



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, October 9, 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. Harvest Point Commercial Plat A Lot 2 Site Plan, located at 2093 North Hillcrest Road. Casey Bills as applicant. Planner II Kendal Black.
2. Approval of Minutes: September 25, 2025.

PUBLIC HEARINGS

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

1. Stout Development Rezone from RA-5 to R1-10, General Plan Amendment from Rural Residential to Low Density Residential, and Concept Plan review, located at 1000 West Fairfield Road. Megan Spencer as applicant. Senior Planner Austin Roy.

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

Harvest Point Commercial Plat A Lot 2

October 9, 2025

PUBLIC MEETING

Applicant and Owner:	Casey Bills
Location:	2093 North Hillcrest Road
Project Acreage:	0.69 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	MF-10, Mixed Use, and Regional Commercial
Adjacent Uses:	Medium Density Residential, Commercial, and Undeveloped
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 2093 North Hillcrest Road, Lot 2 of Plat A of Harvest Point Commercial. Uses include a medical and professional office. Parking was calculated at 5 stalls per 1,000 square feet, requiring 26 stalls total for the 5,068-square foot building. There are 2 extra stalls after the required amount. The property is 30,056.4 square feet (0.69 acres) in size. The proposed site plan complies with all site, parking, landscaping, architectural, and lighting requirements.

Recommendation:

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

B. Background:

Harvest Point Commercial Plat A Lot 2 was recorded April 20, 2015. The property fronts Hillcrest Road to the east, with a 20' public storm drain easement on the west side of the property which limits development options on the west side of the property. Interconnection with the lot to the north was not required as the only feasible building pad is at the north of the lot. An

Kendal Black, Planner II

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additional entrance on the west side was provided to allow for better circulation and for Fire Department access. Connecting with the south end is not required or possible as the property to the south is existing. Also, connection to the west is not possible as it is existing multi-family residential.

C. Process: City Code Chapter 19.14.05.8 outlines the process for a site plan review.

Site Plan Application and Approval Process.

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

D. Community Review:

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

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

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

Staff conclusion: consistent, Harvest Point Commercial Plat A Lot 2 seeks to provide professional office and medical office uses on the property. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should provide an additional diversification of the tax base.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
 - Regional Commercial Zone Standards: **Complies**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.13, Process: **Complies.**
 - Neighborhood Meeting Held: **Complies.** This was held on September 20, 2025. No residents attended but phone calls from residents to applicant's office stated they would not be able to make it to the neighborhood meeting but they were in favor of the project.
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies** (separate permit and approval required).

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission 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 for Harvest Point Commercial Plat A Lot 2 located at 2093 North Hillcrest Road, 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 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 Planning Commission, 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 Site Plan for Harvest Point Commercial Plat A Lot 2 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 for Harvest Point Commercial Plat A Lot 2 located at 2093 North Hillcrest 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. _____, and/or

H. Exhibits:

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

Staff Report

Author: Scott Petrik, Engineer 1

Subject: Harvest Point Commercial Plat A – Site Plan

Date: 9 October 2025

Type of Item: Site Plan Approval



SARATOGA
SPRINGS

Description:

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

B. Background:

Applicant: Casey Bills - Owner
Request: Site Plan Approval
Location: 2093 N Hillcrest Road
Acreage: 0.69 Acres - 1 Lot

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

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.
4. Project shall comply with all ADA standards and requirements.
5. Developer shall provide a 12-foot paved access road capable of supporting H-20 loading to all sanitary sewer and storm drain structures owned by the City that pass through the property.
6. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
7. Developer shall provide easements for all public utilities not located in the public right-of-way.
8. Developer is required to ensure that there are no adverse effects to adjacent

properties due to the grading practices employed during construction.

9. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to commencement of the warranty period.
10. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
11. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
12. Developer shall bury the power lines less than 46 kV that are within this plat.
13. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/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.
14. Traffic Report Conclusion:
 - a. The proposed endodontist office is anticipated to generate approximately 183 vehicle trips per day, with 19 trips during the AM peak hour and 24 trips during the PM peak hour. Given the relatively modest volume of peak hour trips, the development is expected to have minimal impact on the surrounding roadway network, and no additional traffic mitigation measures are anticipated to be necessary.

Exhibit 2: Location & Zone Map

Fall Harvest Drive





APPLICATION REVIEW CHECKLIST

Updated 4.10.25

Application Information

Site Plan

Harvest Point Commercial Plat A Lot 2

Owner and Applicant: K.C. Bills
Location: 2093 North Hillcrest Road
Project Acreage: 0.69 acres
Lots: 1 lot
Current Use: Undeveloped
Land Use Designation: Regional Commercial
Parcel Zoning: Regional Commercial
Adjacent Zoning: MF-10, Regional Commercial, and Mixed Use
Adjacent Uses: Commercial, Medium Density Residential, and Undeveloped
Past Action and Date: Not Applicable
Type of Action: Legislative
Land Use Authority: City Council
Planner: Kendal Black, Planner II

Date Received:
1st submittal: June 13, 2025
2nd submittal: August 5, 2025
3rd submittal: September 3, 2025
4th submittal: Click or tap to enter a date.

Date of Review:
1st submittal: **June 20, 2025**
2nd submittal: August 6, 2025
3rd submittal: September 4, 2025
4th submittal: Click or tap to enter a date.

Parcel Number(s) and size: 41:802:0002 / 0.69 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): August 5, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable

Section 19.13.04 – Process

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

- Neighborhood Meeting Required: Yes

- Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
- **Inform the applicant via email with the steps in the code; this should be completed prior to approval by the Land Use Authority - preferably before PC.**
 - **Email Sent:** Choose an item. **Date:** Click or tap to enter a date.

DRC Review

DRC Review Comments:

- Any DRC comments?

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	
Lot Size (Minimum)	30,000 sq. ft.	Complies	30,056.4 sq. ft.
Front/Corner Side Setback (Minimum)	15'	Complies	21'+
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	10'
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	35'+
Building Separation (Minimum)	N/A	N/A	
Lot Width (Minimum)	N/A	N/A	
Lot Frontage (Minimum)	N/A	N/A	
Building Height (Maximum)	50'	Complies	>50'
Lot coverage (Maximum)	50%	Complies	>50%
Building Size (Minimum)	1,000 sq. ft.	Complies	5,067.5 sq. ft.
Building Size (Maximum)	N/A	N/A	

Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.		
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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.	<i>Not in flood plain</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>See sheet C104</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	<i>Not on lot for future road, highway, or right-of-way in TMP</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>See site plan</i>

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	Complies.	See sheet C105
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Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Jacob A. Hendrickson</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>See sheet C102</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>See sheet L101</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>See sheet L101</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>See sheet C105 and survey</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>See sheet L201</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>See sheets C103 and L303</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>See sheet L101</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.	Shall Comply.	<i>Will be checked at building permit</i>

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>See sheet L101</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>See sheet L101</i>

Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>See sheet L301 detail 3</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>All shrubs 5 gallon</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	N/A.	<i>No turf proposed</i>
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from 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. 	N/A.	<i>None proposed</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>All are drought tolerant</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>See sheet L101</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>See sheet L101</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>See sheet L101</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>See sheet L101</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>No water-conserving sprinklers because there is no lawn. All vegetation will be watered through drip lines. See sheets L302 and L303 for details on rain sensors and drip lines.</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>See sheet L101</i>

Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>See sheet L101</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>No overhead powerlines</i>

Preservation of Existing Vegetation

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

Planter Beds

Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>See sheets L101 and L301</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>See landscape plan</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	N/A.	<i>No turf proposed</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>See irrigation plan</i>

Fencing and Screening

Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	<i>No fencing in front yard</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies.	<i>Nothing in clear sight triangle</i>
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	N/A.	<i>No street side yard</i>
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation	Complies.	<i>See Retaining Wall structural sheets</i>

<p>on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least two feet to access and maintain the retaining wall. Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.</p>		
<p>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:</p> <ul style="list-style-type: none"> a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval. 	N/A.	<i>No fence over 6' being proposed</i>
<p>Prohibited fencing:</p> <ul style="list-style-type: none"> a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. 	N/A.	<i>None of these proposed</i>
<p>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.</p>	N/A.	<i>No double frontage</i>
<p>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:</p> <ul style="list-style-type: none"> a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval. 	Complies.	<i>6' privacy fence proposed on property line with residential and commercial</i>
<p>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.</p>	Complies.	<i>6' privacy fence proposed</i>

Amount of Required Landscaping

Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	<i>All areas not developed on are landscaped</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	<i>66% provided. See Landscape Material Calculations table on sheet L101</i>

Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	30,056		
Required Landscaping	6,011	Complies	<i>13,939 sq. ft.</i>
Required Deciduous Trees	5	Complies	<i>16</i>
Required Evergreen Trees	3	Complies	<i>12</i>
Required Shrubs	14	Complies	<i>67</i>
Drought Tolerant Plants	11	Complies	<i>32</i>

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	Complies.	<i>See sheet C501</i>
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	N/A.	
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>No backing up over sidewalks needed</i>
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	N/A.	<i>Two accesses onto Hillcrest provided</i>
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>See photometric sheet</i>
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.	Complies.	<i>All parking spaces within the 200' required distance</i>

Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances		
Up to 1,500 square feet	150'		
1,501 to 5,000 square feet	200'		
5,001 to 10,000 square feet	250'		
10,001 to 25,000 square feet	300'		
25,001 to 50,000 square feet	350'		
50,001 to 75,000 square feet	400'		
75,001 to 100,000 square feet	450'		
100,001 to 125,000 square feet	500'		
Over 125,000 square feet	600'		
Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.			
i. The walking path travel distance from a business' main entrance shall not apply to these areas.			
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.		Complies.	<i>See sheet C501</i>
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.		Complies.	<i>See sheet C103</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking		Complies.	<i>Only two required (one van accessible and one normal size required) and two provided</i>
Certain types of medical facilities need more accessible stalls, see link.		N/A.	
Accessible stalls shall be as close to the primary entrance as possible.		Complies.	<i>Right by entrances</i>
Parking Requirements and Shared Parking			
Available on-street parking shall not be counted towards meeting the required parking stalls.		Complies.	<i>Not proposed towards parking</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.		Complies.	<i>Will be based off of 2,027.14 sf and 2,781.95 sf tenant spaces</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.		N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.		Complies.	<i>One will be for a medical use and the other will be at 4/1000 as the use is not determined yet.</i>
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.		Complies.	<i>Required parking rounded up to nearest whole number</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		Complies.	<i>Office/Medical/Healthcare</i>

Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	Complies.	<i>Provided</i>
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: <ol style="list-style-type: none"> 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands. 	N/A.	
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: <ol style="list-style-type: none"> a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. 	N/A.	<i>No shared parking proposed</i>
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Complies.	<i>See sheet L101</i>
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	Complies.	<i>See landscape plan</i>
Clear Sight Triangles must be followed.	Complies.	<i>Nothing in clear sight triangles</i>
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. <u>All landscaped areas shall have an irrigation system.</u>	Complies.	<i>See sheet L101</i>
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	N/A.	<i>No double rows of parking</i>

On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island.		
i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	Complies.	<i>See sheet L101</i>
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>See sheet L101</i>
Required Minimum Parking		
<i>See table in 19.09 Medical Office – 5 per 1,000 sf (at 5,068 sf) requires 26 stalls</i>	Complies.	<i>26 required and 28 provided</i>

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9'	18'	N/A	26'

19.11 Lighting General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>See lighting details on photometric sheet</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>29" base provided</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>See lighting details on photometric sheet</i>
Angle: Shall be directed downward.	Complies.	<i>See photometric sheet</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>3000K proposed</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See photometric sheet</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.	<i>None proposed</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	<i>None proposed</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See lighting details on photometric sheet</i>
Nonresidential Lighting		

All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>See lighting details on photometric sheet</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	Complies.	<i>See lighting details on photometric sheet</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Complies.	<i>See sheet ES102</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>See lighting details on photometric sheet</i>
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>See lighting details on photometric sheet</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>See lighting details on photometric sheet</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	N/A.	
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>See lighting details on photometric sheet</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	N/A.	

Lighting Plan

Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See lighting details on photometric sheet</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See lighting details on photometric sheet</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>See sheet ES102</i>

19.12 Subdivision

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>See site plan</i>
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Trails Master Plan: Shows required trails	N/A.	<i>None required</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.	<i>No group mailboxes proposed</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.	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>Provided where available</i>
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	Complies.	<i>See site plan</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	N/A.	<i>No public trails</i>
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	N/A.	
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	N/A.	
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: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	N/A.	
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.	Complies.	<i>Properties to the west and south are fully developed. The narrowness of the property allows for two accesses onto the east instead of one to the north required.</i>
iv. Exceptions shall be construed narrowly by the Land Use Authority.	N/A.	
v. These exceptions shall not apply to trail connections.	N/A.	

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.	This was held on September 20, 2025. No residents attended but phone calls from residents to applicant's office stated they would not be able to make it to the neighborhood meeting but they were in favor of the project.
Notice/Land Use Authority.	<i>N/A / City Council</i>
Master Development Agreement.	<i>N/A</i>

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

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: <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>Commercial use</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>Entire lot will be built upon or landscaped and paved</i>
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. <ol style="list-style-type: none"> a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground. 	Complies.	<i>All proposed underground</i>
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The	Shall Comply.	<i>Checked by Engineering</i>

Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.		
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	Shall Comply.	Checked by Engineering
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.	Complies.	See survey sheet
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	No nuisances proposed
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.	Provided
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	See page 1 of civil sheets
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	See plans on file with Planning
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies.	See sheet C102
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	Prepared and stamped by Curtis Brown
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	See plans on file with Planning
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.	Complies.	See sheets C103, L101, and elevations

Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following :

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

Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;

Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following:

- i. an analysis of the average daily trips generated by the proposed project;
- ii. an analysis of the distribution of trips on City street systems;
- iii. a description of the type of traffic generated; and
- iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.

