# AGENDA – City Council Meeting

**Amended**

Mayor Jim Miller
Mayor Pro Tempore Audrey Barton
Council Member Christopher Carn
Council Member Michael McOmber
Council Member Lance Wadman
Council Member Stephen Willden

**CITY OF SARATOGA SPRINGS**
**Tuesday, October 7, 2025 @ 6:00 pm**
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

**POLICY MEETING**

## CALL TO ORDER

1. Roll Call.
2. Moment of Reflection.
3. Pledge of Allegiance.
4. Introduction of Youth Council and Oath of Office. Invitation for youth officers to join Council on the dais.
5. 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.*

## REPORTS

1. Mayor.
2. City Council.
3. Administration.
4. Department Reports: Library, Recreation, Public Relations/Community Outreach.
5. Other: Transit Fresh Look Study presentation from MAG.
6. Other: UDOT Mountain View Corridor South project from Avenue Consultants.

## CONSENT ITEMS

*The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.*

1. Approval of Minutes: September 16, 2025.

## PUBLIC HEARINGS

*The Council will accept public comment and may approve the following items:*

1. North Lake Meadows II Annexation, 7.33 acres more or less, located approximately Pony Express Parkway and 1650 East (1700 West) Street. Keaton Morton as applicant. Ordinance 25-65 (10-07-25).

## BUSINESS ITEMS

*The Council will discuss (without public comment) and may approve the following items:*

1. Major Site Plan Amendment for Thrive Drive Daycare, located at 182 E Thrive Drive, Logan Johnson as applicant.
2. Major Site Plan Amendment for Saratoga Crossroads Lot 1B – Dave's Hot Chicken, located 119 E. Crossroads Blvd. Polo Padilla as applicant.
3. Preliminary Plat for Jacob Ranch Marketplace, located 1930 S. Redwood Road, Bill Gaskill as applicant.

4. Saratoga Pressurized Irrigation Well 5, Change Order #3 – Rocky Mountain Power Conduits. Resolution R25-50 (10-07-25).
5. Bid award approval for North Marina Phase 2, Jetty and Parking lot. Resolution R25-51 (10-07-25).
6. Resolution designating Saratoga Springs Fire & Rescue as the City's EMS service provider and supporting the re-licensure of its ambulance licenses. Resolution R25-52 (10-07-25).

**WORK SESSION**

1. Public Infrastructure District Policy Discussion.

**CLOSED MEETING**

*Possible motion to enter into closed meeting 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 Council 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 Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc. so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

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.



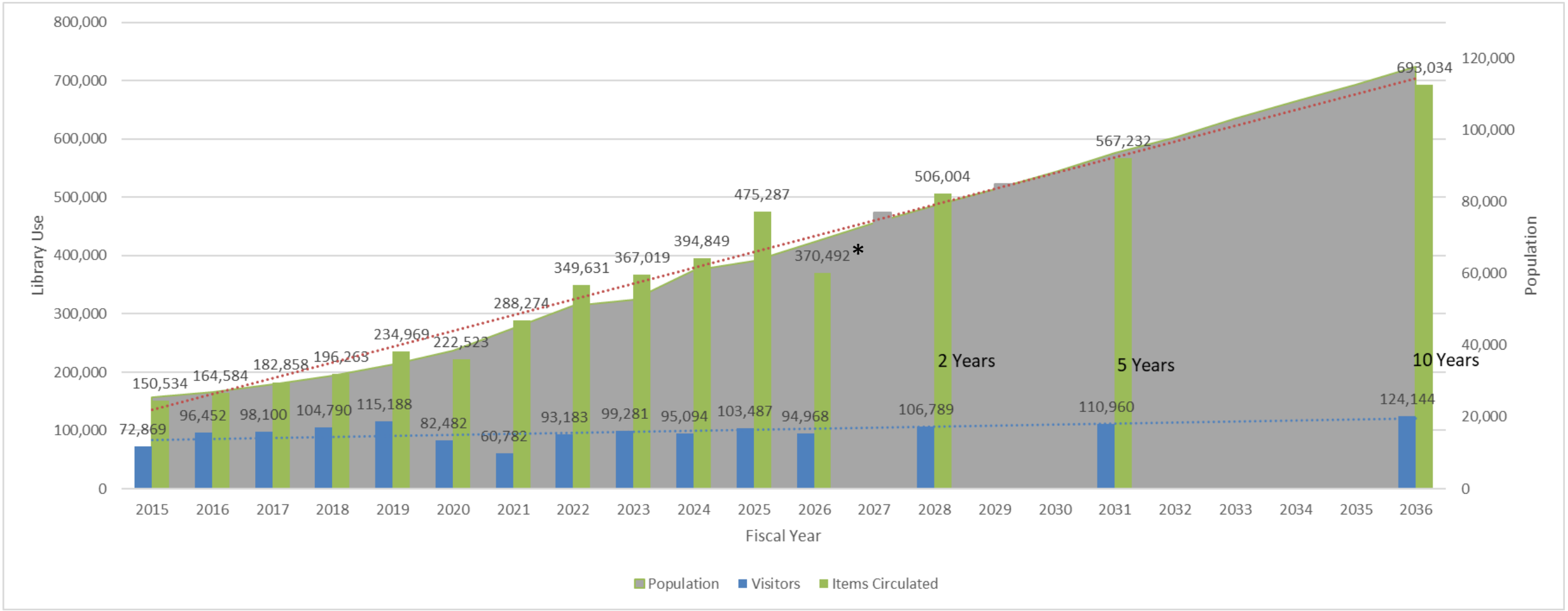
CITY OF SARATOGA SPRINGS

# Library

# Departmental Performance Indicators

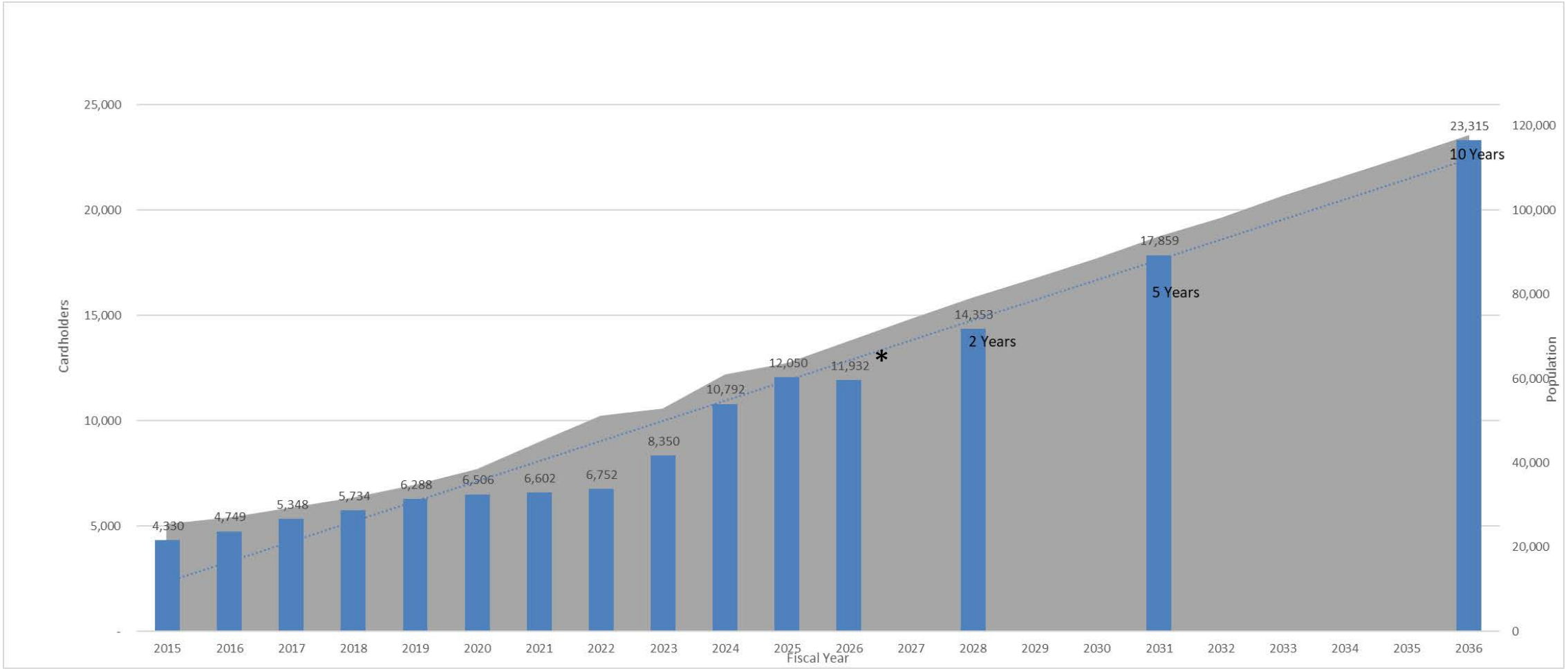
| Name | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|
| Visitors | 82,482 | 60,782 | 65,266 | 99,281 | 95,094 | 103,487 |
| Items Circulated | 222,523 | 288,274 | 284,327 | 367,019 | 394,849 | 475,287 |
| Internet Terminals | 33 | 32 | 32 | 32 | 32 | 32 |
| Number of Internet Terminal Users | 1,893 | 200 | 850 | 1,219 | 1,392 | 1,756 |
| Number of Wi-Fi Users | 10,587 | 2,140 | 1,605 | 1,283 | 1,916 | 2,530 |
| Number of Programs | 376 | 153 | 414 | 749 | 719 | 654 |
| Number of Program Attendees | 10,069 | 10, 289 | 13,498 | 21,173 | 16,613 | 22,232 |
| Number of Registered Users | 6,506 | 6,602 | 7,525 | 8,874 | 10,792 | 12,050 |
| Proctored Exams | 97 | 1 | 4 | 1 | 9 | 3 |
| Reference Transactions | 8,837 | 1,482* | 5,401 | 5,660 | 3,039 | 4,819 |

# Annual Visitors and Checkouts




*Data to August 31, 2025

# Registered Cardholders




*Data to August 31, 2025

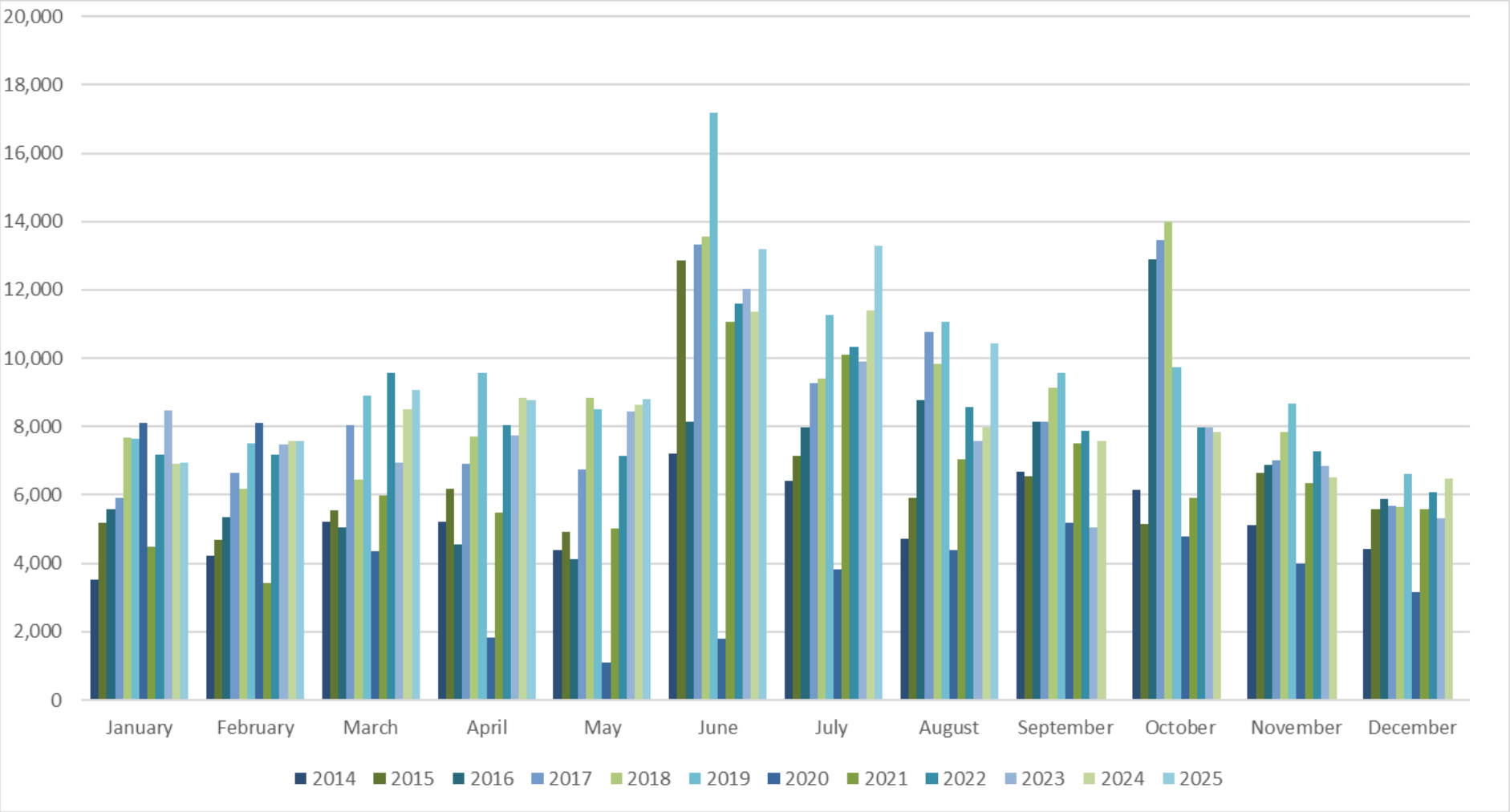
# Card Holder Registration

| 2024-2025 | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Adult | 141 | 144 | 125 | 123 | 79 | 88 | 179 | 119 | 152 | 129 | 165 | 165 | 1,601 |
| Limited Use | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Youth | 59 | 61 | 39 | 22 | 17 | 24 | 42 | 44 | 53 | 36 | 80 | 80 | 557 |
| Non-Resident- Fee | 1 | 2 | 2 | 0 | 0 | 0 | 3 | 3 | 1 | 0 | 0 | 0 | 12 |
| Self-Registered | 47 | 71 | 54 | 55 | 41 | 47 | 73 | 52 | 79 | 69 | 104 | 73 | 765 |
| Total | 248 | 278 | 221 | 200 | 137 | 159 | 297 | 218 | 285 | 234 | 349 | 318 | 2,944 |

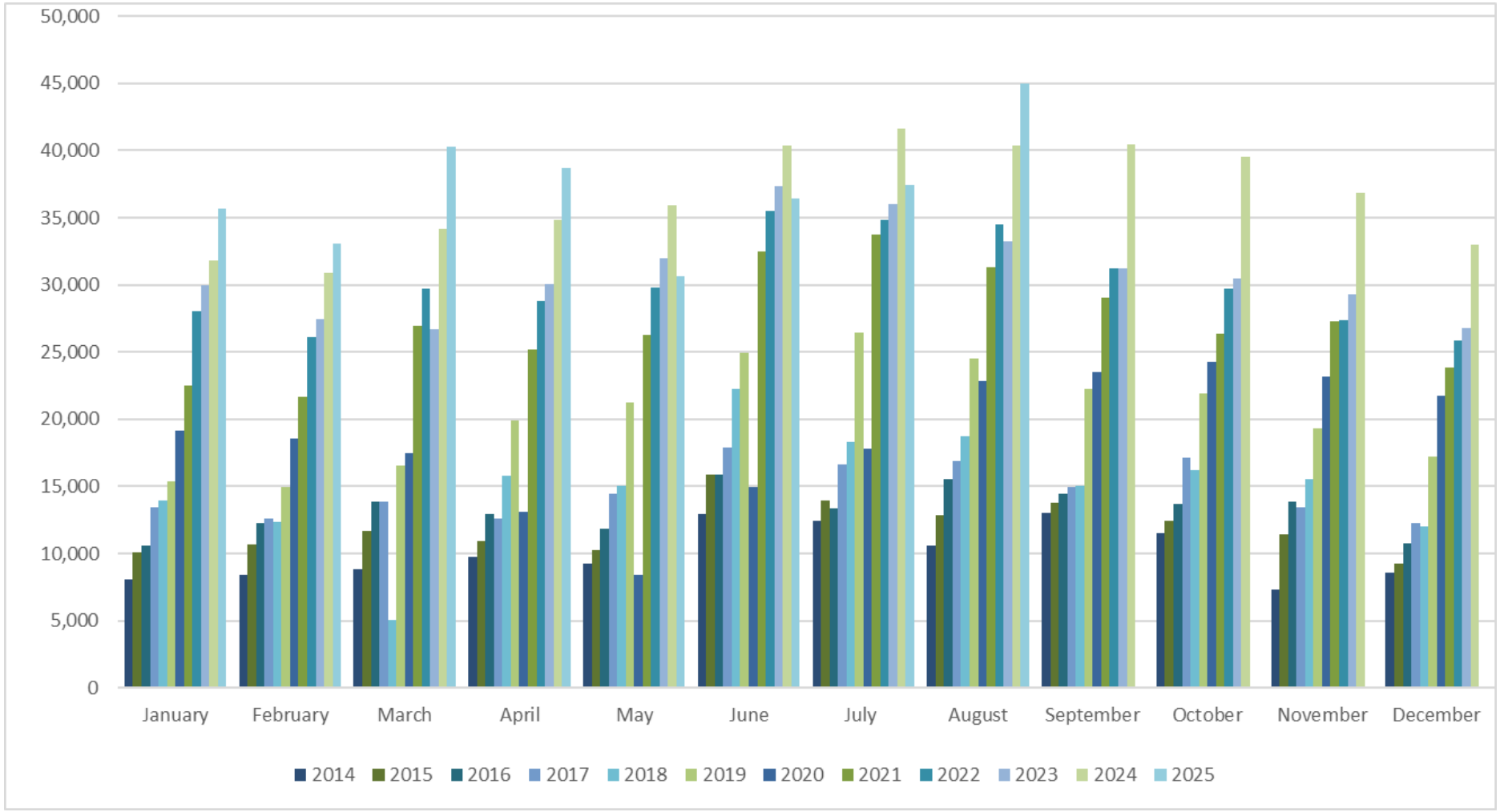
A large percentage of the self-registered but not picked up are non-residents.
Approximately 75% of them live in Eagle Mountain and Lehi.
We will be updating our non-resident card fee in November 2025 prior to moving the Library.

*Data to August 31, 2025

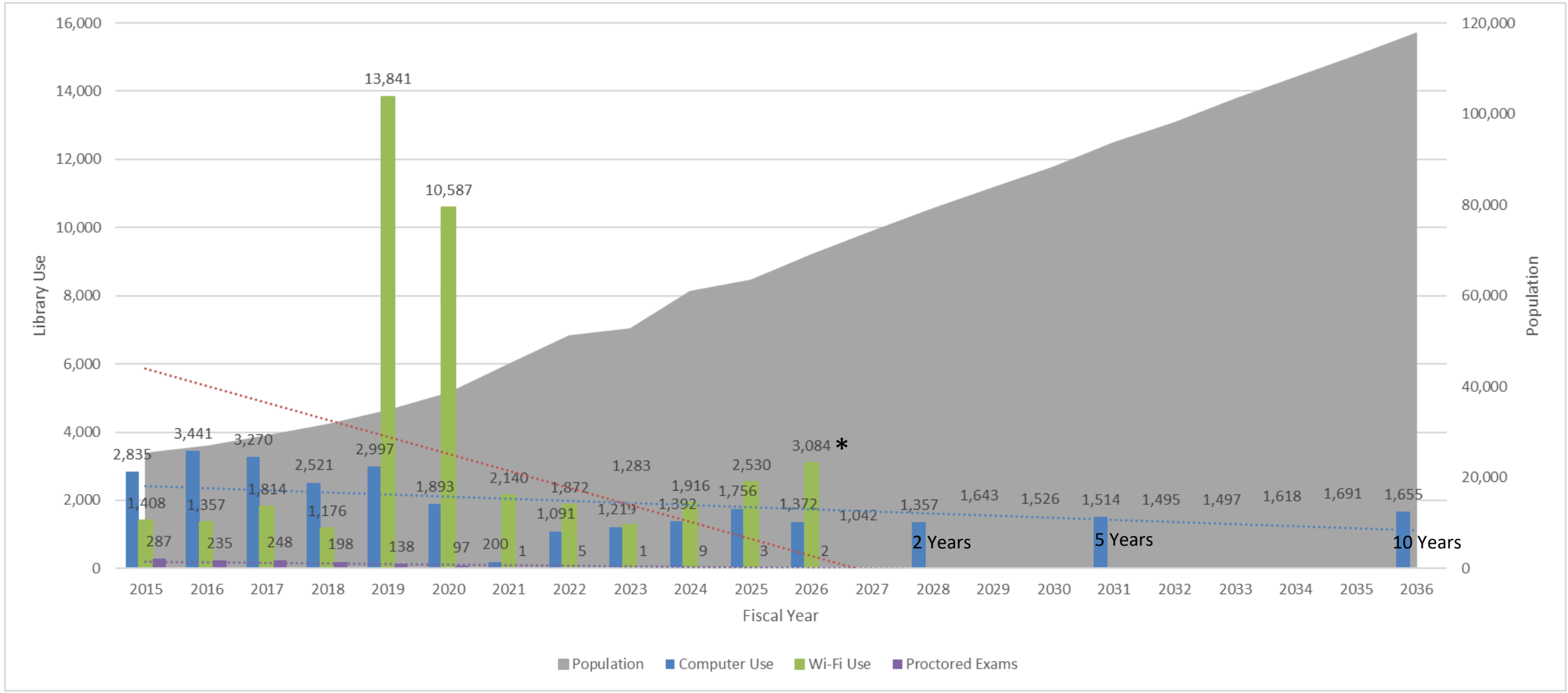
# Library Visitors



# Checked Out Items

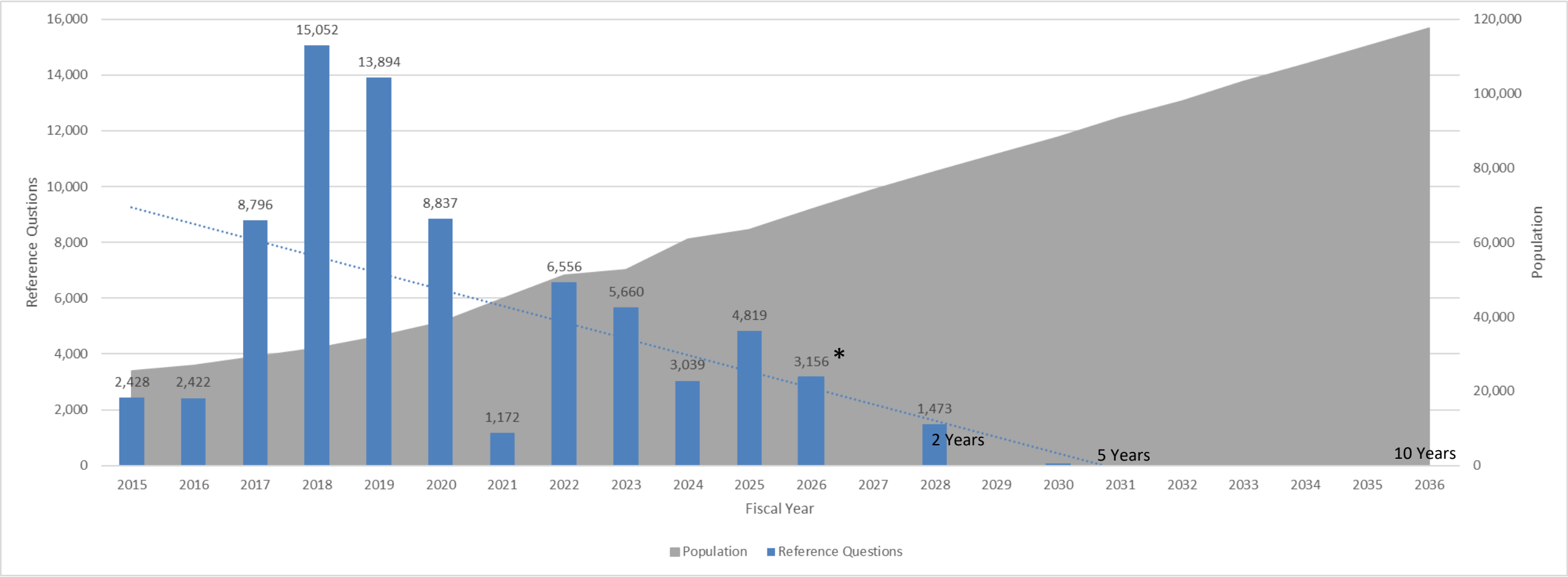


# Technology Services for Customers




*Data to August 31, 2025

# Reference Questions




*Data to August 31, 2025

# State & Population: Benchmark Requirements

State is not going to require benchmarks moving forward because every library is unique.

| | 2023 Re-Certification | 2023 10th Percentile | 2024 Re-Certification | 2025 Re-Certification |
|---|---|---|---|---|
| 1: Visitors | 78,912 | 88,835 | 99,281 | 95,094 |
| 2: Circulation of Physical Materials | 274,244 | 141,097 | 263,247 | 254,555 |
| 3: Circulation of Electronic Materials | 78,635 | 57,826 | 103,872 | 140,372 |
| 4: Turnover Rate of Physical Materials | 9.67 | 0.47 | 10.52 | 10.60 |
| 5: Turnover Rate of Electronic Materials | 0.23 | 0.01 | 0.26 | 0.26 |
| 6: Internet Terminal Users | 1,091 | 3,184 | 1,219 | 1,392 |
| 7: Wi-Fi Users | 1,872 | 4,832 | 1,283 | 1,916 |
| 8: Attendance at Programs | 5,830 | 7,703 | 12,533 | 7,283 |
| 9: Local Operating Expenditures | $568,555 | $704,922 | $656,040 | $850,621 |
| 10: Percentage of Collections Budget | 14.68 % | 6.00 % | 15% | 13.53 |
| 11: Staffing Levels | 8.31 | 12.80 | 8.23* | 12.50 |
| 12: Number of Programs | 444 | 268 | 609 | 503** |

Recertification paperwork will be required. Benchmarks will be discontinued.

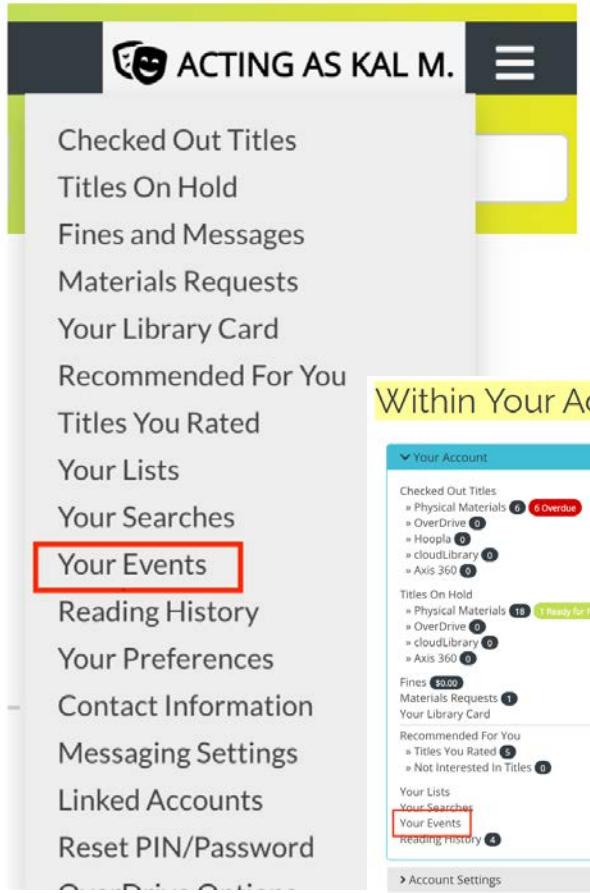
# Programming

- Transitioned to Communico for registration for Fall 2025.
- Sofware will also manage study room booking for the Library.
- Integrates with catalogue and Aspen LiDA app to access most services in one app.
- Summer Reading Messtival had 600+ attendees out of 800 participants who completed the whole program.

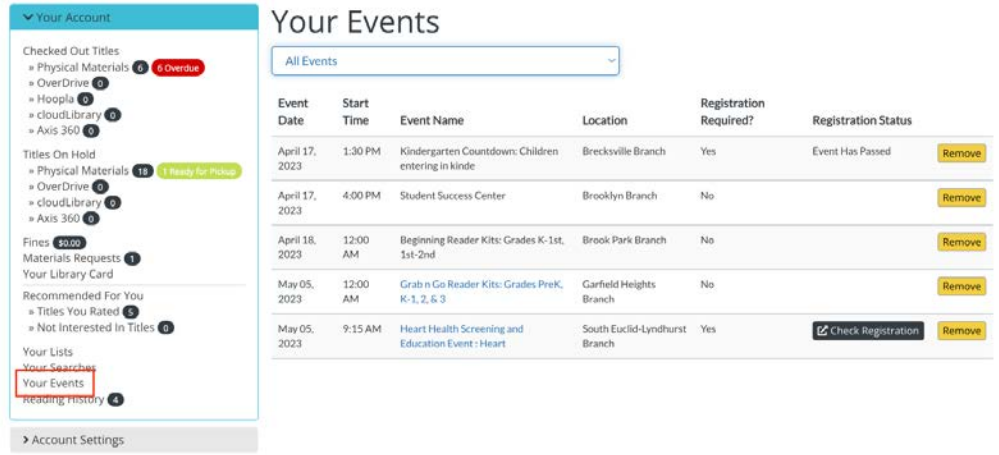
# How we are meeting community demands?

- Focusing on the opening day collection for the new location.
  - Approximately 7/8 ordered.
- Transitioning event and programming registration to Communico for Fall of 2025.
- Working to update the Library Planning and Policy manual due for revisions in November 2025.
- Coordination of equipment and materials delivery to new facility.

Underneath Username




Within Your Account



# Threats

- Staffing
- Digital content
- Programming scheduling and space limitations
- Space
- Growing circulation and shelving
- Growing community
- Closure for the move
- Non-resident use in new facility

| Year | Population | Current FTE | Minimum State Recommended FTE |
|---|---|---|---|
| 2015-2016 | 24,356 | 3.88 | 6.78 |
| 2016-2017 | 25,407 | 3.48 | 7.00 |
| 2017-2018 | 26,887 | 4.55 | 7.42 |
| 2018-2019 | 29,608 | 5.75 | 8.59 |
| 2019-2020 | 32,843 | 7.85 | 9.95 |
| 2020-2021 | 33,282 | 7.00 | 10.00 |
| 2021-2022 | 38,070 | 8.60 | 11.44 |
| 2022-2023 | 44,164 | 8.31 | 12.80 |
| 2023-2024 | 55,000 | 10.14 | 13.50 |

# Value Delivered

| Monetary Value | Service Type | Usage |
|---|---|---|
| $8,079,879 | Items checked out x $17.00 per checkout | 475,287 |
| $155,624 | Program attendance at $7.00 per person | 22,232 |
| $33,733 | Reference questions at $7.00 per question | 4,819 |
| $21,072 | Computer users at $12.00 per user | 1,756 |

$ 8,290,308 Total Monetary Value 2023-2024 FY

# Return on Investment

| Year | Value Delivered | Expenditures | Return on Investment |
|---|---|---|---|
| FY 2024-2025 | $8,290,308 | $937,055 | 884.72% |
| FY 2023-2024 | $6,866,701 | $850,621 | 807.26% |
| FY 2022-2023 | $6,441,782 | $637,619 | 1,010.29% |
| FY 2021-2022 | $6,117,462 | $585,166 | 1,045.32% |
| FY 2020-2021 | $4,985,455 | $480,344 | 1,037.89% |
| FY 2019-2020 | $3,937,949 | $461,819 | 852.70% |
| FY 2018-2019 | $3,617,396 | $350,532 | 1,031.97% |
| FY 2017-2018 | $4,140,020 | $302,250 | 1,369.73% |
| FY 2016-2017 | $ 3,475,755 | $252,506 | 1,376.50% |
| FY 2015-2016 | $ 3,116,870 | $248,728 | 1,253.12% |

# Library Use Value Calculate Explanation of Values

| Library Service | Value of Service | Based On |
|---|---|---|
| Adult Books Borrowed | $17.00 | Amazon.com average price |
| Young Adult Books Borrowed | $12.00 | Amazon.com average price |
| Children Books Borrowed | $17.00 | Amazon.com average price |
| Audiobooks Borrowed | $9.95 | Audible.com download average |
| Interlibrary Loan Requests | $25.00 | Amazon.com average price plus shipping |
| eBooks Downloaded | $15.00 | Estimated B&N/Amazon average |
| Magazines Read | $5.00 | Estimated purchase price average |
| Newspapers Read | $9.50 | Boston Globe subscription (outside city) |
| Movies Borrowed | $4.00 | Estimated Netflix average |
| CDs Borrowed | $9.95 | iTunes download album average |
| Music Downloaded | $1.00 | iTunes download song average |
| Meeting Room Use (per hour) | $25.00 | Estimated value |
| Adult Programs Attended | $15.00 | Entertainment/program admission fee - estimated average per adult |
| Young Adult Programs Attended | $12.00 | Entertainment/program admission fee - estimated average per youth |
| Children's Programs Attended | $7.00 | Entertainment/program admission fee - estimated average per child |
| Museum Passes Borrowed | $20.00 | Museum admission fee - estimated average for two adults |
| Computer Use (per hour) | $12.00 | FedEx/Kinkos price |
| Database Searches | $19.95 | Average cost for online article search |
| Reference Assistance | $7.00 | Average library cost |



CITY OF SARATOGA SPRINGS

# Recreation

# Recreation (Participation #'s)

| Program Type | Spring/Summer Programs | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Wait List | Volunteers | Volunteer Hours |
|---|---|---|---|---|---|---|---|---|---|---|
| Camp | Sports Camp Summer Camp | X | X | X | X | 50 | 90 | 0 | | |
| Camp | Games in the Park Summer Camp | X | X | X | X | 44 | 54 | 0 | | |
| Camp | Parks around Saratoga Springs Summer Camp | X | X | X | X | 48 | X | | | |
| Camp | Patriotic Summer Camp | X | X | X | X | 38 | X | | | |
| Camp | Arts and Craft Summer Camp | X | X | X | X | 50 | 122 | 25 | | |
| Camp | Science Summer Camp | X | X | X | X | 50 | 119 | 51 | | |
| Camp | Carnival Games Summer Camp | X | X | X | X | 41 | X | | | |
| Camp | Water Palooza Summer Camp | X | X | X | X | 46 | 59 | 8 | | |
| Camp | Utah Elite Soccer Academy Camp | X | 52 | 89 | 77 | 90 | 178 | 0 | | |
| Soccer | Fall Soccer | 1517 | 2267 | 2098 | 2236 | 2455 | 2415 | 69 | 207 | 3,312 |
| Flag Football | Flag Football | 426 | 376 | 435 | 543 | 554 | 569 | 20 | 48 | 768 |
| Volleyball | Youth Volleyball | 0 | 474 | 602 | 688 | 456 | 462 | 1 | 50 | 800 |
| Softball | Fall Adult Softball | 758 | 840 | 690 | 660 | 677 | 779 | 41* | | |
| Pickleball | Fall Pickleball League | 103 | 71 | 115 | 85 | 88 | 74 | 3 | | |
| Pickleball | Fall Adult Pickleball Clinic | X | X | 10 | 18 | 12 | 4 | 0 | | |
| Running | Cross Country | 51 | 63 | 57 | 53 | 70 | 61 | 0 | | |
| Hockey | Street Hockey | X | X | X | X | X | 77 | 1 | 10 | 120 |
| | **TOTALS** | **2855** | **4091** | **4007** | **4283** | **4679** | | **178**** | **315** | **5,000** |

- X Did not run
- Yellow highlighted programs are new programs this year

*Teams (men's teams)
** Does not include softball teams

**Summer Camps**

Last year was the first year we ran our summer camps in the park. We did not know how popular they would be. We had a few hundred kids left on the waitlist.

This year we made a few adjustments. We kept the more popular camps and increased the number of sessions available.

We did not run some camps that we had issues with last year but made up for it with added sessions of our more popular camps.

We also added Street Hockey this year in partnership with the Utah Mammoth. We run the program on the basketball court at Neptune Park.

# Recreation (Upcoming Programs)

## Upcoming Fall/Winter Programs 2025-2026

- Men's Basketball
- Women's Indoor Volleyball
- Jr. Jazz Basketball





CITY OF SARATOGA SPRINGS

# PR and Community Development

# Public Relations

## Public Relations Focus

- Cemetery Information
- Election Information
- Strategic Communications Plan
- New City Hall Moving Plan
- Website Redesign
- ADA Compliance
  - New legislation in effect in 2026
  - Website Compliance Software
- Customer Engagement Software
- Social Media Campaigns
  - IADU Information
  - Recreation Programs
  - Summer and Fall Events
  - Office Holiday Closures
  - Road Closures
  - School Transportation Safety
  - Healthy Saratoga Springs Coalition
    - July - Access to Fresh Produce at Farmers Market
    - September - Suicide Awareness Month
    - September - Family Meals Month
  - Pressurized Irrigation Shut Off



# Public Relations

## Social Media

- **Writing a Social Media Post:**
  - Writing to the Right Reading Level
    - Posts should be written at a reading level between 5th - 8th grade.
      - Studies show that when in stress a persons reading level drops 2-3 grade levels.
      - The average reading level in the US is about 7th-8th grade.
      - Based on education data for our city, we have chosen to write to about a 7th grade reading level.
  - Short and Simple
    - If a post is too long, viewers scroll past without reading the content.
    - We want to share basic, need to know information in the body of the post, then direct viewers to the City website for details.
  - Our Voice
    - Fun when sharing event or program information
    - Business like when sharing information such as a road closure, etc.



# Public Relations

## Social Media Presence

**Followers:**

- X - 4,490 ↑
- Instagram - 5,822 ↑
- Facebook - 17,635 ↑

**Social Media Statistics:**

- Posting to all three platforms on average - 11 times a week
  - (Highest week: 19 posts, Lowest week: 6 posts)
- Average post reach - 220K
- Views - 1.4 Million

**Top Posts:**

The topics of the top posts this quarter were about the road construction project on MVC, the completion of the pedestrian underpass, the cemetery and Fall Festival.



# Public Relations

## Website Statistics

- Active Users over the Last Quarter - 67K
- Page Views - 240K

**Most viewed pages**

- Main Page - Timely Information
- Agenda Center
- Library
- Recreation
- Garbage and Recycling
- Application Pending and Approved - Planning



# Community Outreach

## Events

### Events This Quarter With Attendance

- Summer Monday Fundays : 12,850
- Marina Fest: 1,600
- 9/11 Day of Service: 2,500

### Upcoming Events

- Fall Festival: October 3
- Celebrate in Saratoga: December 1-15
  - Children's Art Contest
  - Christmas tree Lighting
  - Silent Santa
  - Orchestra Concert
  - Stuff the Jar Night
  - Letter To Santa
- New City Hall Open House: TBD

### Sponsorship and Revenue Stats for Fiscal Year 2025/2026

- Cash Sponsorships to date: $13,400
- In Kind Donations: $7,000





# Community Outreach

## 9/11 Day of Service Statistics

- Participation: 2,500
- Service Hours: Over 3,500
- Debris taken to Transfer Station: 3,040 lbs.
- Supplies donated to assemble 300 Birthday Boxes
  - Birthday Cake
  - Frosting
  - Candles
  - Decorations
  - Gift
  - Wrapping Paper
  - Boxes
- Birthday Boxes Assembled: 300
- Food collected for Vista Heights Food bank: Flatbed Trailer full




Other projects happened around the city that were off-shoots of ours, such as neighborhood food drives, additional clean-ups, etc.










# 2024 Transit Fresh Look Study

# Transit Fresh Look Study

- **Fresh Look seeks to align us all toward a Vision**
  A new look at the future of transit is warranted in this part of the region
- **Fresh Look will focus on regional transit connections**
  Not to forget about other modes
- **Fresh Look explores options not previously considered**
  This will take a problem-solving “what does it take” approach

# The Transit Fresh Look Partnership

## Communities

Bluffdale

Eagle Mountain

Herriman

Lehi

Riverton

Saratoga Springs

South Jordan

West Jordan

## Stakeholders

State legislators

Salt Lake County

Utah County

School districts

Private sector

South Valley Chamber

## Transportation Partners

Utah Transit Authority

Utah Department of Transportation

Mountainland Association of Governments

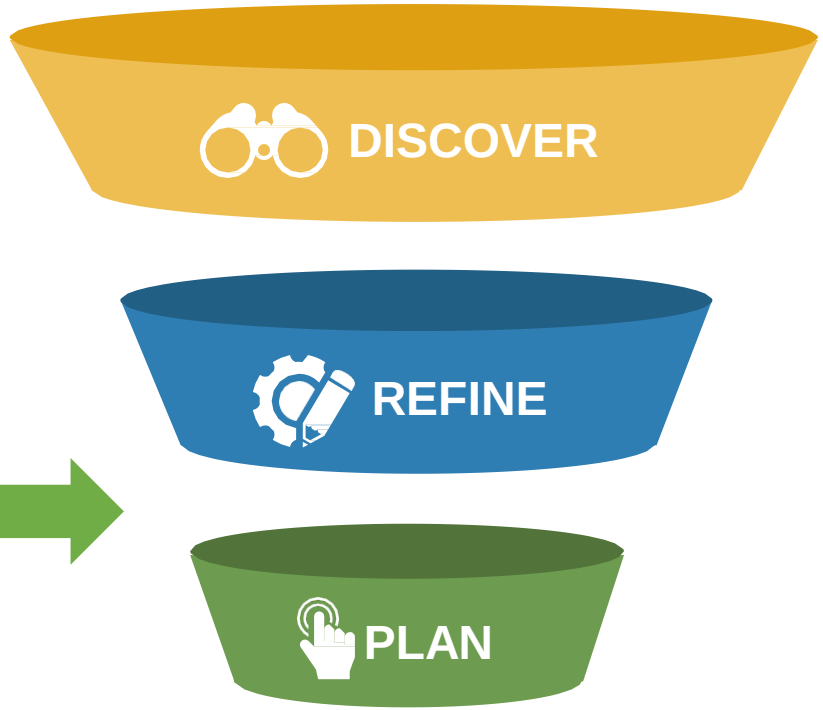
Wasatch Front Regional Council

# Saratoga Springs' Committee Representatives




- Mayor Miller
- Mark Christensen
- Owen Jackson
- Tippe Morlan
- Austin Roy

# Study Accomplishments



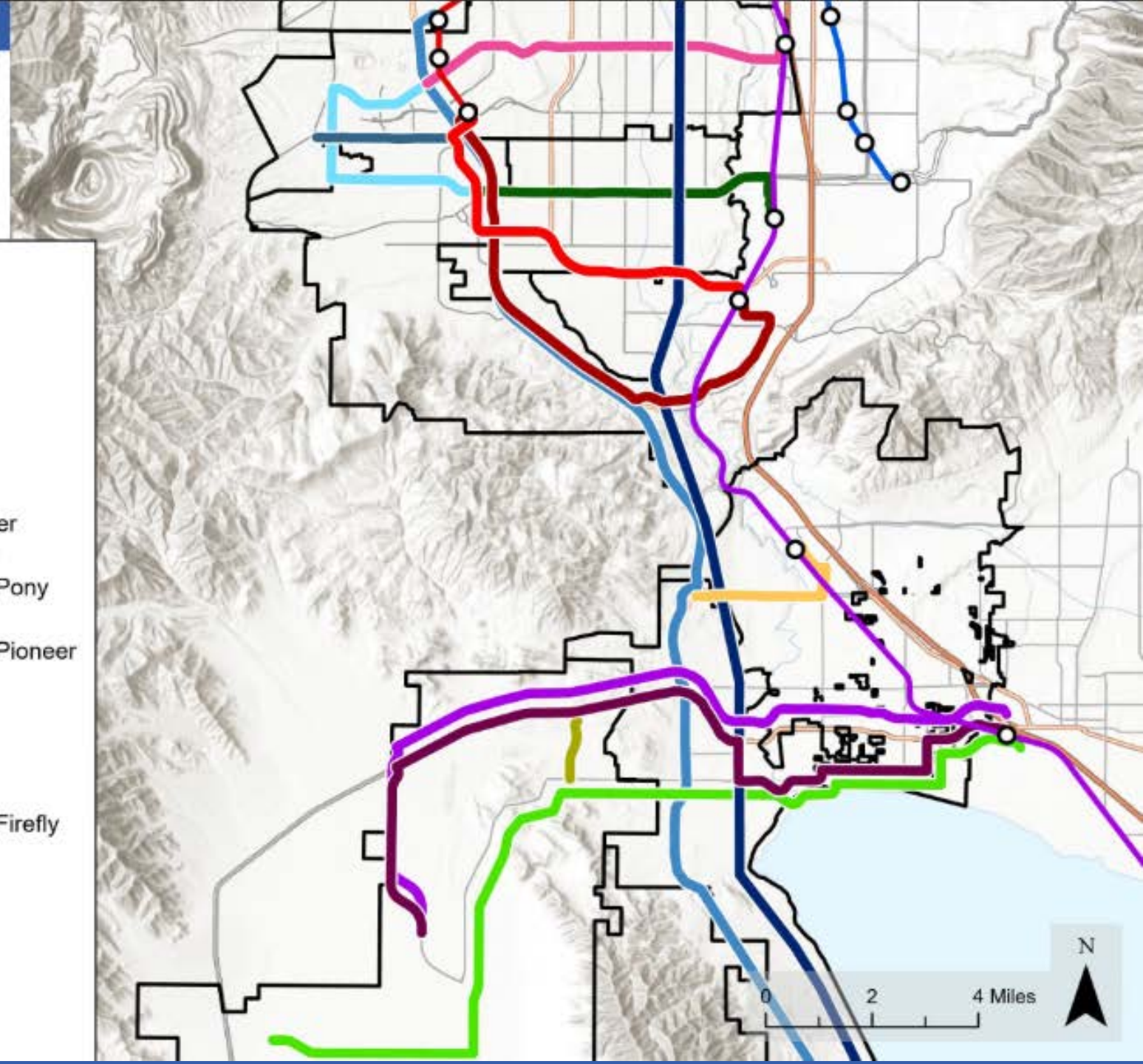

*We are here!*

- ✔ Brainstormed Ideas
- ✔ Identified future land use (areas of potential change)

- ✔ Developed Vision Scenarios corridor/mode preference)
- ✔ Refined land use
- ✔ Collected and analyzed data

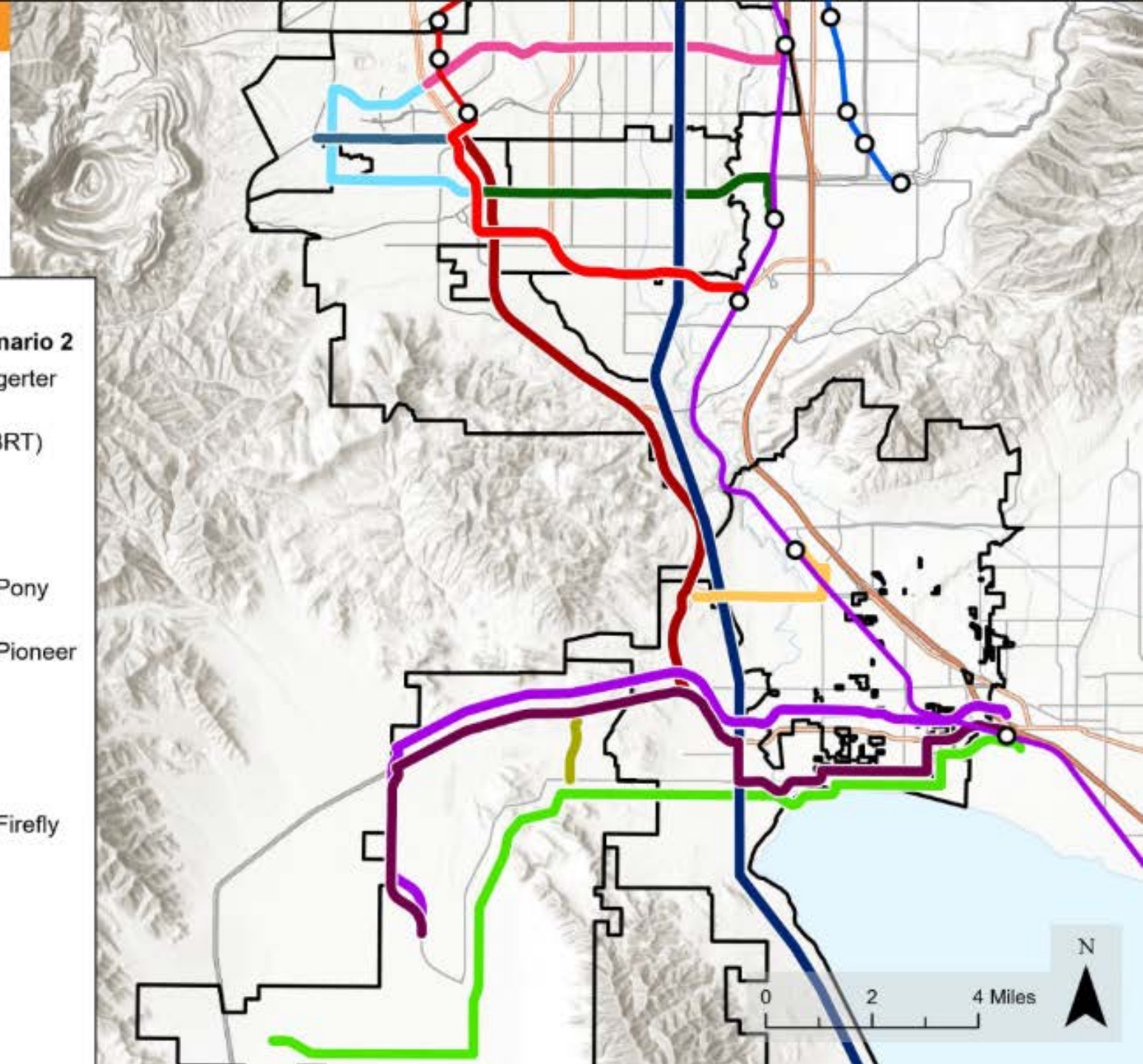
- Complete Vision and plan for implementation

