



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 25, 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. Saratoga Crossroads Lot 1B Dave's Hot Chicken Major Site Plan Amendment, located at 119 E. Crossroads Blvd. Polo Padilla as applicant. Planner II Kendal Black.
2. Jacob Ranch Market Place Preliminary Plat, located at 1930 S. Redwood Road. Bill Gaskill as applicant. Senior Planner Austin Roy.
3. Jacob Ranch Plat T Preliminary Plat, located at approximately Appaloosa Drive. Jared Stoddard as applicant. Planner II Sam Stout.
4. Approval of Minutes: September 11, 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.



Site Plan Amendment (major)

Saratoga Crossroads Lot 1B – Dave’s Hot Chicken Site Plan Amendment

September 25, 2025

PUBLIC MEETING

Applicant:	Polo Padilla
Owner:	Evergreen Crossroads – Redwood, LLC
Location:	119 East Crossroads Boulevard
Project Acreage:	0.58 acres
Lots:	1
Current Use:	Vacant Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial and Institutional
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

The applicant is requesting approval of a site plan amendment for a commercial building within the Saratoga Crossroads Subdivision, Lot 1B, for the site that was formerly Burger King. They would like to change one of the black accent colors by the main entrance to red, to paint all awnings black, change out the broken windows in the drive-thru, stucco over the painted tile on the east elevation, and repair the roof access ladders. The only other changes would be the signs added to the exterior, which would require a separate sign permit. The lot is 0.58 acres and contains a single 3,050 square-foot building that is intended for a restaurant, along with the parking required for this use. The lot is accessible primarily from Crossroads Boulevard, though it is also be accessible from Commerce Drive and Redwood Road through private streets within the overall subdivision.

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 G this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The subject property is part of the Saratoga Crossroads subdivision, which was originally approved on June 15, 2004. The subject building is the previous Burger King which site plan was approved on June 22, 2010.

C. Process:

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

Chapter 19.14.05 of the City Code states:

- Amended site plans shall follow the process below:
 - Major amendment (Non-Residential): an amendment that alters the architectural elevations or number of buildings, or reduces parking, may be approved by the City Council (19.14.05.8(d)(iii)).
Complies. The proposed amendment affects the elevations (paint color change and addition of signage) which requires a major site plan amendment.

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.

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

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:

The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.

Staff conclusion: Consistent. Dave's Hot Chicken meets the General Plan, as the business will provide an additional food option and employment within Saratoga Springs.

F. Code Criteria:

For full analysis please see the attached Application Review Checklist.

List all related sections from the checklist

- 19.04, Land Use Zones: **Complies**.
- 19.06, Landscaping and Fencing: **Complies. Legal nonconforming**.
- 19.09, Off Street Parking: **Complies**.
- 19.11, Lighting: **Complies. Legal nonconforming**.
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Complies. Legal nonconforming**.
- 19.18, Sign Regulations: **Shall Comply (separate permit and approval required, and redlines provided for signs must be corrected)**.

Chapter 19.16.07 of the City Code states:

- Color of building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development. The roof shall not be considered a material or color (19.16.07.2(b)).
Complies. There are four colors on the building (white, dark gray or black, red as an accent, and the reddish-brown brick). The roofing is not included in this total.
- Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors are only permitted as accent colors (19.16.07.2(c)).
Complies. The proposed primary color (red) is an accent color. There are not any bright, neon, or fluorescent colors.

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

“I move that the Planning Commission forward a recommendation for approval of the requested Site Plan Amendment (major) for Saratoga Crossroads Lot 1B – Dave’s Hot Chicken Site Plan Amendment located at 119 East Crossroads Boulevard, 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 sections 19.04, 19.06, 19.09, 19.11, 19.13, 19.14, and 19.16 of the Land Development Code, as articulated in Section F 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 City Council, all remaining redlines on plans and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. A separate sign permit is required for the signs shown in the site plan amendment.
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 Site Plan Amendment (major) for Saratoga Crossroads Lot 1B – Dave’s Hot Chicken Site Plan Amendment 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

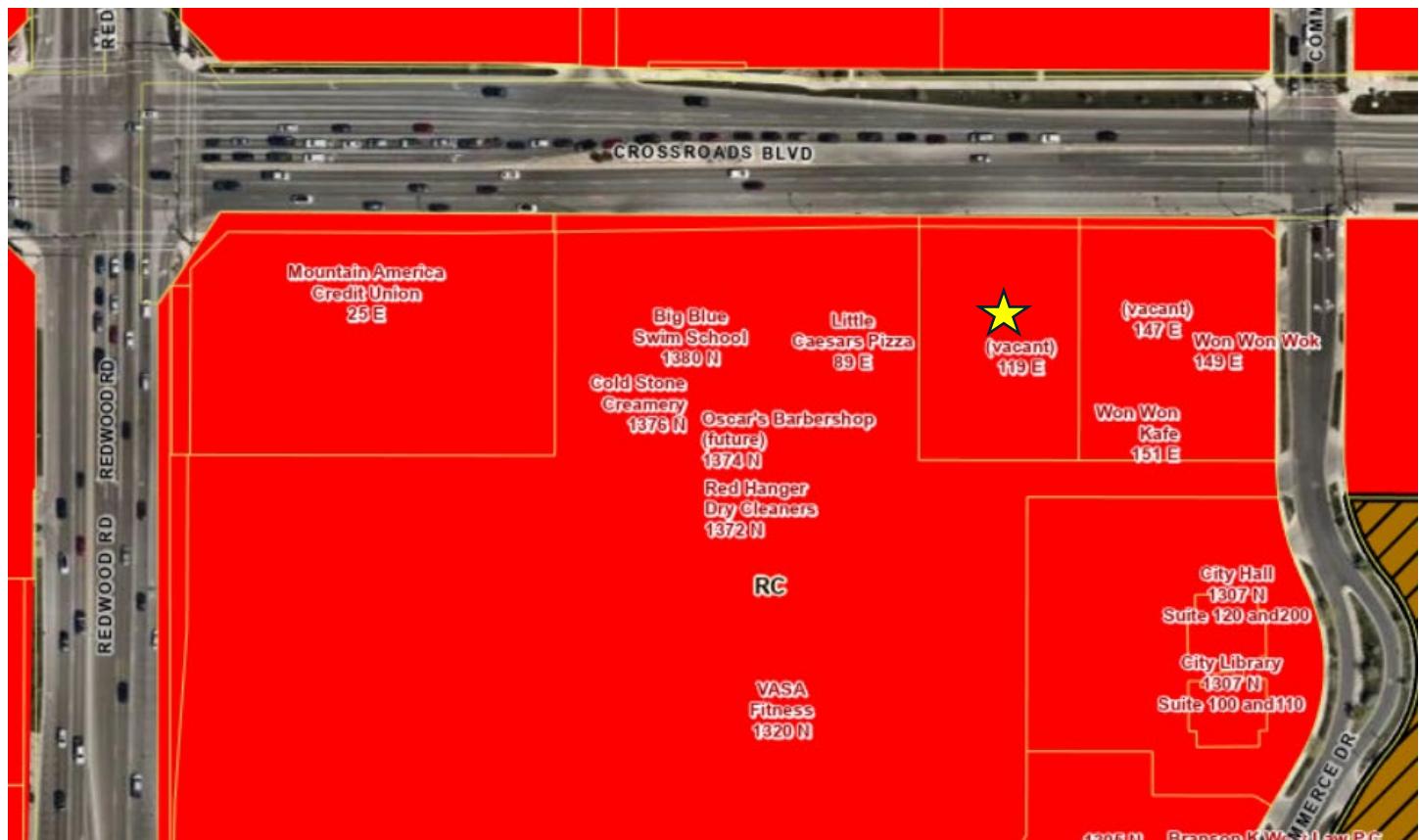
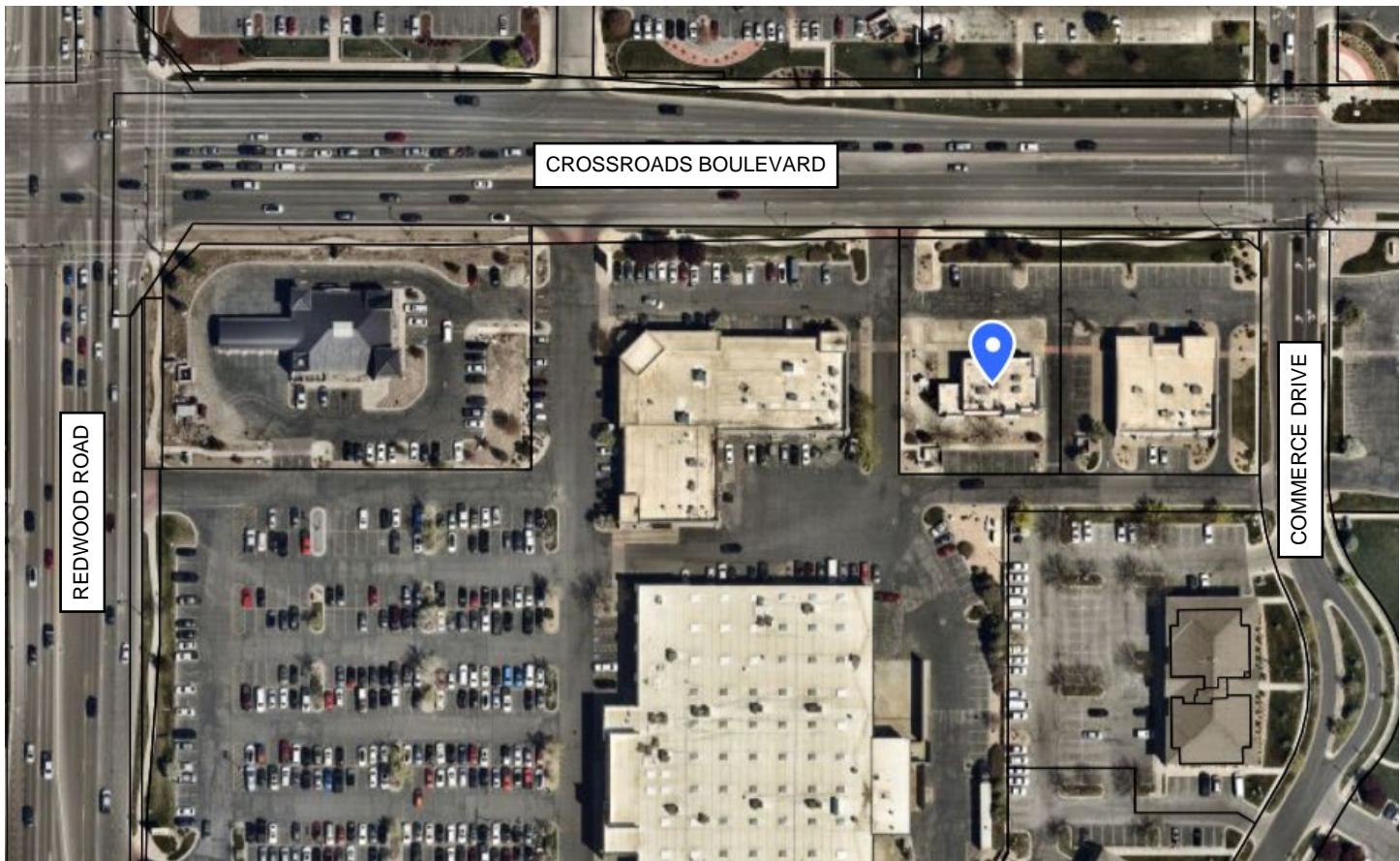
“I move that the Planning Commission forward a recommendation for denial of the requested Site Plan Amendment (major) for Saratoga Crossroads Lot 1B – Dave’s Hot Chicken Site Plan Amendment located at 119 East Crossroads Boulevard with the Findings below:

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

H. Exhibits:

1. Location & Zone Map
2. Application Review Checklist
3. Proposed Elevations and Site Plan
4. Proposed Signage

Exhibit 1 – Location and Zone Map





APPLICATION REVIEW CHECKLIST

Updated 7.1.25

Application Information

Major Site Plan Amendment

Saratoga Crossroads Lot 1B Dave's Hot Chicken

Applicant: Polo Padilla
Property Owner: Evergreen Crossroads – Redwood, LLC
Location: 119 East Crossroads Boulevard
Project Acreage: 0.58 acres
Lots: 1
Current Use: Restaurant (vacant)
Land Use Designation: Regional Commercial
Parcel Zoning: Regional Commercial
Adjacent Zoning: Regional Commercial
Adjacent Uses: Commercial
Type of Action: Legislative
Land Use Authority: City Council
Planner: Kendal Black, Planner II

Date Received: 1st submittal: July 25, 2025
2nd submittal: August 25, 2025
3rd submittal: [Click here to enter a date.](#)
4th submittal: [Click or tap to enter a date.](#)

Date of Review: 1st submittal: **August 5, 2025**
2nd submittal: August 25, 2025
3rd submittal: [Click here to enter a date.](#)
4th submittal: [Click or tap to enter a date.](#)

Parcel Number(s) and size: 66:026:0010 / 0.58 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): July 25, 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:

- N/A

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial
 - **Building footprint not changing. Only exterior and TI.**

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.	<i>Existing site and building</i>	
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Will be connected to City water and sewer</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.	N/A.	<i>Existing site and building</i>	
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>Existing site and building</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>N/A</i>
Notice/Land Use Authority.	<i>Public Meeting / 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>N/A</i>
Phasing Improvements.	<i>N/A</i>
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: <ol style="list-style-type: none"> 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development. 	Complies.	<i>This is part of that process</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>Existing site and building</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>No nuisances from this business</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.	
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 acknowledgement page</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	N/A.	<i>Existing site and building with address</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>Existing site and building</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>Existing site and building</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.	<i>Existing site and building</i>

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

iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.		
Data table including: 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.)	N/A.	<i>Existing site and building</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>Meets landscaping from when site first approved</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.	N/A.	<i>Meets lighting from when site was first approved</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>Only things changing are the colors and materials on the exterior.</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>Provided but some changes will need to be made at sign permit level.</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.	N/A.	<i>Existing site and building</i>

Consideration Relating to Landscaping: <ul style="list-style-type: none"> i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees. 	N/A.	<i>Existing site, landscaping, and building</i>
Considerations Relating to Buildings and Site Layout: <ul style="list-style-type: none"> i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards. 	N/A.	<i>Existing site and building</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>See plans on files with Planning</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>Existing site and building have these</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>Existing site and building</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>Existing site and building</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See sheet A0.6</i>
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: <ul style="list-style-type: none"> i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. 	N/A.	<i>Existing site and building</i>

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.		
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>Existing site and building</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>Existing site and building</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	N/A.	<i>Existing site and building</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>Existing site and building</i>
All trash dumpsters shall be provided with solid enclosures. <ul style="list-style-type: none"> a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use. 	N/A.	<i>Existing site and building</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>Existing site and building</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>Existing site and building</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>Existing site and building</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.	Complies.	<i>See sheet A0.6</i>

Site Design Standards: Non-Residential Development		
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>Will be entirely inside</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>None proposed</i>
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	N/A.	<i>None proposed</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>None proposed</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	<i>None proposed</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>None proposed</i>
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	N/A.	<i>None proposed</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>None proposed</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>None proposed</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>None proposed</i>
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	<i>None proposed</i>
Access Requirements: <ol style="list-style-type: none"> 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>Existing site and building</i>
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	<i>Plenty of space for loading</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>Existing site and building</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>Existing site and building</i>
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	N/A.	<i>Existing site and building</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>Existing site and building</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>Existing site and building</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>Existing site and building</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>Existing site and building</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.	<i>Existing site and building</i>
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	N/A.	<i>Existing site and building</i>
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	N/A.	<i>Existing site and building</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: <ol style="list-style-type: none"> A combination of vertical and horizontal elevation shifts that together equal at least 5'. Addition of horizontal and vertical divisions by use of textures or materials. Primary material change. Addition of projections such as balconies, cornices, covered entrances, porte-cochères, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices. 	N/A.	<i>Existing site and building</i>
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall	N/A.	<i>Existing site and building</i>

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.	N/A.	<i>Existing site and building</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>Existing site and building</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>Existing site and building</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>Existing site and building</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	N/A.	<i>Existing site and building</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	N/A.	<i>None proposed</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	N/A.	<i>None proposed</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	N/A.	<i>None proposed</i>
Backlighting is not permitted.	N/A.	<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>See sheet A2.0</i>
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	N/A.	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>See sheet A2.0</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>See sheet A2.0</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 sheet A2.0</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 sheet A2.0</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 sheet A2.0</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 sheet A2.0</i>
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or 	Complies.	<i>See sheet A2.0</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 $\frac{1}{2}$ " 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>Full brick</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	N/A.	<i>Existing site and building</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.	N/A.	<i>Existing site and building</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	N/A.	<i>Existing site and building</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.	N/A.	<i>Existing site and building</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.	N/A.	<i>Existing site and building</i>

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Shall Comply.	<i>See signage plan. Some changes need at sign permit</i>
Monument sign location meets code and sign details provided	Shall Comply.	<i>Location and details provided but some changes needed at sign permit</i>
Wall signs and potential locations and details	Shall Comply.	<i>See signage plan. Some changes need at sign permit</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>

Exhibit 3 - Proposed Elevations and Site Plan



	MATERIALS CALCULATION TABLE			
	NORTH		WEST	
	AREA (s.f.)	%	AREA (s.f.)	%
TOTAL SURFACE AREA	1506		1439	
DOORS/GLAZING	250	16.6%	68	4.7%
FREFab METAL FASCIA	57	3.8%	32	2.2%
SUB-TOTAL	307		100	
NET SURFACE AREA	1199		1339	
PRIMARY BUILDING MATERIALS				
BRICK	388	32.4%	103	7.7%
STUCCO	456	38.0%	703	52.5%
METAL PANEL SIDING	355	29.6%	533	39.8%
TOTAL	1199	100.0%	1339	100.0%

KEY NOTES:	
1	NEW GLAZING FOR DRIVE-THRU WINDOWS, RE: A4.1
2	INSTALL STUCCO COLOR TO MATCH EXISTING
EXISTING EXTERIOR FINISHES	
EF-1	EXISTING STUCCO
EF-2	EXISTING METAL PANEL SIDING
EF-3	EXISTING BRICK VENEER
EF-4	EXISTING CERAMIC TILE
EF-5	EXISTING PREFAB. METAL FASCI
EXTERIOR FINISHES	
EF-6	STUCCO
PAINT	
P-1	BLACK-DARK ENGINE
P-2	GRAY-EDGE OF BLACK
P-3	LIGHT GRAY-DRAW YOUR SWORD
P-4	WHITE-COOL DECEMBER
P-5	OFF WHITE-WISP OF SMOKE
P-6	RED- HEART THROB
P-7	DARK RED- FLORIOGRAPHY

ARCHITECT:
RUSTY ALLAN
RIDGE, AIA

6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.870.1288
WWW.IDSTUDIO4.COM
E-MAIL: ridge@idstudio4.com

CLIENT:
HOT CHICKEN, LLC
3845 STOCKTON HILL RD.
KINGMAN, AZ 86409
508.452.9459



08.22.2025

**DAVE'S HOT CHICKEN
SARATOGA SPRINGS, UT**
119 CROSSROADS BLVD
SARATOGA SPRINGS, UT
HOT CHICKEN, LLC
JASON GRAHAM
3845 STOCKTON HILL RD., KINGMAN, AZ 86409



DATE DESCRIPTION
06.11.2025 LANDLORD REVIEW
07.15.2025 SITE PLAN AMENDMENT SUBMITTAL

DATE DESCRIPTION
08.15.2025 SITE PLAN AMENDMENT COMMENTS

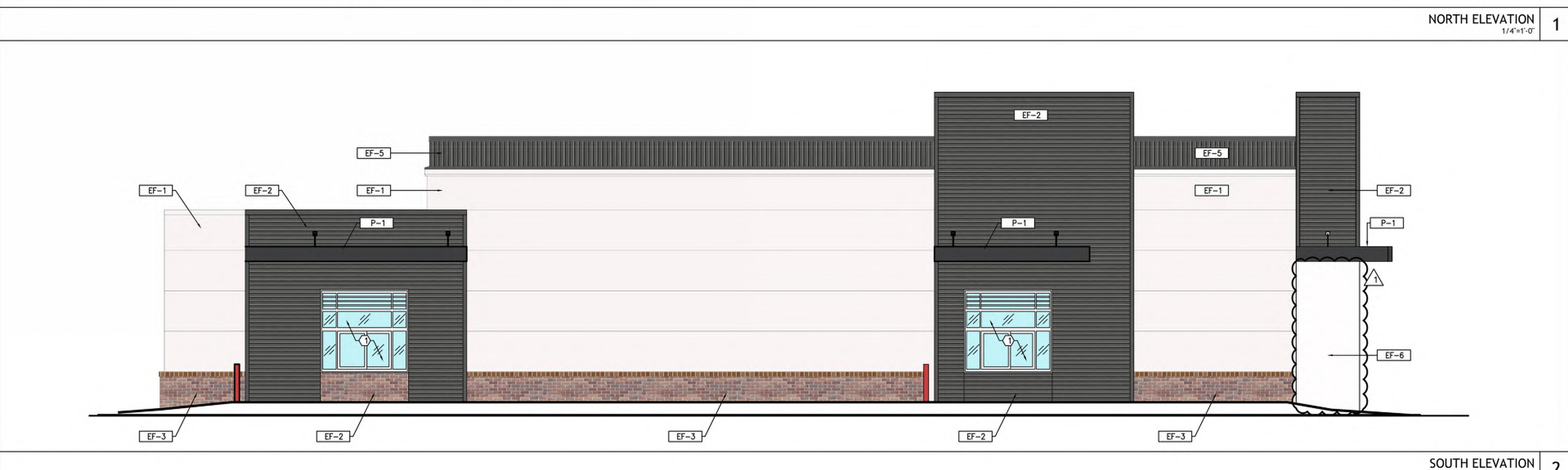
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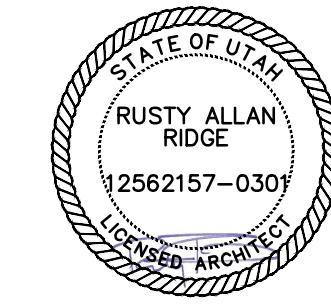
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A2.0

PROJECT NUMBER:
DHC25006





06.11.2025

DAVE'S HOT CHICKEN SARATOGA, UT

HOT CHICKEN, LLC
JASON GRAHAM
3845 STOCKTON HILL RD., KINGMAN, AZ 86409



DATE DESCRIPTION
06.11.2025 ISSUE FOR PERMIT

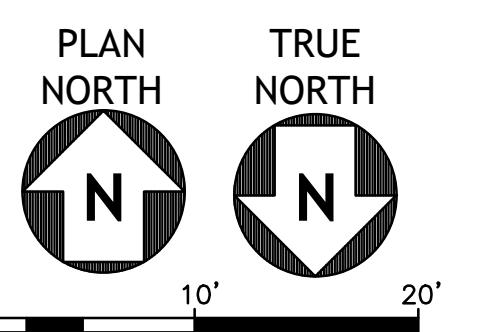
DATE DESCRIPTION

ARCHITECTURAL SITE PLAN - FOR REFERENCE

SHEET NUMBER:

A0.6

PROJECT NUMBER:
DHC25006

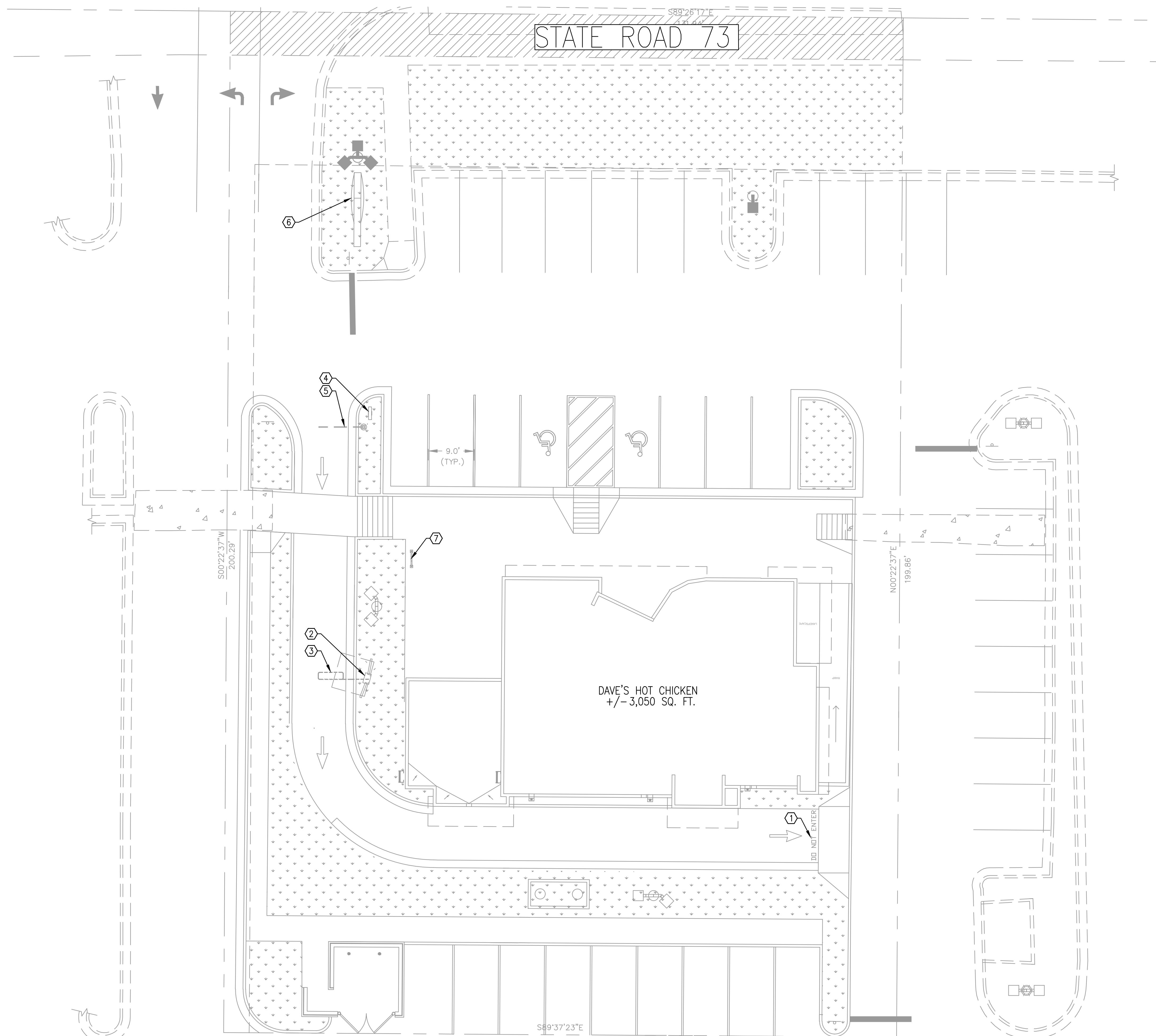


GENERAL NOTES

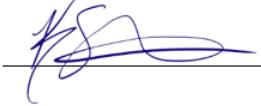
A ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. G.C. TO VERIFY FIELD EXISTING CONDITIONS, LOCATION OF NEW SIGNAGE BOARD, CALL BOX, ETC. WITH OWNER.
B U.N.O. EXISTING BOLLARDS, SIDEWALKS, TRANSFORMER, WATER LINE INPUT, AND ELECTRICAL POWER LOCATION SHALL REMAIN. G.C. TO CONFIRM WITH OWNER.
C DRIVE THRU EQUIPMENT AND/OR DETECTION LOOPS ARE NOT PART OF LANDLORD'S WORK. ALL DRIVE THRU EQUIPMENT SHALL BE COORDINATED WITH LANDSCAPING/IRRIGATION/FLATWORK AND ANY DAMAGE SHALL BE REPAIRED AS NEEDED.