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

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;	Shall Comply.	<i>Checked by Engineering</i>
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following:	Complies.	<i>Provided</i>
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces	Complies.	<i>See data table on sheet C103</i>

<ul style="list-style-type: none"> 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.) 		
<p>Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.</p>	Complies.	<i>See landscape plan</i>
<p>Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.</p>	Complies.	<i>See sheet ES102 Photometric Sheet</i>
<p>Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.</p>	Complies.	<i>See elevations and sheet L303</i>
<p>Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.</p>	Complies.	<i>Sign permit will be submitted by tenants</i>
<p>Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.</p>	Complies.	<i>Paid</i>
<p>Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.</p>	N/A.	
<p>Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).</p>	N/A.	
<p>Considerations Relating to Traffic Safety and Traffic Congestion:</p> <ul style="list-style-type: none"> i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; 	Complies.	<i>See plans on file with Planning</i>

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.		
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	N/A.	
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	Complies.	<i>See sheets L101 and L303</i>
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	Complies.	<i>Meets general standards</i>
The effect of the site development plan on the adequacy of the storm and surface water drainage.	Shall Comply.	<i>Checked by Engineering</i>
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	Shall Comply.	<i>Tested by Fire prior to C of O</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>See plans on file with Planning</i>
Trails Master Plan: Shows required trails	N/A.	

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>See site plan</i>
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	Complies.	<i>See site plan</i>
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	Complies.	<i>See site plan</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See site plan</i>

<p>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:</p> <ul style="list-style-type: none"> i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets. 	Complies.	<i>See site plan</i>
<p>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.</p>	Complies.	<i>See site plan</i>
<p>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.</p>	Complies.	<i>Berm provided. See sheet L101</i>
<p>Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.</p>	N/A.	
<p>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.</p>	Complies.	<i>Screen wall detail provided</i>
<p>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.</p>	Complies.	<i>Screen wall detail provided</i>
<p>All trash dumpsters shall be provided with solid enclosures.</p> <ul style="list-style-type: none"> b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use. 	Complies.	<i>See sheet AS502 – Dumpster Enclosure Detail</i>
<p>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.</p>	Complies.	<i>See sheet L101</i>
<p>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.</p>	Complies.	<i>Covered by trees and other vegetation</i>

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.		
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	Complies.	<i>See elevations</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>Pedestrian interconnection provided. Vehicular connections not able to be provided</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 inside</i>
Access Requirements: <ul style="list-style-type: none"> a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way. 	Complies.	<i>Only 26'</i>
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	Complies.	<i>6' privacy fence proposed</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.	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	Complies.	<i>6'</i>
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	Complies.	<i>10'+ provided</i>
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	Complies.	<i>Not closer than 5'</i>
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		

<p>An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement.</p>	N/A.	
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
<p>Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width:</p> <ul style="list-style-type: none"> i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cochères, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices. 	Complies.	<i>Variation in roofline and a combination of vertical and horizontal elevation shifts</i>
<p>Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.</p>	N/A.	
<p>Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.</p>	Complies.	<i>See elevations</i>
<p>All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.</p>	N/A.	
<p>Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.</p>	Complies.	<i>See elevations</i>
<p>Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.</p>	Complies.	<i>See elevations</i>
<p>Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.</p>	N/A.	
<p>Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.</p>	Complies.	<i>Attached</i>
<p>All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.</p>	Complies.	<i>Projects 4'</i>
<p>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.</p>	Complies.	<i>Over 11' high</i>
<p>Backlighting is not permitted.</p>	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 elevations</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 elevations</i>
Screening materials shall conform to the color scheme and materials of the primary building.	N/A.	<i>No screening walls</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 elevations</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 elevations</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>Two provided</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>None of these colors proposed</i>
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards. 	Complies.	<i>No material more than 75%</i>
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>None of these proposed</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	N/A.	<i>No stairways proposed</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>Down spouts on exterior of building will match exterior colors or be a contrast color.</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>Shown on elevations.</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>Windows and other design features shown on elevations facing public spaces</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.	Complies.	<i>58% windows provided</i>

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.

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>Shown on elevations with proposed locations and max sizes</i>
Monument sign location meets code and sign details provided	N/A.	
Wall signs and potential locations and details	Complies.	<i>See elevations</i>

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.		
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	<i>Matches GIS dashboard</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.	
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.	N/A.	
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.	

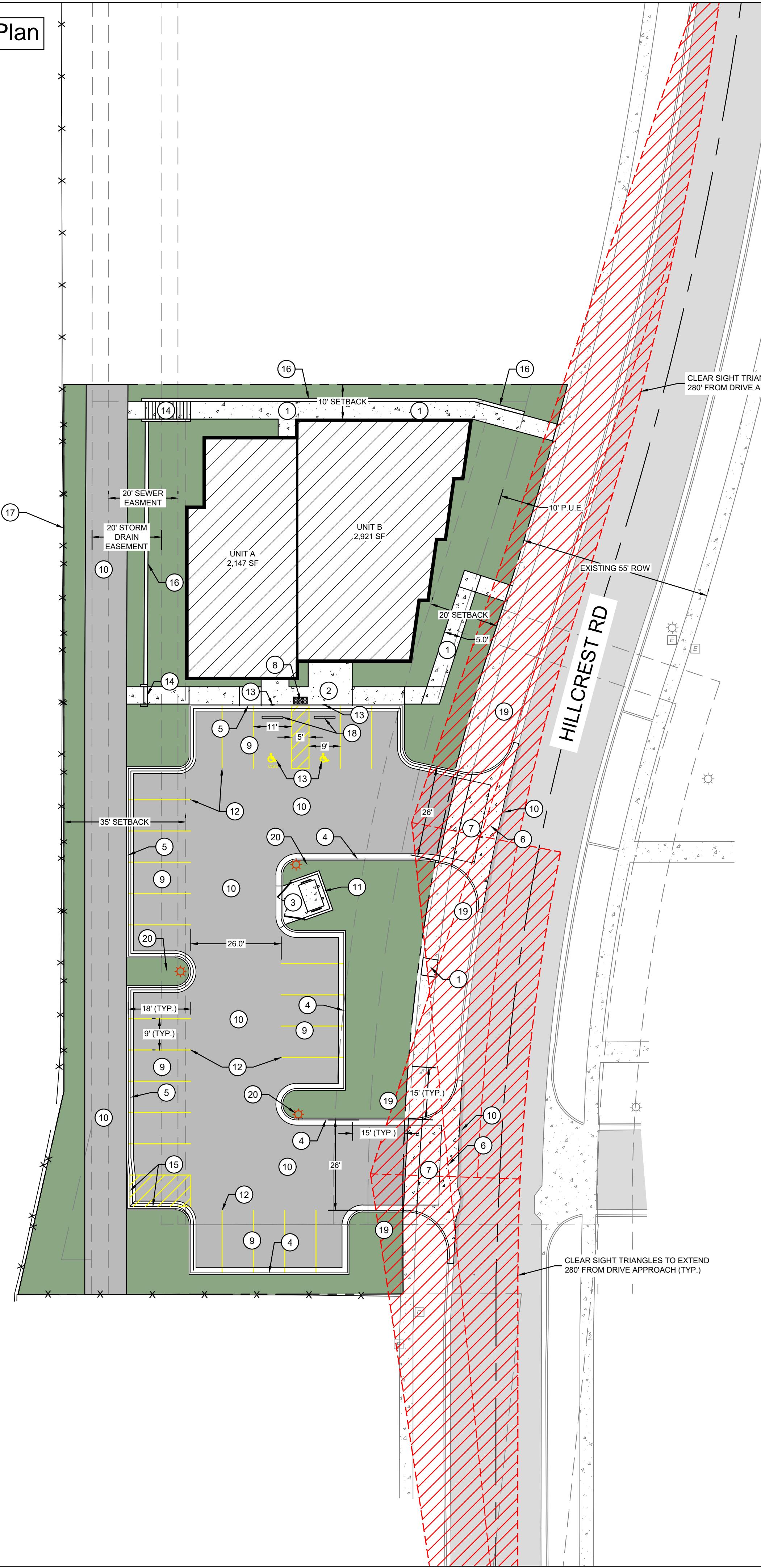
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	Complies.	
Compass Directions. The four compass directions shall not be used as part of the street name.	Complies.	
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	Complies.	
Street Type Designations. Proposed street names and types shall be matched as follows: <ol style="list-style-type: none"> Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. Streets (St), Avenues (Ave): Straight directional streets. 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. 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. 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. 	Complies.	
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: <ol style="list-style-type: none"> 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”. Where possible, property addresses shall be odd on the south and west sides of a street. Where possible, property addresses shall be even on the north and east sides of a street. 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. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned. 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. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards. 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.	
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:		

1. Background. Numbers shall be set on a background of a contrasting color.	Complies.	See note D on sheets A201 and A202
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.	See General Note E on sheet A202
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. 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. 	Complies.	See General Note E on sheet A202

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	No
What is the anticipated cost to the City?	\$0
When will City maintenance begin?	N/A

Exhibit 4: Site Plan



① SITE SHEET KEY NOTES:

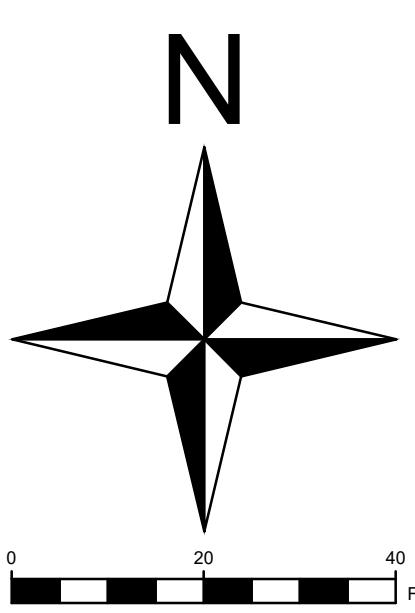
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONCRETE SIDEWALK (7/C501)
2. STANDARD DUTY CONCRETE PAVEMENT (2/C501)
3. HEAVY DUTY CONCRETE PAVEMENT (4/C501)
4. CATCH CURB & GUTTER (5/C501)
5. SPILL CURB & GUTTER (6/C501)
6. CONCRETE WATERWAY (8/C501)
7. CONCRETE DRIVEWAY APPROACH (9/C501)
8. ADA RAMP (1/C502 & 2/C502)
9. STANDARD DUTY ASPHALT PAVEMENT (1/C501)
10. HEAVY DUTY ASPHALT PAVEMENT (3/C501)
11. DUMPSTER ENCLOSURE
12. 4" YELLOW PAINT STRIPE
13. ADA PARKING STALL WITH ADA SIGNAGE AND MARKINGS (2/C503)
14. CONCRETE STAIRS
15. MOUNTABLE SPILL CURB (7/C502)
16. RETAINING WALL. SEE STRUCTURAL PLANS.
17. FENCE. SEE LANDSCAPE PLANS.
18. INSTALL WHEEL STOP
19. CLEAR SITE TRIANGLE
20. LIGHT POLE. SEE ELECTRICAL PLANS

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.SARATOGASPRINGS.CITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://CITYWORKS.SARATOGASPRINGS.CITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX)

PROJECT DATA	
PARCEL ID	41:802:0004
TOTAL PARCEL AREA	30,003 SF (0.69 AC)
NUMBER OF LOTS	1
BUILDING FOOTPRINT	5,068 SF
PARKING RATIO*	5 PER 1000 SF
REQUIRED PARKING	26 STALLS
PROVIDED PARKING	28 STALLS
REQUIRED ADA	2 STALLS
PROVIDED ADA	2 STALLS
SIDEWALK (REPLACED IN ROW)	55 LF
BUILDABLE LAND	100%
SENSITIVE LANDS	0 AC
LANDSCAPING	9,440 SF (31%)
NET DENSITY OF DWELLINGS BY ACRE	0
RIGHT-OF-WAY	0

***PARKING RATIO DETERMINED BY COMMERCIAL BUILDING USE:
OFFICE, MEDICAL AND HEALTH CARE**



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

HARVEST POINT LOT 2

2093 N HILLCREST ROAD

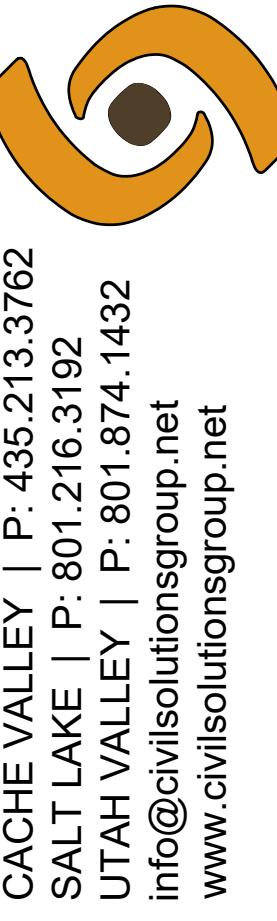
SARATOGA SPRINGS, UT

PROJECT #: 24-239
DRAWN BY: R. WEBER
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 8/26/2025

A circular professional engineer stamp. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The center of the stamp contains the text "No. 10293782-2202" above "WESTON MARTIN SOUTHWICK". There is a handwritten signature "Weston Southwick" over the name. The entire stamp is in black ink on a white background.

