 BLACK BEAUTY
MC-1 PREFINISHED METAL CAP - EXTRA DARK BRONZE
B-1 CMU - AMCOR - DOVER
B-2 CMU - AMCOR - CHARCOAL

North Elevation		
Color	Square Footage	Percentages
E-1	653	7%
E-2	411	4%
E-3	103	1%
E-4	955	10%
E-5	2180	22%
E-6	544	6%
WD-1	473	5%
WD-2	410	4%
B-1	1274	13%
B-2	1356	14%
Glazing	1529	15%
Total Colors	9888	

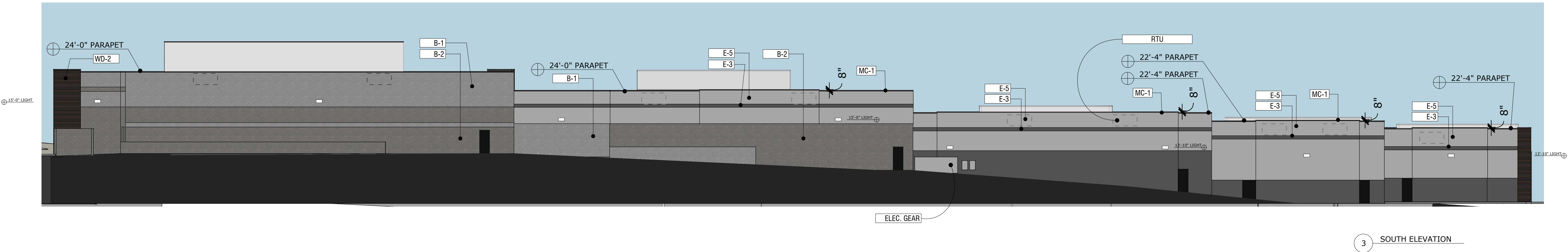
GRADE AT ENTRANCE BEYOND



1 NORTH ELEVATION



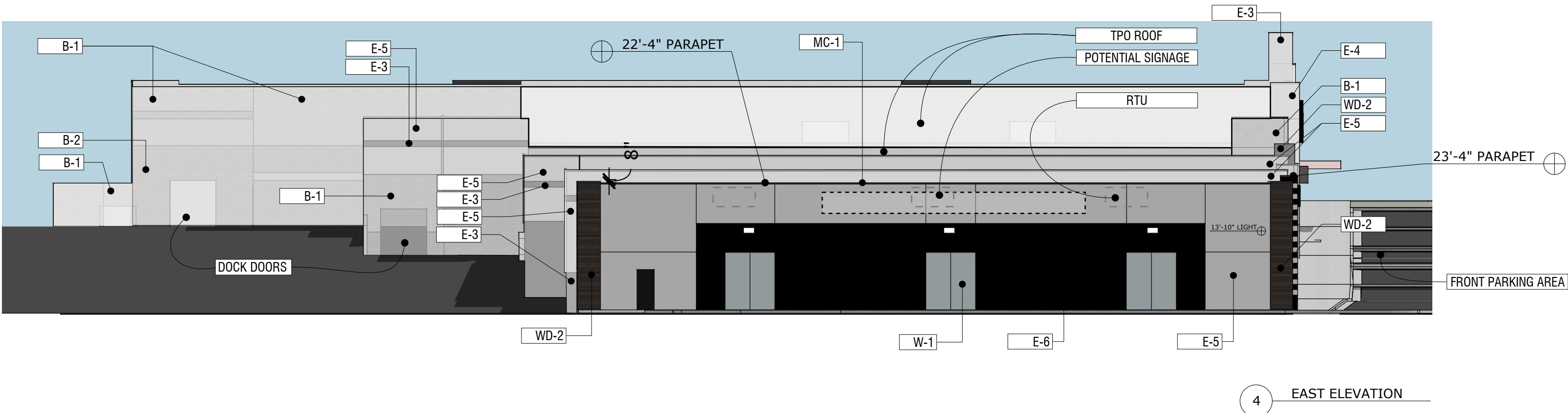
2 WEST ELEVATION



3 SOUTH ELEVATION

North Elevation			West Elevation		
Material	Square Footage	Percentages	Material	Square Footage	Percentages
EIFS	2387	41%	EIFS	2052	41%
Nichiha	549	9%	Nichiha	1176	23%
CMU	2709	47%	CMU	1076	21%
Glazing	166	3%	Glazing	757	15%
Other	0	0%	Other	0	0%
Total Materials	5811		Total Materials	5061	