KEY NOTES:

- 1 ADD "DO NOT ENTER" PAINTED DIRECTIONAL
- 2 DAVE'S HOT CHICKEN POWERED ORDERING POINT BY OTHER. RE: SHEET A0.7 FOR DETAILS
- 3 DAVE'S HOT CHICKEN DETECTION LOOP BY OTHER. RE: SHEET A0.7 FOR DETAILS
- 4 DAVE'S HOT CHICKEN POWERED DIRECTIONAL SIGN. RE: SHEET A0.7 FOR DETAILS
- 5 DAVE'S HOT CHICKEN CLEARANCE BAR
- 6 MONUMENTAL SIGN, RE: SIGNAGE PACKAGE
- 7 BIKE RACK



Note: All signage must be permitted by the City prior to Installation. Installation must be completed by a licensed contractor and must not occur during normal business hours once Center is open to the public. All damage to the building/sidewalk and curbs/roof/etc. must be restored to its original and warranted condition. Exposed neon, raceways, conduits, junction boxes, etc. are not permitted. All signage shall be in conformance with the Lease, the Sign Criteria and any comprehensive sign plan or master sign program approved by the City.

Landlord/Declarant: 

Date: 8/19/2025

Approved

Approved As Noted

Please Resubmit for Approval

Note: Improvements must be completed by a licensed contractor and proof of contractor's license, building permit, and insurance must be provided to Landlord prior to entering the premises.



DAVE'S HOT CHICKEN

JOB INFO

Dave's Hot Chicken
Saratoga Springs, UT

119 Crossroads Blvd,
Saratoga Springs, UT

JOB#: 14064R

DATE SUBMITTED: 06.13.2025

DATE REVISED: 08.19.2025

CONTACT INFO

Dave Mahn, Senior Project Manager

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Mary Del Rio, Project Coordinator

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C-45 License #745555



SIGN SCOPE

SIGN 1 FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL
SIGN 2 (LINEAR)

SIGN 3 FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL
 (LINEAR)

LOGO 1 **LOGO** 2 FACE & HALO LIT CHANNEL LOGO

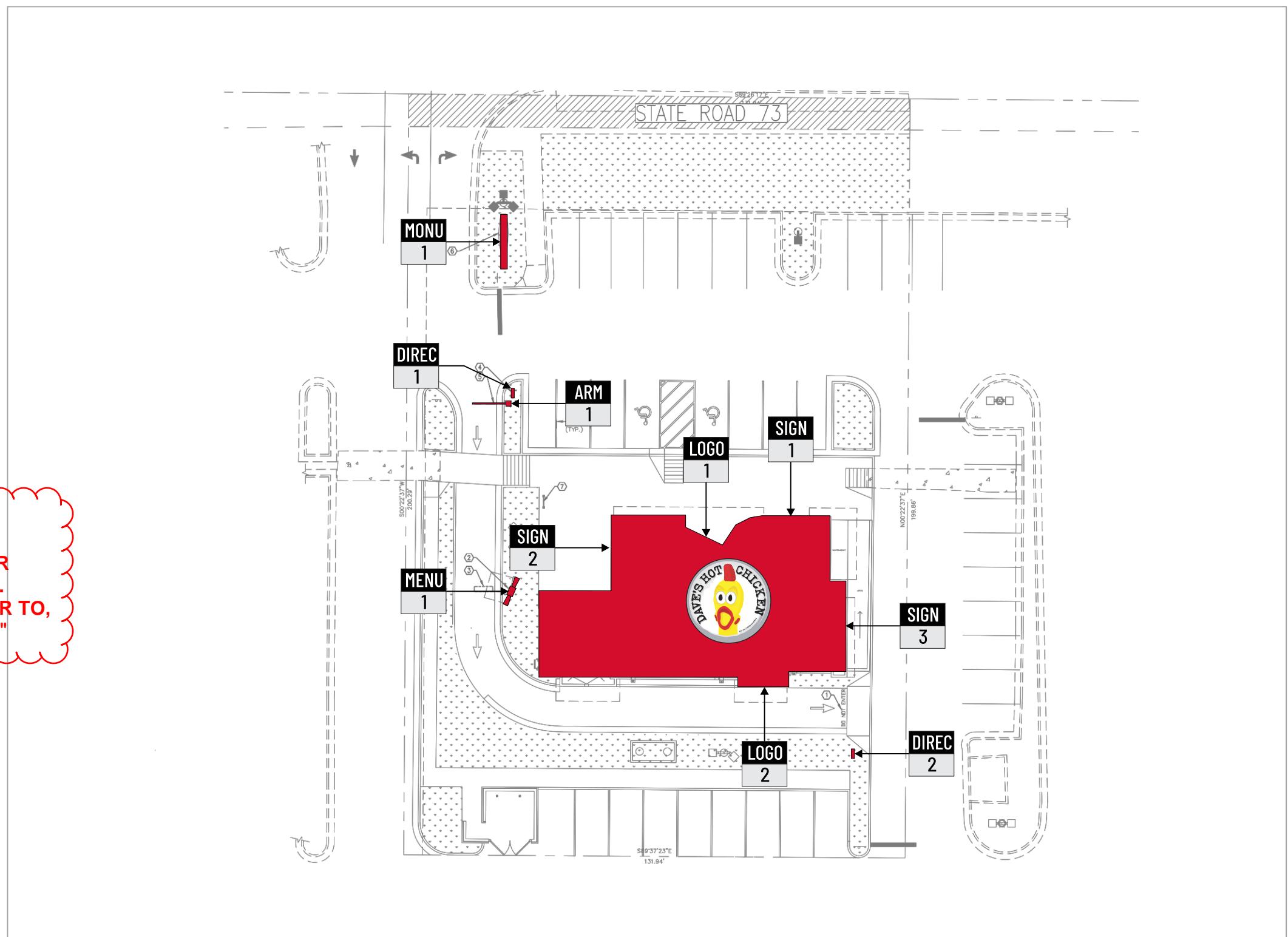
MONU 1 D/F INTERNALLY ILLUMINATED MONUMENT SIGN

DIREC 1 **DIREC** 2 D/F ILLUMINATED DIRECTIONAL SIGN

ARM 1 DRIVE THRU CLEARANCE ARM

MENU 1 DRIVE THRU MENU BOARD

Add notes to each page with illuminated signs that say,
 "-LAMP COLOR WILL NOT EXCEED 4000K
 -SIGN ILLUMINATION SHALL MEASURE 2 FOOT-CANDLES OR
 LESS, MEASURED AT 1 FOOT FROM SURFACE OF THE SIGN.
 -HOURS OF ILLUMINATION CAN BE UP TO 30 MINUTES PRIOR TO,
 DURING, AND UP TO 30-MINUTES AFTER BUSINESS HOURS."



159 PARROT LANE
 SIMI VALLEY, CA. 93065
 t 818.787.0477
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PROJECT NAME:
DAVE'S HOT CHICKEN
 Saratoga Springs, UT
 PROJECT ADDRESS
 119 Crossroads Blvd,
 Saratoga Springs, UT

DATE: 06.13.2025
 PAGE SIZE: 17 X 11
 SR ACCT MNGR: DAVE MAHN
 COORDINATOR: MARY DEL RIO
 DESIGNER: JT



CLIENT APPROVAL
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 Landlord Signature Date

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SHEET
2

SIGN SCOPE

PRIMARY SIGN

SIGN 1 FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL

LOGO 1 FACE & HALO LIT CHANNEL LOGO

7. **Building Signs.** The main portion of any building sign shall be either a complex cabinet sign or channel lettering. A portion of the sign may be used for the logo and may be a simple cabinet sign only when a complex cabinet sign or channel lettering accompanies it.

Color. No illuminated sign may have a white, off-white, or near-white background, as shown in figure 18.1. Non-illuminated signs may have a white, off-white, or near-white background.

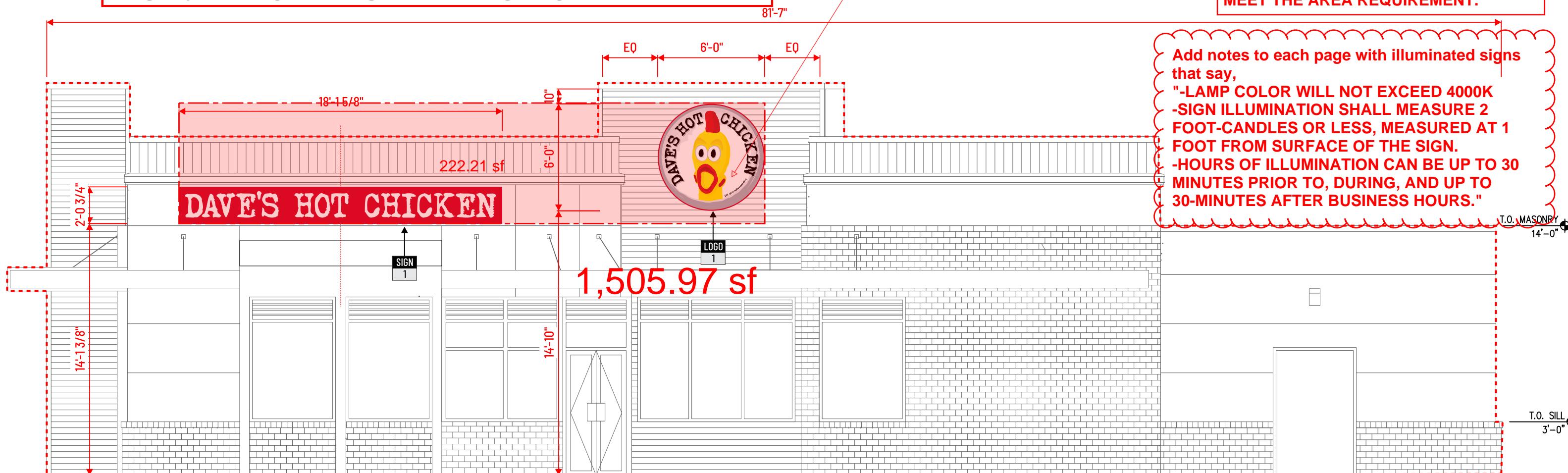


Figure 18.1

Primary sign is allowed to be up to 8% of the facade it is mounted on.

$$1505.97 \text{ sf} \times .08 = 120.48 \text{ sf}$$

Sign area is measured by drawing the smallest rectangle around all signage and logos. YOU WILL NEED TO MOVE THE LETTERING CLOSER TO THE LOGO TO MEET THE AREA REQUIREMENT.



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

TOTAL FRONTAGE: 81'-7"

PROPOSED SIGN SQ.FT: 37.34 SQ. FT.; 28.27 SQ.FT.



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SHEET

3

13. "Cabinet Sign, Complex" means a polygonal box that houses the main component of a sign, where the sign copy area is composed of a single material with all lettering or copy items raised at least three-quarters of an inch above the primary cabinet (see Figure 18.2).



Figure 18.2

12. "Cabinet Sign, Simple" means a rectangular box with no rounded sides that houses the main component of a sign, where the sign copy area is composed of a single consistent material with lettering or copy items painted on, or affixed directly to the cabinet (see Figure 18.1).



Figure 18.1

Ancillary signs can be up to 4% of the facade they are mounted to.

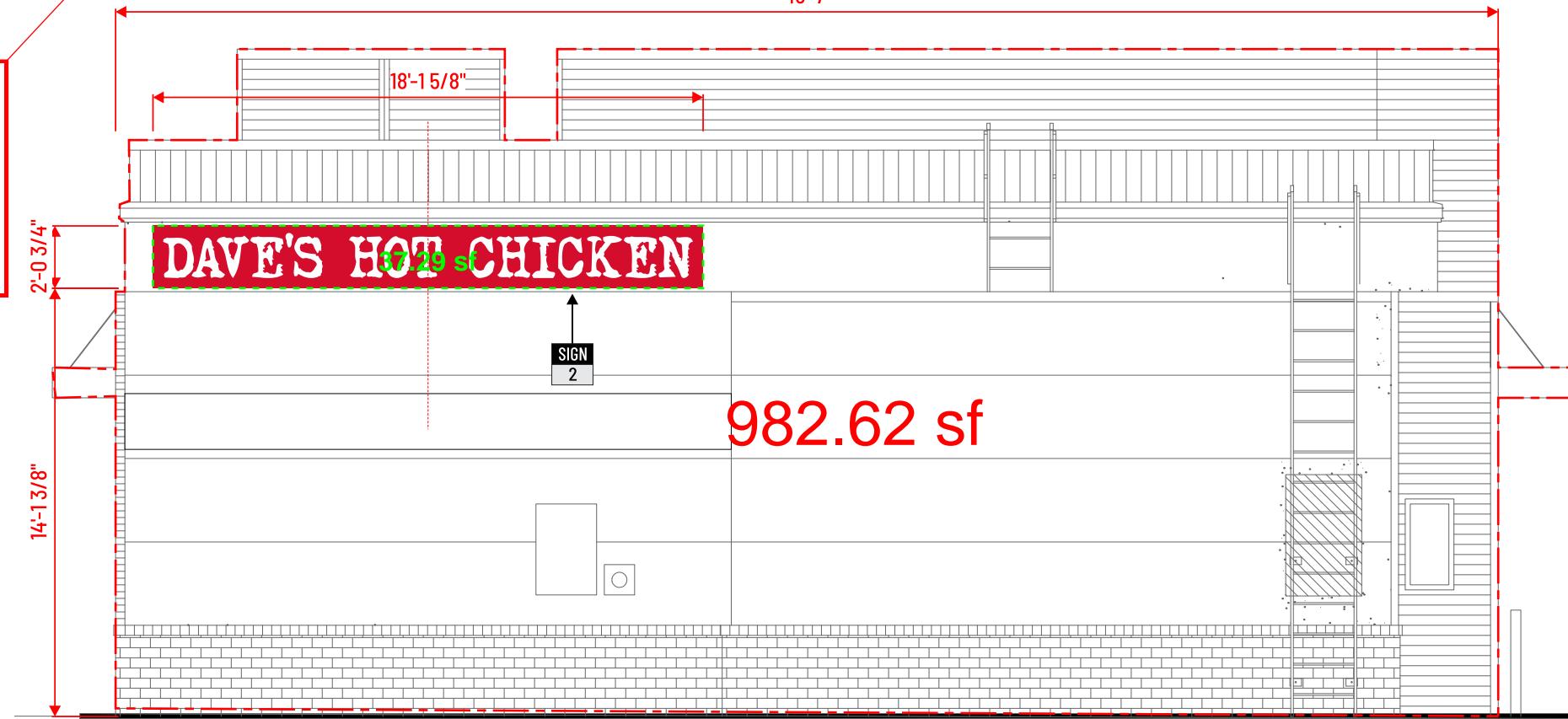
$982.62 \text{ sf} \times .04 = 39.30 \text{ sf}$ allowed

Proposed sign is 37.29 sf and meets the 4% or less requirement

19.18.04. Prohibited Signs.

- The following signs and any sign not otherwise authorized under the terms of this code are prohibited in the City, except as expressly permitted elsewhere in this chapter:
 - Abandoned Signs.
 - Animated Signs.
 - Bench Signs other than artwork included in the bench structure.
 - Balloon Signs.
 - Billboards.
 - Cabinet Signs, Simple.

Simple Cabinet signs not permitted. Please change to Complex cabinet sign or channel letters. Lettering needs to protrude from the face of the sign at least 3/4".



Add notes to each page with illuminated signs that say, "-LAMP COLOR WILL NOT EXCEED 4000K
-SIGN ILLUMINATION SHALL MEASURE 2 FOOT-CANDLES OR LESS, MEASURED AT 1 FOOT FROM SURFACE OF THE SIGN.
-HOURS OF ILLUMINATION CAN BE UP TO 30 MINUTES PRIOR TO, DURING, AND UP TO 30-MINUTES AFTER BUSINESS HOURS."

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

TOTAL FRONTAGE: 45'-7"
PROPOSED SIGN SQ.FT: 37.34 SQ. FT.



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SHEET
4

13. "Cabinet Sign, Complex" means a polygonal box that houses the main component of a sign, where the sign copy area is composed of a single material with all lettering or copy items raised at least three-quarters of an inch above the primary cabinet (see Figure 18.2).

SIGN CODE

SIGN
3

Figure 18.2

12. "Cabinet Sign, Simple" means a rectangular box with no rounded sides that houses the main component of a sign, where the sign copy area is composed of a single consistent material with lettering or copy items painted on, or affixed directly to the cabinet (see Figure 18.1).



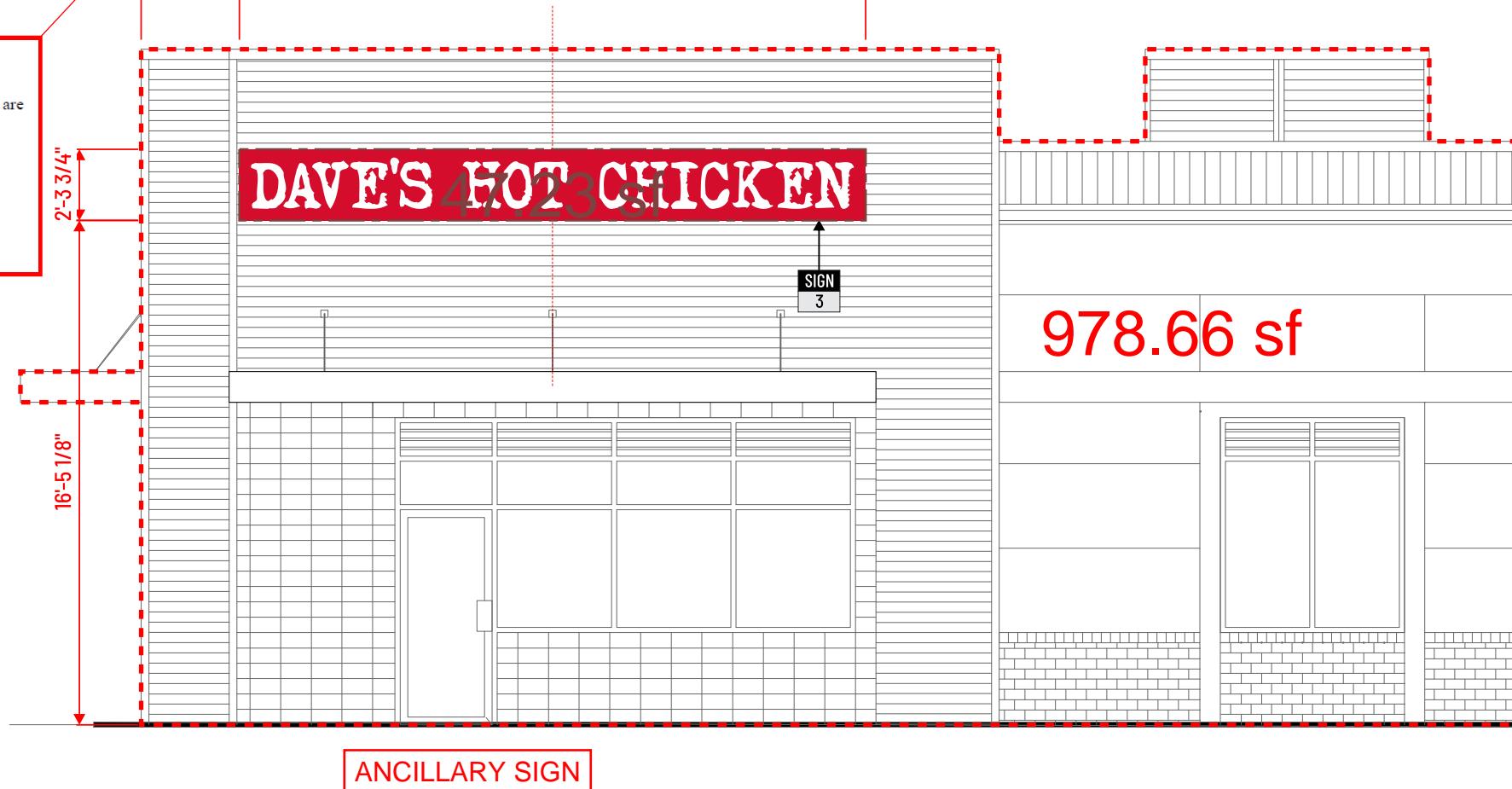
Figure 18.1

19.18.04. Prohibited Signs.

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- a. Abandoned Signs.
- b. Animated Signs.
- c. Bench Signs other than artwork included in the bench structure.
- d. Balloon Signs.
- e. Billboards.
- f. Cabinet Signs, Simple.

Simple Cabinet signs not permitted. Please change to Complex cabinet sign or channel letters. Lettering needs to protrude from the face of the sign at least 3/4".



Ancillary signs may be up to 4% of the facade it is mounted on.
978.66 sf x .04 = 39.15 sf allowed

Proposed sign is too large.
Reduce to equal to or less than 39.15 sf.

Add notes to each page with illuminated signs that say,
"-LAMP COLOR WILL NOT EXCEED 4000K
-SIGN ILLUMINATION SHALL MEASURE 2 FOOT-CANDLES OR LESS, MEASURED AT 1 FOOT FROM SURFACE OF THE SIGN.
-HOURS OF ILLUMINATION CAN BE UP TO 30 MINUTES PRIOR TO, DURING, AND UP TO 30-MINUTES AFTER BUSINESS HOURS."

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

TOTAL FRONTAGE: 45'-7"

PROPOSED SIGN SQ.FT: 47.68 SQ. FT.



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SHEET

5

SIGN SCOPE

LOGO
2

FACE & HALO LIT CHANNEL LOGO

7. Building Signs. The main portion of any building sign shall be either a complex cabinet sign or channel lettering. A portion of the sign may be used for the logo and may be a simple cabinet sign only when a complex cabinet sign or channel lettering accompanies it.

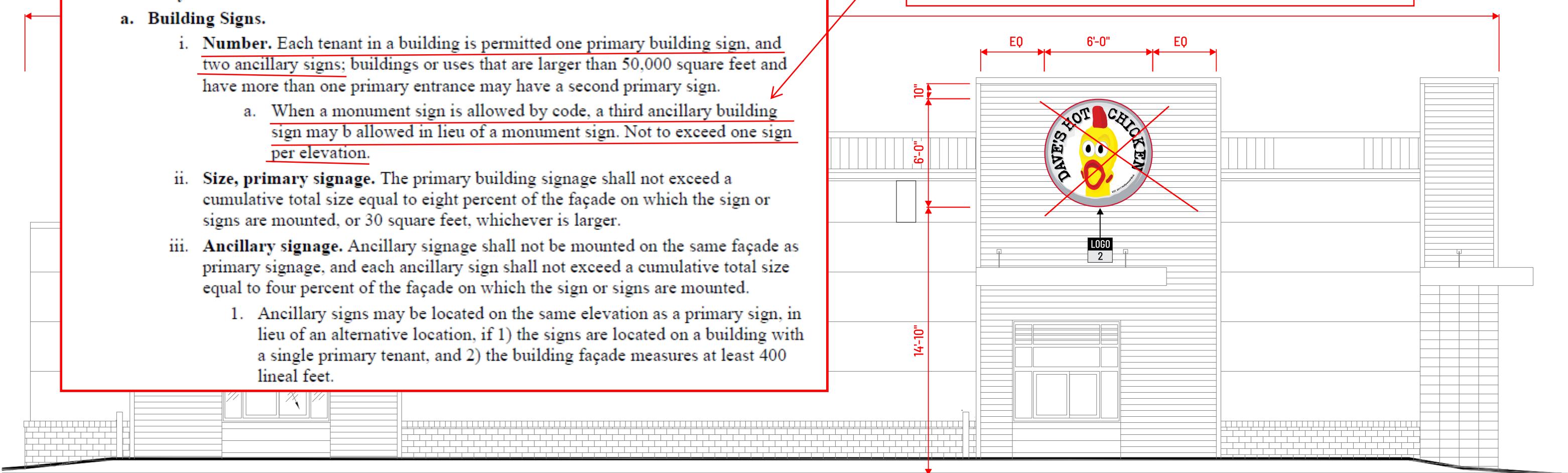
5. Signage in the Neighborhood Commercial, Regional Commercial, Heavy Commercial, and Community Commercial Zones.

a. Building Signs.

- i. **Number.** Each tenant in a building is permitted one primary building sign, and two ancillary signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance may have a second primary sign.
 - a. When a monument sign is allowed by code, a third ancillary building sign may be allowed in lieu of a monument sign. Not to exceed one sign per elevation.
- ii. **Size, primary signage.** The primary building signage shall not exceed a cumulative total size equal to eight percent of the façade on which the sign or signs are mounted, or 30 square feet, whichever is larger.
- iii. **Ancillary signage.** Ancillary signage shall not be mounted on the same façade as primary signage, and each ancillary sign shall not exceed a cumulative total size equal to four percent of the façade on which the sign or signs are mounted.
 1. Ancillary signs may be located on the same elevation as a primary sign, in lieu of an alternative location, if 1) the signs are located on a building with a single primary tenant, and 2) the building façade measures at least 400 lineal feet.

This sign is not allowed unless you take away the monument sign you are proposing.

If there are no other signs on this facade you can increase windows sign to up to 1/3 of the window or door on which the sign is located.



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

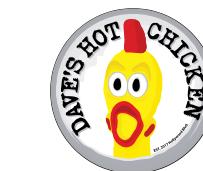
TOTAL FRONTAGE: 81'-7"
PROPOSED SIGN SQ.FT: 28.27 SQ.FT.