SITE PLAN

C103



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

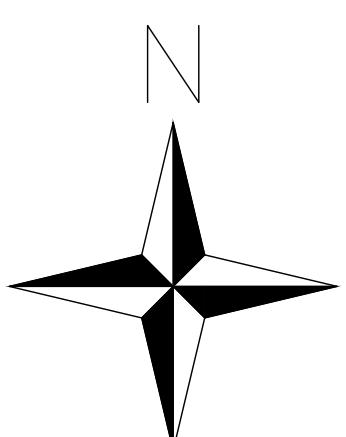
**HARVEST POINT
2093 N HILLCREST RD
SARATOGA SPRINGS, UT 84061**

2093 N HILLCREST RD
SARATOGA SPRINGS, UT 84045

PROJECT #: 24-239
DRAWN BY: ZW
REVIEWED BY: JH
ISSUED: 07.21.25

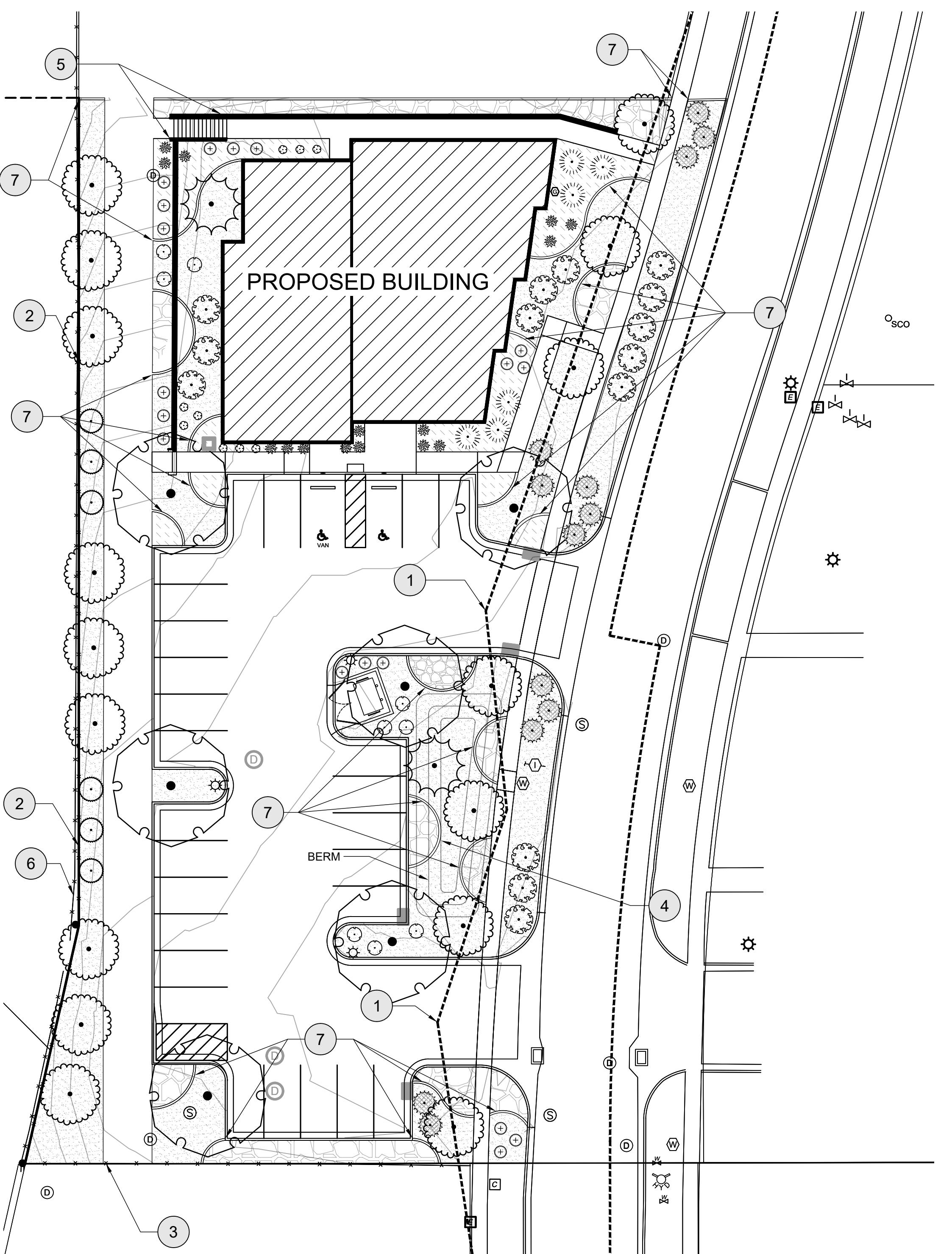
LANDSCAPE SITE PLAN

L101



20'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC., AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DO NOT CLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PROVIDED IN COLOR AND SHOULD BE PLOTTED AS SUCH.



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
	GI	6	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	2" CAL.
	JW	6	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	6` HT
	PF	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	6` HT
	QE	16	QUERCUS X 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	2" CAL.
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
	CA	9	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL.
	JB	13	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL.
	RG	14	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.
<u>PERENNIALS AND GRASSES</u>				
	AE	18	ACHILLEA MILLEFOLIUM 'SASSY SUMMER SUNSET' / SASSY SUMMER SUNSET YARROW	3 GAL.
	GS	9	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	3 GAL.
	MM	6	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	5 GAL
	NN	15	NEPETA X FAASSENII 'NOVANEJPJUN' / JUNIOR WALKER™ CATMINT	3 GAL.

REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
1	SIGHT TRIANGLE		
2	PROPOSED WHITE VINYL FENCE.	5/L303	
3	EXISTING 6' VINYL FENCE TO REMAIN. SIMILAR TO 5/L303		
4	BERM- SEE CIVIL PLAN		
5	SEE CIVIL PLANS FOR WALL		
6	EXISTING RAIL FENCE TO REMAIN	6/L303	
7	CONCRETE MOWSTRIP: 6" WIDE	1/L303	
	ROCK MULCH, 3/4-1 1/2" "CITY CREEK PEBBLES" FROM "ROCK UTAH" OR APPROVED EQUAL INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	8,055 SF	1/L303
	COBBLE, 3-10" "BUCKAROO COBBLE" FROM "ROCKUTAH" OR APPROVED EQUAL INSTALLED 5" DEEP MIN. OVER DEWITT PRO 5 BARRIER FABRIC.	1,936 SF	1/L303
	BARK MULCH (SMALL BARK MULCH FROM MILLER COMPANIES LC OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" WITHOUT WEED BARRIER FABRIC. PLANTINGS WITHIN THIS AREA WILL INCLUDE TREES, SHRUBS, GRASSES AND PERENNIALS.	1,473 SF	1/L303

GENERAL NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES.
2. CALL 811 BEFORE YOU DIG.
3. SEE L301 FOR DETAILS.
4. ALL PLANTS IN THIS DESIGN ARE CONSIDERED DROUGHT TOLERANT AND NEED A MAXIMUM OF ONE DEEP WATERING A WEEK.

SARATOGA SPRINGS REGIONAL COMMERCIAL ZONE

LANDSCAPE REQUIREMENTS

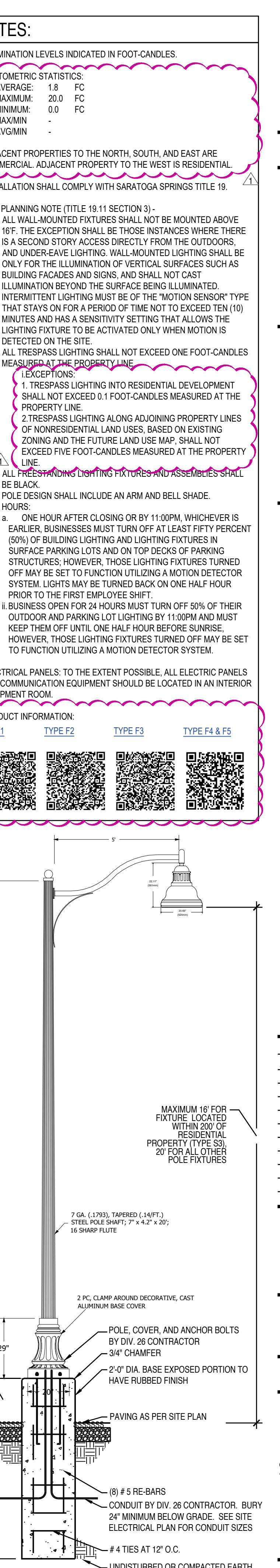
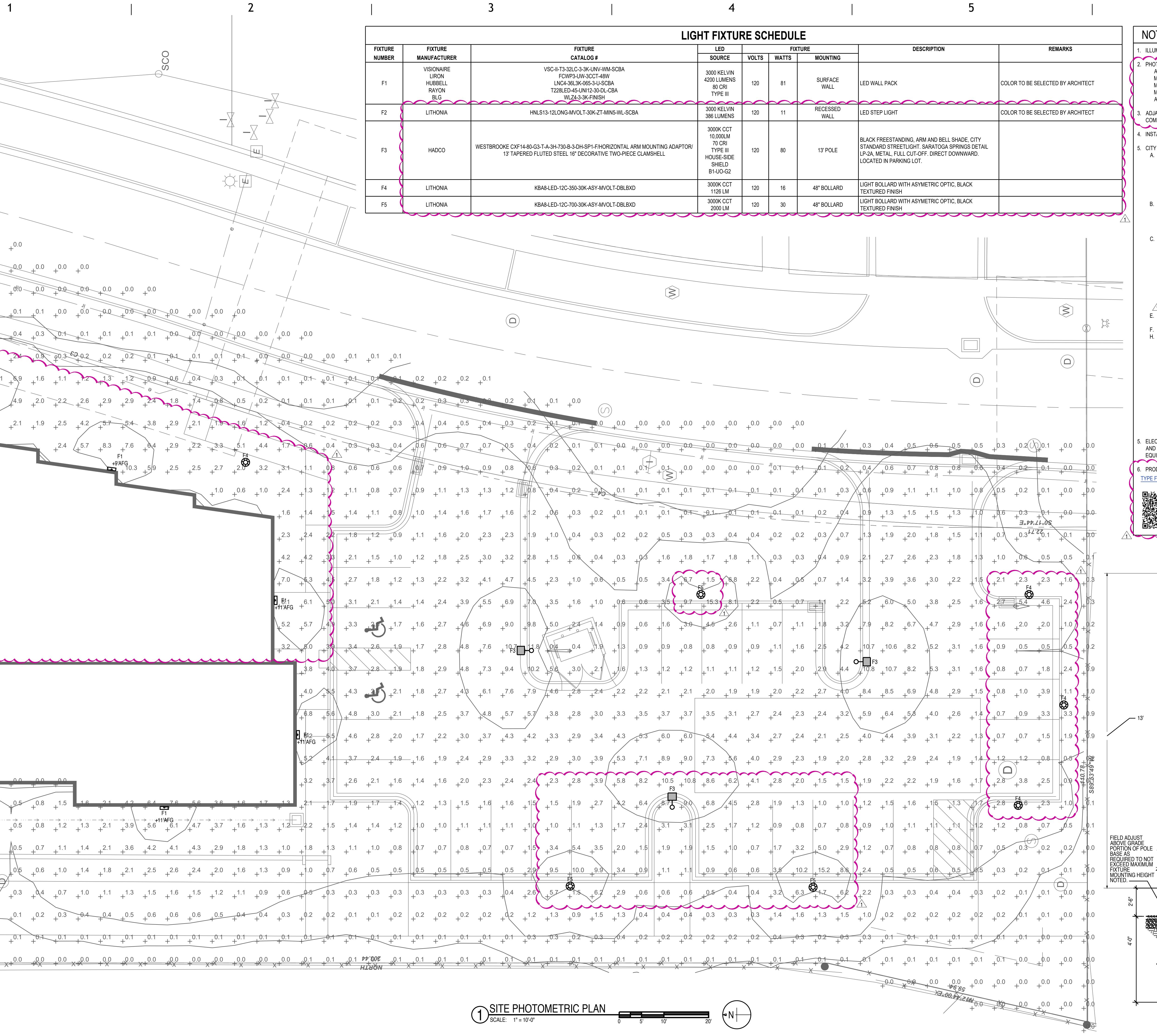
PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
SITE SHRUBS	7-25+ depending on landscape area	14	67
SITE EVERGREEN TREES	1-5+ depending on landscape area	3	12
SITE DECIDUOUS TREES	1-7+ depending on landscape area	5	16
STREET TREES	1 Tree per 30 L.F.	8	8
PARKING BUFFER TREES*	1 Tree per 30 L.F.	8	8
PARKING TREES	1 Tree per single row parking island	8	8
DROUGHT TOLERANT PLANTS	50% of all trees and shrubs shall be drought tolerant species	11	32

*Due to the sight triangle location parking buffer trees will count towards Street Tree total.