# Vision Scenario 1



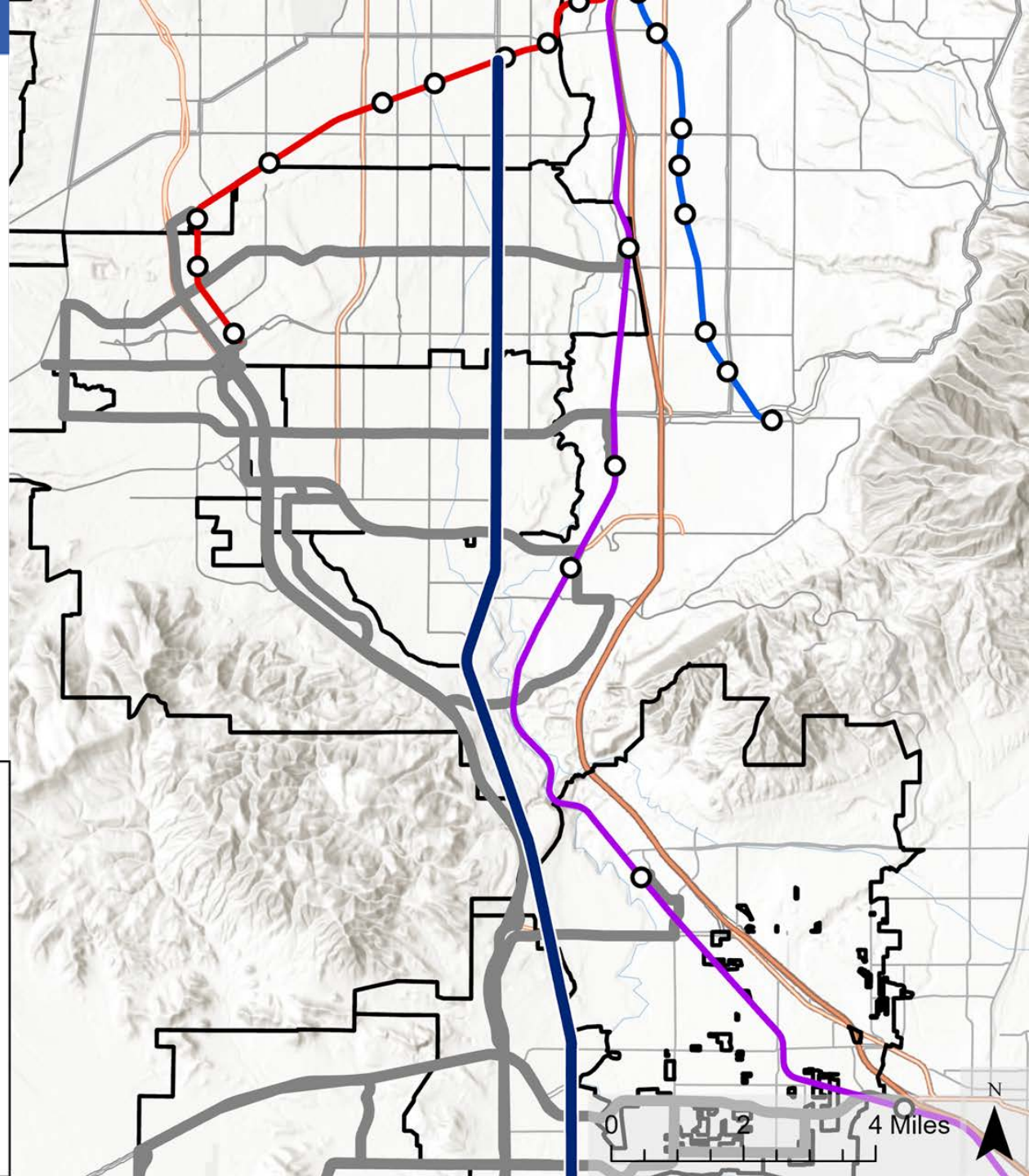

2024 Transit Fresh Look

# Vision Scenario 2

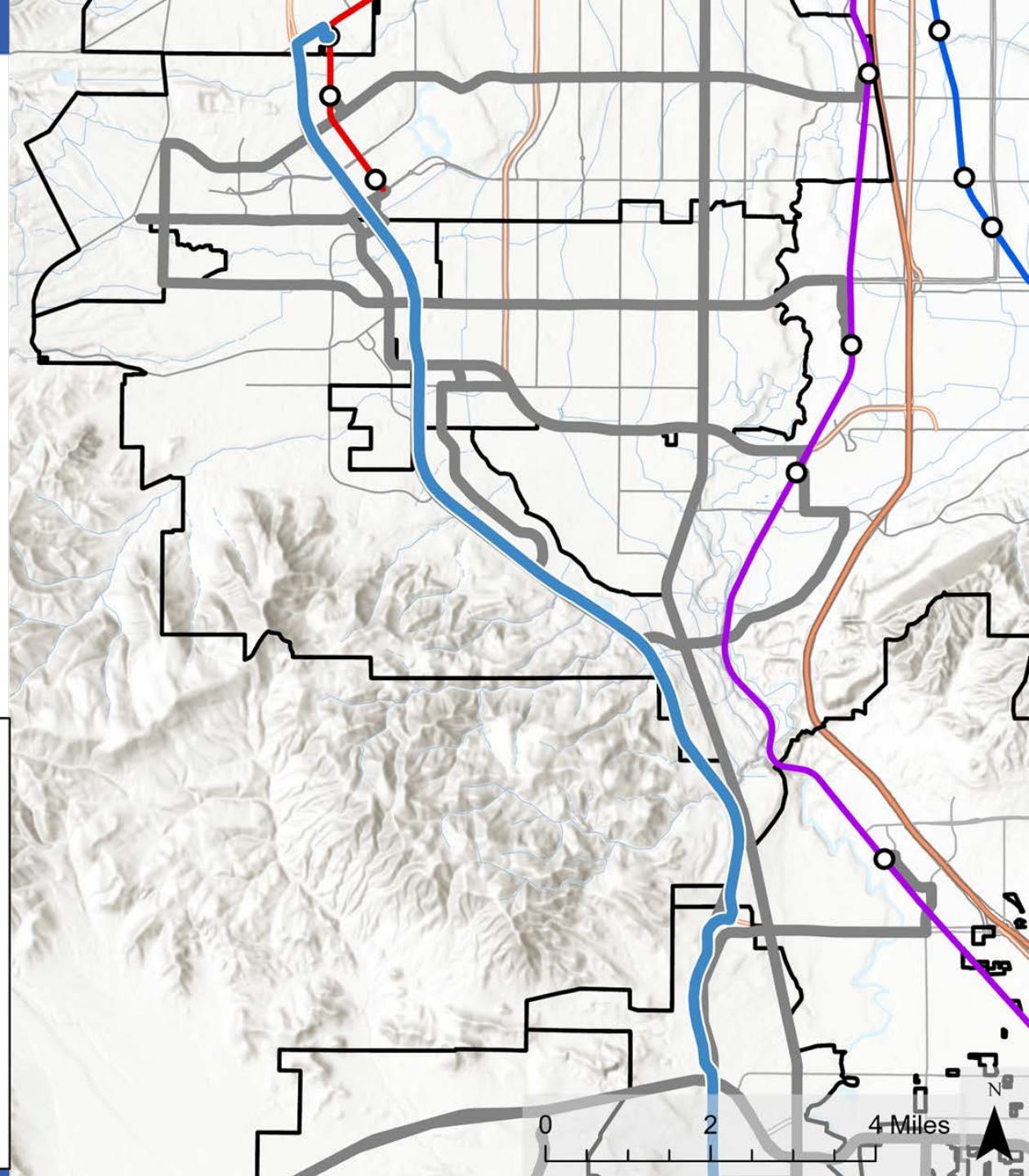



2024 Transit Fresh Look

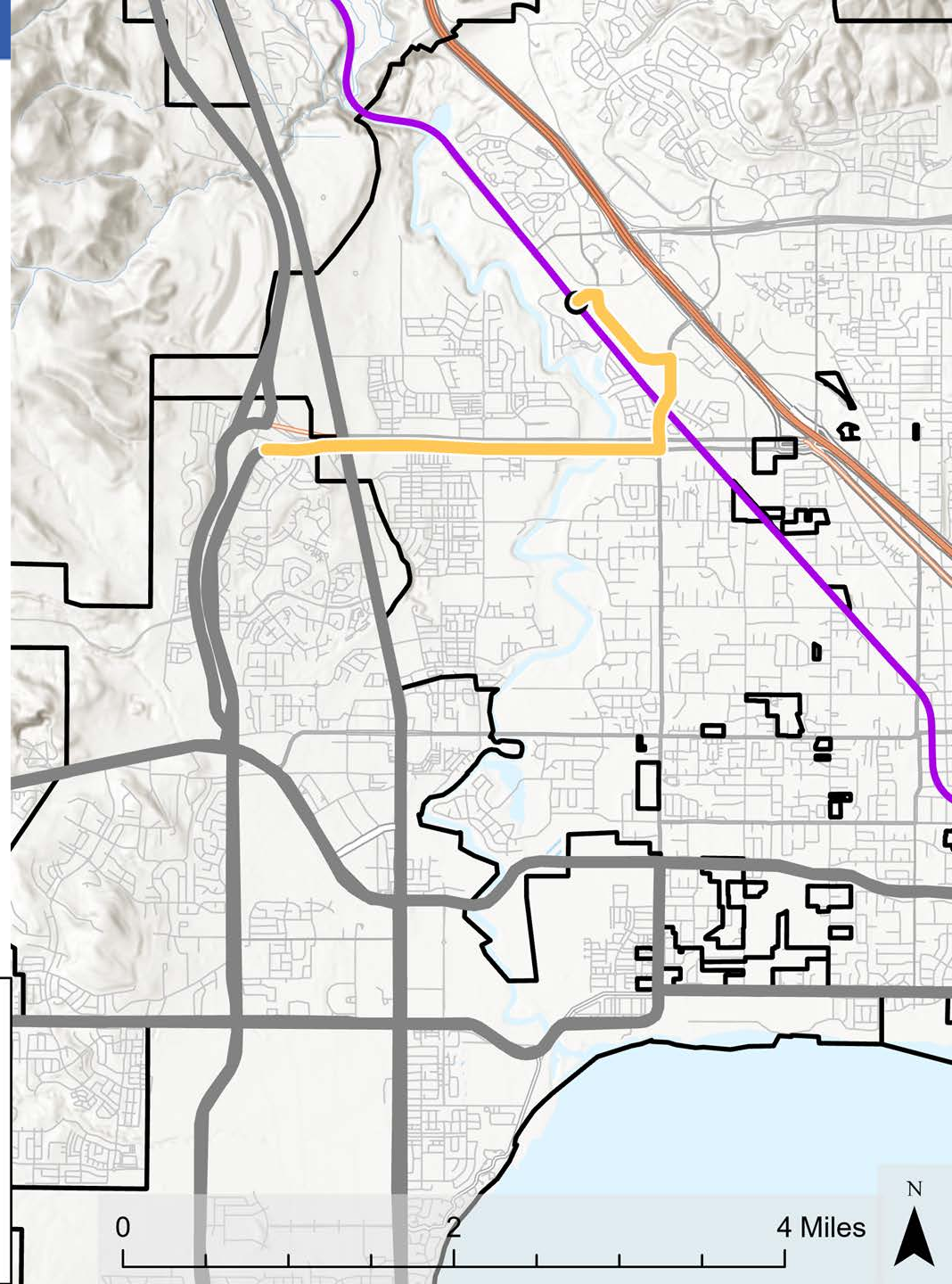
# Redwood Road



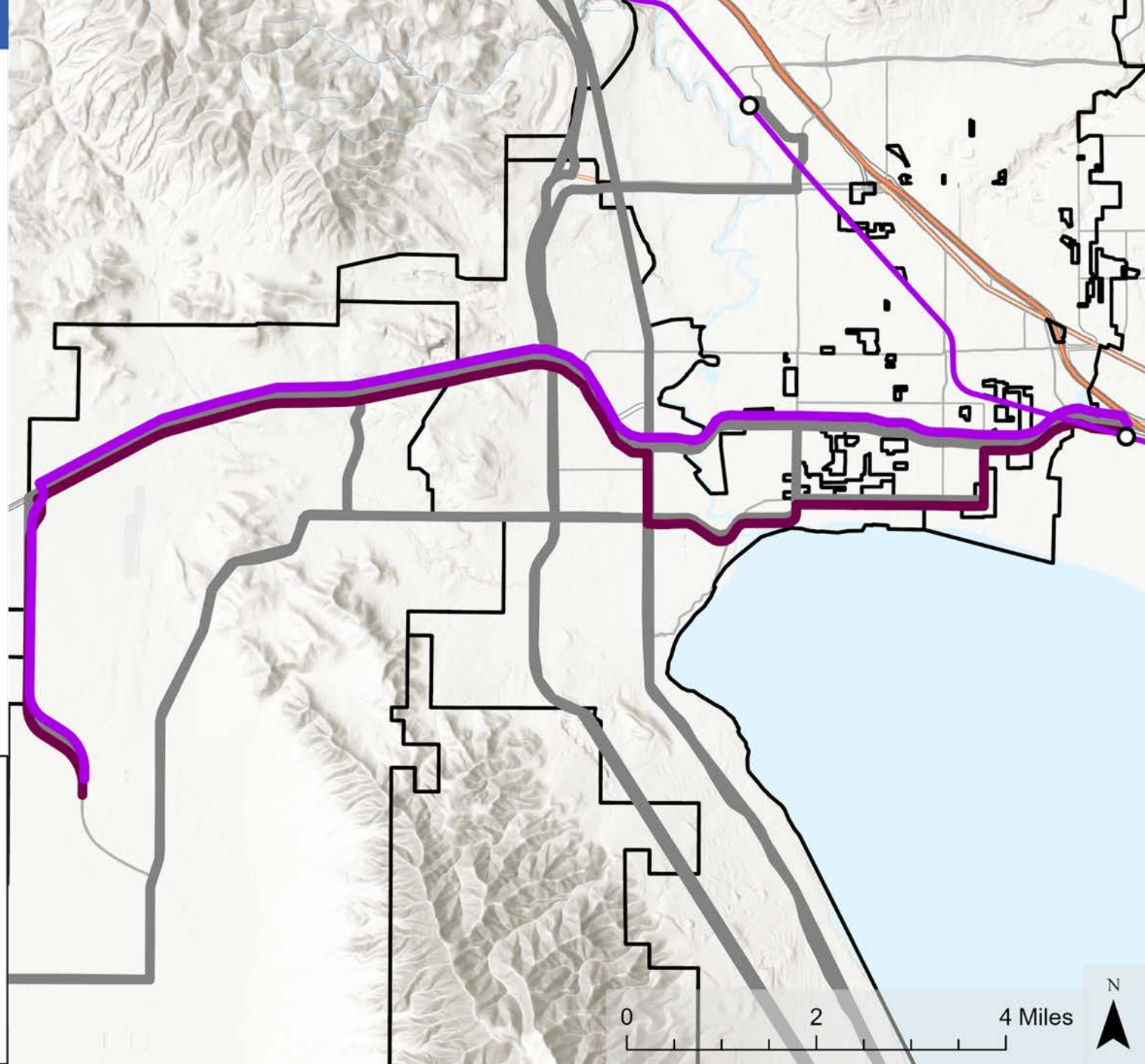
# Mountain View Corridor



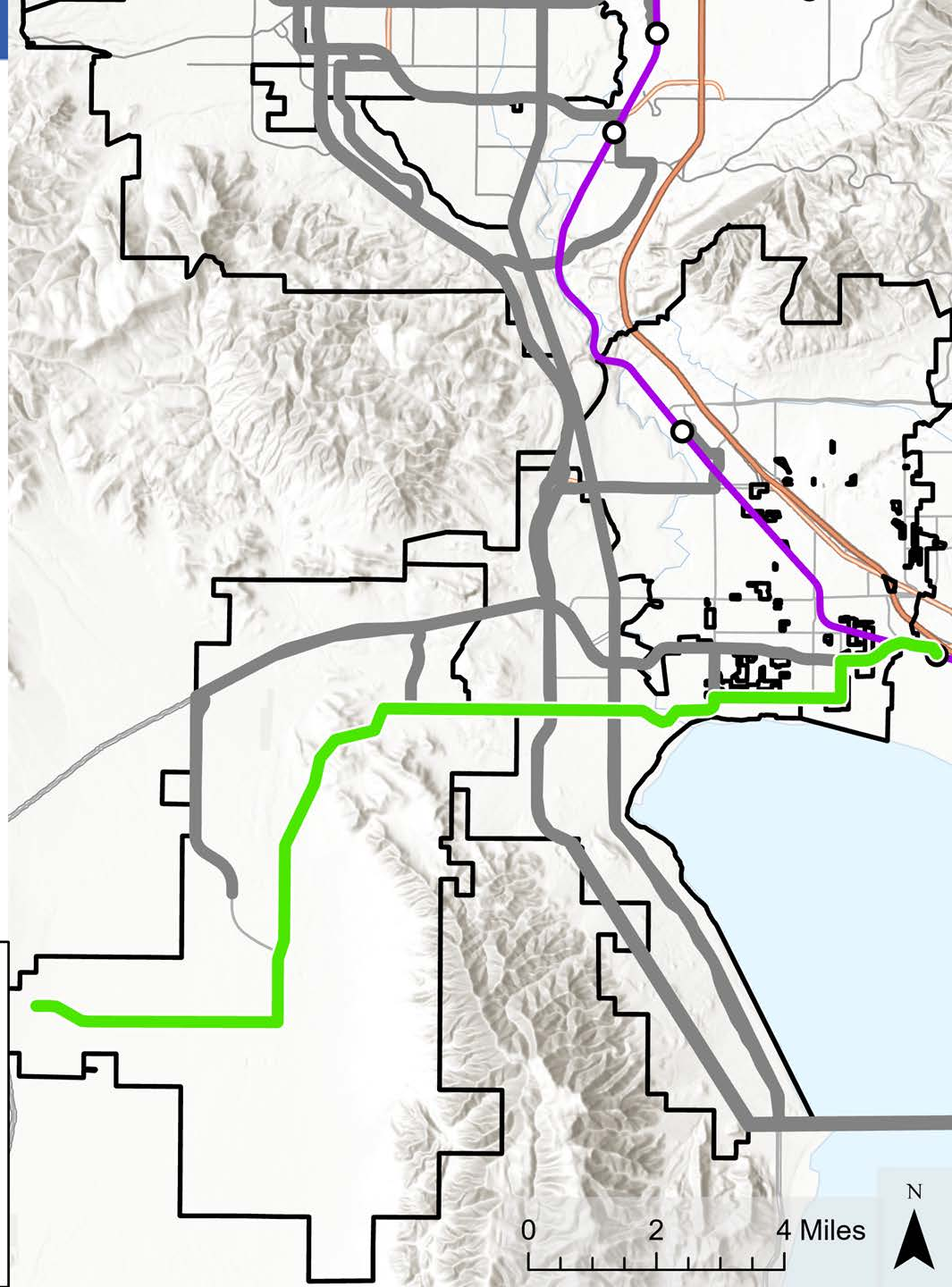
# 2100 North


Legend
2100 North
Other Transit Vision Alignments
UTA FrontRunner
UTA Stations
0
2
4 Miles
N

# Utah County Connector - Pony Express and Pioneer Xing



# FrontRunner Connector - Firefly



# Additional Cost / Benefit Analysis

1. More detailed travel time & ridership forecasts
2. Create cross sections of some projects
3. Cost estimates
4. Plan for implementation

# Next Steps

## September

County Specific Partnership

County specific meetings for Salt Lake County and Utah County

## October/November

Partnership

Final Partnership wrap up meeting










# 2024 Transit Fresh Look Study

# Mountain View Corridor South

Pioneer Crossing to Redwood Road

STUDY by UDOT

## Saratoga Springs City Council Meeting

**October 7, 2025**

UDOT Keeping Utah Moving

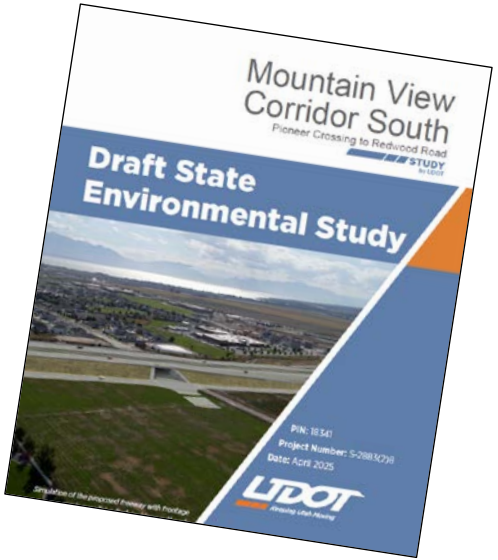
# Status Update

**Spring – Summer (2025)**

- ✓ Published draft State Environmental Study
- ✓ Presented design and environmental impacts at public meetings
- ✓ Evaluated 354 comments received

*Top Comment Theme:*

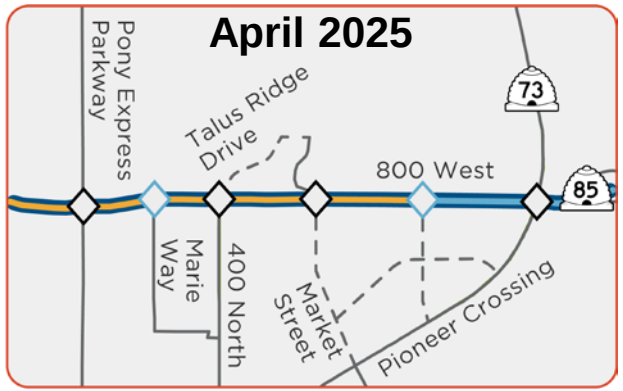
*Can the freeway elevation stay lower south of Sunrise Park?*



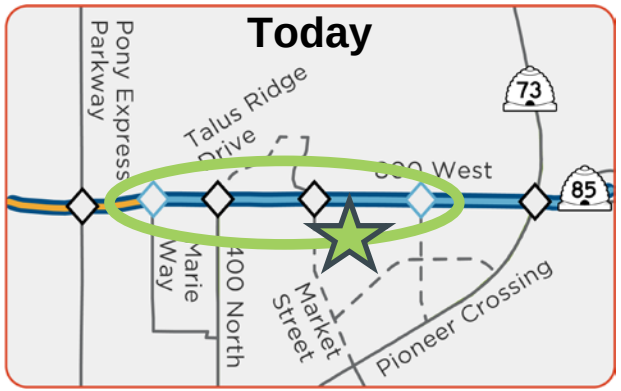

**Summer – Fall (2025)**

- ✓ Coordinated concepts with Saratoga Springs staff to keep the freeway lower for longer
- ❑ Present successful findings to the Saratoga Springs City Council (Today)

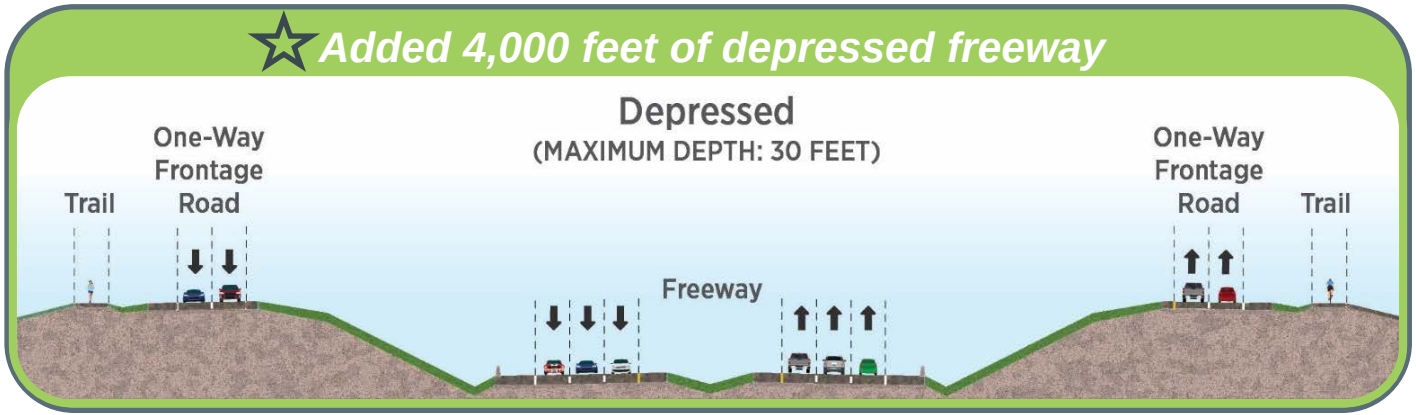
# Revised Design: Sunrise Park – Marie Way




Elevated Freeway | Depressed Freeway




Elevated Freeway | Depressed Freeway



# Next Steps

**Fall – Winter (2025)**

- Finalize revisions to roadway and drainage design
- Reevaluate traffic noise analysis
- Reevaluate visual analysis
- Publish final State Environmental Study and Decision Document



**Hotline**

385-417-5110



**Email**

MVCSouth@utah.gov



**Website**

udotinput.utah.gov/mvcsouth

# MINUTES – City Council Meeting

Tuesday, September 16, 2025
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

## CITY COUNCIL POLICY MEETING

### CALL TO ORDER

**6:00 p.m.** by Mayor Jim Miller

1. **Roll Call** – A quorum was present
   **Present**:
   Mayor Jim Miller, Council Members: Audrey Barton, Chris Carn, Michael McOmber, Lance Wadman Stephen Willden.
   Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Planning Director Sarah Carroll, Senior Planner Gina Grandpre, Senior Planner Austin Roy, Community Development Director Ken Young, Public Works Director Jeremy Lapin, City Recorder Nicolette Fike, Deputy Recorder Wendy Wells.
   Others: Heather Norton, Emma Wilson, Tyler Tolley, Rob Taylor, Kevin McMillan, Angela Okada, Joylin Lincoln, Jason Thurlow, Briggs Thurlow, Drew Parcell, Toph Tribe.

2. **Moment of Reflection -** given by Council Member Lance Wadman.
3. **Pledge of Allegiance -** led by Council Member Michael McOmber.
4. **Public Input -**

Heather Norton of Saratoga Springs said she lived near Sage Hills Elementary, and had a concern about the safety of children walking between cars that park along Hollow Way at school pick-up and drop-off times. She shared she'd been told there would be a park built in the area, but it hasn't happened yet. She felt a park could provide a safer walking route for school children, and asked the City to prioritize the building of the park.

**Public Input -** closed by Mayor Miller

### REPORTS

1. **Mayor:** No report given.
2. **City Council:**
   Council Member Wadman reported he had attended the Battalion Friends and Family at Camp Williams, and said he had been very impressed, and wanted to publicly thank them for the work they do to keep us safe, and appreciated what great neighbors they are to the City.
   Council Member McOmber thanked the residents for their civility and good working relationships over the years, even when there had been differences of opinion or disagreements. He praised the residents of Saratoga Springs for being good people and good citizens.
3. **Administration:**
   City Manager Mark Christensen gave an update on the Pond (Wildflower), and said it had been completed and is now open and in use, and looked fantastic**.** He also said the dog park had a few more things to complete, but was close to being finished.
4. **Other: Civic Events, Day of Service:**
   Civic Events Director Corrine Prestwich shared highlights from the 9/11 Day of Service:
   - Over 2000 people participated
   - Over 3000 service hours given
   - Over 300 birthday boxes donated to various organizations in the community
   - Over 70 hours worked by Public Works Staff
   - Disposed of over 3,040 pounds of trash

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Civic Events Director Corrine Prestwich also recognized the Day of Service Committee, and thanked them for all the hours they had contributed. Council Member Barton thanked the Birthday Box Foundation, and thought it was a wonderful service. Council Member McOmber also thanked the committee, and expressed that this type of volunteer service was what made the City great. Council Member Wadman thought it might be good to do a commemoration next year for the 25th year anniversary.

**CONSENT ITEMS**

1. **Approval of Minutes: September 2, 2025-City Council Meeting.**

**Motion made by Council Member Carn to approve the Consent items. Seconded by Council Member McOmber.**
**Vote:**

| | |
|---|---|
| **Council Member Barton** | **Yes** |
| **Council Member Carn** | **Yes** |
| **Council Member McOmber** | **Yes** |
| **Council Member Wadman** | **Yes** |
| **Council Member Willden** | **Yes** |

**Motion passed 5-0**

**BUSINESS ITEMS**

1. **Major Site Plan Amendment for Saratoga Springs Commercial Plat F Lot 607. Located at 1233 Lake Drive. Thomas Lehnardt, Westlake Partners, LLC as applicant.**

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

Council Member Wadman wanted to be sure the building was not adjacent to a residential zone due to a grade change, and pending ordinance.

Senior Planner Gina Grandpre verified the location is not next to any residential zone.

**Motion made by Council Member Carn to approve Business Item 1 on the agenda: Major Site Plan Amendment for Saratoga Springs Commercial Plat F Lot 607, located at 1233 Lake Drive with Thomas Lehnardt as applicant, with the Findings and Conditions in the Staff Report. Seconded by Council Member Barton.**
**Vote:**

| | |
|---|---|
| **Council Member Barton** | **Yes** |
| **Council Member Carn** | **Yes** |
| **Council Member McOmber** | **Yes** |
| **Council Member Wadman** | **Yes** |
| **Council Member Willden** | **Yes** |

**Motion passed 5-0**

2. **Site Plan for Spring Cove (Riverside Crossing Lot 8) located at 249 E. Thrive Drive. Adam Orme as applicant.**

Senior Planner Austin Roy presented the item. The applicant is seeking approval of a site plan for three commercial buildings at 249 East Thrive Drive, Lot 8 of Riverside Crossing. Uses include general office/retail, medical office, and restaurant takeout. The property is 118,505 square feet (2.72 acres) in size. The proposed site plan complies with all site, parking, landscaping, architectural, lighting, and gateway overlay requirements. The south side of the property is encumbered by some easements that could limit landscaping options.

Applicants Toph Tribe of Gould Plus Architects and Drew Parcell of Parcell Construction were both in attendance to answer questions.

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Mr. Tribe explained all units would be "condoed" to give individuals the opportunity to own their own spaces. He said this concept had been successful in other cities. He noted the selected materials matched and coordinated with adjacent businesses to create a cohesive design, and create a gateway campus feeling.

Council Member McOmber was concerned the look of the buildings seemed very monochromatic, and had a lot of glass. He wanted to be sure the City was applying the materials requirement in an equitable way with other applicants who had requested a monochromatic look.

Planning Director Sarah Carroll noted that the amount of glass was above the requirement, and it had been counted as a separate material.

Council Member McOmber asked that Staff ensure there was space reserved for the monument, and that the long-term freeway cross-section preservation was evaluated. He really liked the product and thought it was a great idea, and just wanted to be sure it met code.

City Manager Mark Christensen advised the expected widening of Pioneer Crossing would go to the south, and not be pushing further north at this location.

Council Member Carn really liked the architecture. He wanted to know if the CC&Rs would require the spaces to be locally owned, or if a nationally known chain could buy them.

Mr. Tribe and Mr. Parcell both responded the design intent was geared towards local owners. They felt that national chains typically would want more space, and clarified there would not be a requirement in the CC&Rs for local ownership.

Council Member Barton thought the buildings looked nice, and asked for clarification about glass used as a material.

Senior Planner Austin Roy noted that glass may be counted as a material in design standards in city code; and also has standards related to the amount that must be used in a product

Mr. Parcell referred to the elevation drawings and explained that there were metal pop-out architectural features that spanned the entire building.

**Motion made by Council Member Willden to approve Business Item 2 on the agenda: Site Plan for Spring Cove (Riverside Crossing Lot 8) located at 249 E. Thrive Drive with the Findings and Conditions in the Staff Report. Seconded by Council Member Wadman.**
**Vote:**

| | |
|---|---|
| **Council Member Barton** | **Yes** |
| **Council Member Carn** | **Yes** |
| **Council Member McOmber** | **Yes** |
| **Council Member Wadman** | **Yes** |
| **Council Member Willden** | **Yes** |

**Motion passed 5-0**

Council Member McOmber commented he felt confident it had been confirmed the freeway would not impact the buildings.

City Manager Mark Christensen advised that sometimes plans change, but based on the plans the City currently had, the buildings would not be impacted by the freeway.

3. **Naming of Park located along Jordan River in the Wander Village Plan 3, Development. City initiated. Resolution R25-46 (09-16-25).**

The item was presented by Senior Planner Gina Grandpre. The applicant is currently working on Phase 1 of the park and has requested guidance from the City regarding the official name. In response, the Parks Department has compiled a list of proposed names that reflect the park's location, amenities, and character. These options are provided below for the City Council's consideration:

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1. The River Walk Park at Saratoga Springs
2. Bird View Park
3. Timpanogos View Trail
4. Saratoga River Front Park

Staff respectfully requests that the City Council review the proposed names and select an official name for the new public park.

Council discussed various ideas for possible names for the park, such as Jordan Promenade Park or The River Walk with or without the city name attached.

Greg Paley of Oakwood Homes was in attendance to answer questions.

**Motion made by Council Member Carn to approve Business Item 3 on the agenda: Selecting the name *The River Walk at Saratoga Springs* for the Wander Riverfront City Park located along the Jordan River between Pioneer Crossing and Pony Express Parkway. Resolution R25-46 (09-16-25). Seconded by Council Member McOmber.**
**Vote:**

| | |
|---|---|
| **Council Member Barton** | **Yes** |
| **Council Member Carn** | **Yes** |
| **Council Member McOmber** | **Yes** |
| **Council Member Wadman** | **Yes** |
| **Council Member Willden** | **Yes** |

**Motion passed 5-0**

4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.04 for Gateway Overlay Parking and Schools Overlay. City initiated. Ordinance 25-63 (09-16-25).**
Community Development Director Ken Young presented the items.

First Proposal:
The first proposed amendment, would add a Schools Overlay to provide development standards and permitted uses for public or private school and education facilities, including university or college campuses as well as traditional schools, and similar land uses that provide educational services.

Council discussed several uses they felt should not be included in the school overlay such as: bus lots; refueling stations; temporary trailers; and offices listed as a general use, rather than offices specifically related to school use.

City Attorney Kevin Thurman advised that state law said schools and classroom facilities have to be permitted in all zones in the City. He explained the overlay zone should not undermine code. The way it is written may end up permitting things that aren't otherwise allowed in that zone, and may not be a good ordinance to pass. He advised uses or rezoning could be approved through development agreements.

Council Member Willden did not feel that the school overlay proposal solved any issues, but could potentially cause problems. He advised denying that part, and not bringing it back.

Council Member Wadman raised the question if non-permitted uses could be listed instead of allowed uses, and if something else was wanted, they could come to City Council to request an exception.

City Manager Mark Christensen advised the proposed school overlay zone may be too expansive, could be discussed further and brought back if they wanted, since there may be things the City may want to restrict.

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

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Council Member Carn received clarification from Staff that the words "highway" and "freeway" could be used interchangeably.

**Motion made by Council Member Carn to approve Business Item 4 on the agenda: Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.04 for Gateway Overlay Parking and deny the Schools Overlay portion of the amendment, Ordinance 25-63 (09-16-25) with the Findings and Conditions in the Staff Report. Seconded by Council Member Willden.**

**Vote:**

| | |
|---|---|
| **Council Member Barton** | **Yes** |
| **Council Member Carn** | **Yes** |
| **Council Member McOmber** | **Yes** |
| **Council Member Wadman** | **Yes** |
| **Council Member Willden** | **Yes** |

**Motion passed 5-0**

5. **Amendments to City Code, Title 3 - Administrative Code, related to government records requests. Ordinance 25-64 (09-16-25).**

City Attorney Kevin Thurman presented the item. City Staff proposes an amendment to Title 3 of the Municipal Code to add provisions related to government records requests and to repeal the existing Government Records Access and Management Act ("GRAMA") Policies and Procedures adopted on September 2, 2014.

City Attorney Kevin Thurman advised that the amendment would also adopt the state statute by reference and allowed the City Manager to adjust the retention schedule as needed, and expanded the time to respond to an appeal from 5 days to 10 days.

**Motion made by Council Member McOmber to approve Business Item 5 on the agenda: Amendments to City Code, Title 3 - Administrative Code, related to government records requests. Ordinance 25-64 (09-16-25). Seconded by Council Member Wadman.**

**Vote:**

| | |
|---|---|
| **Council Member Barton** | **Yes** |
| **Council Member Carn** | **Yes** |
| **Council Member McOmber** | **Yes** |
| **Council Member Wadman** | **Yes** |
| **Council Member Willden** | **Yes** |

**Motion passed 5-0**

6. **Consideration for adoption of a resolution of the City Council of Saratoga Springs, Utah declaring its intention to reimburse itself for expenditures incurred in connection with financing all or a portion of the costs of a fire station and other City facilities and projects; and related matters. Resolution R25-47 (09-16-25).**

City Manager Mark Christensen presented the item. The City intends to issue bonds worth approximately $15,000,000 to fund the construction of a new fire station. The reimbursement agreement is to ensure that the City is repaid for costs incurred in the work of a new fire station before the bond is issued (work can include, but is not limited to; design, architectural work, engineering work, planning work, etc.). The resolution does not require the City to issue the debt, that decision will be made by the City at a later date.

**Motion made by Council Member Willden to approve Business Item 6 on the agenda: Adopting a resolution of the City Council of Saratoga Springs, Utah declaring its intention to reimburse itself for expenditures incurred in connection with financing all or a portion of the costs of a fire station and other City facilities and projects; and related matters. Resolution R25-47 (09-16-25). Seconded by Council Member Barton.**

**Vote:**

| | |
|---|---|
| **Council Member Barton** | **Yes** |
| **Council Member Carn** | **Yes** |
| **Council Member McOmber** | **Yes** |
| **Council Member Wadman** | **Yes** |
| **Council Member Willden** | **Yes** |

DRAFT

**Motion passed 5-0**

7. **First Amendment to a Reimbursement Agreement with Clayton Properties Group II, Inc. a Colorado Corporation dba Oakwood Homes for system improvements in the Wander development. Resolution R25-48 (09-16-25).** Item 7 is an amendment to an existing agreement for a sewer line. The City wanted to review and verify costs, and specify the dollar amount.

8. **Reimbursement Agreement with Clayton Properties Group II, Inc. a Colorado Corporation dba Oakwood Homes for system improvements in Wander Village 3, Plat J-2 development. Resolution R25-49 (09-16-25).** Item 8 is a new reimbursement agreement for helping to widen Pony Express east of Riverside roundabout.

Public Works Director/City Engineer Jeremy Lapin presented items 7 and 8 together**.**

Council Member McOmber expressed appreciation to Oakwood Homes for partnering with the City, specifically with the sewer line.

Council Member Carn asked about work on the south side of Pony Express that seems to have stalled and asked if there were any updates on that. He thought that if work was not actively being done, those lanes should not be blocked.

Public Works Director/City Engineer Jeremy Lapin said he would follow up with contractors.

**Motion made by Council Member McOmber to approve Business Items 7 and 8 on the agenda: First Amendment to a Reimbursement Agreement with Clayton Properties Group II, Inc. a Colorado Corporation dba Oakwood Homes for system improvements in the Wander development. Resolution R25-48 (09-16-25) with the Findings and Conditions in the Staff Report; and The Reimbursement Agreement with Clayton Properties Group II, Inc. a Colorado Corporation dba Oakwood Homes for system improvements in Wander Village 3, Plat J-2 development. Resolution R25-49 (09-16-25). Seconded by Council Member Barton.**
**Vote:**

| | |
|---|---|
| **Council Member Barton** | **Yes** |
| **Council Member Carn** | **Yes** |
| **Council Member McOmber** | **Yes** |
| **Council Member Wadman** | **Yes** |
| **Council Member Willden** | **Yes** |

**Motion passed 5-0**

**CLOSED SESSION – No closed session was held.**

**ADJOURNMENT**

Meeting Adjourned Without Objection at 7:10 p.m. by Mayor Jim Miller.

_____ _____

Mayor Jim Miller Date

_____

City Recorder

DRAFT

SARATOGA SPRINGS PLANNING

# CITY COUNCIL
# Staff Report

**Annexation Petition**
**North Lake Meadows 2**
**October 7, 2025**
**PUBLIC HEARING**

| | |
|---|---|
| Applicant: | Keaton Morton |
| Owner: | Barbara M. Jones |
| Location: | Approx. Pony Express Parkway and 1650 East (1700 West) Street |
| Project Acreage: | 6.01 acres |
| Residential Units/Lots: | 19 |
| Current Use: | Vacant |
| Land Use Designation: | N/A |
| Requested Land Use: | Low Density Residential |
| Parcel Zoning: | N/A |
| Requested Zoning: | R1-9 |
| Adjacent Zoning: | R1-9, A |
| Adjacent Uses: | Low Density Residential and Agricultural |
| Type of Action: | Legislative |
| Land Use Authority: | City Council |
| Planner: | Austin Roy, Senior Planner |

## A. Executive Summary and Request:

The applicant is seeking to annex 6.01 acres into the City of Saratoga Springs. It is requested that the property be zoned R1-9, with a total of 19 lots, and lot sizes ranging from 9,038 sq. ft. to 11,439 sq. ft. The property is located in the flood plain. The area is identified in the City's Annexation Policy Plan. Lehi City also identifies the area as going to Saratoga Springs.

**Recommendation:**
**Staff recommends that the City Council 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 approval with or without conditions, denial, or continuation.

**Background:** The applicant is requesting to annex into the City of Saratoga Springs. The property is part of the City's Annexation Policy Plan. Lehi City also shows the area going to Saratoga Springs. The applicant has submitted a concept plan, annexation petition and rezone/general plan amendment application. On August 19, 2025, the City Council formally

Austin Roy, Senior Planner
aroy@saratogasprings-ut.gov
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801-766-9793 x107 • 801-766-9794 fax

adopted a resolution for the intent to annex the property. The City is now required to hold a public hearing and formally consider annexing the property into the City. The annexation process is outlined in state code.

**B.** **Process:** State Code Section 10-2-812 outlines the process for annexation.

*The legislative body of each municipality intending to annex an area under this section shall:*

*(a)* *adopt a resolution indicating the municipal legislative body's intent to annex the area, describing the area proposed to be annexed; and*

**Complies**. The City Council adopted a resolution for the intent to annexation on August 19,2025.

*(b)* *hold a public hearing on the proposed annexation no earlier than 30 days after the adoption of the resolution described in Subsection (3)(a).*

**Complies.** The City Council is scheduled to hold a public hearing at the October 7, 2025 City Council meeting.

*Except as provided in Subsections (6)(b)(i) and (6)(c)(i), upon conclusion of the public hearing described in Subsection (3)(b), the municipal legislative body may adopt an ordinance approving the annexation of the area proposed for annexation under this section unless, at or before the hearing, written protests to the annexation have been filed with the recorder or clerk of the municipality by the owners of private real property that:*

*(i)* *is located within the area proposed for annexation;*

*(ii)* *covers a majority of the total private land area within the entire area proposed for annexation; and*

*(iii)* *is equal in value to at least 1/2 the value of all private real property within the entire area proposed for annexation.*

**Complies.** The City Council is set to adopt an ordinance following the October 7, 2025 City Council meeting. All owners of the property to be annexed are in favor of the annexation, no protests have been filed.

**Rezone and General Plan Amendment**

Code Section 19.13.04 outlines the process for Rezones 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.

   ***N/A.*** *The property is part of the City's annexation policy plan. The annexation process supersedes all rezone and general plan amendment requirements.*

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.

   ***N/A.*** *The property is part of the City's annexation policy plan. The annexation process supersedes all rezone and general plan amendment requirements.*

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.

   ***N/A.*** *The property is part of the City's annexation policy plan. The annexation process supersedes all rezone and general plan amendment requirements.*

**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. The review shall be for comment only and is non-binding.

A concept plan has been submitted with the request 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.

**C. 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.

**D. Annexation Policy Plan and General Plan.**

The property is within the Saratoga Springs Annexation Policy Plan Boundary and is designated as Low Density Residential in the General Plan. Page 27 of the General Plan identifies possible zones for Low Density Residential as R1-40, R1-20, R1-10, and R1-9 and indicates that these areas are designated for single-family homes. The applicant is proposing R1-9 zoning for the property, which would be consistent with the adjacent North Lake Meadows 1 which is approved and under active development.

**E. Recommendation and Alternatives:**

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

**Option 1 – Approval** "I move that the City Council approve the requested **Annexation Petition** for North Lake Meadows 2, located at approx. Pony Express Parkway and 1650 East (1700 West Lehi) Street, with the Findings and Conditions in the Staff Report."

**Findings**

1. The application is consistent with the annexation requirements as found in State Code Section 10-2-812.

**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 the annexation plat shall be corrected prior to recordation of the annexation.
4. All other Code requirements shall be met.
5. All conditions and terms outlined in the Annexation and Development Agreement shall be met.
6. Any other conditions or changes as articulated by the City Council: _____.

**Option 2 – Continuance**

"I move to **continue** the **Annexation Petition** for North Lake Meadows 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 – Denial**

"I move that the City Council deny the requested **Annexation Petition** for North **Lake Meadows 2**, located at approx. Pony Express Parkway and 1650 East (1700 West Lehi) Street, with the Findings below:

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

**F. Exhibits:**

1. Engineering Staff Report
2. Location & Zone Map
3. Application Review Checklist
4. Concept Plan
5. Ordinance
6. Annexation and Development Agreement
7. Notice of Impending Boundary Action
8. Annexation Plat
9. Legal Description

Exhibit 1

# Staff Report

**Author: Scott Petrik, Engineer 1**
**Subject: North Lake Meadows 2 – Concept Plan**
**Date: October 7, 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:* | *Keaton Morton – Anderson Development Services* |
| *Request:* | *Concept Plan* |
| *Location:* | *Northwest of the Pony Express Pkwy / 1600 East (1700 W Lehi)* |
| *Acreage:* | *5.94 acres - 19 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 to install any offsite infrastructure required to service the property.
5. Developer shall install frontage improvements along 145 North to meeting the City's arterial road standards.
6. Developer shall be required to install and improve the trail improvements along Pony Express Parkway.
7. Developer shall construct 1600 East to Saratoga Springs City collector roadway

standards and include a median at the proposed intersection restricting traffic to right-in-right-out to meet the City's access management standards.

8. Developer shall install the master planned 14" secondary waterline along the project's frontage for Pony Express Parkway
9. Developer shall install the master planned storm drain line PE4C along the project frontage of Pony Express Parkway. The master planned drain line shall be designed to conveying a flow of 12 cfs.

Exhibit 2

## LOCATION




## ZONE



Exhibit 3

SARATOGA SPRINGS PLANNING

# APPLICATION REVIEW CHECKLIST

## Application Information

**REZONE/GENERAL PLAN AMENDMENT/CONCEPT PLAN**
**STOUT DEVELOPMENT**

| | |
|---|---|
| Applicant: | Keaton Morton |
| Owner: | Barbara M. Jones Trust |
| Location: | 9150 West 7350 North Street |
| Project Acreage: | Approx. 6.01 Acres |
| Residential Units/Lots: | 19 Lots |
| Current Use: | Agricultural |
| Requested Land Use: | Low Density Residential |
| Requested Zoning: | R1-9 |
| Adjacent Zoning: | R1-9, A |
| Adjacent Uses: | Low Density Residential, Natural Open Space |
| 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 |
| Floodplain: | Yes |

| | |
|---|---|
| **Date Received:** | **1st submittal:** July 14, 2025 |
| | **2nd submittal:** August 11, 2025 |
| | **3rd submittal:** Click here to enter a date. |
| | **4th submittal:** Click or tap to enter a date. |
| **Date of Review:** | **1st submittal:** July 23, 2025 |
| | **2nd submittal:** September 4, 2025 |
| | **3rd submittal:** Click here to enter a date. |
| | **4th submittal:** Click or tap to enter a date. |
| **Parcel Number(s) and size:** | 13:028:0035/2.00 AC |
| | 13:028:0036/6.01 AC |

## Section 19.13 – Application Submittal

- Application Complete (Date of Payment): July 14, 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 - City Council
- Neighborhood Meeting Required: No

## DRC Review

**DRC Review Comments:**

- 250’ spacing is required between public/private cross streets. New road does not meet the spacing requirement from the intersection on Pony Express, must be 250’ or greater (207’ shown).