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PROJECT ADDRESS
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Saratoga Springs, UT

DATE: 06.13.2025
PAGE SIZE: 17 X 11
SR ACCT MNGR: DAVE MAHN
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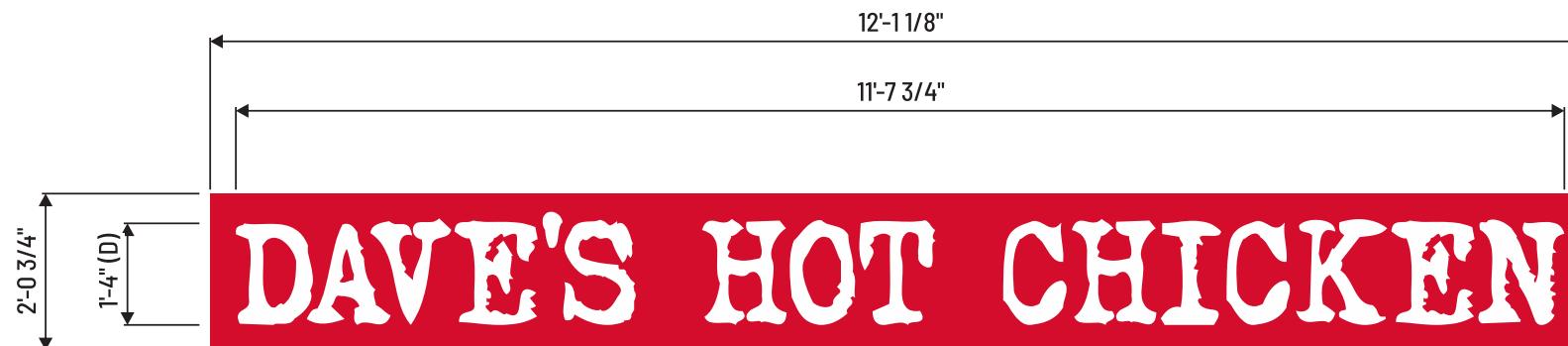
14064R

SHEET
6

FRONT & HALO LIT CHANNEL LETTERS ON BACKER PANEL (LINEAR)

SIGN
1

SIGN
2



See notes on sheets 4 and 5

FRONT VIEW

SCALE: 1:30

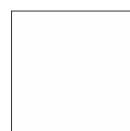
SIGN SPECS

BODY	3" DEEP ALUMINUM FABRICATED CHANNEL LETTERS CONSTRUCTED OF .040 ALUMINUM RETURNS, 11/2" PINNED OFF
BACKER	.090 THICK ALUMINUM, FACE PAINTED PMS 186 C, W/ 1" DEEP RETURNS, PAINTED "PMS 186 C"
FACES	3/16" WHITE ACRYLIC FACES W/ VINYL OVERLAY
ILLUMINATION	WHITE LEDS, RED LEDS FOR HALO
SQ.FT.	37.34 SQ. FT.

*ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

Add notes to each page with illuminated signs that say, "-LAMP COLOR WILL NOT EXCEED 4000K
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-HOURS OF ILLUMINATION CAN BE UP TO 30 MINUTES PRIOR TO, DURING, AND UP TO 30-MINUTES AFTER BUSINESS HOURS."

COLOR KEY



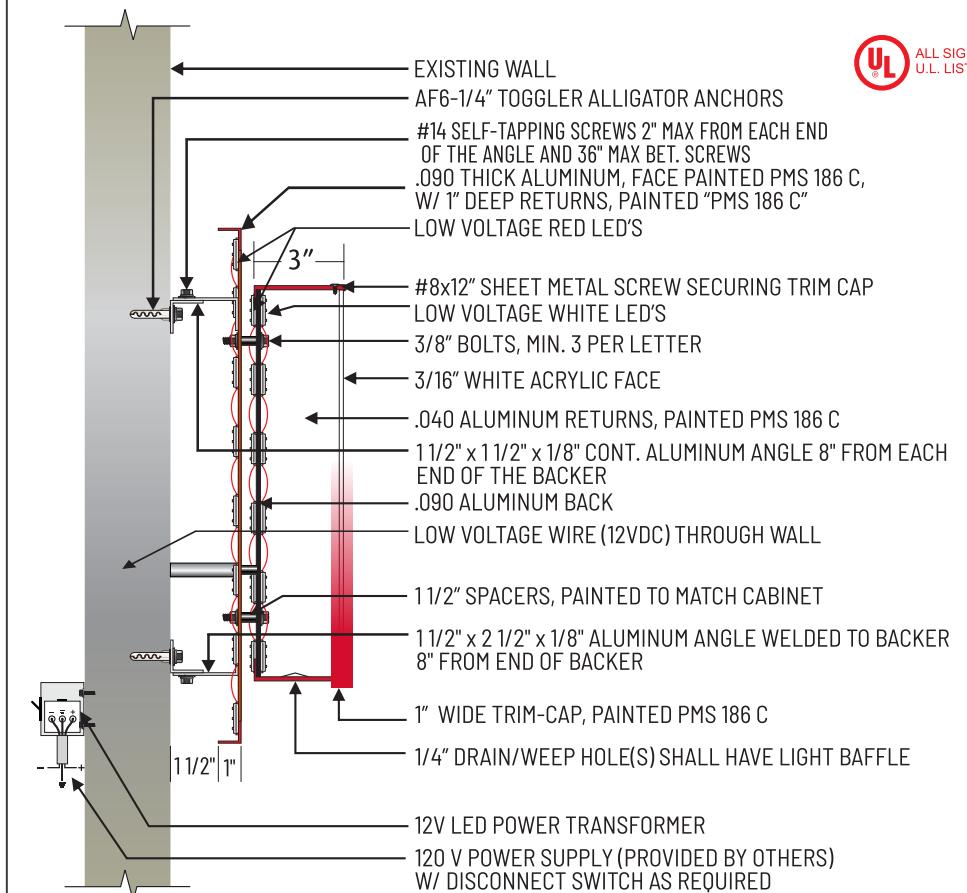
WHITE



PMS 186 C

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SECTION DETAILS



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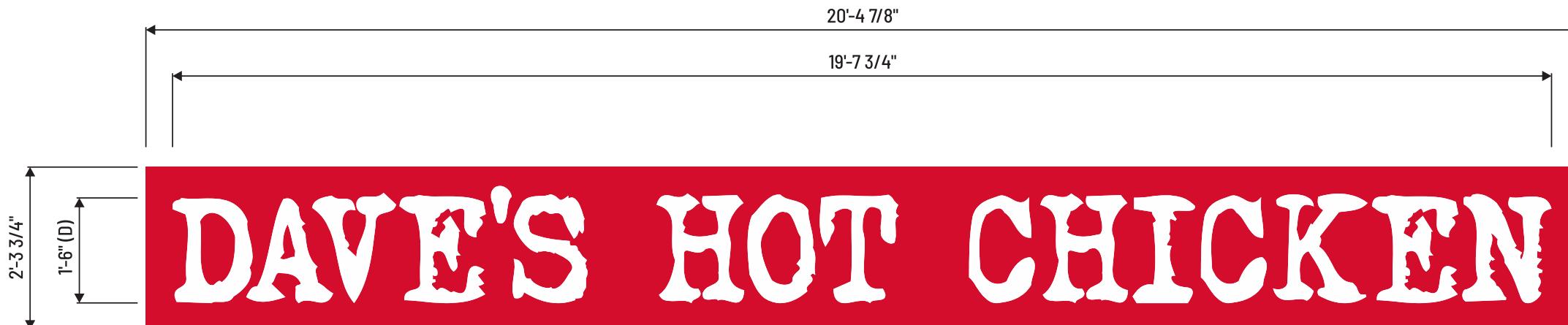
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Landlord Signature Date

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SHEET
7



SCALE: 1/2" = 1'-0"

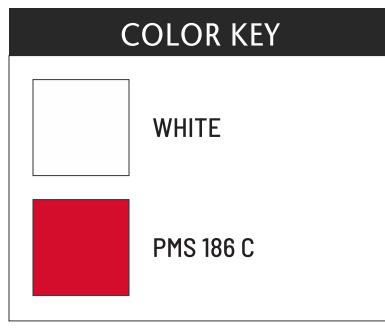
See notes on sheets 4 and 5

SIGN SPECS

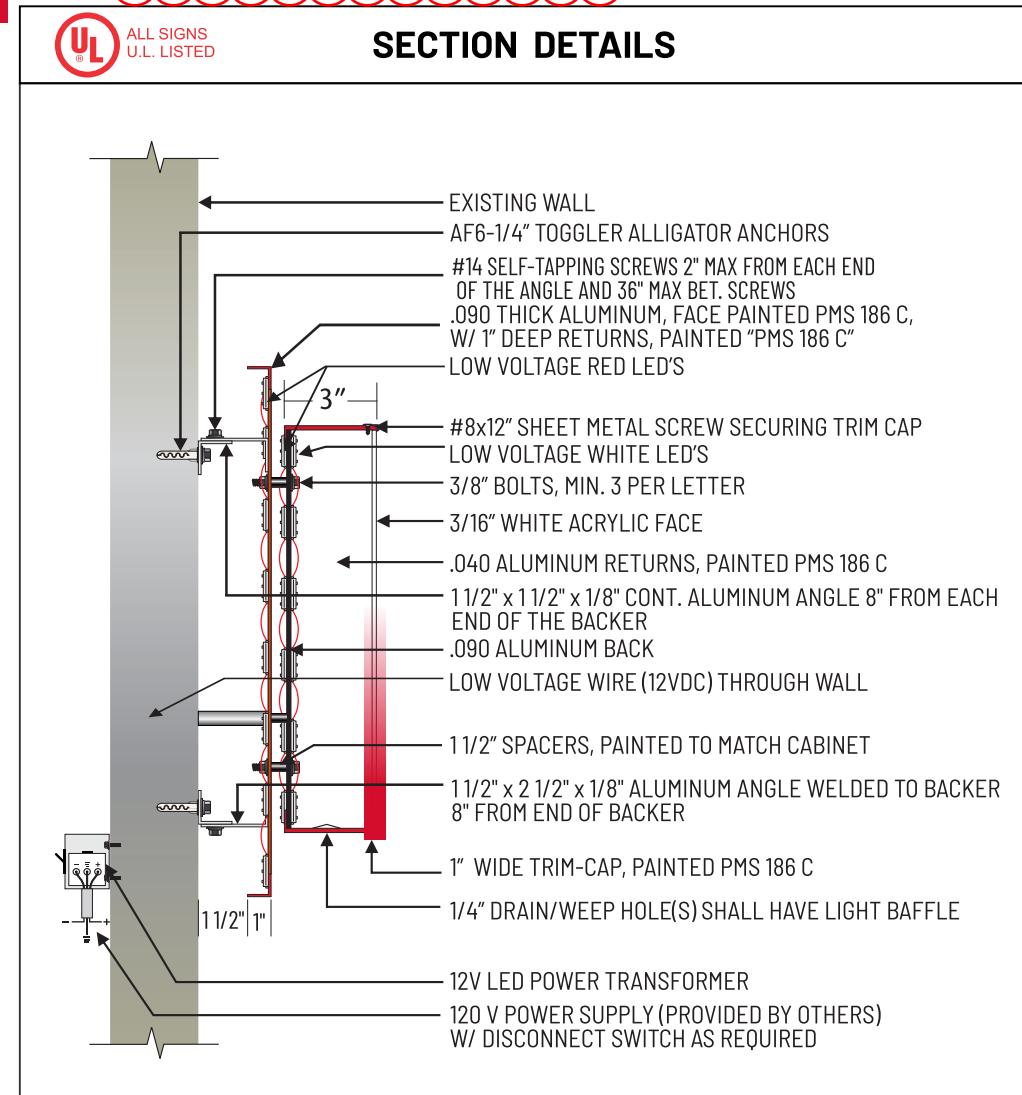
BODY	3" DEEP ALUMINUM FABRICATED CHANNEL LETTERS CONSTRUCTED OF .040 ALUMINUM RETURNS, 1 1/2" PINNED OFF
BACKER	.090 THICK ALUMINUM, FACE PAINTED PMS 186 C, W/ 1" DEEP RETURNS, PAINTED "PMS 186 C"
FACES	3/16" WHITE ACRYLIC FACES W/ VINYL OVERLAY
ILLUMINATION	WHITE LEDs, RED LEDs FOR HALO
SQ.FT.	47.68 SQ. FT

*ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

Add notes to each page with illuminated signs that say, "-LAMP COLOR WILL NOT EXCEED 4000K -SIGN ILLUMINATION SHALL MEASURE 2 FOOT-CANDLES OR LESS, MEASURED AT 1 FOOT FROM SURFACE OF THE SIGN. -HOURS OF ILLUMINATION CAN BE UP TO 30 MINUTES PRIOR TO, DURING, AND UP TO 30-MINUTES AFTER BUSINESS HOURS."



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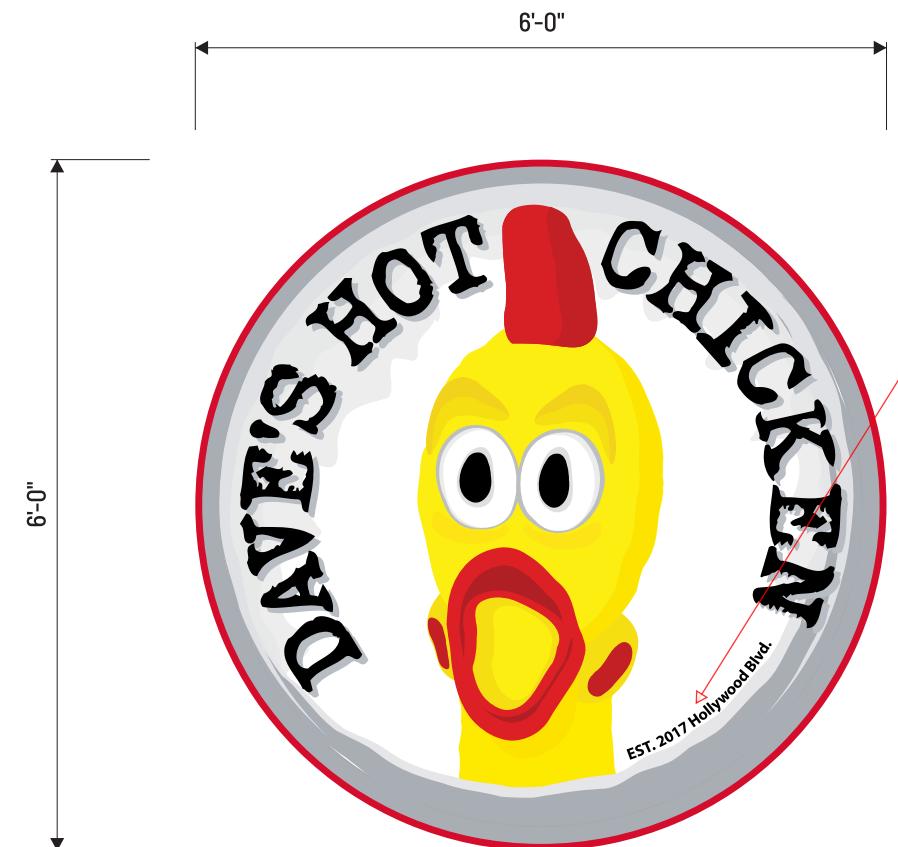


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SHEET
8

PART OF
PRIMARY SIGN

See notes on sheet 6

FRONT VIEW

SCALE: 1/2" = 1'-0"

SIGN SPECS

BODY	3" DEEP ALUMINUM FABRICATED CHANNEL LOGO CONSTRUCTED OF .063 ALUMINUM RETURNS, 11/2" PINNED OFF
FACES	3/16" WHITE ACRYLIC FACES W/ VINYL OVERLAY
ILLUMINATION	6500K DAYLIGHT WHITE LEDs, RED LEDs FOR HALO
SQ.FT.	28.27 SQ. FT.

*ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

Color. No illuminated sign may have a white, off-white, or near-white background, as shown in figure 18.1.
Non-illuminated signs may have a white, off-white, or near-white background.



Figure 18.1

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COLOR KEY

	WHITE
	PMS 186 C
	BLACK
	DIGITALLY PRINTED VINYL

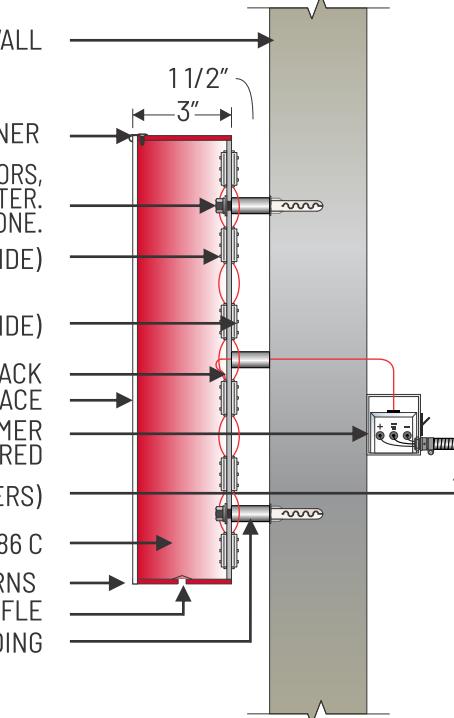
SECTION DETAILS



#8 SCREW, PAINTED TO MATCH RETAINER
1/4" BOLTS WITH ALLIGATOR ANCHORS, MIN. 3 PER LETTER.
BOLTS SEALED WITH SILICONE.
LOW VOLTAGE WHITE LEDs (INSIDE)
LOW VOLTAGE RED LEDs (OUTSIDE)

ALUMINUM BACK
3/16" WHITE ACRYLIC FACE
12V DC LED POWER TRANSFORMER
W/ DISCONNECT SWITCH AS REQUIRED
120 V POWER FEED (PROVIDED BY OTHERS)

.063 ALUMINUM RETURNS, PAINTED PMS 186 C
1" RETAINER, PAINTED TO MATCH RETURNS
1/4" DRAIN/WEPP HOLE WITH LIGHT BAFFLE
11/2" SPACERS, PAINTED TO MATCH BUILDING



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SHEET
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Add notes to each page with illuminated signs that say, **-LAMP COLOR WILL NOT EXCEED 4000K**
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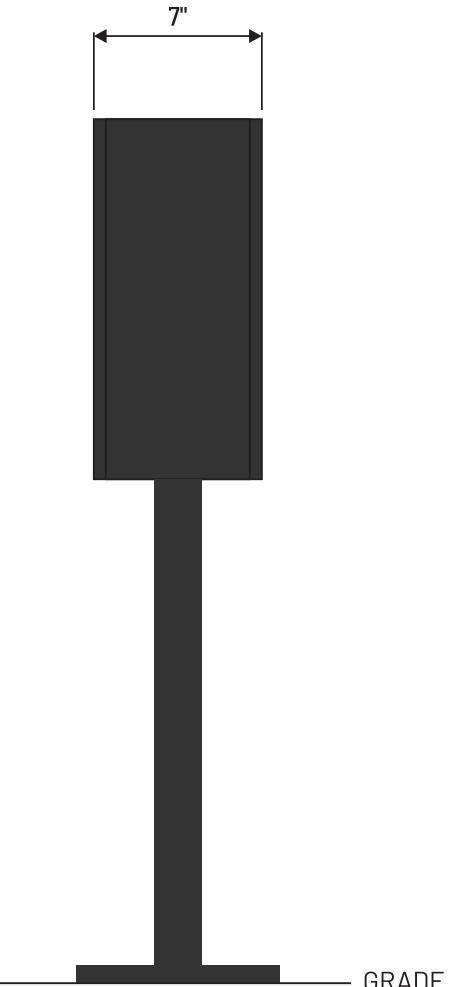
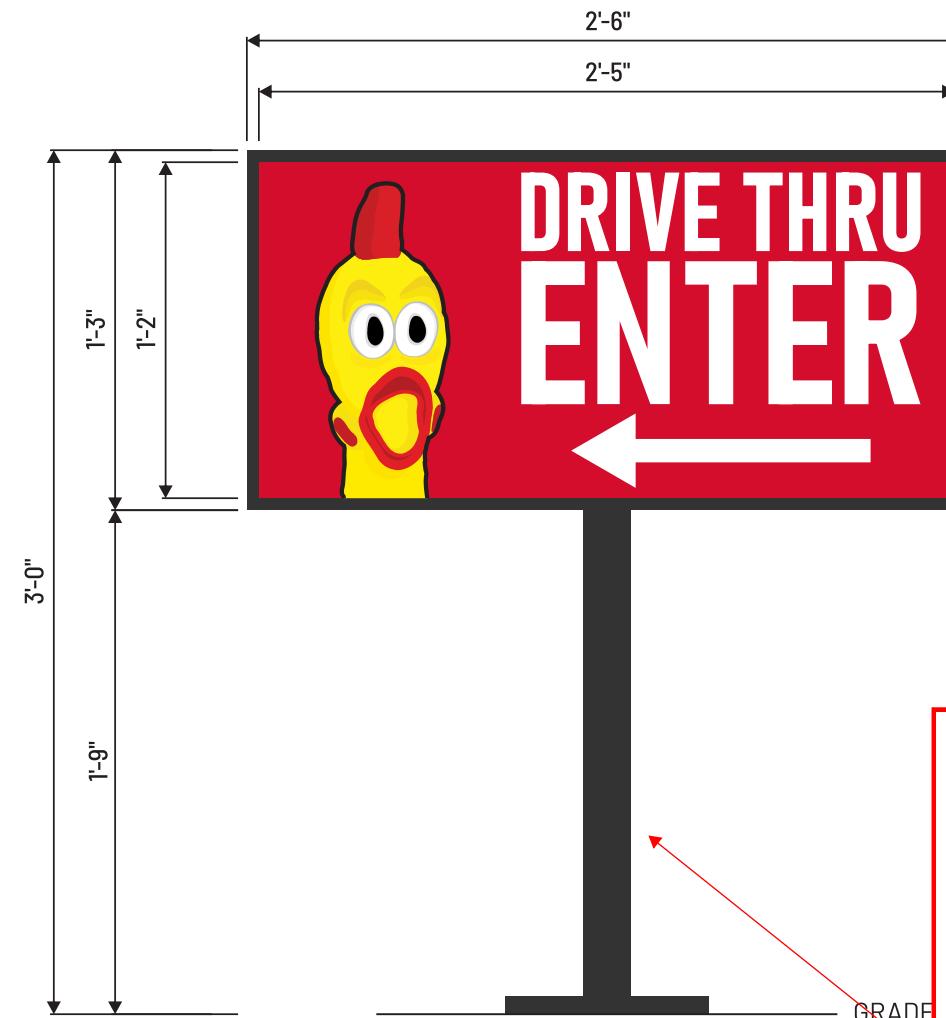
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SHEET **10**



f. Internal Directional Signs.

- i. **Type.** Small pedestal, pole, and monument signs are the only freestanding directional signs permitted.
- ii. **Location.**
 1. all signs shall be located interior to the development and shall not be oriented to draw traffic from the exterior of the development.
 2. all signs shall be located adjacent to and within ten feet of an internal intersection, or drive-thru, or similar feature needing directional clarification as identified on an approved site plan.
- iii. **Height.** A small pedestal, pole, or monument sign shall not exceed a height of three feet.
- iv. **Size.** A small pedestal, pole, or monument sign shall not exceed three square feet in size.
 - 1. The pole size for an internal directional sign must be at least six inches in width.
- v. **Number.** No more than two pedestal or monument signs per internal intersection, drive-thru, or similar feature.

Add notes to each page with illuminated signs that say,
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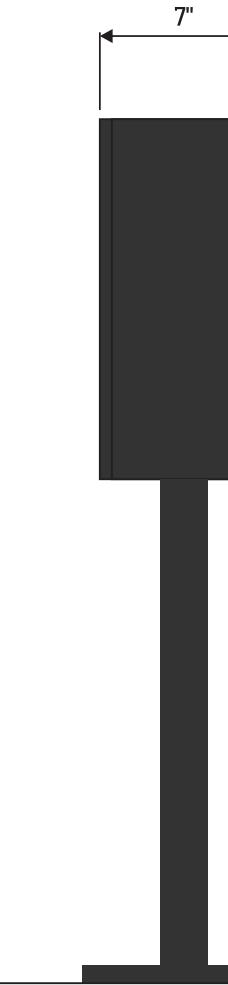
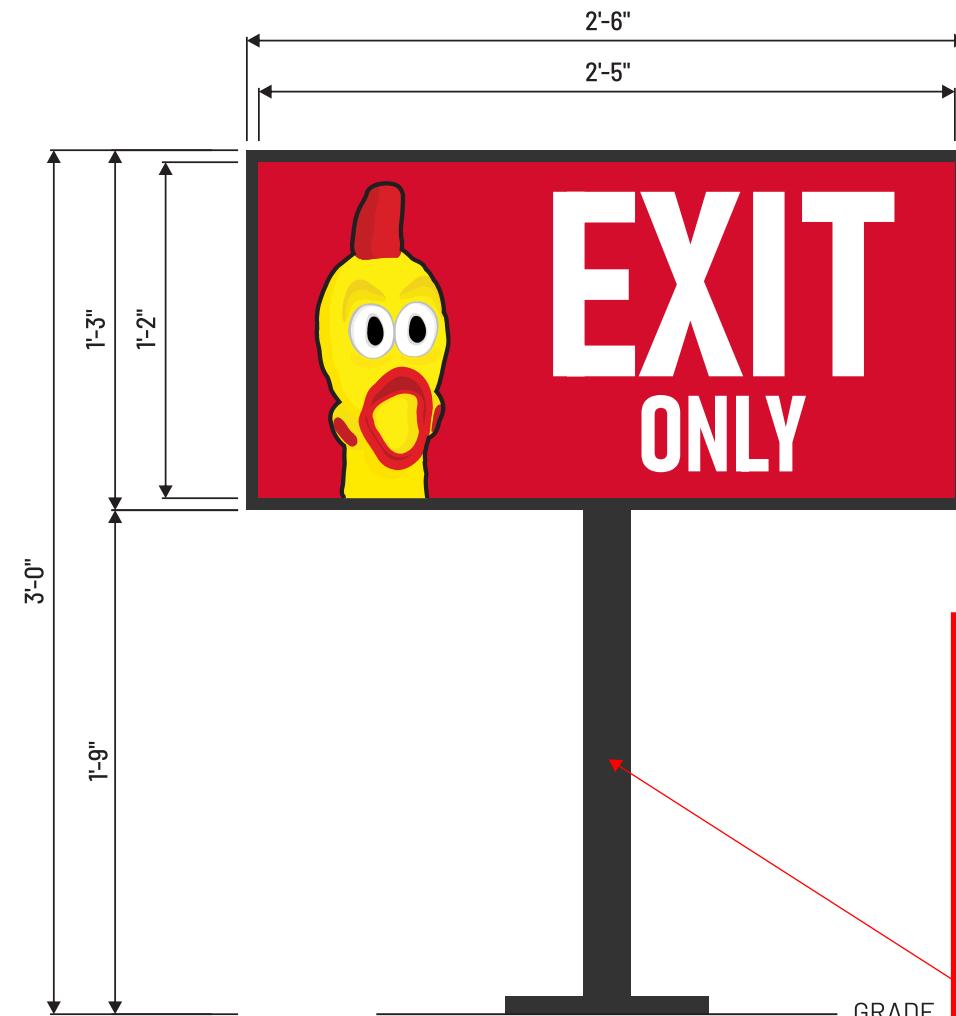


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f. Internal Directional Signs.