OPEN SPACE CALCULATIONS

REGULATION

DESCRIPTION	REQUIREMENT	AMOUNT REQUIRED	AMOUNT PLANNED
TOTAL PROPERTY	N/A	N/A	30,003
TOTAL LANDSCAPE	Area that is not building or hardscape	6,001	11,813
ROCK MULCH	Percentage of total landscape	N/A	69%
COBBLE	Percentage of total landscape	N/A	18%
BARK MULCH	Percentage of total landscape	N/A	13%



B1 NORTH ELEVATION

A201 | SCALE: 1/4" = 1'-0"

C

D

D1 SOUTH ELEVATION

A201 | SCALE: 1/4" = 1'-0"



KEYNOTES

NORTH ELEVATION MATERIAL BREAKDOWN		
MATERIAL	MATERIAL AREA	MATERIAL PERCENTAGE
MODERN MILL - ACRE	536 SF	38%
NICKEL GAP SIDING	862 SF	62%
TOTAL:	1,398 SF	100%

PROFESSIONAL STAMP

**SARATOGA SPRINGS
OFFICE BUILDING**

2093 NORTH HILLCREST RD
SARATOGA SPRINGS, UTAH 84045

PROJECT TITLE AND ADDRESS

REVISIONS

△ DESCRIPTION DATE

PROJECT INFORMATION

DATE: 01 OCTOBER 2024

PROJECT #: 24-094

DRAWN BY: CORE

PM / PA: CORE

DRAWING SET STATUS

SCHEMATIC DESIGN

DRAWINGS

THIS DRAWING SET IS INTENDED

TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201

EXTERIOR MATERIAL LEGEND

EM1	GREY HARDCOAT STUCCO SYSTEM
EM2	MODERN MILL - ACRE NICKEL GAP SIDING
EM3	METAL TRIM

SOUTH ELEVATION MATERIAL BREAKDOWN

SOUTH ELEVATION MATERIAL BREAKDOWN		
MATERIAL	MATERIAL AREA	MATERIAL PERCENTAGE
MODERN MILL - ACRE	632 SF	54%
NICKEL GAP SIDING	538 SF	46%
STUCCO, DARK		
TOTAL:	1,171 SF	100%

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
- F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

KEYNOTES

NOT FOR
CONSTRUCTION

CONSULTANT INFORMATION

SARATOGA SPRINGS
OFFICE BUILDING2093 NORTH HILLCREST RD
SARATOGA SPRINGS, UTAH 84045

PROJECT TITLE AND ADDRESS

REVISIONS

△ DESCRIPTION

DATE

PROJECT INFORMATION

DATE: 01 OCTOBER 2024

PROJECT #: 24-094

DRAWN BY: CORE

PM / PA: CORE

DRAWING SET STATUS
SCHEMATIC DESIGN
DRAWINGSTHIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

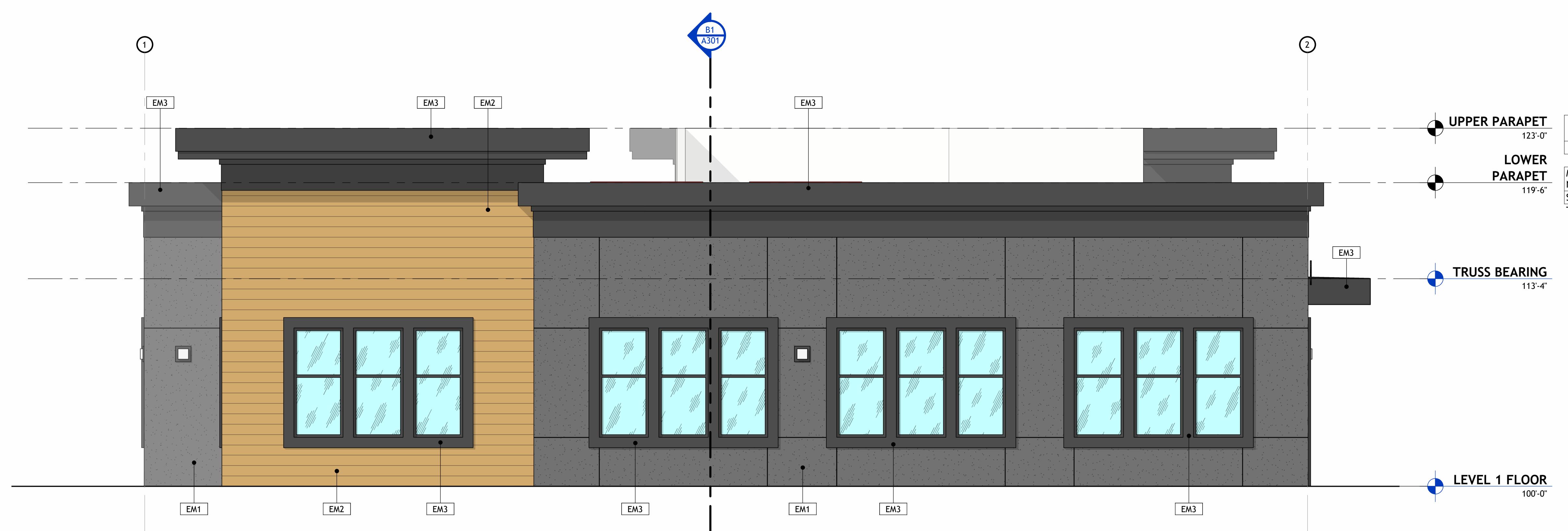
SHEET TITLE

EXTERIOR
ELEVATIONS

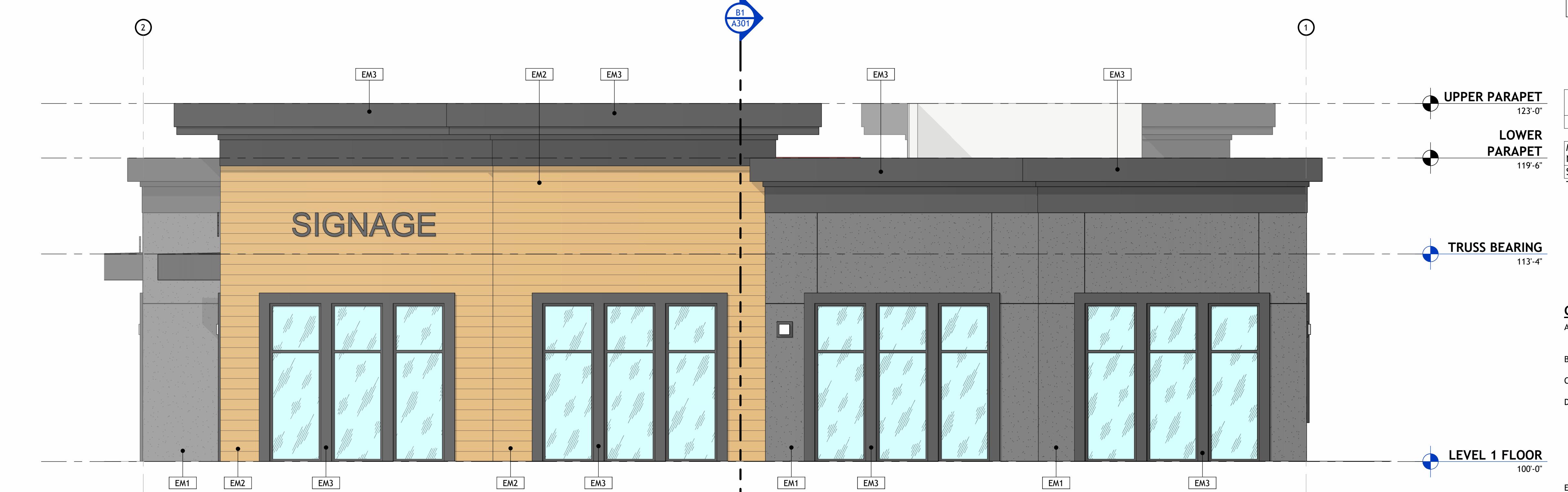
SHEET NUMBER

A202

A



B

B1
WEST ELEVATION
A202 | SCALE: 1/4" = 1'-0"

C

D1
EAST ELEVATION1
A202 | SCALE: 1/4" = 1'-0"

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
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- E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
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- I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.



B


B1 NORTHWEST CORNER
 A203 | SCALE:

B4 NORTHEAST CORNER
 A203 | SCALE:


D


D1 SOUTHEAST CORNER
 A203 | SCALE:

D4 SOUTHWEST CORNER
 A203 | SCALE:

**SARATOGA SPRINGS
OFFICE BUILDING**

PROJECT TITLE AND ADDRESS

2093 NORTH HILLCREST RD
SARATOGA SPRINGS, UTAH 84045

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

 DATE: 01 OCTOBER 2024
 PROJECT #: 24-094
 DRAWN BY: CORE
 PM / PA: CORE
DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGSTHIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR
PERSPECTIVES

SHEET NUMBER

A203



MINUTES – Planning Commission

Thursday, September 25, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Vice Chair Doug Willden.

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

Present:

10 Commission Members: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
Staff: Sarah Carroll, Planning Director; Austin Roy, Senior Planner, Kendal Black, Planner II, Sam Stout,
Planner II, Conrad Hafen, Attorney; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.
Others: Forrest Gaskill, Emma Wilson.

Excused: Rachel Sprosty Burns, Scott A. Hill.

15 3. **Public Input** - Public input was opened by Vice Chair Doug Willden. Receiving no public comment, the Public Input was closed by the Vice Chair.

BUSINESS ITEMS

20 1. **Saratoga Crossroads Lot 1B Dave's Hot Chicken Major Site Plan Amendment, located at 119 E. Crossroads Blvd. Polo Padilla as applicant.**

25 Planner II Kendal Black presented the item. This is a request for a Major Site Plan Amendment in 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.

30 Commissioner Mann received clarification that the signage had been listed as “shall comply” because they were going to be required to do a separate sign permit.

35 Commissioner Willden asked if this had been excluded from the gateway overlay, and if there were any concerns with any of the redlines.

Planner II Kendal Black clarified that it was not in the gateway overlay, and met code; it needed to be brought before both the Planning Commission and City Council because it was a Major Site Plan Amendment with a change in elevations.

40 **Motion made by Commissioner Mangum 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. Seconded by Commissioner Carn.**

Yes: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, Scott A. Hill.

Motion passed 5 - 0.

50 2. **Jacob Ranch Market Place Preliminary Plat, located at 1930 S. Redwood Road. Bill Gaskill as applicant.**

55 Senior Planner Austin Roy presented the item. 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.

60 55 Commissioner Carn received clarification that one of the retaining walls would be adjacent to lot 8. He noted the entrance near lot 8 was near a traffic signal, and was concerned it could get backed up or block traffic with people making left turns into and out of that entrance point. He wondered if left turns may eventually be prevented by a median like had been done in other areas of the City. He asked if UDOT would get involved, and who would bear the expense of a median.

65 Engineer Ken Knight explained that Redwood Road was under UDOT jurisdiction, and it was possible they could add a median preventing left turns at some point, but the traffic study that had been done did not mention a median at this time. He noted there was a plan for a traffic signal in Phase 2.

70 65 Planning Director Sarah Carroll further explained that UDOT had spacing and access requirements. She said there was a permit required to add access, and UDOT would evaluate it.

75 70 Commissioner Willden asked what lot 2 was in Phase 1 and if that lot was just parking.

80 75 Forrest Gaskill of SLC was in attendance on behalf of applicant Bill Gaskill. He said the lot 2 area in phase 1 was planned to be professional office space, and the other lots had conceptual plans for retail uses.

Motion made by Commissioner Carn 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. Seconded by Commissioner Miles.

Yes: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, Scott A. Hill.

Motion passed 5 - 0.

85 80 3. **Jacob Ranch Plat T Preliminary Plat, located at approximately Appaloosa Drive. Jared Stoddard as applicant.**

90 85 Planner II Sam Stout presented the item. 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.

95 90 Planner II Sam Stout explained to Commissioners that the development was given a certain amount of open space points. He said they'd sacrificed more open space with Plat S so they could use that as a credit with upcoming plats. He referenced the Open Space Evaluation slide, and said this showed the credits they had left.

Motion made by Commissioner Miles 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. Seconded by Commissioner Mann.

Yes: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, Scott A. Hill.

Motion passed 5 - 0.

100 95 4. **Approval of Minutes: September 11, 2025.**

Motion made by Commissioner Carn to approve the minutes of September 11, 2025. Seconded by Commissioner Miles.

105 Yes: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
 No: None.
 Absent: Rachel Sprosty Burns, Scott A. Hill.
 Motion passed 5 - 0.

110 REPORTS

1. **Commission Comments.** No comments given.
2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She verified there would be a quorum in attendance for the October 9th Planning Commission meeting.

CLOSED SESSION

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

120 Possible motion to enter into closed session - No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 6:25 p.m. by Vice Chair Doug Willden.

125 _____ Date of Approval _____ Planning Commission Chair _____

130 Deputy City Recorder

Planning Commission Chair

130

 Deputy City Recorder



Rezone and General Plan Amendment

Stout Development

October 9, 2025

PUBLIC HEARING

Applicant:	Megan Spencer-Webb
Owner:	Kristopher Sorensen, Sara Merrell, and Aaron and Mary Evans
Location:	191 N 1000 W
Project Acreage:	28.44 Acres
Residential Units/Lots:	74 Lots
Current Use:	Rural Residential
Land Use Designation:	Rural Residential
Requested Land Use:	Low Density Residential
Parcel Zoning:	RA-5
Requested Zoning:	R1-10
Adjacent Zoning:	RA-5, CC, R1-10, PC
Adjacent Uses:	Rural Residential, Community Commercial, Low Density Res.
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

Applicant is seeking to rezone the property from the RA-5 zone to the R1-10 zone, and amend the General Plan Land Use Map designation from Rural Residential to Low Density Residential. The property consists of 28.44 acres and is located at 191 N 1000 W. The applicant has prepared two alternative concept plans each showing 74 single family lots, with lots ranging from 10,000 sq. ft. to 17,189 sq. ft. The average lot size is 10,897 sq. ft. All proposed open space is private and developed, with 2.84 acres of open space being required and 3.3 acres being provided.

Recommendation:

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

B. **Background:** The proposed Stout Development consists of one parcel (58:034:0478) and 4 recorded lots (West Lake Estates Plat C). All properties are currently designated as agricultural.

C. Process: Rezone and General Plan Amendment

Code Section 19.13.04 outlines the process for a Rezone and General Plan Amendments. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request.

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

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.

Complies. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council. The application was received on August 25, 2025 and upon completion of review, October 9, 2025 was the soonest available Planning Commission meeting.