## Code Review

- 19.04, Land Use Zones
  - Zone: R1-9
  - General Plan Land Use: Low Density Residential

| 19.04.010 Requirements | | R1-9 | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Maximum Units per Acre | 4 unit/acre | **Complies** | *3 units/acre* |
| Lot Size, Residential (Minimum) | 9,000 sq. ft. | **Complies** | *>9,000 sq. ft.* |
| Lot Size, Non-Residential (Minimum) | 30,000 sq. ft. | **N/A** | |
| Footprint Development | allowed | **N/A** | *None proposed.* |
| Building Separation - Footprint (Minimum) | 10' | **Can Comply** | *TBD at building permit* |
| Project Size - Footprint (Minimum) | 5 acres | **Complies** | *6.01 acres* |
| 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 porchs | **Complies** | *Shown on concept.* |
| Street Side Setback (Minimum) | 20' | **Complies** | *Shown on concept.* |
| Interior Side Setback, Residential(Minimum) | 8'/16'(min/combined) | **Complies** | *Shown on concept.* |
| Interior Side Setback, Non-Residential(Minimum) | 25' | **N/A** | |
| Rear* Setback, Residential(Minimum) | 20' | **Complies** | *Shown on concept.* |
| Rear Setback, Non-Residential(Minimum) | 20' | **N/A** | |

| | | |
|---|---|---|
| No density shall be calculated on sensitive lands. | **Shall Comply.** | *Follow FEMA guidelines for floodplain removal. Submit with preliminary.* |
| 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.** | *Not proposed.* |
| 19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: | **Complies.** | *Single family.* |
| 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. | **Complies.** | *Neighborhood meeting not required.* |
| 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. | **Shall Comply.** | *Property will need to address floodplain issue. Submit with preliminary.* |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | **Complies.** | *Utility concept provided.* |
| **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.** | *Pony Express arterial, 9150 W collector.* |
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | **Complies.** | *ROW shown.* |
| **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.** | |

| 19.11 Lighting | | |
|---|---|---|
| **General Standards** | | |
| **Regulation** | **Compliance** | **Findings** |
| **Material:** All Lighting Fixtures and assemblies shall be metal. | **Shall Comply.** | *Submit with Preliminary Plat.* |
| **Base:** All lighting poles shall have a 16" decorative base. | **Shall Comply.** | *Submit with Preliminary Plat.* |
| **Type:** All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited. | **Shall Comply.** | *Submit with Preliminary Plat.* |
| **Angle:** Shall be directed downward. | **Shall Comply.** | *Submit with Preliminary Plat.* |
| **Lamp:** Bulbs may not exceed 4000k. | **Shall Comply.** | *Submit with Preliminary Plat.* |
| **Drawings:** Design and location of fixtures shall be specified on the plans. | **Shall Comply.** | *Submit with Preliminary Plat.* |
| **Flags:** The Unites 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.** | *Submit with Preliminary Plat.* |
| **Prohibited Lighting:** Searchlights, strobe lights and any laser source light or any similar high intensity light. | **Shall Comply.** | *Submit with Preliminary Plat.* |
| **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.** | *Submit with Preliminary Plat.* |
| **Residential Lighting** | | |
| **Floodlights:** Floodlights are prohibited. | **Shall Comply.** | *Submit with Preliminary Plat.* |
| **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.** | *Submit with Preliminary Plat.* |
| **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.** | *Compatible with annexation plan.* |
| **Trails Master Plan:** Shows required trails | **Complies.** | *Pony Express trail shown.* |
| **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.** | *<800'* |
| Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council. | **N/A.** | *See above.* |

| | | |
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| **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.** | *Connection to Livi Lane 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.<br>**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. | **Complies.** | *<30 ERU's.* |
| 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.<br>The City Fire Chief may require a greater distance than 500 feet if:<br>1. an essential link exists between a legitimate governmental interest and the requirement; and<br>2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. | **N/A.** | |
| **Driveway and Driveway Approaches:**<br>**Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt. | **N/A.** | |
| **Shared Driveways:** Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met. | **N/A.** | |
| 1. Shared Driveways may be used for clustered single-family lots.<br>a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be six.<br>2. Shared driveways may be used for two-family, three-family, and multi-family units. | **N/A.** | |

| | | |
|---|---|---|
| a. The maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be ten.<br>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.<br>a. Corner lots may have one driveway approach per street frontage.<br>b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code.<br>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.<br>a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met. | | |
| iii. Driveway Widths:<br>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.<br>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.** | *TBD at building permit.* |
| 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.<br>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.<br>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.** | *TBD at building permit.* |
| 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. | **Shall Comply.** | *TBD at building permit.* |
| **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.** | *Lots appear to be developable.* |

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|---|---|---|
| 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.** | *Frontage shown.* |
| 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:<br>i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;<br>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<br>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.** | *ROW separated from lots.* |
| Side property lines shall be at approximately right angles to the street line or radial to the street line. | **Complies.** | *Right angles shown.* |
| 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.** | *Corner lots are larger.* |
| No lot shall be created that is divided by a municipal or county boundary line. | **Complies.** | *Municipal lines to be at edge of plat.* |
| 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.** | *No remnants.* |
| Double access lots are not permitted with the exception of corner lots. | **Complies.** | *Only corner lots with double access.* |
| Driveways for residential lots or parcels shall not be allowed to have access on major arterials.<br>**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.** | *No arterial driveways proposed.* |
| 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.** | *Shown.* |
| **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:<br>Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and | **Complies.** | *Connection to Livi Lane shown.* |
| Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and | **Complies.** | *Connection to Livi Lane shown.* |
| 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.** | *Pony Express trail shown.* |
| Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and | **Complies.** | *<1,000 ft.* |

| | | |
|---|---|---|
| Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities. | **Complies.** | *Connects 9150 West Street* |
| **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:<br>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.** | *Connection to west not possible because of platted lots.* |
| iv. Exceptions shall be construed narrowly by the Land Use Authority. | **N/A.** | |
| v. These exceptions shall not apply to trail connections. | **Complies.** | *Trail shown.* |
| **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.** | *ROW widths compatible.* |
| 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.** | *Connections shown.* |
| 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:<br>i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%. | **Complies.** | *Connection to Livi Lane shown.* |
| ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future. | **Complies.** | *Connection to Livi Lane shown.* |
| **Circulation Plan.** A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application. | **Shall Comply.** | *Submit with preliminary.* |

| | | |
|---|---|---|
| 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.** | *Submit with preliminary.* |
| 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.** | *Submit with preliminary.* |
| The circulation plan shall include proposed connections to and across adjacent properties. | **Shall Comply.** | *Submit with preliminary.* |

| **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.** | *Not required.* |
| Notice/Land Use Authority. | *To be noticed at PC and CC.* |
| **Master Development Agreement.** A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08. | *N/A* |
| Phasing Improvements. | |
| 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.** | *Received.* |
| Plat/Parcel Map of the area available at the Utah County Surveyor's Office. | **Complies.** | *Received.* |
| Proposed changes to existing zone boundaries, if such will be needed | **Complies.** | *Received.* |
| Conceptual elevations and floor plans, if available | **Complies.** | *Not available.* |
| Drawn to a scale of not more than 1" = 100' | **Complies.** | *1"=30'* |
| 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.** | *Trail 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.** | *0.598 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:<br>a. Single family developments: 10% of overall development acreage<br>b. Multi-family developments: 15% of overall development acreage<br>c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage<br>d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing. | **Complies.** | *10.03% provided.* |

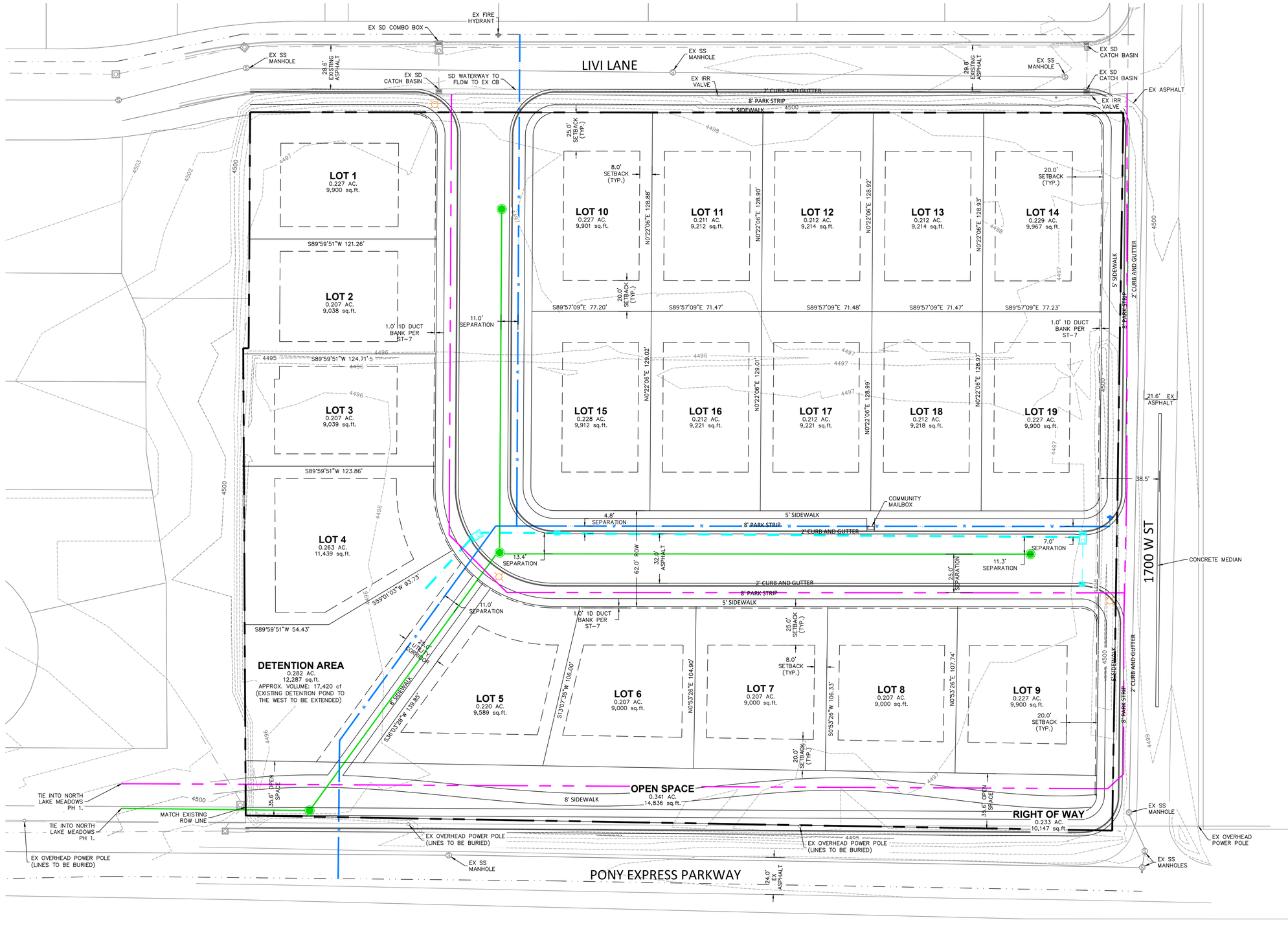
| | | |
|---|---|---|
| **Other Limitations:** In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.<br>i. Unimproved, not Sensitive Lands<br>ii. Open space with no access | **Complies.** | *Meets requirements.* |
| **Minimum 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). | **Does Not Comply.** | *Amenities required.* |
| **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. | **Does Not Comply.** | *No items from category C, D, or E.* |
| No more than 25% of the points may be met by one specific item type in any one category. | **Does Not Comply.** | *No amenities proposed.* |
| 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.** | *Trails qualify for impact fee credits.* |
| **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:<br>i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or<br>ii. any single-family development with a park requirement of less than one acre, or<br>iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or<br>iv. that portion of a development that is located within ¼ mile of an existing improved regional public park. | **N/A.** | |
| **Total Cost:**<br>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.<br>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? | ? |
| What is the anticipated cost to the City? | ? |
| When will City maintenance begin? | ? |

Exhibit 4

# NORTH LAKE MEADOWS PH. 2

## CONCEPT PLAN






WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

GENERAL NOTES:
1. TOTAL SITE AREA: 259,722.76 sf (5.962 acres)
2. COMBINED OPEN SPACE AND DETENTION AREA: 0.628 acres (10.58%)
3. UTILITIES TO BE LAID OUT ACCORDING TO SARATOGA SPRINGS STANDARD DETAIL ST-8
4. OPEN SPACE AMENITIES INCLUDE 720' OF HARD SURFACE TRAIL, A BENCH AND A DRINKING FOUNTAIN.

| | |
|---|---|
| TOTAL NUMBER OF LOTS: | 19 |
| TOTAL NUMBER OF BUILDINGS: | 19 |
| SQUARE FOOTAGE OF PROPOSED BUILDING BASEMENTS: | 1300 |
| SQUARE FOOTAGE OF PROPOSED BUILDING MAIN FLOORS: | 1300 |
| SQUARE FOOTAGE OF PROPOSED BUILDING UPPER FLOORS: | 1400 |
| NUMBER OF PROPOSED GARAGE PARKING SPACES: | 38 |
| NUMBER OF PROPOSED SURFACE PARKING SPACES: | 0 |
| NUMBER OF REQUIRED AND PROPOSED ADA PARKING SPACES: | 0 |
| PERCENTAGE OF BUILDABLE LAND: | 33.5% |
| AMOUNT OF OPEN SPACE OR LANDSCAPING: | 0.628 |
| PERCENTAGE OF OPEN SPACE OR LANDSCAPING: | 10.6% |
| NET DENSITY OF DWELLINGS BY ACRE: | 3 |

PROPOSED BUILDING ENVELOPE
PROPOSED ROAD CENTERLINE
PROPOSED STORM DRAIN
PROPOSED SECONDARY WATERLINE
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PROPOSED SEWER MANHOLE
PROPOSED COMBO BOX

G:\DATA\25176 North Lake Meadows PH 2\dwg\25176 Concept.dwg
PLOT DATE: Sep 26, 2025

| NO. | REVISION | DATE |
|---|---|---|
| | | |

PROJECT INFORMATION

NORTH LAKE MEADOWS PH. 2

CONCEPT PLAN

SARATOGA SPRINGS, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| TGK | MEC | 25176 |

DATE: 9/26/25

SCALE: 1" = 30'

SHEET: 1 OF 1

ENGINEER'S STAMP

Exhibit 5

**ORDINANCE NO. 25- (10-7-25)**

**AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT; APPROVING ADOPTED PURSUANT TO SECTION 10-2-812 OF THE UTAH CODE APPROVING THE ANNEXATION OF 6.01 ACRES OF LAND; ANNEXING SUCH LAND INTO THE CITY; AND RELATED MATTERS**. (Project)

**WHEREAS**, Utah Code §§ 10-2-801 to - 817 (the "Act") constitute the statutory framework for annexation of unincorporated areas of a county into an adjoining Utah municipality; and

**WHEREAS**, Utah Code § 10-2-812(1) provides that a municipality may annex an unincorporated area that is within the expansion area of more than one municipality, without an annexation petition if the area to be annexed consists an unincorporated island within, or unincorporated peninsula contiguous to, the municipality, and each municipality agrees to the annexation; and

**WHEREAS,** the proposed Property is included in Lehi City and the City of Saratoga Springs expansion areas, Lehi City agreed to the annexation of the Property into the boundaries of the City of Saratoga Springs; and

**WHEREAS**, the area proposed to be annexed described in Exhibit A ("Property") consists of approximately 6.01+/- acres owned by Barbara M. Jones, and constitutes all or part of an unincorporated island or peninsula of Utah County, a county of the second class, contiguous to and/or surrounded by land of the City of Saratoga Springs, Utah ("City"); and

**WHEREAS**, the Property is situated within a portion of unincorporated Utah County included in the Annexation Policy Plan Map adopted by the City Council of the City of Saratoga Springs on June 7, 2022 as part of Ordinance No. 22-23 (6-7-22) as amended; and

**WHEREAS**, on July 14, 2025, Keaton Morton filed a "Annexation Application" ("Application"), on file with the City Recorder, seeking to annex the Property into the City pursuant to Utah Code § 10-2-812; and

**WHEREAS**, on August 19, 2025, the City Council passed resolution R25-41 (08-19-25) indicating its intent to annex the Property; and

**WHEREAS**, pursuant to Utah Code § 10-2-812, at least three weeks before the public hearing, the City caused notice of the proposed annexation to be published as a Class B notice under Section 63G-30-102; and

DRAFT

**WHEREAS**, on October 7, 2025, the City Recorder sent written notice of the proposed annexation to the Utah County Commission and the board of each local district and special service district whose boundaries contain some or all of the area proposed for annexation; and

**WHEREAS**, on October 7, 2025, not less than thirty (30) days after the City Council adopted the resolution indicating its intent to annex the Property, the City Council held a public hearing relating to the proposed annexation, at which public hearing all individuals desiring to express their views relating to the proposed annexation were given the opportunity to be heard on the matter; and

**WHEREAS**, at its October 7, 2025 meeting, the City Council discussed and considered the Annexation and Development Agreement, attached hereto as Exhibit B, that specifies the conditions of annexation; land use designation, and zoning on the Property; and conditions under which the Property can be developer in accordance with City's zoning; and

**WHEREAS**, no protests to the annexation have been filed pursuant to Utah Code § 10-2-812; and

**WHEREAS**, the City Council has given careful consideration to the views expressed by the public during the public hearing; and

**WHEREAS**, the City Council has carefully reviewed and considered the Petition and all materials submitted by the petitioner in connection therewith and in support thereof, including materials required to be submitted pursuant to the City's Annexation Policy Plan Statement and Annexation Petition Requirements and Procedures; and

**WHEREAS**, in light of the foregoing, and after due deliberation, the City Council desires to approve the Petition and proceed with the proposed annexation and other related matters.

**NOW THEREFORE**, it is hereby ordained by the City Council of the City of Saratoga Springs, Utah, as follows:

**SECTION 1.** Findings. The City Council does hereby find and determine that the approval of the Annexation and Development Agreement and the annexation of the Property furthers the health, safety, and general welfare of the City and its residents.

**SECTION 2.** Approval of Annexation and Development Agreement; Annexation; and Effective Date. The City Council hereby approves the Annexation and Development Agreement. approves the Application, approves the annexation of the Property as described in the Application, and does hereby annex the Property into the City. The effective date of such annexation shall be the date of issuance by the Utah Lieutenant Governor of the Certificate of Annexation, under Utah Code § 10-2-813.

**SECTION 3.** Land Use and Zoning. The land use and zoning shall be as specified in the Annexation and Development Agreement. Consistent with that agreement, the Property shall be subject to the R1-9 zoning.

DRAFT

**SECTION 4.** Authorized Actions. The Mayor, the City Recorder, the City Manager, and all other officers and employees of the City are hereby authorized and directed to take, in a timely manner, any and all actions required or advisable to be taken to give effect to the annexation hereby approved; including, without limitation, the giving of all notices and the filing of all items required pursuant to Sections 10-2-801 et seq. of the Utah Code.

**SECTION 5.** Publication of Ordinance. A copy of this Ordinance shall be delivered to the City Recorder immediately upon execution by the Mayor, and the City Recorder is hereby authorized and directed to cause a summary thereof to be published in accordance with state law. This Ordinance shall become effective immediately upon such publication.

**SECTION 6.** Amendment of Conflicting Ordinances. If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

**SECTION 7.** Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this __ day of _____, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

| | **VOTE** |
|---|---|
| Audrey Barton | _____ |
| Chris Carn | _____ |
| Michael McOmber | _____ |
| Lance Wadman | _____ |
| Stephen Willden | _____ |

DRAFT

EXHIBIT A

Annexation Plat and Legal Description

DRAFT

EXHIBIT B

Annexation and Development Agreement

DRAFT

EXHIBIT 6

WHEN RECORDED RETURN TO:

Saratoga Springs City Recorder
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

# ANNEXATION AND DEVELOPMENT AGREEMENT

THIS ANNEXATION AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on _____, 20, by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "City," The Barbara M Jones Trust, hereinafter referred to as "Property Owner," and Morton Development Group, a Utah corporation/limited liability company; hereinafter referred to as "Developer."

## RECITALS:

**WHEREAS**, Developer owns or has the right to purchase 6.1 acres of property located in unincorporated Utah County, Utah, which is more fully described in the property ownership map, vicinity map, and/or legal descriptions attached as Exhibit A ("Property"); and

**WHEREAS**, the Property is not currently within the municipal boundaries of the City of Saratoga Springs, Property Owner and Developer desires to annex the Property into the City to facilitate development within the city limits ("Annexation Request"); and

**WHEREAS**, the Property Owner has agreed to allow the Developer to develop the Property and undertake contractual obligations related thereto; and

**WHEREAS**, Developer intends to develop the Property into a residential neighborhood and seeks zoning of the Property into the R1-9 Zone; and

**WHEREAS**, City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

**WHEREAS**, City desires to enter into this Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property consistent with the City General Plan, the City Code, and the conditions imposed by the Planning Commission and City Council; and

**WHEREAS**, to assist City in its review of the Annexation Request and to ensure development of the Project in accordance with Developer's representations to City, Developer and City desire to enter voluntarily into this Agreement, which sets forth the process and standards whereby Developer may develop the Project; and

**WHEREAS**, the Concept Plan, attached as Exhibit D, among other things, identifies land uses and required road, landscaping, trail, storm drain, sewer, and water improvements; and

**WHEREAS**, to allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and to address concerns of property owners in proximity to the Property, Developer and City are each willing to abide by the terms and conditions set forth herein; and

**WHEREAS**, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City's General Plan, and Title 19 of the City code (collectively, the "Public Purposes"). As a result of such determination, City has elected to process the Annexation Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of City.

**AGREEMENT:**

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the "Effective Date"). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals.

2. Annexation. At the request of the Developer, the City has agreed that the Property depicted in Exhibit A shall be annexed into the City of Saratoga Springs by filing, or otherwise cooperating with the filing by Developer of a petition for annexation with the City. Upon incorporation into the City of Saratoga Springs, the City will incorporate the Property into the R1-9 Zone, as further provided in this Agreement.

3. Affected Property. The property ownership map, vicinity map, and/or legal descriptions for the property are attached as Exhibit A. In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.

4. Zoning, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the R1-9 zone in effect when a complete preliminary or site plan application is filed, except that permitted and prohibited uses shall be determined based on the provisions of the R1-9

zone in effect as of the Effective Date. An application is determined to be complete in accordance with Utah Code § 10-9a-509.

Except to the extent this Agreement is more restrictive, the Property shall comply with all "City Regulations," which is defined either as: (a) "all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat or site plan application is filed and all application fees are paid;" or (b) with respect only to which uses are permitted or prohibited, "all City ordinances, regulations, specifications, and standards in effect on the Effective date." City Regulations may include but are not limited to regulations regarding permitted uses, prohibited uses, setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements.

5. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

6. Required Improvements. This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to service the Property, including without limitation the dedication of water rights and sources. Capacity shall only be reserved once a Final Plat is recorded, accepted construction drawings are stamped, and all improvements necessary to resolve any existing system capacity issues are guaranteed to be installed by Developer through an improvement completion assurance or bond. Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure, whether or not the minimum size may have additional capacity. In addition, in consideration of granting the Annexation Request, Developer may be required to upsize certain infrastructure, as specified below. Not by way of limitation, the Developer shall be required to install and dedicate the following:

    a. **Water Rights and Sources**. Developer shall either convey or purchase from City

sufficient water rights and sources to meet the requirements of City regulations. Any conveyance of water rights and sources shall be subject to a water banking agreement prepared by the City Attorney. Water rights and sources conveyed shall not be recognized as credits in the City's system until a change application is approved by the Utah Division of Water Rights (DWRi). A change application typically takes a minimum of 6 months to be approved by DWRi. If Developer wishes to convey water rights to the City (in lieu of purchasing water from the City), final plats shall not be approved for recordation until a change application is approved. City shall not be obligated to sell Developer water rights and sources unless the City has sufficient unused water rights and sources, which shall be determined in City's sole discretion.

b. **Water Facilities for Development**. As an express condition of this Agreement and the Zoning Request, Developer shall be required to install a 16-inch secondary waterline along Pony Express Parkway, connecting to the existing 16-inch at the North Lake Meadows 1 development and extending to the east property line of the developer's project, a distance of approximately 600 feet. Developer shall install the secondary waterline along Lehi 1700 W to the City's collector half-width cross section. Developer shall be required to pay all impact fees and shall be entitled to any impact fee credits or reimbursements for the upsizing of the secondary waterline from a 6". At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat shall be determined by the City and may be adjusted in accordance with City Regulations and any applicable law.

c. **Sewer**. As an express condition of this Agreement and the Zoning Request, Developer shall be required to connect to the existing 12" sanitary sewer line in the North Lake Meadows 1 development for sewer service. Developer shall be required to pay all impact fees and shall be entitled to impact fee credits or reimbursements for upsizing of the sewer line that exceed the Property's capacity needs, subject to the approval of a reimbursement agreement by the City Council. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer improvements sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law.

d. **Power Lines**. As an express condition of this Agreement and the Annexation Request, Developer shall be required to bury all distribution power lines, and the under-build communication lines attached to the supporting poles at Developer's own expense that are located on the Property, on the immediately-adjacent parcel,

and/or along Pony Express Parkway as more fully shown on Exhibit D. This shall be in addition and not in lieu of all required roadway, landscaping, and trail improvements in accordance with City Regulations. Furthermore, as an express condition of this Agreement and the Annexation Request, Developer shall be required to apply for and receive a permit from Rocky Mountain Power and comply with all necessary requirements at Developer's sole cost. Developer shall also be required to apply with and obtain approval from any government entity for encroachment onto any public right-of-way at Developer's sole cost.

e. **Roads**. As an express condition of this Agreement and the Zoning Request, Developer shall be required to dedicate and improve Pony Express Parkway/7350North Street to the City's standard arterial half-width cross section. Developer shall be required to dedicate and improve Lehi 1700 West/9150 West Street, or 1600 East Street as shown in the Saratoga Springs Transportation Master Plan, to the City's collector half-width cross section. It is understood that Developer may connect a road to 1700 west at a point that is less than 250' from Pony Express Parkway, provided the Developer provides a UDOT type B5 curb as a median. Developer will be entitled to impact fee credits or reimbursements for said upsized improvements that exceed the Property's capacity needs, subject to the approval of a reimbursement agreement by the City Council. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to the City of all onsite and offsite road improvements sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law.

f. **Storm Drainage**. As an express condition of this Agreement and the Zoning Request, Developer shall be required to install a 30-inch storm sewer line (or other pipe size capable of conveying 12 cfs) along Pony Express Parkway, connecting to the existing 30-inch storm sewer pipe in the North Lake Meadows 1 development, and extending to the east property line of the developer's project, a distance of approximately 575 feet. Developer shall be required to pay all impact fees and shall be entitled to impact fee credits or reimbursements for upsizing of the storm sewer line that exceed the Property's capacity needs, subject to the approval of a reimbursement agreement by the City Council. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite storm drainage improvements sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law.

g. **Landscape/Open Space and Trail Improvements**. As an express condition of this Agreement and Zoning Request, Developer shall be required to install and improve the landscaping/open space and the City's Master Plan trail

improvements along Pony Express Parkway. Developer shall be required to pay all impact fees. It is understood that open space trail improvements along Pony Express Parkway will count toward the Developers open space requirements for the Property. In addition, it is understood that the Developer shall be entitled to impact fee credits, reimbursements or credits toward the Properties open space amenity requirements for the installation and improvement of the City's Master Plan trail, but not both. By way of example only, Developer may receive impact fee credits for the Master Plan trail but cannot also count the trail toward Developer's open space acreage or amenity requirements, or on the other hand Developer may count the trail towards its open space acreage and amenity requirements but may not receive impact fee credits. Developer, or future HOA of the Property, shall maintain the Pony Express Parkway trail improvements in perpetuity including repairing and replacing the vegetation, repairing and replacing all necessary infrastructure and improvements, and providing and replacing all necessary infrastructure and improvements, and providing snow removal to ensure that the public is able to safely use and access the trail at all times, except that City shall be responsible for the repair and replacement of the Master Plan trail (except not snow removal). Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the pavement surface of Pony Express Parkway. City shall be responsible for the perpetual repair and replacement of the trail surface. Developer shall ensure that an owners association maintains the trail landscaping in perpetuity once Developer no longer has a majority ownership interest in the Property.

7. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the "Plans") to be prepared for the Project meeting City Regulations, this Agreement, including all exhibits, and any conditions of approval as specified in Exhibits B and C. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations, as well as any information which City staff reasonably requests.

8. Dedication of Property. If the Developer is required to dedicate property to the City as a condition of this Agreement or as part of this Project, the Developer shall ensure that all such property is transferred to the City free and clear of any encumbrances, liens, claims, or other legal or financial liabilities. On a limited basis and only as approved in writing, the City may allow certain encumbrances, such as utility easements, to remain on the property if it furthers a legitimate governmental purpose and is in the best interests of the City.

9. Standards for Approval. City shall approve the Plans if such Plans meet the requirements of this Agreement and City Regulations. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations and, if a plat is required, record a Final Plat with the Utah County Recorder and pay all recording fees.

10. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of ten years. However, this Agreement shall terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall survive this Agreement; or (ii) if Developer fails to proceed with the Project within a period of two years. "Failure to proceed with development" shall be defined as failure to submit a complete site plan or preliminary plat application meeting all current City regulations and failure to pay the City's application fees for such. Unless otherwise agreed to by City and Developer, Developer's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement approved by City and Developer in writing. However, this Agreement shall continue for perpetuity for any portions of the property contained in a final plat approved by City and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing. This Section and Developer's vested rights are subject at all times to the City's reserved Legislative Powers in Section 4 of this Agreement.

11. Successors and Assigns.

a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. If the Property is transferred ("Transfer") to a third party ("Transferee"), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.

b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 11.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

12. Default.

a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:

i. a warranty, representation, or statement made or furnished by Developer

under this Agreement is intentionally false or misleading in any material respect when it was made;

ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;

iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.

b. Procedure Upon Default.

i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph 12.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.

ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

c. Breach of Agreement. Upon Default as set forth in Subparagraphs 12.a. and 12.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

13. Entire Agreement. This Agreement shall supersede all prior agreements with respect to

the subject matter hereof, not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

**Exhibit A:** Property Ownership map, Vicinity Map, and/or Legal Descriptions

**Exhibit B:** Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), and City Council Written Minutes

**Exhibit C:** Concept Plan

**Exhibit D:** Power Poles Required to be Buried

14. General Terms and Conditions.

a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

c. Severability. Each and every provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.

f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's

approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.

h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein, except for minor amendments allowed per City Regulations.

i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement, except for minor amendments allowed per City regulations.

j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

k. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four days after being sent by registered or certified mail, properly addressed to the parties as follows (or to such other address as the

receiving party shall have notified the sending party in accordance with the provisions hereof):

To the Developer:

Morton Development Group, LLC
Attn: Dave Morton
1756 East Jane Circle
Sandy, Utah 84092

To the City:

City Manager
City of Saratoga Springs
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

l. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

m. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven days of receipt of said facsimile copy.

n. Hold Harmless and Indemnification. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, just compensation restitution, inverse condemnation, or any judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on its behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Project and geological hazards.

i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent

maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance

ii. City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.

o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 12 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. However, any remedy against the City shall be limited to specific performance only. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.

r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that

the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City of Saratoga Springs, a political subdivision of the State of Utah

_____
City Recorder

By:_____
Mayor

Property Owner, The Barbara M Jones Trust.

By: _____

Its:_____

State of Utah

County of _____

The foregoing instrument was acknowledged before me this ___ day of _____ 20__ by _____, of _____, a Utah corporation/limited liability company/partnership.

_____
Notary Public

DEVELOPER, Morton Development Group, a Utah limited liability company.

By: Dave Morton

Its:_____

State of Utah

County of _____

The foregoing instrument was acknowledged before me this ___ day of _____ 20__ by _____, of _____, a Utah corporation/limited liability company/partnership.

_____
Notary Public

## Exhibit “A”

## Property Ownership map, Vicinity Map, and/or Legal Descriptions

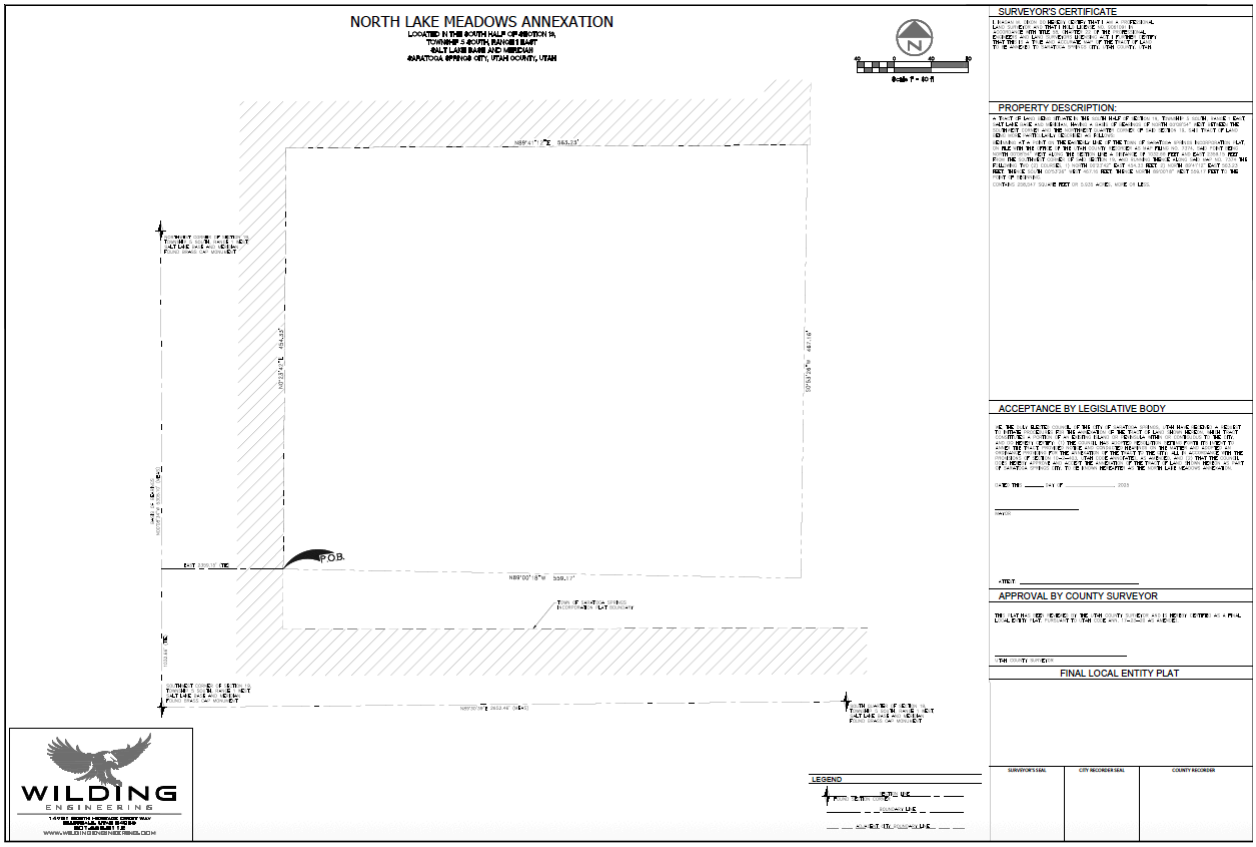


**Exhibit "B"**

**Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), City Council Written Minutes.**

**[ON FILE WITH THE CITY RECORDER]**

**Exhibit "C"**
**Concept Plan**

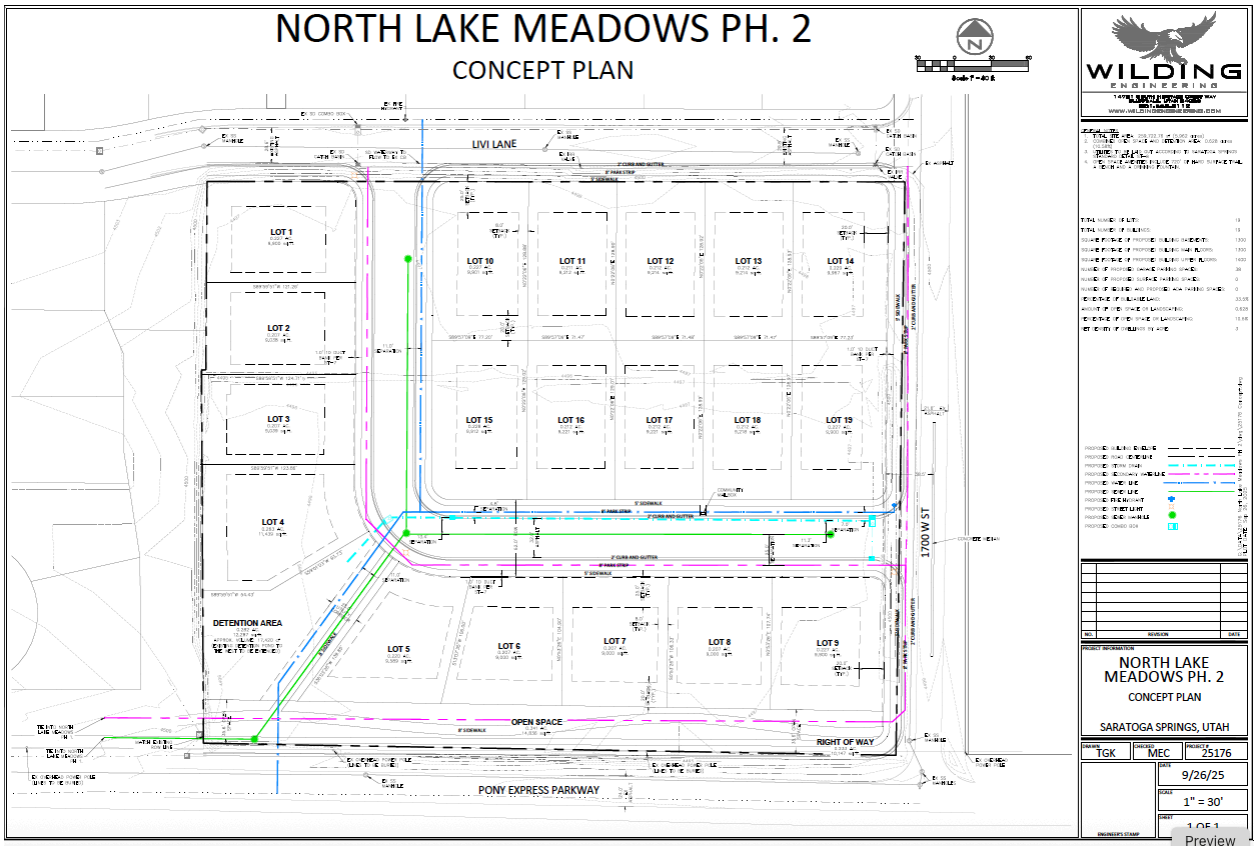


**Exhibit "D"**
**Power Poles Required to be Buried**

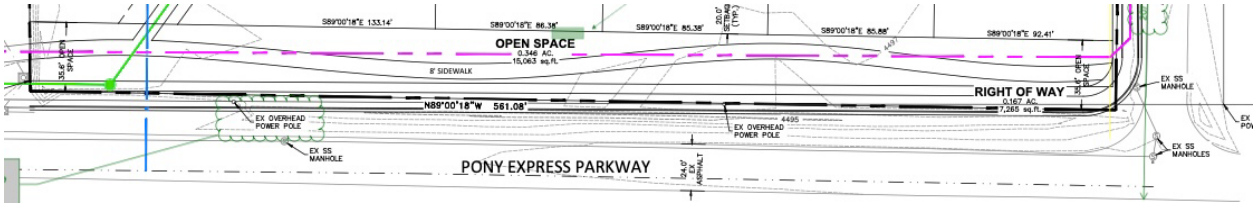


Exhibit 7

**NOTICE OF IMPENDING BOUNDARY ACTION**

October 7, 2025

The Honorable Deidre M. Henderson
Lieutenant Governor of the State of Utah
Lt. Governor's Office
PO Box 142325
Salt Lake City, Utah 84114-2325

Subject: Notice of Impending Boundary Action – North Lake Meadows 2 Saratoga Springs Annexation - Annexation of 6.01 +/- Acres of Land

Dear Lieutenant Governor Henderson,

On October 7, 2025, pursuant to Utah Code § 10-2-812, the City Council of the City of Saratoga Springs, Utah adopted Ordinance 25-____ (10-7-2025) to annex approximately 6.01 acres of land situated outside of the current boundaries of the City of Saratoga Springs, Utah within portions of unincorporated Utah County, which property is contiguous to the boundaries of the City and identified in the City's Annexation Policy Plan.

A copy of the Ordinance and supporting documents are provided with this Notice setting forth the revised boundaries of the City of Saratoga Springs, Utah. Also provided with this Notice is an Approved Final Local Entity Plat, as defined in Utah Code § 67-1a-6.5(1)(b), certified by the Utah County Surveyor.

In accordance with Utah Code § 67-1a-6.5(3)(e), I hereby certify that all requirements applicable to this annexation have been met. I also respectfully request that your office issue a Certificate of Annexation to the City of Saratoga Springs in accordance with Utah Code § 67-1a-6.5(2). Pursuant to Utah Code § 10-2-813(4)(b), the effective date of the annexation will be the date of the Lieutenant Governor's issuance of a certificate of annexation.

If you have any questions or need additional information, please do not hesitate to contact me at any time.

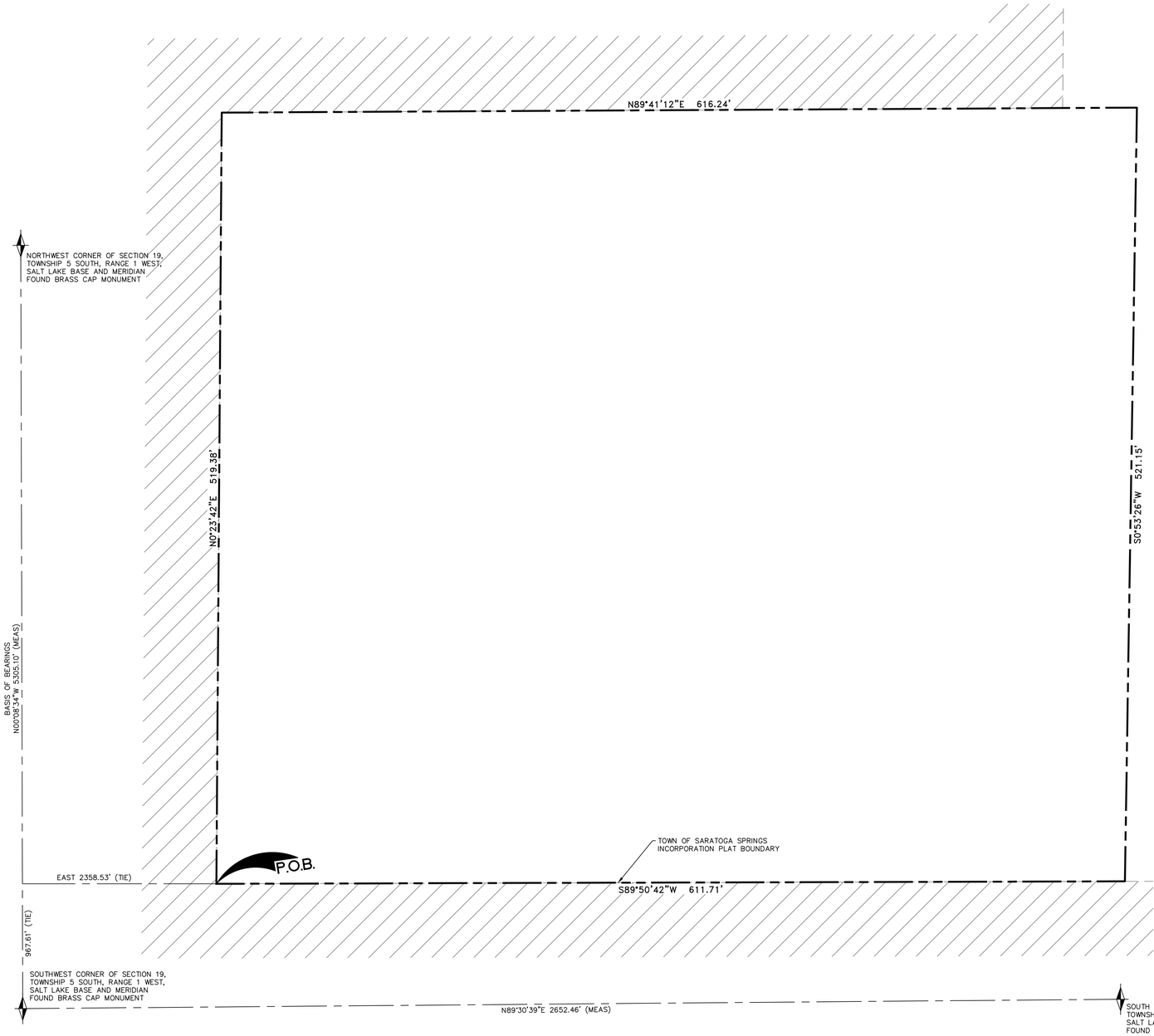
Respectfully,

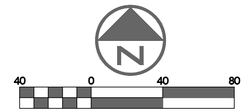
_____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

# NORTH LAKE MEADOWS ANNEXATION

LOCATED IN THE SOUTH HALF OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRIINGS CITY, UTAH COUNTY, UTAH




## SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH.

## PROPERTY DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°08'54" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST QUARTER CORNER OF SAID SECTION 19, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN INTERIOR CORNER OF THE TOWN OF SARATOGA SPRINGS INCORPORATION PLAT, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 7374, SAID POINT BEING NORTH 00°08'54" WEST ALONG THE SECTION LINE A DISTANCE OF 967.61 FEET AND EAST 2358.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE ALONG SAID MAP NO. 7374 THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°23'42" EAST 519.38 FEET, 2) NORTH 89°41'12" EAST 616.24 FEET TO A POINT ON THE PROLONGATION THEREOF, SAID POINT BEING ON THE EASTERLY LINE OF 1750 WEST STREET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 106399:2012; THENCE SOUTH 00°53'26" WEST ALONG SAID LINE, AND A PROLONGATION THEREOF A DISTANCE OF 467.16 FEET TO THE NORTHERLY LINE OF SAID SARATOGA SPRINGS INCORPORATION PLAT; THENCE NORTH 89°00'18" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 559.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 319,388 SQUARE FEET OR 7.332 ACRES, MORE OR LESS.

## ACCEPTANCE BY LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-403, UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS PART OF SARATOGA SPRINGS CITY, TO BE KNOWN HEREAFTER AS THE NORTH LAKE MEADOWS ANNEXATION.

DATED THIS _____ DAY OF _____, 2025

_____
MAYOR

ATTEST: _____

## APPROVAL BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE UTAH COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

_____
UTAH COUNTY SURVEYOR

## FINAL LOCAL ENTITY PLAT

LEGEND

SECTION LINE
FOUND SECTION CORNER
BOUNDARY LINE
ADJACENT CITY BOUNDARY LINE


WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com


| SURVEYOR'S SEAL | CITY RECORDER SEAL | COUNTY RECORDER |
|---|---|---|
| PROFESSIONAL LAND SURVEYOR · KAGAN M. DIXON · No. 9061091 · 10/03/2025 · STATE OF UTAH | | |

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°08'54" WEST BETWEEN THESOUTHWEST CORNER AND THE NORTHWEST QUARTER CORNER OF SAID SECTION 19, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON AN INTERIOR CORNER OF THE TOWN OF SARATOGA SPRINGS INCORPORATION PLAT, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 7374, SAID POINT BEING NORTH 00°08'54" WEST ALONG THE SECTION LINE A DISTANCE OF 967.61 FEET AND EAST 2358.53 FEET FROMTHE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE ALONG SAID MAP NO. 7374 THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°23'42" EAST 519.38 FEET, 2) NORTH 89°41'12" EAST 616.24 FEETTO A POINT ON THE PROLONGATION THEREOF, SAID POINT BEING ON THE EASTERLY LINE OF 1750 WEST STREET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 106399:2012; THENCE SOUTH 00°53'26" WESTALONG SAID LINE, AND A PROLONGATION THEREOF A DISTANCE OF 467.16 FEET TO THE NORTHERLY LINE OF SAID SARATOGA SPRINGS INCORPORATION PLAT; THENCE NORTH 89°00'18" WEST ALONG SAID NORTHERLY LINEA DISTANCE OF 559.17 FEET TO THE POINT OF BEGINNING. CONTAINS 319,388 SQUARE FEET OR 7.332 ACRES, MORE OR LESS.

**NOTICE OF IMPENDING BOUNDARY ACTION**

October 7, 2025

The Honorable Deidre M. Henderson
Lieutenant Governor of the State of Utah
Lt. Governor's Office
PO Box 142325
Salt Lake City, Utah 84114-2325

Subject: Notice of Impending Boundary Action – North Lake Meadows 2 Saratoga Springs Annexation - Annexation of 6.01 +/- Acres of Land

Dear Lieutenant Governor Henderson,

On October 7, 2025, pursuant to Utah Code § 10-2-812, the City Council of the City of Saratoga Springs, Utah adopted Ordinance 25-65 (10-07-25) to annex approximately 6.01 acres of land situated outside of the current boundaries of the City of Saratoga Springs, Utah within portions of unincorporated Utah County, which property is contiguous to the boundaries of the City and identified in the City's Annexation Policy Plan.

A copy of the Ordinance and supporting documents are provided with this Notice setting forth the revised boundaries of the City of Saratoga Springs, Utah. Also provided with this Notice is an Approved Final Local Entity Plat, as defined in Utah Code § 67-1a-6.5(1)(b), certified by the Utah County Surveyor.

In accordance with Utah Code § 67-1a-6.5(3)(e), I hereby certify that all requirements applicable to this annexation have been met. I also respectfully request that your office issue a Certificate of Annexation to the City of Saratoga Springs in accordance with Utah Code § 67-1a-6.5(2). Pursuant to Utah Code § 10-2-813(4)(b), the effective date of the annexation will be the date of the Lieutenant Governor's issuance of a certificate of annexation.

If you have any questions or need additional information, please do not hesitate to contact me at any time.

Respectfully,

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

**ORDINANCE NO. 25-65 (10-7-25)**

**AN ORDINANCE APPROVING AN ANNEXATION AND DEVELOPMENT AGREEMENT; ANNEXING APPROXIMATELY 6.01 ACRES OF LAND INTO THE CITY PURSUANT TO UTAH CODE SECTION 10-2-812; AND PROVIDING FOR RELATED MATTERS.** (North Lake Meadows 2)

**WHEREAS**, Utah Code §§ 10-2-801 to - 817 (the "Act") constitute the statutory framework for annexation of unincorporated areas of a county into an adjoining Utah municipality; and

**WHEREAS**, Utah Code § 10-2-812(1) provides that a municipality may annex an unincorporated area that is within the expansion area of more than one municipality, without an annexation petition if the area to be annexed consists an unincorporated island within, or unincorporated peninsula contiguous to, the municipality, and each municipality agrees to the annexation; and

**WHEREAS,** the proposed Property is included in Lehi City and the City of Saratoga Springs expansion areas, Lehi City agreed to the annexation of the Property into the boundaries of the City of Saratoga Springs; and

**WHEREAS**, the area proposed to be annexed described in Exhibit A ("Property") consists of approximately 6.01+/- acres owned by Barbara M. Jones, and constitutes all or part of an unincorporated island or peninsula of Utah County, a county of the second class, contiguous to and/or surrounded by land of the City of Saratoga Springs, Utah ("City"); and

**WHEREAS**, the Property is situated within a portion of unincorporated Utah County included in the Annexation Policy Plan Map adopted by the City Council of the City of Saratoga Springs on June 7, 2022 as part of Ordinance No. 22-23 (6-7-22) as amended; and

**WHEREAS**, on July 14, 2025, Keaton Morton filed a "Annexation Application" ("Application"), on file with the City Recorder, seeking to annex the Property into the City pursuant to Utah Code § 10-2-812; and

**WHEREAS**, on August 19, 2025, the City Council passed resolution R25-41 (08-19-25) indicating its intent to annex the Property; and

**WHEREAS**, pursuant to Utah Code § 10-2-812, at least three weeks before the public hearing, the City caused notice of the proposed annexation to be published as a Class B notice under Section 63G-30-102; and

**WHEREAS**, on August 25, 2025, the City Recorder sent written notice of the proposed annexation to the Utah County Commission and the board of each local district and special service district whose boundaries contain some or all of the area proposed for annexation; and

**WHEREAS**, on October 7, 2025, not less than thirty (30) days after the City Council adopted the resolution indicating its intent to annex the Property, the City Council held a public hearing relating to the proposed annexation, at which public hearing all individuals desiring to express their views relating to the proposed annexation were given the opportunity to be heard on the matter; and

**WHEREAS**, at its October 7, 2025 meeting, the City Council discussed and considered the Annexation and Development Agreement, attached hereto as Exhibit B, that specifies the conditions of annexation; land use designation, and zoning on the Property; and conditions under which the Property can be developer in accordance with City's zoning; and

**WHEREAS**, no protests to the annexation have been filed pursuant to Utah Code § 10-2-812; and

**WHEREAS**, the City Council has given careful consideration to the views expressed by the public during the public hearing; and

**WHEREAS**, the City Council has carefully reviewed and considered the Petition and all materials submitted by the petitioner in connection therewith and in support thereof, including materials required to be submitted pursuant to the City's Annexation Policy Plan Statement and Annexation Petition Requirements and Procedures; and

**WHEREAS**, in light of the foregoing, and after due deliberation, the City Council desires to approve the Petition and proceed with the proposed annexation and other related matters.

**NOW THEREFORE**, it is hereby ordained by the City Council of the City of Saratoga Springs, Utah, as follows:

**SECTION 1.** Findings. The City Council does hereby find and determine that the approval of the Annexation and Development Agreement and the annexation of the Property furthers the health, safety, and general welfare of the City and its residents.

**SECTION 2.** Approval of Annexation and Development Agreement; Annexation; and Effective Date. The City Council hereby approves the Annexation and Development Agreement. approves the Application, approves the annexation of the Property as described in the Application, and does hereby annex the Property into the City. The effective date of such annexation shall be the date of issuance by the Utah Lieutenant Governor of the Certificate of Annexation, under Utah Code § 10-2-813.

**SECTION 3.** Land Use and Zoning. The land use and zoning shall be as specified in the Annexation and Development Agreement. Consistent with that agreement, the Property shall be subject to the R1-9 zoning.

**SECTION 4.** Authorized Actions. The Mayor, the City Recorder, the City Manager, and all other officers and employees of the City are hereby authorized and directed to take, in a timely manner, any and all actions required or advisable to be taken to give effect to the annexation hereby approved; including, without limitation, the giving of all notices and the filing of all items required pursuant to Sections 10-2-801 et seq. of the Utah Code.

**SECTION 5.** Publication of Ordinance. A copy of this Ordinance shall be delivered to the City Recorder immediately upon execution by the Mayor, and the City Recorder is hereby authorized and directed to cause a summary thereof to be published in accordance with state law. This Ordinance shall become effective immediately upon such publication.

**SECTION 6.** Amendment of Conflicting Ordinances. If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

**SECTION 7.** Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this 7th day of October, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

**CITY COUNCIL VOTE AS RECORDED**

| Councilmembers: | Yes | No | Abstain | Excused |
|---|---|---|---|---|
| Audrey Barton | _____ | _____ | _____ | _____ |
| Chris Carn | _____ | _____ | _____ | _____ |
| Michael McOmber | _____ | _____ | _____ | _____ |
| Lance Wadman | _____ | _____ | _____ | _____ |
| Stephen Willden | _____ | _____ | _____ | _____ |
| Mayor Jim Miller (tie only) | _____ | _____ | | |

EXHIBIT A

Annexation Plat and Legal Description

EXHIBIT B

Annexation and Development Agreement

SARATOGA SPRINGS PLANNING

# CITY COUNCIL
# Staff Report

**Major Site Plan Amendment**
**Thrive Drive Daycare**
**October 7, 2025**
**Public Meeting**

| | |
|---|---|
| Applicant: | Logan Johnson, Wright Development Group |
| Owner: | Scott McLachlan |
| Location: | 204 East Thrive Drive |
| Project Acreage: | 1.39 Acres |
| Residential Units/Lots: | 0 |
| Current Use: | Vacant Lot |
| Land Use Designation: | Community Commercial (CC) |
| Parcel Zoning: | Community Commercial (CC) |
| Adjacent Zoning: | CC, MU, & R1-10 |
| Adjacent Uses: | Low Density Residential, Medical Office, Financial, & Retail |
| Type of Action: | Administrative |
| Land Use Authority: | City Council |
| Planner: | Austin Roy, Senior Planner |

**A. Executive Summary and Request:**

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

**Recommendation:**

**On September 11, 2025, the Planning Commission held a public meeting and reviewed the subject application and recommended unanimously to approve the application. Approved minutes are attached.**

**Staff recommends that the City Council 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 approval with or without conditions, denial, or continuation.

Austin Roy, Senior Planner
aroy@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 107 • 801-766-9794 fax

**B. Background:**
The original site plan and a plat amendment was approved by the City Council on November 19, 2024. The approved plat amendment will need to be recorded before a building permit can be issued.

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

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

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

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

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

**G. Code Criteria:**
For full analysis please see the attached Planning Review Checklist.

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

**I. Recommendation and Alternatives:**
Staff recommends that the City Council conduct a public meeting, discuss the application, and choose from the following options.

**Option 1 – Approval**
"I move that the City Council approve the requested major site plan amendment for Thrive Drive Daycare, located at 204 East Thrive Drive, with the Findings and Conditions in the Staff Report."