- i. **Type.** Small pedestal, pole, and monument signs are the only freestanding directional signs permitted.
- ii. **Location.**
 1. all signs shall be located interior to the development and shall not be oriented to draw traffic from the exterior of the development.
 2. all signs shall be located adjacent to and within ten feet of an internal intersection, or drive-thru, or similar feature needing directional clarification as identified on an approved site plan.
- iii. **Height.** A small pedestal, pole, or monument sign shall not exceed a height of three feet.
- iv. **Size.** A small pedestal, pole, or monument sign shall not exceed three square feet in size.
 1. The pole size for an internal directional sign must be at least six inches in width.
- v. **Number.** No more than two pedestal or monument signs per internal intersection, drive-thru, or similar feature.

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Monument Signs.

i. Number:

1. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.

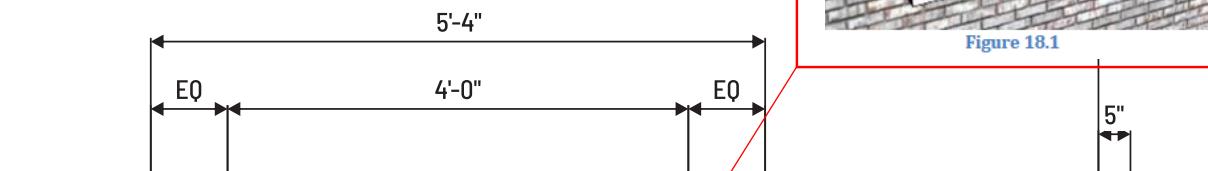
ii. **Size.** A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.

iii. **Height.** A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

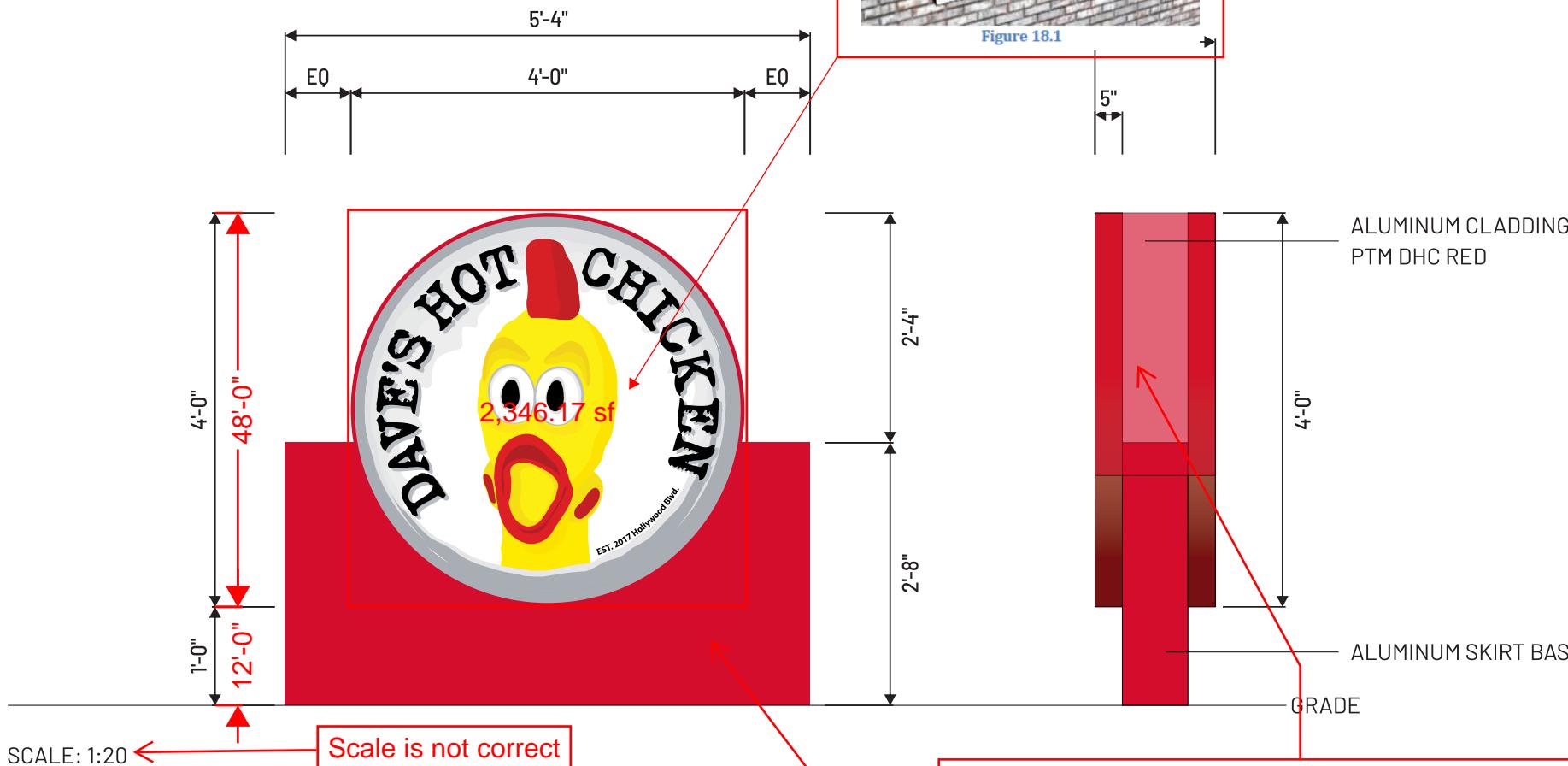
Color. No illuminated sign may have a white, off-white, or near-white background, as shown in figure 18.1. Non-illuminated signs may have a white, off-white, or near-white background.



Figure 18.1



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Monument signs shall contain the address of the use. The address may be included in the sign copy, or displayed on the sign structure, and shall not be occluded by landscaping.

You can either have it on the face of the sign or the end of the sign.

Add notes to each page with illuminated signs that say, **"-LAMP COLOR WILL NOT EXCEED 4000K -SIGN ILLUMINATION SHALL MEASURE 2 FOOT-CANDLES OR LESS, MEASURED AT 1 FOOT FROM SURFACE OF THE SIGN. -HOURS OF ILLUMINATION CAN BE UP TO 30 MINUTES PRIOR TO, DURING, AND UP TO 30-MINUTES AFTER BUSINESS HOURS."**



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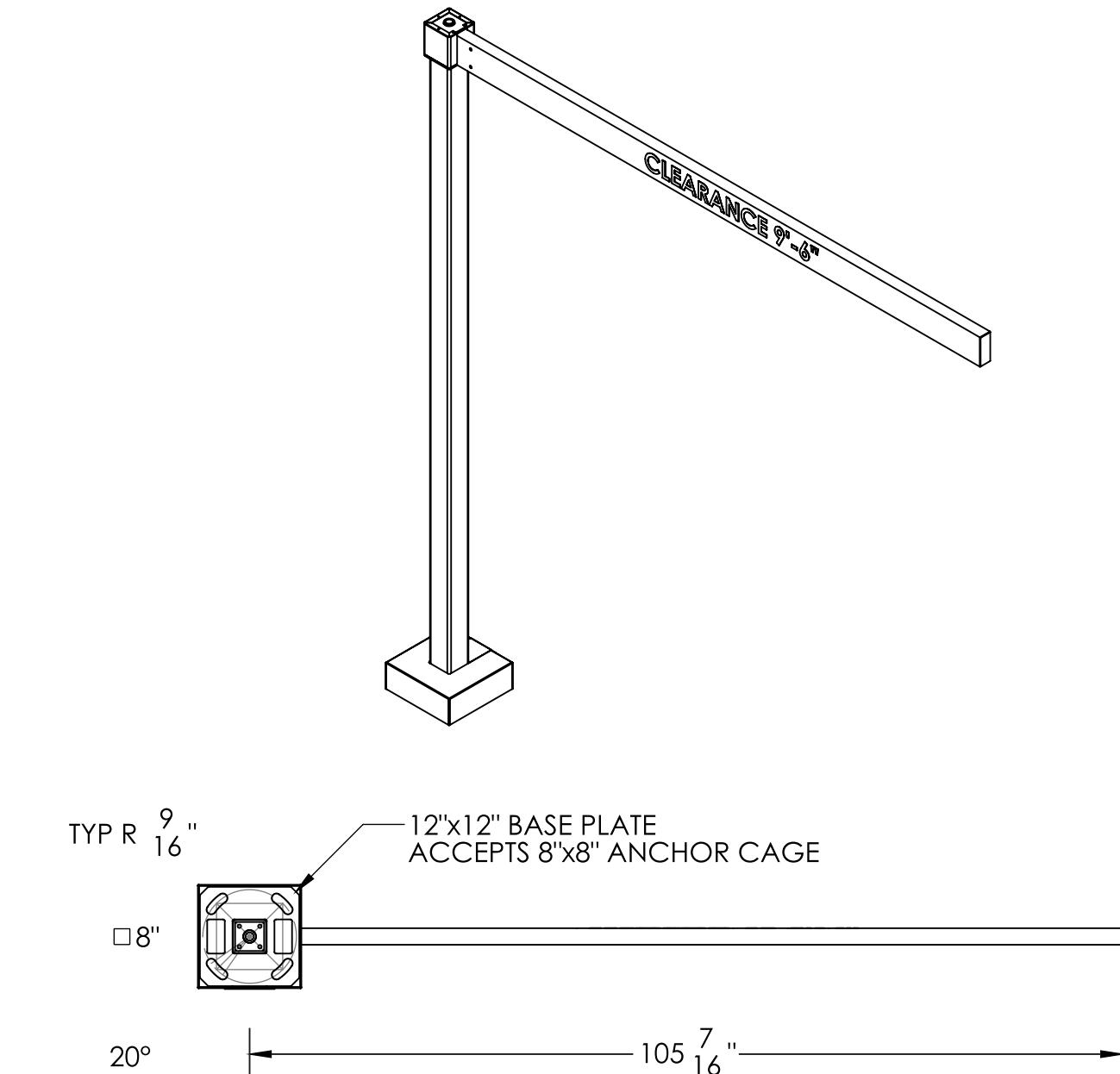
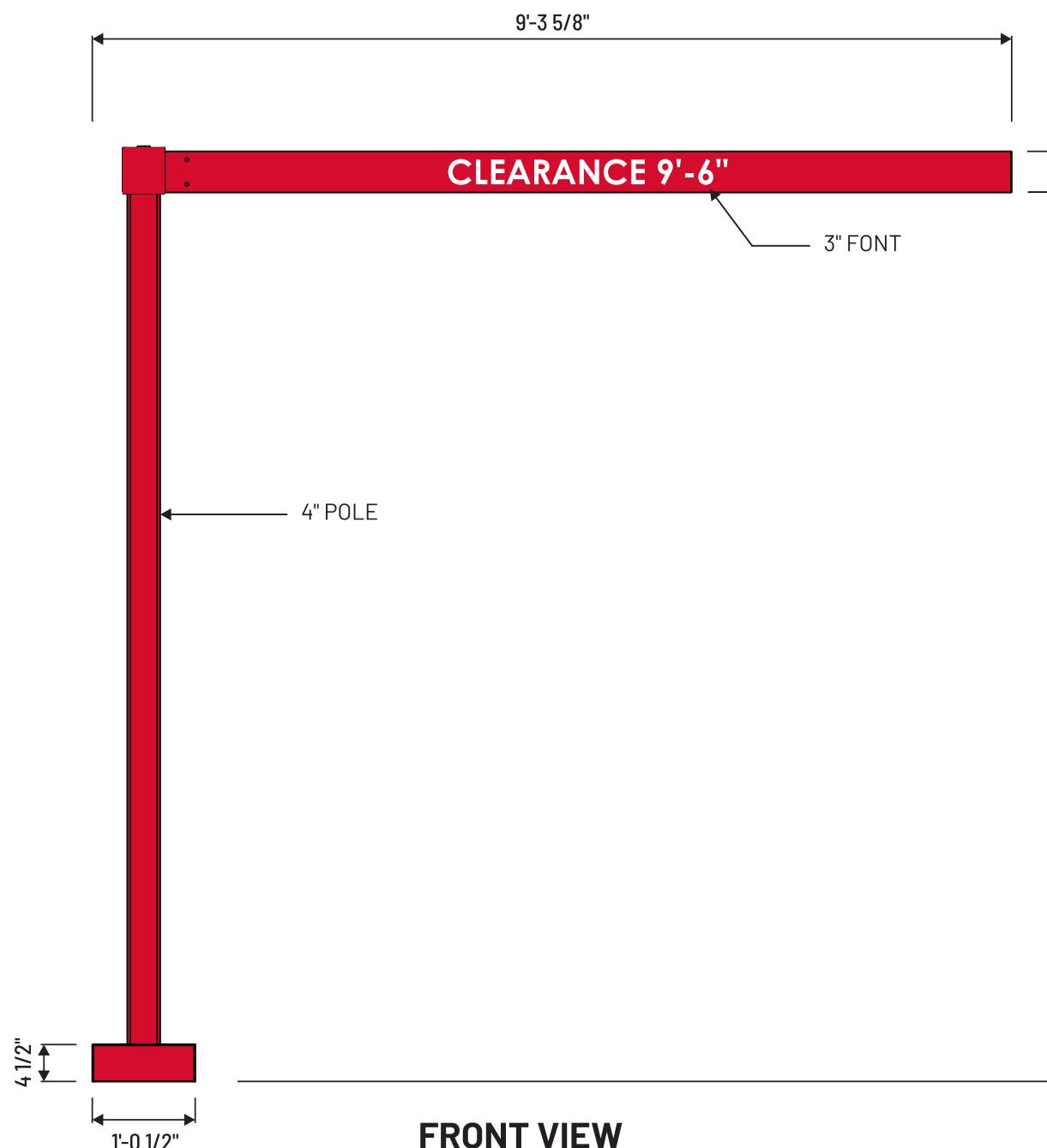
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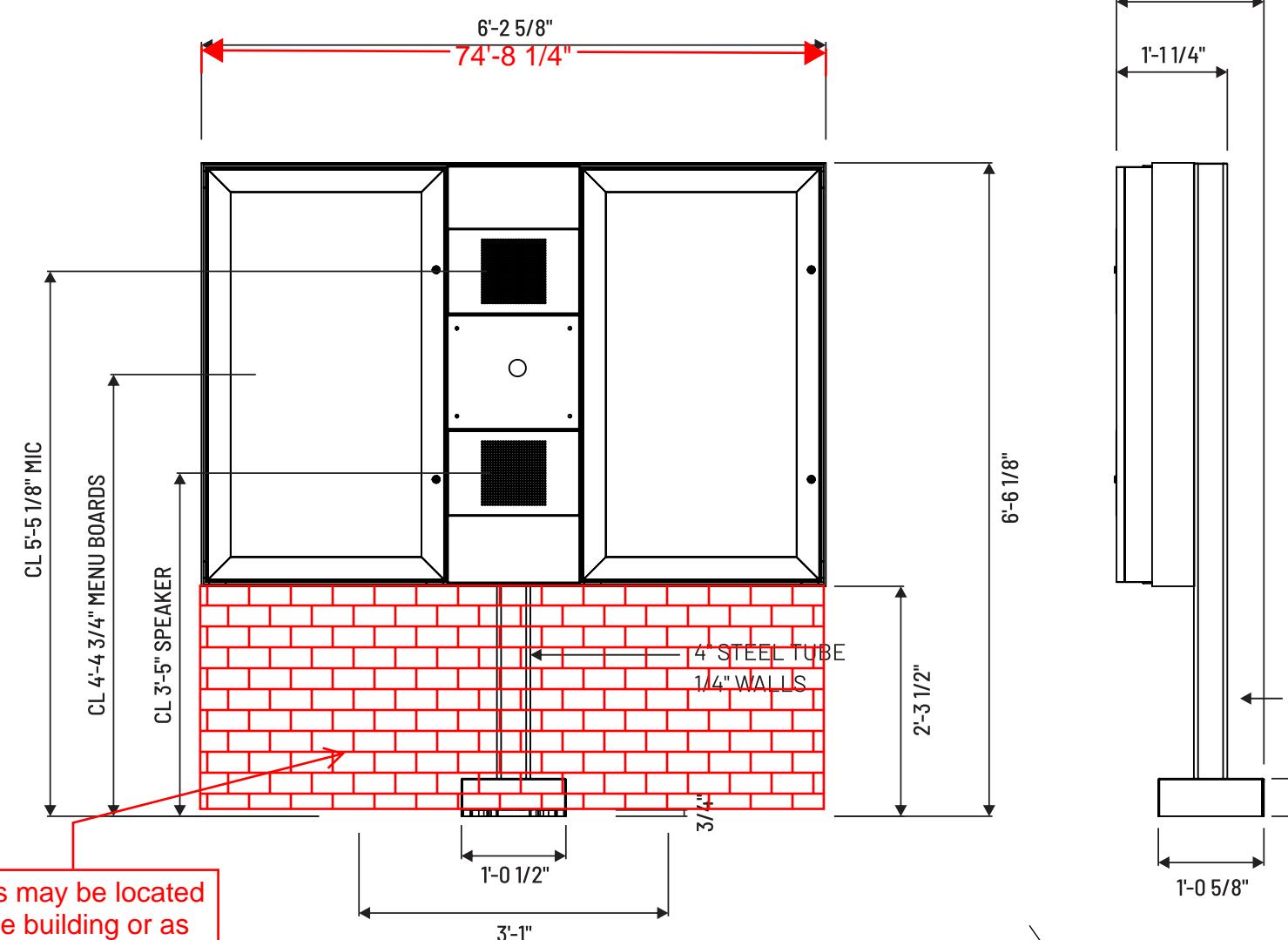
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Signs may be located on the building or as a monument-style sign (2' base that runs the entire length of the sign).

Number: One drive-thru board sign with a maximum area of 45 square feet and one sign with a maximum area of ten square feet shall be permitted for each drive-thru board lane.



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Drive-thru Board for Non-Residential Uses. Drive-thru board signs are allowed for non-residential uses provided the requirements in this section are met.

- i. **Location:** All drive-thru board signs shall be located adjacent to the drive-thru lane and shall not be located in any required setback. Signs may be located on the building or as a monument-style sign.
- ii. **Height:** A drive-thru board sign shall not exceed eight feet in height.
- iii. **Size:** A drive-thru board sign with a menu (or options) board sign shall not exceed 45 square feet.
- iv. **Number:** One drive-thru board sign with a maximum area of 45 square feet and one sign with a maximum area of ten square feet shall be permitted for each drive-thru board lane.
- v. **A drive-thru board sign may be LED and shall comply with the following:**
 - 1. The light output of the LED shall not exceed 2 foot-candles;
 - 2. The image, colors, and text may not be changed more than 3 times per day;
 - 3. All images, colors, and text shall be static with no flashing, scrolling, or animation;
 - 4. The LED sign shall not use white as a predominate color; and
 - 5. At any time the business or drive-thru is closed to the public, the drive-thru board sign shall be turned off and shall remain off until the business or drive-thru is open to the public.

Color. No illuminated sign may have a white, off-white, or near-white background, as shown in figure 18.1. Non-illuminated signs may have a white, off-white, or near-white background.



51

Add notes to each page with illuminated signs that say, **"-LAMP COLOR WILL NOT EXCEED 4000K -SIGN ILLUMINATION SHALL MEASURE 2 FOOT-CANDLES OR LESS, MEASURED AT 1 FOOT FROM SURFACE OF THE SIGN. -HOURS OF ILLUMINATION CAN BE UP TO 30 MINUTES PRIOR TO, DURING, AND UP TO 30-MINUTES AFTER BUSINESS HOURS."**

ELECTRICAL INFO:

- 120V POWER ROUTED THRU MAIN OST
- 2X OUTDOOR BACKLIT LED MENU BOARDS
 - 1X 24V/60W/2.5A DRIVER LOCATED IN EACH LIGHTBOX
 - 6500K \pm 500K COLOR TEMP
- MAX SYSTEM DRAW OF 2.4 AMPS @120V NOT INCLUDING SPEAKER, MIC, OR

A drive-thru board sign may be LED and shall comply with the following:

A drive-thru board sign may be LED and shall comply with the following:

1. The light output of the LED shall not exceed 2 foot-candles;
2. The image, colors, and text may not be changed more than 3 times per day;
3. All images, colors, and text shall be static with no flashing, scrolling, or animation;
4. The LED sign shall not use white as a predominate color; and
5. At any time the business or drive-thru is closed to the public, the drive- thru board sign shall be turned off and shall remain off until the business or drive-thru is open to the public.



Preliminary Plat

Jacob Ranch Marketplace

September 25, 2025

Public Meeting

Applicant:	Bill Gaskill
Owner:	Jacob Ranch Marketplace, LLC
Location:	1930 South Redwood Road
Project Acreage:	16.4 AC
Residential Units/Lots:	10
Current Use:	Vacant
Land Use Designation:	Regional Commercial (RC)
Parcel Zoning:	Regional Commercial (RC)
Adjacent Zoning:	R1-10, IC, NC
Adjacent Uses:	Institutional, Vacant, Developed Open Space
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

Jacob Ranch Marketplace is a 16.4-acre commercial development located in the Regional Commercial (RC) zone. The first phase consists of 10 commercial lots, which includes one dedicated for a grocery store. The applicant is seeking approval for the preliminary plat and plans. Site Plans for individual lots will be submitted separately at a later date.

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:

City Council / Approval was June 18, 2024 for the Rezone, General Plan Amendment and Development Agreement for Jacob Ranch Marketplace. Neighborhood meeting requirements have been fulfilled via a canvas conducted by the applicant. Following the preliminary plat approval, a final plat and site plans will need to be approved before a building permit can be issued. Site plans will be submitted separately at a later date for each individual lot.

Austin Roy, Senior Planner
roy@saratogaspringscity.com

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D. **Process:** Code Section 19.13.04 outlines the process for preliminary plats and requires a Planning Commission recommendation followed by a final decision from 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 Land Use Map within the General Plan classifies the subject property as Regional Commercial, defined as follows:

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

Zoning: The zone classification of the subject property as Regional Commercial is defined as follows:

Regional Commercial:

The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.

Staff conclusion: *The proposed subdivision supports development consistent with the General Plan and zoning regulations. The lot layout complies with code requirements as outlined below.*

G. **Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.12, Subdivision: **Complies.**
- 19.13, Process: **Complies.**
- 19.27, Addressing: **Complies.**

Note: The applicant has made every attempt to minimize the grade change along Redwood Road per the attached grading plan.

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 preliminary plat and plans for Jacob Ranch Marketplace, located at 1930 South Redwood Road, 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 19.04, 19.12, 19.13, and 19.27 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. 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. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

“I move to **continue** the preliminary plat and plans for Jacob Ranch Marketplace 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 preliminary plat and plans for Jacob Ranch Marketplace, located at 1930 South Redwood Road with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____.

J. Exhibits:

1. City Engineer’s Report
2. Location & Zone Map

3. Planning Review Checklist
4. Preliminary Plat
5. Phasing Plan
6. Site Plan
7. Connectivity & Circulation Plan
8. Grading Plan

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Jacobs Ranch Marketplace – Preliminary Plat
Date: September 25, 2025
Type of Item: Preliminary Plat Approval



SARATOGA
SPRINGS

Description:

A. Topic: The Applicant has submitted a Preliminary Plat Application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Bill Gaskill – Jacob Ranch Marketplace, LLC
Request: Preliminary Plat Approval
Location: 1930 South Redwood Road
Acreage: 16.4 Ac

C. Recommendation: Staff recommends the approval of preliminary plat subject to the following conditions:

1. The developer shall comply with all review comments and redlines, prepare final construction drawings as outlined in the most recent edition of the City of Saratoga Springs Standards Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.
2. These are preliminary-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that preliminary plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.
3. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template prior to the pre-construction meeting.
4. 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.
5. Developer shall bury any distribution power lines and any overhead utilities that are within and adjacent to this plat. Transmission power lines may not have to be buried if exempt by City code.
6. Developer shall prepare and provide easements for all public facilities not located in

the public right-of-way.

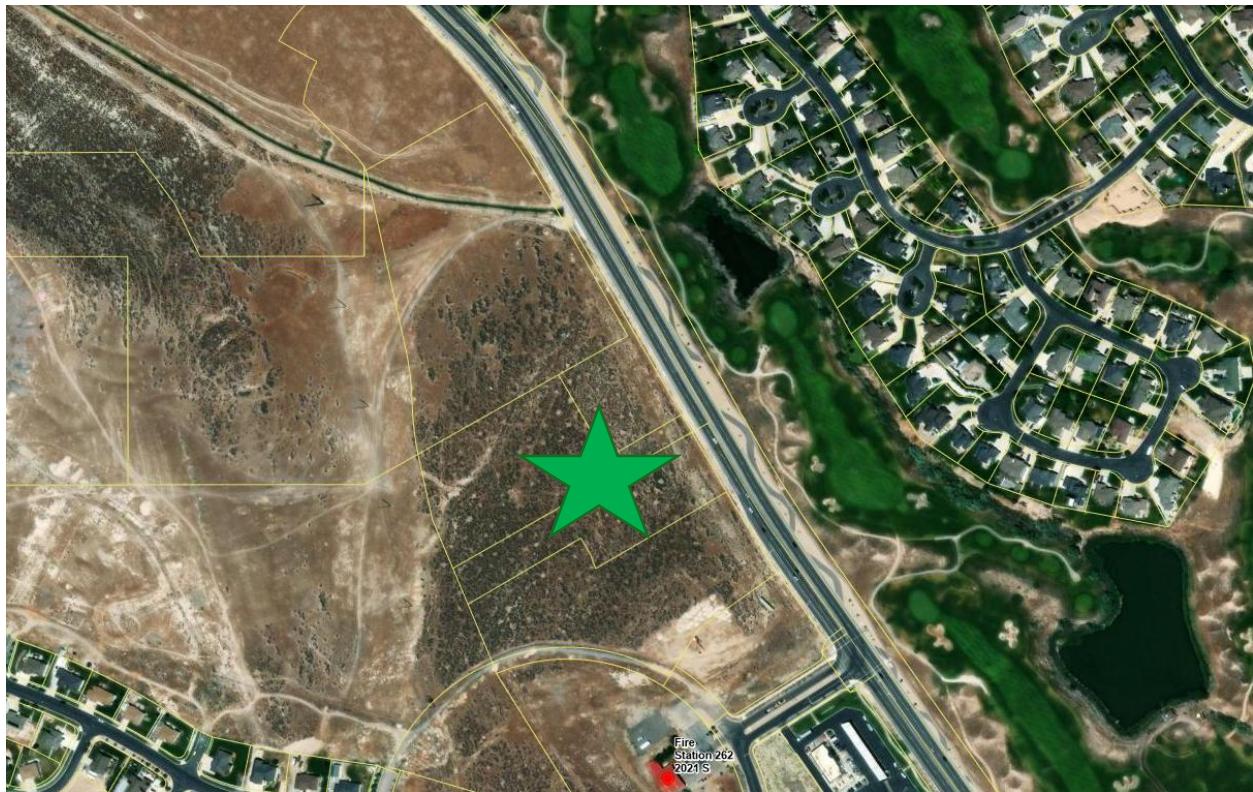
7. Project shall comply with all ADA standards and requirements.
8. Existing utilities shall be moved to the required PUE's shall be shown on the plans and plat.
9. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.
10. Please be advised that only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard section 00900 part 1.E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.
11. Developer shall install master planned utilities including the 6-inch secondary water line and the 8-inch drinking water line from Ring Rd. along the proposed asphalt road approximately 1,300 feet, need to be installed with this project.
12. The developer shall meet the horizontal and vertical sewer separation standards established by the State of Utah.
13. Developer shall follow the recommendations provided by the Traffic Impact Study. Executive summary below.