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.

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

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.

Complies. Please see Section D of this report.

Concept Plan

Section 19.17.02 states “Petitions for changes to the City’s Zoning Map for all land use zones may be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code.”

Per Chapter 19.13 of the Land Development Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The review shall be for comment only and is non-binding.

A concept plan has been submitted with the request for a rezone and General Plan Amendment and is included with this staff report. The concept plan is meant to help understand the intent of the applicant’s request and their future development plans. The attached concept plan review is non-binding and does not address all concerns or requirements of the Land Development Code. The items marked “can comply” or “does not comply” shall be incorporated into the preliminary plat application.

D. Community Review:

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

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

E. General Plan: The Land Use Map of the General Plan designates this property as Rural Residential, which is described as "areas designated large-lot single family homes". The general plan specifies that Rural Residential consists of 8% of the area within the Annexation Policy Boundary. There are additional pending applications that are requesting to reduce the rural residential designation.

Current Land Use

Table 3.1: Current Land Use

Land Use	Percentage
Agricultural	0%
Community Commercial	1%
Developed Open Space	2%
General Industrial	1%
High-Density Residential	1%
Institutional	2%
Light Industrial	1%
Low-Density Residential	30%
Medium Density Residential	4%
Natural Open Space	15%
Neighborhood Commercial	1%
Office	2%
Office Wearhouse	1%
Planned Community Mixed Use	13%
Regional Commercial	3%
Rural Residential	8%
Mixed Waterfront	3%
Planned Community Residential	13%

Staff conclusion: Inconsistent. The applicant is proposing a land use which is different from the General Plan. A General Plan amendment will be required if the proposed rezone is approved.

F. Code Criteria:

Land Use

The requested rezone would change the land use regulations for the subject property as follows:

- Lot Minimum Size From: 5 acres To: 10,000 sf
- Interior Side Setback From: 12' To: 8'/20'
- Maximum Height From: 35' To: 35'
- Minimum Dwelling Size From: 1,000 sf To: 1,000 sf

A comparison of the uses allowed in the RA-5 and R1-10 zone is included below:

	A	RA-5	RR	R1-40	R1-20	R1-10	R1-9	R2-8	R3-6	MF-10	MF-14	MF-18	MR ²
Agriculture	P	P	P										
Animal Hospital, Large/Large Veterinary Office	P	P											
Apiary (see §§ 19.05.08)	P	P	P	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast	P	P	P	P	P								
Cannabis Production Establishments as defined by Utah Code	P												
Chickens (see §§ 19.05.05 and 19.05.06)	P	P	P	P	P	P	P	P					
Church Dwelling, Accessory Unit ³	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Internal Accessory Unit ³	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Mobile Home													

Dwelling, Multi-Family										P	P	P	P
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Three-Family									P	P	P	P	P
Dwelling, Townhouse or Townhome									P	P	P	P	P
Dwelling, Two-Family								P	P	P	P	P	P
Equestrian Center	P	P											
Farm Animals (see Section 19.05.05)	P	P	P										
Farmer's Market	P	P	P										
Home Occupations	<u>See §19.08</u>												
Kennel, Private	P ³	P ³	P ³										
Livestock Auction Yard	P												
Plant and Tree Nursery	P	P	P										
Production of Fruit and Crops	P	P	P	P	P	P	P	P	P	P	P	P	P
Public and private utility building or facility	P ³												
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Parks, playgrounds, recreation areas, or other park improvements ¹	P	P	P	P	P	P	P	P	P	P	P	P	P
Refueling Station, Private	P												
Rental, Long Term	P	P	P	P	P	P	P	P	P	P	P	P	P
Rental, Short Term													

Residential Facilities for Elderly Persons	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facilities for	P	P	P	P	P	P	P	P	P	P	P	P	P

Persons with a Disability													
Riding Arena (Commercial)	P	P											
Riding Arena (Private)	P	P	P										
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Private and Quasi-Public	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P
Stables	P	P	P										
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P

Zoning

The property is currently zoned RA-5. The applicant wants to rezone it to R1-10. The proposed rezone would split the RA-5 zone from one contiguous area and leave three remaining separate and disconnected areas of RA-5 zoning in the area.

Concept Plan

A concept plan has been submitted with the request for a rezone and General Plan Amendment and is included with this staff report. There are two concept plans, each with an alternative option for the trail configuration and connection to the west. The concept plan is meant to help understand the intent of the applicant's request and their future development plans. The attached concept plan review is non-binding and does not address all concerns or requirements of the Land Development Code. The items marked "shall comply" or "does not comply" shall be incorporated into the preliminary plat application. It is common for the concept plan review to have a significant amount of redlines as this is a non-binding informal review and staff typically completes one review, rather than multiple reviews at this stage of the process.

Rezone and General Plan Amendment

A zoning map amendment (rezone) and General Plan Amendment are legislative decisions. The City Council has significant discretion when considering these changes. The criteria for a rezone and general plan amendment are outlined below and act as guidance in the decision making. Note that the criteria are non-binding.

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation "I move that the Planning Commission forward a recommendation for approval of the requested **Rezone and General Plan Amendment for Stout Development**

located at approximately 191 N 1000 W **Error! Reference source not found.**, with the Findings and Conditions in the Staff Report."

Findings

1. The City Council may choose to amend the Land Use Map of the General Plan. If the Council determines an amendment is in the best interest of the City, then proposed land use will be in alignment with the goals of the City.
2. The application complies with the criteria in section F 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, Engineering staff report, and the Planning Review Checklist shall be incorporated into future submittals.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the requested **Rezone and General Plan Amendment** for Stout Development, located at 191 N 1000 W, with the Findings below:

1. The application is not consistent with the General Plan which designates the property for Rural Residential.
2. The rezone request is not consistent with the General Plan land use designation of Rural Residential.
3. The City wishes to preserve areas for Rural Residential development and changing the land use and zoning for the subject property further reduces the Rural Residential designations within the City. The proposed rezone would split the RA-5 zone from one contiguous area and leave three remaining separate and disconnected areas of RA-5 zoning.
4. The proposed concept leaves three large parcels with homes on them that are significantly larger than 10,000 square feet, thus creating a subdivision which is inconsistent and which properties are incompatible with one another.
5. The proposed rezone would reduce the type of housing options and property types in the City, thus reducing an already limited supply of RA-5 properties.

Option 3 – Continuance

“I move to **continue the Rezone and General Plan Amendment for Stout Development** 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. _____

H. Exhibits:

1. City Engineer's Report
2. Zoning Map
3. Land Use Map
4. Application Review Checklist
5. Concept Plan A
6. Concept Plan B

Exhibit 1

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Stout Development – Concept Plan
Date: October 9, 2025
Type of Item: Concept Plan Review



SARATOGA
SPRINGS

Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Megan Spencer-Webb – Focus Engineering
Request: Concept Plan
Location: 191 N 1000 W
Acreage: 28.44 acres - 74 lot

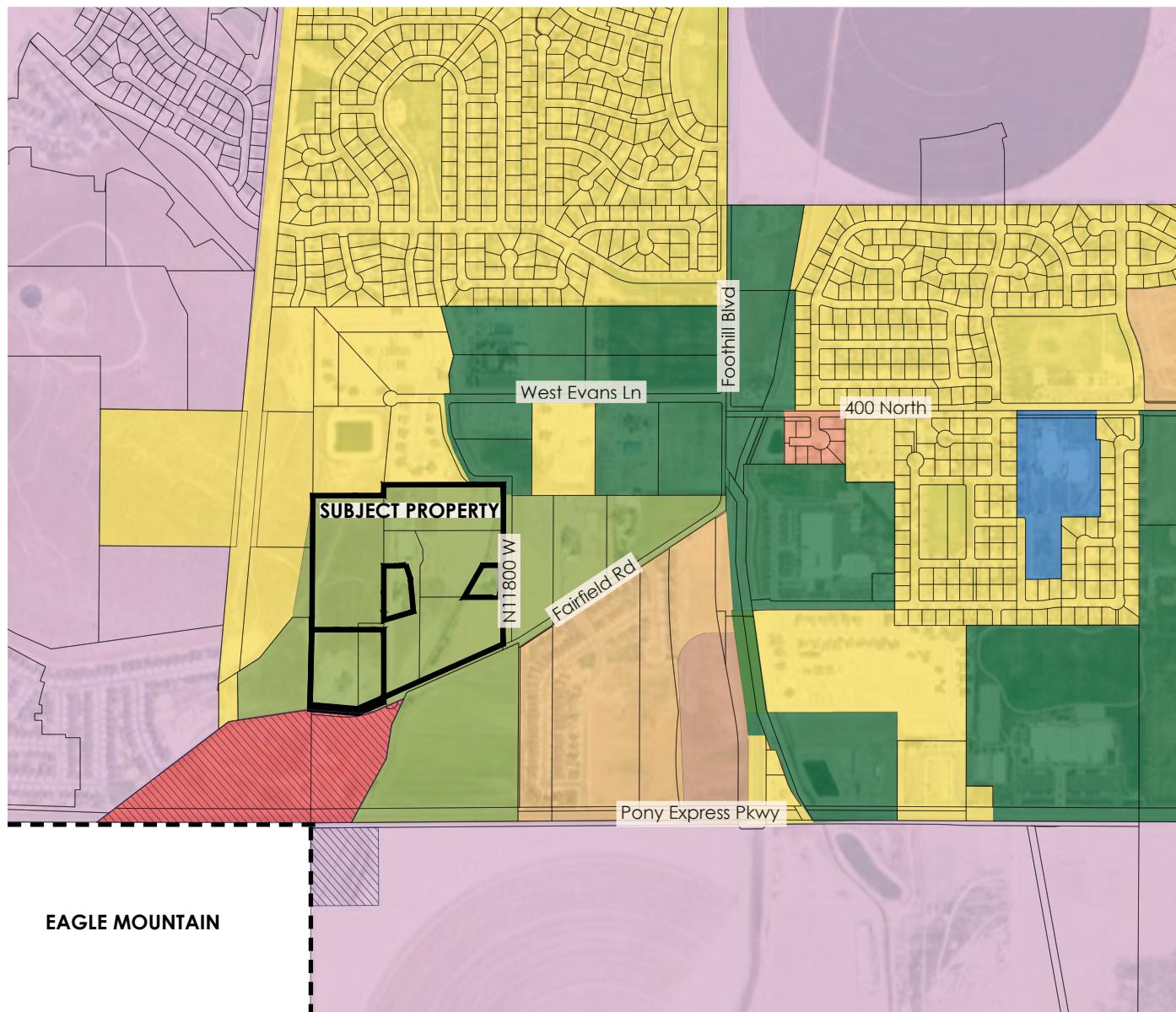
C. Recommendation: Staff recommends the applicant address and incorporate the following items into the development of their project and construction drawings.

1. 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 review 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 while mitigating negative impacts to the existing system. 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.
2. These are concept-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 concept 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. The developer is required to adhere to the horizontal and vertical sewer separations standards established by the State of Utah.
4. Developer shall be responsible for installing any offsite infrastructure required to service the property and improving adjacent public roadways in accordance with the Transportation Masterplan and the Engineering Standards and Specifications.
5. Developer shall be responsible for constructing the collector road on 1000 West adjacent to the development following the Transportation Masterplan and the Engineering Standards and Specifications.
6. Developer shall be responsible for installing a 16-inch pressure irrigation pipe in

1000 West adjacent to the development following the Pressure Irrigation Masterplan and the Engineering Standards and Specifications.

7. Developer shall be responsible for constructing the storm drain system improvements in Fairfield Road and adjacent to the development following the storm drain masterplan and the Engineering Standards and Specifications.
8. Developer shall be required to install and improve the trail improvements along the Canal trail and to the development to the west following the trails master plan.
9. Developer shall also be responsible for installing landscaping.
10. Developer shall pipe the canal through the entirety of the project and construct the canal trail in accordance with the City's Parks, Recreation, Trails, and Open Space Master Plan and the Engineering Standards and Specifications with the project and shall connect to the existing trail south of the developer's property boundary.