**Findings**

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

**Conditions:**

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the Legislative Body, all remaining redlines on plans, Engineering staff report, and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. The amended plat, Riverside Crossing Subdivision Plat B, shall be recorded prior to the building permit being issued.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the City Council: _____.

**Option 2 – Continuance**

"I move to **continue** the major site plan amendment for Thrive Drive Daycare to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

**Option 3 – Denial**

"I move that the City Council deny the requested major site plan amendment for Thrive Drive Daycare, located at 204 East Thrive Drive with the Findings below:

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

**J. Exhibits:**

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

7. Elevations
8. Amended Plat

# Staff Report

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

SARATOGA SPRINGS

**Description:**

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

**B. Background:**

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

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

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.

2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.

3. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.

4. Project shall comply with all ADA standards and requirements.

5. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

6. Developer shall provide easements for all public utilities not located in the public right-of-way.

7. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.

8. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to commencement of

the warranty period.

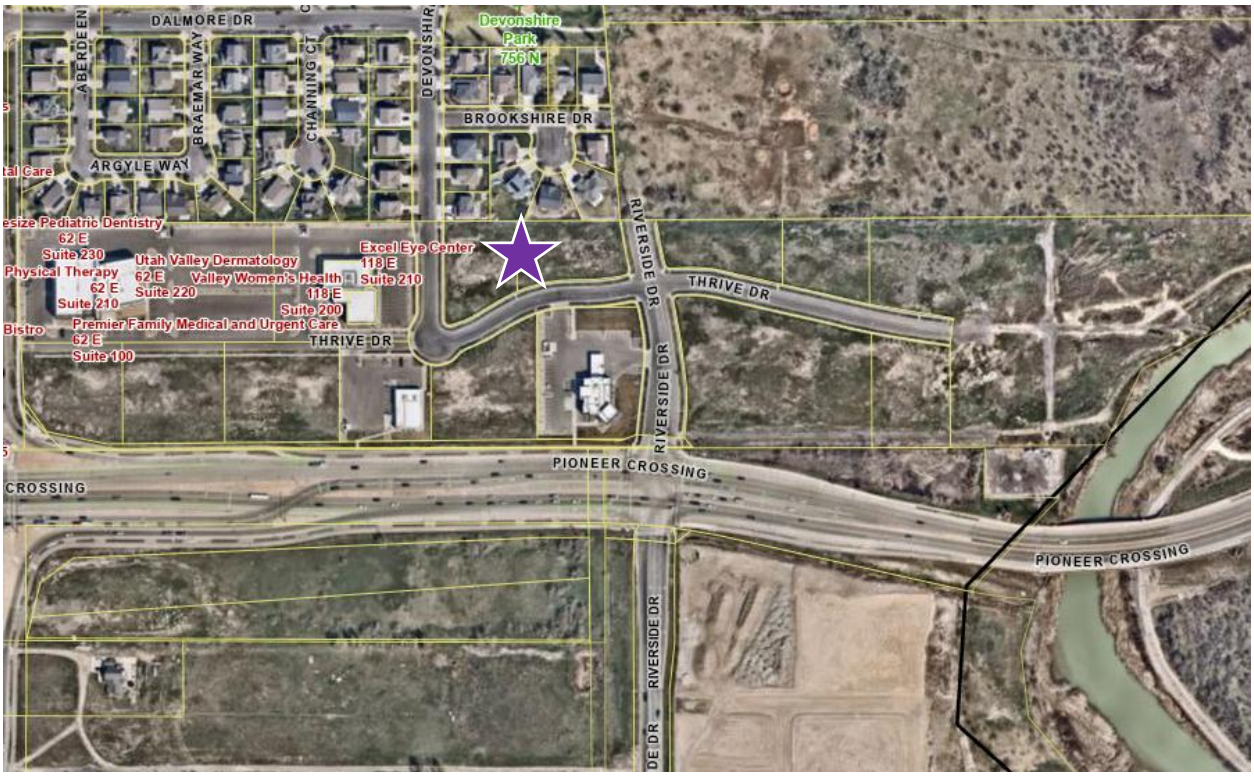
9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.

10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.

11. Developer shall improve the intersection of Thrive Drive and Devonshire Drive by installing stop signs, per city standards, on Thrive Drive and Devonshire Drive as noted in the construction drawings.

12. Developer shall install signs to deter parking and vehicle standing along Thrive Drive and Devonshire Drive as noted in the construction drawings.

Location




Zoning



SARATOGA SPRINGS PLANNING

# APPLICATION REVIEW CHECKLIST

**Updated 8.20.25**

## Application Information

**SITE PLAN AMENDMENT**
**THRIVE DRIVE DAYCARE**

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

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

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

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

## Section 19.13 – Application Submittal

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

## Section 19.13.04 – Process

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

## DRC Review

**DRC Review Comments:** None.

## Code Review

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

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

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

## 19.04.14 Establishment of Land Use Zones: Gateway Overlay

| **Regulation** | **Compliance** | **Findings** |
|---|---|---|
| **Landscaping:** In addition to the landscaping requirements in Chapter 19.06, a unified landscaping theme must be provided that is designed to: | | |
| a. Be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture; | **Complies.** | |
| b. Utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b. | **Complies.** | |
| **Entrance Feature.** A developer in this zone is encouraged to allow by easement a City entrance feature at each entrance to the City that is visible from the nearest public right-of-way. The location of the easement shall be determined at the discretion of the City Council for the placement of an entrance feature. Also, at the discretion of the City Council, the developer can build a City approved entrance sign to help meet the Streetscape Elements requirement, which would qualify as 10 amenity points. | **N/A.** | |
| **Streetscape.** Each lot within the Gateway Overlay shall meet the Streetscape requirements as outlined in the table below: | | |
| **a. <u>Gateway Overlay Streetscape Elements (Assign points only to applicable elements) – Points prorated</u>**<br>**i. <u>Every lot within a Gateway Overlay Zone shall contribute at least 10 points of the table's amenities for every 150 linear feet facing an arterial or collector street. If a lot within the Gateway Overlay Zone faces more than one arterial/collector, just the greater length of one arterial/collector shall be required. Each lot's required amenities may be within the lot or the subdivision.</u>** | **<u>Weight</u>** | **<u>Total</u>** |

| | | |
|---|---|---|
| ii. **Amenities shall face the main road(s) with the intention of streetscape elements being visible as one enters the City.**<br>iii. **Land Use Authority Approves at Site Plan.** | | |
| | | |
| 1. Planter Beds or Boxes (20' square foot minimum) | 2.00 | *2* |
| 2. Decorative Litter Receptacle (See Saratoga Site Amenities Spec.) | 2.00 | - |
| 3. Outdoor Restaurant Seating (Minimum 1 table, 4 chairs or 2 small tables w/2 chairs each) | 4.00 | - |
| 4. Four Ornamental Trees (above minimum, 2" caliper or similar maturity) | 2.00 | *5* |
| 5. Bench (See City Standards & Specs. & Saratoga Site Amenities Spec.) | 4.00 | *4* |
| 6. Bike Racks (decorative full size in bike space; capacity 5% of parking) | 2.00 | *1* |
| 7. Drinking Fountain (ADA s/swivel head) | 4.00 | - |
| 8. Gas Fire Pit | 4.00 | - |
| 9. Tree Guard | 2.00 | - |
| 10. Tree Grate | 2.00 | - |
| 11. Entrance Feature | 10.00 | - |
| | **TOTAL** | ***12*** |
| Provides at least 10 points from table's amenities (see above)? | **Complies.** | *12 points provided.* |

| **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.** | *C2.00* |
| **Transportation Master Plan:** No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan. | **Complies.** | *Meets TMP* |
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | **Complies.** | *C1.00* |
| **19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*** | **N/A.** | |
| Automobile refueling stations and car wash operations. | **N/A.** | |
| Automobile Repair, Minor: | **N/A.** | |
| Car Wash (full service). | **N/A.** | |
| Hotels. | **N/A.** | |
| Kennel, Private. | **N/A.** | |
| Storage, Self-Storage, or Mini-Storage Units. | **N/A.** | |
| Vehicle Storage. | **N/A.** | |
| Public and Private Utility Building or Facility and Public Building Sites. | **N/A.** | |
| Bars. | **N/A.** | |
| **19.06 Landscaping and Fencing** | | |
| **General Provisions** | | |

| | | |
|---|---|---|
| Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property). | **Complies.** | C2.00 |

## Landscape Plans

| Regulation | Compliance | Findings |
|---|---|---|
| **Landscape Architect:** Landscaped plans shall be prepared by a licensed landscape architect. | **Complies.** | *Zachary Taylor* |
| **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.** | *Empty lot.* |
| **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.** | *L100* |
| **Plants:** The name (both botanical and common name), quantity, and size of all proposed plants. | **Complies.** | *L101* |
| **Topography:** Existing and proposed grading of the site indicating contours at two-foot intervals. | **Complies.** | *C2.00* |
| **Irrigation:** Irrigation plans showing the system layout and details. | **Complies.** | *L102* |
| **Fencing:** Location, style, and details for proposed and existing fences and identification of the fencing materials. | **Complies.** | *L100* |
| **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.** | *L100* |
| **Completion of Landscape Improvements:** All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05. | **Complies.** | *L100* |
| **Planting Standards** | | |
| **Deciduous Trees:** Minimum 2" in caliper. | **Complies.** | *2”* |
| **Evergreen Trees:** Minimum 6' in height. | **Complies.** | *L101* |
| **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.** | *L101* |
| **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.** | *100%* |
| **Turf:** No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks. | **N/A.** | *No turf proposed.* |
| **Artificial Turf :** Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor:<br>i. Artificial turf shall have a minimum eight-year “no-fade” warranty;<br>ii. Multi-color blend needed to mimic real grass<br>iii. Must be installed according to manufacturer’s instructions;<br>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;<br>v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; | **N/A.** | |

| | | |
|---|---|---|
| vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf;<br>vii. Rubber or inorganic infill is prohibited while organic infill is permitted;<br>viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and<br>ix. Storm water runoff shall be maintained on-site. | | |
| **Drought Tolerant Plants:** 50% of all trees and shrubs shall be drought tolerant. | **Complies.** | *367, or 99.4%, L100.* |
| **Rock Mulch:** Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones. | **Complies.** | *L101* |
| **Design Requirements** | | |
| **Evergreens:** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required. | **Complies.** | *L100* |
| **Softening of Walls and Fences:** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect. | **Complies.** | *L100* |
| **Planting and Shrub Beds:** Planting and shrub beds are encouraged to be used in order to conserve water. | **Complies.** | *L100* |
| **Water Conservation:** Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees. | **Complies.** | *L103* |
| **Energy Conservation:** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures. | **Complies.** | *L100* |
| **Placement:** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls. | **Complies.** | *Doors on all sides, adjacent planting not possible.* |
| **Trees and Power Poles:** No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless:<br>a. The Land Use Authority gives its approval.<br>b. The Power Company or owner of the power line gives written consent.<br>c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure. | **N/A.** | |
| **Preservation of Existing Vegetation** | | |
| Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site. | **N/A.** | |
| **Tree Preservation:** Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed. | **N/A.** | |
| If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed. | **N/A.** | |
| The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous. | **N/A.** | |
| Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio. | **N/A.** | |
| Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter. | **N/A.** | |

| Planter Beds | | |
|---|---|---|
| **Weed Barrier:** A high quality weed barrier or pre-emergent shall be used. | **Complies.** | *L100* |
| **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.** | *L101* |
| **Edging:** Concrete edging must be used to separate planter and turf areas in all non-residential zones. | **Complies.** | *L101* |
| **Drip Lines:** Drip lines must be used in planter beds. | **Complies.** | *L102 & L103* |
| **Fencing and Screening** | | |
| **Front Yards:** Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot. | **N/A.** | |
| **Clear Sight Triangle:** All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards. | **Complies.** | *L100* |
| **Street side yards:** fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06. | **Complies.** | *No fences near drive approach.* |
| **Retaining walls:** for construction of all retaining walls four feet or taller in height, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the highest elevation. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.** | **Complies.** | *4' walls shown on north property line. Separate building permit will be required.* |
| **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:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | **Complies.** | *6' fence proposed.* |
| **Prohibited fencing:**<br>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.<br>b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted | **Complies.** | *6' privacy vinyl fence.* |

| | | |
|---|---|---|
| under this Code, and any fencing of three feet or less in height within an existing fenced yard. | | |
| **Double frontages:** where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles. | **Complies.** | *6' privacy vinyl fence.* |
| **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:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | **Complies.** | *6' privacy vinyl fence.* |
| **Required Residential Fencing:** Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties. | **N/A.** | |
| Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial. | **N/A.** | |
| Fencing along arterial roads shall be of a consistent material and color within each development. | **N/A.** | |
| Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable. | **N/A.** | |
| **Screening at Boundaries of Residential Zones:** For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line. | **N/A.** | |
| **Amount of Required Landscaping** | | |
| Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones. | **Complies.** | *53% landscaped.* |
| Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code. | **Complies.** | *L100* |
| 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.** | *78.48%* |

| **Landscape Amount** | | | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Total Square Footage | 60,376 | | |
| Required Landscaping | 12,075 | **Complies** | *28,522 sf* |

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

## 19.09 Off Street Parking

### General Provisions

| Regulation | Compliance | Findings |
|---|---|---|
| **Materials:** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards | **Complies.** | *C1.00* |
| **Parking Area Access:** Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings. | **Complies.** | *C1.00* |
| Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street. | **Complies.** | *C1.00* |
| Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development. | **Complies.** | *C1.00* |
| **Lighting:** Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward. | **Complies.** | *ES001* |
| **Location of Parking Areas:** Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.<br>**Size of Non-Residential Use and Individual Tenant Space** / **Walking Path of Travel Distance to the Nearest Customer Entrances**<br>Up to 1,500 square feet: 150'<br>1,501 to 5,000 square feet: 200'<br>5,001 to 10,000 square feet: 250'<br>10,001 to 25,000 square feet: 300'<br>25,001 to 50,000 square feet: 350'<br>50,001 to 75,000 square feet: 400'<br>75,001 to 100,000 square feet: 450'<br>100,001 to 125,000 square feet: 500'<br>Over 125,000 square feet: 600'<br>**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.<br>i. The walking path travel distance from a business' main entrance shall not apply to these areas. | **Complies.** | *<300'* |
| **Curb Cuts and Shared Parking:** In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern. | **Complies.** | *C1.00* |

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| **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.** | *C1.00* |
| Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking | **Complies.** | *C1.00* |
| 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.** | *C1.00* |
| **Parking Requirements and Shared Parking** | | |
| Available on-street parking shall not be counted towards meeting the required parking stalls. | **Complies.** | *C1.00* |
| When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement. | **N/A.** | |
| When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required. | **Complies.** | *35 stalls required; 40 stalls provided.* |
| When a development contains multiple uses, more than one parking requirement may be applied. | **N/A.** | |
| Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls. | **Complies.** | |
| **Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)** | | |
| Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs. | **N/A.** | |
| Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria:<br>1. the intensity of the proposed use;<br>2. times of operation and use;<br>3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;<br>4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;<br>5. the number of employees;<br>6. the number of customers and patrons;<br>7. trip generation; and<br>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:<br>a. an agreement granting shared parking or mutual access to the entire parking lot; and | **N/A.** | |

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| b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. | | |
| Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial.<br>a. Guest parking shall be provided at a ratio of 0.25 stalls per unit.<br>i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit.<br>b. Driveways shall not count towards the guest parking requirement.<br>c. Guest parking shall be located within two-hundred feet of the dwelling unit. | **N/A.** | |
| Pedestrian Walkways and Accesses.<br>Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway. | **N/A.** | |
| **Landscaping in Parking Areas** | | |
| All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage. | **Complies.** | *C1.00* |
| All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface. | **Complies.** | *C1.00* |
| Clear Sight Triangles must be followed. | **Complies.** | *L100* |
| All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system. | **Complies.** | *C1.00 & L100* |
| On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter. | **Complies.** | *C1.00 & L100* |

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| 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.<br>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.** | *C1.00 & L100* |
| 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.** | *C1.00 & L100* |
| **Required Minimum Parking** | | |
| *1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time.* | **Complies.** | *35 stalls required; 40 stalls provided.* |
| **Gateway Overlay Parking** | | |
| Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings. | **Complies.** | *C1.00* |

## Dimensions for Parking Stalls & Aisle

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

## 19.11 Lighting

### General Standards

| Regulation | Compliance | Findings |
|---|---|---|
| **Material:** All Lighting Fixtures and assemblies shall be metal. | **Complies.** | *ES001* |
| **Base:** All lighting poles shall have a 16" decorative base. | **Complies.** | *ES001* |
| **Type:** All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited. | **Complies.** | *ES002* |
| **Angle:** Shall be directed downward. | **Complies.** | *ES002* |
| **Lamp:** Bulbs may not exceed 4000k. | **Complies.** | *ES001* |
| **Drawings:** Design and location of fixtures shall be specified on the plans. | **Complies.** | *ES002* |

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| **Flags:** The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag. | **N/A.** | |
| **Prohibited Lighting:** Searchlights, strobe lights and any laser source light or any similar high intensity light. | **N/A.** | |
| **Descriptions:** Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections. | **Complies.** | *ES001* |
| **Nonresidential Lighting** | | |
| All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated. | **Complies.** | *16' pole. 10' to eaves.* |
| Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site. | **Complies.** | *ES001* |
| All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. | **Complies.** | *ES001* |
| Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy. | **N/A.** | |
| All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process. | **Complies.** | *ES001* |
| Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process. | **Complies.** | *ES001* |
| Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'. | **Complies.** | *ES001* |
| All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff. | **Complies.** | *ES002* |
| One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift. | **Complies.** | *ES001* |
| Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system. | **Complies.** | *ES001* |
| **Walkway Lighting** | | |
| Lighting of all pedestrian pathways is recommended. | **Complies.** | *ES001* |
| All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. | **Complies.** | *ES001* |

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| i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'. | | |
| Bollard lighting shall be limited to a height of 4'. | **N/A.** | |
| **Lighting Plan** | | |
| Plans indicating the location and types of illuminating devices on the premises. | **Complies.** | *ES001* |
| Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections. | **Complies.** | *ES002* |
| Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles. | **Complies.** | *ES001* |

## 19.13 Process

| Regulation | Findings |
|---|---|
| **Neighborhood Meeting.** Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.** | *N/A* |
| Notice/Land Use Authority. | *City Council* |
| **Master Development Agreement.** A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08. | *N/A* |
| Phasing Improvements. | *N/A* |
| Payment of Lieu of Open Space. | Amount of $: N/A |
| Piping of Canals | For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement. |
| Burial of Overhead Utility Lines | See Section 19.13.10 |

## 19.14 Site Plan Review

| Regulation | Compliance | Findings |
|---|---|---|
| **Approval Required:** Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances:<br>1. Any industrial use;<br>2. Any commercial use;<br>3. Any institutional use;<br>4. Two-Family Structures and Three-Family Structures; and<br>5. A multi-family residential development. | **Complies.** | *C1.00* |

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| **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.** | *C1.00* |
| **Piping of Irrigation Ditches:** All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer. | **Complies.** | *C2.00* |
| **Preliminary Plat With Attached Units:** When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat. | **N/A.** | |
| **Nuisances:** All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances. | **N/A.** | |
| **Residential Conversions:** No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design. | **N/A.** | |
| **Ownership Affidavit:** A statement of ownership and control of the subject property and a statement describing the nature of the intended use. | **Complies.** | *See application.* |
| **Vicinity Map:** A general location map indicating the approximate location of the subject parcel. | **Complies.** | *C0.00* |
| **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.** | *C0.20* |
| **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.** | *C0.20* |
| **Survey:** A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel. | **N/A.** | |
| **Compliance statement:** A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan. | **Complies.** | *See application.* |
| 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.<br><br>Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following: | **Complies.** | *Required plan submitted.* |

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| 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;<br>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;<br>iii. acceleration and deceleration lanes, and dimensions thereof, if required;<br>iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;<br>v. proposed outdoor display areas;<br>vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;<br>vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;<br>viii. location, type, and size of all business and on-site circulation signage;<br>ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;<br>x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;<br>xi. Established Grade of building area. | | |
| **Final Hydraulic and Hydrological storm drainage report and calculations.** Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts; | **Complies.** | *Storm Drain Report provided.* |
| **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:<br>i. an analysis of the average daily trips generated by the proposed project;<br>ii. an analysis of the distribution of trips on City street systems;<br>iii. a description of the type of traffic generated; and<br>iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City. | **Complies.** | *Submitted with Riverside Crossing Plat A approval.* |
| **Data table including:**<br>i. total project area<br>ii. total number of lots, dwellings, and buildings<br>iii. square footage of proposed building footprints and, if multiple stories, square footage by floor<br>iv. number of proposed garage parking spaces<br>v. number of proposed surface parking spaces<br>vi. percentage of buildable land<br>vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area<br>viii. area and percentage of open space or landscaping<br>ix. area to be dedicated as right-of-way (public and private)<br>x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). | **Complies.** | *C1.00* |

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| xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) | | |
| **Landscaping Plan:** A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone. | **Complies.** | *L100* |
| **Lighting Plan:** A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required. | **Complies.** | *ES001* |
| **Elevations:** The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required. | **Complies.** | *Elevations provided.* |
| **Signage Plan:** An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18. | **Complies.** | *Signage shown on elevations sheets.* |
| **Fee:** A fee set by resolution of the City Council shall accompany the application for any Site Plan review. | **Complies.** | *Paid.* |
| **Considerations Relating to Traffic Safety and Traffic Congestion:**<br>i. the effect of the site development plan on traffic conditions on adjacent street systems;<br>ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;<br>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;<br>iv. the location, arrangement, and dimensions of truck loading and unloading facilities;<br>v. the circulation patterns within the boundaries of the development; and<br>vi. the surfacing and lighting of off-street parking facilities. | **Complies.** | *C1.10* |
| **Considerations Relating to Outdoor Advertising:** Outdoor advertising shall comply with the provisions of Chapter 19.18. | **Complies.** | *Signage shown on elevations sheets.* |
| **Consideration Relating to Landscaping:**<br>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;<br>ii. the requirements of Chapter 19.06;<br>iii. the planting of ground cover or other surfaces to prevent dust and erosion; and<br>iv. the unnecessary destruction of existing healthy trees. | **Complies.** | *L100* |
| **Considerations Relating to Buildings and Site Layout:**<br>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;<br>ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the | **Complies.** | *C1.00* |

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| street, line and pitch of roofs, and the arrangement of structures on the parcel;<br>iii. compliance with the City's Architectural design standards. | | |
| The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards. | **Complies.** | *C1.00* |
| **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.** | *C1.00* |
| 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.** | *C1.00* |
| 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.** | *C1.00* |
| All pedestrian connections shall be shown on the related site plan or plat. | **Complies.** | *C1.00* |
| **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:<br>i. The use is a big box with outparcels helping to screen parking, or<br>ii. At least 50% of the parking is located to the side or rear of the building, or<br>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<br>iv. That portion of development that lies within the Waterfront Buffer Overlay, or<br>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.** | *C1.00* |
| Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces. | **Complies.** | *C1.00* |
| Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage. | **Complies.** | *C2.00* |

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| **Acceleration and Deceleration Lanes:** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer. | **N/A.** | |
| **Parking Structures:** Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings. | **N/A.** | |
| When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used. | **N/A.** | |
| The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge. | **N/A.** | |
| The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure. | **N/A.** | |
| All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited. | **N/A.** | |
| **Trash Enclosures, Storage Areas, and External Structures:** Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures. | **Complies.** | *C1.00* |
| Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings. | **Complies.** | *C1.00* |
| All trash dumpsters shall be provided with solid enclosures.<br>a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use. | **Complies.** | *A7* |
| Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles. | **Complies.** | *C1.00* |
| These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein. | **Complies.** | *C1.00* |
| **Utility Boxes:** Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months. | **Complies.** | *L100* |
| **Interconnection.** Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular | **Complies.** | *C1.00* |

| | | |
|---|---|---|
| circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards. | | |
| **Site Design Standards: Non-Residential Development** | | |
| **Shopping Cart Corrals:** Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design. | **N/A.** | |
| The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes. | **N/A.** | |
| **Uses Within Buildings:** All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses. | **Complies.** | *C1.00* |
| **Outdoor Display:** All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas. | **N/A.** | |
| All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface. | **N/A.** | |
| Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building. | **N/A.** | |
| Seasonal uses outside of these areas may be approved through the Temporary Use process. | **N/A.** | |
| **Outdoor Storage Standards:** Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings. | **N/A.** | |
| Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited. | **N/A.** | |
| The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors. | **N/A.** | |
| A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way. | **N/A.** | |
| Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes). | **N/A.** | |
| The outdoor storage materials may not extend above the height of the fence or wall. | **N/A.** | |
| **Access Requirements:**<br>a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and | **Complies.** | *37'* |

| | | |
|---|---|---|
| b. the entire flare of any return radii shall fall within the right-of-way. | | |
| **Off-Street Truck Loading Space:** Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls. | **N/A.** | |
| **Screening of Storage & Loading Areas:** To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings | **N/A.** | |
| Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. | **N/A.** | |
| Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited. | **N/A.** | |
| The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors. | **N/A.** | |
| Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas). | **Complies.** | *A-3* |
| **Buffers:** A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review. | **Complies.** | *6' privacy vinyl fence.* |
| No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required. | **Complies.** | *6' privacy vinyl fence.* |
| Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height. | **Complies.** | *Measured at highest property elevation.* |
| **Parking Lot Buffers:** There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. | **Complies.** | *>10'* |
| **Building Buffer:** No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. | **Complies.** | *>5'* |
| **Change in Grade Buffer:** Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows: | | |
| An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in | N/A. | *Original site plan approved prior to grade buffer code adoption.* |

| | | |
|---|---|---|
| addition to the existing setback requirement, as outlined in Section 19.04. | | |
| Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development. | N/A. | *Original site plan approved prior to grade buffer code adoption.* |
| **Screening:**<br>i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within one foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and, | N/A. | *Original site plan approved prior to grade buffer code adoption.* |
| i. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy. | N/A. | *Original site plan approved prior to grade buffer code adoption.* |
| No drive-thru lanes shall be permitted within the setback area. | N/A. | *Original site plan approved prior to grade buffer code adoption.* |
| This buffer shall be in addition to any other required buffers. | N/A. | *Original site plan approved prior to grade buffer code adoption.* |
| Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows:<br>i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least twenty feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or, | N/A. | *Original site plan approved prior to grade buffer code adoption.* |
| ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section. | N/A. | *Original site plan approved prior to grade buffer code adoption.* |
| iii. The determination of "equivalent physical separation" or "equivalent visual screening" shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures. | N/A. | *Original site plan approved prior to grade buffer code adoption.* |
| **General Architectural Design Standards** | | |
| **General standards do not apply one-family and two-family dwellings unless governed under a DA.** | | |
| **Building Articulation:** Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width:<br>i. A combination of vertical and horizontal elevation shifts that together equal at least 5'.<br>ii. Addition of horizontal and vertical divisions by use of textures or materials.<br>iii. Primary material change.<br>iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36".<br>v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices. | **Complies.** | *A2* |
| **Roof Treatment:** Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall | **Complies.** | *A2* |

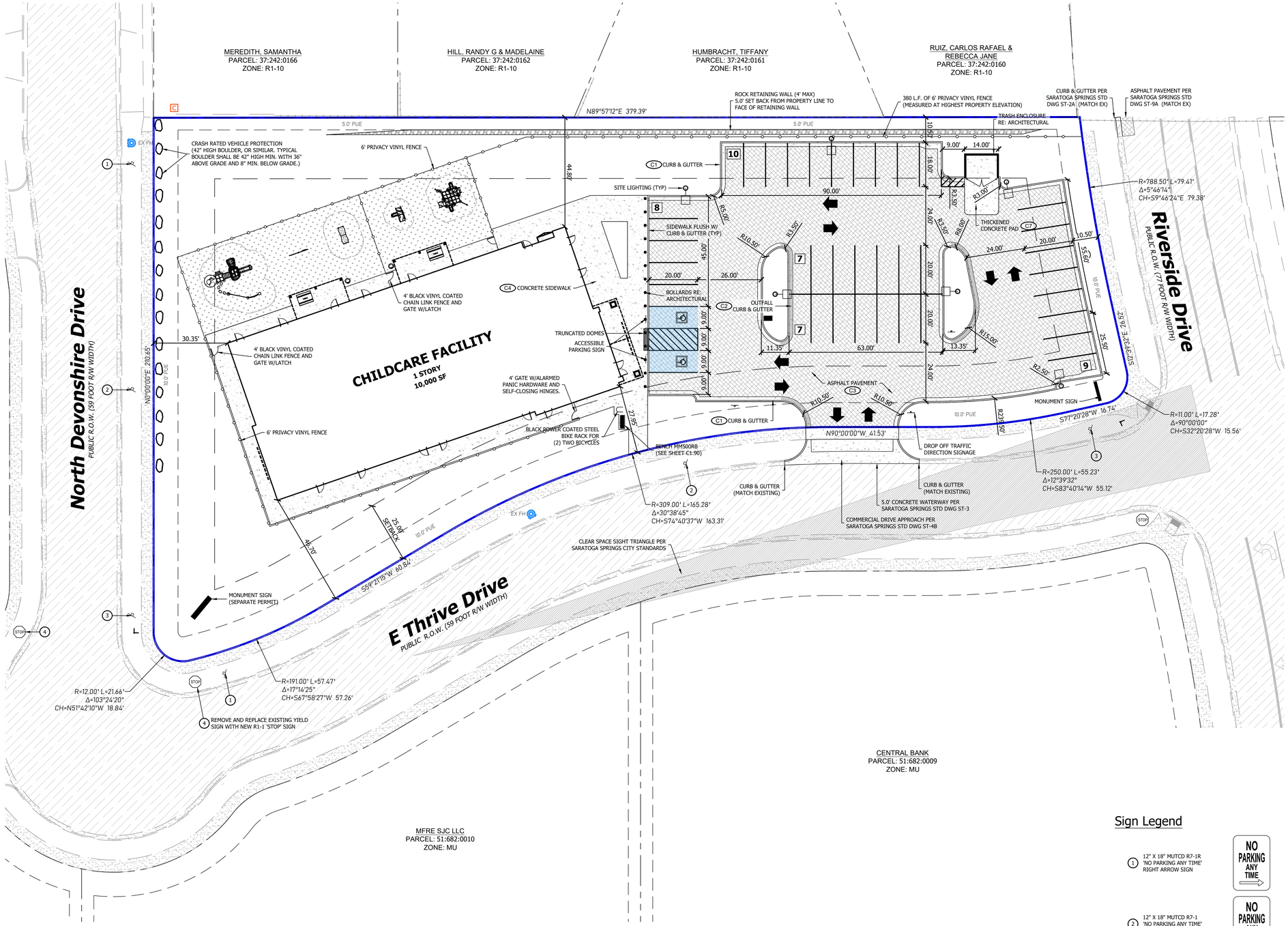
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| include eaves which are proportional to the roofs slope and scale of the building. | | |
| Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof. | **Complies.** | *Rooftop equipment screen with pitched roof parapet.* |
| All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations. | **N/A.** | |
| Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable. | **Complies.** | *Equipment appears to be screened.* |
| Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building. | **Complies.** | *Stucco and shingles used to screen.* |
| **Windows:** Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited. | **Complies.** | *Rectangular windows used.* |
| **Awnings, Canopies, Trellises, Pergolas, and Similar Features:** All such features must be attached to a vertical wall. | **Complies.** | *Awning attached to north wall.* |
| All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise. | **Complies.** | *Awning projects 10'* |
| All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area. | **Complies.** | *8'* |
| Backlighting is not permitted. | **Complies.** | *None proposed.* |
| **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.** | *Located in roofline.* |
| 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. | **Complies.** | *Screening is integrated into bldg.* |
| Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view. | **Complies.** | *Equipment is screened from all directions.* |
| Screening materials shall conform to the color scheme and materials of the primary building. | **Complies.** | *Shingles and stucco used to screen match the rest of the bldg.* |
| **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.** | *A2* |
| **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.** | *4 materials used.* |
| 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.** | *4 colors used.* |
| Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors. | **Complies.** | *Bright colors only used in signage.* |
| No more than 75% of any building elevation shall consist of any one material or color.<br>i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or | **Complies.** | *2 different colors of stucco used.* |

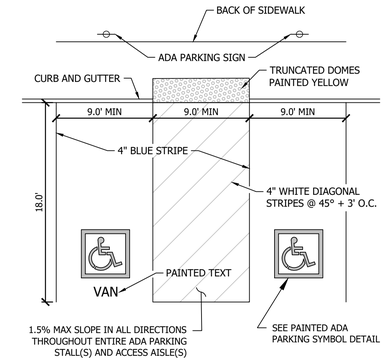
| | | |
|---|---|---|
| ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards. | | |
| **Prohibited Materials:** Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material. | **Complies.** | *No prohibited materials proposed.* |
| **Stairways:** All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area. | **Complies.** | *No stairways proposed.* |
| **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.** | *Pitched roof, exterior roof drains allowed.* |
| **Electrical Panels:** To the extent possible, all electric panels and communication equipment should be located in an interior equipment room. | **Complies.** | *A2* |
| **Street Orientation:** All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces. | **Complies.** | *Higher percentage of windows on east and south elevations.* |
| 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.<br>This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation. | **Complies.** | *At least 35% glass shown.* |
| **Metal Buildings:** Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones. | **N/A.** | |
| All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited. | **N/A.** | |
| Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code. | **N/A.** | |
| **19.16.10 Waterfront Buffer and Gateway Overlays, Additional Standards** | | |
| **Height and setbacks for buildings and structures that exceed 35 feet in height:**<br>i. Waterfront buffer facing building facades for floors above 35 feet in height shall be set back an additional 5 feet from the floors below. Each additional floor shall be set back an additional 5 feet. | **Complies.** | *28'3"* |
| **Ground floor transparency:**<br>i. The building façade facing the Waterfront Buffer or Gateway Overlay arterial and collector streets shall have at least 50 percent of the waterfront level façade area devoted to display windows and/or windows affording some view into the interior areas.<br>ii. Multi-family residential buildings with no main floor lobby area, and/or no retail or office space are exempt. | **Complies.** | *50% shown.* |

| | | |
|---|---|---|
| **Prohibited building materials:**<br>i. High gloss or shiny metal panels as a primary material.<br>ii. Mirror glass panels. | **Complies.** | *High gloss or mirror not used.* |
| **Entrances:**<br>i. Entrances in the Waterfront Buffer Overlay shall be as prominent on the waterfront side of a building as on the street side.<br>ii. Entrances shall be placed so as to be highly visible. | **Complies.** | *Entrance located on collector street.* |
| **Building Facades Treatment:**<br>i. Facades on the Waterfront Buffer or Gateway Overlay arterial or collector street shall be pedestrian scale, and not give the appearance of the "back of a building".<br>ii. All sides of a mixed use, multi-family, or non-residential building that are open to public view (including views from adjacent residential dwellings, trails, or probable location of residential dwellings) shall receive equal architectural design consideration as the building front. | **Complies.** | *Façade meets requirement.* |
| **View corridor:** Each Waterfront Buffer development shall provide at least one 50' wide view corridor for every 3 acres of development. View corridors shall be kept free of structures and other obstructions, and shall extend from the water through the entirety of the development generally perpendicular to the water. (see figure 16.1) | **N/A.** | |

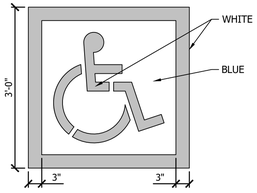
| **19.18 Signs** | | |
|---|---|---|
| **Regulation** | **Compliance** | **Findings** |
| Site Plans require signage information (if tenant known, show location potential location size) | **Complies.** | *Signs shown on elevations.* |
| Monument sign location meets code and sign details provided | **Complies.** | *Monument sign shown outside PUE.* |
| Wall signs and potential locations and details | **Complies.** | *Appears to meet 19.18* |
| **19.18.18 Signage in the Gateway Overlay Zone** | | |
| **Regulation** | **Compliance** | **Findings** |
| The standards for signage in the Gateway Overlay shall be the same as for the underlying zoning as found in Chapter 19.18. including the following: | | |
| a. All signs in a development shall follow a design plan that dictates uniformity in sign appearance and style, to be approved with the site plan; and | **Shall Comply.** | *Separate sign permit application will be required.* |
| b. Signs shall not obscure display windows or significant building features. | **Shall Comply.** | *Separate sign permit application will be required.* |

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




1 - ADA Striping and PED Access
Scale: NTS




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

2 - ADA Symbol
Scale: NTS




3 - Typical Parking Space
Scale: NTS

## General Notes

1. WHEN CONNECTING TO EXISTING CURB & GUTTER, CONTRACTOR IS RESPONSIBLE TO VERIFY/ENSURE PROPER DRAINAGE OF AT LEAST 0.5% SLOPE.
2. CONTRACTOR TO VERIFY 2% MIN - 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER.
3. SLOPE SHALL FLOW TOWARDS CURB & GUTTER UNLESS SPECIFIED DIFFERENT ON PLAN.
4. ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH SARATOGA SPRINGS.
5. ALL NEW STRIPING IS TO BE PER SARATOGA SPRINGS STANDARDS FOR PUBLIC RIGHT-OF-WAY.
6. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT: HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX

## Legend

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

## Development Summary

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

## Notice To Contractors

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

## Sign Legend

1 - 12" X 18" MUTCD R7-1R 'NO PARKING ANY TIME' RIGHT ARROW SIGN — NO PARKING ANY TIME

2 - 12" X 18" MUTCD R7-1 'NO PARKING ANY TIME' DUAL DIRECTION ARROW SIGN — NO PARKING ANY TIME

3 - 12" X 18" MUTCD R7-1L 'NO PARKING ANY TIME' LEFT ARROW SIGN — NO PARKING ANY TIME

4 - MUTCD R1-1 'STOP' SIGN — STOP

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

N W E S

20 0 20 40 60
Scale: 1" = 20'

811 Know what's **below.** **Call** before you dig.


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


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

*REVISIONS*

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

SEAL




VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

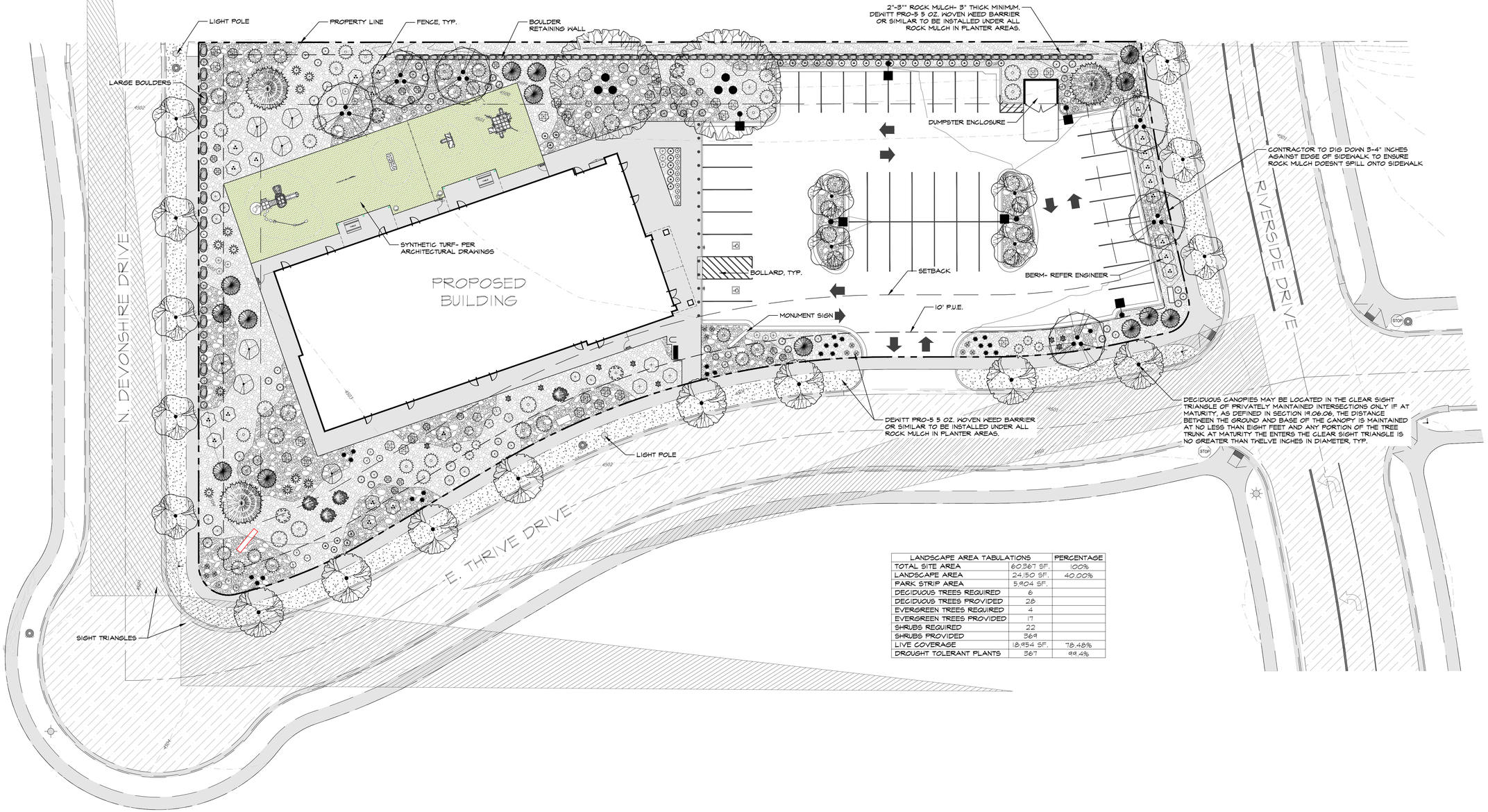
| | |
|---|---|
| Engineer: | T. Hunt |
| Drawn: | T. Pridemore |
| Date: | 04 / 26 / 2024 |
| Proj. No. | 102 - 47 |

SHEET TITLE

**PROPOSED SITE PLAN**

SHEET NO.
C1.00


THOMA C:\Users\thoma\Hunt Day Dropbox\Projects\102-47 Saratoga Childrens Courtyard\00-CAD\01-AutoCAD\102.47_Childrens Courtyard-2025.08.22v25 8/26/2025 4:26 PM




| LANDSCAPE AREA TABULATIONS | | PERCENTAGE |
|---|---|---|
| TOTAL SITE AREA | 60,367 SF. | 100% |
| LANDSCAPE AREA | 24,150 SF. | 40.00% |
| PARK STRIP AREA | 5,904 SF. | |
| DECIDUOUS TREES REQUIRED | 6 | |
| DECIDUOUS TREES PROVIDED | 28 | |
| EVERGREEN TREES REQUIRED | 4 | |
| EVERGREEN TREES PROVIDED | 17 | |
| SHRUBS REQUIRED | 22 | |
| SHRUBS PROVIDED | 369 | |
| LIVE COVERAGE | 18,954 SF. | 78.48% |
| DROUGHT TOLERANT PLANTS | 367 | 99.4% |

0 20 40 60 feet

SCALE: 1" = 20' ON A 24 X 36 SHEET

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

LANDARC
P.O. BOX 42
125 E. 100 N.
HEBER CITY, UT 84032
utlandarc@gmail.com
435.664.4414

SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

5/15/2025

PROJECT

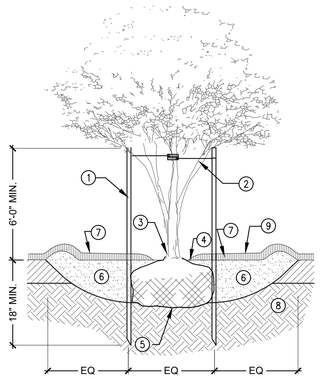
THRIVE DAYCARE
172 E. THRIVE DRIVE
SARATOGA SPRINGS, UT

ISSUE DRAWING LOG

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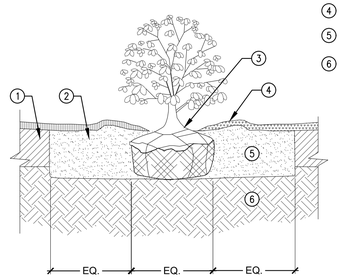
NOTES:

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




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

## 1 DECIDUOUS TREE WITH STAKING
NTS

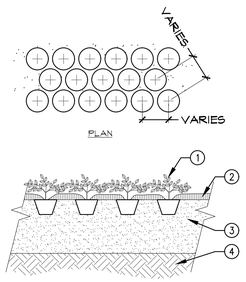



1. PLANTING SOIL MIX
2. GROUNDCOVER AS SHOWN IN LANDSCAPE PLAN
3. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
4. BERM TO FORM DEPRESSED WATERING BASIN
5. PLANTING SOIL MIX
6. UNDISTURBED SUBGRADE

NOTES:

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

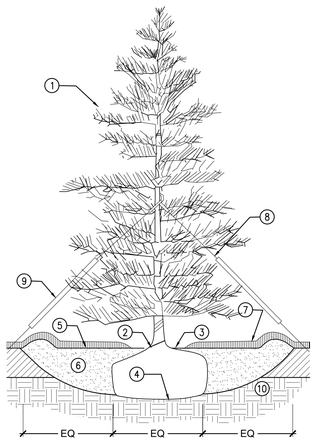
## 2 SHRUB
NTS




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

NOTE:
1. SEE PLANTING LEGEND FOR SPACING

## 3 GROUNDCOVER / PERENNIAL
NTS




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

## 4 EVERGREEN TREE WITH GUYING SYSTEM
NTS

## PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX, AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
10. ANY GROUND COVER AREAS SHALL RECEIVE 1-1/2" OF FINE TEXTURED SOIL AID/SOIL PEP.
11. PRUNE ANY TREES NEXT TO SIDEWALKS TO A MINIMUM HEIGHT OF 7' FOR A CLEAR WALKING PATH.
12. TREE BASE CLEARANCE: 3' DIAMETER AROUND EVERY TREE MUST BE KEPT CLEAR OF TURF AND ROCK MULCH. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO 2'.
13. HIGH QUALITY MATERIALS SUCH AS WOOD CHIPS, WOOD MULCH, GROUND COVER, DECORATIVE ROCK, LANDSCAPING ROCKS, OR SIMILAR MATERIALS SHALL BE USED, AND MATERIALS MUST BE HEAVY ENOUGH TO NOT BLOW AWAY IN THE WIND. CONCRETE EDGING MUST BE USED TO SEPARATE PLANTER AND TURF AREAS IN ALL NON-RESIDENTIAL ZONES.

## PLANT SCHEDULE

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

| SYMBOL | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|
| **SHRUBS** | | | |
| | BERBERIS THUNBERGII 'CRIMSON RUBY' / CRIMSON RUBY BARBERRY | 5 GAL | 19 |
| | EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH | 5 GAL | 22 |
| | HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL | 13 |
| | JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER | 5 GAL | 29 |
| | PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' TM / GINGER WINE NINEBARK | 5 GAL | 4 |
| | POTENTILLA FRUTICOSA / BUSH CINQUEFOIL | 5 GAL | 18 |
| | PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY | 5 GAL | 8 |
| | RHAMNUS FRANGULA 'COLUMNARIS' / TALL HEDGE BUCKTHORN | 5 GAL | 2 |
| | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC | 5 GAL | 25 |
| | SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA | 5 GAL | 20 |
| | SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA | 5 GAL | 4 |
| | SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC | 5 GAL | 6 |
| | WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA | 5 GAL | 24 |
| | YUCCA RECURVIFOLIA / WEEPING YUCCA | 5 GAL | 6 |
| **GRASSES** | | | |
| | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS | 1 GAL | 51 |
| | PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS | 1 GAL | 33 |
| **ANNUALS/PERENNIALS** | | | |
| | ACHILLEA MILLEFOLIUM 'SUMMER BERRIES' / SUMMER BERRIES MIX COMMON YARROW | 1 GAL | 25 |
| | CENTRANTHUS RUBER 'ALBIFLORUS' / JUPITER'S BEARD | 1 GAL | 10 |
| | CROCOSMIA X 'LUCIFER' / LUCIFER MONTBRETIA | 2 GAL | 9 |
| | HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY | 1 GAL | 24 |
| | PEROVSKIA ABROTANOIDES / RUSSIAN SAGE | 5 GAL | 5 |
| | SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SALVIA | 1 GAL | 12 |
| **BARK MULCH** | | | |
| | DARK CHOCOLATE BARK MULCH- 3" THICK MINIMUM. | | |
| **ROCK MULCH** | | | |
| | 1" MINUS WASATCH GRAY FROM STAKER PARSON- 3" THICK MINIMUM | | |
| | 3" CAFE ROCA FROM STAKER PARSON- 3" THICK MINIMUM | | |
| **OTHER SURFACE MATERIALS** | | | |
| | CONCRETE | | |
| | PLAYGROUND MULCH | | |



WASATCH GRAY ROCK MULCH



CAFE ROCA ROCK MULCH

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SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

5/15/2025

PROJECT

# 172 E. THRIVE DRIVE DAYCARE
SARATOGA SPRINGS, UT

ISSUE DRAWING LOG

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CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

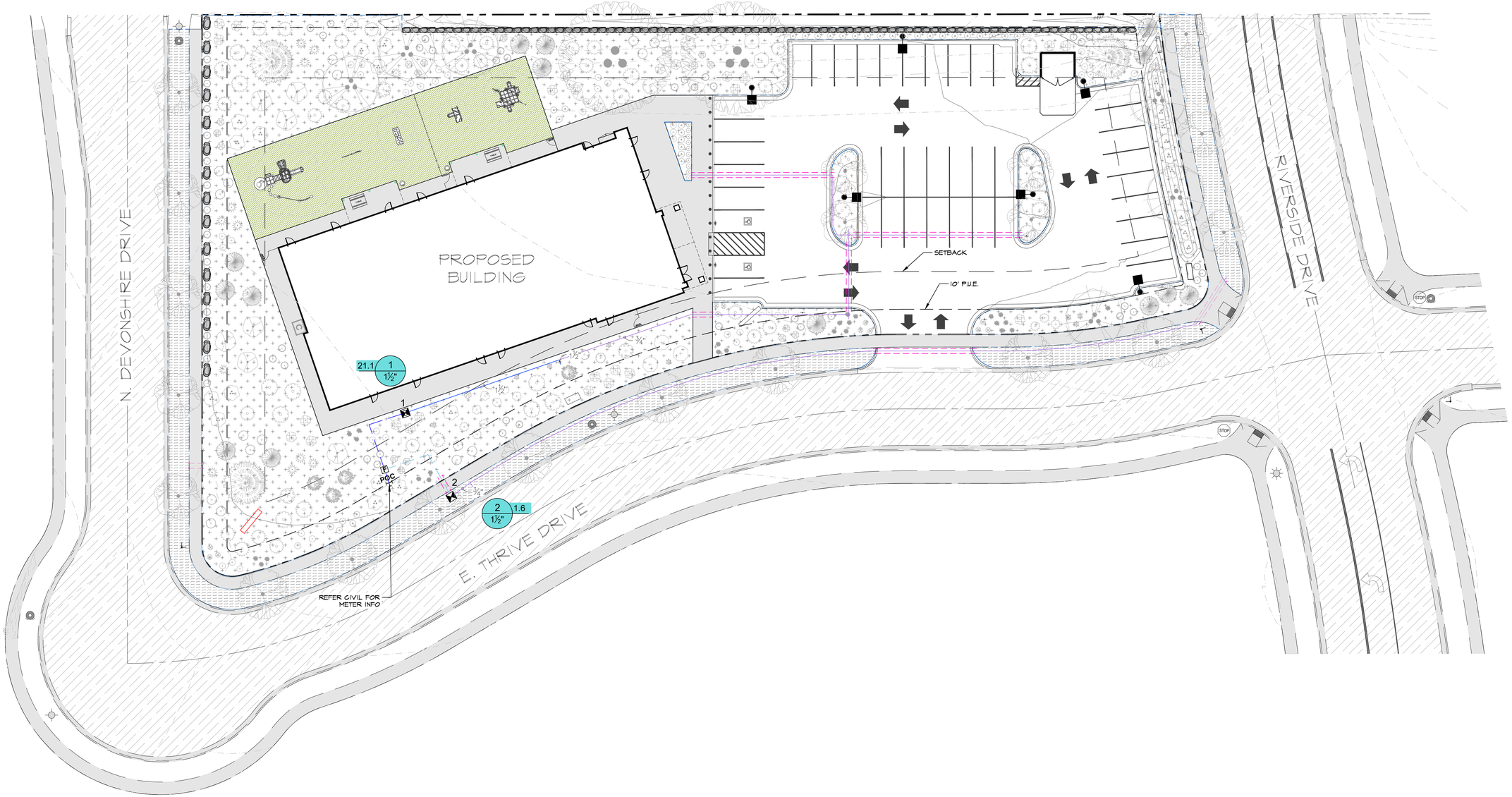
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PLANT SCHEDULE

SHEET NO.