I. Executive Summary

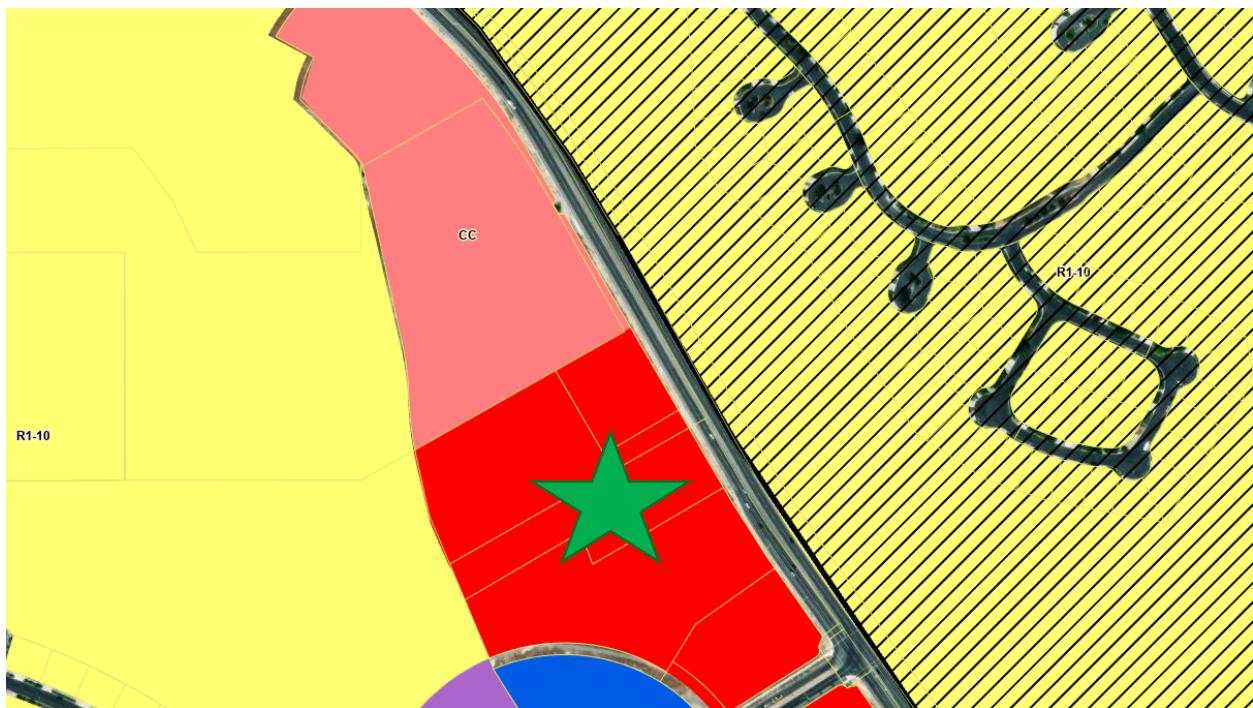
The report showed the following recommendations/conclusions:

- Due to the additional development traffic, a traffic signal is recommended for the Redwood Road and Centennial Blvd. intersection. This signal is thought to be critical to the flow in the area and it would warrant with future development levels.
- The Redwood Road and 2015 South signal was analyzed in the study were projected to operate acceptably.
- The accesses for the development were projected to operate acceptably with the following comments/mitigation.
 - On opening day, a signal would not be warranted at Centennial/Redwood and the study showed long delays for eastbound left turn movements out of Acceses D. There is additional capacity at the other intersections so traffic will balance dynamically. These delays should be mitigated when a signal is installed (more traffic will flow to the new signal) and the signal will provide gaps for those wishing to still use the Redwood Road accesses.
- The queuing analysis showed that queuing was not an issue with the proposed design.
- The crash analysis showed that half of the crashes angle related accidents. There was a fatality at the Redwood Road and 2015 South signal as a northbound left turn failed to yield to southbound traffic.

Location



Zoning





APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	8/19/2025
Date of Review:	9/3/2025
Project Name:	Jacob Ranch Marketplace
Project Request / Type:	Preliminary Plat
Meeting Type:	PC/CC
Applicant:	Bill Gaskill
Owner:	Jacob Ranch Marketplace, LLC
Location:	1930 S. Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) and size:	59:002:0197/9.86 ac 59:001:0199/2.93 ac 59:002:0200/8.32 ac 59:002:0201/4.29 ac 59:002:0205/6.46 ac
Land Use Designation:	Regional Commercial
Parcel Zoning:	RC
Adjacent Zoning:	R1-10, IC, NC
Current Use:	Vacant
Adjacent Uses:	Institutional, Vacant, Developed Open Space
Previous Meetings:	PC 05/16/2024, CC 06/04/2024, CC 06/18/2024
Previous Approvals:	Rezone/GPA
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	Planning Commission, City Council
Planner:	Austin Roy, Senior Planner

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: 06/03/25
- Neighborhood Meeting: Neighborhood canvas 05/13/24.

- PC: Scheduled 09/11/25
- CC: Scheduled 10/07/25

General Review

Building Department

- No comments.

Fire Department

- No comments.

GIS / Addressing

- No comments.

Additional Recommendations:

- No comments.

Code Review

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

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	>30,000 sq. ft.
Front/Corner Side Setback (Minimum)	10'	Shall Comply	TBD w/ Site Plan
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Shall Comply	TBD w/ Site Plan
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Shall Comply	TBD w/ Site Plan
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	Shall Comply	TBD w/ Site Plan
Lot coverage (Maximum)	50%	Complies	<50%
Building Size (Minimum)	1,000 sq. ft.	Shall Comply	TBD w/ Site Plan

Building Size (Maximum)	N/A		
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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.	C3.0
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.	Shows connections to TMP roads.
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	All lots front a public street except for lot 1 which fronts a private drive.
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.	

19.12 Subdivision

Preliminary Plat Requirements

Regulation	Compliance	Findings
Standard Plat Format followed.	Complies.	See plat.
Name and address of property owner and developer.	Complies.	See plat cover sheet.
Name of land surveyor.	Complies.	David M. Hamilton
The location of proposed subdivision with respect to surrounding property and street.	Complies.	Properties and streets shown.
The name of all adjoining property owners of record, or names of adjoining developments.	Complies.	Shown.
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	Complies.	ROW widths provided.
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	Complies.	Shown.
Subdivision name cleared with Utah County.	Complies.	TBD at recording.
North arrow.	Complies.	Shown.
A tie to a permanent survey monument at a section corner.	Complies.	Shown.
The boundary lines of the project with bearings and distances and a legal description.	Complies.	Shown.
Layout and dimensions of proposed lots with lot area in square feet.	Item.	

Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	Complies.	Shown.
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	Complies.	Shown.
Proposed road cross sections.	Complies.	<i>Included in Civil Set.</i>
Proposed fencing.	Complies.	<i>To be shown on Site Plan.</i>
Vicinity map.	Complies.	Shown.
All required signature blocks are on the plat.	Complies.	Shown.
Prepared by a professional engineer licensed in Utah.	Complies.	AWA Engineering.
Proposed methods for the protection or preservation of sensitive lands.	N/A.	
Location of any flood plains, wetlands, and other sensitive lands.	N/A.	
Location of 100-year high water marks of all lakes, rivers, and streams.	N/A.	
Projected Established Grade of all building lots.	Complies.	C2.0
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	Complies.	Shown.
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	Complies.	Shown.
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	Complies.	<i>Meets GP.</i>
Trails Master Plan: Shows required trails	Complies.	<i>Trail easements shown. Canal trail will need to be shown on Phase 2 plat.</i>
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	Complies.	<i>See plat.</i>
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	N/A.	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	Complies.	<i>See plat.</i>

Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	N/A.	
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	Complies.	<i>Internal road shown on Civil Set.</i>
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	Complies.	<i>Accesses shown.</i>
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty.	Complies.	<i>Accesses off Redwood and Ring.</i>
Exception: Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.		
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	Complies.	<i>Placement adequate.</i>
Driveway and Driveway Approaches: Construction: single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	N/A.	
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	N/A.	
1. Shared Driveways may be used for clustered single-family lots. a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten.	N/A.	

<p>3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section.</p> <ul style="list-style-type: none"> a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. <p>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.</p> <ul style="list-style-type: none"> a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met. 		
<p>iii. Driveway Widths:</p> <ol style="list-style-type: none"> 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking. 	N/A.	
<p>iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below.</p> <ol style="list-style-type: none"> 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required. 	N/A.	
<p>v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.</p>	N/A.	
Lot Design		
<p>All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.</p>	Complies.	<i>See plat.</i>
<p>All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.</p>	Complies.	<i>See plat.</i>
<p>Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in</p>	N/A.	

an improved design or better physical layout for the lot based on the following criteria: <ol style="list-style-type: none"> i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots. 		
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	Complies.	<i>See plat.</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	<i>See plat.</i>
Corner lots for residential use shall be 10% larger than the required minimum lot.	Complies.	<i>See plat.</i>
No lot shall be created that is divided by a municipal or county boundary line.	N/A.	
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	Complies.	<i>See plat.</i>
Double access lots are not permitted with the exception of corner lots.	Complies.	<i>See plat.</i>
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	N/A.	
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	Complies.	<i>See plat.</i>

Street Connectivity

Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: <p>Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and</p> <p>Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and</p> <p>Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and</p> <p>Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and</p> <p>Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.</p> <p>Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following:</p>	Shall Comply.	<i>Site Plans shall meet Connectivity Standards.</i>
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a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or		
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	Shall Comply.	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	Shall Comply.	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	Shall Comply.	
v. These exceptions shall not apply to trail connections.	Shall Comply.	
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	N/A.	<i>No public streets within development. Ring Road shall comply.</i>
In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	N/A.	
A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions: <ol style="list-style-type: none"> Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future. 	N/A.	
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	Complies.	C1.2
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	Complies.	C1.2
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	Complies.	C1.2

The circulation plan shall include proposed connections to and across adjacent properties.	Complies.	C1.2
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19.13 Process

Regulation	Findings
Neighborhood Meeting. Required?	Yes.
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.	
Phasing Improvements.	
Payment of Lieu of Open Space.	Amount of \$: N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential	Complies.	<i>Created address table per comments from GIS.</i>
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	1805-1953
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	Complies.	<i>Odd numbers used.</i>
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	N/A.	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	N/A.	
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	N/A.	
Rear Load: Meet with Brian to review every time there is a rear-load product.	N/A.	

Rear Load: label “FRONT” to identify which side is the front, but check grading to see if the units can be accessed from the front.	N/A.	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	N/A.	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.	Complies.	<i>All addresses off Redwood Road.</i>
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	N/A.	
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	N/A.	
Compass Directions. The four compass directions shall not be used as part of the street name.	N/A.	
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	N/A.	
Street Type Designations. Proposed street names and types shall be matched as follows: a. Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. b. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. d. Streets (St), Avenues (Ave): Straight directional streets. e. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. Center (Cntr) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	N/A.	
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	Complies.	<i>See plat.</i>
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.	Complies.	<i>See plat.</i>
2. Where possible, property addresses shall be odd on the south and west sides of a street.	Complies.	<i>See plat.</i>
3. Where possible, property addresses shall be even on the north and east sides of a street.	Complies.	<i>See plat.</i>
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a	N/A.	

single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.		
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	N/A.	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	Complies.	<i>See plat.</i>
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>See plat.</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	N/A.	
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	Shall Comply.	<i>TBD at Site Plan.</i>
1. Background. Numbers shall be set on a background of a contrasting color.	Shall Comply.	<i>TBD at Site Plan.</i>
2. Size. Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	Shall Comply.	<i>TBD at Site Plan.</i>
3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. <ul style="list-style-type: none"> a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. 	Shall Comply.	<i>TBD at Site Plan.</i>

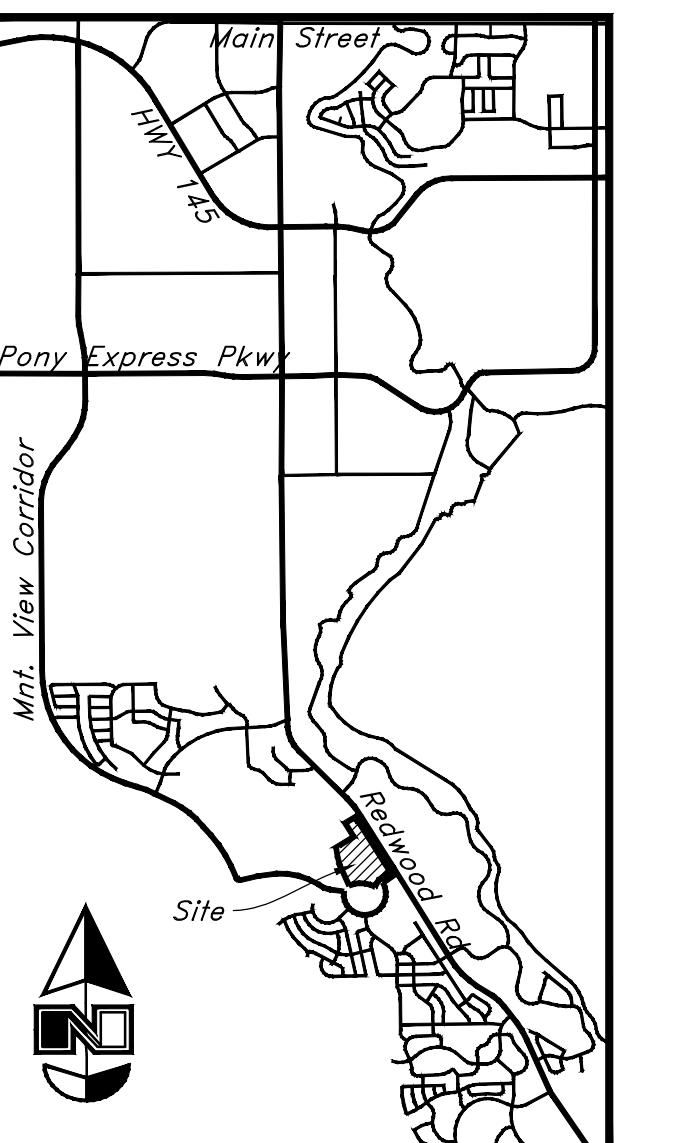
f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.

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>

Jacob Ranch Marketplace - Phase 1

A Part of the Northeast Quarter of Section 2, Township 6 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey, in the City of Saratoga Springs, Utah County, Utah
2025



Vicinity Map
Not to Scale

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Map Number 49049C0285F, dated 19 June, 2020. Flood Zone X is defined as "Areas of minimal flood hazard."

Project Area	= 16.401 acres
Total Lots	= 10
Total Parcels	= 0
Building Square Footage	= N/A
Percentage of Buildable Land	= N/A
Acreage of Sensitive Lands	= N/A
Open Space Percentage	= N/A
Net Density of Dwellings	= N/A
Area Dedicated for Right-of-way	= 18,893 sq. ft. or .434 acre
Acre and % of Landscaping	= N/A

By signing this plat, the following utility companies are approving the: (A) boundary, course, dimensions, and intended use of the Right-of-Way and easement grants of record; (B) location of existing underground and utility facilities; (C) conditions or restrictions governing the location of the facilities within the Right-of-Way, and easement grants of record, and utility facilities within the subdivision. "Approving" shall have the meaning in Utah code section 10-94-603(6)(c)(ii). The following notes are not endorsed or adopted by Saratoga Springs and do not supersede conflicting plat notes or Saratoga Springs policies.

Owners
CP Jacob Ranch, LLC
William Gaskill
7585 S Union Park Ave. Suite 200
Midvale, UT 84047

Thrive RE Holdings, LLC
Chas Johnson
7585 S Union Park Ave. Suite 200
Salt Lake City, UT, 84047



Jacob Ranch Marketplace - Phase 1

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Salt Lake Base and Meridian, U.S. Survey, in the City of Saratoga Springs, Utah County, Utah
2025

Zoning Information

Zone	= RC (Regional Commercial)
Building Setback Requirements	=
Front yard & Corner Side	= 10'
Back yard	= 30' (or height of building if greater when adjacent to residential zone)
Side yard	= 10' (interior) (or height of building if greater when adjacent to residential zone)
Height Restrictions	= 50'
Bulk Restrictions	= 50%

Narrative

This Subdivision was requested by Mr. Bill Gaskill prerequisite to the development of this property.

A line between monuments found for the Southeast Corner and the East Quarter Corner of Section 2 was assigned the NAD83 Central Zone Geodetic bearing of North 0°12'20" East as the Basis of Bearings to match a NAD83 Utah Central Zone State Plane Datum reference to North.

Acknowledgment

State of _____ ss
On this _____ day of _____, 20____, personally appeared before me

Chas Johnson Manager
Print Name Title Entity

who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed this plat with full authority of the owner.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A Notary Public Signature Commission Number

Print Name As Commissioned
A Notary Public Commissioned in Utah My Commission Expires

Acknowledgment

State of _____ ss
On this _____ day of _____, 20____, personally appeared before me

William Gaskill Manager
Print Name Title Entity

who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed this plat with full authority of the owner.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A Notary Public Signature Commission Number

Print Name As Commissioned
A Notary Public Commissioned in Utah My Commission Expires

Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 10-94-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-way
b. The law applicable to prescriptive rights
c. Title 54, Chapter 8a, damage to underground utility facilities or
d. Any other provision of law

Approved this _____ day
of _____, 20____.

Rocky Mountain Power Company

By _____
Title _____

Notes

1. Plat must be recorded within 24 months of final plat approval or for phased developments, within 24 months of recordation of most recent phase. The first final plat approval was granted on the _____ day of _____, 20____.
2. Prior to building permits being issued, soil and/or geotechnical testing studies may be required on each lot as determined by the city building official.
3. This plat may be subject to a development agreement that specifies the conditions of developing, building, and using property within this plat. See City Recorder for details.
4. Plat is subject to Installation of Improvements and Bond Agreement No. _____ which requires the construction and warranty of improvements in this subdivision. These obligations run with the land and are binding on successors, agents, and assigns of developer. There are no third-party rights or beneficiaries under this agreement.
5. Building permits will not be issued until all required improvements have been installed per City standards and all fees including impact and connection fees are paid.
6. All open space, common space, and trail improvements located herein are to be installed by owner and maintained by a homeowners associations unless specified otherwise on each improvement.
7. References herein to developer or owner shall apply to both, and any such reference shall also apply to successors, agents and assigns.
8. No City maintenance shall be provided for streets and improvements designated as "private" on this plat.
9. Lots/units may be subject to association bylaws, articles of incorporation and CC&Rs."
10. A geotechnical report has been completed by GSH Geotechnical dated September 12, 2024 as Job No. 3808-005-24, which addresses soil and groundwater conditions, provides engineering design criteria, and recommends mitigation measures if problematic conditions were encountered. The City assumes no liability or responsibility for any reliance on the information or lack thereof in this report.
11. Agricultural uses, operations, and rights are adjacent to or near the plat and lots. The lots in this plat are subject to the sights, sounds, odors, nuisances, and aspects associated with agricultural operations, uses, and rights. These uses and operations may occur at all times of the day and night including weekends and holidays. The City is not responsible or liable for these uses and impacts and will not restrict any grandfathered agricultural use from continuing to occur lawfully.
12. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.
13. Any utilities located outside the public right-of-way shall be privately owned and maintained, unless otherwise specified on the plat and accompanied by recorded maintenance easements in favor of the city.
14. This Subdivision is subject to Declarations of Covenants, Conditions and Restrictions, Easements and other relevant agreements which includes but not limited to a cross access easement to be recorded by separate document simultaneous with the recordation of this Plat. as Entry No. _____ in Book _____ at Page _____.

Enbridge Gas Utah

Questa Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Questa Gas Company
dba Enbridge Gas Utah

Approved this _____ day
of _____, 20____.

By _____
Title _____

Lumen

Approved this _____ Day of _____, A.D. 20____

Lumen

PLANNING DIRECTOR

Approved by the Planning Director this
Day of _____, A.D. 20____

PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by the Land Use Authority on
this Day of _____, A.D. 20____

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this
Day of _____, A.D. 20____

SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION

Approved this _____ Day of _____, A.D. 20____

COMCAST CABLE TELEVISION

CITY ENGINEER

Approved by the City Engineer on this
Day of _____, A.D. 20____

CITY ENGINEER

FIRE CHIEF

Approved by the Fire Chief on this
Day of _____, A.D. 20____

CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by Post Office Representative on this
Day of _____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify, and on behalf of AWA that by authority of the Owners I have completed Utah County, Plat in accordance with Section 17-23-17 being the property described on this Subdivision Plat, and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Jacob Ranch Marketplace - Phase 1. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

Boundary Description

A part of the Northeast Quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in the City of Saratoga Springs, Utah County, Utah:

Beginning at the point of intersection of the Westerly line of Redwood Road as widened per that certain Special Warranty Deed recorded as Entry No. 7721:2018 in the Official Records of Utah County pursuant to Utah Department of Transportation Project No. F-0068/109/27, and the Northwesterly line of that certain Warranty Deed recorded as Entry No. 214629:2021 in the Official Records of Utah County; said point of intersection is located 403.76 feet North 0°12'18" East along the Section line; and 174.96 feet West from a 2018 Utah County Survey Brass Cap Monument found marking the East Quarter Corner of said Section 2; said East Quarter Corner bears North 0°12'20" East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence along said Northwesterly line the following two courses: South 55°05'26" West 280.85 feet (281.12 feet record) and South 31°55'41" West 126.36 feet; thence South 31°56'58" West 34.42 feet to the Southerly line of that certain Warranty Deed recorded as Entry No. 94233:2013 in the Official Records of Utah County; thence Northwesterly along the arc of a 560.24 foot radius curve to the left a distance of 534.18 feet (534.05 feet record) (Center bears South 31°57'45" West, Central Angle equals 54°34'54" and Long Chord bears North 85°19'42" West 514.21 feet (North 85°20'06" West 514.09 feet record) to the Westerly line of said Warranty Deed; thence North 22°37'10" West 445.61 feet along the Westerly line of said Warranty Deed and said Westerly line extended Northwesterly; thence North 12°21'10" West 176.55 feet to a point of curvature; thence Northwesterly along the arc of a 881.50 foot radius curve to the right a distance of 17.77 feet (Central Angle equals 11°09'18" and Long Chord bears North 11°46'31" West 17.77 feet); thence North 60°54'24" East 466.85 feet; thence North 30°00'15" West 636.48 feet; thence North 59°59'45" East 250.31 feet to said Westerly line of Redwood Road; thence along said Westerly line the following three courses: South 30°00'15" East 952.72 feet to a point of curvature; Southeasterly along the arc of a 2260.00 foot radius curve to the left a distance of 193.49 feet (Central Angle equals 4°54'19" and Long Chord bears South 32°27'24" East 193.43 feet) to a point of tangency; and South 34°54'34" East 33.14 feet to said point of intersection and the point of beginning.

Contains 714,441 sq. ft.
or 16.401 acres
10 Lots
1 Road Dedication

PRELIMINARY

Date

David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into Lots, and Streets together with easements and Rights-of-Way, to be hereafter known as:

Jacob Ranch Marketplace - Phase 1

and do hereby dedicate for the perpetual use of the public and City all Parcels, Lots, Street, Easements, Rights-of-Way, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way which will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In Witness whereof I have set forth my hand this _____ day of _____, A.D. 20____.