Zoning Map



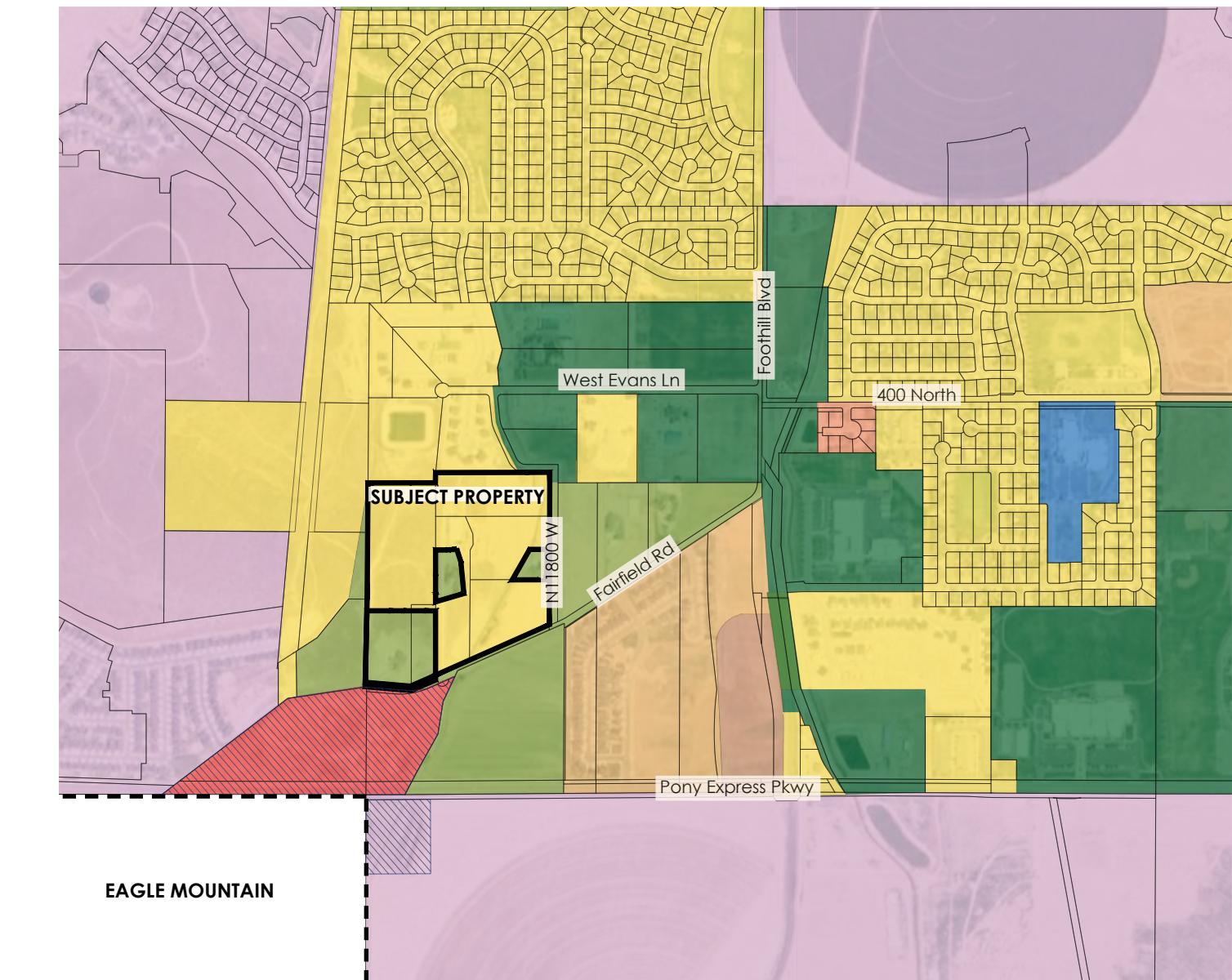
EXISTING ZONING

RA-5

- PROJECT BOUNDARY
- PARCEL BOUNDARIES
- RA-5
- PLANNED COMMUNITY

LEGEND

■	R1-10
■	R3-6
■	MF-18
■	COMMUNITY COMMERCIAL

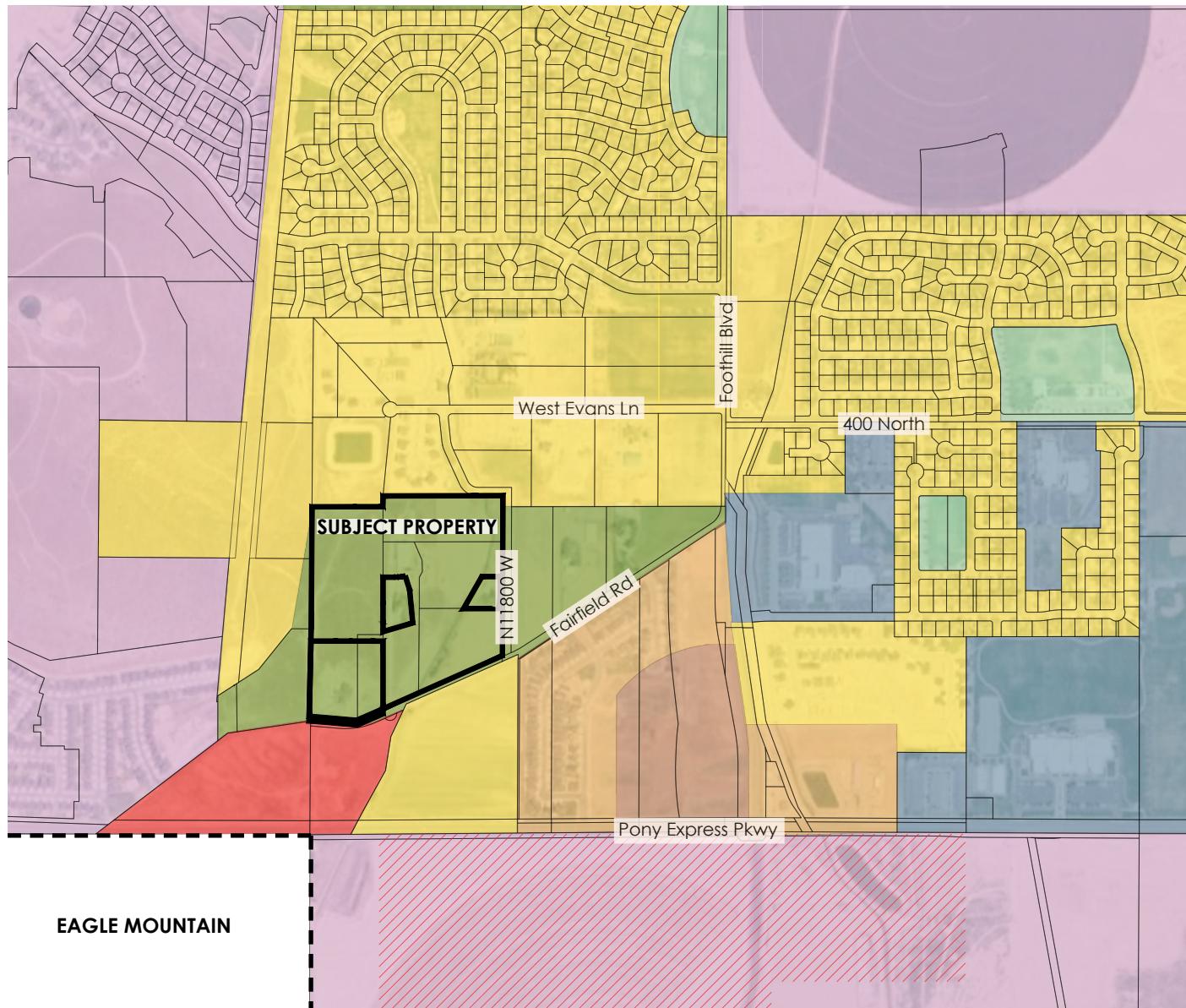


PROPOSED ZONING

R1-10

■	GATEWAY OVERLAY
■	INSTITUTIONAL/CIVIC
■	AGRICULTURAL
■	R1-9

Land Use Map



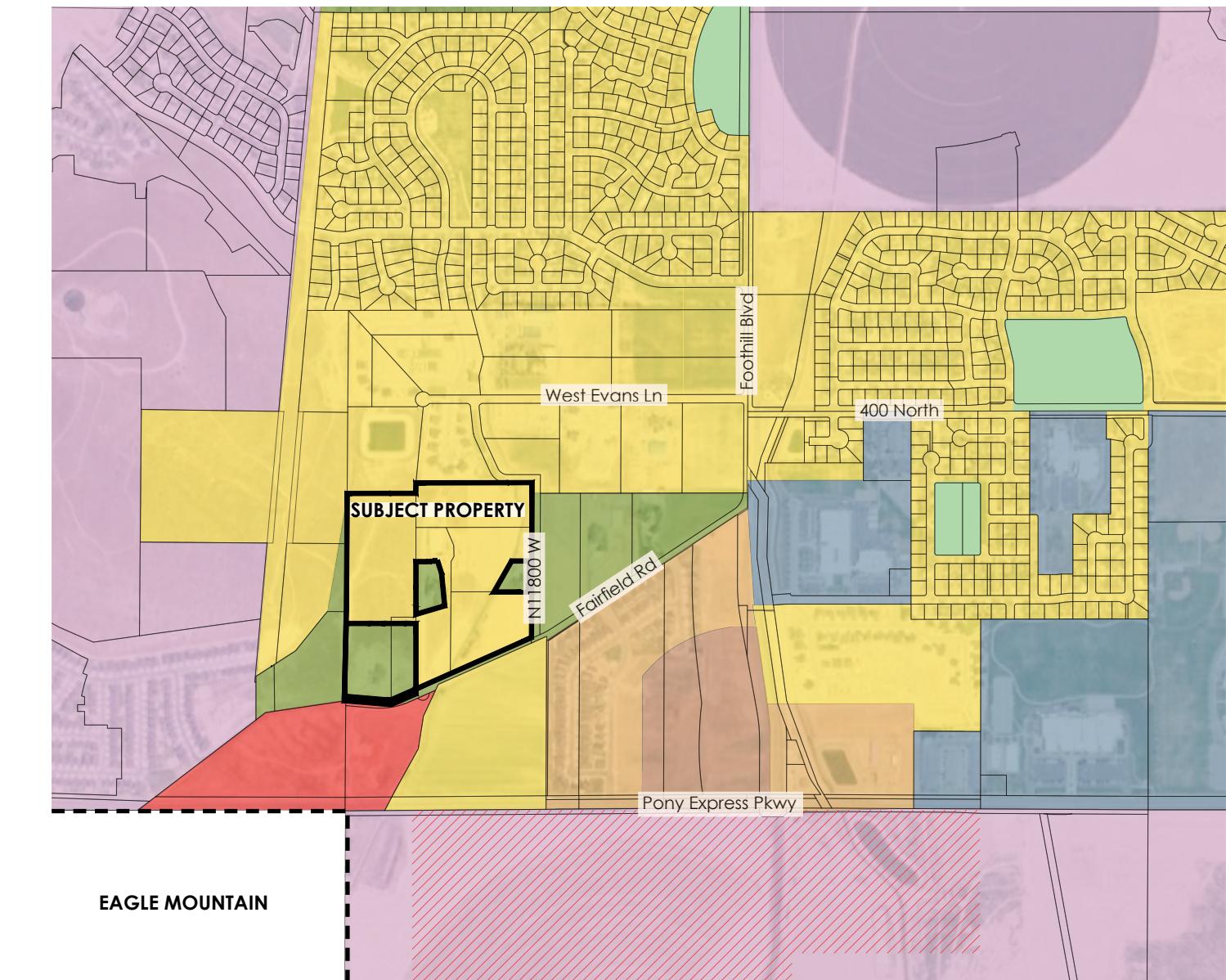
EXISTING LAND USE

RURAL RESIDENTIAL

- PROJECT BOUNDARY
- PARCEL BOUNDARIES
- RURAL RESIDENTIAL
- PLANNED COMMUNITY

LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL



PROPOSED LAND USE

LOW DENSITY RESIDENTIAL

- MIXED USE COMMERCIAL OVERLAY
- INSTITUTIONAL
- DEVELOPED OPEN SPACE

**APPLICATION REVIEW CHECKLIST****Application Information****REZONE/GENERAL PLAN AMENDMENT/CONCEPT PLAN
STOUT DEVELOPMENT**

Applicant: Megan Spencer-Webb
Owner: Kristopher Sorensen, Gary and Sara Merrell, and Aaron and Mary Evans
Location: 191 N 1000 W
Project Acreage: 28.44 Acres
Residential Units/Lots: 74 Lots
Current Use: Rural Residential
Land Use Designation: Rural Residential
Requested Land Use: Low Density Residential
Parcel Zoning: RA-5
Requested Zoning: R1-10
Adjacent Zoning: RA-5, CC, R1-10, PC
Adjacent Uses: Rural Residential, Community Commercial, Low Density Residential
Past Action and Date: Not Applicable [Click or tap to enter a date.](#)
Type of Action: Legislative
Land Use Authority: City Council
Planner: Austin Roy, Senior Planner
Wildland Urban Interface: Yes
In Hillside Areas: Yes

Date Received:
1st **submittal:** June 26, 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:** July 17, 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:
55:792:0001/5.25AC
55:792:0002/5.25 AC
55:792:0003/5.25 AC
55:792:0004/5.47 AC
58:034:0478/14.70 AC

- Application Complete (Date of Payment): June 26, 2025
- Rezone Required: Yes
- General Plan Amendment required: Yes

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments:

- Higher density than outlined in the General Plan.

Code Review

- 19.04, Land Use Zones
 - Zone: R1-10
 - General Plan 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	2.48 units/acre
Lot Size, Residential (Minimum)	10,000 sq. ft.	Complies	>10,000 sq. ft.
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	N/A	
Footprint Development	N/A		
Building Separation - Footprint (Minimum)	N/A		
Project Size - Footprint (Minimum)	N/A		
Lot Coverage (Maximum)	50%	Can Comply	TBD at building permit
Structure Height (Minimum)	35'	Can Comply	TBD at building permit
Dwelling Size (Minimum)	1,000 sq. ft.	Can Comply	TBD at building permit
Lot Width (Minimum)	70'	Complies	>70'
Lot Frontage*** (Minimum)	35'	Complies	>35'
Open Space Frontage (Minimum)	35'	Complies	>35'
Front Setback* (Minimum)	25', 20' for enclosed entry or porch	Can Comply	Update on preliminary submittal.
Street Side Setback (Minimum)	20'	Complies	Show on concept.
Interior Side Setback, Residential(Minimum)	8'/20'(min/combined)	Complies	Show on concept.

Interior Side Setback, Non-Residential(Minimum)	25'	N/A	
Rear* Setback, Residential(Minimum)	25'	Complies	<i>Show on concept.</i>
Rear Setback, Non-Residential(Minimum)	25'	N/A	

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

19.05 Supplemental Regulations		
Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	N/A.	
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Utility concept provided.</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	<i>1000 W collector included in plan.</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>ROW shown.</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details	N/A.	
Automobile refueling stations and car wash operations.	N/A.	
Automobile Repair, Minor:	N/A.	
Car Wash (full service).	N/A.	
Hotels.	N/A.	
Kennel, Private.	N/A.	