L101

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0 20 40 60 feet

SCALE: 1" = 20' ON A 24 X 36 SHEET

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SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

5/16/2025

PROJECT

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

ISSUE DRAWING LOG

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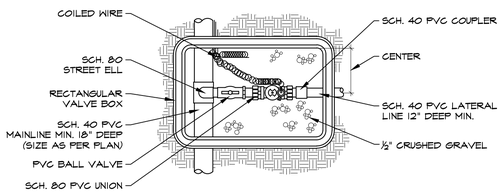
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811
SAFE DIGGING PARTNER

TITLE

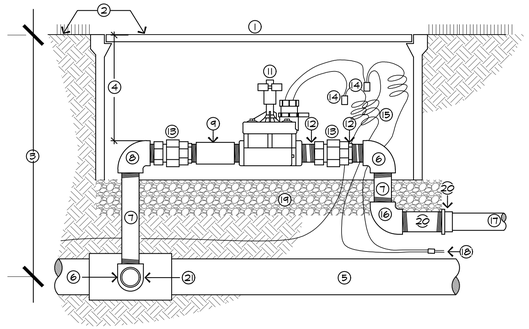
IRRIGATION PLAN

SHEET NO.

L102



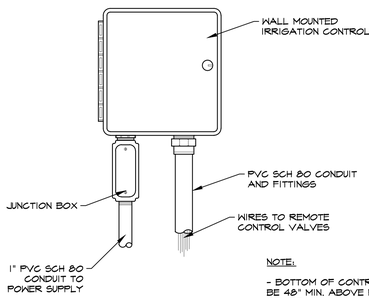

## 1 VALVE ASSEMBLY
NTS



1. STANDARD OR JUMBO VALVE BOX
2. INSTALL BOX AT FINISH GRADE IN TURF AREAS AND LEVEL WITH TOP OF MULCH IN PLANTING AREAS
3. 18"-30" MAX. DEPTH
4. MAX. DEPTH 12"
5. IRRIGATION MAIN LINE, SIZE AS PER PLANS
6. PVC SCH. 80 T X T ELBOW
7. PVC SCH. 80 NIPPLE, LENGTH AS REQUIRED (TYP.)
8. PVC SCH. 80 T X T ELL SAME SIZE AS VALVE
9. SCH. 80 NIPPLE
10. (NOT USED)
11. ELECTRIC REMOTE CONTROL VALVE - SEE IRRIGATION LEGEND
12. SCH. 80 NIPPLE ON EITHER SIDE OF UNION
13. PVC SCH. 80 UNION
14. WATER TIGHT CONNECTORS (3M DBR/Y ONLY)
15. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
16. SCH. 80 ELBOW WITH SCHED. 80 NIPPLE INTO T X T BUSHING TO LATERAL
17. IRRIGATION LATERAL LINE, SIZE AS PER PLANS
18. CONTROL WIRES
19. 6" MIN. DEPTH- 1/2" WASHED AGGREGATE
20. THREADED NIPPLE WITH BUSHING
21. PVC SCH. 80 TEE SXSXS WITH SCH. 80 SXT BUSHING OR DOUBLE STRAP SADDLE OR HARCO SERVICE TEE.

NOTES:
1. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC USING TEFLON TAPE.
2. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.

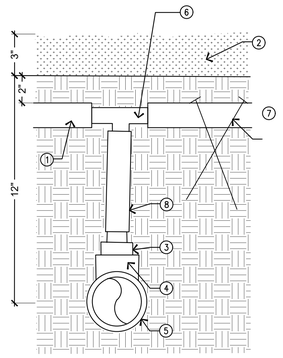
## 2 CONTROL VALVE ASSEMBLY
NTS




NOTE:

- BOTTOM OF CONTROLLER TO BE 48" MIN. ABOVE FINISH GRADE
- CONTROLLER TO MEET EPA'S WATERSENSE CRITERIA

## 3 IRRIGATION CONTROLLER-WALL MOUNT
NTS



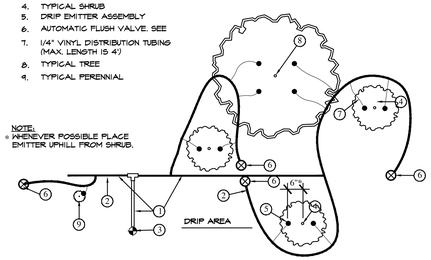

1. DRIP TUBING
2. MULCH, AS SPECIFIED
3. THREADED MALE DRIP TUBING ADAPTER
4. SCH 40 PVC TEE
5. SCH 40 PVC PIPE, SIZE AS NOTED ON THE PLANS.
6. COMPATIBLE DRIP TUBING FITTING
7. 2 WIRE STAKES 2' O.C. MAX. ANGLED AND CROSSED ALL TUBING
8. BLANK TUBING

NOTES:
DRIP TUBING SHALL NOT BE PLACED ON THE SURFACE. IT SHALL BE PLACED 2" BELOW GRADE AS DETAILED. NO EXCEPTIONS.

## 4 DRIP TUBING CONNECTION
NTS

LEGEND
1. SCH. 40 PVC. LATERAL
2. 3/4" POLY TUBING LENGTH NOT TO EXCEED 250' AND/OR 8GPM.
3. DRIP VALVE ASSEMBLY.
4. TYPICAL SHRUB
5. DRIP EMITTER ASSEMBLY
6. AUTOMATIC FLUSH VALVE. SEE
7. 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH 15 4')
8. TYPICAL TREE
9. TYPICAL PERENNIAL

NOTE:
* WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.




## 5 TYPICAL DRIP EMITTER LAYOUT
NTS

## IRRIGATION NOTES

THE WATER SOURCE FOR THIS PROJECT IS PRESSURIZED IRRIGATION WATER. CONTRACTOR TO MAKE CONNECTIONS TO P.O.C'S AS SHOWN IN THE PLAN.

CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS WORKING ON SITE TO ENSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM IN RELATION TO SITE INFRASTRUCTURE.

UTILITIES DAMAGED DURING IRRIGATION SYSTEM INSTALLATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SATISFACTION AT THE INSTALLER'S EXPENSE. TAKE ALL NECESSARY PRECAUTION NOT TO DAMAGE OR DESTROY ANY EXISTING BURIED UTILITIES.

PIPE ROUTING ON THE PLAN IS DIAGRAMMATIC ONLY FOR CLARITY AND SHALL BE INTERPRETED AS SUCH. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO TRENCHING. THE LOCATION OF HEADS, VALVES, LINES AND SO FORTH ON THE DRAWINGS IS APPROXIMATE, AND THE ACTUAL PLACEMENT OF THESE ELEMENTS MAY NEED TO VARY SLIGHTLY IN THE FIELD FOR COVERAGE AND DISTRIBUTION UNIFORMITY.

THIS IRRIGATION SYSTEM HAS BEEN DESIGNED AT 60 PSI STATIC PRESSURE. BEFORE PERFORMING ANY IRRIGATION WORK, THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON THE SYSTEM. IF THE PRESSURE TEST REVEALS A LOWER STATIC PRESSURE THAN 60 PSI, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

MINIMUM COVERAGE IS INTENDED TO BE 100% OF THE TURF AREAS AS SHOWN ON THE LANDSCAPE PLAN. MODIFY THE EQUIPMENT LOCATIONS AS REQUIRED TO PREVENT INTERFERING WITH TREES OR UTILITIES TO ACHIEVE COMPLETE AND EVEN COVERAGE WITHOUT INCREASING FEEDER LINE RUNS TO THE EXTENT POSSIBLE.

NO HEAD SPACING SHALL EVER EXCEED THE MANUFACTURER'S RECOMMENDED MAXIMUM SPACING. HEAD PLACEMENT SHALL BE EQUALLY SPACED BETWEEN TWO FIXED EDGES OF AN IRRIGATED AREA AS SHOWN ON THE PLAN.

CONTROL VALVE BOXES SHALL BE PLACED ADJACENT TO HARDSCAPE AREAS (CURBING/SIDEWALKS) WHERE POSSIBLE, TO ALLOW FOR ACCESS WITHOUT BEING SPRAYED.

SET HEAD HEIGHT ADJACENT TO PAVING OR CURBS 1/4" BELOW THE EDGE OF THE PAVEMENT SURFACE. MINIMIZE OVER SPRAY BY USING THE ADJUSTMENT SCREWS OR FEATURES IN EACH HEAD OR NOZZLE AS NEEDED.

PIPES SHALL BE PLACED PARALLEL TO WALKS AND DRIVES IN THE ADJACENT PLANTING AREAS, RATHER THAN UNDER THE PAVEMENT. ANY RE-ROUTING OF PIPE WHICH IMPACTS FLOW RATES, PRESSURE LOSS, OR VOLUMES MAY RESULT IN A NEED FOR RE-CALCULATION OF FRICTION LOSSES, AND PIPE SIZING BY THE CONTRACTOR, AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.

REGULATE PRESSURE AT INDIVIDUAL CIRCUITS WITH PRESSURE REGULATING FEATURES ON EACH VALVE FOR OPTIMAL PRESSURE IF PRESSURE COMPENSATING FEATURES ARE NOT A PART OF THE SPRINKLER HEAD.

IMPROPERLY COMPACTED TRENCHES WHICH SETTLE AND CAUSE DAMAGE TO SOD OR OTHER PLANT MATERIALS WILL BE PROMPTLY REPAIRED BY THE INSTALLER. IF OTHERS ARE REQUIRED TO REPAIR DAMAGES, THE COST TO DO SO WILL BE BACK CHARGED TO THE INSTALLER.

## CRITICAL ANALYSIS

| | |
|---|---|
| Generated: | 2025-05-16 12:28 |
| P.O.C. NUMBER: 01 | |
| Water Source Information: | CONNECT TO EXISTING WATER METER |
| FLOW AVAILABLE | |
| Point of Connection Size: | 1 1/2" |
| Flow Available | 31.06 GPM |
| PRESSURE AVAILABLE | |
| Static Pressure at POC: | 60 PSI |
| Pressure Available: | 60 PSI |
| DESIGN ANALYSIS | |
| Maximum Station Flow: | 21.08 GPM |
| Flow Available at POC: | 31.06 GPM |
| Residual Flow Available: | 9.98 GPM |
| Design Pressure: | 20 PSI |
| Friction Loss: | 1.96 PSI |
| Fittings Loss: | 0 PSI |
| Elevation Loss: | 0 PSI |
| Loss through Valve: | 6 PSI |
| Pressure Req. at Critical Station: | 28.0 PSI |
| Loss for Fittings: | 0 PSI |
| Loss for Main Line: | 0.49 PSI |
| Loss for POC to Valve Elevation: | 0 PSI |
| Loss for Backflow: | 0 PSI |
| Critical Station Pressure at POC: | 28.5 PSI |
| Pressure Available: | 60 PSI |
| Residual Pressure Available: | 31.5 PSI |

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | RAIN BIRD XCZ-150-LCDR<br>HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62 GPM. | 2 |
| | AREA TO RECEIVE DRIP EMITTERS<br>RAIN BIRD PC<br>SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS WITH SELF-PIERCING BARB INLET. FLOW RATE: 5 GPH=LIGHT BROWN; 7 GPH=VIOLET; 10 GPH=GREEN; 12 GPH=DARK BROWN; 18 GPH=WHITE; 24 GPH=ORANGE.<br>PC-05 emitters (1 assigned to each B & B, 10' MIN. plant)<br>PC-05 emitters (1 assigned to each B & B, 1.5"Cal plant)<br>PC-05 emitters (1 assigned to each B & B plant)<br>PC-05 emitters (1 assigned to each 6' plant)<br>PC-05 emitters (1 assigned to each 6' HT plant)<br>PC-05 emitters (1 assigned to each 8' plant)<br>PC-05 emitters (1 assigned to each 10 gal plant)<br>PC-05 emitters (1 assigned to each 15 gal plant)<br>PC-05 emitters (1 assigned to each 20 gal plant)<br>PC-07 emitters (1 assigned to each 1.5" CAL plant)<br>PC-07 emitters (1 assigned to each B & B, 2"Cal plant)<br>PC-07 emitters (1 assigned to each B & B, 2.5" Cal. Minimum plant)<br>PC-07 emitters (1 assigned to each B & B, 3"Cal plant)<br>PC-07 emitters (1 assigned to each B&B, 2"Cal plant)<br>PC-07 emitters (1 assigned to each 2" CAL. plant) | 5,855 SF<br>16 |
| | AREA TO RECEIVE DRIP EMITTERS<br>RAIN BIRD XB-PC<br>SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.<br>Emitter Notes:<br>2.0 GPH emitters (3 assigned to each B&B, 2"Cal plant)<br>2.0 GPH emitters (1 assigned to each 1 gal plant)<br>2.0 GPH emitters (2 assigned to each 5 gal plant)<br>2.0 GPH emitters (3 assigned to each B & B, 2.5" Cal. Minimum plant)<br>2.0 GPH emitters (3 assigned to each 2" CAL. plant)<br>2.0 GPH emitters (3 assigned to each 8' plant)<br>2.0 GPH emitters (2 assigned to each B & B plant) | 22,750 SF<br>153<br>410<br>36<br>34 |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
| F | AMIAD 1-TS-STEEL SCREEN<br>AMIAD 1IN. T-SUPER PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI. | 1 |
| POC | POINT OF CONNECTION 1"<br>CONNECT TO EXISTING WATER METER | 1 |
| | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 | 710.0 LF |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 | 76.8 LF |
| | PIPE SLEEVE: PVC SCHEDULE 40 | 235.3 LF |

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

LANDARC
P.O. BOX 92
125 E. 100 N
HEBER CITY, UT 84032
utlandarc@gmail.com
435.654.4414

SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

5/16/2025

PROJECT

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

ISSUE DRAWING LOG

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

TITLE

IRRIGATION SCHEDULE

SHEET NO.

L103

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Schedule

| Symbol | Label | Image | QTY | Manufacturer | Catalog | Description | Number Lamps | Lamp Output | LLF | Input Power | Polar Plot |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ○ | B | | 7 | LIGHTOLIER BY SIGNIFY | Z6RDL20940WOCD | EASYLYTE | 42 | 55 | 0.9 | 20.4 | Max: 1252cd |
| ○ | P1 | | 2 | ANP Lighting | BVA2001CPM78W30T540K | BELLA VISTA - 20.00 IN ANGLE SHADE | 1 | 11372 | 0.9 | 78 | Max: 4022cd |
| ○ | P2 | | 2 | ANP Lighting | BVA2401CPM78W30T440K-HSS180 | BELLA VISTA - 20.00 IN ANGLE SHADE WITH 7" 180 HOUSE SIDE SHEILD | 1 | 8492 | 0.9 | 78 | Max: 5780cd |
| ○ | P3 | | 1 | ANP Lighting | BVA2401CPS30W18T440K-HSS180 | BELLA VISTA - 20.00 IN ANGLE SHADE WITH 7" 180 HOUSE SIDE SHEILD | 1 | 3266 | 0.9 | 30 | Max: 2223cd |
| ▭ | WE | | 14 | Barron Lighting Group | WLZ4-4-4K | Formed black metal housing | 1 | 4286 | 0.9 | 41.0529 | Max: 1631cd |

## LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

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

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

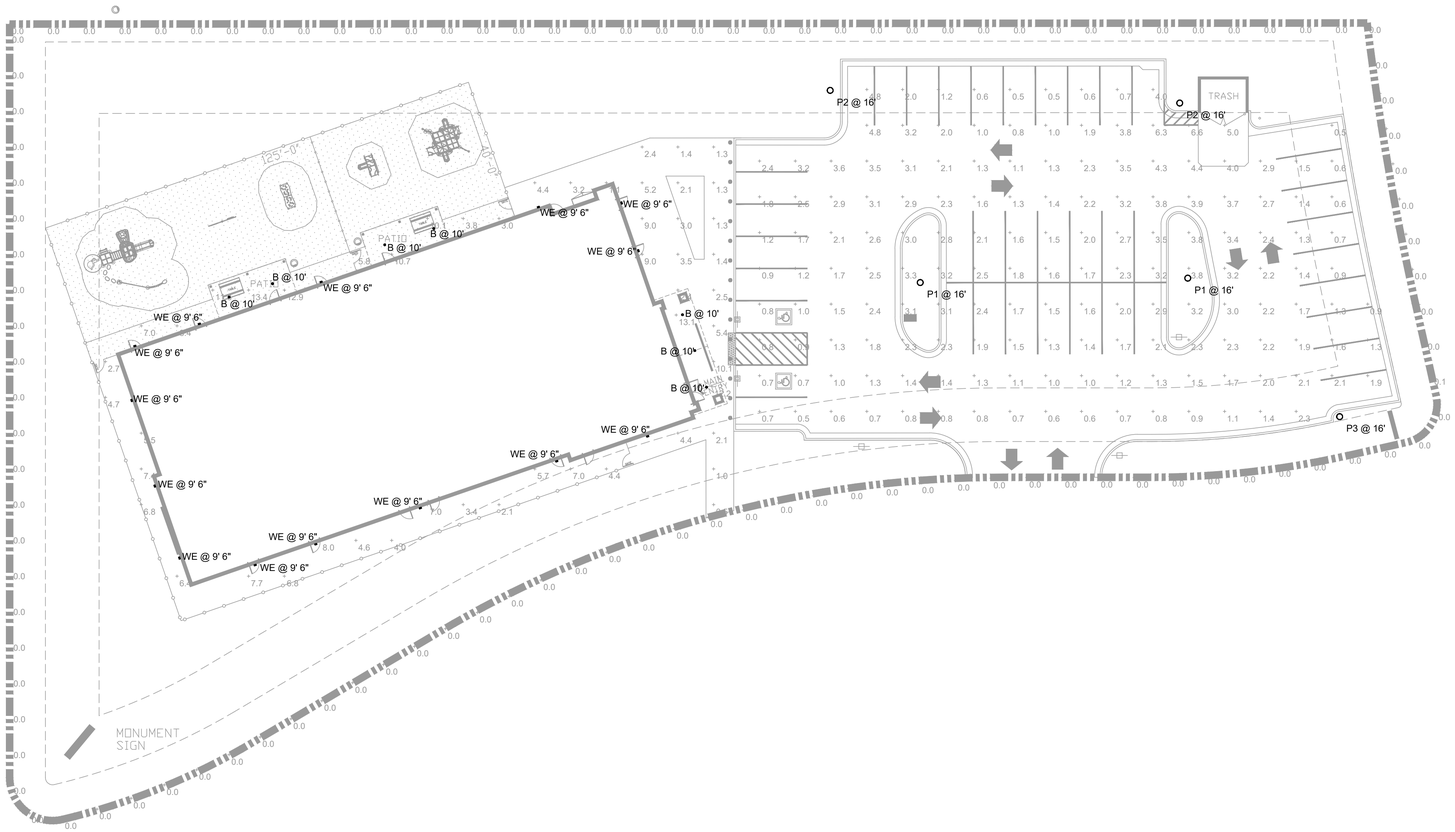
ALL EXTERIOR LIGHTING NOT SERVING OUTDOOR PARKING AREAS TO BE CONTROLLED SO THAT THE TOTAL WATTAGE OF SUCH LIGHTING IS REDUCED BY NOT LESS THAN 50% DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 10 MINUTES OR MORE PER IECC 2021 C405.2.7.3 (1.3)

## GENERAL NOTES

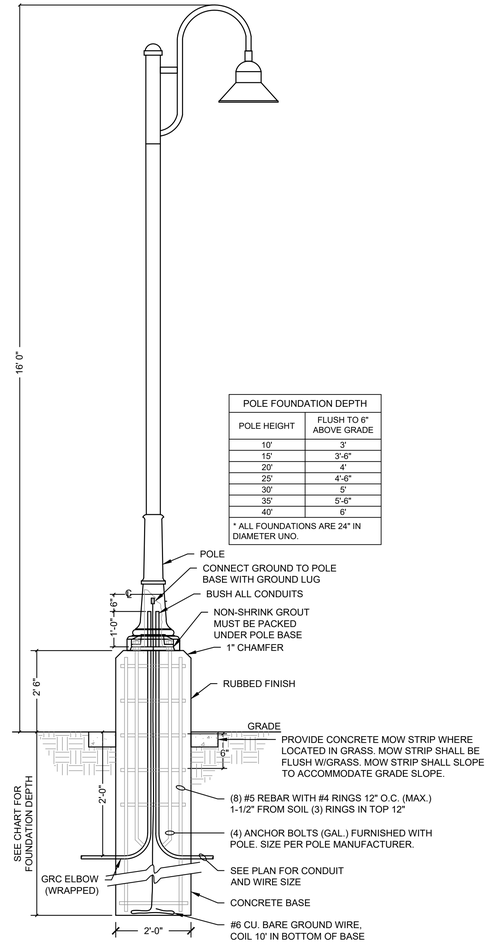
A. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTEND SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT ARE NOT PERMITTED.
B. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND WITH THE LIGHTING PLAN PROVIDED IN THE ACCEPTED DRAWINGS.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

Statistics

| Description | Symbol | Avg | Max | Min | Avg/Min |
|---|---|---|---|---|---|
| Commercial Property Line | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A |
| Main Entry | + | 12.7 fc | 13.1 fc | 12.2 fc | 1:1 |
| Parking Lot | + | 2.0 fc | 6.6 fc | 0.5 fc | 4:1 |
| Residential Property Line | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A |
| Sidewalks | + | 5.2 fc | 13.4 fc | 0.5 fc | 10:1 |




1 ES001 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"




2 ES001 SARATOGA SPRINGS RESIDENTIAL AREA LIGHT POLE BASE DETAIL
NO SCALE

# THRIVE DRIVE DAYCARE
## 172 E. THRIVE DRIVE
## SARATOGA SPRINGS, UTAH 84045

STAMP

REVISIONS


AMP
Electrical Engineering, LLC
1699 Spring Creek Drive
Lehi, Utah
(801) 420-2153


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

SITE PHOTOMETRIC PLAN

ES001

ANP Lighting

# Specifications BVA2001

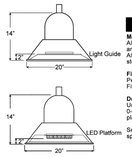
Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____



P1, P2, P3, & P4
FULL CUTOFF




## Specifications

**Material:**
All parts are durable 356 cast aluminum and high strength aluminum spinnings. All hardware provided shall be stainless steel or zinc plated steel.

**Fixture Mounting:**
Pendant Mount: Pin mount to tenon. Fits 3" and 4" poles.

**Drivers:**
Universal voltage 120-277 is standard. 0-10V dimming is standard for LED platforms and Light Guide.

See page 2 for LED engine and driver specifications.

**Electrical:**
20kA max/10kA nominal surge protection device is standard.

Approximately 12" of pull wire extends from luminaire. Additional pull wire provided for post mount arms and wall mounts.

**Finish:**
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

**Modifications:**
Consult factory for custom or modified designs.

**BVA2001 - LED**
Dark Sky Friendly

**Weight:** 16 lbs
**EPA:** 0.92

Catalog Logic

| BVA2001 | P078LD4D | T5 | 40K | - PC - | PA1613 | - 72 |
|---|---|---|---|---|---|---|
| Luminaire Series | Light Source & Wattage | Optic | CCT | Accessories | Mounting | Finish |

Catalog Number

| BVA2001 | 1 | 2 | 3 | 4 | — 5 | — 6 |
|---|---|---|---|---|---|---|

**1 LIGHT SOURCE & WATTAGES**

| Platform | |
|---|---|
| P029LD4D | (29w Platform LED) |
| P046LD4D | (46w Platform LED) |
| P078LD4D | (78w Platform LED) |
| P117LD4D | (117w Platform LED) |
| **Light Guide Small** | |
| E030LDS | (30w Light Guide LED) |
| E040LDS | (40w Light Guide LED) |
| E050LDS | (50w Light Guide LED) |
| E065LDS | (65w Light Guide LED) |
| E080LDS | (80w Light Guide LED) |

**2 OPTICS**

| Platform | Light Guide Small |
|---|---|
| T2 (Type II) | T2 (Type II) (30w, 40w and 50w Only) |
| T3 (Type III) | T3 (Type III) |
| T5 (Type V) | T4 (Type IV) |
| | T5 (Type V) |

**3 COLOR TEMPERATURE (CCT)**

| | |
|---|---|
| 27K | (2700K) |
| 30K | (3000K) |
| 35K | (3500K) |
| 40K | (4000K) |

**4 ACCESSORIES**

| | |
|---|---|
| HSS90 | (90° House Side Shield, polished) |
| HSS120 | (120° House Side Shield, polished) |
| **4ST36 | (3 Ft, 1 1/4" Ridged Stem & Canopy) |
| **PEND-CH3 | (3 Ft Pendant Chain & Canopy) |
| *EMG-LED20HV | (20w, High Voltage LED Emergency Driver, remote placement, for use with Platforms and Towers, 78w or less) |
| HLMSPC-06 | (High-Low Motion Sensor/Photocell; 15' - 30' Sensor Mounting Height) |
| HLMSPC-10 | (High-Low Motion Sensor/Photocell; 8 - 15' Sensor Mounting Height) |
| **PA-BF | (Post Arm Ball Fitter) |
| **PA-BFS | (Post Arm Ball Fitter w/Swivel) |
| PC | (Button Photo Cell) |
| SP | (Surge Protector, 10kA & 10kV) |
| TLPC | (Twist Lock photo cell, includes receptacle & photo cell) |
| TL5 | (5-pin Twist Lock receptacle) |
| TL7 | (7-pin Twist Lock receptacle) |

*For Emergency lumen output data, see Resources section at www.ANPlighting.com.

**Accessory finish will match fixture finish.

**5 MOUNTING SOURCE**

| Post Mount Arms *See Page 4 for Style/Size | | Wall Mount Arms *See Page 4 for Style/Size | |
|---|---|---|---|
| PA0413 | PA6213 | WM0413 | WM5163 |
| PA1613 | PA8453 | WM1613 | WM5603 |
| PA1753 | | WM1763 | |
| PA2023 | | WM1773 | |
| PA2313 | | WM2313 | |
| PA2613 | | WM3003 | |
| PA3113 | | WM3203 | |
| PA3213 | | WM3563 | |
| PA3533 | | WM4513 | |
| PA5153 | | WM5143 | |
| **Column Mount** *See Page 4 for Style/Size | | | |
| CM Column Mount | | | |

**6 FINISHES**
*Premium and Marine Grade Finish have additional charges

| Standard Colors | Standard Grade | Matte Colors* | Standard Grade | Marine Grade* |
|---|---|---|---|---|
| Aspen Green | 10 | 10M | Architectural Bronze | 51 | 51M |
| Caribbean | 11 | 11M | Patina Verde | 52 | 52M |
| Lilac | 12 | 12M | Copper Clay | 53 | 53M |
| Putty | 13 | 13M | Silver | 66 | 66M |
| Raw Unfinished | 40 | NA | Black Verde | 01 | 01M |
| Black | 41 | 41M | Painted Chrome | 70 | 70M |
| Forest Green | 42 | 42M | Painted Copper | 71 | 71M |
| Bright Red | 43 | 43M | Textured Black | 72 | 72M |
| White | 44 | 44M | Matte Black | 73 | 73M |
| Bright Blue | 45 | 45M | Textured Architectural Bronze | 76 | 76M |
| Sunny Yellow | 46 | 46M | Textured White | 77 | 77M |
| Aqua Green | 47 | 47M | Textured Silver | 78 | 78M |
| Galvanized | 49 | NA | | Premium Grade* | Marine Grade* |
| Navy | 50 | 50M | Carbon Graphite | 96 | 96M |

Consult Factory for additional paint charges and availability.

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020120521

ANP Lighting

# Specifications BVA2001

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

**POST MOUNTS** | See Post Arm Section on Website for Specification Sheets and additional post arms.



PA0413 28" x 38 3/8" | PA1613 26 1/2" x 55 1/8" | PA1753 26 1/8" x 36 3/4" | PA2023 21 1/4" x 16" | PA2313 24" x 28 1/2" | PA2613 39 1/2" x 46"

PA3113 25" x 15 1/4" | PA3213 21 7/8" x 26 1/8" | PA3533 29" x 38 1/2" | PA5153 14 1/4" x 19 3/4" | PA6213 22 3/4" x 26 1/2" | PA8453 70" x 37 1/2"

**COLUMN MOUNT**



CM 5 3/4" SQ x 3 1/2" H

**WALL MOUNTS** | See Wall Mount Section on Website for Specification Sheets and additional wall mount arms.



WM0413 26 1/2" x 38 5/8" | WM1613 28 3/8" x 57" | WM1763 28 3/4" x 42" | WM1773 20" x 30" | WM2313 23" x 31 7/8" | WM3003 11" x 8 7/8"

WM3203 18" x 24" | WM3553 28 1/4" x 36 1/2" | WM4513 17" x 8" | WM5143 14 3/4" X 16 1/2" | WM5163 15 3/4" x 13 3/4" | WM5603 17 7/8" x 14"

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ANP Lighting

# Specifications CB0101

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____






**CB0101**

**Weight:** 26 lbs
**Anchor Bolts:** 3

## Specifications

**Material:**
All parts are durable 356 cast aluminum and high strength extruded aluminum.

Shafts are available in 3" and 4" diameter and wall thickness of .125 or .188.

All hardware provided shall be stainless steel or zinc plated steel.

**Mounting:**
Standard anchor bolts provided are 3/4" x 18" x 3". Bolts, nuts and washers shall be hot dipped galvanized steel .

Bolt pattern diameter is 9".

**Access**
Hand access opening and cover are provided in cast base. Hand hole cover is secured by two stainless steel machine screws. (Tamper-proof screws provided upon request). See drawing for position of hand hole.

8 3/8" bottom hole provided for conduit access.

**Grounding**
All cast bases are provided with an aluminum grounding lug integrated to inner wall of shaft, 180 degrees to hand hole. Grounding lug is drilled and tapped to accommodate 1/4-20 stainless steel machine screw.

**Pole Height**
Maximum pole height is 16 feet.

**Finish:**
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

**Modifications:**
Consult factory for custom or modified designs.

Catalog Logic

| CB0101 | - | 4S16.188 | - | GFI20 | - 72 |
|---|---|---|---|---|---|
| Cast Base | | Shaft | | Accessory | Finish |

Catalog Number

| CB0101 | 1 | – 2 | – 3 |
|---|---|---|---|

Additional heights and pole diameters may be available. Contact factory for your specific needs.

| 1 Smooth Shaft Catalog No. | 1 Fluted Shaft Catalog No. | Shaft Diameter | Finished Height | Wall Thickness |
|---|---|---|---|---|
| 3S6.125 | 3F6.125 | 3" | 6' | .125 |
| 3S7.125 | 3F7.125 | 3" | 7' | .125 |
| 3S8.125 | 3F8.125 | 3" | 8' | .125 |
| 3S9.125 | 3F9.125 | 3" | 9' | .125 |
| 3S10.125 | 3F10.125 | 3" | 10' | .125 |
| 3S11.125 | - | 3" | 11' | .125 |
| 3S12.125 | - | 3" | 12' | .125 |
| 3S13.125 | - | 3" | 13' | .125 |
| 3S14.125 | - | 3" | 14' | .125 |
| 3S10.188 | 3F10.188 | 3" | 10' | .188 |
| 3S11.188 | 3F11.188 | 3" | 11' | .188 |
| 3S12.188 | 3F12.188 | 3" | 12' | .188 |
| 3S13.188 | 3F13.188 | 3" | 13' | .188 |
| 3S14.188 | 3F14.188 | 3" | 14' | .188 |
| - | 3F15.188 | 3" | 15' | .188 |
| - | 3F16.188 | 3" | 16' | .188 |
| - | - | - | - | - |
| 4S8.125 | - | 4" | 8' | .125 |
| 4S9.125 | - | 4" | 9' | .125 |
| 4S10.125 | - | 4" | 10' | .125 |
| 4S11.125 | - | 4" | 11' | .125 |
| 4S12.125 | - | 4" | 12' | .125 |
| 4S13.125 | - | 4" | 13' | .125 |
| 4S14.125 | - | 4" | 14' | .125 |
| - | 4F8.188 | 4" | 8' | .188 |
| - | 4F9.188 | 4" | 9' | .188 |
| - | 4F10.188 | 4" | 10' | .188 |
| - | 4F11.188 | 4" | 11' | .188 |
| 4S12.188 | 4F12.188 | 4" | 12' | .188 |
| 4S13.188 | 4F13.188 | 4" | 13' | .188 |
| 4S14.188 | 4F14.188 | 4" | 14' | .188 |
| 4S15.188 | 4F15.188 | 4" | 15' | .188 |
| 4S16.188 | 4F16.188 | 4" | 16' | .188 |

**2 ACCESSORIES**

| | |
|---|---|
| GFI15 | (15 amp GFCI receptacle outlet) |
| GFI20 | (20 amp GFCI receptacle outlet) |
| GFI-WPU | (20 amp GFCI receptacle with weather proof in-use cover) |
| BAA | (Cast Banner Arm A for 24" wide banner) |
| BAB | (Cast Banner Arm B for 30" wide banner) |
| BAC | (Cast Banner Arm C for 30" wide banner) |
| LR1 | (Cast Ladder Rest 1) |
| LR3 | (Cast Ladder Rest 3) |
| LR4 | (Cast Ladder Rest 4) |
| LR5 | (Cast Ladder Rest 5) |
| SIGN A | (Cast Sign A; 30" x 9", 8 letters/numbers on one line; requires Banner Arm to hang) |
| SIGN B | (Cast Sign B; 31" x 7", 12 letters/numbers on one line; requires Banner Arm to hang) |
| SIGN C | (Cast Sign C; 27" x 11", two rows of 8 letters/numbers on each line, requires Banner Arm to hang) |
| SIGN D | (Cast Sign D; 11" x 6 1/2", 4 letters/numbers on one line) |
| SIGN E | (Cast Sign E; comes with pole clamp, 24 1/2" x 6", 9 letters/ numbers on one line) |
| FPH1 | (Flag Pole Holder) |
| TP | (Tamper Proof Screws) |

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110120518

LIGHTOLER by signify

**Downlighting**

**EasyLyte**

**Z6RDL** 6" Round downlight



**EasyLyte downlights** are adaptable, and flexible for your changing project needs. EasyLyte is your best choice without sacrificing ease of installation or product quality. Ideal for use in open office, healthcare, design build, and other light commercial applications.

Standard luminaire = Frame + Engine/Trim + Accessories (optional)

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

B
DOWN LIGHT ONLY
FULL CUTOFF

**Frame**

example: 6RN

| Series | Aperture | Installation | Options |
|---|---|---|---|
| 6 | R | | |
| 6 Uniframe 6-inch | R Round | N New construction (Non-IC)<br>R Remodeler (Non-IC)<br>A AirSeal (IC)[1] | –– Universal 120/277/347V[2]<br>LC Chicago Plenum[3]<br>EM6 Emergency, 6W Self-Test/Self-Diagnostic (not available for BAC)[3,4]<br>3 RADIO 347V (for non-Z10 configurations) Integral Interact Pro RF sensor (120/277/347V) (enables wireless connected lighting control)[3,5] requires above ceiling access |

**Engine / Trim**

example: Z4RDL20935WOCDZ10U

| Series | Lumen | CRI/CCT | Beam | Style | Reflector | Flange |
|---|---|---|---|---|---|---|
| Z6RDL | | | W | | | |
| Z6RDL EasyLyte 6-inch Round downlight | 10 1000lm<br>15 1500lm<br>20 2000lm<br>25 2500lm<br>30 3000lm<br>35 3500lm | 927 90CRI / 2700K<br>930 90CRI / 3000K<br>935 90CRI / 3500K<br>940 90CRI / 4000K<br>950 90CRI / 5000K | W Wide | Q Open<br>S Step baffle | WH White<br>BK Black<br>DB Dark Bronze<br>CD Clear Diffuse | —— White (matte)<br>BK Black (matte) |

| Dimming | Voltage |
|---|---|
| | |
| Z10 0-10V 1% | U 120/277V<br>3 347V[1,9] (Z10 only) |
| L Lutron LDE1EcoSystem (not avail. with 500lm) | U 120/277/347V |
| E ELV[6] | 1 120V |
| P Power over Ethernet (PoE) | E Ethernet 48 V DC |

**Accessories** (Not currently BAA-compliant - learn more on page 2)

| | |
|---|---|
| SBA | Interact Ready System Bridge Accessory with integral occupancy and daylight sensor (compatible with all 0-10V options, see SBA spec sheet)[7] |
| CAEM6 | Field installable Bodine BSL6 6W battery pack with self-test/self-diagnostic for use with new construction frames, 120-277V |
| AMS | ActiLume multi-sensor (optional accessory for PoE configurations) |
| CAEM6TSCP | Surface mount cover plate to remote mount test switch for EM6 frame option. |

**Sloped Ceiling**

example: 7925MD

| Series | Degree of Slope |
|---|---|
| | |
| 7925 Sloped Ceiling Adapter 6" | MC 5° MF 20°<br>MD 10° MG 25°<br>ME 15° MH 30° |

1. There is a 3000lm (30) limit with 6" (6RA) IC housings.
2. Universal 120-347V is for 0-10v (Z10) dimming configurations only. For 347V non-Z10 dimming, order 347V (3) frame with (U) light engine/trim.
3. Interact Pro (RADIO), Emergency (EM6) and Chicago Plenum (LC) are only available with New construction (N) installs.
4. EM6 option compatible with new construction (N) frame only. Order CAEM6TSCP ceiling mounting plate accessory for remote mounted test switch. EM6 option not compatible with Power over Ethernet or 347V configurations.
5. Integral Interact Pro RF sensor enables network lighting control; to be specified with 0-10V light engines only.
6. ELV (E) dimming is only compatible with 1000lm (10), 1500lm (15), 2000lm (20) configurations. Not compatible with 347V frame options.
7. Specify standard UNV frame for use with 347V light engines.
8. The 347V light engine voltage option is available only with Z10 dimming option. For other dimming protocols order (U) light engine and 347V (3) frame.
9. Requires IRT9015 IR remote & Interact Pro App for commissioning.



IC INSULATION CONTACT | LOCATION | c UL us LISTED | RoHS COMPLIANT | energy star | interact ready.

# SHIELD+ 1



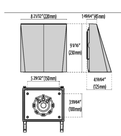


WE
DOWN LIGHT ONLY
FULL CUTOFF

Long-lasting energy-efficient wall pack series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no glare design, and precision optical control.
- IESNA Type III light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 1-10 V dimming driver.
- Field settable integral tri-level lumen/wattage packages proprietary DIP switch driver for SHIELD+ 1 (stating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPS plugs.
- BUTTON and SWIVEL 120-277 V (50 / 60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMPK).
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

IP 66 | IK 07 | Listed | cULus DRY | cULus WET | 3 G | WET 2.7

FINISHES
- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- RB-10 / Iron rust / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured




SHIELD+ 1

**Scan here for installation instructions**

| Lumen Output | 27K | 3K | 35K | 4K | 5K |
|---|---|---|---|---|---|
| SHIELD+1 8W | 929 | 957 | 984 | 1012 | 1039 |
| SHIELD+1 10W | 1209 | 1228 | 1247 | 1267 | 1286 |
| SHIELD+1 13.5W | 1448 | 1556 | 1664 | 1773 | 2516 |
| SHIELD+1 18W | 1906 | 2059 | 2211 | 2364 | 2516 |
| SHIELD+1 27W | 2478 | 2676 | 2874 | 3072 | 3270 |

REVISION 13
02/24

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

STAMP

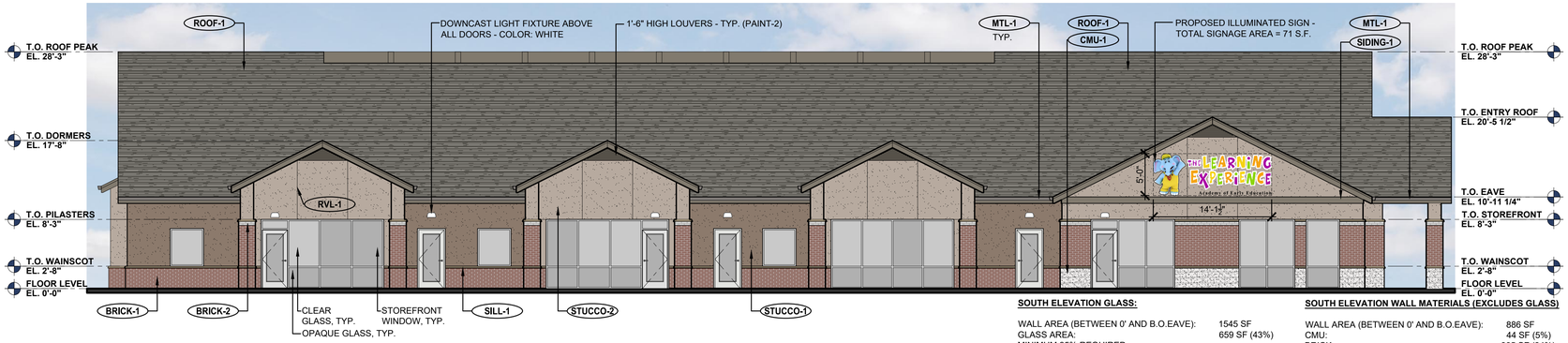
REVISIONS

AMP
Electrical Engineering, LLC
1699 Spring Creek Drive
Lehi, Utah
(801) 420-2153

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

SITE PHOTOMETRIC PLAN SPEC SHEETS

ES002




# 1 PROPOSED LEFT ELEVATION (SOUTH)

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

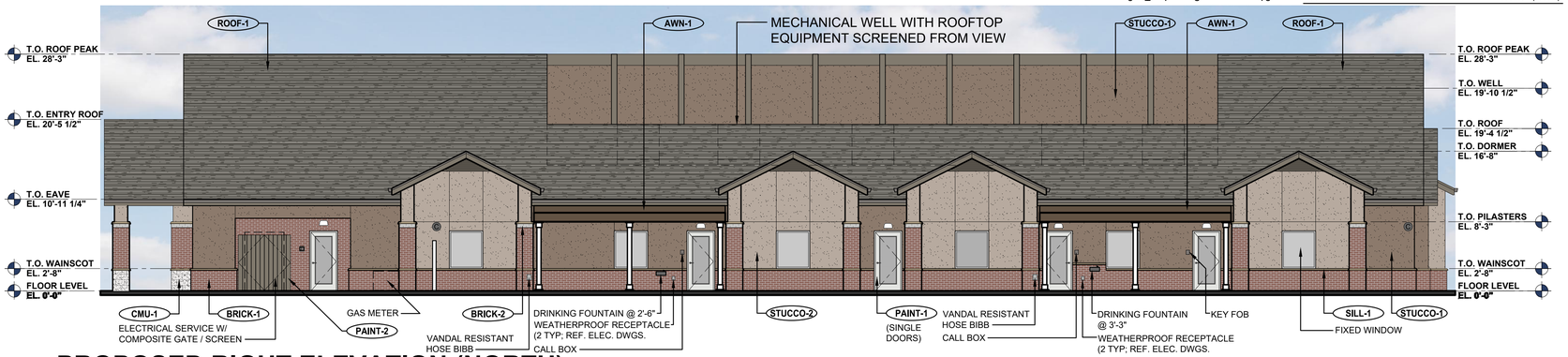
**SOUTH ELEVATION GLASS:**

| | |
|---|---|
| WALL AREA (BETWEEN 0' AND B.O.EAVE): | 1545 SF |
| GLASS AREA: | 659 SF (43%) |
| MINIMUM 35% REQUIRED | |

**SOUTH ELEVATION WALL MATERIALS (EXCLUDES GLASS)**

| | |
|---|---|
| WALL AREA (BETWEEN 0' AND B.O.EAVE): | 886 SF |
| CMU: | 44 SF (5%) |
| BRICK: | 305 SF (34%) |
| STUCCO - DARK: | 288 SF (33%) |
| STUCCO - LIGHT: | 223 SF (25%) |
| MISC. TRIM: | 26 SF (3%) |
| TOTAL: | 886 SF (100%) |

0 2' 4' 8' 16'




# 2 PROPOSED RIGHT ELEVATION (NORTH)

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

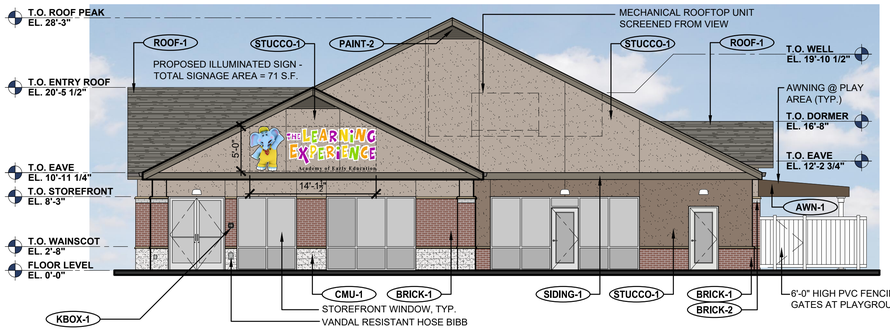
**NORTH ELEVATION WALL MATERIALS (EXCLUDES GLASS)**

| | |
|---|---|
| WALL AREA (BETWEEN 0' AND B.O.EAVE): | 1318 SF |
| CMU: | 6 SF (1%) |
| BRICK: | 497 SF (38%) |
| STUCCO - DARK | 360 SF (27%) |
| STUCCO - LIGHT | 335 SF (25%) |
| MISC. TRIM | 120 SF (9%) |
| TOTAL: | 1318 SF (100%) |

**NORTH ELEVATION GLASS:**

| | |
|---|---|
| WALL AREA ( (BETWEEN 0' AND B.O.EAVE) | 1545 SF |
| GLASS AREA: | 227 SF (15%) |
| NO MINIMUM REQUIRED | |

0 2' 4' 8' 16'




# 3 PROPOSED FRONT ELEVATION (EAST)

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

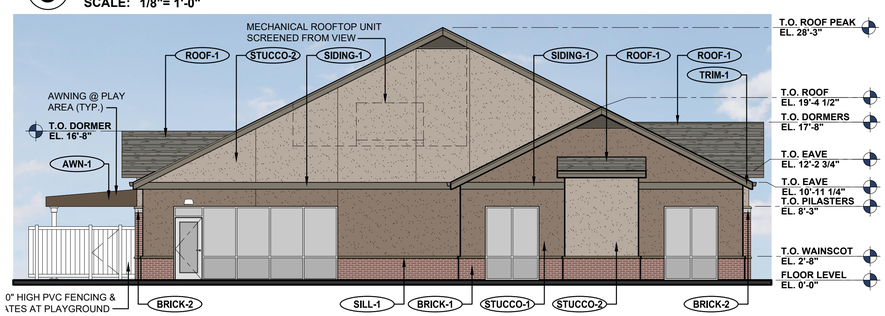
**EAST ELEVATION WALL MATERIALS (EXCLUDES GLASS)**

| | |
|---|---|
| WALL AREA (BETWEEN 0' AND B.O.EAVE): | 358 SF |
| CMU: | 37 SF (10%) |
| BRICK: | 114 SF (32%) |
| STUCCO - DARK: | 125 SF (35%) |
| STUCCO - LIGHT: | 73 SF (20%) |
| MISC. TRIM: | 9 SF (3%) |
| TOTAL: | 358 SF (100%) |

**EAST ELEVATION GLASS:**

| | |
|---|---|
| WALL AREA (BETWEEN 0' AND 10') | 709 SF |
| GLASS AREA: | 351 SF (50%) |
| MINIMUM 50% REQUIRED | |

0 2' 4' 8' 16'




# 4 PROPOSED REAR ELEVATION (WEST)

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

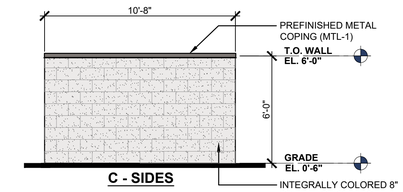
**WEST ELEVATION WALL MATERIALS (EXCLUDES GLASS)**

| | |
|---|---|
| WALL AREA (BETWEEN 0' AND B.O.EAVE): | 449 SF |
| BRICK: | 103 SF (23%) |
| STUCCO - DARK: | 272 SF (61%) |
| STUCCO - LIGHT: | 62 SF (14%) |
| MISC. TRIM: | 12 SF (2%) |
| TOTAL: | 449 SF (100 %) |

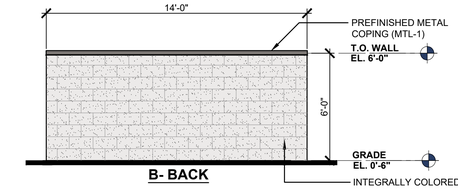
**WEST ELEVATION GLASS:**

| | |
|---|---|
| WALL AREA (BETWEEN 0' AND 10'): | 699 SF |
| GLASS AREA: | 250 SF (36%) |
| MINIMUM 35% REQUIRED | |

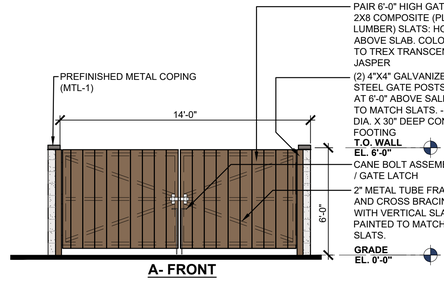
0 2' 4' 8' 16'




**C - SIDES**




**B- BACK**




**A- FRONT**

# 5 TRASH ENCLOSURE ELEVATIONS

**SCALE: 1/4"= 1'-0"**

## EXTERIOR MATERIAL SCHEDULE

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

1. GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.

2. GENERAL CONTRACTOR MUST PROVIDE AND INSTALL ALL PRODUCTS AND PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND THE LEARNING EXPERIENCE FOR APPROVAL. UNAUTHORIZED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT AND THE LEARNING EXPERIENCE FOR APPROVAL.