OP Jacob Ranch, LLC,
a Utah limited liability company

Thrive RE Holdings, LLC,
a Utah limited liability company

By: William Gaskill
Its: Manager

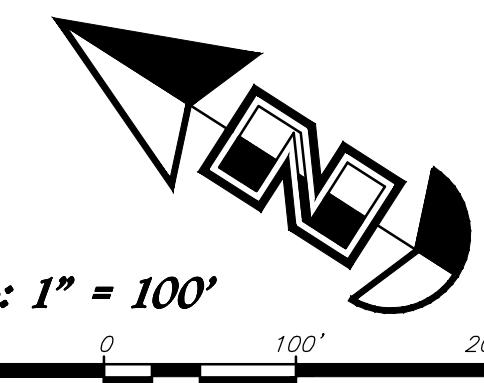
By: Chas Johnson
Its: Manager

Sheet 1 of 3

##

Jacob Ranch Marketplace - Phase 1

A Part of the Northeast Quarter of Section 2, Township 6 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey, in the City of Saratoga Springs, Utah County, Utah
2025

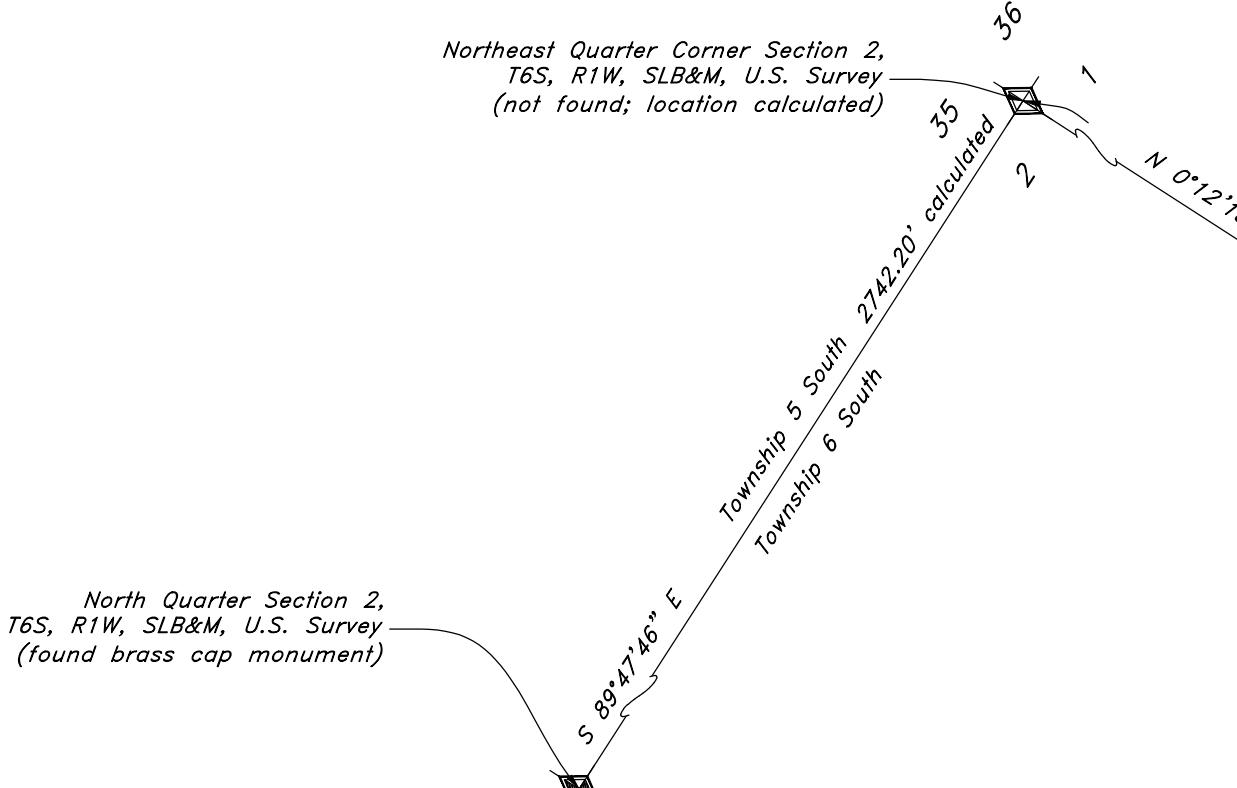


Curve Table				
Curve	Delta	Radius	Length	Chord Data
C1	54°36'37"	594.74'	566.86'	N 85°21'27" W 545.65'
C2	1°47'20"	2260.00'	70.56'	S 30°53'55" E 70.56'
C3	3°06'59"	2260.00'	122.93'	S 33°21'04" E 122.91'
C4	29°04'12"	594.74'	301.75'	S 81°52'21" W 4622.61'
C5	25°32'25"	594.74'	265.11'	N 70°49'21" W 4620.45'

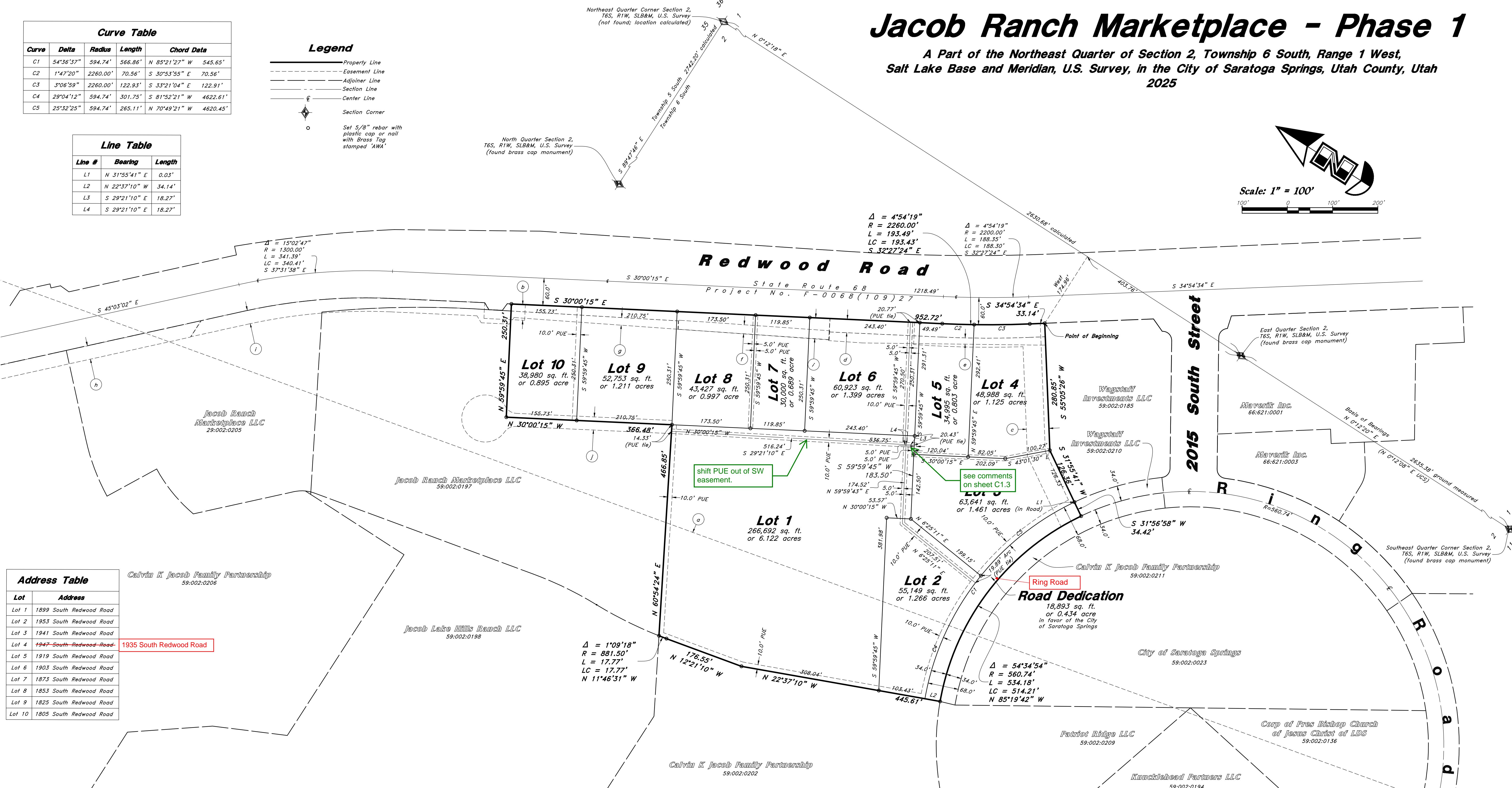
Line Table		
Line #	Bearing	Length
L1	N 31°55'41" E	0.03'
L2	N 22°37'10" W	34.14'
L3	S 29°21'10" E	18.27'
L4	S 29°21'10" E	18.27'

Legend

- Property Line
- Easement Line
- Adjimer Line
- Section Line
- Center Line
- Section Corner

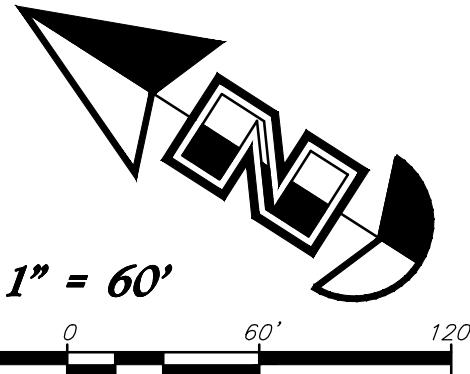


2-0425UB



Jacob Ranch Marketplace - Phase 1

A Part of the Northeast Quarter of Section 2, Township 6 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey, in the City of Saratoga Springs, Utah County, Utah
2025



2-0405UB

Redwood Road

State Route 68
Project No. F-0068 (109) 27

$\Delta = 4^{\circ}54'19''$
 $R = 2200.00'$
 $L = 188.35'$
 $LC = 188.30'$
 $S 32^{\circ}27'24'' E$

Ward
174.06'

Lot 10

Lot 9

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 1

Lot 3

Lot 2

Utility Easement per
Entry No.

10.0' Secondary Water Easement in favor of the City of Saratoga Springs per this plat, 5.0' on each side of centerline

10.0' Water Easement in favor of the City of Saratoga Springs per this plat, 5.0' on each side of centerline

Lot 1

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

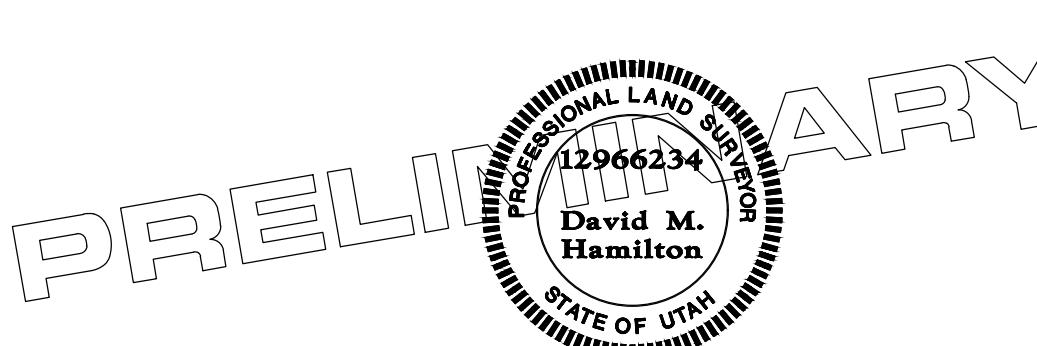
Lot 8

Lot 9

Lot 10

Legend

- Property Line
- - - Easement Line
- - Adjoinder Line
- Center Line
- 10.0' Secondary Water Easement in favor of the City of Saratoga Springs per this plat, 5.0' on each side of centerline
- 10.0' Water Easement in favor of the City of Saratoga Springs per this plat, 5.0' on each side of centerline

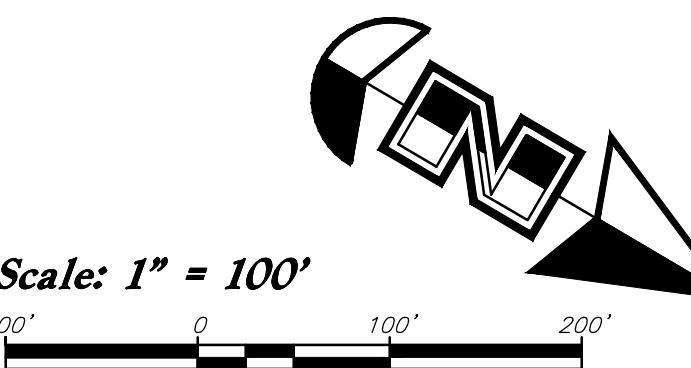


Sheet 3 of 3

Phase 1 Future Estimated Quantities:
 Phase 1 Area = 714,278 s.f. (16.40 ac.)
 Phase 1 Impervious Area = 475,958 s.f. (10.93 ac.)
 Phase 1 Landscape Area = 139,204 s.f. (3.20 ac.)
 Phase 1 Building Area = 99,116 s.f. (2.28 ac.)
 Phase 1 Parking Provided = 495 stalls

Phase 2 Future Estimated Quantities:
 Phase 2 Area = 549,950 s.f. (12.62 ac.)
 Phase 2 Impervious Area = 340,915 s.f. (7.82 ac.)
 Phase 2 Landscape Area = 114,236 s.f. (2.62 ac.)
 Phase 2 Building Area = 94,799 s.f. (2.17 ac.)
 Phase 2 Parking Provided = 441 stalls

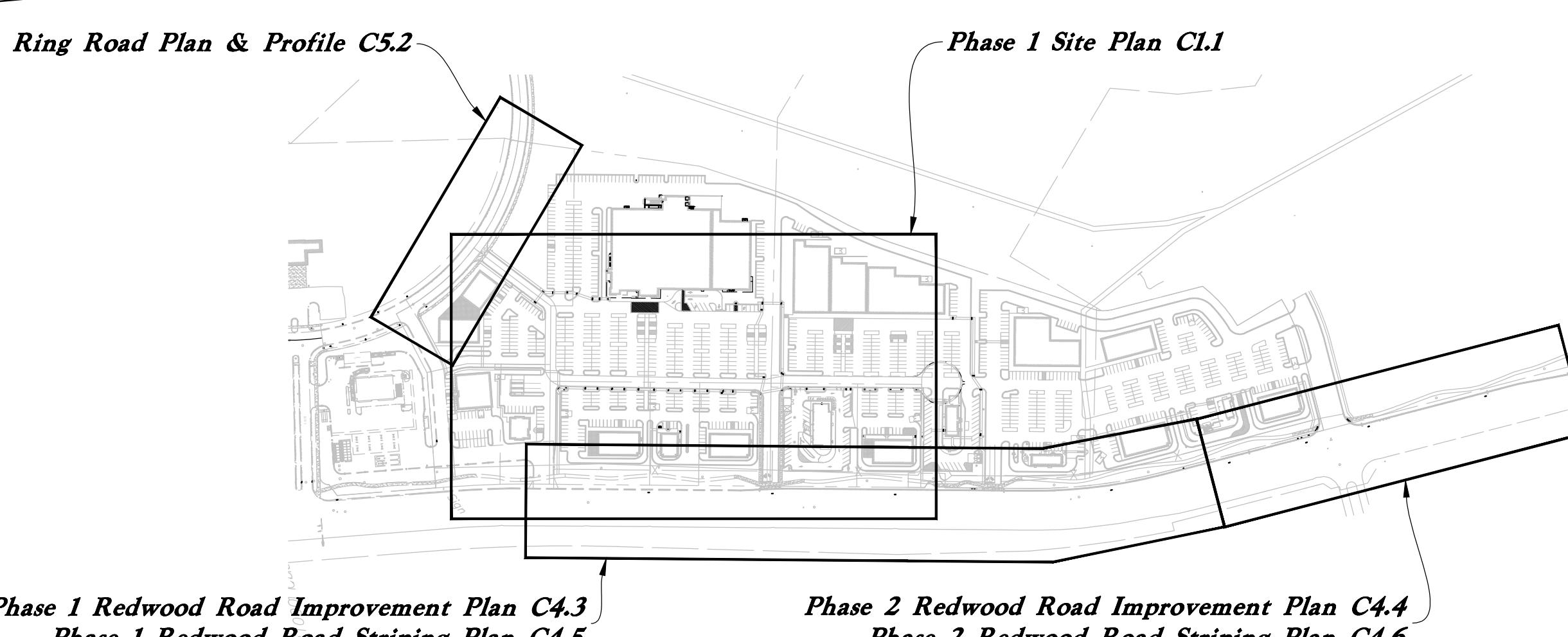
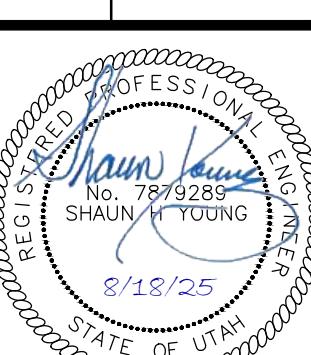
Overall Future Estimated Quantities:
 Total Area = 1,264,228 s.f. (29.02 ac.)
 Impervious Area = 816,873 s.f. (18.75 ac.) (64.61%)
 Landscape Area = 253,440 s.f. (5.82 ac.) (20.05%) Total
 Building Area = 193,915 s.f. (4.45 ac.) (15.34%) Total
 Parking Provided = 936 stalls (45 Accessible Stalls)



AWWA

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5529 - AWEngineering.net

Jacob Ranch Marketplace - Phase 1
Redwood Road & Ring Road
Scotia Springs, Utah



Sheet Key Map

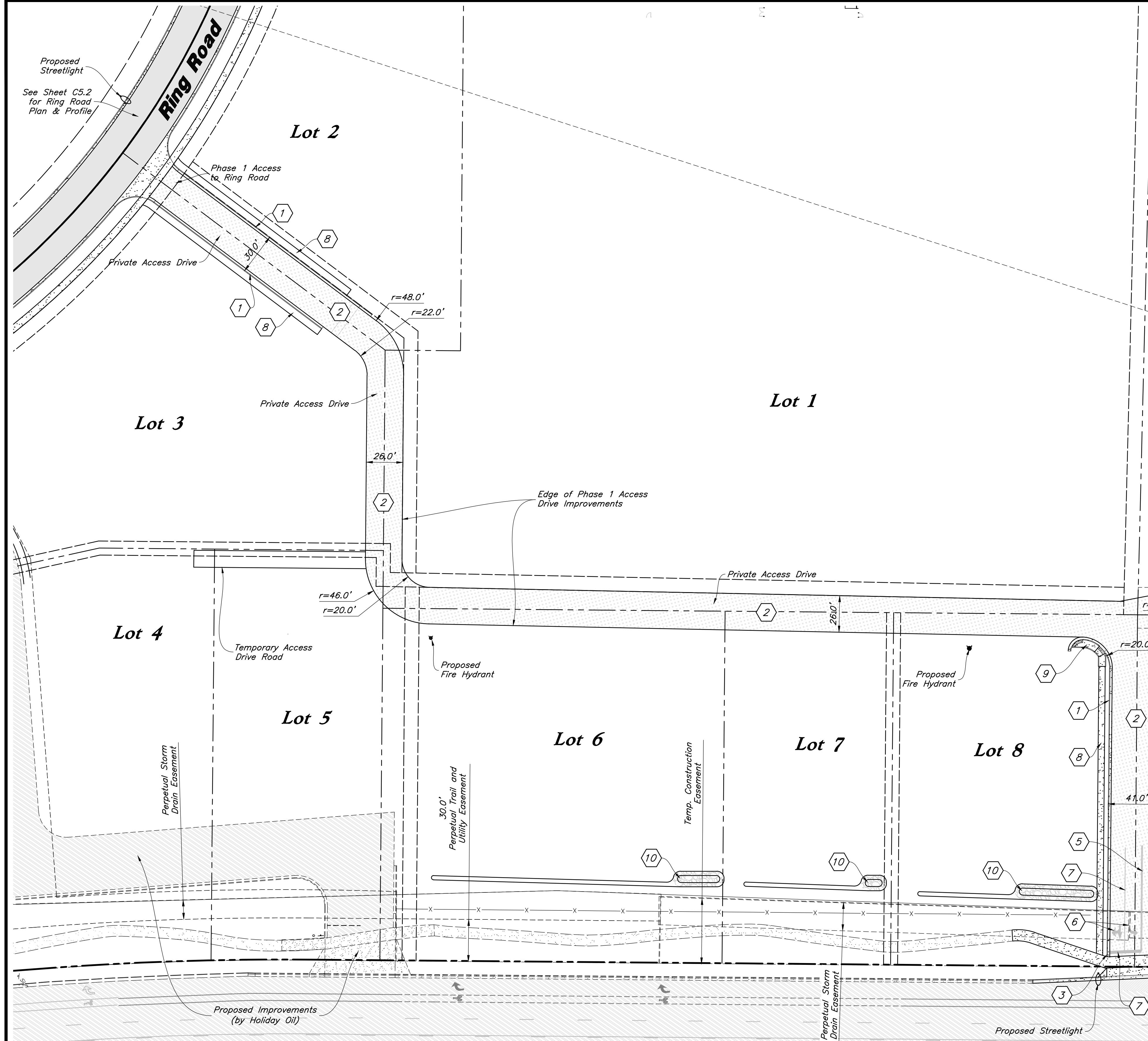


6 Aug, 2025

SHEET NO.

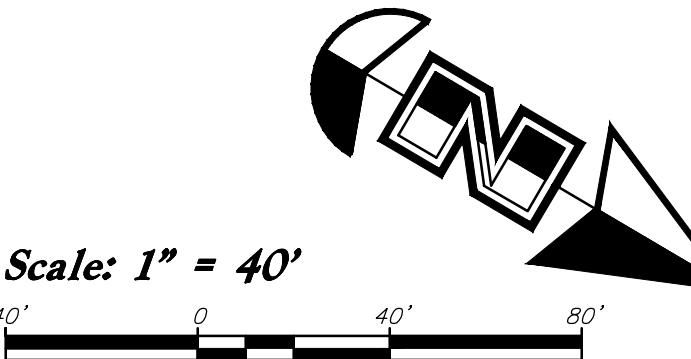
C1.0

1. 9-Jul-2025 Addressed City Comments
DATE DESCRIPTION
REV.



Phase 1 Quantities Table

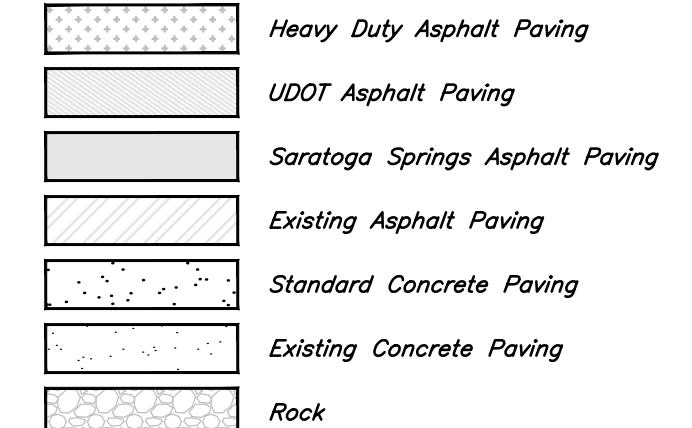
Private Drive Aisle:
 3" Thick Asphalt Concrete = 41,572 Sq. Ft.
 9" Thick Aggregate Base = 41,572 Sq. Ft.
 24" Private Curb & Gutter = 1,390 L.F.
 4" Thick Concrete Sidewalk = 6,680 Sq. Ft.
 Over Properly Prepared Natural Subgrade Soils



Site Construction Notes

- ① Const. 24" Curb & Gutter 17 C6.3
- ② Const. Heavy Duty Asphalt Paving 18 C6.3
- ③ Const. Curb Transition 19 C6.3
- ④ Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- ⑤ Const. Double 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- ⑥ Const. Directional Arrows per MUTCD
- ⑦ Const. 24" White Stop Bar
- ⑧ Const. 5.0' Conc. Sidewalk 22 C6.3
- ⑨ Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- ⑩ Install Rock in Detention Pond; Install Rock at a Three (3) Inch Depth; Rock Shall be 1.5" Grayish White Stone From Geneva Pelican Point Rock Pit. Verify that Stone is Washed and Clean Prior to Installation

Hatch Legend



Designed by:	JW
Drafted by:	JW
Client Name:	Corner Partners
Corner Partners	
23-049 SP	

AWWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5529 - AWEngineering.net

Phase 1 Site Plan

Jacob Ranch Marketplace - Phase 1
Redwood Road & Ring Road
Saratoga Springs, Utah

Saratoga Springs City Note:

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>

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

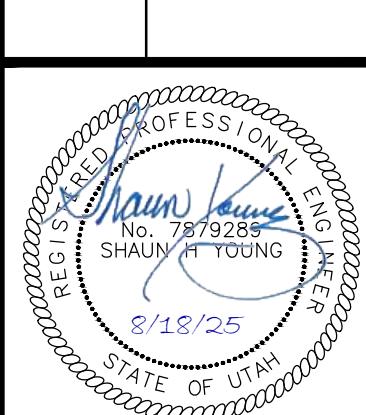
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction and shall be responsible for safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on or in proximity to property for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

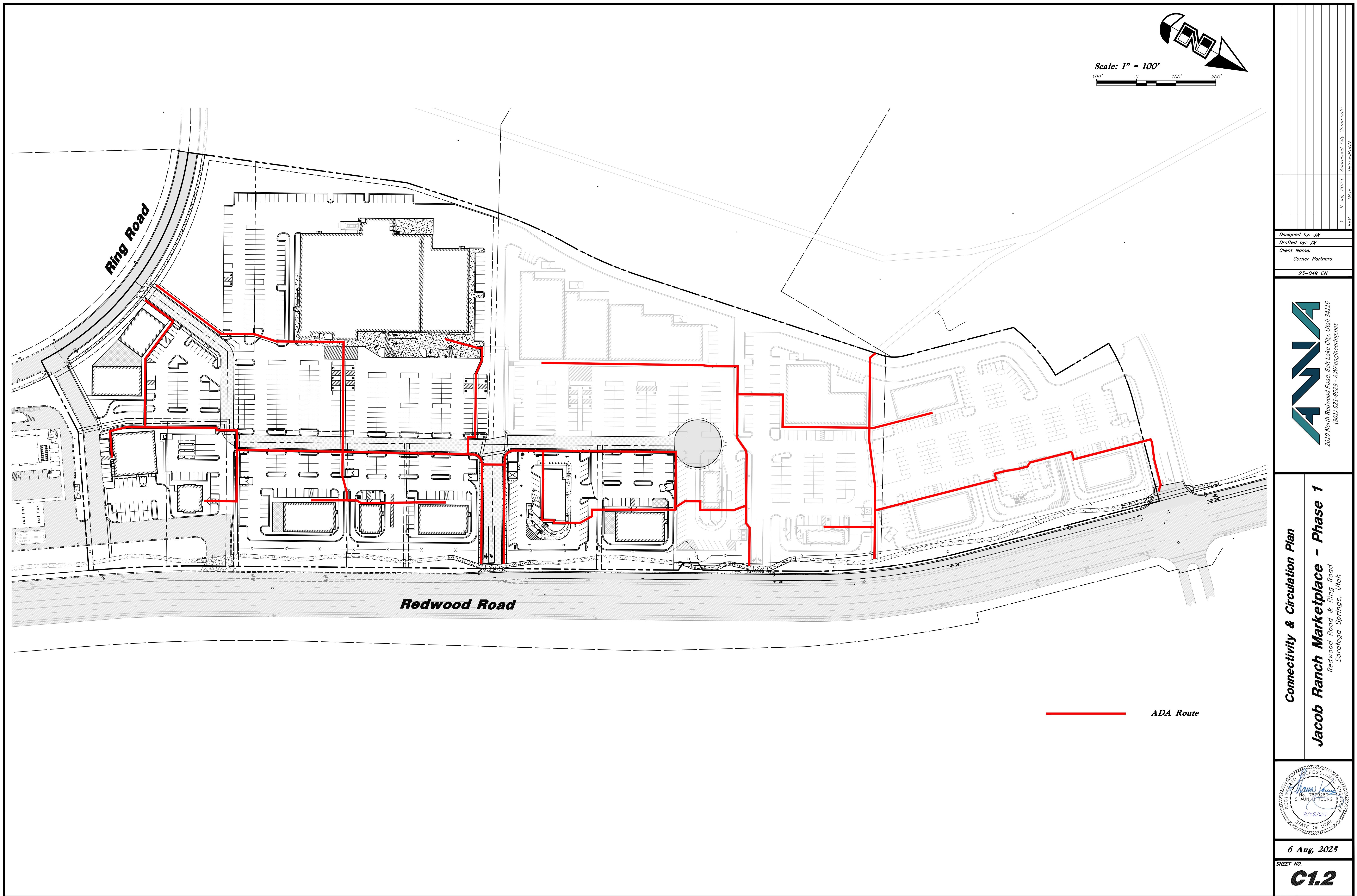
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or other surveyor data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.



6 Aug, 2025

SHEET NO.