Storage, Self-Storage, or Mini-Storage Units.	N/A.	
Vehicle Storage.	N/A.	
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	
Bars.	N/A.	

19.10 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.	<i>Submitted.</i>
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>See concept.</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>Submitted.</i>

Hillside Development Guidelines

Regulation	Compliance	Findings
General Guidelines: A written statement addressing the following guidelines shall be submitted with the grading plan: <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>See grading and drainage plan.</i>
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.	N/A.	
Limits on grading: Grading shall comply with the following standards, in addition to the standards within other applicable Chapters: <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. 	Shall Comply.	<i>Submit with Preliminary Plat.</i>

<p>f. The maximum slope of driveways shall not exceed 15 percent and shall minimize disturbance to natural terrain.</p> <p>g. Terracing shall be used to facilitate the completion of balanced cut and fill slopes as well as to reduce overall impacts to slopes.</p>		
<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> <p>a. 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-made slopes, provided that the retaining wall complies with the provisions of this chapter.</p>	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<p>Limits on man-made slopes:</p> <p>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>	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<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> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>e. The parabolic slip plane mode of failure of the retaining wall system shall be used to determine height and wall separation.</p>	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<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> <p>a. The general location and magnitude of cuts and fills shall be identified with each site plan.</p> <p>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.</p> <p>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.</p>	Shall Comply.	<i>TBD at building permit.</i>

<ul style="list-style-type: none"> 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>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 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. 	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<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. 	Shall Comply.	<i>Submit with Preliminary Plat.</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; 	N/A.	

<p>2. A minimum dimension of 30 feet in any direction;</p> <p>3. No greater than 30 percent in slope; and</p> <p>4. Contained within the building setbacks of a proposed lot.</p> <p>ii. Slopes greater than 30 percent shall be recorded on the plat or site plan with the prohibition on their disturbance.</p> <p>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.</p> <p>iv. Access and driveways shall be included within the limits of disturbance for a lot.</p> <p>v. No grading related to the construction of the structure shall occur outside the limits of disturbance.</p> <p>b. The buildable area and limits of disturbance must be recorded on the plat along with an easily identified location for clear access.</p>		
<p>Streets and hard surface trail access and driveways:</p> <p>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:</p> <p>i. No alternate location for access is feasible or available.</p> <p>ii. No individual segment or increment of the street or trail crossing these slopes exceeds 1500 feet in length.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>d. Emergency vehicle access shall be provided to all developments that are located adjacent to such canyons, drainages, or washes.</p> <p>e. When open space, common area, or undeveloped land is behind lots, access between homes is required every 1000 feet for emergency access.</p> <p>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.</p> <p>g. Driveways longer than 150 feet shall require a fire truck turn around.</p> <p>h. Access via streets and driveways require approval by the Fire Chief and shall comply with the Fire Code.</p>	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<p>Drainage corridor and flood zone protection:</p> <p>a. Filling and dredging. Filling or dredging of natural drainage channels as identified for protection by the City shall meet engineering standards.</p>	N/A.	

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.		
Responsibility for construction and maintenance of improvements: The developer shall be fully responsible for making all improvements in accordance with accepted plans.	Complies.	

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Base: All lighting poles shall have a 16" decorative base.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Angle: Shall be directed downward.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Lamp: Bulbs may not exceed 4000k.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Shall Comply.	<i>Submit with Preliminary Plat.</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.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Shall Comply.	<i>Submit with Preliminary Plat.</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.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Residential Lighting		
Floodlights: Floodlights are prohibited.	Shall Comply.	<i>Submit with Preliminary Plat.</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.	Shall Comply.	<i>Submit with Preliminary Plat.</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.	N/A.	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	N/A.	

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>Compatible with GP.</i>

Trails Master Plan: Shows required trails	Complies.	2 concepts provided with trails.
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.	Walkways provided on streets over 800' in length.
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.	>15'
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.	Connectivity shown.
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.	Shall Comply.	Submit with Preliminary Plat.
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.	N/A.	
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.	N/A.	
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.	Two access points shown.
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.	>500'
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.	

<p>1. Shared Driveways may be used for clustered single-family lots.</p> <ol style="list-style-type: none"> When there are more than two units sharing a driveway, the maximum length shall be 150 feet. 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> <ol style="list-style-type: none"> The maximum length shall be 150 feet. 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> <ol style="list-style-type: none"> Corner lots may have one driveway approach per street frontage. 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> <ol style="list-style-type: none"> 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. 	Shall Comply.	<i>TBD at building permit.</i>
<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. 	Shall Comply.	<i>TBD at building permit.</i>
<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>	Shall Comply.	<i>TBD at building permit.</i>

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>Lots appear to be developable.</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>Frontage shown.</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>ROW separated from lots.</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	<i>Right angles shown.</i>
Corner lots for residential use shall be 10% larger than the required minimum lot. Corner lots in the R1-10, R1-9, R2-8, R3-6, MR-10, MF-14, and MF-18 zones shall be ten percent larger than the minimum required of the zone.	Complies.	<i>Corner lots are larger.</i>
No lot shall be created that is divided by a municipal or county boundary line.	Complies.	<i>No municipal or County lines.</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>No remnants.</i>
Double access lots are not permitted with the exception of corner lots.	Complies.	<i>All lots comply.</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.	Complies.	<i>No arterial driveways proposed.</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.	Complies.	<i>Shown.</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: <ul style="list-style-type: none"> Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and 	Complies.	<i>Connectivity provided.</i>
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	Complies.	<i>Connected.</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>Trail connections shown.</i>
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	Complies.	<i>Stub to west shown.</i>
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	Complies.	<i>Connects to existing and future ROW.</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>ROW widths compatible.</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>Connections shown.</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>Connections shown.</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%.		

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.	N/A.	
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	Shall Comply.	<i>Submit with preliminary.</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.	Shall Comply.	<i>Submit with preliminary.</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.	Shall Comply.	<i>Submit with preliminary.</i>
The circulation plan shall include proposed connections to and across adjacent properties.	Shall Comply.	<i>Submit with preliminary.</i>

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>Not required.</i>
Notice/Land Use Authority.	<i>To be noticed at PC and CC.</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.	
Payment of Lieu of Open Space.	Amount of \$:
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

Concept Plan Application Requirements

Regulation	Compliance	Findings
A completed application and affidavit, form, and application fee.	Complies.	<i>Received.</i>
Plat/Parcel Map of the area available at the Utah County Surveyor's Office.	Complies.	<i>Received.</i>
Proposed changes to existing zone boundaries, if such will be needed	Complies.	<i>Received.</i>
Conceptual elevations and floor plans, if available	Complies.	<i>Received.</i>
Drawn to a scale of not more than 1" = 100'	Complies.	<i>Received.</i>

Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use	Complies.	Received.
Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known	Complies.	Received.
Locations and widths of existing and proposed streets and right-of-ways	Complies.	Received.
Road centerline date including bearing, distance, and curve radius	Complies.	Received.
Configuration of proposed lots with minimum and average lot sizes	Complies.	Received.
Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities	Complies.	Received.
Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space	Complies.	Received.
Total acreage of the entire tract proposed for subdivision	Complies.	Received.
General topography shown with 1' or 2' contours and slope arrows with labels	Complies.	Received.
North arrow, scale, and date of drawing	Complies.	Received.
Property boundary with dimensions	Complies.	Received.
Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage City of Saratoga Springs Municipal Code Land Development Code - Title 19.13 Page 10 parking spaces, number of proposed surface parking spaces, number of required and proposed ADA compliant parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre	Complies.	Received.
Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities	Complies.	Received.
Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project	Complies.	Received.
A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within two miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area	Complies.	Received.
Trails Master Plan: Shows required trails	Complies.	Trails shown.

19.19 Open Space

Minimum Required Open Space

Regulation	Compliance	Findings
Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	Complies.	2.84 acres of open space proposed.
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: <ol style="list-style-type: none"> Single family developments: 10% of overall development acreage 	Complies.	10% provided.

b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.		
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Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.

- i. Unimproved, not Sensitive Lands
- ii. Open space with no access

Complies.

Meets requirements.

Minimum Required Amenities

Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	Complies.	<i>185 required, 185 provided.</i>
Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.	Complies.	<i>See spreadsheet.</i>
No more than 25% of the points may be met by one specific item type in any one category.	Complies.	<i>See spreadsheet.</i>
All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.	N/A.	
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	Complies.	<i>Trails qualify for impact fee credits.</i>

Payment in Lieu of Open Space

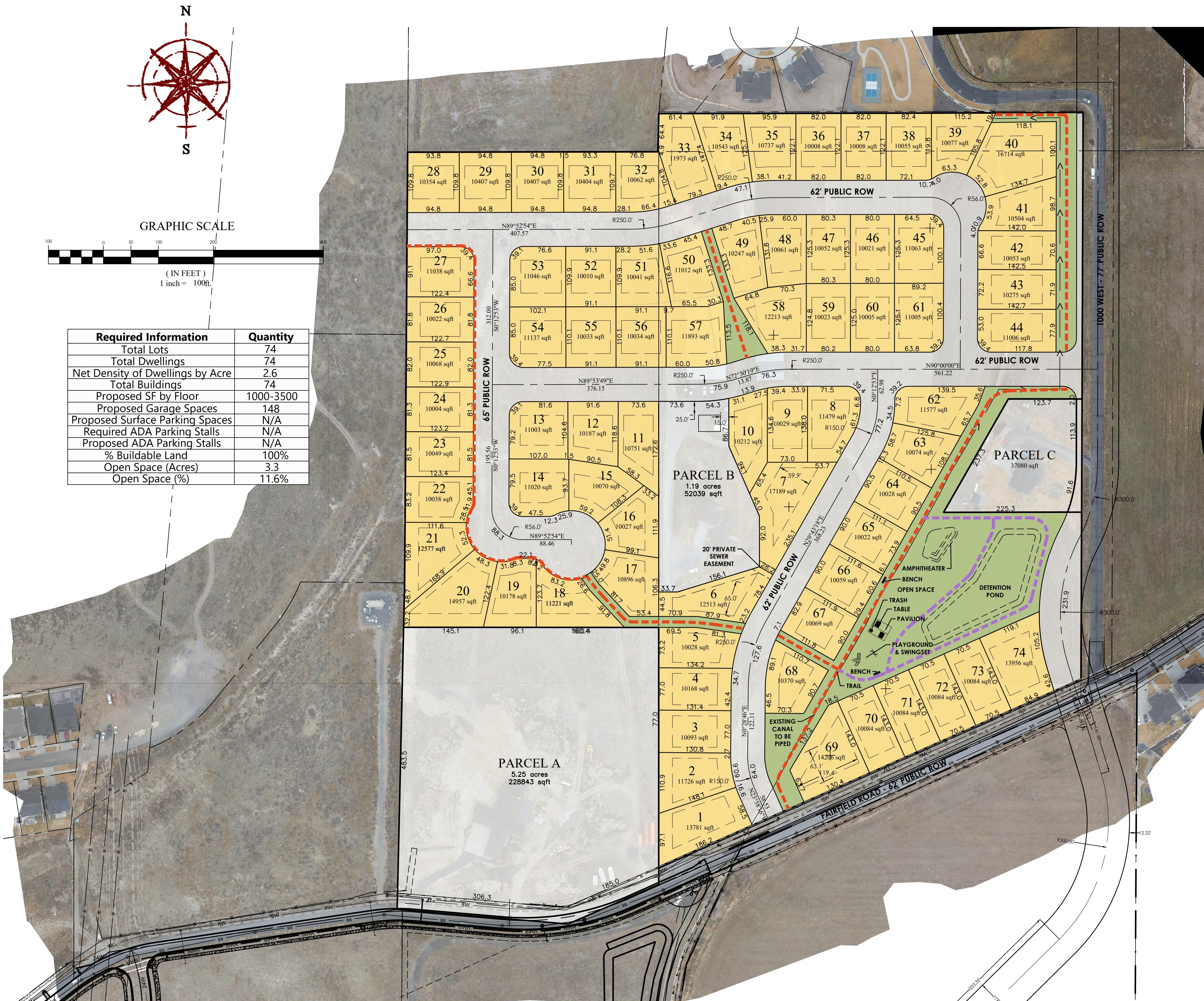
Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria:		
<ul style="list-style-type: none"> i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park. 	N/A.	

Total Cost:		
<ol style="list-style-type: none"> 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by \$2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities. 	N/A.	

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 5



SARATOGA SPRINGS - STOUT DEVELOPMENT GROUP concept layout

SARATOGA SPRINGS, UTAH COUNTY

8/22/2025

25-0063

CONCEPT TABULATIONS

TOTAL ACREAGE ±28.44 ACRES
CURRENT ZONING RA-5
PROPOSED ZONING R-1-10

LOT/UNIT COUNT 74
TOTAL DENSITY 2.6 UNITS/ACRE

MIN. LOT SIZE 10,003 SQ. FT.
AVG. LOT SIZE 10,896.9 SQ. FT.

ZONE & LOT REQUIREMENTS

PROPOSED ZONE R1-10
MAX. DENSITY 3 UNITS/ACRE
MIN. LOT SIZE 10,000 SQ. FT.
MIN. LOT WIDTH 70'
MIN. FRONTAGE 35'
FRONT YARD SETBACK 25'
REAR YARD SETBACK 25'
INTERIOR SIDE SETBACK 8' MIN/20' COMBINED
CORNER SIDE SETBACK 20'

OPEN SPACE

REQUIRED OPEN SPACE 2.84 ACRES (10%)
TOTAL PROPOSED O.S. 3.3 ACRES, 3.14 EQ. AC.
ALL OPEN SPACE TO BE PRIVATE AND DEVELOPED. DETENTION POND
MAY INCLUDE MORE NATURAL/NATIVE ELEMENTS. FURTHER
LANDSCAPE DETAILS TO BE PROVIDED AT PRELIMINARY PLAT.
MASTER-PLANNED TRAIL TO BE MAINTAINED BY THE CITY.