BODUCH DESIGN GROUP
4949 South Akers Street
Littleton, CO 80445
Phone: 303.991.0720
www.BDGarch.com

A VISION ENLIGHTENED

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172 E. THRIVE DRIVE
SARATOGA SPRINGS,
UTAH 84045
TLE SITE ID: 1UT0008

THE LEARNING EXPERIENCE
Academy of Early Education

REVISION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ISSUE

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | 04.24.25 | ARCHITECTURAL SITE PLAN |
| 02 | 05.05.25 | CONCEPT ELEVATIONS |
| 03 | 07.02.25 | SCHEMATIC DESIGN |
| 04 | 08.28.25 | DESIGN REVIEW |

25.010
PROJECT NUMBER

BDG
DRAWN BY

SAB
APPROVED BY

PRELIMINARY
NOT FOR BIDDING OR CONSTRUCTION

**PROPOSED EXTERIOR ELEVATIONS**

**A-2**

DESIGN REVIEW - UPDATED 08.28.2025

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# RIVERSIDE CROSSING SUBDIVISION PLAT B

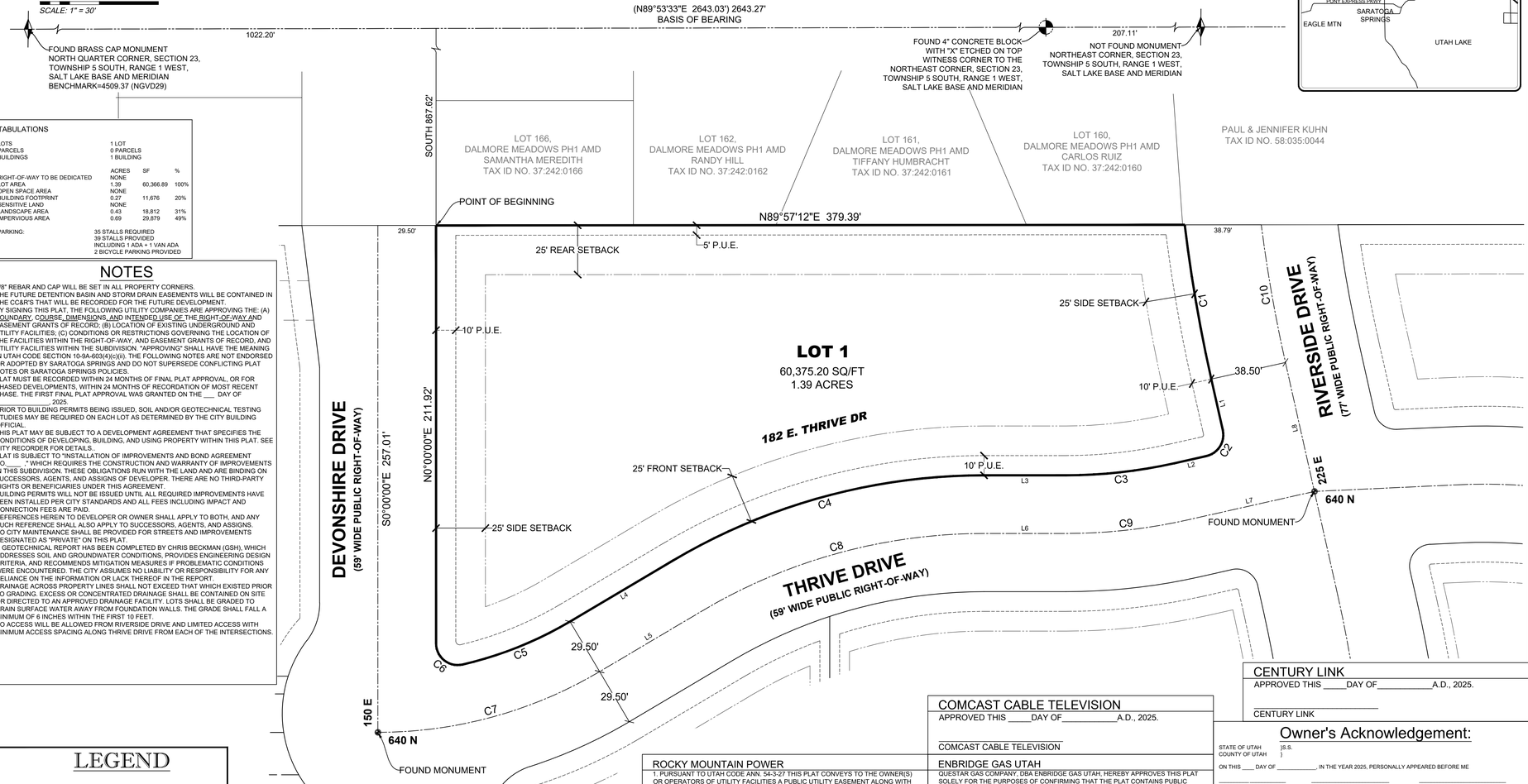
VACATING LOTS 3 AND 4, RIVERSIDE CROSSING SUBDIVISION - PLAT 'A'
PART OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP S SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, UTAH
SHEET 1 OF 1

## BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND UTAH COUNTY MONUMENTS LOCATED AT THE NORTH QUARTER CORNER AND THE WITNESS CORNER FOR THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

W N E S

0' 15' 30' 60'
SCALE: 1" = 30'




4502.75 FINISHED FLOOR ELEVATION

### TABULATIONS

| | | | |
|---|---|---|---|
| LOTS | 1 LOT | | |
| PARCELS | 0 PARCELS | | |
| BUILDINGS | 1 BUILDING | | |
| | ACRES | SF | % |
| RIGHT-OF-WAY TO BE DEDICATED | NONE | | |
| LOT AREA | 1.39 | 60,366.89 | 100% |
| OPEN SPACE AREA | NONE | | |
| BUILDING FOOTPRINT | 0.27 | 11,676 | 20% |
| SENSITIVE LAND | NONE | | |
| LANDSCAPE AREA | 0.43 | 18,812 | 31% |
| IMPERVIOUS AREA | 0.69 | 29,879 | 49% |

PARKING: 35 STALLS REQUIRED
39 STALLS PROVIDED
INCLUDING 1 ADA + 1 VAN ADA
2 BICYCLE PARKING PROVIDED

## NOTES

1. 5/8" REBAR AND CAP WILL BE SET IN ALL PROPERTY CORNERS.
2. THE FUTURE DETENTION BASIN AND STORM DRAIN EASEMENTS WILL BE CONTAINED IN THE CC&R'S THAT WILL BE RECORDED FOR THE FUTURE DEVELOPMENT.
3. BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.
4. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ___ DAY OF _____, 2025.
5. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
6. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
7. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO.____ " WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
9. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
11. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY CHRIS BECKMAN (GSH), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
13. NO ACCESS WILL BE ALLOWED FROM RIVERSIDE DRIVE AND LIMITED ACCESS WITH MINIMUM ACCESS SPACING ALONG THRIVE DRIVE FROM EACH OF THE INTERSECTIONS.

## LEGEND

- Section Monument
- Refernce/Witness Monument
- Property Corner To Be Set (Rebar & Cap Stamped "UTAH LAND SURVEYING")
- Break Line
- Property Line
- Section Line
- Center Line
- Public Utility Easement & Access Easement Line
- Setback Line


UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
MIKEW@UTAHLANDSURVEYING.COM
www.utahlandsurveying.com


**CURVE TABLE**

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 788.50 | 5°46'14" | 79.41 | S9°46'24"E 79.38 |
| C2 | 11.00 | 90°00'00" | 17.28 | S32°20'28"W 15.56 |
| C3 | 250.00 | 12°39'32" | 55.23 | S83°40'14"W 55.12 |
| C4 | 309.00 | 30°38'45" | 165.28 | S74°40'37"W 163.31 |
| C5 | 191.00 | 17°38'35" | 58.81 | S68°10'32"W 58.58 |
| C6 | 11.00 | 103°00'10" | 19.78 | N51°30'05"W 17.22 |
| C7 | 220.50 | 30°38'45" | 117.94 | N74°40'37"E 116.54 |
| C8 | 279.50 | 30°38'45" | 149.50 | N74°40'37"E 147.72 |
| C9 | 279.50 | 12°39'32" | 61.75 | N83°40'14"E 61.63 |
| C10 | 750.00 | 5°25'03" | 70.92 | N9°57'00"W 70.89 |

**LINE TABLE**

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | S12°39'32"E | 26.52 |
| L2 | S77°20'28"W | 16.74 |
| L3 | N90°00'00"W | 41.53 |
| L4 | S59°21'15"W | 60.84 |
| L5 | N59°21'15"E | 60.84 |
| L6 | N90°00'00"E | 41.53 |
| L7 | N77°20'28"E | 66.24 |
| L8 | N12°39'32"W | 67.02 |

## Developer Contact:

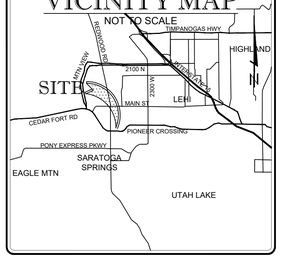
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd #100
Centerville Utah 84014
PH: (801) 773-7339

## Owner Contact:

Scott & Julie McLachlan
PO Box 37
Lehi, UT 84043

## VICINITY MAP

NOT TO SCALE




## Surveyor's Certificate

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

MICHAEL L. WANGEMANN, PLS
LICENSE NO. 6431156

## Legal Description:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 166, DALMORE MEADOWS PHASE 1 AMENDED, RECORDED AS ENTRY NO. 6074:2006 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°53'33" EAST ALONG THE SECTION LINE 1022.20 FEET AND SOUTH 867.62 FEET FROM THE NORTH QUARTER CORNER, SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°57'12" EAST ALONG THE SOUTH LINE OF SAID DALMORE MEADOWS PHASE 1 AMENDED, 379.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: THENCE 79.41 FEET ALONG THE ARC OF A 788.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°46'14" (WHICH LONG CHORD BEARS SOUTH 09°46'24" EAST 79.38 FEET); THENCE SOUTH 12°39'32" EAST 26.52 FEET TO A POINT ON A 11.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 17.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (WHICH LONG CHORD BEARS SOUTH 32°20'28" WEST 15.56 FEET) TO THE NORTH RIGHT-OF-WAY LINE OF THRIVE DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF THRIVE DRIVE THE FOLLOWING SEVEN (7) COURSES; THENCE SOUTH 77°20'28" WEST 16.74 FEET TO A POINT ON A 250.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 55.23 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°39'32" (WHICH LONG CHORD BEARS SOUTH 83°40'14" WEST 55.12 FEET); THENCE WEST 41.53 FEET TO A POINT ON A 309.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 165.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°38'45" (WHICH LONG CHORD BEARS SOUTH 74°40'37" WEST 163.31 FEET); THENCE SOUTH 59°21'15" WEST 60.84 FEET TO A POINT ON 191.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 58.81 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°38'35" (WHICH LONG CHORD BEARS SOUTH 68°10'32" WEST 58.58 FEET) TO A POINT ON A 11.00 FOOT RADIUS COMPOUND CURVE; THENCE NORTHWESTERLY 19.78 FEET ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 103°00'10" (WHICH LONG CHORD BEARS NORTH 51°30'05" WEST 17.22 FEET) TO THE EAST RIGHT-OF-WAY LINE OF DEVONSHIRE DRIVE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE 211.92 FEET TO THE POINT BEGINNING.

CONTAINS 60,375.20 SQ/FT OR 1.39 ACRES

## Owners Dedication:

KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS

**RIVERSIDE CROSSING SUBDIVISION PLAT B**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, A.D. 2025.

SIGNATURE PRINT NAME TITLE & ENTITY

SIGNATURE PRINT NAME TITLE & ENTITY

## Owner's Acknowledgement:

STATE OF UTAH )S.S.
COUNTY OF UTAH )

ON THIS ___ DAY OF _____, IN THE YEAR 2025, PERSONALLY APPEARED BEFORE ME

(Print Name) (Title) (Entity)

WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

PRINT NAME AS COMMISSIONED (A Notary Public Commissioned in Utah)

COMMISSION NUMBER AND EXPIRATION DATE

## Acceptance By Legislative Body

THE CITY COUNCIL OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS ___ DAY OF _____, 2025.

CITY MAYOR CITY RECORDER

*RIVERSIDE CROSSING SUBDIVISION PLAT B*

VACATING LOTS 3 AND 4, RIVERSIDE CROSSING SUBDIVISION - PLAT 'A'
PART OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP S SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, UTAH

*SCALE: 1" = 30 FEET*

## CENTURY LINK

APPROVED THIS _____DAY OF_____A.D., 2025.

CENTURY LINK

## COMCAST CABLE TELEVISION

APPROVED THIS _____DAY OF_____A.D., 2025.

COMCAST CABLE TELEVISION

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a-601 et seq. ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS ___ DAY OF _____ 2025.

ROCKY MOUNTAIN POWER

## ENBRIDGE GAS UTAH

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

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS ___ DAY OF _____, 2025

BY: _____

TITLE: _____

## PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS _____DAY OF_____A.D., 2025.

PLANNING DIRECTOR

## CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS _____DAY OF_____A.D., 2025.

CITY ENGINEER

## LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS _____DAY OF_____A.D., 2025.

LAND USE AUTHORITY

## SARATOGA SPRINGS ATTORNEY

APPROVED BY THE SARATOGA SPRINGS ATTORNEY ON THIS _____DAY OF_____A.D., 2025.

SARATOGA SPRINGS ATTORNEY

## FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS _____DAY OF_____A.D., 2025.

CITY FIRE CHIEF

## LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____DAY OF_____A.D., 2025.

LEHI CITY POST OFFICE REPRESENTATIVE

City Engineer's Seal | City Recorder's Seal | Surveyor's Seal

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
STATE OF UTAH

SARATOGA SPRINGS PLANNING

# CITY COUNCIL
# Staff Report

**Site Plan Amendment (major)**
**Saratoga Crossroads Lot 1B – Dave's Hot Chicken Site Plan Amendment**
**October 7, 2025**
**PUBLIC MEETING**

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

**A. Executive Summary and Request:**

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

**Recommendation:**

**The Planning Commission reviewed this request on September 25, 2025 and unanimously forwarded a recommendation for approval – draft minutes are attached. Staff recommends that the City Council 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 approval, denial, or continuation.

Kendal Black, Planner II
kblack@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

**B. Background:**

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

**C. Process:**

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

Chapter 19.14.05 of the City Code states:

- Amended site plans shall follow the process below:
    - Major amendment (Non-Residential): an amendment that alters the architectural elevations or number of buildings, or reduces parking, may be approved by the City Council (19.14.05.8(d)(iii)).

      **Staff finding: Complies.** The proposed amendment affects the elevations (paint color change and addition of signage) which requires a major site plan amendment.

**D. Community Review:**

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

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

**E. General Plan:**

The site is designated as Regional Commercial on the General Plan Land Use Map. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

**Regional Commercial:**

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

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

**F. Code Criteria:**

For full analysis please see the attached Application Review Checklist.

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

Chapter 19.16.07 of the City Code states:

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

**G. Recommendation and Alternatives:**

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

**Option 1 – Approval**

"I move that the City Council approve the requested Site Plan Amendment (major) for Saratoga Crossroads Lot 1B – Dave's Hot Chicken Site Plan Amendment
located at 119 East Crossroads Boulevard, with the Findings and Conditions in the Staff Report."

**Findings**

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in sections 19.04, 19.06, 19.09, 19.11, 19.13, 19.14, and 19.16 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.

3. Once approved by the City Council, all remaining redlines on plans and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. A separate sign permit is required for the signs shown in the site plan amendment.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the City Council: _____.

**Option 2 – Continuance**

"I move to **continue** the Site Plan Amendment (major) for Saratoga Crossroads Lot 1B – Dave's Hot Chicken Site Plan Amendment
to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

**Option 3 – Denial**

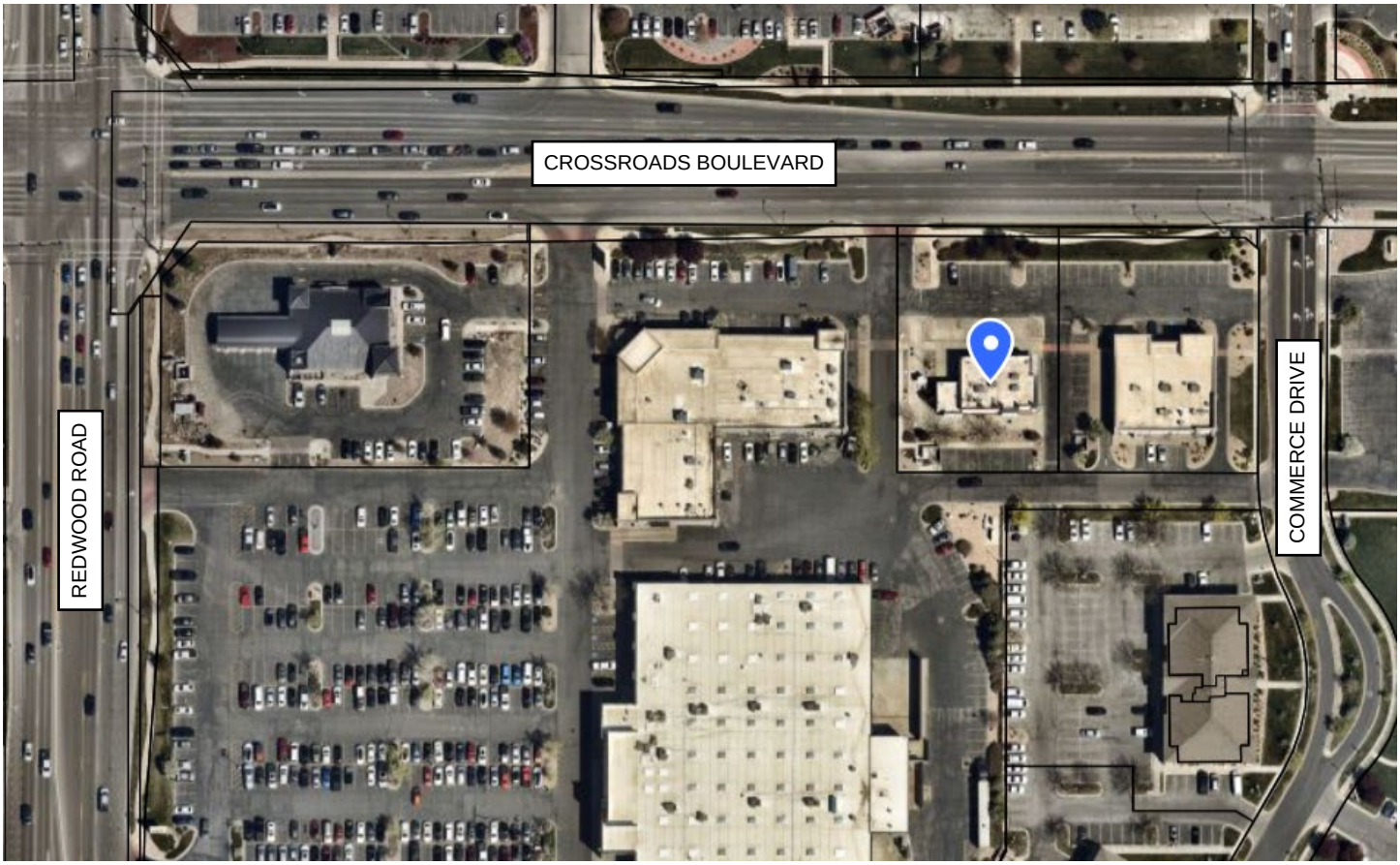
"I move that the City Council deny the requested Site Plan Amendment (major) for Saratoga Crossroads Lot 1B – Dave's Hot Chicken Site Plan Amendment
located at 119 East Crossroads Boulevard with the Findings below:

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

**H. Exhibits:**

1. Location & Zone Map
2. Application Review Checklist
3. Proposed Elevations and Site Plan
4. Proposed Signage
5. Draft Planning Commission Minutes

Exhibit 1 – Location and Zone Map






SARATOGA SPRINGS PLANNING

# APPLICATION REVIEW CHECKLIST

**Updated 7.1.25**

## Application Information

**Major Site Plan Amendment**
**Saratoga Crossroads Lot 1B Dave's Hot Chicken**

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

| | |
|---|---|
| **Date Received:** | **1st submittal:** July 25, 2025<br>**2nd submittal:** August 25, 2025<br>**3rd submittal:** Click here to enter a date.<br>**4th submittal:** Click or tap to enter a date. |
| **Date of Review:** | **1st submittal: August 5, 2025**<br>**2nd submittal:** August 25, 2025<br>**3rd submittal:** Click here to enter a date.<br>**4th submittal:** Click or tap to enter a date. |
| **Parcel Number(s) and size:** | 66:026:0010 / 0.58 acres |

## Section 19.13 – Application Submittal

- Application Complete (Date of Payment): July 25, 2025
- Rezone Required: No
- General Plan Amendment required: No

## Section 19.13.04 – Process

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

## DRC Review

**DRC Review Comments:**

- N/A

## Code Review

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

| 19.05 Supplemental Regulations | | |
|---|---|---|
| **Regulation** | **Compliance** | **Findings** |
| **Flood Plain:** All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map. | **N/A.** | *Existing site and building* |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | **Complies.** | *Will be connected to City water and sewer* |
| **Transportation Master Plan:** No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan. | **N/A.** | *Existing site and building* |
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | **Complies.** | *Existing site and building* |

| 19.13 Process | |
|---|---|
| **Regulation** | **Findings** |
| **Neighborhood Meeting.** Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.** | *N/A* |
| Notice/Land Use Authority. | *Public Meeting / City Council* |
| **Master Development Agreement.** A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08. | *N/A* |
| Phasing Improvements. | *N/A* |
| Payment of Lieu of Open Space. | Amount of $: N/A |
| Piping of Canals | For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal |

| | |
|---|---|
| | company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement. |
| Burial of Overhead Utility Lines | See Section 19.13.10 |

| 19.14 Site Plan Review | | |
|---|---|---|
| **Regulation** | **Compliance** | **Findings** |
| **Approval Required:** Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances:<br>1. Any industrial use;<br>2. Any commercial use;<br>3. Any institutional use;<br>4. Two-Family Structures and Three-Family Structures; and<br>5. A multi-family residential development. | **Complies.** | *This is part of that process* |
| **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.** | *Existing site and building* |
| **Piping of Irrigation Ditches:** All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer. | **N/A.** | |
| **Preliminary Plat With Attached Units:** When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat. | **N/A.** | |
| **Nuisances:** All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances. | **Complies.** | *No nuisances from this business* |
| **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.** | *See acknowledgement page* |
| **Vicinity Map:** A general location map indicating the approximate location of the subject parcel. | **N/A.** | *Existing site and building with address* |
| **Context plan:** A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names. | **N/A.** | *Existing site and building* |
| **Site Analysis:** A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line. | **N/A.** | *Existing site and building* |
| **Survey:** A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel. | **N/A.** | *Existing site and building* |

| | | |
|---|---|---|
| **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.<br><br>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 :<br>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;<br>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;<br>iii. acceleration and deceleration lanes, and dimensions thereof, if required;<br>iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;<br>v. proposed outdoor display areas;<br>vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;<br>vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;<br>viii. location, type, and size of all business and on-site circulation signage;<br>ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;<br>x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;<br>xi. Established Grade of building area. | **N/A.** | *Existing site and building* |
| Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts; | **N/A.** | *Existing site and building* |
| **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:<br>i. an analysis of the average daily trips generated by the proposed project;<br>ii. an analysis of the distribution of trips on City street systems;<br>iii. a description of the type of traffic generated; and | **N/A.** | *Existing site and building and will be similar use to what the building was in the past* |

| | | |
|---|---|---|
| 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:**<br>i. total project area<br>ii. total number of lots, dwellings, and buildings<br>iii. square footage of proposed building footprints and, if multiple stories, square footage by floor<br>iv. number of proposed garage parking spaces<br>v. number of proposed surface parking spaces<br>vi. percentage of buildable land<br>vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area<br>viii. area and percentage of open space or landscaping<br>ix. area to be dedicated as right-of-way (public and private)<br>x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).<br>xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) | **N/A.** | *Existing site and building* |
| **Landscaping Plan:** A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone. | **N/A.** | *Meets landscaping from when site first approved* |
| **Lighting Plan:** A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required. | **N/A.** | *Meets lighting from when site was first approved* |
| **Elevations:** The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required. | **Complies.** | *Only things changing are the colors and materials on the exterior.* |
| **Signage Plan:** An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18. | **Complies.** | *Provided but some changes will need to be made at sign permit level.* |
| **Fee:** A fee set by resolution of the City Council shall accompany the application for any Site Plan review. | **Complies.** | *Paid* |
| **Considerations Relating to Traffic Safety and Traffic Congestion:**<br>i. the effect of the site development plan on traffic conditions on adjacent street systems;<br>ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;<br>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;<br>iv. the location, arrangement, and dimensions of truck loading and unloading facilities;<br>v. the circulation patterns within the boundaries of the development; and<br>vi. the surfacing and lighting of off-street parking facilities. | **N/A.** | *Existing site and building* |

| | | |
|---|---|---|
| **Consideration Relating to Landscaping:**<br>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;<br>ii. the requirements of Chapter 19.06;<br>iii. the planting of ground cover or other surfaces to prevent dust and erosion; and<br>iv. the unnecessary destruction of existing healthy trees. | **N/A.** | *Existing site, landscaping, and building* |
| **Considerations Relating to Buildings and Site Layout:**<br>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;<br>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;<br>iii. compliance with the City's Architectural design standards. | **N/A.** | *Existing site and building* |
| 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.** | *See plans on files with Planning* |
| **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.** | *Existing site and building have these* |
| 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.** | *Existing site and building* |
| Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections. | **N/A.** | *Existing site and building* |
| All pedestrian connections shall be shown on the related site plan or plat. | **Complies.** | *See sheet A0.6* |
| **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:<br>i. The use is a big box with outparcels helping to screen parking, or<br>ii. At least 50% of the parking is located to the side or rear of the building, or<br>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<br>iv. That portion of development that lies within the Waterfront Buffer Overlay, or<br>v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. | **N/A.** | *Existing site and building* |

| | | |
|---|---|---|
| Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets. | | |
| Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces. | **N/A.** | *Existing site and building* |
| Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage. | **N/A.** | *Existing site and building* |
| **Acceleration and Deceleration Lanes:** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer. | **N/A.** | |
| **Trash Enclosures, Storage Areas, and External Structures:** Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures. | **N/A.** | *Existing site and building* |
| Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings. | **N/A.** | *Existing site and building* |
| All trash dumpsters shall be provided with solid enclosures.<br>a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use. | **N/A.** | *Existing site and building* |
| Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles. | **N/A.** | *Existing site and building* |
| These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein. | **N/A.** | *Existing site and building* |
| **Utility Boxes:** Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months. | **N/A.** | *Existing site and building* |
| **Interconnection.** Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards. | **Complies.** | *See sheet A0.6* |

| 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.** | *Will be entirely inside* |
| **Outdoor Display:** All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas. | **N/A.** | *None proposed* |
| All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface. | **N/A.** | *None proposed* |
| Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building. | **N/A.** | *None proposed* |
| Seasonal uses outside of these areas may be approved through the Temporary Use process. | **N/A.** | *None proposed* |
| **Outdoor Storage Standards:** Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings. | **N/A.** | *None proposed* |
| Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited. | **N/A.** | *None proposed* |
| The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors. | **N/A.** | *None proposed* |
| A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way. | **N/A.** | *None proposed* |
| Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes). | **N/A.** | *None proposed* |
| The outdoor storage materials may not extend above the height of the fence or wall. | **N/A.** | *None proposed* |
| **Access Requirements:**<br>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<br>b. the entire flare of any return radii shall fall within the right-of-way. | **N/A.** | *Existing site and building* |
| **Off-Street Truck Loading Space:** Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls. | **Complies.** | *Plenty of space for loading* |
| **Screening of Storage & Loading Areas:** To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings | **N/A.** | *Existing site and building* |

| | | |
|---|---|---|
| Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. | **N/A.** | *Existing site and building* |
| Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited. | **N/A.** | *Existing site and building* |
| The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors. | **N/A.** | *Existing site and building* |
| Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas). | **N/A.** | *Existing site and building* |
| **Buffers:** A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review. | **N/A.** | *Existing site and building* |
| 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.** | *Existing site and building* |
| Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height. | **N/A.** | *Existing site and building* |
| **Parking Lot Buffers:** There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. | **N/A.** | *Existing site and building* |
| **Building Buffer:** No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. | **N/A.** | *Existing site and building* |
| **General Architectural Design Standards** | | |
| **General standards do not apply one-family and two-family dwellings unless governed under a DA.** | | |
| **Building Articulation:** Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width:<br>i. A combination of vertical and horizontal elevation shifts that together equal at least 5'.<br>ii. Addition of horizontal and vertical divisions by use of textures or materials.<br>iii. Primary material change.<br>iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36".<br>v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices. | **N/A.** | *Existing site and building* |
| **Roof Treatment:** Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall | **N/A.** | *Existing site and building* |

| | | |
|---|---|---|
| include eaves which are proportional to the roofs slope and scale of the building. | | |
| Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof. | **N/A.** | *Existing site and building* |
| All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations. | **N/A.** | *Existing site and building* |
| Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable. | **N/A.** | *Existing site and building* |
| Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building. | **N/A.** | *Existing site and building* |
| **Windows:** Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited. | **N/A.** | *Existing site and building* |
| **Awnings, Canopies, Trellises, Pergolas, and Similar Features:** All such features must be attached to a vertical wall. | **N/A.** | *None proposed* |
| All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise. | **N/A.** | *None proposed* |
| All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area. | **N/A.** | *None proposed* |
| Backlighting is not permitted. | **N/A.** | *None proposed* |
| **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.** | *See sheet A2.0* |
| 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.** | *See sheet A2.0* |
| Screening materials shall conform to the color scheme and materials of the primary building. | **Complies.** | *See sheet A2.0* |
| **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.** | *See sheet A2.0* |
| **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.** | *See sheet A2.0* |
| 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.** | *See sheet A2.0* |
| Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors. | **Complies.** | *See sheet A2.0* |
| No more than 75% of any building elevation shall consist of any one material or color.<br>i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or | **Complies.** | *See sheet A2.0* |

| | | |
|---|---|---|
| ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards. | | |
| **Prohibited Materials:** Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material. | **Complies.** | *Full brick* |
| **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.** | *Existing site and building* |
| **Roof Drains:** All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building. | **N/A.** | *Existing site and building* |
| **Electrical Panels:** To the extent possible, all electric panels and communication equipment should be located in an interior equipment room. | **N/A.** | *Existing site and building* |
| **Street Orientation:** All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces. | **N/A.** | *Existing site and building* |
| 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.<br>This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation. | **N/A.** | *Existing site and building* |

| **19.18 Signs** | | |
|---|---|---|
| **Regulation** | **Compliance** | **Findings** |
| Site Plans require signage information (if tenant known, show location potential location size) | **Shall Comply.** | *See signage plan. Some changes need at sign permit* |
| Monument sign location meets code and sign details provided | **Shall Comply.** | *Location and details provided but some changes needed at sign permit* |
| Wall signs and potential locations and details | **Shall Comply.** | *See signage plan. Some changes need at sign permit* |

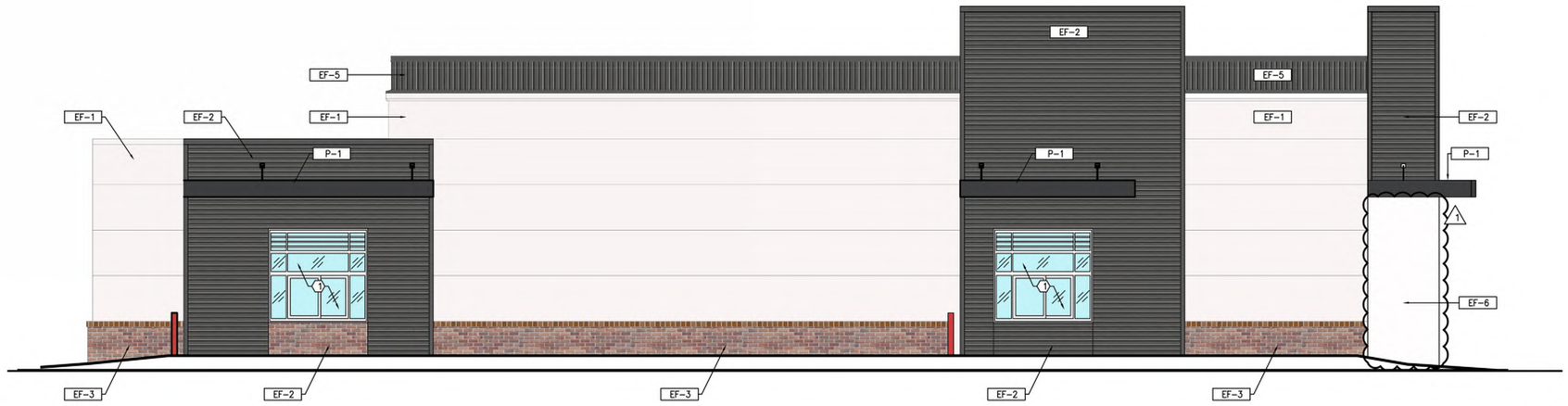
| **Fiscal Impact** | |
|---|---|
| **Regulation** | **Findings** |
| Is there any City maintained open space? | *No* |
| What is the anticipated cost to the City? | *None* |
| When will City maintenance begin? | *N/A* |

Exhibit 3 - Proposed Elevations and Site Plan

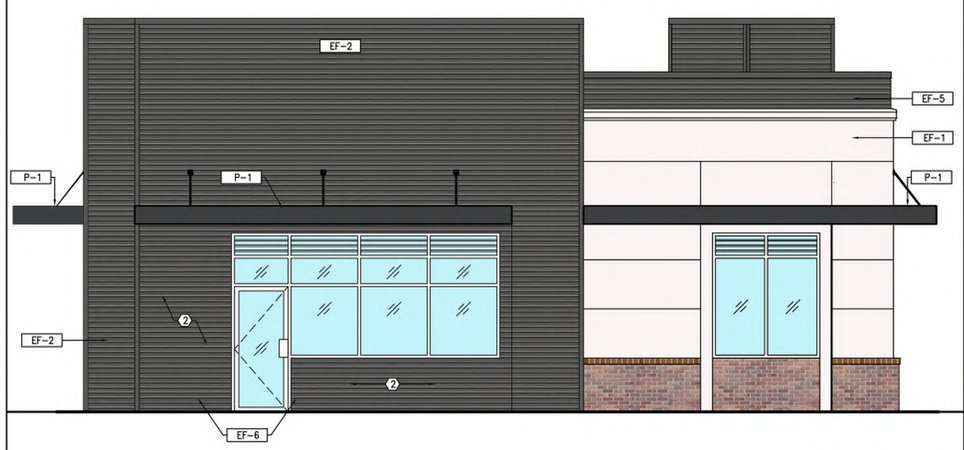
| MATERIALS CALCULATION TABLE | NORTH | | SOUTH | | EAST | | WEST | |
|---|---|---|---|---|---|---|---|---|
| | AREA (s.f.) | % | AREA (s.f.) | % | AREA (s.f.) | % | AREA (s.f.) | % |
| TOTAL SURFACE AREA | 1506 | | 1439 | | 979 | | 860 | |
| DOORS/GLAZING | 250 | 16.6% | 68 | 4.7% | 157 | 16.0% | 5 | 0.6% |
| FREFAB METAL FASCIA | 57 | 3.8% | 32 | 2.2% | 45 | 4.6% | 6 | 0.7% |
| SUB-TOTAL | 307 | | 100 | | 202 | | 11 | |
| NET SURFACE AREA | 1199 | | 1339 | | 777 | | 849 | |
| PRIMARY BUILDING MATERIALS | AREA (s.f.) | % | AREA (s.f.) | % | AREA (s.f.) | % | AREA (s.f.) | % |
| BRICK | 388 | 32.4% | 103 | 7.7% | 53 | 6.8% | 127 | 15.0% |
| STUCCO | 456 | 38.0% | 703 | 52.5% | 277 | 35.6% | 561 | 66.1% |
| METAL PANEL SIDING | 355 | 29.6% | 533 | 39.8% | 447 | 57.5% | 161 | 19.0% |
| | | | | | | | | |
| TOTAL | 1199 | 100.0% | 1339 | 100.0% | 777 | 100.0% | 849 | 100.0% |



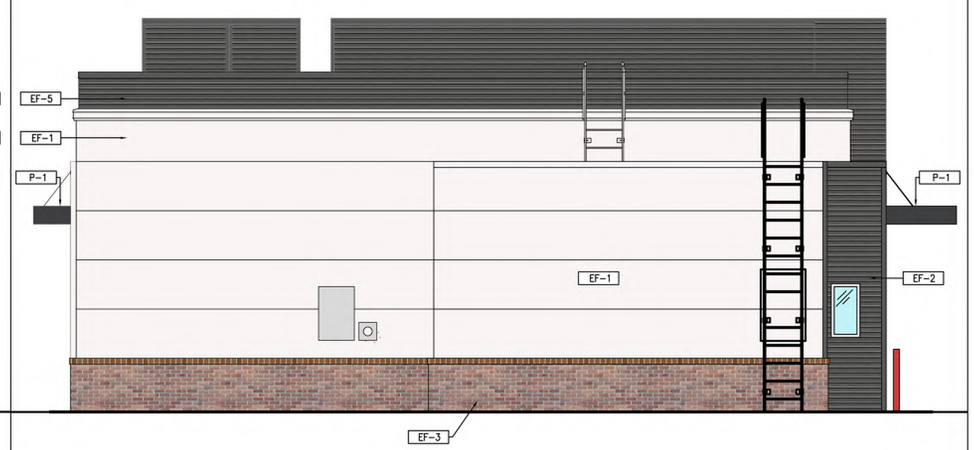

NORTH ELEVATION 1/4"=1'-0" | 1




SOUTH ELEVATION 1/4"=1'-0" | 2




EAST ELEVATION 1/4"=1'-0" | 3




WEST ELEVATION 1/4"=1'-0" | 4

| KEY NOTES: | |
|---|---|
| 1 | NEW GLAZING FOR DRIVE-THRU WINDOWS, RE: A4.1 |
| 2 | INSTALL STUCCO, COLOR TO MATCH EXISTING |

| EXISTING EXTERIOR FINISHES | | |
|---|---|---|
| EF-1 | EXISTING STUCCO | -- |
| EF-2 | EXISTING METAL PANEL SIDING | -- |
| EF-3 | EXISTING BRICK VENEER | -- |
| EF-4 | EXISTING CERAMIC TILE | -- |
| EF-5 | EXISTING PREFAB. METAL FACIA | -- |

| EXTERIOR FINISHES | | |
|---|---|---|
| EF-6 | STUCCO | PAREX, USA OR EQUAL |

| PAINT | | |
|---|---|---|
| P-1 | BLACK-DARK ENGINE | DUNN EDWARDS |
| P-2 | GRAY-EDGE OF BLACK | DUNN EDWARDS |
| P-3 | LIGHT GRAY-DRAW YOUR SWORD | DUNN EDWARDS |
| P-4 | WHITE-COOL DECEMBER | DUNN EDWARDS |
| P-5 | OFF WHITE-WISP OF SMOKE | DUNN EDWARDS |
| P-6 | RED- HEART THROB | DUNN EDWARDS |
| P-7 | DARK RED- FLORIOGRAPHY | DUNN EDWARDS |


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CLIENT:

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3845 STOCKTON HILL RD.
KINGMAN, AZ 86409
508.452.9459

STATE OF UTAH
RUSTY ALLAN RIDGE
12562157-0301
LICENSED ARCHITECT

08.22.2025

DAVE'S HOT CHICKEN
SARATOGA SPRINGS, UT
119 CROSSROADS BLVD
SARATOGA SPRINGS, UT

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

| DATE | DESCRIPTION |
|---|---|
| 06.11.2025 | LANDLORD REVIEW |
| 07.15.2025 | SITE PLAN AMENDMENT SUBMITTAL |

| | DATE | DESCRIPTION |
|---|---|---|
| 1 | 08.15.2025 | SITE PLAN AMENDMENT COMMENTS |

SHEET TITLE:

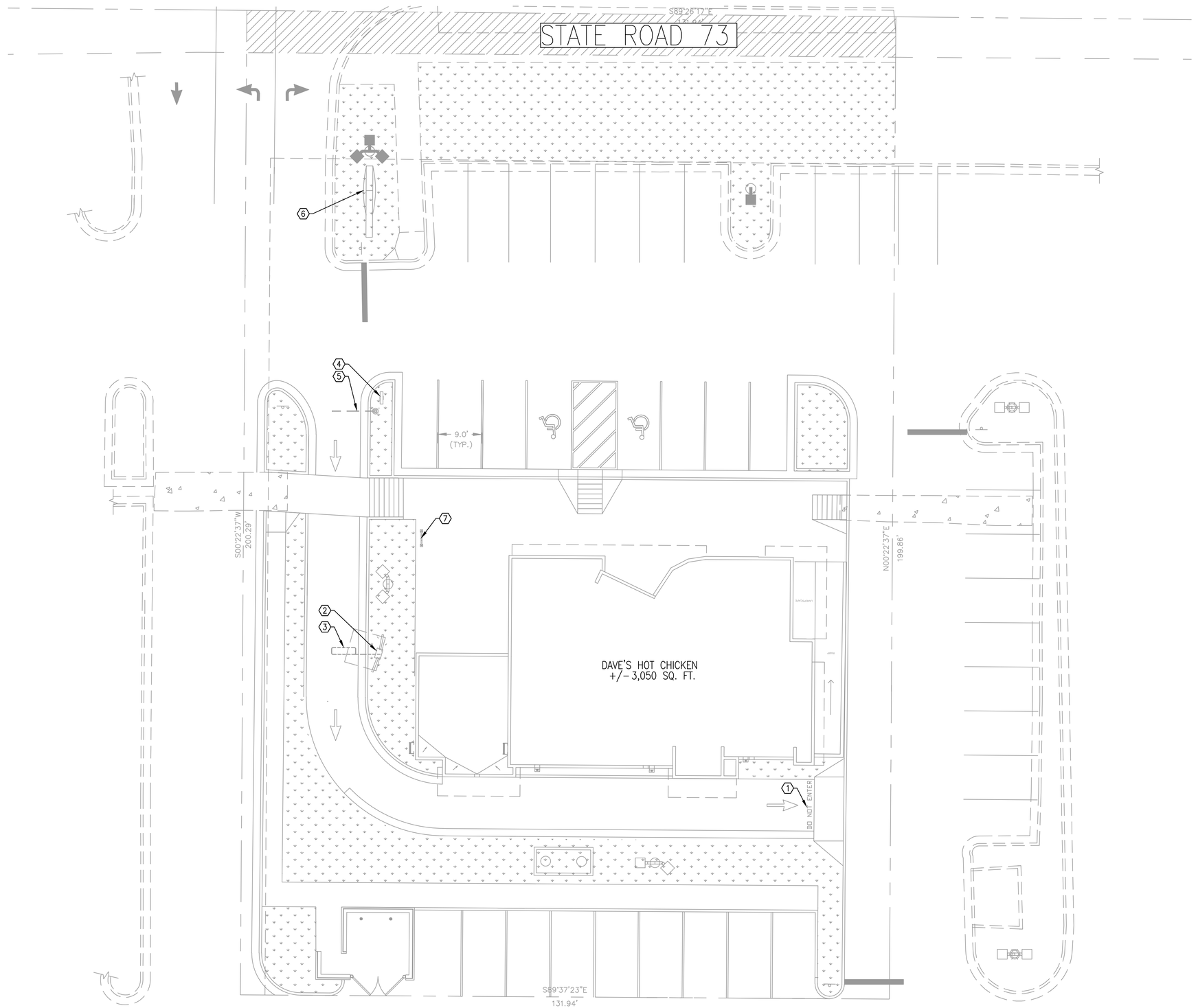
EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0

PROJECT NUMBER:

DHC25006




## GENERAL NOTES

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

## ⟨1⟩ KEY NOTES:

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

PLAN NORTH

TRUE NORTH

0 10' 20'

ARCHITECTURAL SITE PLAN
1"=10' 1

ARCHITECT:

**RUSTY ALLAN RIDGE, AIA**

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

CLIENT:

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

STATE OF UTAH
RUSTY ALLAN RIDGE
12562157-0301
LICENSED ARCHITECT

06.11.2025

# DAVE'S HOT CHICKEN SARATOGA, UT

119 CROSSROADS BLVD
SARATOGA, UT

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

| DATE | DESCRIPTION |
|---|---|
| 06.11.2025 | ISSUE FOR PERMIT |

| | DATE | DESCRIPTION |
|---|---|---|

SHEET TITLE:

**ARCHITECTURAL SITE PLAN - FOR REFERENCE**

SHEET NUMBER:

**A0.6**

PROJECT NUMBER:

DHC25006

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

Landlord/Declarant: _____ Date: *8/19/2025*

[x] Approved [ ] Approved As Noted [ ] Please Resubmit for Approval

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

# DAVE'S HOT CHICKEN

## JOB INFO

Dave's Hot Chicken
Saratoga Springs, UT

119 Crossroads Blvd,
Saratoga Springs, UT

JOB#: 14064R

DATE SUBMITTED: 06.13.2025

DATE REVISED: 08.19.2025

## CONTACT INFO


Dave Mahn, Senior Project Manager
Phone: 818.402.8801
Email: Dave@visiblegraphics.com

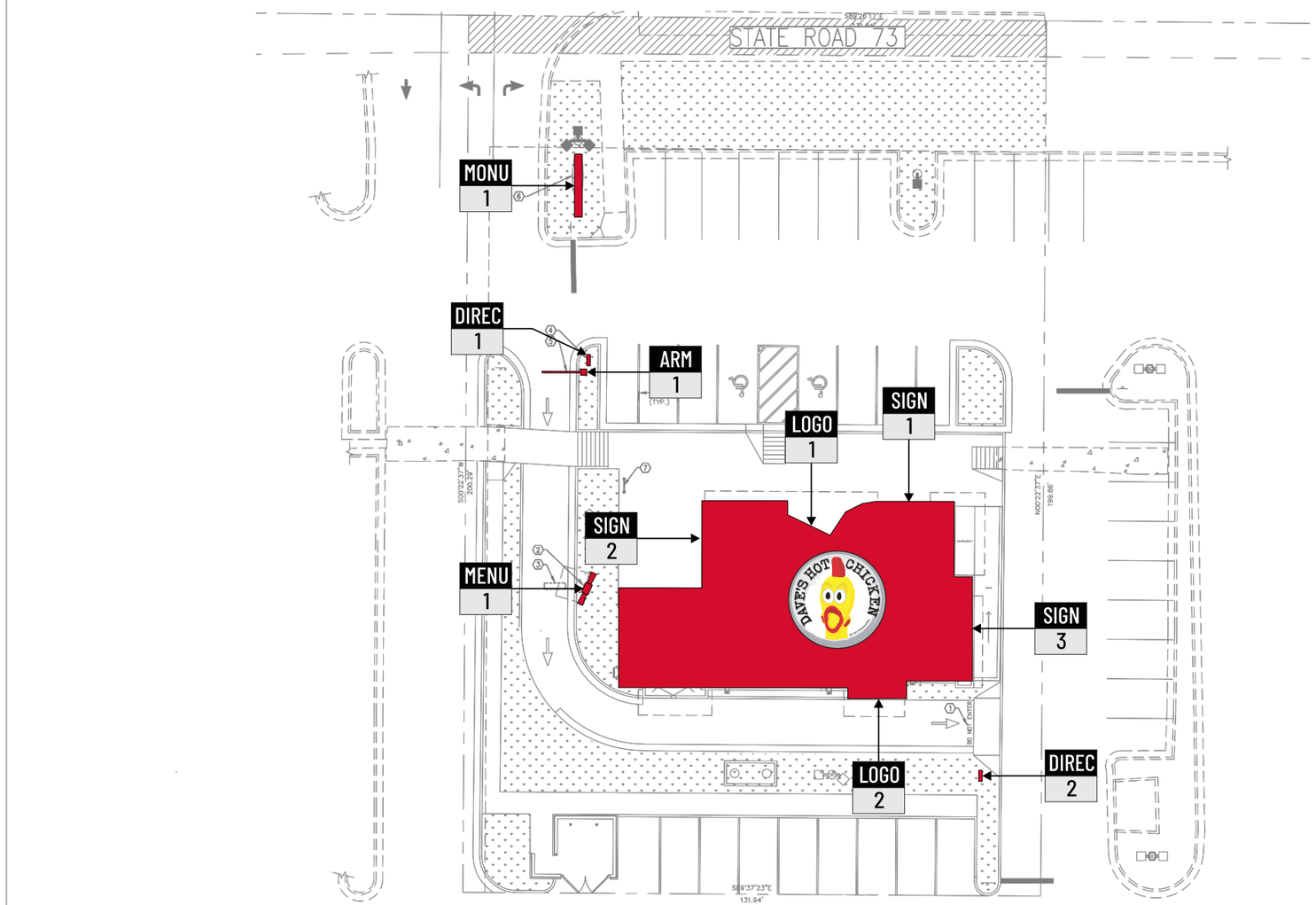
Mary Del Rio, Project Coordinator
Phone: 818.787.0477 Ext 1087
Email: Mary@visiblegraphics.com

Rose Derbedrosian, Project Coordinator
Phone: 818.787.0477 Ext 1089
Email: Rose@visiblegraphics.com

# SITE PLAN (NTS)

## SIGN SCOPE

- SIGN 1, SIGN 2 — FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL (LINEAR)
- SIGN 3 — FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL (LINEAR)
- LOGO 1, LOGO 2 — FACE & HALO LIT CHANNEL LOGO
- MONU 1 — D/F INTERNALLY ILLUMINATED MONUMENT SIGN
- DIREC 1, DIREC 2 — D/F ILLUMINATED DIRECTIONAL SIGN
- ARM 1 — DRIVE THRU CLEARANCE ARM
- MENU 1 — DRIVE THRU MENU BOARD





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PROJECT NAME:
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Saratoga Springs, UT
PROJECT ADDRESS
119 Crossroads Blvd,
Saratoga Springs, UT

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

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2

File Name: ****


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# NORTH ELEVATION

BUILD OUT PLAN

## SIGN SCOPE

PRIMARY SIGN

**SIGN 1** FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL

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

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

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

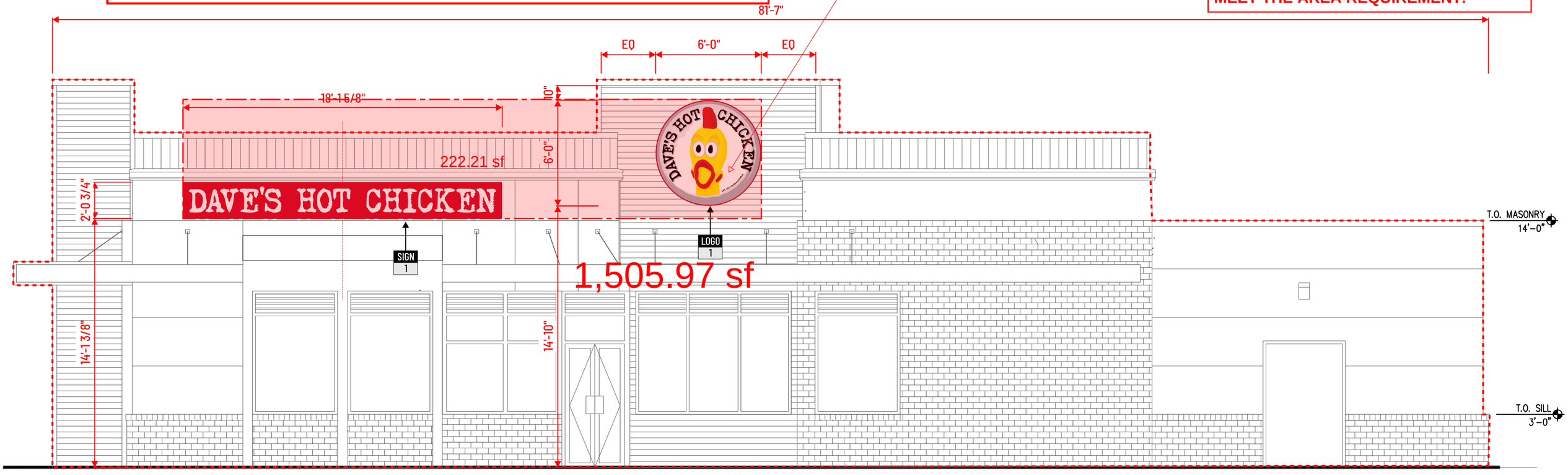



Figure 18.1

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

1505.97 sf x .08 = 120.48 sf

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




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

TOTAL FRONTAGE: 81'-7"

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


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# WEST ELEVATION

BUILD OUT PLAN

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

SIGN 2

FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL

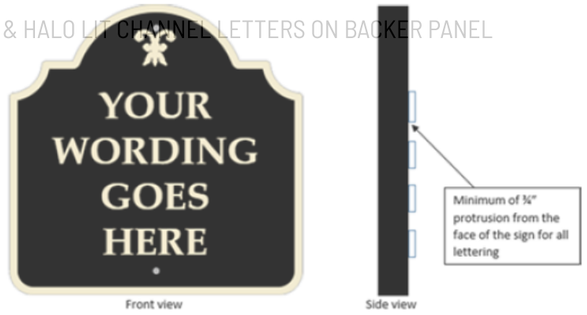



Figure 18.2

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

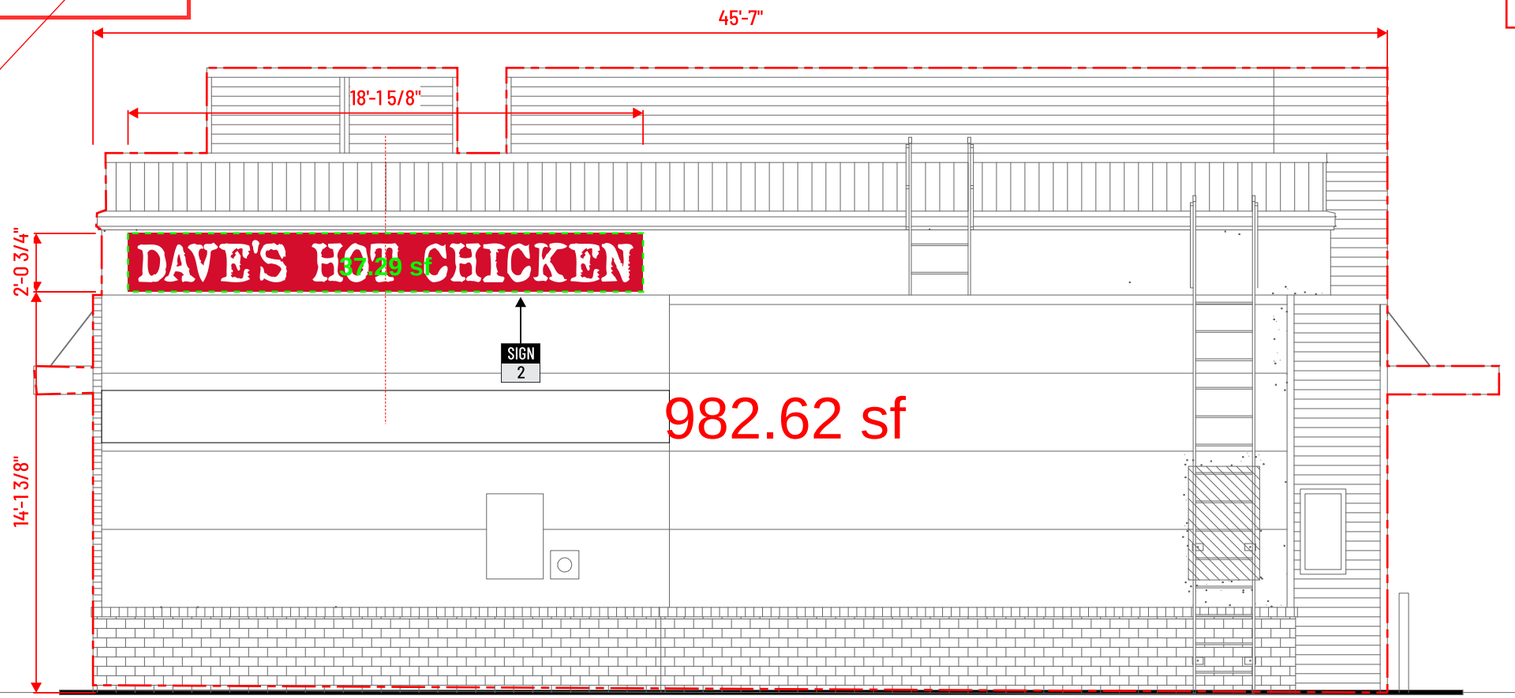



Figure 18.1

**19.18.04. Prohibited Signs.**

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

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




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

982.62 sf x .04 = 39.30 sf allowed

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

ANCILLARY SIGN

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

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


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COORDINATOR: MARY DEL RIO
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# EAST ELEVATION



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

SIGN SCOPE

SIGN 3

FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL

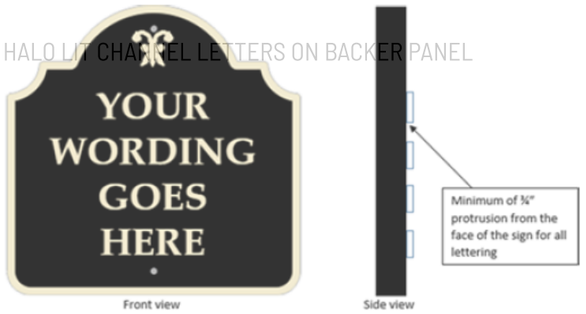



Figure 18.2

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

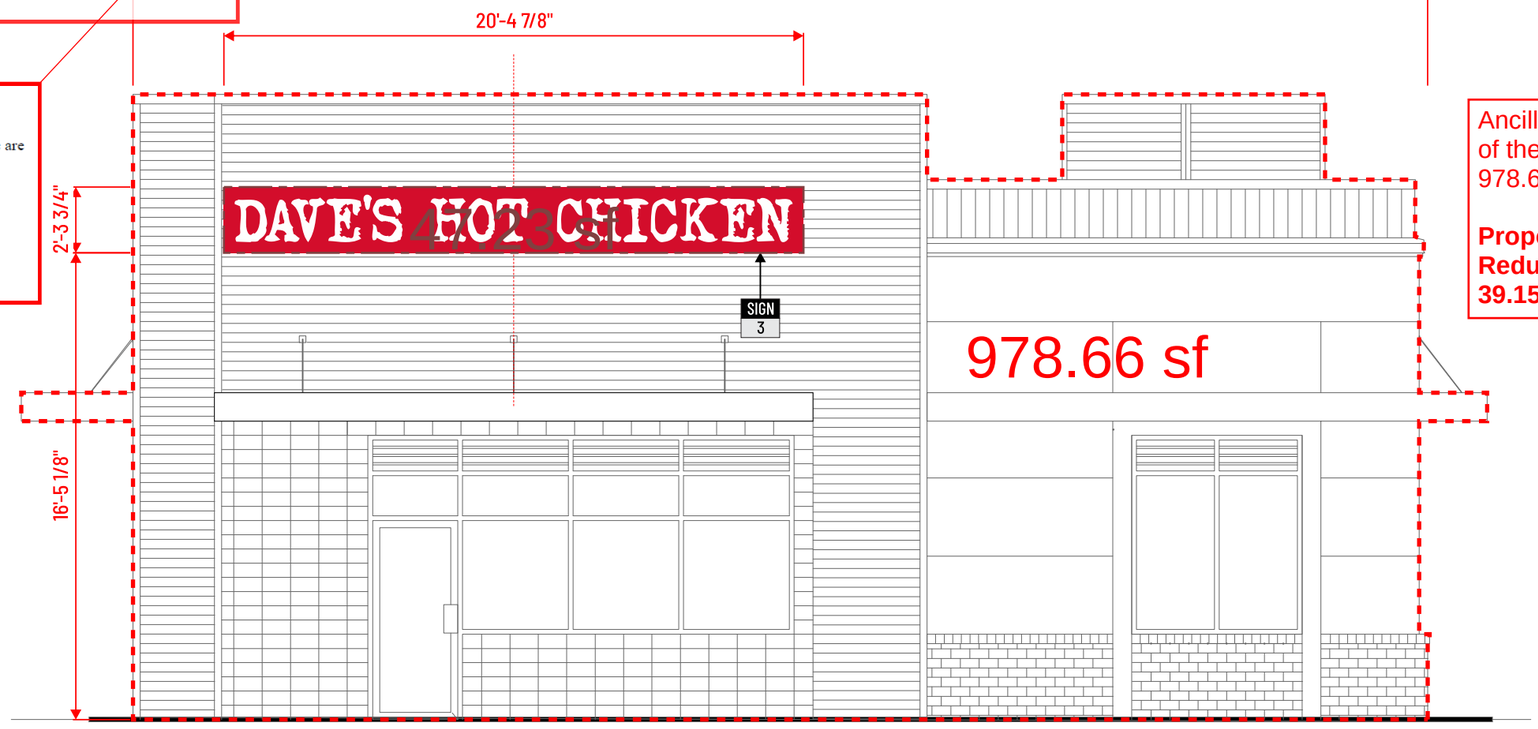



Figure 18.1

**19.18.04. Prohibited Signs.**

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

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




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

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

ANCILLARY SIGN

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

TOTAL FRONTAGE: 45'-7"
PROPOSED SIGN SQ.FT: 47.68 SQ. FT.