C1.1



1. 9-Jul-2025 Addressed City Comments
DATE DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name:
Corner Partners
23-049 GR

AWWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5629 - AWAengineering.net

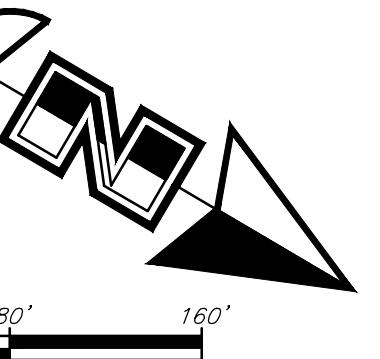
Master Grading & Drainage Plan
1
Redwood Road & Ring Road
Saratoga Springs, Utah



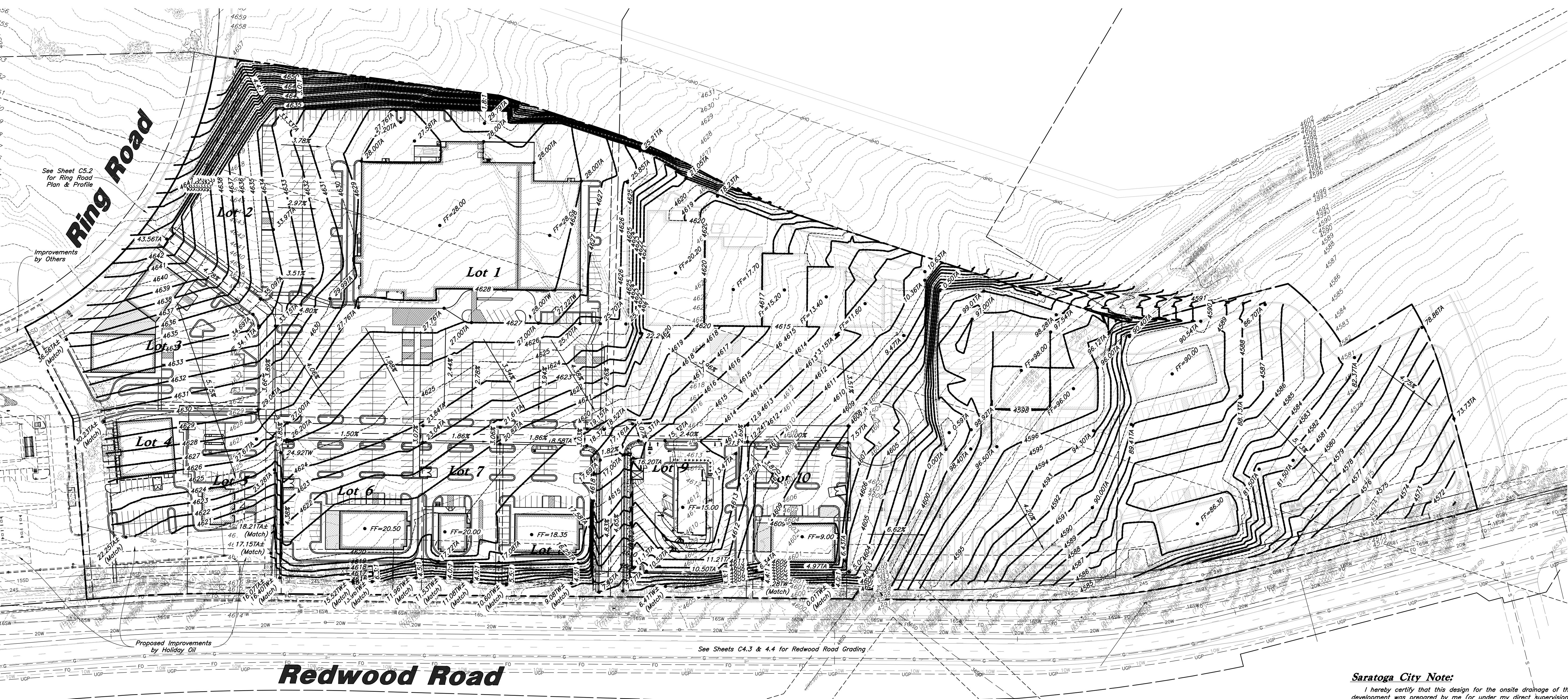
5 Sep, 2025

SHEET NO.

C2.0



Scale: 1" = 80'
80' 0' 80' 160'



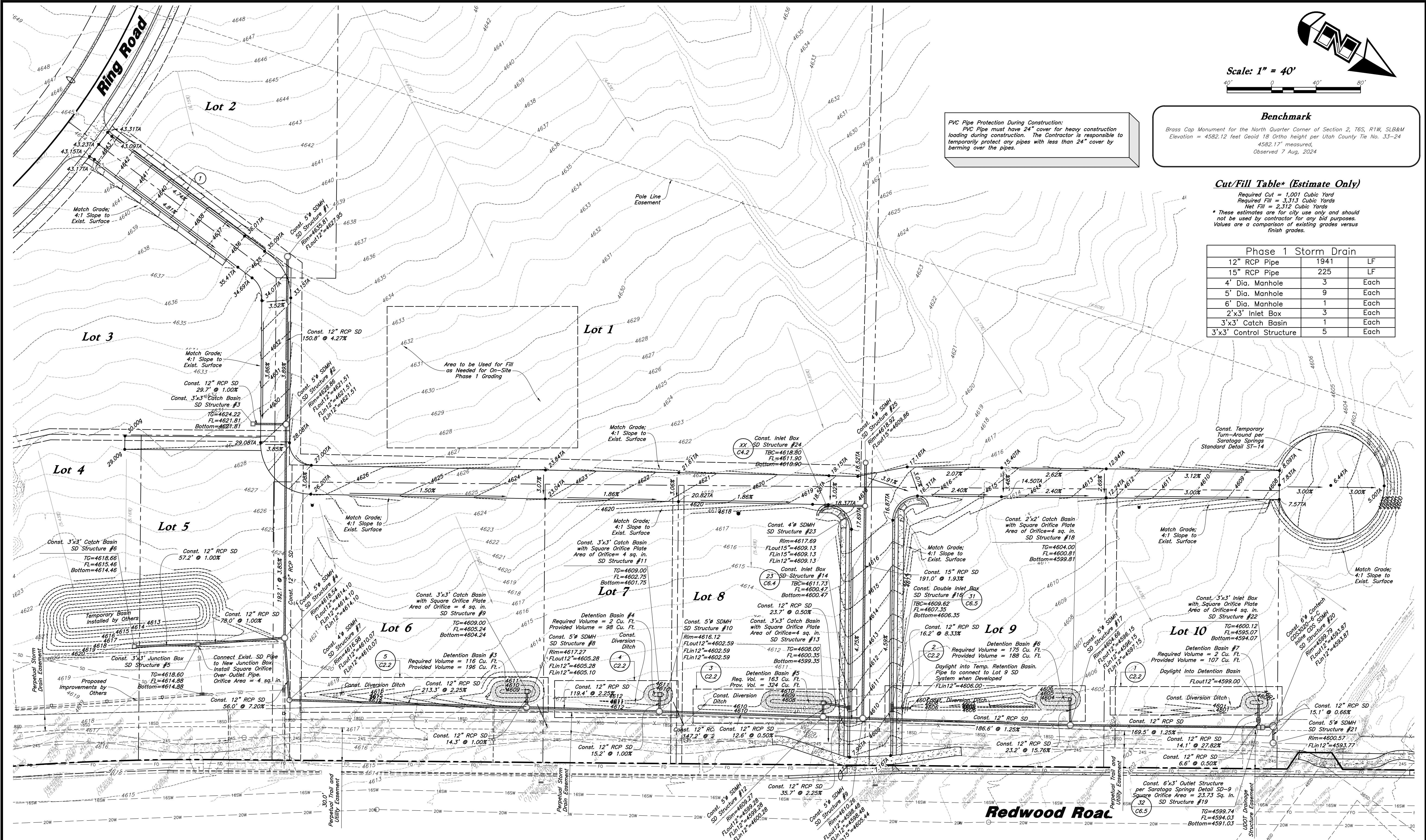
Saratoga City Note:

I hereby certify that this design for the onsite drainage of this development was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Saratoga Springs' Standard Specifications and Drawings, and was designed to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this design.

Accepted Construction Drawings OR a Grading Permit must be obtained from Saratoga Springs City prior to disturbing any vegetation or moving any soil. Contact the City Engineering Dept. at 801-766-9793

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>





Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Saratoga Springs City Note:

I hereby certify that this design for the onsite drainage of this development was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Saratoga Springs' Standard Specifications and Drawings, and was designed to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this design.

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Legend

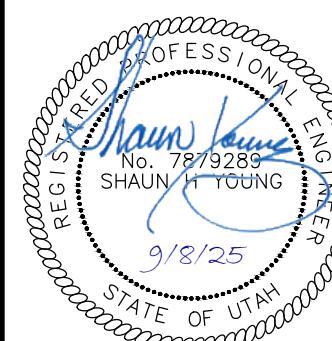
Spillway →
Overland Flood Route ↗



5 Sep, 2025

SHEET NO.

C2.1





Preliminary Plat

Jacobs Ranch Plat T

September 25, 2025

Public Meeting

Applicant:	Jared Stoddard
Owner:	Jared Stoddard
Location:	~550 West Appaloosa Drive
Project Acreage:	2.58 acres
Residential Units/Lots:	Lots 2001 – 2007 (7 lots)
Current Use:	Vacant Land
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10
Adjacent Uses:	Vacant Land & Residential
Type of Action:	Legislative
Land Use Authority:	Planning Commission
Planner:	Sam Stout, Planner II

A. Executive Summary and Request:

The applicant is seeking Preliminary Plat approval of Jacobs Ranch Plat T. The proposed plat contains 2.58 acres of land and will be subdivided into 7 lots – size ranging from 10,000 to 18,202 square feet. Open space credits were initially dedicated to the future Plat S Phase 2, but those credits will now be used for Plat T.

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 conditions, a negative recommendation, or continuation.

B. Background:

A Master Development Agreement for Jacobs Ranch Subdivision went into effect on October, 9, 2002, and lasted for ten years – Jacobs Ranch Plat T is not vested to that agreement. The subdivision plat directly east of the proposed plat – Jacobs Ranch Plat I, has already been completed.

C. **Specific Request:** The applicant is seeking preliminary plat approval for Jacobs Ranch Plat T (7 lots). The proposed lots meet minimum lot size requirements for the R1-10 zone.

D. **Process:** Code Section 19.13.04 outlines the process for preliminary plats and specifies that the Planning Commission is the approval authority for preliminary plats with single family lots.

E. **Community Review:**
A public hearing is not required for preliminary plats. No public input has been received regarding this plat.

F. **General Plan:** The General Plan recommends Low Density Residential for this area. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre.

G. **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**.
- 19.19, Open Space: **Complies**.

Open Space Evaluation:

When Plat S was approved this resulted in the following open space credits:

2.13 equivalent acres

1.3 actual acres

106.3 amenity points

The applicant desires to apply these credits to the open space and amenity requirements for Plat T, which are:

0.18 equivalent acres (EA) required

0.24 of partially improved actual acres (drainage channel improvements) = 0.18 EA

17.5 amenity points required

This results in the remaining credits for future phases:

1.95 equivalent acres

1.06 actual acres

88.8 amenity points

H. **Recommendation and Alternatives:**

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

Option 1 – Approval

“I move that the Planning Commission approve the requested Preliminary Plat for Jacobs Ranch Plat T, located at W Appaloosa 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 19.04, 19.06, 19.09, 19.11, & 19.13 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. 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. Mailboxes shall not be located on collector roadways.
- 5.
6. After applying the open space and amenity credits, the remaining credits that can be used for future phases are: 1.95 equivalent acres, 1.06 actual acres, and 88.8 amenity points.
7. All other Code requirements shall be met.
8. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

“I move to **continue** the Preliminary Plat for Jacobs Ranch Plat T 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 – Denial

“I move that the Planning Commission deny the requested Preliminary Plat for Jacobs Ranch Plat T, located at W Appaloosa Drive, with the Findings and Conditions in the Staff Report.”

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. Planning Review Checklist
3. Preliminary Plat

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Jacobs Ranch Plat T – Preliminary Plat
Date: September 25, 2025
Type of Item: Preliminary Plat Approval



SARATOGA
SPRINGS

Description:

A. Topic: The Applicant has submitted a Final Plat Application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Jared Stoddard
Request: Preliminary Plat Approval
Location: W Appaloosa Drive
Acreage: 2.58 acres

C. Recommendation: Staff recommends the approval of final plat subject to the following conditions:

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and 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 for the project.
4. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.
5. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
6. Developer shall provide easements for all off-site utilities not located in the public right-of-way.
7. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.
8. Project bonding must be completed as approved by the City Engineer prior to

recordation of plats.

9. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.
10. Submittal of an electronic version of the as-built drawings in pdf format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
11. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.



SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Updated 2.12.25

Application Information

Date Received:	8/25/2025
Date of Review:	9/9/2025
Project Name:	Jacobs Ranch Plat T
Project Request / Type:	Prelim + Final Plat
Meeting Type:	N/A
Applicant:	Jared Stoddard
Owner:	Jared Stoddard
Location:	East of Appaloosa Drive
Major Street Access:	Redwood Road
Parcel Number(s) and size:	59-002-0111 / 5.20 acres
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10
Current Use:	Undeveloped Land
Adjacent Uses:	Residential & Undeveloped Land
Previous Meetings:	NA
Previous Approvals:	NA
Type of Action:	Legislative
Land Use Authority:	Planning Director
Future Routing:	N/A
Planner:	Sam Stout / Planner II

Section 19.13 – Application Submittal

- Application Complete: Yes
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

- PC/CC required: No
- Planning Director Approval: Yes
- Neighborhood Meeting Required: No

General Review

DRC Review Comments: DRC will be on March 4th, 2025 – see email for meeting details.

Building Department

- No Comments

Fire Department

- No Comments

GIS / Addressing

- See comments in Red Lines

Additional Recommendations:

- NA

Engineering:

- Staff Report: No

Code Review

- 19.04, Land Use Zones
 - Zone: R1-10
 - Land Use: Low Density Residential

19.04.010 Requirements		R1-10	
Category To Be Reviewed	Regulation	Compliance	Findings
Maximum Units per Acre	3 unit/acre	Complies.	<i>Shown in file.</i>
Lot Size, Residential (Minimum)	10,000 sq. ft.	Complies.	<i>Shown in file.</i>
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	Complies.	<i>Shown in file.</i>
Footprint Development	N/A	N/A.	
Building Separation - Footprint (Minimum)	N/A	N/A.	
Project Size - Footprint (Minimum)	N/A	N/A.	
Lot Coverage (Maximum)	50%	Complies.	<i>Shown in file.</i>
Structure Height (Minimum)	35'	Complies.	<i>Shown in file.</i>
Dwelling Size (Minimum)	1,000 sq. ft.	Complies.	<i>Shown in file.</i>
Lot Width (Minimum)	70'	Complies.	<i>Shown in file.</i>
Lot Frontage*** (Minimum)	35'	Complies.	<i>Shown in file.</i>
Open Space Frontage (Minimum)	35'	Complies.	<i>Shown in file.</i>
Front Setback* (Minimum)	25', 20' for enclosed entry or porch	Complies.	<i>Shown in file.</i>
Street Side Setback (Minimum)	20'	Complies.	<i>Shown in file.</i>
Interior Side Setback, Residential(Minimum)	8'/20'(min/combined)	Complies.	<i>Shown in file.</i>
Interior Side Setback, Non-Residential(Minimum)	25'	N/A.	
Rear* Setback, Residential(Minimum)	25'	Complies.	<i>Shown in file.</i>
Rear Setback, Non-Residential(Minimum)	25'	N/A.	

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Irrigation: Irrigation plans showing the system layout and details.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Evergreen Trees: Minimum 6' in height.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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'.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; 	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>

v.	Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards;		
vi.	Landscaping shall maintain a five-foot diameter around trees free from rock, 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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>

Design Requirements

Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: <ol style="list-style-type: none"> The Land Use Authority gives its approval. The Power Company or owner of the power line gives written consent. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure. 	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>

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

Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Drip Lines: Drip lines must be used in planter beds.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>

back stops, sports fields, or sport court fencing within a public or private park.		
b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.		
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	N/A.	<i>Not applicable because this is a residential subdivision plat.</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.	N/A.	<i>Not applicable because this is a residential subdivision plat.</i>

19.10 Hillside Development

Requirements at Concept Plan, Village Plan, and Neighborhood Plan

Regulation	Compliance	Findings
Slope Survey: Detailed slope map derived from data no older than 5 years with a minimum of two-foot contour intervals: i. The map shall identify and delineate all disturbed and undisturbed areas. ii. The map shall include a color legend of the site with the existing slopes identified in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater.	Complies.	
Lotting Plan: Plan showing overall project layout, including: i. lots with setbacks; ii. limits of disturbance and buildable areas; iii. open spaces; and iv. roads, highways, and rights-of-way.	Complies.	<i>Shown in file.</i>
Conceptual Grading and Drainage Plan: Plan which identifies at a minimum all existing and proposed drainages, areas of proposed cuts and fills, and the proposed size and scale of such areas and activities.	Complies.	<i>Shown in file.</i>

Requirements of Development Activity, Subdivision, and Site Plan

Regulation	Compliance	Findings
Grading and Drainage Plan: A Grading and Drainage Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah. Such plan shall comply with applicable provisions of the City's Engineering Standards. <ul style="list-style-type: none"> i. A slope classification map and analysis for the development site. Two maps shall be prepared. The first shall represent the pre-development slope districts and the second shall represent post-development slope districts. ii. Balanced cut and fill shall be implemented to the maximum extent practicable. Balanced cut and fill measures include the following: 1. avoiding stockpiling material on-site; and 2. minimizing the export and import of material. iii. All roof drainage that cannot be drained to a roadway or approved drainage system shall be managed on site via Low Impact Development principles, per City storm water regulations. iv. Topsoil stockpile areas shall be designated. v. Access or haul road locations, designs, and maintenance requirements shall be designated on the grading plan. vi. A written statement addressing the Hillside Development Guidelines found in 19.10.05 of this Chapter shall be submitted with the grading plan. 	Complies.	<i>Shown in file</i>
Slope Protection Plan and Requirements: A Slope Protection Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah and shall identify areas within the project with contiguous slopes greater than 30 percent that are required to be protected from disturbance. These areas may be located within lots if the provisions of this chapter can be met, otherwise they shall be placed in protected open space. In either case, these areas shall be identified on the development application, subdivision plan, site plan, and building plan as areas that may not be disturbed. The following standards apply to the slope protection plan: <ul style="list-style-type: none"> i. Provide a detailed slope map derived from a physical survey no older than 5 years with a minimum of two-foot contour intervals. <ul style="list-style-type: none"> 1. The map shall identify all disturbed and undisturbed areas. 	Complies.	<i>Slopes greater than 30% are less than 100 feet in length and width.</i>

<p>2. The map shall include a color legend of the site slope percentages in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater.</p> <p>ii. Contiguous slopes of 30 percent or greater are to be protected, except for the following exceptions:</p> <ol style="list-style-type: none"> 1. Areas with slopes that exceed 30 percent may be disturbed if: <ol style="list-style-type: none"> A. They are smaller than one-half (0.50) acre in size; B. They are isolated from other areas that exceed 30 percent; C. They are less than 100 feet in length and width; and D. Their disturbance or removal will not create unstable geologic or drainage conditions that result in damage to public or private property. 2. Man-made slopes exceeding 30 percent may be disturbed if it is determined, per the geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area. 3. Prior to disturbance of the slope a geotechnical report shall be prepared by a licensed engineer and shall be approved by the City Engineer, along with a grading plan. 		
<p>Vegetation Preservation and Slope Stabilization Plan: A Slope Stabilization Plan shall be prepared by a qualified professional licensed by the state of Utah and shall contain all of the following:</p> <ol style="list-style-type: none"> i. Location of existing vegetation on the development site, including noxious and invasive weeds, and areas of native vegetation to be preserved, containing the following details: <ol style="list-style-type: none"> 1. A delineation of the area to be developed or remain permanent native open space; An inventory or survey of the vegetation species or a subset of species (such as noxious weeds) present; 2. A map showing the area and the location of populations of each species; and 3. A characterization of each identified plant species as native versus non-invasive or noxious. ii. For open space or common area of the development proposed to remain native and cleared of existing vegetation possessing erosion control characteristics at least equal to the existing native vegetation, which was removed, in compliance with the Engineering Standards. Existing non-invasive vegetation shall be replaced in kind; iii. A plant schedule listing the plant species and seed mixes to be used for revegetation in accordance with City standards for revegetation species; iv. A plan showing how the planting and installation of revegetation will be supervised by a person or firm having expertise in the practice of revegetation (e.g., licensed landscape architects) and how the revegetation will be protected with mulch and fertilized and watered in conjunction with a planting and maintenance schedule; v. Slope stabilization and erosion control measures while new vegetation is being established; vi. Temporary irrigation as needed until established; vii. Plans shall comply with Utah Wildlife-Urban Interface Code. 	Complies.	

<p>Geology Report: A Geology Report shall be prepared by a Geotechnical Engineer or Geologist licensed by the State of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements, and surface or subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. The map shall clearly distinguish the difference between observed and inferred features or relationships. The Geology Report shall contain, at a minimum, the following:</p> <ul style="list-style-type: none"> i. Identification of any zones of deformation with respect to active faults and other mass movements of soil and rock; ii. Alluvial fans and other areas with debris and flood flow hazards; iii. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site; iv. Active or inactive landslide areas; v. Identification of all rock fall zones; and vi. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geological hazards (as prepared by a Geotechnical Engineer). 	<p>Complies.</p>	<p><i>Shown in file</i></p>
<p>Fire Protection Report: A Fire Protection Report, approved by the Fire Marshall, shall be prepared to assess fire probability and potential hazards. The plan shall be prepared by a person or agency qualified by training and experience and approved by the City Fire Marshall. The Fire Protection Report is a separate and independent obligation from the Fire Protection Plan that may be required by the Fire Marshall or Building Official in the Wildland-Urban Interface Code, Fire Code, or Building code. The Fire Protection Report shall include the following:</p> <ul style="list-style-type: none"> i. The width and approximate location of any easement required for access of fire protection equipment; ii. The width and approximate location of recommended fuel breaks on the development site; and iii. A letter from the Fire Marshall specifying required fire protection measures and fire suppression flow. 	<p>Complies.</p>	
<p>Physical Constraints Report: A report prepared by a licensed geologist or geotechnical engineer demonstrating that buildings, structures, or building envelopes shall not be placed on or within any of the following areas:</p> <ul style="list-style-type: none"> i. Natural or manmade slopes exceeding 30 percent with the exception of terracing to accommodate walk-out basements; ii. Within the distance recommended by the Geology Report of any fault line; iii. Area considered as navigable, interstate waters, or areas having an significant nexus to such waters per federal law, within the jurisdiction of the United States or State of Utah such as wetlands, drainages, streams, rivers, and lakes, whether or not ephemeral, without the proper permits (or letter exempting the area from such jurisdiction) through the Utah Division of Water Rights and United States Army Corps of Engineers or other state or federal entity having jurisdiction; iv. landscape hazard areas, except that lots, but not buildings or building envelopes, may be included in landslide areas if supported by the required geotechnical report; v. an area of flood hazard as defined and specified in Chapter 18.02; 	<p>Complies.</p>	<p><i>Shown in file.</i></p>

<p>vi. areas of springs, seeps, or surface water areas.</p> <ol style="list-style-type: none"> These areas are defined as follows: <ol style="list-style-type: none"> Spring: A spring is any natural situation where water flows from an aquifer. Seep: A seep is a moist or wet place where water, usually ground, reaches the earth's surface from an underground aquifer. Surface water areas: Surface water is water on the surface such as in a river, lake, or wetland. <p>vii. existing or master planned detention basins, roads, and utility corridors.</p>		
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Hillside Development Guidelines		
Regulation	Compliance	Findings
<p>General Guidelines: A written statement addressing the following guidelines shall be submitted with the grading plan:</p> <ol style="list-style-type: none"> Development shall be concentrated in the flattest areas of the site in order to preserve as much of the natural terrain as possible. Varied lot sizes and designs shall be utilized in order to reduce the amount of grading required and preserve natural landforms. Building pads shall be located in order to preserve as much of the natural terrain as possible. Lots and buildings shall be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type. Large flat pads shall be avoided in favor of stepped pads, or split-level structures that follow the general contours of the site. 	Complies.	<i>Planning Director has approved area and no concerns with Hillside Development.</i>
<p>Limits of Disturbance: No building or other structure is allowed on slopes greater than 30 percent. No excavation, grading, or permanent clearing shall be allowed on slopes greater than 30 percent, without the necessary methods implemented and outlined in this Chapter.</p>	Complies.	<i>Planning Director has approved area and no concerns with Hillside Development.</i>
<p>Limits on grading: Grading shall comply with the following standards, in addition to the standards within other applicable Chapters:</p> <ol style="list-style-type: none"> All cut, filled, and graded slopes and transitions shall be re-contoured to blend into the grade of surrounding land. The outside corners or edges of all permanent cut and fill slopes shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least five feet. All permanent cuts and fills shall be constructed and stabilized to prevent settlement, sliding, and erosion. Mass grading and benching of hillside areas to create large flat building envelopes for multiple homes shall be avoided. Instead, smaller stepped envelopes for each home shall be used that follow the existing topography. Cut and fill slopes exceeding 50 percent shall be retained. The maximum slope of driveways shall not exceed 15 percent and shall minimize disturbance to natural terrain. Terracing shall be used to facilitate the completion of balanced cut and fill slopes as well as to reduce overall impacts to slopes. 	Complies.	<i>Planning Director has approved area and no concerns with Hillside Development.</i>
<p>Limits on changes to established lot grades: The elevation of an established lot shall not be permanently raised or lowered more than 6 feet at any point for construction of any structure or improvement, except:</p> <ol style="list-style-type: none"> Areas outside the building pad but within the lot may be raised or lowered more than 6 feet if a retaining wall or other slope protection measure is used to reduce the steepness of man- 	Complies.	<i>Planning Director has approved area and no concerns with Hillside Development.</i>