South Elevation			East Elevation		
Material	Square Footage	Percentages	Material	Square Footage	Percentages
EIFS	2566	41%	EIFS	1886	40%
Nichiha	1058	17%	Nichiha	875	18%
CMU	2155	34%	CMU	1831	38%
Glazing	507	8%	Glazing	166	3%
Others	0	0%	Paint/Doors	0	0%
Total Materials	6286		Total Materials	4758	



4 EAST ELEVATION

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



SARATOGA SPRINGS RETAIL BUILDING 607
SARATOGA SPRINGS, UT | WPI

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

05 Aug 2025

TF-01



MINUTES – Planning Commission

Thursday, August 28, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:02 p.m. by Commissioner Scott Hill.

In the absence of the Chair and Vice Chair, the remaining members voted that Commissioner Hill would act as Chair for this meeting.

1. Pledge of Allegiance - led by Commissioner Mann.

2. Roll Call – A quorum was present

Present:

Commission Members: Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles.

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

Others: Adam Orme, Drew Parcell.

Excused: Rachel Sprosty Burns, Charlie Carn, Doug Willden.

3. Public Input - Public input was opened by Acting Chair Scott Hill. Receiving no public comment, the Public Hearing was closed by the Acting Chair.

PUBLIC HEARINGS

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. In seeking to provide more direction for the development of schools and related permitted uses, and following legal advice, staff performed research and prepared the first proposed amendment: 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.

The second proposal would amend parking requirements in Gateway Overlay areas and would extend those requirements to properties that front a freeway, in addition to those along arterials and collectors.

Public Hearing Open by Acting Chair Scott Hill. Receiving no public comment, the Public Hearing was closed by the Acting Chair.

Commissioner Miles received clarification that a neighborhood meeting would be required if there was a new school development, or if a school was adding to their existing uses.

Commissioner Hill received clarification the amendment was due to some proposed uses that had come from a charter school; and if approved by City Council, staff would come back with a proposal to place the overlays on all school properties. He felt the streetscape elements looked uniform, and went well with the City's vision.

Motion made by Commissioner Mann 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.

Seconded by Commissioner Mangum.

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

No: None.

Absent: Rachel Sprosty Burns, Charlie Carn, Doug Willden.

Motion passed 4 - 0.

BUSINESS ITEMS

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. Applicant is seeking approval of a site plan for three commercial buildings. 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.

Applicant Adam Orme, architect for the project, was in attendance to answer any questions.

Commissioner Hill received clarification that the drive-thru was not intended for a chain restaurant, but something smaller, and could even be used for other types of businesses, such as a pharmacy. He also thought that everything was in compliance, except for some signage that would need to be addressed.

Commissioner Mangum received clarification the commercial areas would be built as shell buildings with power and plumbing stubbed in, and individual businesses could come in and buy the spaces they needed.

Commissioners discussed traffic signals in the area, and were advised there was one to the west.

Applicant Adam Orme explained this was a commercial development already built and approved, and the traffic study had already been completed and addressed when the development was established.

Motion made by Commissioner Miles 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. Seconded by Commissioner Mann.

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

No: None.

Absent: Rachel Sprosty Burns, Charlie Carn, Doug Willden.

Motion passed 4 - 0.

2. **Approval of Minutes: August 14, 2025.**

Motion made by Commissioner Mangum to approve the minutes of August 14, 2025. Seconded by Commissioner Miles.

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

No: None.

Absent: Rachel Sprosty Burns, Charlie Carn, Doug Willden.

Motion passed 4 - 0.

REPORTS

1. **Commission Comments.** No Commissioner comments were made.
2. **Director's Report.** – Community Development Director Ken Young advised about the upcoming APA Conference, and that it would count towards Commissioner training hours.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:25 p.m. by Acting Chair Scott Hill.

Date of Approval

Planning Commission Chair

Deputy City Recorder