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PROJECT NAME:
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Saratoga Springs, UT
PROJECT ADDRESS
119 Crossroads Blvd,
Saratoga Springs, UT

DATE: 06.13.2025
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COORDINATOR: MARY DEL RIO
DESIGNER: JT

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Landlord Signature Date

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## SIGN SCOPE

LOGO 2 FACE & HALO LIT CHANNEL LOGO

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

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

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

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

**a. Building Signs.**

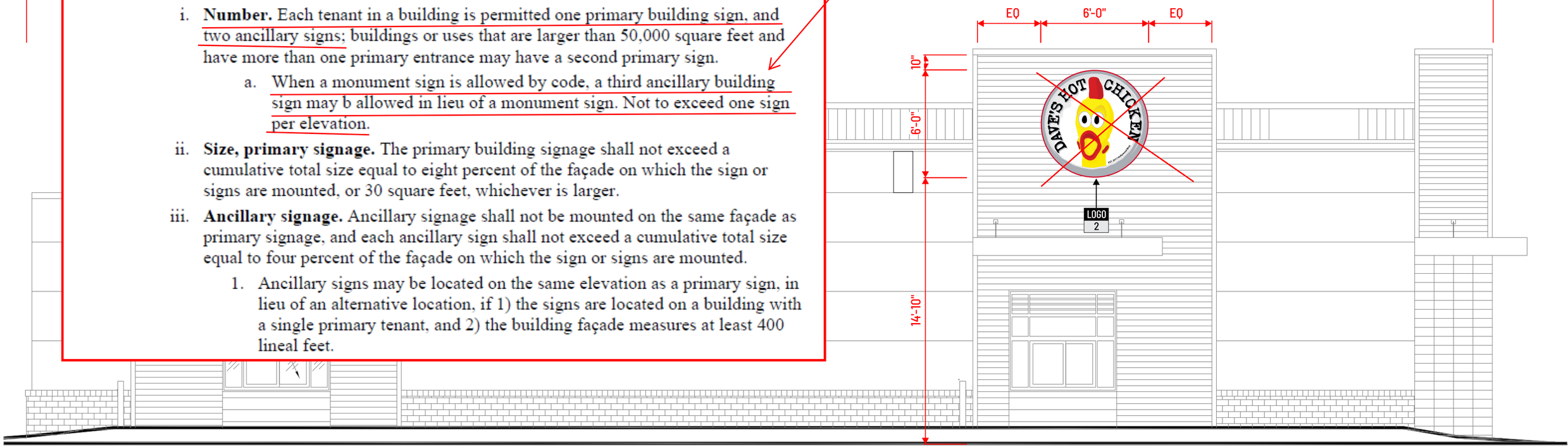
i. **Number.** Each tenant in a building is permitted one primary building sign, and two ancillary signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance may have a second primary sign.

a. When a monument sign is allowed by code, a third ancillary building sign may b allowed in lieu of a monument sign. Not to exceed one sign per elevation.

ii. **Size, primary signage.** The primary building signage shall not exceed a cumulative total size equal to eight percent of the façade on which the sign or signs are mounted, or 30 square feet, whichever is larger.

iii. **Ancillary signage.** Ancillary signage shall not be mounted on the same façade as primary signage, and each ancillary sign shall not exceed a cumulative total size equal to four percent of the façade on which the sign or signs are mounted.

1. Ancillary signs may be located on the same elevation as a primary sign, in lieu of an alternative location, if 1) the signs are located on a building with a single primary tenant, and 2) the building façade measures at least 400 lineal feet.




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

TOTAL FRONTAGE: 81'-7"

PROPOSED SIGN SQ.FT: 28.27 SQ.FT.

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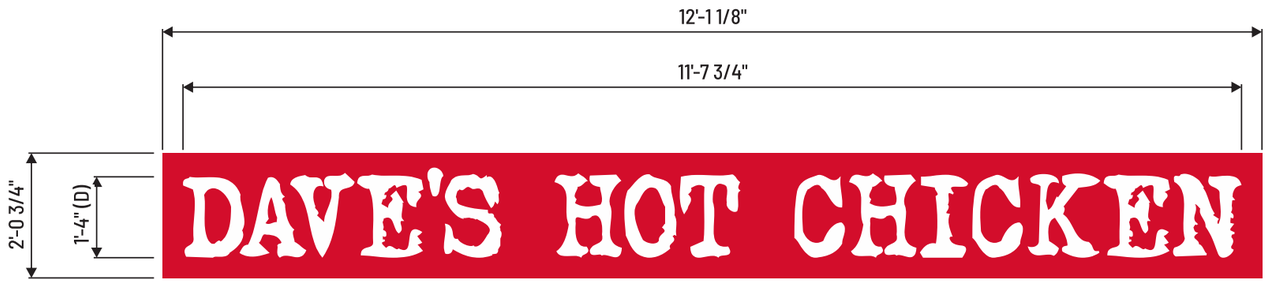
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SIGN 1 | SIGN 2

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




See notes on sheets 4 and 5

**FRONT VIEW**

SCALE: 1:30

## SIGN SPECS

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

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

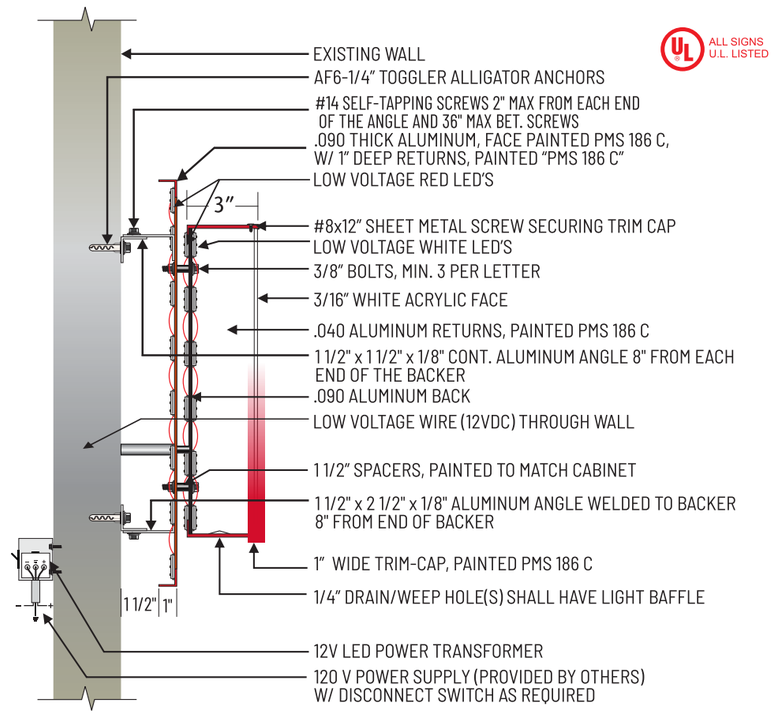
## COLOR KEY

WHITE

PMS 186 C

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

## SECTION DETAILS





VISIBLE GRAPHICS Est. 1998 SIGN COMPANY

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| DESIGNER: | JT |

DAVE'S HOT CHICKEN

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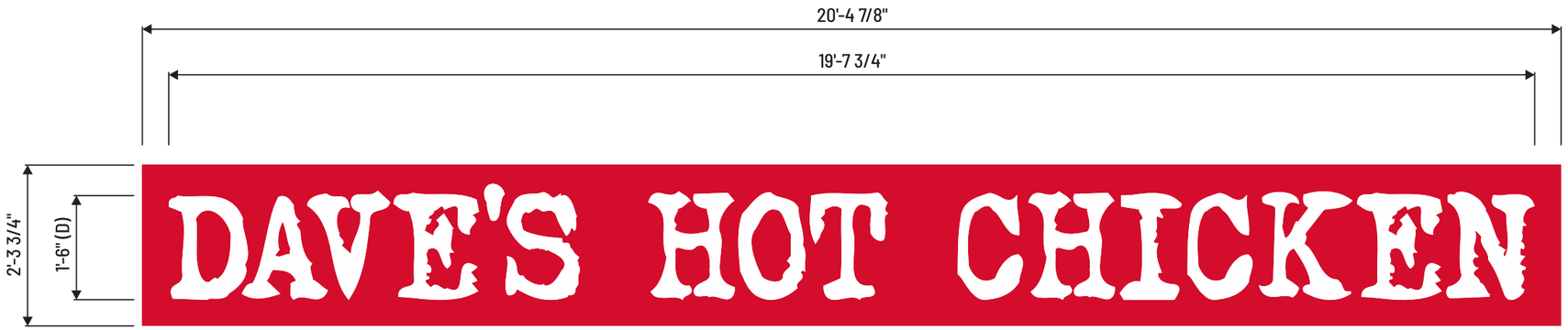
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SIGN 3

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




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

See notes on sheets 4 and 5

## COLOR KEY

- WHITE
- PMS 186 C

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

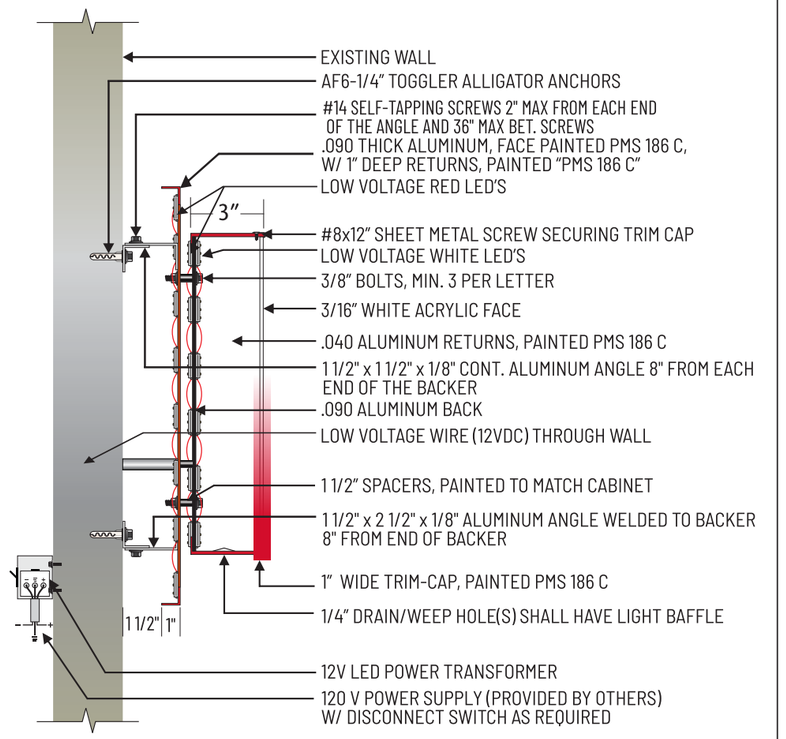
## SIGN SPECS

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

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

ALL SIGNS U.L. LISTED

## SECTION DETAILS




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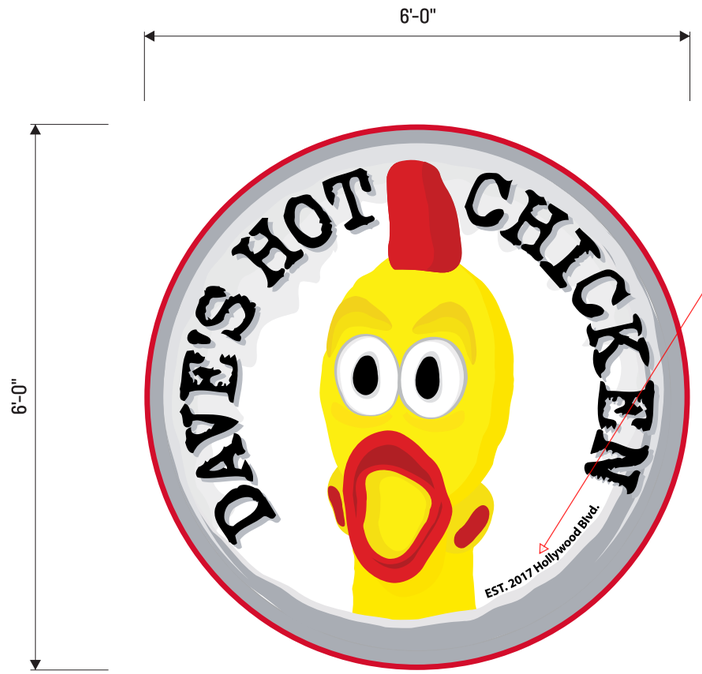
SHEET
8

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# FACE & HALO LIT CHANNEL LOGO

PART OF PRIMARY SIGN




See notes on sheet 6

## FRONT VIEW

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

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




Figure 18.1

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

## COLOR KEY

- WHITE
- PMS 186 C
- BLACK
- DIGITALLY PRINTED VINYL

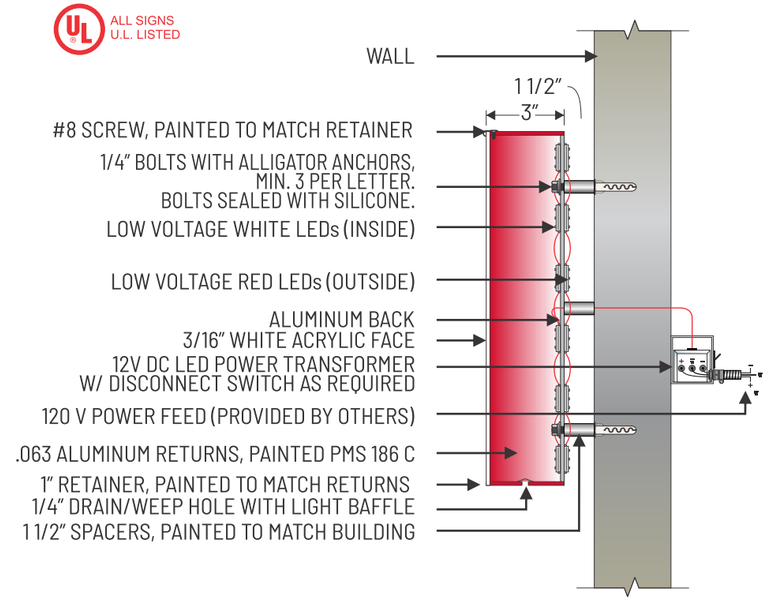
## SIGN SPECS

| | |
|---|---|
| **BODY** | 3" DEEP ALUMINUM FABRICATED CHANNEL LOGO CONSTRUCTED OF .063 ALUMINUM RETURNS, 1 1/2" PINNED OFF |
| **FACES** | 3/16" WHITE ACRYLIC FACES W/ VINYL OVERLAY |
| **ILLUMINATION** | 6500K DAYLIGHT WHITE LEDs, RED LEDs FOR HALO |
| **SQ.FT.** | 28.27 SQ. FT. |

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

## SECTION DETAILS

ALL SIGNS U.L. LISTED




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SHEET
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File Name: ****

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# NIGHT ILLUMINATION

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




Figure 18.1




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Client Signature Date

LANDLORD APPROVAL
Landlord Signature Date

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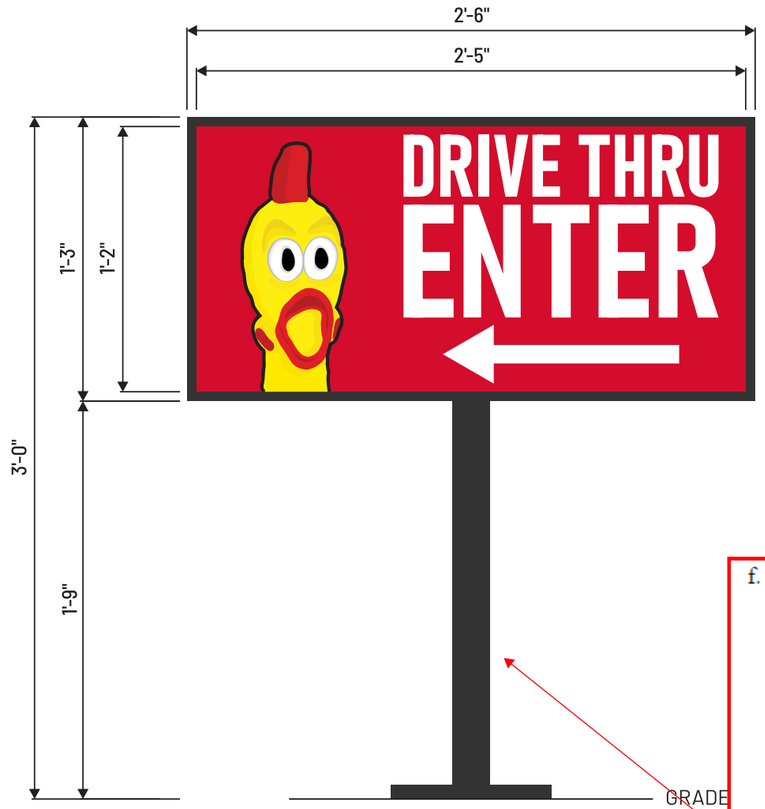
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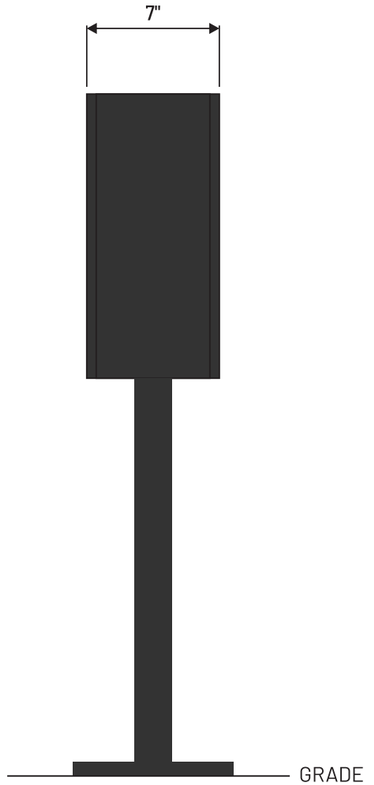
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# D/F ILLUMINATED DIRECTIONAL SIGN










8 1/2"

f. **Internal Directional Signs.**

i. **Type.** Small pedestal, pole, and monument signs are the only freestanding directional signs permitted.

ii. **Location.**

1. all signs shall be located interior to the development and shall not be oriented to draw traffic from the exterior of the development.
2. all signs shall be located adjacent to and within ten feet of an internal intersection, or drive-thru, or similar feature needing directional clarification as identified on an approved site plan.

iii. **Height.** A small pedestal, pole, or monument sign shall not exceed a height of three feet.

iv. **Size.** A small pedestal, pole, or monument sign shall not exceed three square feet in size.

1. The pole size for an internal directional sign must be at least six inches in width.

v. **Number.** No more than two pedestal or monument signs per internal intersection, drive-thru, or similar feature.

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f 818.477.5123
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PROJECT NAME:
**DAVE'S HOT CHICKEN**
Saratoga Springs, UT
PROJECT ADDRESS
119 Crossroads Blvd,
Saratoga Springs, UT

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

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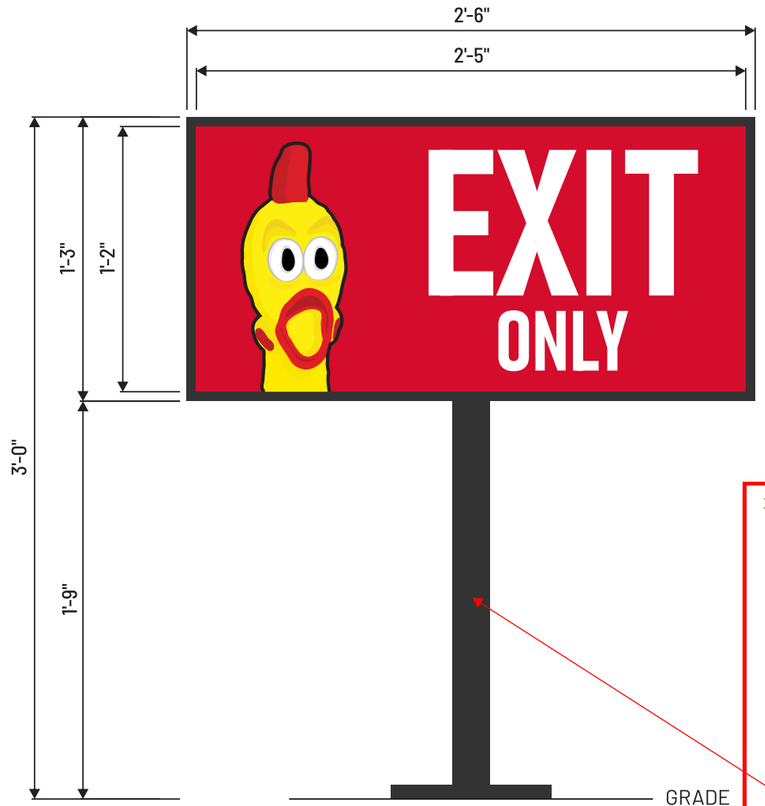
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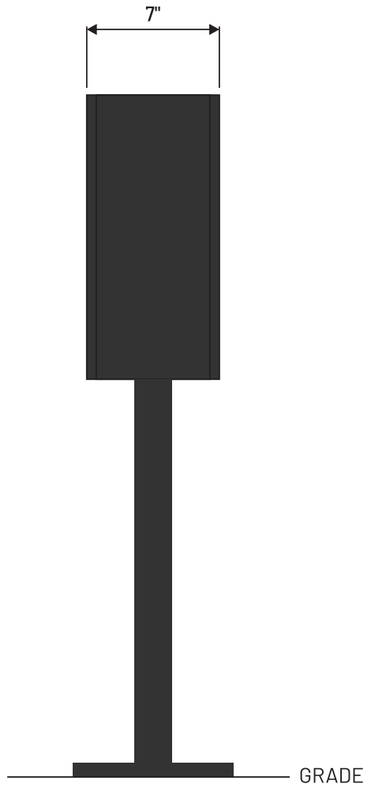
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# D/F ILLUMINATED DIRECTIONAL SIGN










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MONU 1

# D/F INTERNALLY ILLUMINATED MONUMENT SIGN

**Monument Signs.**

**i. Number.**

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

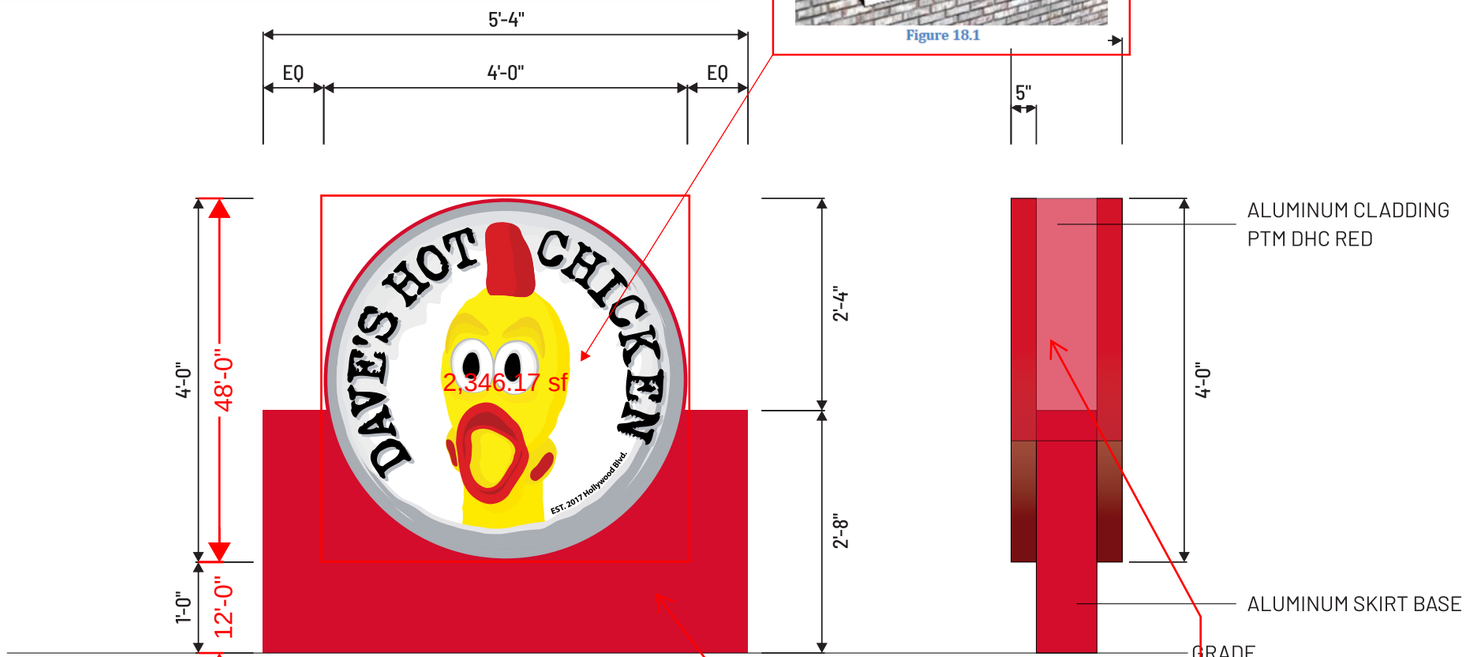
ii. **Size.** A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.

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

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




Figure 18.1




Scale is not correct

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

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

## COLOR KEY

PMS 186 C

DIGITALLY PRINTED VINYL

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.


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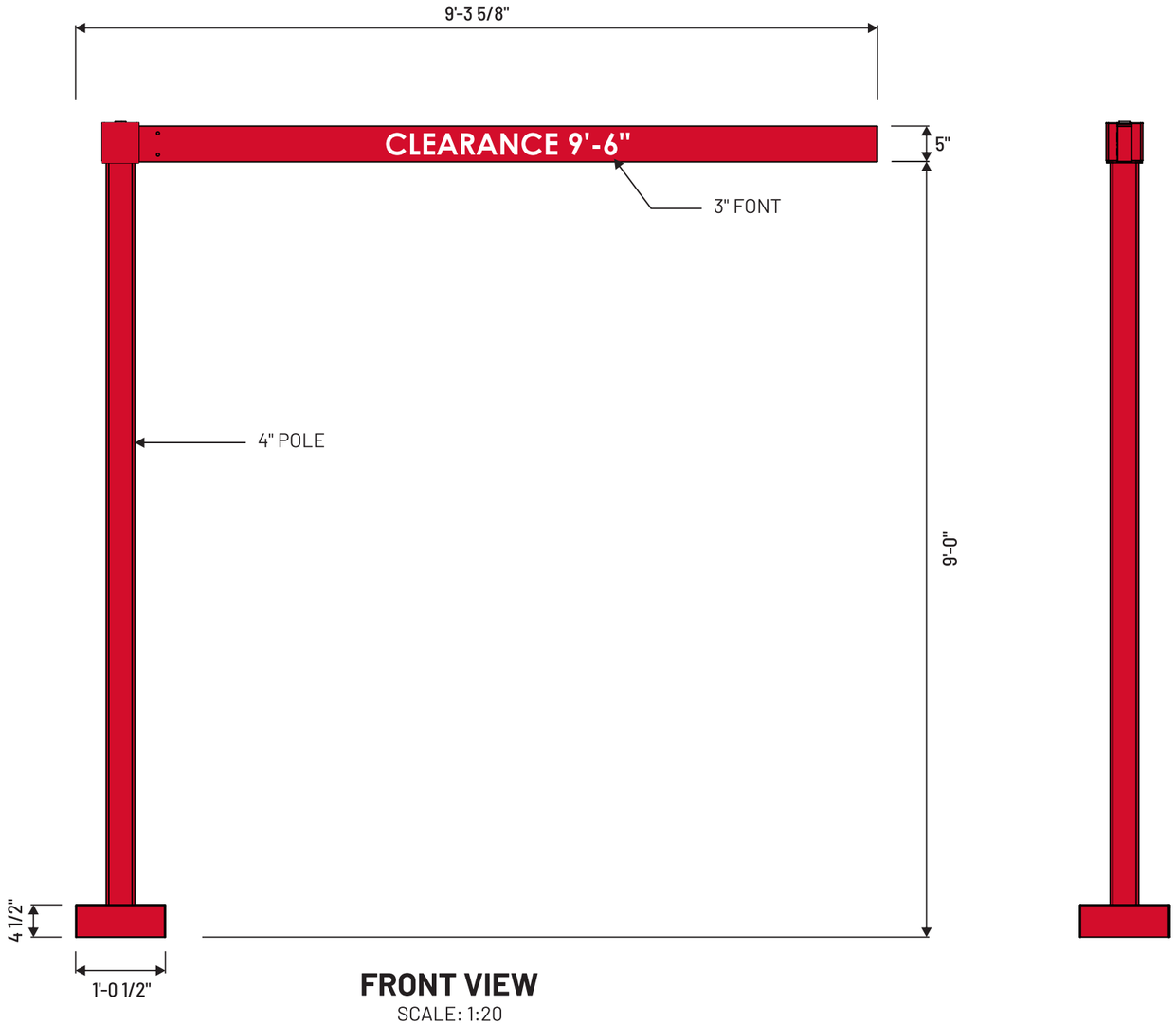
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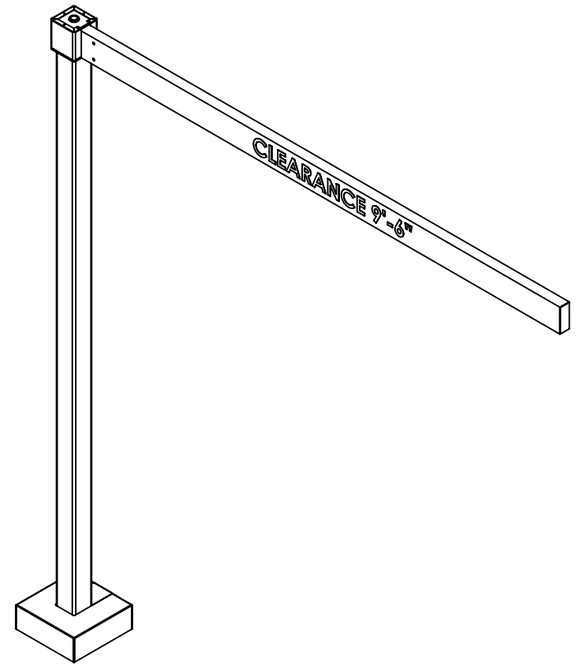

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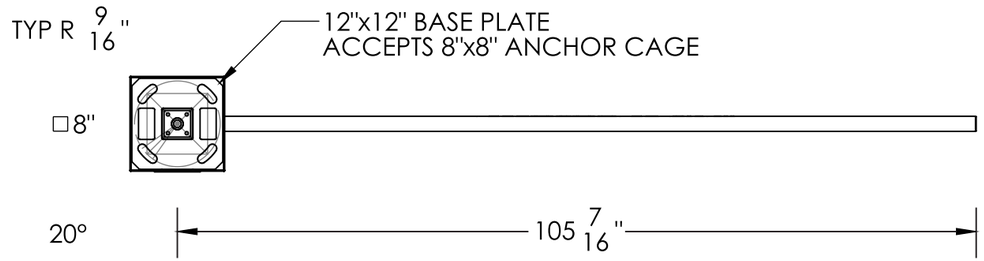
ARM 1

# DRIVE-THRU CLEARANCE ARM




**FRONT VIEW**
SCALE: 1:20




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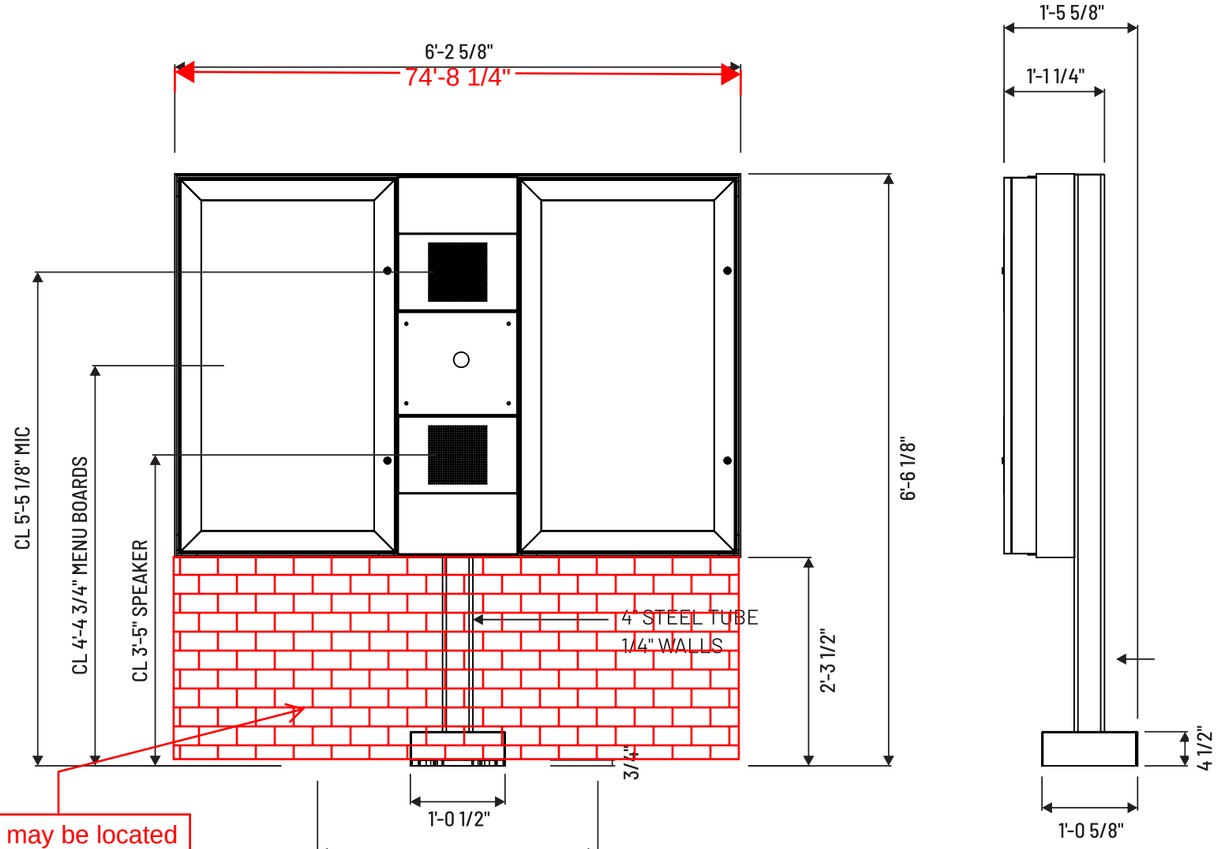
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MENU 1

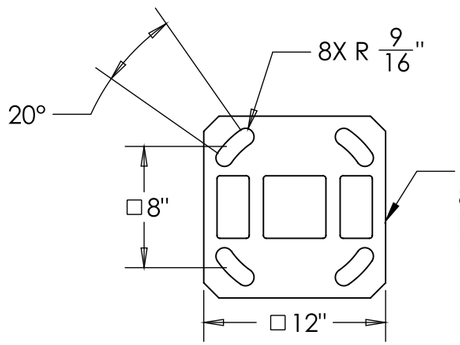
# DRIVE-THRU MENU BOARD




**FRONT VIEW**
SCALE: 1:20

Scale is not correct



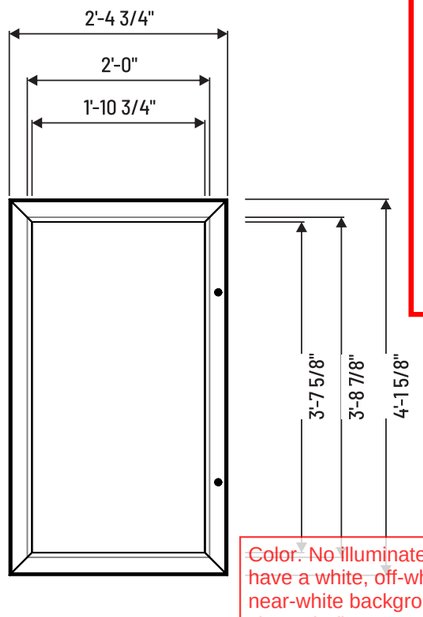




3/4" BASE PLATE
SCALE 1:10

12" SQUARE BASE PLATE ACCEPTS 8"x8" ANCHOR CAGE & ALLOWS POWER AND DATA TO BE ROUTED UP POST

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

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




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

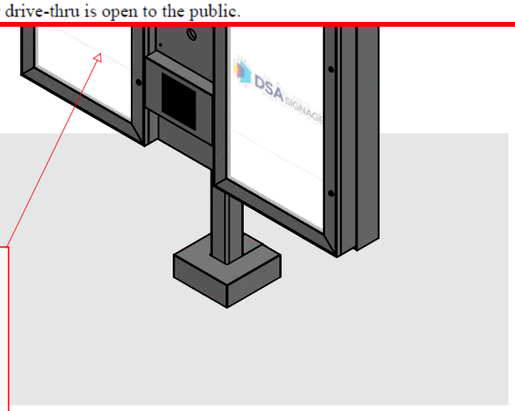
i. **Location:** All drive-thru board signs shall be located adjacent to the drive-thru lane and shall not be located in any required setback. Signs may be located on the building or as a monument-style sign.

ii. **Height:** A drive-thru board sign shall not exceed eight feet in height.

iii. **Size:** A drive-thru board sign with a menu (or options) board sign shall not exceed 45 square feet.

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

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




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




Figure 18.1

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

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


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DAVE'S HOT CHICKEN

Client Signature Date

Landlord Signature Date

1464R

5

File Name: ****

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SARATOGA SPRINGS PLANNING

# CITY COUNCIL
# Staff Report

**Preliminary Plat**
**Jacob Ranch Marketplace**
**October 7, 2025**
**Public Meeting**

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

## A. Executive Summary and Request:

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

**Recommendation:**
**On September 25, 2025, the Planning Commission held a public meeting and reviewed the subject application and recommended unanimously to approve the application. Approved minutes are attached.**

**Staff recommends that the City Council 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 approval with or without conditions, denial, or continuation.

Austin Roy, Senior Planner
aroy@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

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

**D. Process:** Code Section 19.13.04 outlines the process for preliminary plats and requires a Planning Commission recommendation followed by a final decision from the City Council.

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

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

**F. General Plan:** The Land Use Map within the General Plan classifies the subject property as Regional Commercial, described as follows:

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

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

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

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

**G. Code Criteria:**
For full analysis please see the attached Planning Review Checklist.

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

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

## I. Recommendation and Alternatives:

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

**Option 1 – Approval**

"I move that the City Council approve the requested preliminary plat and plans for Jacob Ranch Marketplace, located at 1930 South Redwood Road, with the Findings and Conditions in the Staff Report."

**Findings**

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.04, 19.12, 19.13, and 19.27 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the Legislative Body, all remaining redlines on plans, Engineering staff report, and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the City Council: _____.

**Option 2 – Continuance**

"I move to **continue** the preliminary plat and plans for Jacob Ranch Marketplace to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

**Option 3 – Denial**

"I move that the City Council deny the preliminary plat and plans for Jacob Ranch Marketplace, located at 1930 South Redwood Road with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,

2. The application is not consistent with Section {XX.XX] of the Code:
    a. _____.

**J. Exhibits:**

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. Preliminary Plat
5. Phasing Plan
6. Site Plan
7. Connectivity & Circulation Plan
8. Grading Plan

# Staff Report

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

SARATOGA SPRINGS

**Description:**

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

**B. Background:**

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

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

1. The developer shall comply with all review comments and redlines, prepare final construction drawings as outlined in the most recent edition of the City of Saratoga Springs Standards Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.

2. These are preliminary-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that preliminary plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.

3. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template prior to the pre-construction meeting.

4. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.

5. Developer shall bury any distribution power lines and any overhead utilities that are within and adjacent to this plat. Transmission power lines may not have to be buried if exempt by City code.

6. Developer shall prepare and provide easements for all public facilities not located in

the public right-of-way.

7. Project shall comply with all ADA standards and requirements.

8. Existing utilities shall be moved to the required PUE's shall be shown on the plans and plat.

9. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.

10. Please be advised that only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard section 00900 part 1.E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.

11. Developer shall install master planned utilities including the 6-inch secondary water line and the 8-inch drinking water line from Ring Rd. along the proposed asphalt road approximately 1,300 feet, need to be installed with this project.

12. The developer shall meet the horizontal and vertical sewer separation standards established by the State of Utah.

13. Developer shall follow the recommendations provided by the Traffic Impact Study. Executive summary below.

## I. Executive Summary

The report showed the following recommendations/conclusions:

- Due to the additional development traffic, a traffic signal is recommended for the Redwood Road and Centennial Blvd. intersection. This signal is thought to be critical to the flow in the area and it would warrant with future development levels.

- The Redwood Road and 2015 South signal was analyzed in the study were projected to operate acceptably.

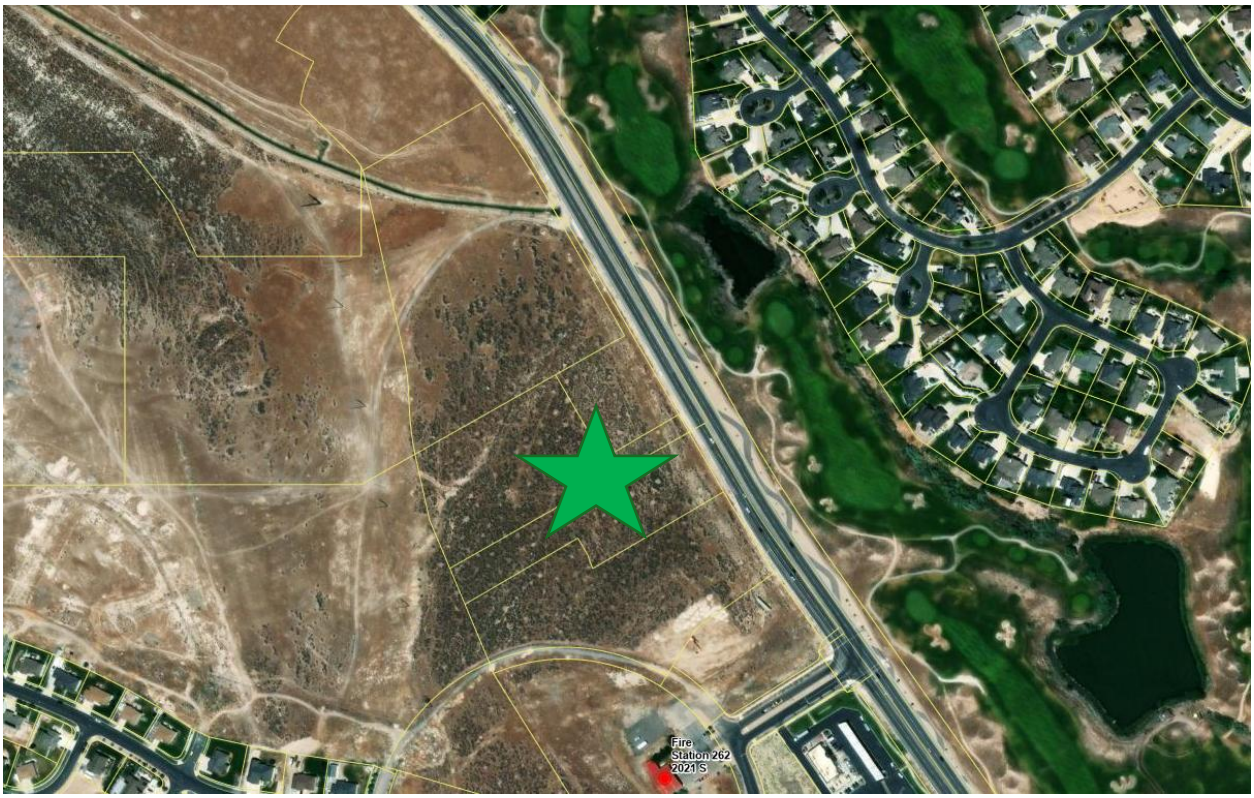
- The accesses for the development were projected to operate acceptably with the following comments/mitigation.

    - On opening day, a signal would not be warranted at Centennial/Redwood and the study showed long delays for eastbound left turn movements out of Accesses D. There is additional capacity at the other intersections so traffic will balance dynamically. These delays should be mitigated when a signal is installed (more traffic will flow to the new signal) and the signal will provide gaps for those wishing to still use the Redwood Road accesses.