<p>made slopes, provided that the retaining wall complies with the provisions of this chapter.</p>		
<p>Limits on man-made slopes:</p> <ul style="list-style-type: none"> a. Maximum cuts and fills shall not exceed 25 feet in height unless it is determined, per a geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area. 	<p>Complies.</p>	<p><i>Planning Director has approved area and no concerns with Hillside Development.</i></p>
<p>Terracing and retaining walls: Use of retaining walls is encouraged to reduce the steepness of man-made slopes as outlined herein. Cutting terraces combined with the use of retaining walls may be implemented to create buildable areas, to minimize or alleviate potential erosion to hillsides, and to establish planting pockets conducive to revegetation of hillsides. The following standards shall apply:</p>		
<ul style="list-style-type: none"> a. Individual retaining walls may be permitted to support deep slopes but shall not exceed 10 feet in height as measured from adjacent finished grade. b. When the overall retained height would exceed 10 feet, the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding 6 feet in height as measured from the lowest adjacent grade to the top of the wall. c. Retaining walls taller than 4 feet shall be separated from any other retaining wall by a minimum distance of 3 horizontal feet or half the height of the highest wall, whichever is greater. Terraces created between retaining walls shall be permanently landscaped or re-vegetated per City Code. d. A building permit shall be obtained if required by the Building code. The lot owner or developer may be required to obtain documentation from the building official that a building permit is not required. e. The parabolic slip plane mode of failure of the retaining wall system shall be used to determine height and wall separation. 	<p>Complies.</p>	<p><i>Planning Director has approved area and no concerns with Hillside Development.</i></p>
<p>Structures: Additional grading for structures shall be determined on an individual lot basis, shall be minimized by designing the house to fit the natural slopes, and shall meet the following requirements:</p>		
<ul style="list-style-type: none"> a. The general location and magnitude of cuts and fills shall be identified with each site plan. b. Where building masses orient against the lot's existing contours, the structures shall be stepped with the grade and broken into a series of individual smaller components. c. Structures and foundation types shall be utilized that are compatible with the existing hillside conditions and require less grading. Split-level, embedded structures, and stepped foundations shall be utilized. d. Building highest shall comply with the requirements in the specific zone using the definition in 19.02. e. No more than four feet of the foundation may be exposed on the fronts of the structure and no more than six feet on the sides and backs of the structure. 	<p>Complies.</p>	<p><i>Planning Director has approved area and no concerns with Hillside Development.</i></p>
<p>Preservation of existing vegetation: Existing concentrations of significant trees and vegetation shall be preserved, except that noxious or invasive trees and vegetation and sage brush are not required to be preserved.</p> <ul style="list-style-type: none"> a. For the purposes of this subsection, “significant trees and vegetation” means: <ul style="list-style-type: none"> i. Large trees of 6-inch caliper or greater; and 	<p>N/A.</p>	

<ul style="list-style-type: none"> ii. Groves of five or more smaller trees, or clumps of shrubs covering an area of 50 square feet or more measured at the drip lines. b. Areas with significant trees and non-invasive vegetation may not be disturbed unless specifically approved by the City, based on a replacement plan as described in Chapter 19.06. 		
<p>Revegetation:</p> <ul style="list-style-type: none"> a. Any permanent slope exposed or created in new development shall be landscaped or revegetated with native or adapted trees and other native or adapted plant material. b. New vegetation shall be equivalent to, or exceed, the density and erosion control characteristics of the original vegetation cover to mitigate adverse environmental and visual effects. c. All existing native or adapted vegetation within and adjacent to major drainage channels shall be preserved to the maximum extent practical. d. All areas of the site where removal of native or adapted natural vegetation in the course of development will occur shall be replanted with native or adapted trees and plants. The vegetation shall possess erosion control characteristics (such as fast growing and deep roots) at least equal to the native or adapted vegetation which was removed. These may be replaced within other areas of the site such as open space, common areas, or street trees. e. Use of fire-resistant plants for revegetation is strongly encouraged and shall be required if the area is located in a Wildland-Urban Interface area per the City's Fire Code. (For a list of fire-resistant plants, refer to the Wildland-Urban Interface, contact the local Forest Service, or contact the Utah Division of Forestry, Fire, and State Lands.) f. All disturbed areas shall be stabilized no later than 30 days after the disturbance is complete. Reseeding may be delayed until the earliest planting season thereafter if temporary stabilization measures are implemented in the interim. 	Complies.	<i>Planning Director has approved area and no concerns with Hillside Development.</i>
<p>Buildable Area and Limits of Disturbance:</p> <ul style="list-style-type: none"> a. Slopes greater than 30 percent shall be identified on the plat and restricted on the plat as protected, undisturbed areas. A lot may contain existing natural grades in excess of 30 percent if the following conditions are met: <ul style="list-style-type: none"> i. The subdivision plat clearly identifies the limits of disturbance and each lot contains a buildable area that is: <ol style="list-style-type: none"> 1. At least 2000 square feet on contiguous area; 2. A minimum dimension of 30 feet in any direction; 3. No greater than 30 percent in slope; and 4. Contained within the building setbacks of a proposed lot. ii. Slopes greater than 30 percent shall be recorded on the plat or site plan with the prohibition on their disturbance. iii. No grading, building, accessory building, or structure will be allowed outside of the limits of disturbance as delineated on the respective plat or site plan. iv. Access and driveways shall be included within the limits of disturbance for a lot. 	Complies.	<i>Planning Director has approved area and no concerns with Hillside Development.</i>

<ul style="list-style-type: none"> v. No grading related to the construction of the structure shall occur outside the limits of disturbance. b. The buildable area and limits of disturbance must be recorded on the plat along with an easily identified location for clear access. 		
<p>Streets and hard surface trail access and driveways:</p> <ul style="list-style-type: none"> a. Streets and hard surface trails and driveways may cross slopes over 30 percent and up to 50 percent if deemed necessary by the Development Review Committee. Approval shall be based on the following findings: <ul style="list-style-type: none"> i. No alternate location for access is feasible or available. ii. No individual segment or increment of the street or trail crossing these slopes exceeds 1500 feet in length. iii. Visual, environmental, and safety impacts from the street or trail crossing shall be mitigated as outlined in the revegetation, grading, and erosion sections of this chapter. b. The developer shall dedicate to the City a slope easement for any cut or fill slope created by construction of a street on a hillside which is not contained within the public right-of-way to allow for future road maintenance or reconstruction of the road. c. Points of access shall be provided to trails in canyons, drainages, and natural washes shall be provided to all developed and undeveloped land for emergency firefighting equipment. d. Emergency vehicle access shall be provided to all developments that are located adjacent to such canyons, drainages, or washes. e. When open space, common area, or undeveloped land is behind lots, access between homes is required every 1000 feet for emergency access. f. Private driveways that are longer than 150 feet shall not exceed a grade of 10 percent at any point, so as to not hinder emergency service vehicles. g. Driveways longer than 150 feet shall require a fire truck turn around. h. Access via streets and driveways require approval by the Fire Chief and shall comply with the Fire Code. 	Shall Comply.	<i>Applicant shall comply.</i>
<p>Drainage corridor and flood zone protection:</p> <ul style="list-style-type: none"> a. Filling and dredging. Filling or dredging of natural drainage channels as identified for protection by the City shall meet engineering standards. b. Minimum setbacks. Lots shall be setback 20 feet horizontally from the top of the required freeboard, whether ephemeral or not, of: (a) water courses; (b) gullies; and (c) major drainages as identified for protection by the City as open channels in the Storm Drain Capital Facilities Plan. 	N/A.	
<p>Responsibility for construction and maintenance of improvements: The developer shall be fully responsible for making all improvements in accordance with accepted plans.</p>	Shall Comply.	<i>Applicant shall comply.</i>

19.11 Lighting General Standards		
Regulation	Compliance	Findings

Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>Shown in file</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>Shown in file</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>Shown in file</i>
Angle: Shall be directed downward.	Complies.	<i>Shown in file</i>
Lamp: Bulbs may not exceed 4000k.	Shall Comply.	<i>Applicant shall comply</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>Shown in file</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.	Complies.	<i>Shown in file</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>Shown in file</i>
Residential Lighting		
Floodlights: Floodlights are prohibited.	Complies.	<i>Shown in file</i>
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	Complies.	<i>Shown in file</i>
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>Shown in file</i>
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	Complies.	<i>Shown in file.</i>

19.12 Subdivision

Preliminary Plat Requirements

Regulation	Compliance	Findings
Standard Plat Format followed.	Complies.	<i>Shown in file.</i>
Name and address of property owner and developer.	Complies.	<i>Shown in file.</i>
Name of land surveyor.	Complies.	<i>Shown in file.</i>
The location of proposed subdivision with respect to surrounding property and street.	Complies.	<i>Shown in file.</i>
The name of all adjoining property owners of record, or names of adjoining developments.	Complies.	<i>Shown in file.</i>
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	Complies.	<i>Shown in file.</i>
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	Complies.	<i>Shown in file.</i>
Subdivision name cleared with Utah County.	Complies.	<i>Shown in file.</i>
North arrow.	Complies.	<i>Shown in file.</i>
A tie to a permanent survey monument at a section corner.	Complies.	<i>Shown in file.</i>
The boundary lines of the project with bearings and distances and a legal description.	Complies.	<i>Shown in file.</i>
Layout and dimensions of proposed lots with lot area in square feet.	Complies.	<i>Shown in file.</i>

Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	Complies.	Shown in file.
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	Complies.	Shown in file.
Proposed road cross sections.	Complies.	Shown in file.
Proposed fencing.	N/A.	
Vicinity map.	Complies.	Shown in file.
All required signature blocks are on the plat.	Complies.	Shown in file.
Prepared by a professional engineer licensed in Utah.	Complies.	Shown in file.
Proposed methods for the protection or preservation of sensitive lands.	Complies.	Shown in file.
Location of any flood plains, wetlands, and other sensitive lands.	Complies.	Shown in file.
Location of 100-year high water marks of all lakes, rivers, and streams.	Complies.	Shown in file.
Projected Established Grade of all building lots.	Complies.	Shown in file.
A data table.		
1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	Complies.	Shown in file.
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	N/A.	Not applicable

Final Plat Requirements

Subdivision name and location.	Complies.	Shown in file.
Standard Plat Format followed.	Complies.	Shown in file.
Name and address of property owner and developer.	Complies.	Shown in file.
Name of land surveyor.	Complies.	Shown in file.
The location of proposed subdivision with respect to surrounding property and street.	Complies.	Shown in file.
The name of all adjoining property owners of record, or names of adjoining developments.	Complies.	Shown in file.
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	Complies.	Shown in file.
North arrow.	Complies.	Shown in file.
A tie to a permanent survey monument at a section corner.	Complies.	Shown in file.
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	Complies.	Shown in file.
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	Complies.	Shown in file.

Lot Numbers.	Complies.	<i>Shown in file.</i>
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	Does Not Comply.	<i>Please label the roads within Plat T.</i>
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	Complies.	<i>Shown in file.</i>
Proposed road ROW widths.	Complies.	<i>Shown in file.</i>
Vicinity map.	N/A.	
All required signature blocks are on the plat.	Complies.	<i>Shown in file.</i>
Prepared by a professional engineer licensed in Utah.	Complies.	<i>Shown in file.</i>
Proposed methods for the protection or preservation of sensitive lands.	Complies.	<i>Shown in file.</i>
Fencing plans.	Complies.	<i>Shown in file.</i>
Location of any flood plains, wetlands, and other sensitive lands.	Complies.	<i>Shown in file.</i>
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	Complies.	<i>Shown in file.</i>
Existing and Proposed easements.	Complies.	<i>Shown in file.</i>
Street monument locations.	Complies.	<i>Shown in file.</i>
Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	Complies.	<i>Shown in file.</i>
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	Complies.	<i>Shown in file.</i>
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	N/A.	<i>Not Applicable</i>
Check that all open space areas note who owns it, who improves it, who maintains it, and who maintains any regional trail surfaces. And specifies public access easements over regional trails.	NA	
Check that all living space pop-outs are in the building footprint area on the plat (applies to footprint development and multi-family) (example: a townhome with an upper floor pop-out that extends out over a garage needs to be in the lot area on the plat)	NA	
Developer shall ensure all rollback taxes are paid prior to recordation.	Complies.	<i>Applicant shall comply.</i>
Subdivision Layout		

Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	Complies.	<i>Shown in file.</i>
Trails Master Plan: Shows required trails	N/A.	
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required. Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	Complies.	<i>Shown in file.</i>
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	Complies.	<i>Shown in file.</i>
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	Complies.	<i>Shown in file</i>
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	Complies.	<i>Shown in file.</i>
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	Complies.	<i>Shown in file.</i>
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty.	N/A.	
Exception: Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	N/A.	
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: <ol style="list-style-type: none"> 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. 	N/A.	
Driveway and Driveway Approaches:		
Construction: single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	N/A.	
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four	N/A.	

<p>or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.</p>		
<p>1. Shared Driveways may be used for clustered single-family lots.</p> <ul style="list-style-type: none"> a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. <p>2. Shared driveways may be used for two-family, three-family, and multi-family units.</p> <ul style="list-style-type: none"> a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. <p>3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section.</p> <ul style="list-style-type: none"> a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. <p>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.</p> <ul style="list-style-type: none"> a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met. 	N/A.	
<p>iii. Driveway Widths:</p> <ol style="list-style-type: none"> 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking. 	N/A.	
<p>iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below.</p> <ol style="list-style-type: none"> 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required. <p>v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location</p>	N/A.	

would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.		
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	Complies.	<i>Shown in file.</i>
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	Complies.	<i>Shown in file.</i>
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: <ol style="list-style-type: none"> i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots. 	N/A.	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	Complies.	<i>Shown in file.</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	<i>Shown in file.</i>
Corner lots for residential use shall be 10% larger than the required minimum lot.	Complies.	<i>Shown in file.</i>
No lot shall be created that is divided by a municipal or county boundary line.	Complies.	<i>Shown in file.</i>
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	Complies.	<i>Shown in file.</i>
Double access lots are not permitted with the exception of corner lots.	Complies.	<i>Shown in file.</i>
Driveways for residential lots or parcels shall not be allowed to have access on major arterials.	Complies.	<i>Shown in file.</i>
Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	Complies.	<i>Shown in file.</i>
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	N/A.	
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	Complies.	<i>Shown in file.</i>

Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	Complies.	<i>Shown in file.</i>
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	Complies.	<i>Shown in file.</i>
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	Complies.	<i>Shown in file.</i>
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	Complies.	<i>Shown in file.</i>
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following:	N/A.	
i. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or		
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	N/A.	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	N/A.	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	N/A.	
v. These exceptions shall not apply to trail connections.	N/A.	
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	Complies.	<i>Shown in file.</i>
In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	Complies.	<i>Shown in file.</i>
A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions:	Complies.	<i>Shown in file.</i>
i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.	Complies.	<i>Shown in file.</i>

ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	Complies.	<i>Shown in file.</i>
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	Complies.	<i>Shown in file.</i>
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	Complies.	<i>Shown in file.</i>
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	Complies.	<i>Shown in file.</i>
The circulation plan shall include proposed connections to and across adjacent properties.	Complies.	<i>Shown in file.</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>NA</i>
Notice/Land Use Authority.	<i>Planning Director</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>123018 - 2002</i>
Phasing Improvements.	<i>None</i>
Payment of Lieu of Open Space.	Amount of \$: 0
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

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	Complies.	<i>Shown in file.</i>

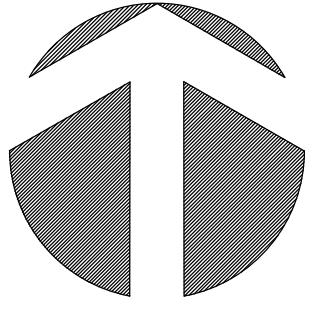
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	<i>Shown in file.</i>
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	Complies.	<i>Shown in file.</i>
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	Complies.	<i>Shown in file.</i>
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	Complies.	<i>Shown in file.</i>
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does “no access mean”?	Complies.	<i>Shown in file.</i>
Rear Load: Meet with Brian to review every time there is a rear-load product.	Complies.	<i>Shown in file.</i>
Rear Load: label “FRONT” to identify which side is the front, but check grading to see if the units can be accessed from the front.	Complies.	<i>Shown in file.</i>
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	Complies.	<i>Shown in file.</i>
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.	Complies.	<i>Shown in file.</i>
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	Complies.	<i>Shown in file.</i>
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	Complies.	<i>Shown in file.</i>
Compass Directions. The four compass directions shall not be used as part of the street name.	Complies.	<i>Shown in file.</i>
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	Complies.	<i>Shown in file.</i>
Street Type Designations. Proposed street names and types shall be matched as follows: a. Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. b. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. d. Streets (St), Avenues (Ave): Straight directional streets. e. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures.	Complies.	<i>Shown in file.</i>

g. Center (Cntr) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.		
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	Complies.	<i>Shown in file.</i>
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.	Complies.	<i>Shown in file.</i>
2. Where possible, property addresses shall be odd on the south and west sides of a street.	Complies.	<i>Shown in file.</i>
3. Where possible, property addresses shall be even on the north and east sides of a street.	Complies.	<i>Shown in file.</i>
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	Complies.	<i>Shown in file.</i>
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	Complies.	<i>Shown in file.</i>
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	Complies.	<i>Shown in file.</i>
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>Shown in file.</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	Complies.	<i>Shown in file.</i>
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	Complies.	<i>Shown in file.</i>
1. Background. Numbers shall be set on a background of a contrasting color.	Complies.	<i>Shown in file.</i>
2. Size. Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	Complies.	<i>Shown in file.</i>
3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. <ol style="list-style-type: none"> Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or 	Complies.	<i>Shown in file.</i>

<p>letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers.</p> <p>d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers.</p> <p>e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear.</p> <p>f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.</p>		
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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>None</i>

Exhibit 3 - Preliminary Plat



NORTH
1" = 50'

JACOBS RANCH "T"

LOCATED IN A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PHI Properties Inc.
59.002:0122

Line Table

Line	Length	Direction
T1	56.49'	S 39°45'50" E
T2	55.94'	S 40°40'21" W
T3	13.65'	S 29°07'11" W

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	928.00'	75.97'	75.95'	S 45°13'42" W	4°41'26"
C2	793.00'	94.93'	94.87'	S 35°27'17" W	6°51'31"
C3	931.02'	19.86'	19.86'	S 42°17'44" W	17°32'20"
C4	10.00'	21.93'	17.79'	S 75°29'32" E	125°38'08"
C5	61.50'	86.72'	79.71'	N 53°04'25" W	80°47'15"
C6	61.50'	61.51'	58.98'	S 57°52'42" W	57°18'31"
C7	61.50'	61.51'	58.98'	S 0°34'11" W	57°18'31"
C8	61.50'	67.23'	63.93'	S 59°24'08" E	62°38'07"
C9	10.00'	21.93'	17.79'	N 27°54'08" E	125°38'08"
C10	931.00'	94.94'	94.90'	S 31°59'39" W	55°03'35"
C11	869.00'	100.95'	100.89'	S 32°29'07" W	6°39'21"
C12	869.00'	100.02'	99.96'	S 39°06'38" W	6°35'40"
C13	900.00'	212.68'	212.18'	S 35°53'00" W	13°32'22"
C14	900.00'	68.38'	68.36'	S 40°28'35" W	42°11'11"
C15	899.07'	144.30'	144.14'	S 33°42'30" W	9°11'45"

DATA TABLE

INFORMATION	AC	SQ.FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	2.58	112,399	100		
SENSITIVE LANDS	0	0	0		
OPEN SPACE	0	0	0		
BUILDABLE LAND	2.02	87,781	22		
ROW AREA	0.57	24,618	78		
LANDSCAPING AREA	0.13	5,489	5		
LOTS	7				
NET DENSITY (DWELLINGS PER ACRE)			0.37		
MIN. DWELLING SIZE	1000 sq.ft.				

Prepared by:
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353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

DEVELOPER
Jared Stoddard
9357 Arrowhead Dr.
Eagle Mountain, Utah 84005
jared.stoddardhomes@gmail.com

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT OF WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS COVERING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT OF WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9d-603(6)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADDED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED IN THE PLAT.

2. PURSUANT TO UTAH CODE ANN. 10-9d-601 et seq., ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROVING THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PERFORMANCE OF THE UTILITY FACILITY OR OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHTS-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF _____ 20_____
BY _____
TITLE _____

ENBRIDGE GAS UTAH

QUEST GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF OTHER EXISTING RIGHTS, CONDITIONS OR RESTRICTIONS PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PERFORMANCE OF THE UTILITY FACILITY OR OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHTS-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF _____ 20_____
BY _____
TITLE _____

CENTURY LINK

Approved this ____ day of _____, A.D. 20_____
CENTURY LINK

PLANNING DIRECTOR

Approved by the Planning Director on this ____ day of _____, A.D. 20_____
PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by the Land Use Authority on this ____ day of _____, A.D. 20_____
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this ____ day of _____, A.D. 20_____
SARATOGA SPRINGS ATTORNEY

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Project Benchmark is the East quarter corner of Section 2, Township 6 South, Range 1 West
Northing = 7,287,591.9400
Easting = 1,527,285,2400
Elevation = 4,608.71

Note
This area is located in the Wildland/Urban interface. A defensible space must exist 30 feet from developed area. This means that all brush and flammable fuels need to be cleared and maintained.

This area is located near explosive mining operations and is subject to sounds, vibrations, sights, equipment, facilities, and all other aspects associated with its proximity.

Utah Lake
REDWOOD ROAD
Talon's Cove Golf Course
Site
Park
Point of Beginning
East quarter corner Section 2 Township 6 South Range 1 West S.L.B. & M.

Vicinity Map (not to scale)

LEGEND

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

Roadway

Typical Lot Detail

PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____. A.D. 20_____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL STUDY TESTS MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THE PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT WHICH ADDRESSES THE CONDITIONS OF DEVELOPMENT, BOUNDARY, AND USE CONCERNING THIS PLAT. SEE CITY RECODER FOR DETAILS.
4. PLAT IS SUBJECT TO INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. * WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPERS. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFITS UNDER THIS AGREEMENT.
5. NO PERMIT, NO INSPECTION, AND NO REQUIRED IMPROVEMENTS SHALL BE INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID PER CITY.
6. REFERENCES HERIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8. A GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS PLAT WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS. PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELATION ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
9. TYPICAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, DODS, INSURANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANTED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
10. DRAINAGE PROBLEMS MAY NOT EXIST, BUT IF THEY DO, THEY SHALL BE DRAINED BY THE OWNER. DRAINED DRAINAGE FACILITY LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL MINIMUM A 6 INCHES WITHIN THE FIRST 10 FEET.
11. ALL OPEN SPACE COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HERIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
12. LOTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&Rs.
13. COMMON AREAS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
14. ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
15. LOTS ARE ANNUALLY ASSESSABLE FOR TAXES AND ARE SUBJECT TO BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSESSABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
16. THERE WILL BE PLACED A PHYSICAL MARKER AT EACH LOT CORNER.

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8c-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land situated in the Northwest Quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at a point located South 001°20' West along the Section line (NAD83) 1090.96 feet and West 3070.01 feet from the East quarter corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, thence along the arc of a 928.00 foot radius curve to the left along Appaloosa Drive 75.97 feet (chord bears South 451°34'2" West 75.95 feet); thence along Plat "T", Jacobs Ranch Subdivision the following five (5) courses: South 39°45'50" East 56.49 feet, South 47°31'58" East 109.46 feet, South 40°02'1" West 55.94 feet, South 33°27'03" West 104.54 feet; thence North 57°59'28" West 62.02 feet; thence South 01°17'11" West 197.43 feet; thence North 68°53'14" East 107.52 feet; thence North 57°49'34" East 88.04 feet; thence North 51°36'21" East 50.72 feet more or less to Plat "T", Jacobs Ranch Subdivision; thence South 39°23'33" East along Plat "T" 184.10 feet to the point of beginning.

Area = 11,946 sq. ft., or 2.64 Acres
Number of Lots = 7
Basis of Bearing is South 001°20' West (NAD83) along the Section line from the East quarter corner to the Southeast corner of said Section 2.

Date _____ Surveyor's Name _____
License no. _____

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

JACOBS RANCH "T"

and do hereby dedicate for the perpetual use of the public and City oil parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrances on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, or operation of the street or easement. The owner(s) and all agents, successors, and assigns assume all liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof I have set forth my hand this ____ day of _____. A.D. 20_____.
JARED ALMA STODDARD

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

On this ____ day of _____, 20_____, personally appeared before me

Print Name _____ Title _____ Entity _____
who being duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, execute this plat with full authority of the owner(s).
I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)
My Commission Expires _____ Print name of Notary _____
Attest _____ City Recorder (See Seal Below)

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This ____ day of _____. A.D. 20_____.
City Mayor _____ City Recorder (See Seal Below)

JACOBS RANCH "T"

LOCATED IN A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

CITY ENGINEER SEAL _____ CLERK-RECODER SEAL _____



MINUTES – Planning Commission

Thursday, September 11, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:01 p.m. by Chair Rachel Sprosty Burns.

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

Present:

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

10 Staff: Ken Young, Community Development Director; Gina Grandpre, Senior Planner; Conrad Hafen, Attorney; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: Logan Johnson, Thomas Lehnardt.

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

BUSINESS ITEMS

20 1. **Thrive Drive Daycare Major Site Plan Amendment, located at 204 E. Thrive Drive. Logan Johnson as applicant. Senior Planner Austin Roy. Presented by Senior Planner Gina Grandpre.** The proposed 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 to meet new Gateway Overlay streetscaping requirements.

25 Applicant Logan Johnson was in attendance to answer questions, and explained that the tenant had changed, and the building was smaller. This allowed for more landscaping and a few more parking stalls. They were also able to do some HVAC changes that would be a big improvement.

30 Commissioner Hill was impressed with the changes, specifically the HVAC improvements. He thought it would fit really well into the neighborhood, and asked if they would comply with sign requirements.

Mr. Johnson agreed they would comply, and was confident there would be no signage issues.

35 **Motion made by Commissioner Mangum that the Planning Commission forward a recommendation for approval of the requested major site plan amendment for Thrive Drive Daycare, located at 204 E. Thrive Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Miles.**

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

40 **No: None.**

Absent: None.

Motion passed 7 - 0.

45 2. **Saratoga Springs Commercial Plat F Lot 607 Major Site Plan Amendment, located at 1233 Lake Drive. Thomas Lehnardt as applicant. Presented by Senior Planner Gina Grandpre.** 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.

Applicant Thomas Lehnardt was in attendance to answer questions.

Commissioner Carn received clarification regarding the pending ordinance listed in the Staff Report.

Motion made by Commissioner Mann 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. Seconded by Commissioner Carn.

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

No: None.

Absent: None.

Motion passed 7 - 0.

3. Approval of Minutes: August 28, 2025.

Motion made by Commissioner Hill to approve the minutes of August 28, 2025. Seconded by Commissioner Mangum.

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

No: None.

Absent: None.

Motion passed 7 - 0.

REPORTS

1. **Commission Comments.** Commissioner Carn noted that Commissioners had received an email from a concerned citizen about pending items on American Fork's agenda regarding a pending relocation of a front runner station. He wondered if Saratoga Springs was working with them.

Community Development Director Ken Young advised the City had not been directly involved in any conversations regarding relocating a station, but there had been planning efforts made, and Staff had reviewed options for how the City could connect into the front runner in American Fork or some other location in the future. He said the City was very tuned in to what would need to happen to have the west connect to that line, and it could be looked at more closely.

Commissioner Hill said they would forward the email to Staff.

Chair Sprosty Burns reminded commissioners of the upcoming APA Conference October 9th -10th, and verified there would be a quorum at the next two Planning Commission meetings.

2. **Director's Report.** – Senior Planner Gina Grandpre advised of upcoming agenda items for Planning Commission in October.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 6:21 p.m. by Chair Rachel Sprosty Burns.

Date of Approval

Planning Commission Chair

Deputy City Recorder