AMENITY POINTS

REQUIRED AMENITY POINTS 185
SEE SPREADSHEET FOR POINT CALCULATION.
TOTAL AMENITY POINTS 185

AMENITY LAYOUT SHOWN ON CONCEPT IS FOR
ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT TO BE
DETERMINED AT PRELIMINARY PLAT.

TRAIL LEGEND

— 8' HARD SURFACE TRAIL
- - - SOFT SURFACE TRAIL

8' TRAIL WITHIN 65' RIGHT-OF-WAY: MODIFIED 62' CITY STANDARD ROW

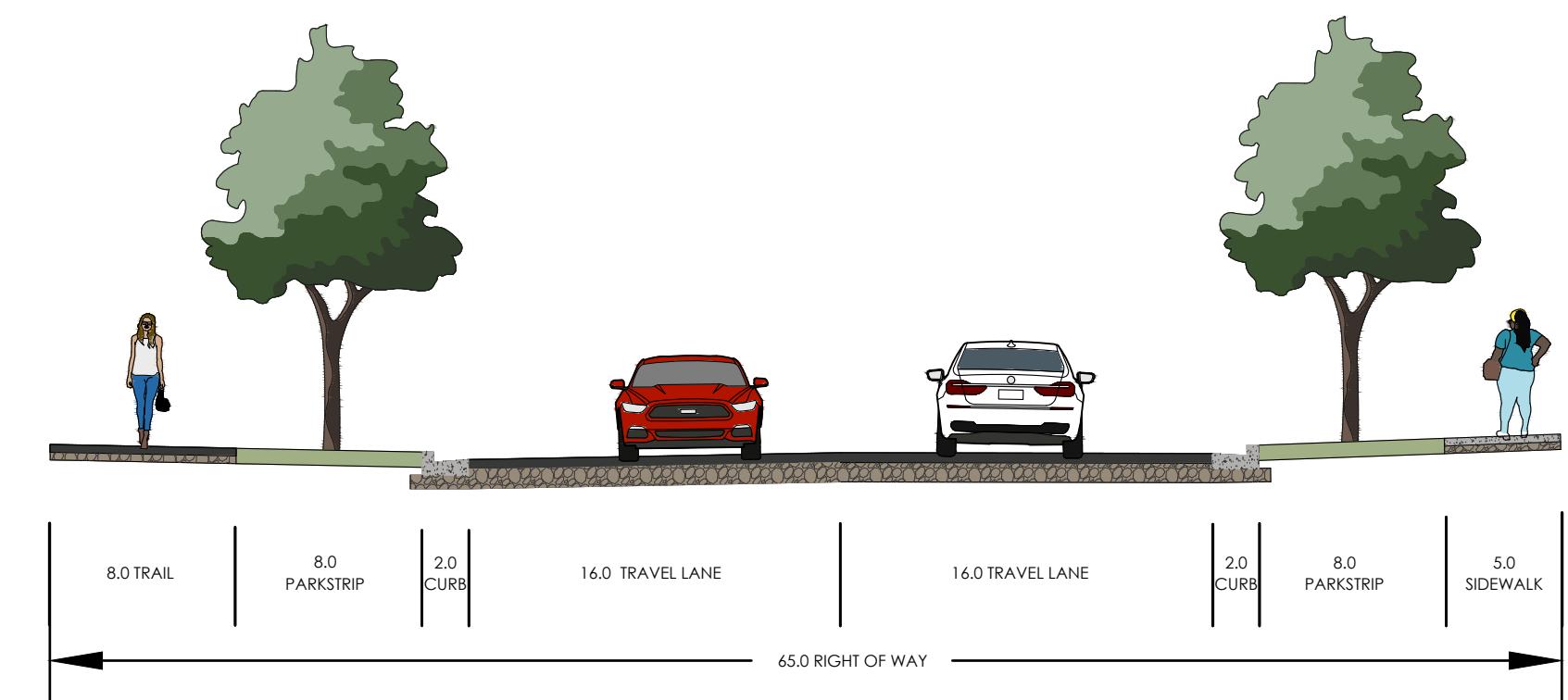
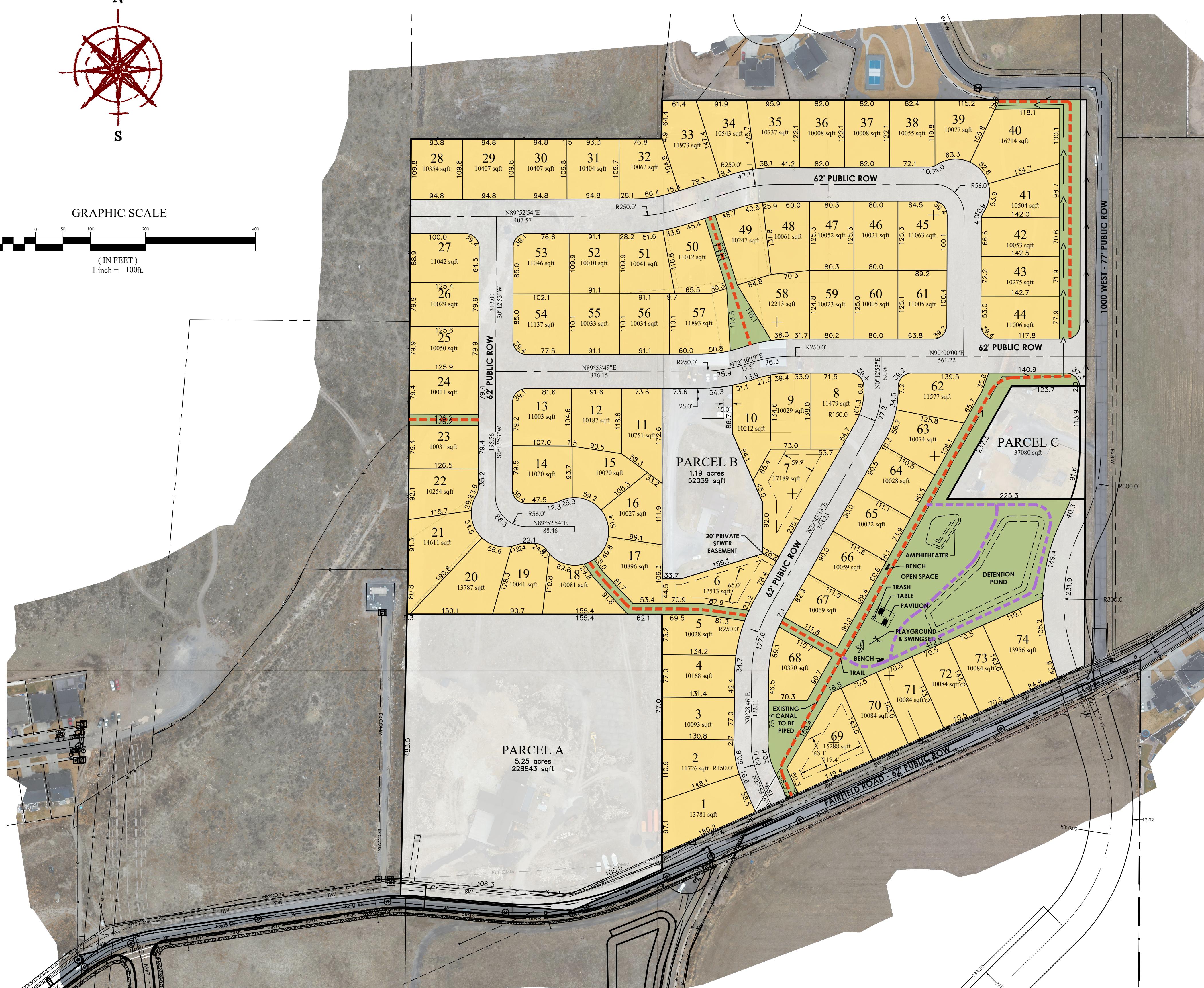
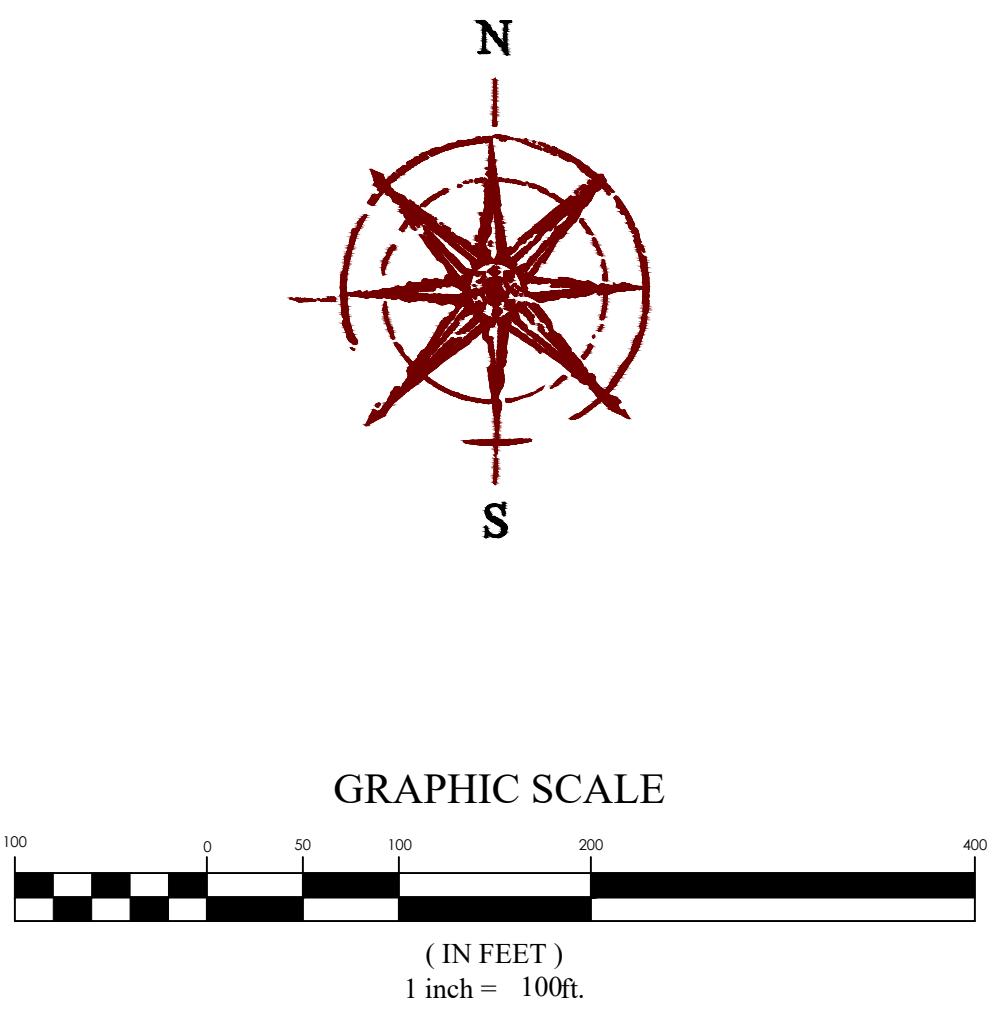


EXHIBIT 6



SARATOGA SPRINGS - STOUT DEVELOPMENT GROUP *concept layout*

SARATOGA SPRINGS, UTAH COUNTY

8/13/2025

25-0063

CONCEPT TABULATIONS

TOTAL ACREAGE	±28.44 ACRES
CURRENT ZONING	RA-5
PROPOSED ZONING	R-1-10

LOT/UNIT COUNT	74
TOTAL DENSITY	2.6 UNITS/ACRE

MIN. LOT SIZE	10,004 SQ. FT.
AVG. LOT SIZE	10,896.9 SQ. FT.

ZONE & LOT REQUIREMENTS

PROPOSED ZONE	R1-10
MAX. DENSITY	3 UNITS/ACRE
MIN. LOT SIZE	10,000 SQ. FT.
MIN. LOT WIDTH	70'
MIN. FRONTAGE	35'
FRONT YARD SETBACK	25'
REAR YARD SETBACK	25'
INTERIOR SIDE SETBACK	8' MIN/20'COMBINED
CORNER SIDE SETBACK	20'

OPEN SPACE

REQUIRED OPEN SPACE 2.84 ACRES (10%)
TOTAL PROPOSED O.S. **3.3 ACRES, 3.14 EQ. AC.**
ALL OPEN SPACE TO BE PRIVATE AND DEVELOPED. DETENTION POND
MAY INCLUDE MORE NATURAL/NATIVE ELEMENTS. FURTHER
LANDSCAPE DETAILS TO BE PROVIDED AT SITE PLAN SUBMITTAL.
MASTER-PLANNED TRAIL TO BE MAINTAINED BY THE CITY.

AMENITY POINTS

REQUIRED AMENITY POINTS	185
SEE SPREADSHEET FOR POINT CALCULATION.	
TOTAL AMENITY POINTS	185

Required Information	Quantity
Total Lots	74
Total Dwellings	74
Net Density of Dwellings by Acre	2.6
Total Buildings	74
Proposed SF by Floor	1000-3500
Proposed Garage Spaces	148
Proposed Surface Parking Spaces	N/A
Required ADA Parking Stalls	N/A
Proposed ADA Parking Stalls	N/A
% Buildable Land	100%
Open Space (Acres)	3.3
Open Space (%)	11.6%

TRAIL LEGEND

- HARD SURFACE, CITY MASTER-PLANNED TRAIL
- SOFT SURFACE TRAIL