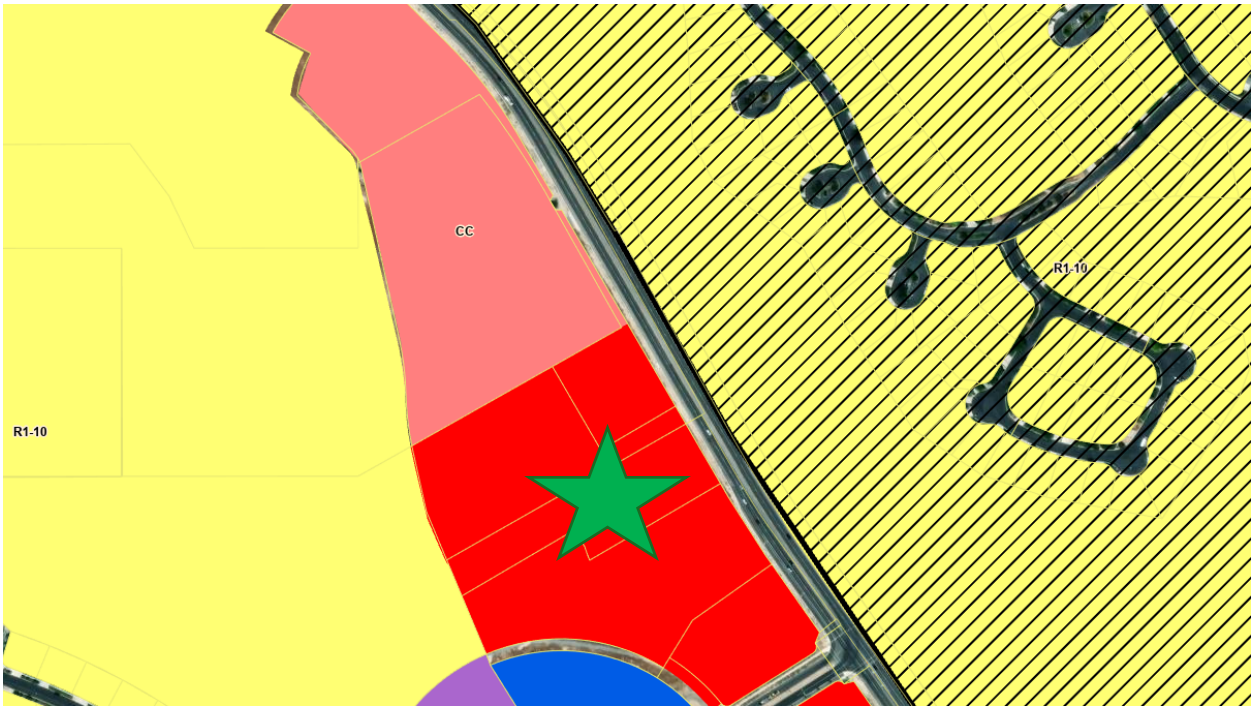
- The queuing analysis showed that queuing was not an issue with the proposed design.

- The crash analysis showed that half of the crashes angle related accidents. There was a fatality at the Redwood Road and 2015 South signal as a northbound left turn failed to yield to southbound traffic.

Location




Zoning



SARATOGA SPRINGS PLANNING

# APPLICATION REVIEW CHECKLIST

## Application Information

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

## Section 19.13 – Application Submittal

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

## Section 19.13.04 – Process

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

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

## General Review

**Building Department**
- No comments.

**Fire Department**
- No comments.

**GIS / Addressing**
- No comments.

**Additional Recommendations:**
- No comments.

## Code Review

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

| 19.04.01 Requirements | | Regional Commercial | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Development Size (Minimum) | N/A | | |
| Lot Size (Minimum) | 30,000 sq. ft. | **Complies** | *>30,000 sq. ft.* |
| Front/Corner Side Setback (Minimum) | 10' | **Shall Comply** | *TBD w/ Site Plan* |
| Interior Side Setback (Minimum) | 10' or height of building, whichever is greater, when adjacent to a residential zone | **Shall Comply** | *TBD w/ Site Plan* |
| Rear Setback (Minimum) | 30' or height of building, whichever is greater, when adjacent to a residential zone | **Shall Comply** | *TBD w/ Site Plan* |
| Building Separation (Minimum) | N/A | | |
| Lot Width (Minimum) | N/A | | |
| Lot Frontage (Minimum) | N/A | | |
| Building Height (Maximum) | 50' | **Shall Comply** | *TBD w/ Site Plan* |
| Lot coverage (Maximum) | 50% | **Complies** | *<50%* |
| Building Size (Minimum) | 1,000 sq. ft. | **Shall Comply** | *TBD w/ Site Plan* |

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| Building Size (Maximum) | N/A | | |

| 19.05 Supplemental Regulations | | |
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| **Regulation** | **Compliance** | **Findings** |
| **Flood Plain:** All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map. | **N/A.** | |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | **Complies.** | *C3.0* |
| **Transportation Master Plan:** No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan. | **Complies.** | *Shows connections to TMP roads.* |
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | **Complies.** | *All lots front a public street except for lot 1 which fronts a private drive.* |
| **19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*** | **N/A.** | |
| Automobile refueling stations and car wash operations. | **N/A.** | |
| Automobile Repair, Minor: | **N/A.** | |
| Car Wash (full service). | **N/A.** | |
| Hotels. | **N/A.** | |
| Kennel, Private. | **N/A.** | |
| Storage, Self-Storage, or Mini-Storage Units. | **N/A.** | |
| Vehicle Storage. | **N/A.** | |
| Public and Private Utility Building or Facility and Public Building Sites. | **N/A.** | |
| Bars. | **N/A.** | |

| 19.12 Subdivision | | |
|---|---|---|
| **Preliminary Plat Requirements** | | |
| **Regulation** | **Compliance** | **Findings** |
| Standard Plat Format followed. | **Complies.** | *See plat.* |
| Name and address of property owner and developer. | **Complies.** | *See plat cover sheet.* |
| Name of land surveyor. | **Complies.** | *David M. Hamilton* |
| The location of proposed subdivision with respect to surrounding property and street. | **Complies.** | *Properties and streets shown.* |
| The name of all adjoining property owners of record, or names of adjoining developments. | **Complies.** | *Shown.* |
| The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property. | **Complies.** | *ROW widths provided.* |
| Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department). | **Complies.** | *Shown.* |
| Subdivision name cleared with Utah County. | **Complies.** | *TBD at recording.* |
| North arrow. | **Complies.** | *Shown.* |
| A tie to a permanent survey monument at a section corner. | **Complies.** | *Shown.* |
| The boundary lines of the project with bearings and distances and a legal description. | **Complies.** | *Shown.* |
| Layout and dimensions of proposed lots with lot area in square feet. | Item. | |

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

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| **Mailboxes:** Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder. | **N/A.** | |
| **Private Roads:** Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details. | **Complies.** | *Internal road shown on Civil Set.* |
| **Access:** Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection. | **Complies.** | *Accesses shown.* |
| **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.<br>**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. | **Complies.** | *Accesses off Redwood and Ring.* |
| 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.<br>The City Fire Chief may require a greater distance than 500 feet if:<br>1. an essential link exists between a legitimate governmental interest and the requirement; and<br>2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. | **Complies.** | *Placement adequate.* |
| **Driveway and Driveway Approaches:**<br>**Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt. | **N/A.** | |
| **Shared Driveways:** Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met. | **N/A.** | |
| 1. Shared Driveways may be used for clustered single-family lots.<br>a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be six.<br>2. Shared driveways may be used for two-family, three-family, and multi-family units.<br>a. The maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be ten. | **N/A.** | |

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| 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.<br>a. Corner lots may have one driveway approach per street frontage.<br>b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code.<br>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.<br>a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met. | | |
| iii. Driveway Widths:<br>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.<br>2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking. | **N/A.** | |
| 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.<br>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.<br>2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required. | **N/A.** | |
| 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. | **N/A.** | |
| **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.** | *See plat.* |
| 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.** | *See plat.* |
| Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in | **N/A.** | |

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| an improved design or better physical layout for the lot based on the following criteria:<br>i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;<br>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<br>iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots. | | |
| Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots. | **Complies.** | *See plat.* |
| Side property lines shall be at approximately right angles to the street line or radial to the street line. | **Complies.** | *See plat.* |
| Corner lots for residential use shall be 10% larger than the required minimum lot. | **Complies.** | *See plat.* |
| No lot shall be created that is divided by a municipal or county boundary line. | **N/A.** | |
| Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority. | **Complies.** | *See plat.* |
| Double access lots are not permitted with the exception of corner lots. | **Complies.** | *See plat.* |
| Driveways for residential lots or parcels shall not be allowed to have access on major arterials.<br>**Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required. | **N/A.** | |
| All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing. | **Complies.** | *See plat.* |
| **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:<br>Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and | **Shall Comply.** | *Site Plans shall meet Connectivity Standards.* |
| Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and | **Shall Comply.** | |
| 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 | **Shall Comply.** | |
| Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and | **Shall Comply.** | |
| Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities. | **Shall Comply.** | |
| **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: | **Shall Comply.** | |

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| a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or | | |
| ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or | **Shall Comply.** | |
| iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points. | **Shall Comply.** | |
| iv. Exceptions shall be construed narrowly by the Land Use Authority. | **Shall Comply.** | |
| v. These exceptions shall not apply to trail connections. | **Shall Comply.** | |
| **Arrangement of Streets.** The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met. | **N/A.** | *No public streets within development. Ring Road shall comply.* |
| In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets. | **N/A.** | |
| A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions:<br>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%. | **N/A.** | |
| 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. | **Complies.** | *C1.2* |
| The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans. | **Complies.** | *C1.2* |
| The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features. | **Complies.** | *C1.2* |

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

| **19.13 Process** | |
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| **Regulation** | **Findings** |
| Neighborhood Meeting. Required? | *Yes.* |
| Notice/Land Use Authority. | *City Council.* |
| **Master Development Agreement.** A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08. | |
| Phasing Improvements. | |
| Payment of Lieu of Open Space. | Amount of $: N/A |
| Piping of Canals | For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement. |
| Burial of Overhead Utility Lines | See Section 19.13.10 |

| **19.27 Addressing and Street Naming** | | |
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| **Double Check all Addresses after GIS Assigns Them** | | |
| **Regulation** | **Compliance** | **Findings** |
| **WebApp to Review Addresses assigned by GIS:** https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0 | | |
| **Lot Numbers:** Are they correct and sequential | **Complies.** | *Created address table per comments from GIS.* |
| **Address Numbers:** is it accurate and sequential and does it fit between the intersection coordinates | **Complies.** | *1805-1953* |
| **Compare Surrounding Addresses:** do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections? | **Complies.** | *Odd numbers used.* |
| **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.** | |

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| **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 platy by the developer before plat recordation. | **Complies.** | *All addresses off Redwood Road.* |
| **Duplicate Street Names:** No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently).<br>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:<br>Historic significance, local sense of places, overall theme, compatibility with adjacent streets | **N/A.** | |
| **Compass Directions.** The four compass directions shall not be used as part of the street name. | **N/A.** | |
| **Name Length.** Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator) | **N/A.** | |
| Street Type Designations. Proposed street names and types shall be matched as follows:<br>a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors..<br>b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet.<br>c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet.<br>d. **Streets (St), Avenues (Ave):** Straight directional streets.<br>e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way.<br>f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures.<br>g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address. | **N/A.** | |
| **Street and Property Numbering.** Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards: | **Complies.** | *See plat.* |
| 1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West". | **Complies.** | *See plat.* |
| 2. Where possible, property addresses shall be odd on the south and west sides of a street. | **Complies.** | *See plat.* |
| 3. Where possible, property addresses shall be even on the north and east sides of a street. | **Complies.** | *See plat.* |
| 4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a | **N/A.** | |

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| single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number. | | |
| 5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned. | **N/A.** | |
| 6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway. | **Complies.** | *See plat.* |
| 7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards. | **Complies.** | *See plat.* |
| 8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way. | **N/A.** | |
| **Building Identification.** All buildings shall have approved address numbers, and such numbers shall be identified using the following standards: | **Shall Comply.** | *TBD at Site Plan.* |
| 1. **Background.** Numbers shall be set on a background of a contrasting color. | **Shall Comply.** | *TBD at Site Plan.* |
| 2. **Size.** Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property. | **Shall Comply.** | *TBD at Site Plan.* |
| 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.<br>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.<br>b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence.<br>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.<br>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.<br>e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. | **Shall Comply.** | *TBD at Site Plan.* |

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

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

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

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

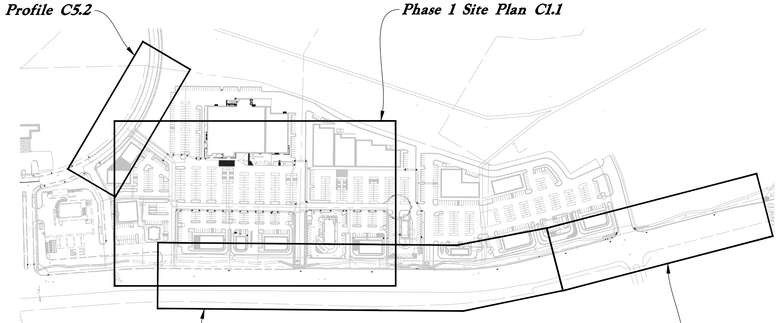
***Overall Future Estimated Quantities:***
*Total Area = 1,264,228 s.f. (29.02 ac.)*
*Impervious Area = 816,873 s.f. (18.75 ac.) (64.61%)*
*Landscape Area = 253,440 s.f. (5.82 ac.) (20.05%) Total*
*Building Area = 193,915 s.f. (4.45 ac.) (15.34%) Total*
*Parking Provided = 936 stalls (45 Accessible Stalls)*

*Scale: 1" = 100'*
100' 0 100' 200'




***Phasing Improvement Legend***
- *Phase 1: Future Improvements*
- *Phase 1: Common Improvements*
- *Phase 2: Future Improvements*

*Ring Road Plan & Profile C5.2*
*Phase 1 Site Plan C1.1*



*Phase 1 Redwood Road Improvement Plan C4.3*
*Phase 1 Redwood Road Striping Plan C4.5*
*Phase 2 Redwood Road Improvement Plan C4.4*
*Phase 2 Redwood Road Striping Plan C4.6*

***Sheet Key Map***

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

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


2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AVAengineering.net


# *Phasing Plan*

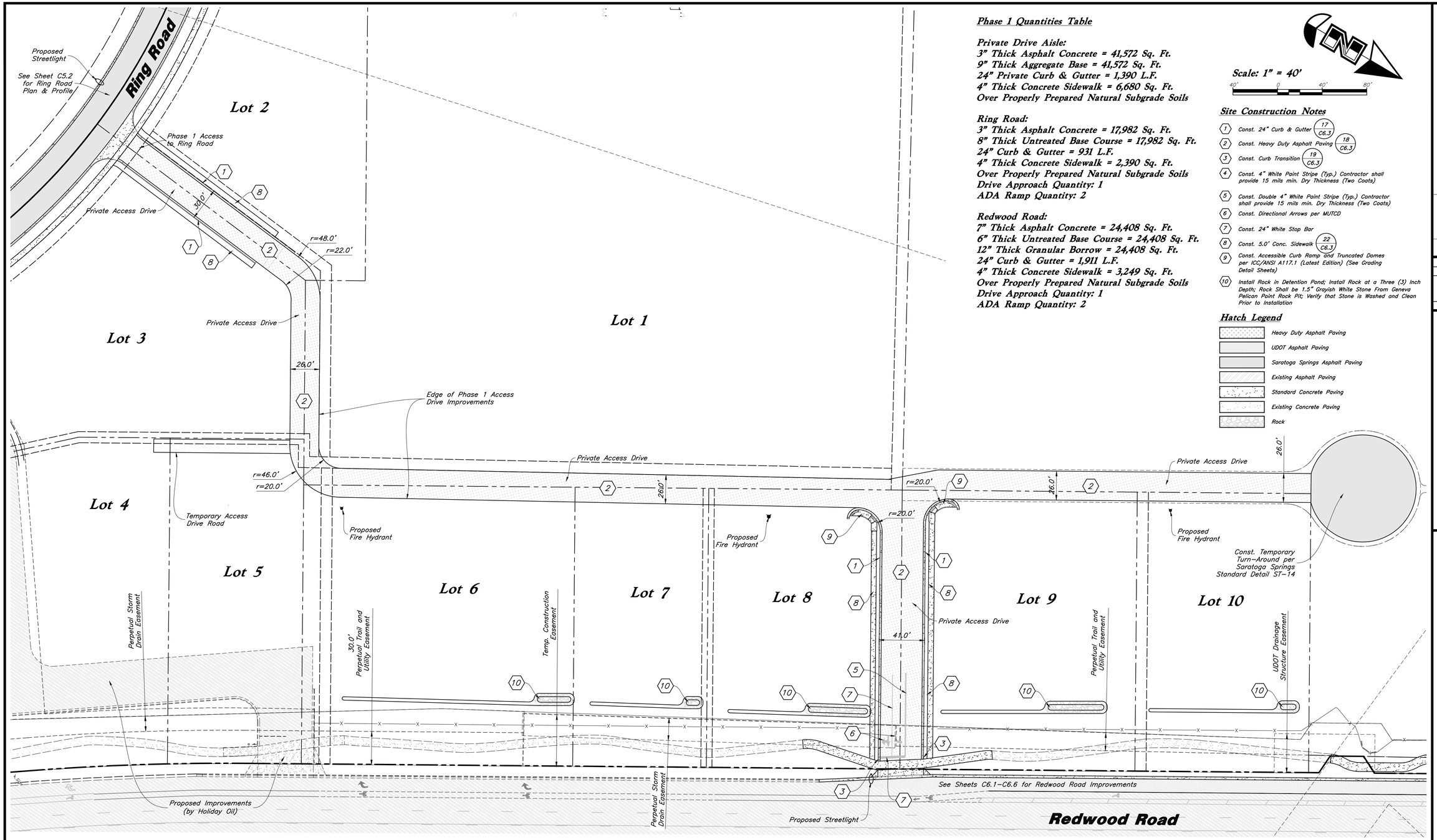
## *Jacob Ranch Marketplace - Phase 1*

*Redwood Road & Ring Road*
*Saratoga Springs, Utah*

PROFESSIONAL ENGINEER
No. 7879289
SHAUN M. YOUNG
6/18/25
STATE OF UTAH
RECEIVED ISSUED

*6 Aug, 2025*

*SHEET NO.*
**C1.0**




## Phase 1 Quantities Table

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

**Ring Road:**
3" Thick Asphalt Concrete = 17,982 Sq. Ft.
8" Thick Untreated Base Course = 17,982 Sq. Ft.
24" Curb & Gutter = 931 L.F.
4" Thick Concrete Sidewalk = 2,390 Sq. Ft.
Over Properly Prepared Natural Subgrade Soils
Drive Approach Quantity: 1
ADA Ramp Quantity: 2

**Redwood Road:**
7" Thick Asphalt Concrete = 24,408 Sq. Ft.
6" Thick Untreated Base Course = 24,408 Sq. Ft.
12" Thick Granular Borrow = 24,408 Sq. Ft.
24" Curb & Gutter = 1,911 L.F.
4" Thick Concrete Sidewalk = 3,249 Sq. Ft.
Over Properly Prepared Natural Subgrade Soils
Drive Approach Quantity: 1
ADA Ramp Quantity: 2

Scale: 1" = 40'

40' 0 40' 80'

## Site Construction Notes

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

## Hatch Legend

- Heavy Duty Asphalt Paving
- UDOT Asphalt Paving
- Saratoga Springs Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Rock

## Saratoga Springs City Note:

A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the exisiting right-of-way. Apply for an encroachment permit at https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

## General Site Notes:

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

## Construction Survey Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

Survey Control Note:

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

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

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


2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net


# Phase 1 Site Plan

# Jacob Ranch Marketplace - Phase 1

Redwood Road & Ring Road
Saratoga Springs, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 387928
SHAUN K. YOUNG
9/18/25
STATE OF UTAH

6 Aug, 2025

SHEET NO.
C1.1

Scale: 1" = 100'

100' 0 100' 200'

Ring Road

Redwood Road

ADA Route

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 9 Jul, 2025 | Addressed City Comments |

Designed by: JW

Drafted by: JW

Client Name:
Corner Partners

23-049 CN

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Connectivity & Circulation Plan

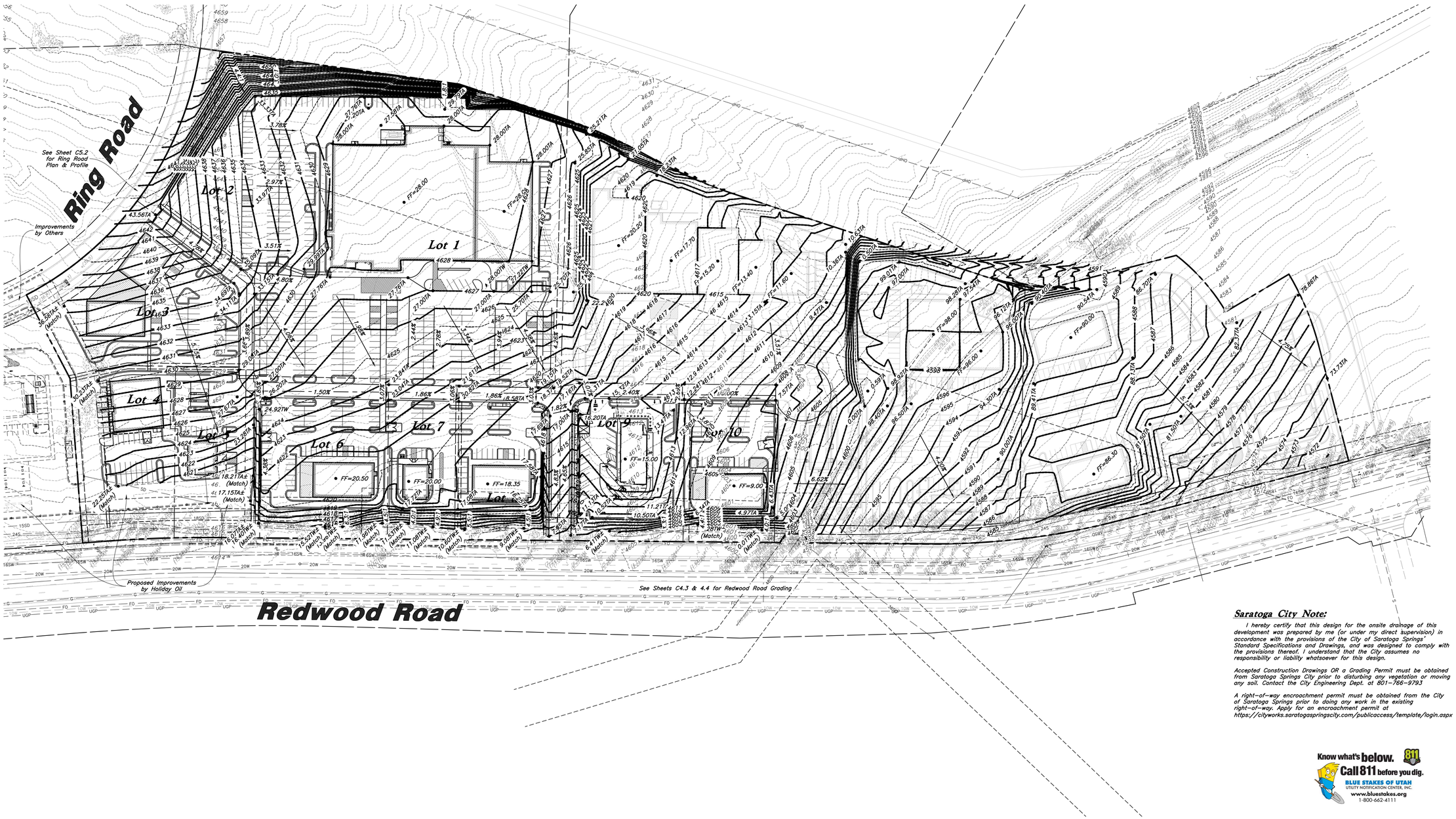
# Jacob Ranch Marketplace - Phase 1

Redwood Road & Ring Road
Saratoga Springs, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7975285
SHAUN A. YOUNG
9/18/25
STATE OF UTAH

6 Aug, 2025

SHEET NO.
C1.2




### Saratoga City Note:

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

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

*A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Apply for an encroachment permit at https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx*

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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

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


2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net


# Master Grading & Drainage Plan

## Jacob Ranch Marketplace - Phase 1

Redwood Road & Ring Road
Saratoga Springs, Utah

PROFESSIONAL ENGINEER
No. 7879289
SHAUN M. YOUNG
9/8/25
STATE OF UTAH

5 Sep, 2025

SHEET NO.
C2.0

Scale: 1" = 40'

40' 0 40' 80'

## Benchmark

Brass Cap Monument for the North Quarter Corner of Section 2, T6S, R1W, SLB&M
Elevation = 4582.12 feet Geoid 18 Ortho height per Utah County Tie No. 33-24
4562.17' measured,
Observed 7 Aug, 2024

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

## Cut/Fill Table* (Estimate Only)

Required Cut = 1,001 Cubic Yard
Required Fill = 3,313 Cubic Yards
Net Fill = 2,312 Cubic Yards
* These estimates are for city use only and should not be used by contractor for any bid purposes. Values are a comparison of existing grades versus finish grades.

| Phase 1 Storm Drain | | |
|---|---|---|
| 12" RCP Pipe | 1941 | LF |
| 15" RCP Pipe | 225 | LF |
| 4' Dia. Manhole | 3 | Each |
| 5' Dia. Manhole | 9 | Each |
| 6' Dia. Manhole | 1 | Each |
| 2'x3' Inlet Box | 3 | Each |
| 3'x3' Catch Basin | 1 | Each |
| 3'x3' Control Structure | 5 | Each |

## Curb and Gutter Construction Notes:

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

## Saratoga Springs City Note:

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

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

A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Apply for an encroachment permit at https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

## Legend

Spillway

Overland Flood Route (TYP)

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www.bluestakes.org
1-800-662-4111

| RCV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 9 Jul 2025 | Addressed City Comments |

Designed by: JW
Drafted by: JW
Client Name:
Corner Partners
23-049 GR Phase 1

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

# Phase 1 Grading Plan

# Jacob Ranch Marketplace - Phase 1

Redwood Road & Ring Road
Saratoga Springs, Utah

PROFESSIONAL ENGINEER
REGISTERED
No. 13192801
SHAUN E. YOUNG
9/8/25
STATE OF UTAH

5 Sep, 2025

SHEET NO.
C2.1

# City Council Staff Report

**Author: Jeremy Lapin, City Engineer & Public Works Director**
**Subject: Jacobs Ranch Well Electrical Upgrade**
**Date: October 7, 2024**
**Type of Item: Change Order**
**Description: Change Orders 1-3**

---

**A. Topic:**

This item is for approval of Change Orders 1-3 with Nexus Power for the Jacobs Ranch Well Upgrade Project.

**B. Background:**

This secondary well has had a long history of electrical problems and outages that can mostly be traced back to an undersized service line. This project is upgrading the size and capacity of the service line and mitigate issues related to the current undersized service line and appurtenant equipment.

- Change Order 1 is for cost increases due to inflationary costs increases in equipment required by Rocky Mountain Power's transformer pre-cast vault in the amount of $9,176.40
- Change Order 2 is a time increase no-cost revision to the contract due to delayed delivery times of critical pars beyond the control of the contract and revised the contract completion date from March 7, 2025, to December 28, 2025.
- Change Order 3 involved Rocky Mountain Power imposed additional requirements on the installation beyond what was anticipated by the electrical engineer, including replacing existing conduits with new conduits (a new RMP policy). The work was required by Rocky Mountain Power with no warning to the contractor who reacted as best as possible to make sure the well could operate during the irrigation season. These RMP requirements increased the project by $36,721.89.

**C. Analysis:**

The proposed change orders have increased the project cost from $232,186.13 to $278,084.42, but as they were requirements imposed by Rocky Mountain Power the City had no choice but to proceed with the required improvements.

**D. Fiscal Impact:**

The funding for this project has been previously appropriated by the City Council with the approval of FY2025 budget.

**E. Recommendation**

Staff recommends that the City Council approve Change Orders 1-3 with Nexus Power for the Jacobs Ranch Well Electrical Upgrade Project in the amount of $45,898.29.

# SECTION 00 63 41
# CHANGE ORDER FORM

**CHANGE ORDER NO.: One**

Owner: The City of Saratoga Springs
Engineer: Hansen, Allen & Luce, Inc. Engineer's Project No.: 360.37.100
Contractor: Contractor's Project No.:
Project: Jacobs Ranch Well Electrical Service Upgrades
Contract Name:
Date Issued: August 21, 2023 Effective Date of Change Order:

The Contract is modified as follows upon execution of this Change Order:

Description:

Increased costs beyond the control of the contractor for electrical gear, Rocky Mountain Power transformer pre-cast vault, and electrical labor costs established by the electrical workers union.

Attachments: Contractor's revised bid (one page)

| Change in Contract Price | Change in Contract Times |
|---|---|
| Original Contract Price:<br>$ 232,186.13 | Original Contract Times:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |
| **Increase** from previously approved Change Orders No. 0 to No. 0<br>$ 0.00 | **No Change** from previously approved Change Orders No.0 to No. 0:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |
| Contract Price prior to this Change Order:<br>$ 232,186.13 | Contract Times prior to this Change Order:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |
| **Increase** this Change Order:<br>$ 9,176.40 | **No change** this Change Order:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |
| Contract Price incorporating this Change Order:<br>$ 241,362.53 | Contract Times with all approved Change Orders:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |

Agreed to Contractor

By: 
Title: Manager
Date: 7/15/2024

Recommended by Engineer

By: 
Title: Project Manager
Date: November 19, 2024

Authorized by Owner

By:
Title:
Date:

- END OF SECTION -

## ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

**JACOBS RANCH WELL ELECTRICAL SERVICE UPGRADES – BID SCHEDULE**

Change Order Prices

| Item No. | Description | Unit | Estimated Quantity | Bid Unit Price | Bid Price | |
|---|---|---|---|---|---|---|
| 1 | Mobilization | LS | 1 | | $7,900.75 | |
| 2 | Construction Surveying | LS | 1 | | $3,646.50 | |
| 3 | Testing Agency Services | LS | 1 | | $1,716.00 | |
| 4 | Demolition and Site Prep | LS | 1 | | $6,474.20 | |
| 5 | Drainage Improvements | LS | 1 | | $14,418.95 | |
| 6 | Electrical Improvements | LS | 1 | | ~~$155,252.10~~ | $161,502.10 |
| 7 | Concrete Flatwork | LS | 1 | | $3,153.15 | |
| 8 | Precast Transformer Vault | EA | 1 | $10,225.56 | ~~$27,959.82~~ | $30,886.23 |
| 9 | 4"-8" Rock Cobble Mulch | CY | 16 | $294.20 | $4,707.12 | |
| 10 | Site Restoration | LS | 1 | | $6,957.53 | |
| **Total of All Unit Price Bid Items** | | | | | $232,186.13 | +$9,176.41 |

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

## ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

## ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security (Section 00 43 13)

B. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids; (Section 00 45 13)

C. Contractor's License No. (Section 00 45 13)

D. Required Bidder Qualification Statement with supporting data (Section 00 45 13)

E. Bid Bond (Section 00 43 13)

F. List of Subcontractors and Suppliers (Section 00 45 16)

# SECTION 00 63 41
# CHANGE ORDER FORM

**CHANGE ORDER NO.: Two**

Owner: The City of Saratoga Springs
Engineer: Hansen, Allen & Luce, Inc. Engineer's Project No.: 360.37.100
Contractor: Contractor's Project No.:
Project: Jacobs Ranch Well Electrical Service Upgrades
Contract Name:
Date Issued: July 10, 2025 Effective Date of Change Order:

The Contract is modified as follows upon execution of this Change Order:

Description:

Due to delayed delivery times beyond the control of the CONTRACTOR the time frame of the contract is extended. The OWNER needed to operate the well during the summer irrigation season, which required the CONTRACTOR to stop working on the project. The CONTRACTOR may resume working on the project beginning October 16, 2025.

Attachments: Contractor's revised bid (one page)

| **Change in Contract Price** | **Change in Contract Times** |
|---|---|
| Original Contract Price:<br>$ 232,186.13 | Original Contract Times:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |
| **Increase** from previously approved Change Orders No. 0 to No. 0<br>$ 0.00 | **No Change** from previously approved Change Orders No.0 to No. 0:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |
| Contract Price prior to this Change Order:<br>$ 241,362.53 | Contract Times prior to this Change Order:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |
| **Increase** this Change Order:<br>$ 0.00 | **Revision** this Change Order:<br>Substantial Completion: 11/28/2025<br>Ready for final payment: 12/28/2025 |
| Contract Price incorporating this Change Order:<br>$ Ready for final payment: | Contract Times with all approved Change Orders:<br>Substantial Completion: 11/28/2025<br>12/28/2025 3/7/2025 |

| Agreed to Contractor | Recommended by Engineer |
|---|---|
| By: | By: |
| Title: Member | Title: |
| Date: 8/5/2025 | Date: |

Authorized by Owner

By:

Title:

Date:

# SECTION 00 63 41
# CHANGE ORDER FORM

**CHANGE ORDER NO.: Three**

Owner: The City of Saratoga Springs
Engineer: Hansen, Allen & Luce, Inc. Engineer's Project No.: 360.37.100
Contractor: Contractor's Project No.:
Project: Jacobs Ranch Well Electrical Service Upgrades
Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Description: Rocky Mountain Power imposed additional requirements on the installation beyond what was anticipated by the electrical engineer, including replacing existing conduits with new conduits (a new RMP policy). The work was required by Rocky Mountain Power with no warning to the contractor who reacted as best as possible to make sure the well could operate during the irrigation season. It required the contractor some time after the impact to figure out the associated costs.

Attachments: Contractor's itemized pricing (four pages).

| **Change in Contract Price** | **Change in Contract Times** |
|---|---|
| Original Contract Price:<br>$ 232,186.13 | Original Contract Times:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |
| **Increase** from previously approved Change Orders No. 0 to No. 2.<br>$ 0.00 | **No Change** from previously approved Change Orders No.0 to No. 0:<br>Substantial Completion: 1/31/2025<br>Ready for final payment: 3/7/2025 |
| Contract Price prior to this Change Order:<br>$ 241,362.53 | Contract Times prior to this Change Order:<br>Substantial Completion: 11/28/2025<br>Ready for final payment: 12/28/2025 |
| **Increase** this Change Order:<br>$ 36,721.89 | **Revision** this Change Order:<br>Substantial Completion: n/a<br>Ready for final payment: n/a |
| Contract Price incorporating this Change Order:<br>$ 278,084.42 | Contract Times with all approved Change Orders:<br>Substantial Completion: 11/28/2025<br>Ready for final payment: 12/28/2025 |

Agreed to Contractor

By: _____
Title: Member
Date: 09/11/2025

Recommended by Engineer

By: _____
Title: Mark Atencio, Project Manager
Date: September 11, 2025

Authorized by Owner

By: _____
Title: _____
Date: _____

**Rocky Mountain Power**
Required Changes

***Description of Work:***

**Install 3 additional 4" conduits per RMP: $14,321.06**

Core 7 new 5" holes in the transformer vault due to RMP requiring no field bends in conduit run, only factory bends are exceptable on this particular project. Install 3 additional 4" conduits, with fiberglass sweeps, from the transformer vault to the gear pad per RMP requirements.

**New 4" conduit from existing sectionalizer to transformer vault per RMP: $16,159.02**

Abandon existing 4" conduit going from the sectionalizer to the existing transformer, trench and install a new 4" conduit with a fiberglass 45° at the sectionalizer and a fiberglass 90° at the transformer vault. Dispose of native soil and backfill with gravel to meet 100% compaction. Request was made by RMP stating that they will not utilize an existing conduit.

**2 new conduits from transformer vault to existing CT Enclosure: $6,241.81**

Install 2 new 4" conduits from the new transformer vault to the existing CT Enclosure. RMP stated that they will not use our new conduits from the new gear pad to the existing CT enclosure (Temporarily, until the gear is set next season) because they will not pull the feeder conductors through a temporary junction box. RMP instructed the Field Supervisor to install 2 additional 4" conduits from the new transformer vault, for temporary use, to the existing CT enclosure using the required fiberglass sweeps and factory bends. Remove native soil and backfill with sand and gravel to meet required 100% compaction.

**Change Order Total: $36,721.89**

## Install 3 Additional 4" Conduits from Transformer to Gear Pad

| Breakdown by Task | | Material | Equip. | Labor | |
|---|---|---|---|---|---|
| **Excavate from Transformer Vault to Existing CT Can** | | | | | |
| | Hand dig around building to avoid damaging ground grid | | | 22 | |
| | Expose vault wall to allow for core driller equipment | | | 12 | |
| | Load Spoils into trailer | | Backhoe | 4 | |
| | Transport and discard spoils at dump | | Trailer | 5 | |
| **Remove all Existing conduits per RMP Refusal to re-use** | | | | | |
| | Excavate and expose existing 4" conduits at CT | | Backhoe | 18 | |
| | Remove all conduits going into CT | | | 6 | |
| | Transport and discard old conduit and spoils at dump | | Trailer | 4 | |
| **Core 6" Holes into Transformer Vault** | | | | | |
| | Core 6" holes into vault | 4 ea | Core drill | 10 | |
| **Install 3 Additional 4" Conduits from Vault to Gear Pad** | | | | | |
| | Install fiberglass 90° | 3 ea | | 4 | |
| | Remove pre installed, field modified conduits | | | 8 | |
| | Install factory 15°, 30° and 45° bends per RMP | 6 ea | | 16 | |
| | Install 4" conduit | 60' | | 11 | |
| | | | | 120 | |
| | **Cost** | **$3,175.15** | **$1,374.25** | **9771.66** | **$ 14,321.06** |

## New 4" Conduit from Existing Sectionalizer to Transformer Vault per RMP

| Breakdown by Task | | Material | Equip. | Labor - Hrs | |
|---|---|---|---|---|---|
| **Excavate Trench** | | | | | |
| | Hand Dig and expose Underground utilities (Pothole) | | | 16 | |
| | Excavate trench with equipment | | Backhoe | 50 | |
| | Load spoils into trailer | | Backhoe | 4 | |
| | Transport and discard spoils at dump | | Trailer | 10 | |
| **Excavate and Move Gasline per RMP** | | | | | |
| | Hand dig and expose 6' of gasline in each direction (Pothole) | | | 12 | |
| | Move gasline up 12" | | | 2.5 | |
| | Backfill gasline with sand | | Backhoe | 4 | |
| **Remove Section of Existing Concrete Walkway** | | | | | |
| | Saw cut section of walkway | | 1 Saw | 4.5 | |
| | Remove walkway with equipment | | Backhoe | 1.5 | |
| | Transport and discard of concrete at dump | | Trailer | 1 | |
| **Install 4" Conduit** | | | | | |
| | Install 4" Sched. 40 PVC Straights | 6 ea | | 10 | |
| | Install 4" Sched. 40 PVC 45° | 1 ea | | 6 | |
| | Install 4" Sched. 40 PVC 90° | 1 ea | | 4.5 | |
| **Backfill Trench** | | | | | |
| | Bakfill Sand | 8 ton | Backhoe | 6 | |
| | Backfill Gravel | 9 ton | Backhoe | 6 | |
| | Backfill Topsoil | 3 ton | Backhoe | 9 | |
| | | | | 147.00 | |
| | **Cost** | **$ 2,176.95** | **$2,156.25** | **$ 11,825.83** | **$ 16,159.03** |

## 2 new conduits from transformer vault to existing CT enclosure per RMP

| Breakdown by Task | | Material | Equip. | Labor | |
|---|---|---|---|---|---|
| **Excavate existing conduits to CT enclosure** | | | | | |
| | Excavate and expose existing conduits to CT enclosure | | Backhoe | 24 | |
| | Load native soil onto trailer | | Trailer | 4 | |
| | Discard soil at landfill | | | 2 | |
| **Install 2 new 4" conduits with fiberglass sweeps** | | | | | |
| | Install 2 new 4" conduits from vault to CT can | 4 | | 8 | |
| | Install fiberglass 90° sweeps | 2 | | 4 | |
| | Backfill with gravel | fill | Backhoe | 10 | |
| | | | | 52 | |
| | **Cost** | **$ 992.44** | **$1,066.05** | **4183.32** | **$ 6,241.81** |

**RESOLUTION NO. R25-50 (10-07-25)**

**A RESOLUTION APPROVING CHANGE ORDERS #1-3 WITH NEXUS POWER FOR THE JACOBS RANCH WELL ELECTRICAL UPGRADE PROJECT**

WHEREAS, in 2023 the City awarded contract to Nexus Power for the Jacobs Ranch Well Electrical Upgrade Project located on the south west corner Remington Ave and Western Dr; and

WHEREAS, the City Council of the City of Saratoga Spring has found it necessary for Nexus Power to provide additional project construction services for the Project; and

WHEREAS, the City of Saratoga Springs requested and was provided a cost for services as itemized in the scope and fee modifications C.O.#1-3 in the amount of $45,898.29; and

WHEREAS, a City committee reviewed the modified scope of work and costs for services submitted for the Jacobs Ranch Well Electrical Upgrade Project by Nexus Power; and

WHEREAS, the City Council has determined that the proposed project is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

The City of Saratoga Springs does hereby approve the modified scope of work and costs for construction services submitted for the Jacobs Ranch Well Electrical Upgrade Project by Nexus Power in the amount of $45,898.29 for Change Orders #1-3.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

APPROVED AND ADOPTED this 7th day of October, 2025.

_____

Mayor Jim Miller

Attest:

_____

City Recorder

# City Council Staff Report

**Author: Jeremy D. Lapin, Public Works Director/City Engineer**
**Subject: North Marina Phase 2 – Jetty and Parking Lot**
**Date: October 7, 2025**
**Type of Item: Resolution**
**Description: Award of Contract**

---

**A. Topic:**

This item is for the approval of a contract for the construction of a new jetty and Parking Lot for the North Marina Project.

**B. Background:**

This project is funded by various grants for the construction of a new jetty and Parking Lot at the North Marina. The City previously completed dredging of the property in 2023 and has been working on the design and permitting of this phase ever since. The City recently received final permitting and approvals from the State (FFSL) and the Army Corp of Engineers (ACOE) and is finally able to proceed with this phase of the project that includes a new jetty, boat ramp, parking lot, restrooms, and trails.

**C. Analysis:**

The project was posted to Sci-quest on August 22, 2025. Bids were received on September 18, 2025, and 4 bids were received. The highest bid was received from Vancon Construction in the amount of $6,497,000 and the low bid was from Condie Construction in the amount of $4,081,198.50. The Engineer's estimate for this project was $4,500,000.

**D. Fiscal Impact:**

The funding for this project has been appropriated by the City Council with the approval of FY2025 budget within fund 32-4000-734. The remaining funds available for reimbursement from Grant Revenue is $3,525,192.57. A budget amendment may be presented at a future Council meeting if necessary.

**E. Recommendation**

Staff recommends the City Council approve Resolution R25-51 awarding the project to Condie Construction in the amount of $4,081,198.50.

Public Utilities

# Bid Tabulation Summary

| | | | | | |
|---|---|---|---|---|---|
| **Project Name:** | North Marina Harbor Improvements | | | | |
| **Project No:** | North Marina | **Fiscal Year:** | 2026 | **Bid Opening:** | 9/18/2025 |

**Number of Bids:** 4

| Rank | Contractor | Bid | % from Lowest Bidder | % from Engineer's Estimate | Required Documents Submitted | Bid Evaluated |
|---|---|---|---|---|---|---|
| **1** | Condie Construction | $ 4,081,198.50 | LOW BID | | Yes | Yes |
| **2** | MC Contractors | $ 4,662,164.52 | 14.2% | | No | Yes |
| **3** | ACME | $ 5,079,079.50 | 24.5% | | No | Yes |
| **4** | Vancon | $ 6,497,000.00 | 59.2% | | Yes | Yes |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| | | |
|---|---|---|
| **Successful Bid:** | Condie Construction | $ 4,081,198.50 |

**RESOLUTION NO. R25-51 (10-07-25)**

**A RESOLUTION APPROVING A CONTRACT WITH CONDIE CONSTRUCTION FOR PHASE 2 OF THE NORTH MARINA JETTY AND PARKING LOT PROJECT**

**WHEREAS**, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from qualified contractors to provide services in accordance with the North Marina Phase 2 Project ("Project"); and

**WHEREAS,** the City advertised a request for proposals for the Project in order to acquire services from qualified contractors; and

**WHEREAS**, the City's engineering consultants, Consor Engineers, provided an analysis of all quotations to determine the lowest responsible contractor; and

**WHEREAS**, the City Council has determined that awarding the project to the lowest responsible contractor is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

**NOW THEREFORE, BE IT RESOLVED** by the governing body of the City of Saratoga Springs, Utah, that the North Marina Phase 2 Project is awarded to the lowest responsible bidder, Condie Construction in the amount of $4,081,198.50. This resolution shall take effect immediately upon passage.

PASSED on the 7th of October, 2025

**CITY OF SARATOGA SPRINGS**
**A UTAH MUNICIPAL CORPORATION**

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder



CITY OF SARATOGA SPRINGS

# EMS Agency Licensing

## 911 and Interfacility

# EMS Agency Licensing

## Legislative Background

- Summary of Utah State Senate Bill 215 (2025)
- RFP
- Purpose of the goals
  - Cost
  - Quality
  - Access



# EMS Agency Licensing

## Cost

Annually meet with the agencies billing company and the city financial managers to review rates for ambulance transport service. The Utah State BEMS adopted maximum allowable rates will be followed.

Continue to evaluate the staffing model and response plans for efficiency and effectiveness.

Continue to utilize EMS supply inventory and accountability software to limit waste.

2 year IFT contract rate for patients directly admitted from SSER to AFER

# EMS Agency Licensing

## Quality

Continue to evaluate response times for effective service delivery.

Provide ALS services at the Paramedic transport level.

Provide Advanced-EMT transport service when appropriate.

Hold QA reviews with the agency medical director on a quarterly basis.

Maintain a critical care program to assist with critical 911s and Inter-facility transfers.



# EMS Agency Licensing

## Access

SSF&R response plans will include all requests for 911 EMS and IFT within the geographic licensed area.

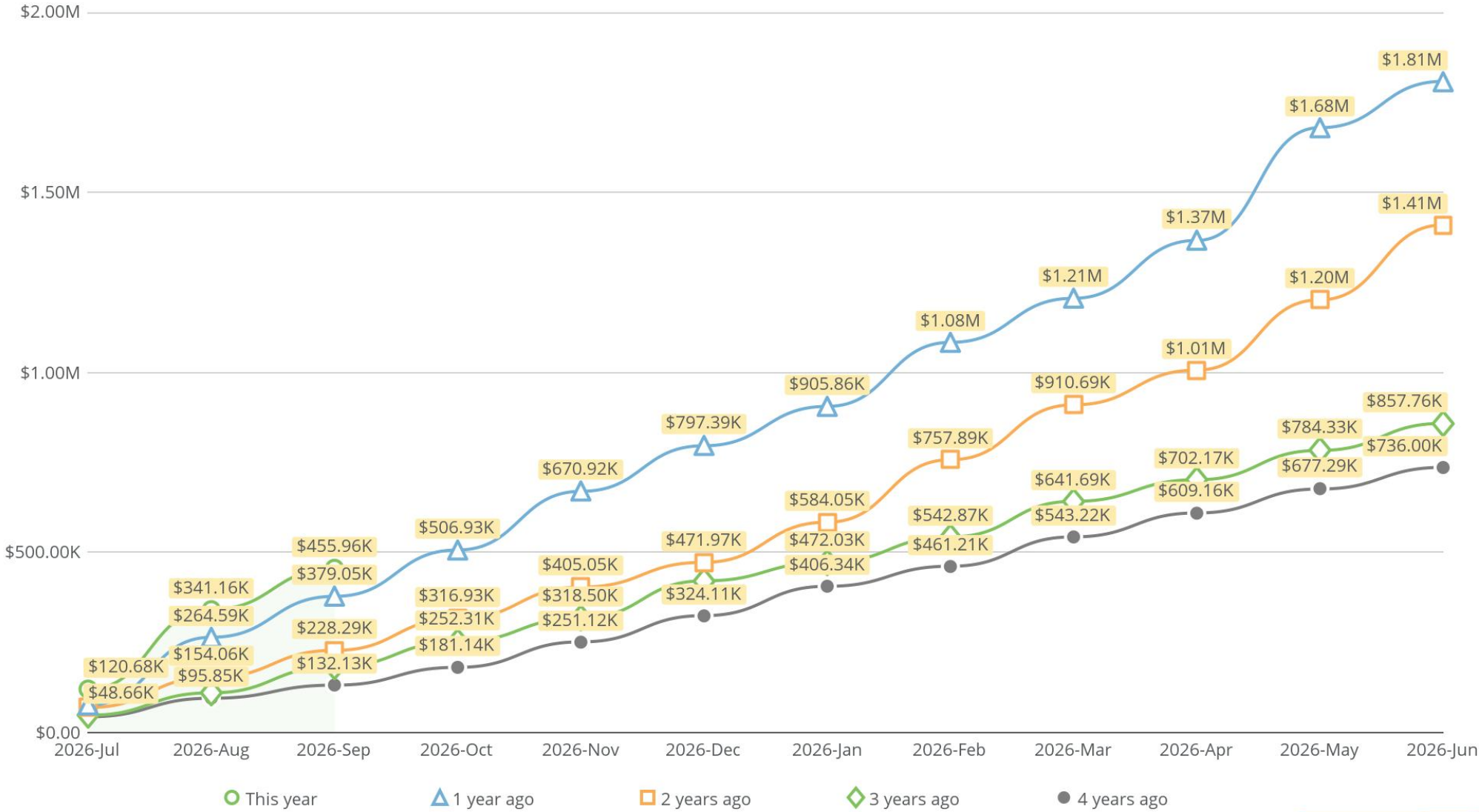
Central Utah Dispatch will process all emergent (911) calls for service and dispatch EMS units as per adopted response plans.

Utilize mutual/automatic aid agreements in providing support services.

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# Payments Summary YoY

This Year, by Month




POWERED BY DOMO

# EMS Agency Licensing

## Summary

- Provide high level emergency medical services to the citizens and visitors of Saratoga Springs
- Provide interfacility transport to the patients of Saratoga Springs Emergency Department
- Utilize strategic planning to evaluate current and future EMS service needs.



# Questions?

**RESOLUTION NO. 25-52 (10-07-25)**

**A RESOLUTION OF THE CITY COUNCIL OF SARATOGA SPRINGS, UTAH, IDENTIFYING SARATOGA SPRINGS FIRE & RESCUE AS THE CITY'S EMS SERVICE PROVIDER AND SUPPORTING THE RE-LICENSURE OF ITS AMBULANCE LICENSES**

WHEREAS, the City of Saratoga Springs has the responsibility to ensure timely, professional, and effective emergency medical services (EMS) for its residents and visitors; and

WHEREAS, Saratoga Springs Fire & Rescue has been the designated provider of EMS services within the City, including 911 emergency ambulance response and interfacility transport; and

WHEREAS, the provision of Advanced Emergency Medical Technician (AEMT) and Paramedic-level ground ambulance services, along with interfacility transport capabilities, is essential to the health, safety, and welfare of the community; and

WHEREAS, the continued licensure of Saratoga Springs Fire & Rescue for Paramedic Ground Ambulance, AEMT Ground Ambulance, and Interfacility transport services ensures the City can maintain and improve its emergency medical response capabilities; and

WHEREAS, the Utah Department of Health and Human Services requires formal support from the governing body of a municipality in applications for ambulance service licensure and re-licensure;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Saratoga Springs, Utah, that:

1. **Designation of EMS Provider.** Saratoga Springs Fire & Rescue is hereby identified and designated as the City's EMS service provider for both 911 emergency ambulance services and interfacility transport services.
2. **Support for Licensure.** The Saratoga Springs City Council hereby supports and authorizes the re-licensure applications of Saratoga Springs Fire & Rescue for the following licenses:
    - Paramedic Ground Ambulance License
    - Advanced Emergency Medical Technician (AEMT) Ground Ambulance License
    - Interfacility Transport License
3. **Commitment to Public Safety.** The City Council reaffirms its commitment to supporting Saratoga Springs Fire & Rescue in providing high-quality EMS services to meet the needs of the community.

PASSED AND APPROVED this 7th day of October, 2025.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder